



# 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  
May 12, 2021

## 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 – April 14, 2021 *Commission*
  - C. Act 247 Reviews – April 2021 Applications *Act 247 Team*
    - 1) Subdivision and Land Development Plan Reviews (21)
    - 2) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews (10)
  - D. Act 537 Reviews- April 2021 Applications *Carolyn Conwell*
    - 1) Major Applications (1)  
Westtown Township - consistent
    - 2) Minor Applications (2)  
East Whiteland Township; Swedesford Road Low Pressure Sewer Extension; consistent  
Penn Township; Grech; consistent
  - E. Transportation Sub-Committee *Brian O’Leary*
- 2:15 p.m. 3. DISCUSSION AND INFORMATION ITEMS
- F. Open Space
    - 1) POST Results *Jake Michael*
    - 2) Open Space Ordinance Inventory *Paul Fritz*
    - 3) Open Space Summit and Municipal Outreach *Rachael Griffith*
  - G. Environment and Infrastructure Division Update *Brian Styche*
    - 4) Southern Chester County Circuit Trail Feasibility Study *Rachael Griffith*
  - H. Community Planning Division *Mark Gallant*
  - I. Agricultural Development Council Update *Hillary Krummrich*
  - J. Design & Technology Division Update *Paul Fritz*
  - K. Directors Report *Brian O’Leary*
  - L. Public Comment
- 4:00 p.m. 4. ADJOURNMENT

# Action Items



# THE COUNTY OF CHESTER



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

MINUTES: Regular Monthly Meeting  
Chester County Planning Commission

Zoom Video/Audio  
April 14, 2021

MEMBERS PRESENT: Kevin Kerr, Chair; 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; Carolyn Conwell; Beth Cunliffe; Susan Elks; Paul Farkas; Paul Fritz; Libby Horwitz; Gene Huller; Hillary Krummrich; Karen Marshall; Jake Michael; Kevin Myers; Benny Nein; Carolyn Oakley; Eric Quinn; Kylie Sentyz; Elle Steinman; Jeannine Speirs; Brian Styche; Suzanne Wozniak; Diana Zak.

VISITORS: Vince Pompo, East Bradford Township Board of Supervisors; Rich Phifer, East Bradford Township Director of Property and Recreation; David Lutzker; Dennis Ray; Henry Alexander; John Matthews; Jonathan Myers; Kathy McDevitt; Kirk R., West Vincent;

## CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held via Zoom audio/video on Wednesday, April 14 2021 was called to order at 2:01 P.M. by Chair Kevin Kerr.

## PRESENTATION:

Vince Pompo, Chair of East Bradford Township's Board of Supervisors, along with Rich Phifer, the township's Director of Property and Recreation, provided an update on recent planning successes in East Bradford Township.

Their presentation demonstrated how strong planning can lead to exemplary results, with much of the township preserved as open space and growth focused in appropriate locations. To illustrate these successes, they described recent efforts and funding behind their Plum Run Corridor initiative, which includes a trail, riparian corridor plantings, and improvements to the Strode's Barn located in the Strode's Mill Historic District. All of these projects are included in the Plum Run Corridor Master Plan (2019), which was funded with a Vision Partnership Program grant.

When completed, the Plum Run Trail will serve to connect West Chester University's Robert B. Gordon Natural Area to the historic Strode's Barn, as well as other local connections.

The Strode's Barn will become the site of an outdoor heritage center featuring educational interpretation on the history of the area, as well as its relation to the Battle of Brandywine. Down the road, the township plans to connect the trail to the Brandywine Trail and greenway, which will result in safer pedestrian-friendly access along the Lenape Road corridor.

Mr. Pompo and Mr. Phifer noted that East Bradford Township has been able to pursue these projects through trail planning, easements, and cooperation with a developer to acquire additional space for parking and other amenities.

Funding for the projects comes through various grants, including the county's Vision Partnership Program (VPP) and Preservation Partnership Program (PPP). The township is also working closely with partner organizations such as the Brandywine Red Clay Alliance.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE MARCH 10, 2021 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. SHANE, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews – March 2021:

There were 12 Subdivision and Land Development Reviews prepared in March.

A MOTION TO APPROVE THE SUBDIVISION AND LAND DEVELOPMENT REVIEWS FOR MARCH 2021 WAS MADE BY MR. HEABERG, SECONDED BY MR. SHANE AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following application: SD-02-21-16629.

Mr. Cline recused himself from the following applications: LD-03-21-16659; LD-03-21-16655.

Comprehensive Plan, Zoning and Subdivision Ordinance Amendments, Miscellaneous Reviews – March 2021:

There were 10 Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, and Miscellaneous Reviews prepared in March.

A MOTION TO APPROVE THE COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENTS AND MISCELLANEOUS REVIEWS FOR MARCH 2021 WAS MADE BY MS. MORRISON, SECONDED BY MR. SHANE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

There were three minor Act 537 reviews for the month of March.

A MOTION TO APPROVE THE THREE MINOR ACT 537 REVIEWS FOR MARCH 2021 WAS MADE BY MR. HAMMOND, SECONDED BY MR. SHANE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Vision Partnership Program – 2021 Round I Grants:

Ms. Elks presented the Commission with three applications for the Vision Partnership Program 2021 round one-grant awards.

1. Phoenixville Area – Clean Energy Study
2. West Chester – Rail Economic Study
3. Unionville Area – Comprehensive Plan Update

A MOTION TO APPROVE THE THREE 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:

### Design and Technology Division Update:

Mr. Fritz discussed current projects and the implementation of the 2021 work program within the Design & Technology Division.

Mr. Fritz noted that the 2021 proposed non-residential building square footage has already exceeded the total from 2020. The total for 2021 year to date is 2,162,333 structural square footage reviewed compared to 2,116,842 total square footage reviewed in all of 2020.

### Environment and Infrastructure Division Update:

Mr. Styche discussed current projects and the implementation of the 2021 work program within the Environment and Infrastructure Division.

Planning Commission staff took part in the assembly and submittal of four separate responses to US Representative Chrissy Houlahan's Community Funding Project requests made available through the House appropriations committee.

These four projects include:

- Chester County Bus Stops Initiative
- Chester Valley Trail Phase IVa
- Chester County Electric Vehicle Charging Station Project – completed by CC Facilities
- Reading Rail – submitted by Berks County

Mr. Michael presented the 2020 *Landscapes3* metrics and success stories. Although many metrics were minimally impacted by the pandemic, those which relied on in-person attendance underwent significant reduction relative to the base year which is 2010. The findings for the 18 metrics can be found at <https://news.chescoplanning.org/chester-county-planning-commission-announces-2020-landscapes3-achievements/>

Mr. Michael also presented a video on Success Stories. A listing of success stories will be updated on an ongoing basis and posted on the Planning Commission website at <https://chescoplanning.org/Landscapes3/6-SuccessStories.cfm>. Some of the noteworthy Success stories for 2020 were:

- Over 29% of the county is now protected as open space.
- Earth Day's 50th anniversary celebrated and published *50 Ways Your Community Can Protect Our Planet* booklet.
- Six well-attended virtual town tours were held throughout the county.
- The Restore Chester County initiative launched with online toolkits.
- The multi-phase reconstruction of Exton Train Station was completed.

Ms. Stauffer provided an overview of the Climate Action Plan draft including its goals and proposed actions, the public input process to date, and next steps in moving the plan towards completion. The draft plan is available to view on the Planning Commission website at <https://news.chescoplanning.org/draft-climate-action-plan-2021/>

### Community Planning Division Update:

Ms. Horwitz presented the 2020 residential housing report. The median housing value in 2020 was \$375,064; 7,532 homes were sold in 2020; and 1,732 homes were built and completed during the year. The report is based on 2020 assessment data and can be found at: <https://www.chescoplanning.org/Housing/HousingReport-20.cfm>

Ms. Horwitz also presented the non-residential construction report. In 2020, approximately 960,000 square feet of non-residential space was built. The full report can be found at: <https://chescoplanning.org/LandUse/NonResConstruction-20.cfm>

Ms. Elks discussed completed municipal assistance projects, historic preservation, housing, and economic development for 2021 within the Community Planning Division. There are currently 23 municipal assistance projects that staff is either monitoring or preparing.

Ms. Elks has resigned from her position as the Community Planning Division director. Her last day with the Planning Commission will be May 7, 2021.

Agricultural Development Council Update:

Mr. Alonzo discussed current projects within the Agricultural Development Council. The consultant ACDS, LLC has been working on the agricultural economic strategic plan. ADC staff coordinated and attended tours of Chester County farms with the staff from ACDS.

Director's Report:

Mr. O'Leary reported that approximately 120 people attended the Spring Planners' Forum on March 30, 2021.

Staff continues coordinating and planning for upcoming events that fit into categories of *Landscapes3* goals. Information can be found here <https://chescoplanning.org/AboutUs/Events.cfm>

- Preserve Goal: April 29, 2021 – Open Space Summit, virtual event 6:30 – 8:00 pm.
- Appreciate Goal: June 17, 2021 – Juneteenth event leading to the annual Town Tours and Village Walks program

Mr. O'Leary announced that Karen Marshall, Heritage Preservation Coordinator in the Community Planning Division, will be retiring on April 24, 2021. The members of the board offered congratulations and well wishes.

Public Comment:

There were no public comments.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE MEETING ADJOURNED AT 4:26 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.

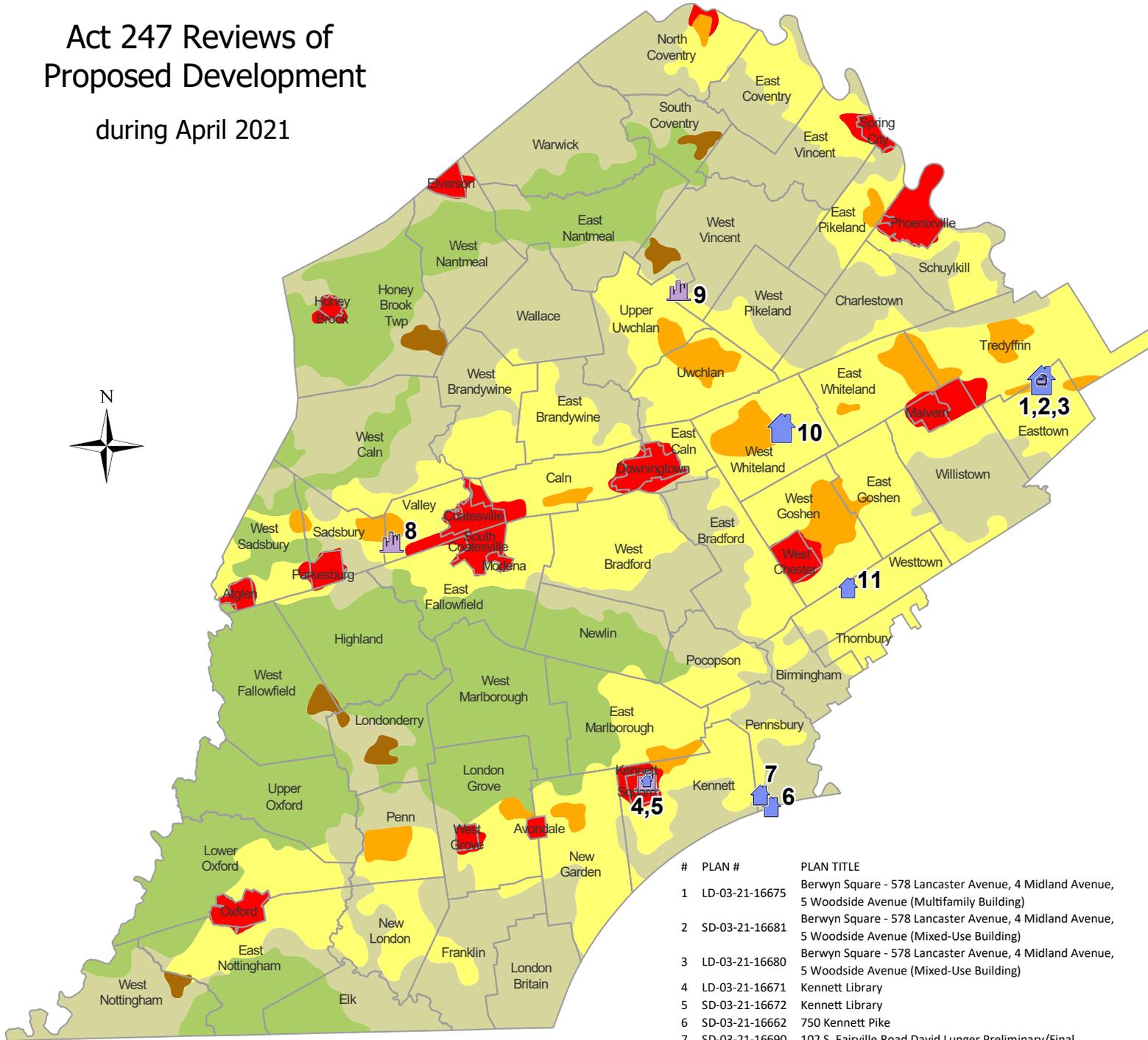
# Act 247 Reviews

# Subdivision & Land Development



# Act 247 Reviews of Proposed Development

during April 2021



## Symbols

### Residential Lots/Units

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

### Non-Residential Square Feet

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

### Other

- Mixed Use
- Not Consistent with Landscapes<sup>3</sup>

## Landscapes<sup>3</sup>

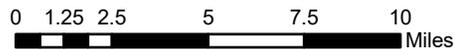
### Growth Areas

- 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-03-21-16675	Berwyn Square - 578 Lancaster Avenue, 4 Midland Avenue, 5 Woodside Avenue (Multifamily Building)
2	SD-03-21-16681	Berwyn Square - 578 Lancaster Avenue, 4 Midland Avenue, 5 Woodside Avenue (Mixed-Use Building)
3	LD-03-21-16680	Berwyn Square - 578 Lancaster Avenue, 4 Midland Avenue, 5 Woodside Avenue (Mixed-Use Building)
4	LD-03-21-16671	Kennett Library
5	SD-03-21-16672	Kennett Library
6	SD-03-21-16662	750 Kennett Pike
7	SD-03-21-16690	102 S. Fairville Road David Lunger Preliminary/Final
8	LD-03-21-16669	Lot 8 A, Valley View Industrial Development
9	LD-03-21-16673	Eagle Compressor Station Modernization
10	SD-03-21-16661	Ship Run (Phase 1)
11	SD-02-21-16633	Sawmill Court



## Subdivision and Land Development Reviews 4/1/2021 to 4/30/2021

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes <sup>3</sup> (Yes, No, N/R)
East Nottingham Township	SD-03-21-16693	Jacob B. & Fannie F. Fisher	4/14/2021	79.17	Single Family Residential	1		Residential Single Family Residential			Yes
Easttown Township	LD-03-21-16675	Berwyn Square - 578 Lancaster Avenue, 4 Midland Avenue, 5 Woodside Avenue (Multifamily Building)	4/16/2021	1.61	Apartment	116		Residential Apartment			Yes
Easttown Township	LD-03-21-16680	Berwyn Square - 578 Lancaster Avenue, 4 Midland Avenue, 5 Woodside Avenue (Mixed-Use Building)	4/21/2021	1.61	Apartment Commercial	115	4,925	Residential Apartment Commercial Retail	1		Yes
Easttown Township	SD-03-21-16676	2133 & 2155 Buttonwood Road	4/21/2021	20.00	Single Family Residential	2		Residential Single Family Residential			Yes
Easttown Township	SD-03-21-16677	Berwyn Square - 578 Lancaster Avenue, 4 Midland Avenue, 5 Woodside Avenue (Multifamily Building)	4/16/2021	1.61	Apartment	1		Residential Apartment			Yes
Easttown Township	SD-03-21-16681	Berwyn Square - 578 Lancaster Avenue, 4 Midland Avenue, 5 Woodside Avenue (Mixed-Use Building)	4/21/2021	1.61	Apartment	1		Residential Apartment			Yes
Honey Brook Township	SD-03-21-16687	Robert J. Mirra	4/19/2021	130.11	Single Family Residential	3		Residential Single Family Residential		0	Yes
Kennett Square Borough	LD-03-21-16671	Kennett Library	4/12/2021	1.15	Commercial	1	34,230	Commercial Library	1	0	Yes
Kennett Square Borough	SD-03-21-16672	Kennett Library	4/12/2021	1.15	Commercial	1		Commercial Library		0	Yes
Pennsbury Township	SD-03-21-16662	750 Kennett Pike	4/19/2021	6.88	Single Family Residential	3		Residential Single Family Residential			Yes

## Subdivision and Land Development Reviews 4/1/2021 to 4/30/2021

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)
Pennsbury Township	SD-03-21-16690	102 S. Fairville Road David Lunger Preliminary/Final	4/14/2021	96.79	Single Family Residential	6		Residential Single Family Residential			Yes
Schuylkill Township	SD-03-21-16679	WAGNER/JARBOE & GIANNONE PROPERTY 1428 & 1452 TULLAMORE LANE CONSOLIDATION & LOT LINE CHANGE PLAN	4/14/2021		Single Family Residential	2		Residential Single Family Residential			Yes
Valley Township	LD-03-21-16669	Lot 8 A, Valley View Industrial Development	4/9/2021	21.44	Industrial	2	77,154	Industrial Warehouse	2	0	Yes
Valley Township	SD-03-21-16670	Lot 8 A, Valley View Industrial Development	4/9/2021	21.44	Industrial	2		Industrial Warehouse	0	0	Yes
West Chester Borough	SD-03-21-16674	631 N. Matlack Street	4/1/2021	0.70	Single Family Residential	1		Residential Single Family Residential		0	Yes
West Goshen Township	SD-03-21-16683	Struckmeyer Subdivision	4/20/2021	6.15	Single Family Residential	3		Residential Single Family Residential		0	Yes
West Vincent Township	LD-03-21-16673	Eagle Compressor Station Modernization	4/13/2021	33.50	Industrial	3	15,520	Industrial Warehouse	3		Yes
West Whiteland Township	SD-03-21-16661	Ship Run (Phase 1)	4/2/2021	65.53	Single Family Residential	95		Residential Single Family Residential		5,964	Yes
Westtown Township	SD-02-21-16633	Sawmill Court	4/2/2021	5.84	Twin	20		Residential Twin		750	Yes
Willistown Township	SD-03-21-16691	David Gregory	4/21/2021	10.43	Single Family Residential	2		Residential Single Family Residential			Yes
<b>Grand Totals of Subdivision and Land Development Reviews</b>				<b>506.71 Acres</b>		<b>380 Lots/Units</b>	<b>131,829 Non-Res. Sq. Feet</b>		<b>7 Non-Res. Bldgs.</b>	<b>6,714 Linear Feet Roadway</b>	

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

## Unofficial Sketch Plan Evaluations 4/1/2021 to 4/30/2021

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)
Birmingham Township	LD-03-21-16663	Radley Run Country Club Clubhouse Improvements	4/2/2021	105.51	Commercial	4	8,000	Commercial Unique	1		Yes
<b>Grand Totals of Unofficial Sketch Evaluations</b>		<b>1 Reviews</b>		<b>105.51 Acres</b>		<b>4 Lots/Units</b>	<b>8,000 Non-Res. Sq. Feet</b>		<b>1 Non-Res. Bldgs.</b>	<b>Linear Feet Roadway</b>	

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

# Subdivision & Land Development Letters





# THE COUNTY OF CHESTER



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

April 2, 2021

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

Re: Sketch Plan - Radley Run Country Club Clubhouse Improvements  
# Birmingham Township – LD-03-21-16663

Dear Ms. Nelling:

An Unofficial Sketch Plan entitled "Radley Run Country Club Clubhouse Improvements", prepared by SR3 Engineers, and dated February 22, 2021, was received by this office on March 10, 2021. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code (MPC) as amended, our comments are offered as a planning service at the request of Birmingham Township. This review focuses primarily upon design and procedural-related issues and concerns to assist the applicant and Birmingham Township in its review of this proposal prior to the official submission. This review does not replace the need for an official referral by Birmingham Township of a preliminary or final plan, as required by the Pennsylvania Municipalities Planning Code.

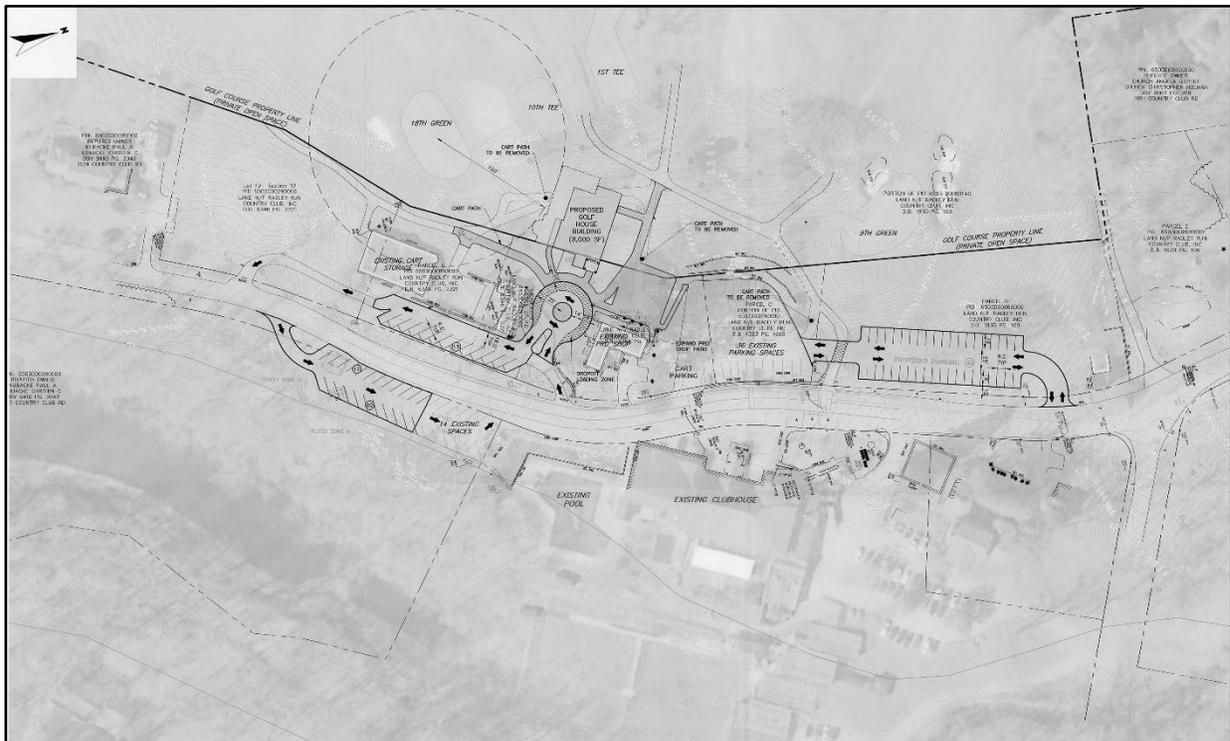
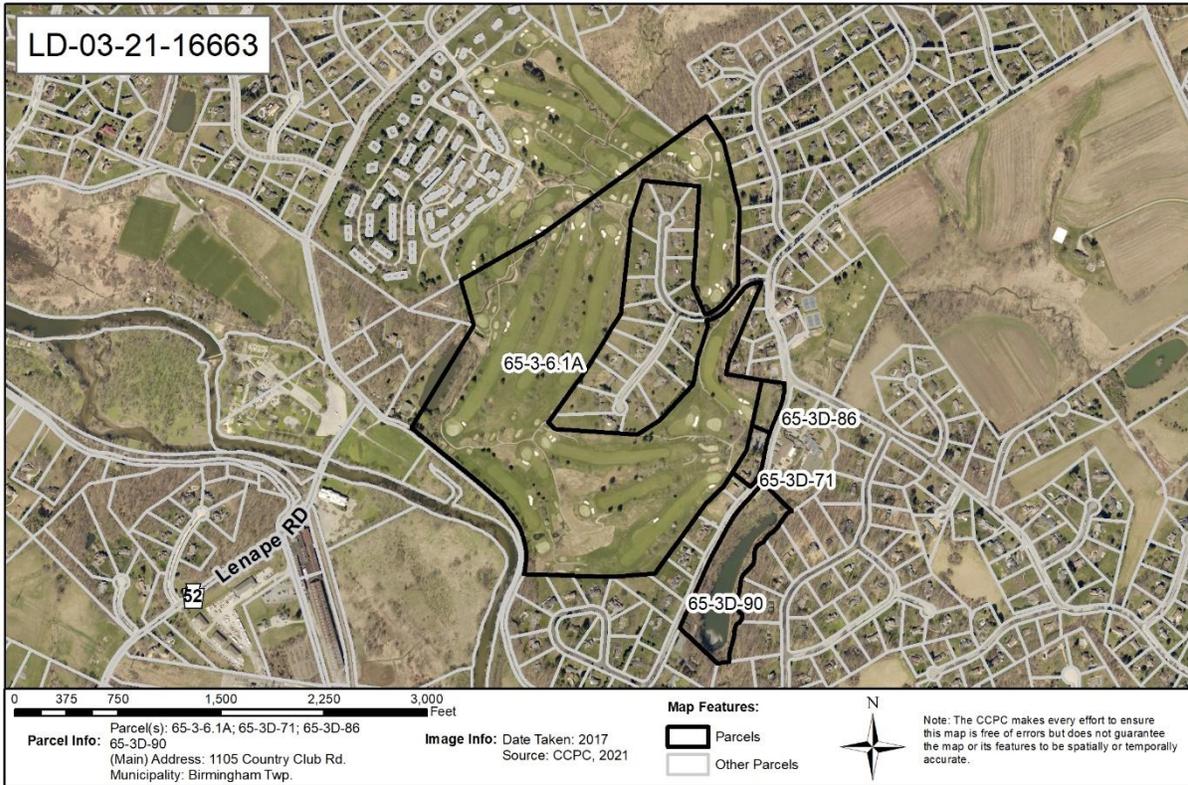
**PROJECT SUMMARY:**

Location:	east and west side of Country Club Road, south of General Lafayette Boulevard
Site Acreage:	105.51
Lots/Units:	4 existing parcels
Non-Res. Square Footage:	8,000
Proposed Land Use:	Golf House Building for existing country club
New Parking Spaces:	75
Municipal Land Use Plan Designation:	Parks, Permanent Open Space, Resource Conservation & Recreation
UPI#:	65-3D-86, 65-3D-71, 65-3-6.1A, 65-3D-90

**PROPOSAL:**

The applicant proposes the construction of an 8,000 square foot golf house building for the existing country club, along with the expansion of the existing parking facilities. The project site, which is served by public water and on-site sewer, is located in the R-1 Residential District-1 zoning district.

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



*Sketch Plan Detail, Radley Run Country Club Clubhouse Improvements*

**LANDSCAPES:**

1. The project site is located within the **Suburban** and **Rural Landscape** designations of [\*Landscapes3\*](#), the 2018 County Comprehensive Plan (we note that the proposed development activity is situated within the portion of the site located within the **Suburban Landscape**). The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The proposed land development is consistent with the objectives of the **Suburban Landscape**.

The project site is also situated within the Brandywine Battlefield National Historic Landmark. The **Battle of Brandywine** was the largest single-day land battle and one of the largest engagements of the Revolutionary War, spanning portions of today’s Kennett, New Garden, East Marlborough, Newlin, Pocopson, West Bradford, East Bradford, Birmingham, Thornbury, Pennsbury and Westtown Townships and Kennett Square Borough. *Landscapes3* recognizes the Brandywine Battlefield as an overlay area on the Landscapes Map. Overlay areas do not replace the underlying landscape categories, but they identify areas where continued preservation of these resources is a high priority. Development within or adjacent to the Brandywine Battlefield should preserve key lands, adaptively reuse historic resources, and apply context-sensitive design to integrate with distinctive cultural features and the nationally significant cultural landscape. The applicant and Township should also be aware that the American Battlefield Protection Program (ABPP) Phase 3 - Eastern Brandywine Battlefield Study is underway.

**Primary Issues:**

2. The 2011 Township Historic Resources Atlas indicates that the following parcels contain Class 2 Historic Resources: UPI# 65-3D-71, 65-3D-74, 65-3D-75, 65-3D-85 and 65-3D-86. We note that the proposed golf house building will be located to the immediate west of #UPI# 65-3D-71 and 65-3D-86. We also note that the proposed parking area and driveway entrance on the northernmost portion of the site along the west side of Country Club Drive will be situated directly across the street from UPI 65-3D-74 and 65-3D-75.

The applicant and Township should work to mitigate any negative impacts on the integrity of the existing historic resources. The design of the proposed golf house building should be compatible with the historic materials, features, size, scale and massing of the existing historic resources. Additionally, a landscaped buffer should be provided between the proposed parking area on the northernmost portion of the site and Country Club Drive.

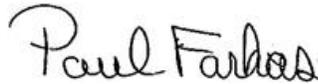
3. The applicant should specify the intended use(s) of the proposed building, along with identifying the long-term intent of the existing clubhouse. We encourage the applicant and Township to consider the on-going adaptive reuse of the historic buildings on this site. “Appreciate” Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at: [www.chescoplanning.org/Landscapes3/lc-Appreciate.cfm](http://www.chescoplanning.org/Landscapes3/lc-Appreciate.cfm).

Page: 4  
Re: Sketch Plan - Radley Run Country Club Clubhouse Improvements  
# Birmingham Township – LD-03-21-16663

4. While we recognize that there are steep slopes to the immediate east of the existing parking area on the east side of Country Club Drive, which is proposed to be expanded, we suggest that the applicant and Township investigate the feasibility of reconfiguring this parking area, in order to provide a landscaping buffer between the parking spaces and Country Club Road.
5. 2013 soils data indicates that the land on the east side of Country Club Drive contains areas of predominantly hydric (wet) soils (Ha Hatboro silt loam) which have limitations to development. These limitations include drainage problems due to low permeability, low runoff rates and sub-surface saturation. When construction takes place on these soils, it interferes with the natural drainage of the land. On-site alterations to existing drainage patterns should be carefully inspected by the Township Engineer to insure that off-site drainage conditions are not negatively affected.

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

Sincerely,



Paul Farkas  
Senior Review Planner

cc: Radley Run Country Club Inc.  
SR3 Engineers



# THE COUNTY OF CHESTER



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April 14, 2021

P.J. Scheese, Zoning Officer  
East Nottingham Township  
158 Election Road  
Oxford, PA 19363

Re: Final Subdivision - Jacob B. & Fannie F. Fisher  
# East Nottingham Township - SD-03-21-16693

Dear Scheese:

A final subdivision plan entitled "Jacob B. & Fannie F. Fisher", prepared by Concord Land Planners and Surveyors, Inc., and dated March 8, 2021, was received by this office on March 29, 2021. 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 side of Union Square Road, west side of Forge Road  
Site Acreage: 79.17  
Lots/Units: 2 lots  
Proposed Land Use: Single Family Residential  
Municipal Land Use Plan Designation: Agricultural (ORMCP)  
UPI#: 69-5-22.8, 69-5-22

**PROPOSAL:**

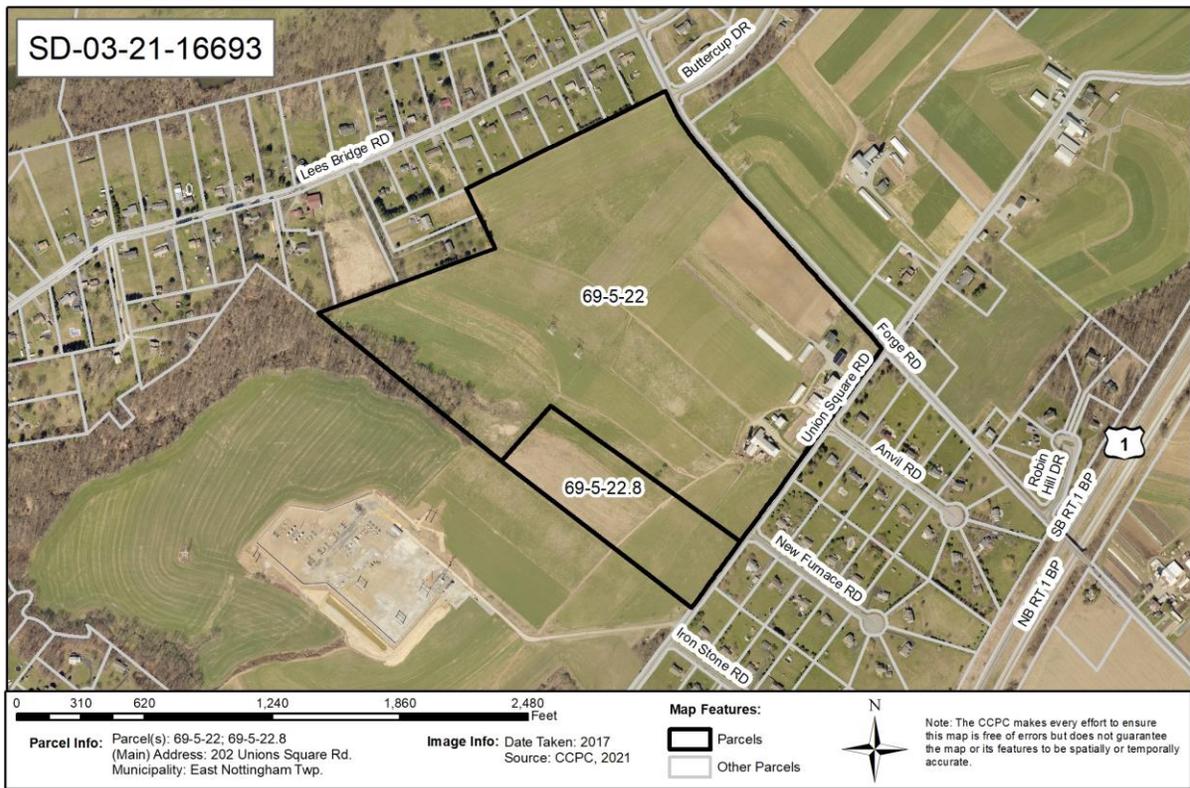
The applicant proposes the reconfiguration of 2 existing lots. The project site, which will be served by on-site water and sewer, is located in the R-1 - Agricultural Use zoning district.

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

**COUNTY POLICY:**

**LANDSCAPES:**

1. The project site is located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The proposed subdivision is consistent with the objectives of the **Rural Landscape**. The Oxford Region Multimunicipal Comprehensive Plan Future Land Use map designates this site as Agricultural; the proposed subdivision is consistent with that designation.



**WATERSHEDS:**

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Blackburn 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](http://www.chesco.org/water).



Detail of the Subdivision Plan

**PRIMARY ISSUES:**

3. Details of the location and any use restrictions associated with the PECO Right-of-Way should be incorporated into the deed of the proposed lot.
  
4. The site is located within an Agricultural Security Area adopted by the East Nottingham 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. In support of these principles, we encourage the applicant to consider preserving the prime agricultural soils and agricultural use of parcels involved in this subdivision by becoming involved with the County Agricultural Preservation Program. The Department of Parks and Preservation administers the Agricultural Land Preservation Program for Chester County established in 1989 when the Chester County Commissioners authorized the Agricultural Land Preservation Board (ALPB) to implement the Commonwealth of Pennsylvania Agricultural Conservation Easement Purchase Program and the Chester County Challenge Grant Program. These programs were developed to strengthen the agricultural economy, protect prime farmland, and enable the County to purchase conservation easements from farmers.

Page: 4  
Re: Final Subdivision - Jacob B. & Fannie F. Fisher  
# East Nottingham Township - SD-03-21-16693

5. The Township and the applicant should discuss the need for additional road right-of-way on Forge and Union Square Roads, to accommodate future road and/or utility improvements.

ADMINISTRATIVE ISSUES:

6. According to County Tax Assessment records, the land of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: [www.chesco.org/256/Act-319---Clean-Green](http://www.chesco.org/256/Act-319---Clean-Green).
7. 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 East Nottingham Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Glenn Bentley  
Senior Review Planner

cc: Jacob B. & Fannie F. Fisher  
Concord Land Planners & Surveyors, Inc.  
Chester County Health Department  
Chester County Assessment Office



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O’Leary, AICP  
Executive Director

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

April 21, 2021

Eugene C. Briggs, AICP, CZO, Township Manager  
Easttown Township  
566 Beaumont Road  
Devon, PA 19333

Re: Final Subdivision - 2133 & 2155 Buttonwood Road  
# Easttown Township – SD-03-21-16676

Dear Mr. Briggs:

A Final Subdivision Plan entitled "2133 & 2155 Buttonwood Road", prepared by Yohn Engineering, LLC, and dated July 27, 2020, and last revised on March 9, 2021, was received by this office on March 22, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

**PROJECT SUMMARY:**

Location: north side of Buttonwood Road, west of Darby Paoli Road  
Site Acreage: 20.00  
Lots/Units: 2 Lots  
Proposed Land Use: Lot Line Revision  
Municipal Land Use Plan Designation: Low Density Residential  
UPI#: 55-4-171, 55-4-170

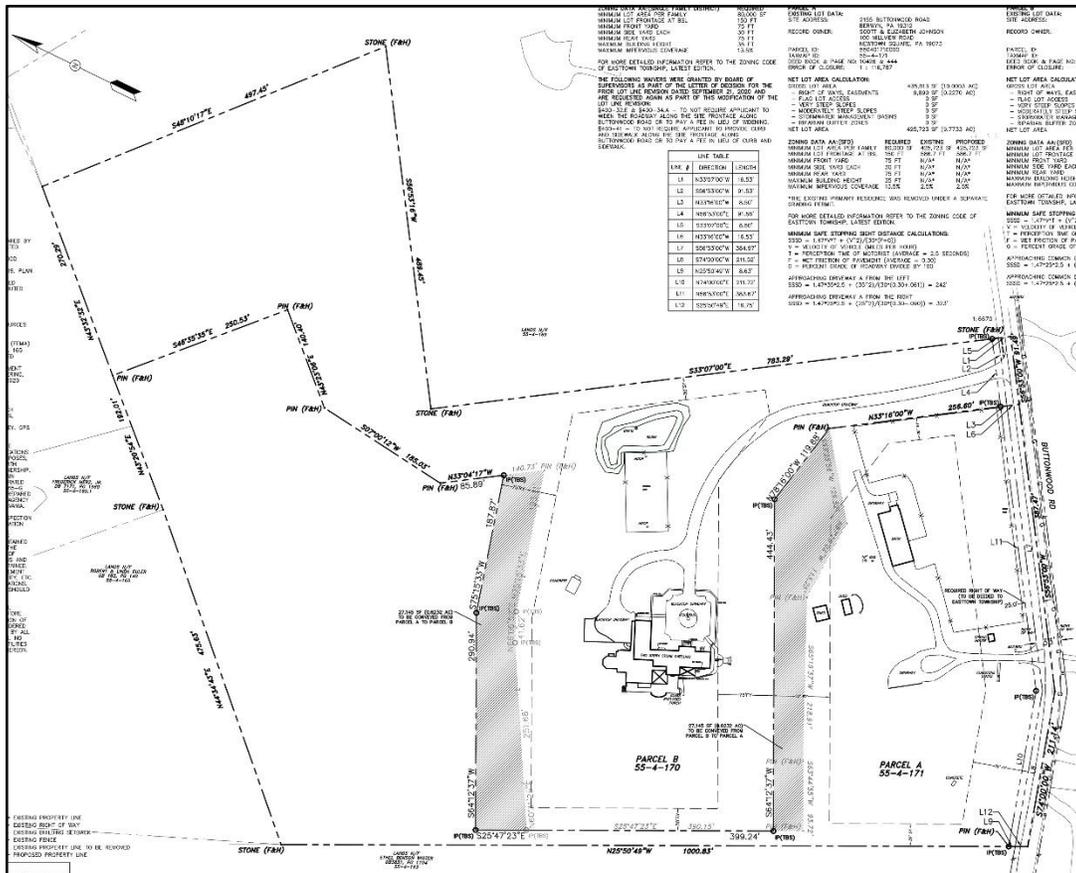
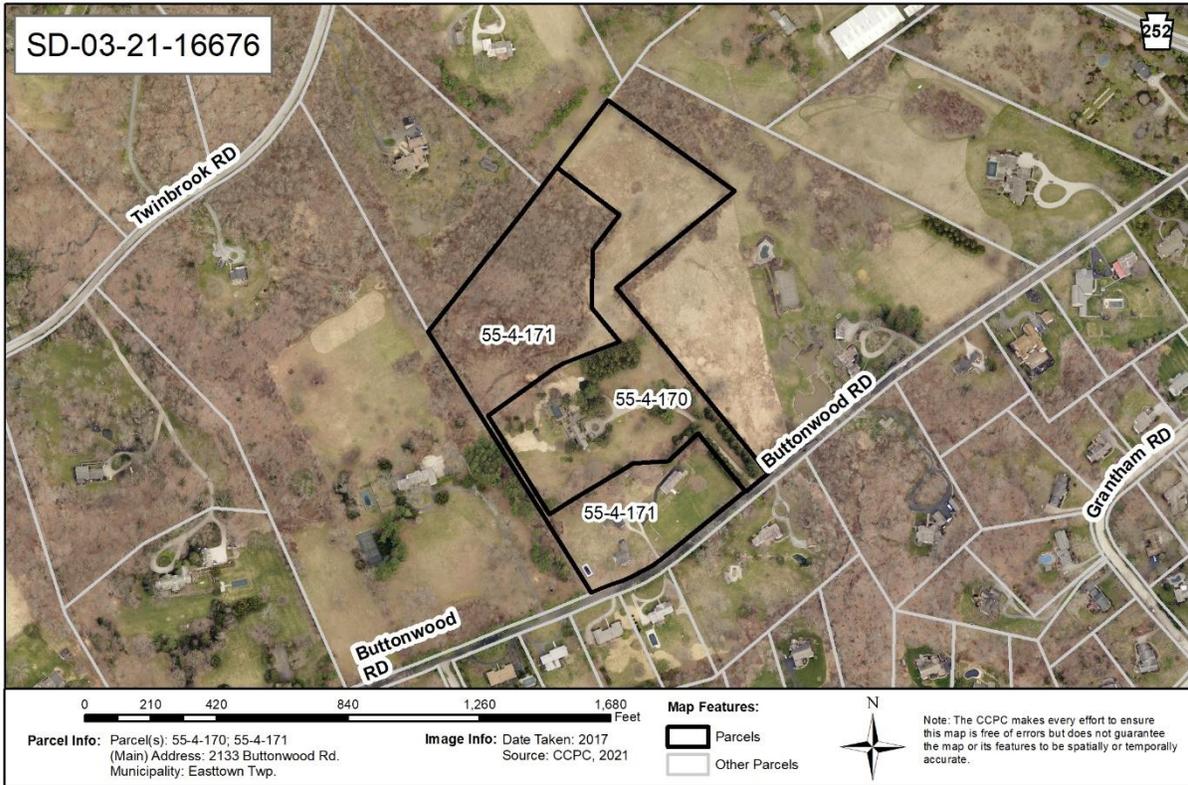
**PROPOSAL:**

The applicant proposes a lot line revision, involving an equal area exchange of 27,145 square feet (0.62 acres) between two residential parcels that will not result in a change in the lot area for either property. No development activity is proposed as part of this submission. The project site is located in the AA Residential zoning district.

**RECOMMENDATION: The County Planning Commission recommends that the 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. The Chester County Planning Commission previously reviewed a subdivision plan for this site. That review, CCPC# SD-08-20-16454, dated September 18, 2020, which addressed an equal area exchange of 1,757 square feet between the two parcels, was approved by the Township on December 29, 2020.



Site Plan Detail, Sheet 1: Final Subdivision: - 2133 & 2155 Buttonwood Road

**COUNTY POLICY:**

**LANDSCAPES:**

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

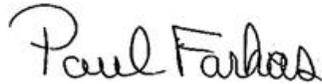
**ADMINISTRATIVE ISSUES:**

3. The Future Land Use map in the Township's 2018 Comprehensive Plan indicates that UPI 55-4-171 is subject to a private open space easement. The applicant should provide the Township with appropriate documentation that the owner of this easement has reviewed and approved the proposed subdivision plan, the details of which should be identified on the approved plan.
4. The applicant is requesting three waivers from Article VI-Development and Design Standards of the Township Subdivision and Land Development Ordinance (we acknowledge that the Waiver Request note on Sheet 1 indicates that these waivers were granted by the Township as part of the prior subdivision plan for this site). 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.
5. According to County Tax Assessment records, both parcels appear to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) to determine if this proposal could affect the applicant's tax status. Additional information on this topic is provided online at: [www.chesco.org/256/Act-319---Clean-Green](http://www.chesco.org/256/Act-319---Clean-Green).
6. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

Page: 4  
Re: Final Subdivision - 2133 & 2155 Buttonwood Road  
# Easttown Township – SD-03-21-16676

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

Sincerely,

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

Paul Farkas  
Senior Review Planner

cc: Scott & Elizabeth Johnson  
Yohn Engineering, LLC  
Chester County Assessment Office



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O’Leary, AICP  
Executive Director

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

April 16, 2021

Eugene C. Briggs, AICP, CZO, Township Manager  
Easttown Township  
566 Beaumont Road  
Devon, PA 19333

Re: Preliminary Subdivision and Land Development - Berwyn Square - 578 Lancaster Avenue, 4  
Midland Avenue, 5 Woodside Avenue (Multifamily Building)  
# Easttown Township – SD-03-21-16677 and LD-03-21-16675

Dear Mr. Briggs:

A Preliminary Land Development Plan entitled Berwyn Square - 578 Lancaster Avenue, 4 Midland Avenue, 5 Woodside Avenue (Multifamily Building), prepared by Site Engineering Concepts, LLC, and dated March 12, 2021, was received by this office on March 19, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

**PROJECT SUMMARY:**

Location:	south side of Lancaster Avenue, between Woodside Avenue and Midland Avenue
Site Acreage:	1.61
Lots/Units:	Three existing lots; one proposed lot
Non-Res. Square Footage:	0
Proposed Land Use:	116 unit apartment building
New Parking Spaces:	204
Municipal Land Use Plan Designation:	Village of Berwyn
UPI#:	55-2G-43, 55-2G-46, 55-2G-42

**PROPOSAL:**

The applicant proposes the consolidation of three parcels into one parcel, along with the construction of a three-story apartment building containing 116 units, and 204 parking spaces. Vehicular access to the lower and upper garage parking levels will be provided on Midland Avenue and Woodside Avenue, respectively. A lobby entrance will be provided at the corner of Lancaster Avenue and Midland Avenue. The existing buildings will be removed, and it is identified on Sheet 3 that an existing 15 foot wide private alley will be vacated. The project site, which will be served by public water and public sewer, is located in the VB Village Business zoning district.

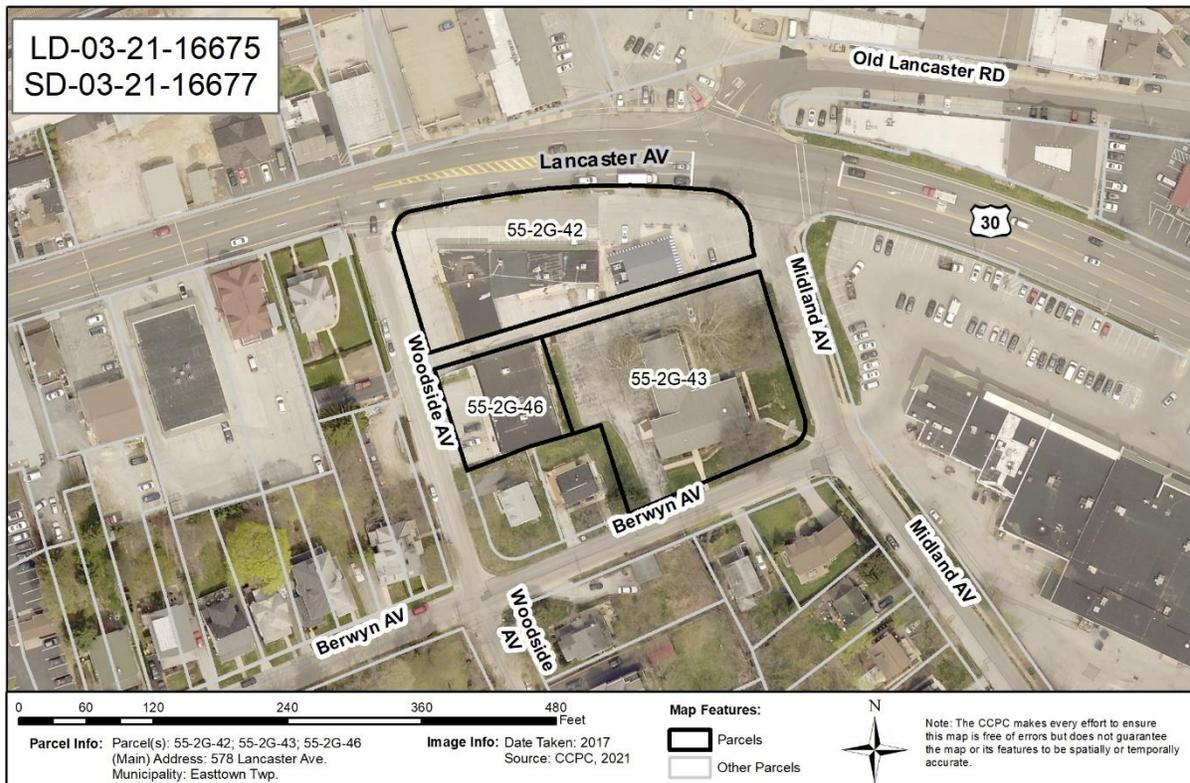
**RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, and all Township issues should be resolved before action is taken on this subdivision and land development plan.**

**BACKGROUND:**

1. The Chester County Planning Commission previously reviewed an earlier version of this preliminary subdivision and land development plan on September 4, 2020 (CCPC# SD-08-20-16530 and LD-03-20-16431). It is our understanding that, on February 16, 2021, the Township Board of Supervisors denied this prior preliminary plan proposal.

The proposed revisions depicted in the current plan submission include the following: the expansion of the residential lobby area from 4,260 to 4,980 square feet; the reconfiguration of the ground floor and upper level garage plans; and a loading zone, previously provided on Lancaster Avenue, is now provided on the first floor parking area. Additionally, renderings/elevations have been provided with the current plan submission.

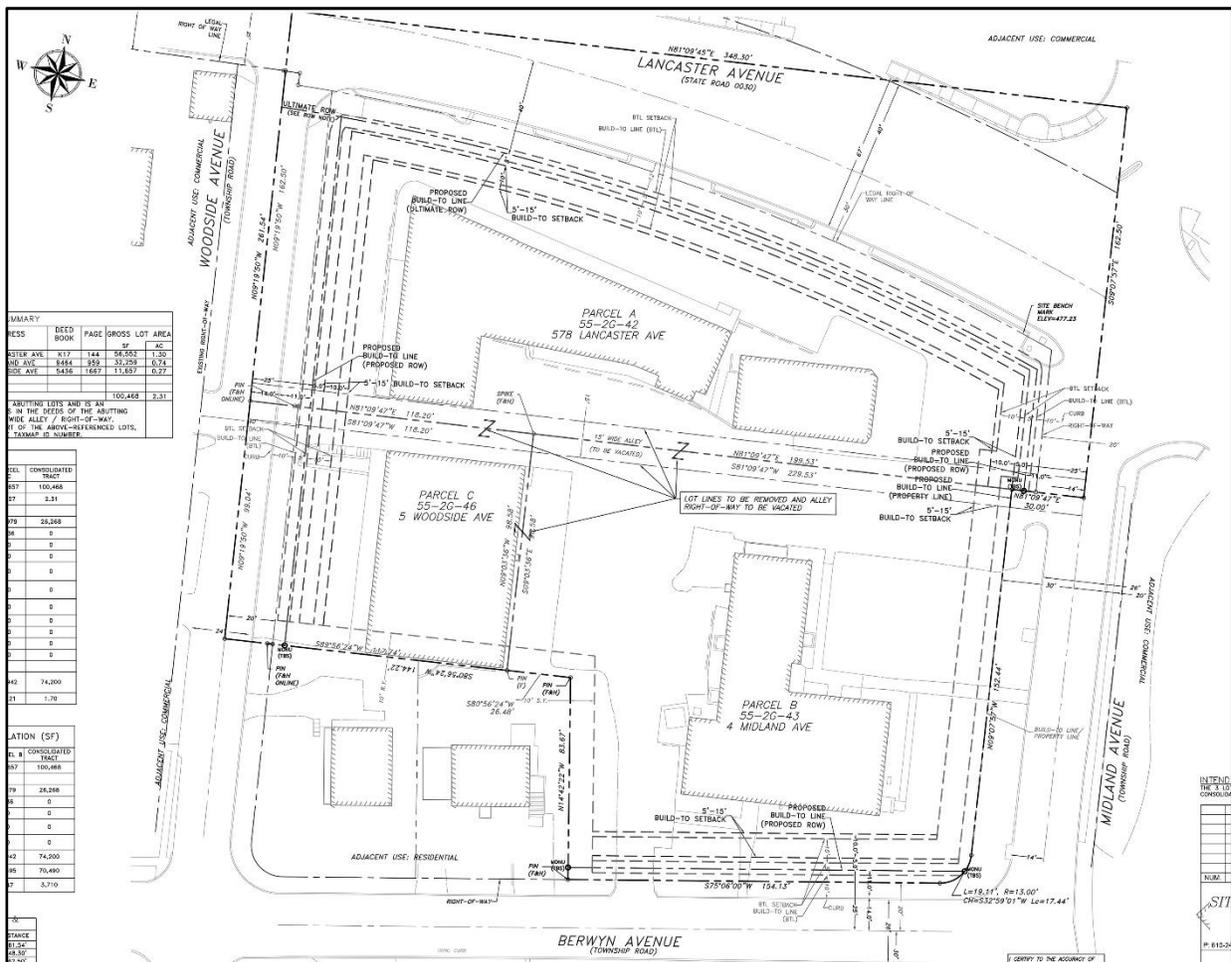
2. The County Planning Commission also previously reviewed a preliminary subdivision and land development plan for this site pertaining to the construction of a 5,551 square foot convenience store with automotive fuel sales, and 51 parking spaces (CCPC# SD-07-20-16413 and LD-07-20-16414, dated August 21, 2020). We have no record of the Township taking action on this submission.
3. On March 22, 2021, the County Planning Commission received a separate preliminary subdivision and land development plan for this site, pertaining to the construction of a four-story mixed-used building containing 112 apartment units, 4,925 square feet of commercial retail space, and 212 parking spaces (CCPC# SD-03-21-16681 and LD-03-21-16680). This proposal will be addressed by the Commission in a separate review letter.



**COUNTY POLICY:**

**LANDSCAPES:**

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



Site Plan Detail, Sheet 3: Lot Consolidation Plan

**WATERSHEDS:**

- Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Darby Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of "impaired" streams, and increase public access to and recreational use of streams. **Watersheds** can be accessed at [www.chesco.org/water](http://www.chesco.org/water).



Site Plan Detail, Sheet 5: Land Development Plan, Post-Construction Stormwater Plan

**PRIMARY ISSUES:**

6. The project site adjoins two residential parcels located at the northeast corner of Woodside Avenue and Berwyn Avenue, and the site plan indicates that the proposed building will be located 10 feet from the adjoining parcel boundaries. We suggest that the applicant and Township consider providing a greater building setback from these adjoining residential parcels, or incorporate upper floor setbacks into the design of the proposed building, in order to mitigate the massing and height differences between the new building and the adjoining residential parcels.
7. We acknowledge and endorse the installation of sidewalks. Sidewalks are an essential design element in the **Suburban Center Landscape**. We suggest delineating the sidewalks across the parking garage and loading zone access points by continuing the concrete surface treatment, or with pavement markings to make it clear to motorists that they must watch for pedestrians.

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Re: Preliminary Subdivision and Land Development - Berwyn Square - 578 Lancaster Avenue, 4 Midland Avenue, 5 Woodside Avenue (Multifamily Building)  
# Easttown Township – SD-03-21-16677 and LD-03-21-16675

8. The site plan indicates that an existing public transit stop will be relocated, in coordination with SEPTA. We recommend that the applicant and Township, in consultation with SEPTA, consider providing a bus shelter at this location. Additional information on this topic is provided in the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: [www.chesco.org/documentcenter/view/27031](http://www.chesco.org/documentcenter/view/27031).



Source: Renderings/Elevations, page 6, prepared by Bernardon, dated March 12, 2021

9. While we note that the Building Information table on Sheet 15 indicates the proposed building will contain a mix of studio, one bedroom, and two bedroom apartments, we suggest that the applicant and Township consider providing a percentage of affordably-priced housing units within the proposed apartment building. “Live” Objective B of *Landscapes3* is to accommodate housing at costs accessible to all residents. Additionally, the County recently launched the A+ Homes initiative, that focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at: <https://www.chescoplanning.org/Housing/aPlusHomes.cfm>.
10. The applicant and Township should consider providing dedicated bicycle parking. Bicycle racks should be located in visible areas near building entrances and/or areas of pedestrian activity such as bus shelters, and they should be located under a shelter or building overhang to provide shelter from the elements. Additional information on this topic is provided in the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: [www.chesco.org/documentcenter/view/27029](http://www.chesco.org/documentcenter/view/27029).
11. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 14) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

Page: 6  
Re: Preliminary Subdivision and Land Development - Berwyn Square - 578 Lancaster Avenue, 4  
Midland Avenue, 5 Woodside Avenue (Multifamily Building)  
# Easttown Township – SD-03-21-16677 and LD-03-21-16675

12. We suggest that the applicant and Township consider providing commercial use(s) within the ground floor of the proposed building that would serve the community as well as the building's residents. **Landscapes3** supports mixed-use development in the **Suburban Center Landscape**.
13. The Environmental Condition Notes table on Sheet 2 indicates that the areas of concern on the project site are based on three documents, including a letter entitled "Concern for Infiltration at Berwyn Properties," prepared by Welch Environmental, Inc., dated October 7, 2020 (these documents were not included with the plan submission to the County Planning Commission). Additionally, this table indicates that the approved remedial action includes a passive vapor mitigation system. The applicant should demonstrate that the site meets all applicable federal, state and local standards related to soil contamination and/or remediation.

ADMINISTRATIVE ISSUES:

14. 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. We acknowledge that the design of the stormwater facilities includes raised planters on the roof patio. The County Planning Commission endorses the use of innovative stormwater management practices.  
  
The Waivers Requested table on Sheet 5 indicates that the applicant is requesting two waivers from Chapter 388-Stormwater Management of the Township Code, since the site cannot accept infiltration (the property is documented to contain contaminated soils and groundwater). Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
15. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
16. 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.
17. While Sheet 15-Floor Schematics appears to indicate that trash collection areas will be located on the ground and first floors, we suggest that the dumpster locations be clearly identified on the site plan.
18. 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.
19. 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: 7

Re: Preliminary Subdivision and Land Development - Berwyn Square - 578 Lancaster Avenue, 4  
Midland Avenue, 5 Woodside Avenue (Multifamily Building)  
# Easttown Township – SD-03-21-16677 and LD-03-21-16675

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

Sincerely,

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: Berwyn Owner, LLC  
Site Engineering Concepts, LLC  
JW Fell Inc. and Ejcsjth LLC  
Mark E. Cassel, AICP, Director of Service Planning, SEPTA  
Chester County Conservation District



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O’Leary, AICP  
Executive Director

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

April 21, 2021

Eugene C. Briggs, AICP, CZO, Township Manager  
Easttown Township  
566 Beaumont Road  
Devon, PA 19333

Re: Preliminary Subdivision and Land Development - Berwyn Square - 578 Lancaster Avenue, 4  
Midland Avenue, 5 Woodside Avenue (Mixed-Use Building)  
# Easttown Township – SD-03-21-16681 and LD-03-21-16680

Dear Mr. Briggs:

A Preliminary Subdivision and Land Development Plan entitled Berwyn Square - 578 Lancaster Avenue, 4 Midland Avenue, 5 Woodside Avenue (Mixed-Use Building), prepared by Site Engineering Concepts, LLC, and dated October 5, 2020, and last revised on March 15, 2021, was received by this office on March 22, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

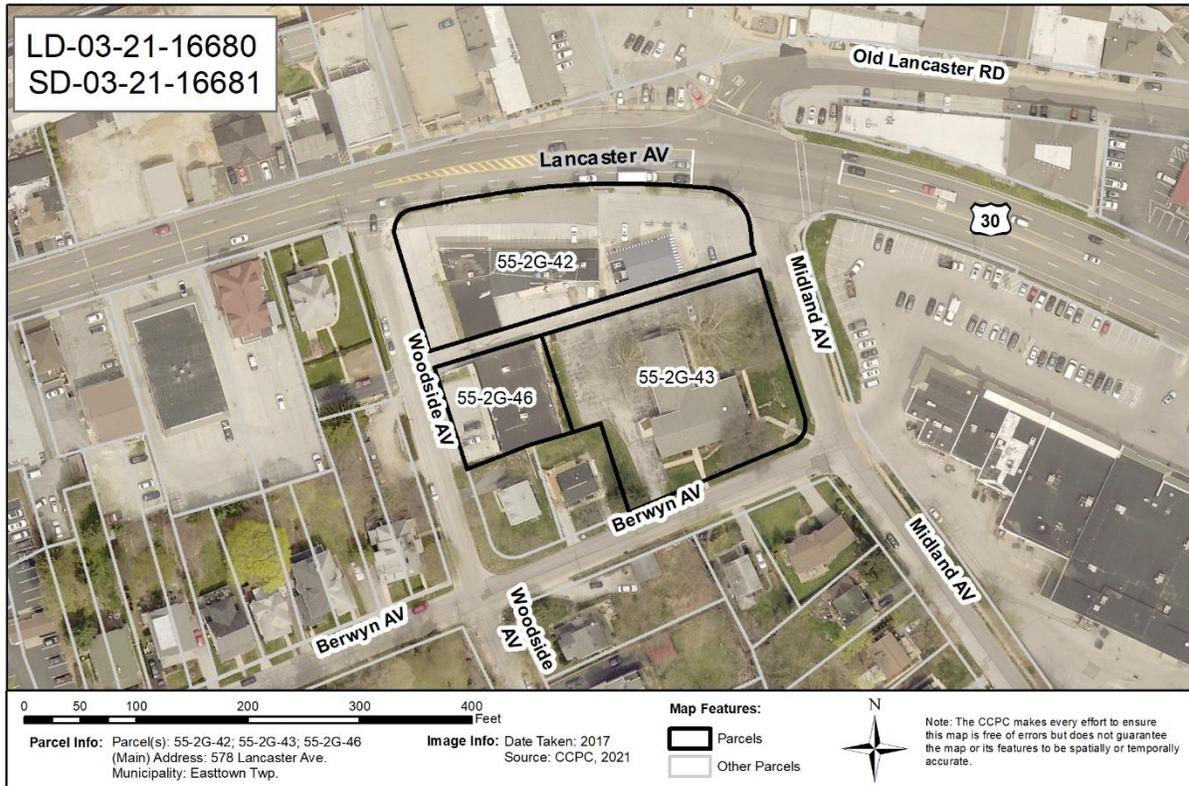
**PROJECT SUMMARY:**

Location:	south side of Lancaster Avenue, between Woodside Avenue and Midland Avenue
Site Acreage:	1.61
Lots/Units:	3 existing lots; 1 proposed lot
Proposed Land Use:	Four-story mixed use building (112 apartment units, and 4,925 square feet of commercial retail)
New Parking Spaces:	212
Municipal Land Use Plan Designation:	Village of Berwyn
UPI#:	55-2G-46, 55-2G-42, 55-2G-43

**PROPOSAL:**

The applicant proposes the consolidation of three existing parcels into one parcel, along with the construction of a four-story mixed-use building containing 112 apartment units, 4,925 square feet of commercial retail space, and 212 parking spaces. Vehicular access to the lower and upper garage levels will be provided on Midland Avenue and Woodside Avenue, respectively. A lobby entrance will be provided on Lancaster Avenue, and a plaza with landscaping, planters, and benches will be provided at the corner of Lancaster Avenue and Midland Avenue. The existing buildings will be removed, and it is identified on Sheet 3 that an existing 15 foot wide private alley will be vacated. The project site, which will be served by public water and public sewer, is located in the VB Village of Berwyn zoning district.

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



**BACKGROUND:**

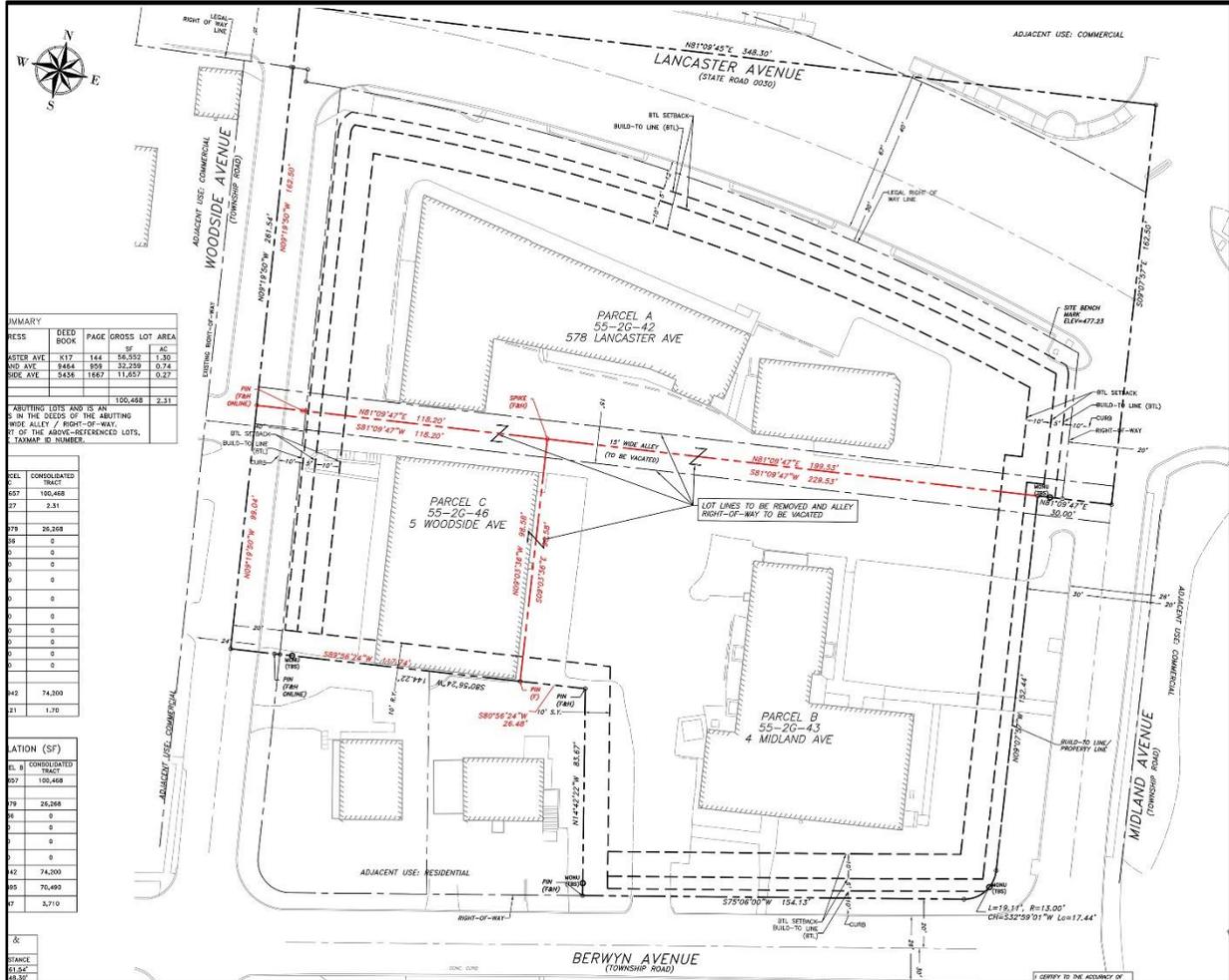
1. The County Planning Commission previously reviewed a preliminary subdivision and land development plan for this site, pertaining to the construction of a 5,551 square foot convenience store with automotive fuel sales, and 51 parking spaces (CCPC# SD-07-20-16413 and LD-07-20-16414, dated August 21, 2020). We have no record of the Township taking action on this submission.
2. On March 19, 2021, the County Planning Commission also received a preliminary subdivision and land development plan submission for this site pertaining to the construction of a three-story apartment building containing 116 units, and 204 parking spaces. This submission is addressed by the Commission in a separate review (CCPC# SD-03-21-16677 and LD-03-21-16675).

**COUNTY POLICY:**

**LANDSCAPES:**

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

of the **Suburban Center Landscape**. The County Planning Commission supports mixed-use development in the Suburban Center Landscape.



Site Plan Detail, Sheet 3: Lot Consolidation Plan

**WATERSHEDS:**

4. **Watersheds**, the water resources component of **Landscapes3**, indicates the proposed development is located within the Darby Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of "impaired" streams, and increase public access to and recreational use of streams. **Watersheds** can be accessed at [www.chesco.org/water](http://www.chesco.org/water).

**PRIMARY ISSUES:**

5. The project site adjoins two residential parcels located at the northeast corner of Woodside Avenue and Berwyn Avenue, and the site plan indicates that the proposed building will be located 10 feet from the adjoining parcel boundaries. We suggest that the applicant and Township consider providing a greater building setback from these adjoining residential parcels in order to mitigate the massing and height differences between the new building and the adjoining residential parcels.



Page: 5

Re: Preliminary Subdivision and Land Development - Berwyn Square - 578 Lancaster Avenue, 4 Midland Avenue, 5 Woodside Avenue (Mixed-Use Building)  
# Easttown Township – SD-03-21-16681 and LD-03-21-16680

7. The site plan indicates that an existing public transit stop will be relocated, in coordination with SEPTA. We recommend that the applicant and Township, in consultation with SEPTA, consider providing a bus shelter at this location. Additional information on this topic is provided in the County Planning Commission’s Multimodal Circulation Handbook (2016 Update), which is available online at: [www.chesco.org/documentcenter/view/27031](http://www.chesco.org/documentcenter/view/27031).
8. While we note that the Building Information table on Sheet 15 indicates the proposed building will contain a mix of studio, one bedroom, and two bedroom apartments, we suggest that the applicant and Township consider providing a percentage of affordably-priced housing units within the proposed apartment building. “Live” Objective B of *Landscapes3* is to accommodate housing at costs accessible to all residents. Additionally, the County recently launched the A+ Homes initiative, that focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at: <https://www.chescoplanning.org/Housing/aPlusHomes.cfm>.



Source: Renderings/Elevations, page 6, prepared by Bernardon, dated March 12, 2021

9. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 14) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.
10. The Environmental Condition Notes table on Sheet 2 indicates that the areas of concern on the project site are based on three documents, including a letter entitled “Concern for Infiltration at Berwyn Properties,” prepared by Welch Environmental, Inc., dated October 7, 2020 (these documents were not included with the plan submission to the County Planning Commission). Additionally, this table indicates that the approved remedial action includes a passive vapor mitigation system. The applicant should demonstrate that the site meets all applicable federal, state and local standards related to soil contamination and/or remediation.

Page: 6

Re: Preliminary Subdivision and Land Development - Berwyn Square - 578 Lancaster Avenue, 4  
Midland Avenue, 5 Woodside Avenue (Mixed-Use Building)  
# Easttown Township – SD-03-21-16681 and LD-03-21-16680

ADMINISTRATIVE ISSUES:

11. The Zoning Variance Approval table on Sheet 5 indicates that, on February 26, 2020, the Township Zoning Hearing Board granted variances from the built-to line and building height requirements of the Township Zoning Ordinance, with seven conditions of approval. We note that condition #7 states that the applicant shall provide the proposed 10-foot building setbacks on the fourth story of the building around the entirety of the frontages on Midland, Lancaster, and Woodside Avenues. Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by the Township Zoning Hearing Board.
12. 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. We acknowledge that the design of the stormwater facilities includes raised planters on the roof patio. The County Planning Commission endorses the use of innovative stormwater management practices.  
  
The Waivers Requested table on Sheet 5 indicates that the applicant is requesting two waivers from Chapter 388-Stormwater Management of the Township Code, since the site cannot accept infiltration (the property is documented to contain contaminated soils and groundwater). 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.
13. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
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 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. While the Intended Use and Number of Lots note on Sheet 5 describes this proposal as a “multifamily dwelling building,” other plan notes identify this proposal as a “mixed-use building.” The applicant should ensure that consistent terminology is utilized in describing this project.
17. While the Loading Area Calculations table on Sheet 5 and the Act 247 County Referral Form both indicate that the proposed non-residential structural square footage is 4,925 square feet, the Building Information table on Sheet 15 indicates that there will be 4,647 square feet of non-residential (retail) square footage. This should be clarified by the applicant.

Page: 7

Re: Preliminary Subdivision and Land Development - Berwyn Square - 578 Lancaster Avenue, 4  
Midland Avenue, 5 Woodside Avenue (Mixed-Use Building)  
# Easttown Township – SD-03-21-16681 and LD-03-21-16680

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.

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

Sincerely,



Paul Farkas  
Senior Review Planner

cc: Berwyn Owner, LLC  
Site Engineering Concepts, LLC  
JW Fell Inc. and Ejcsjth, LLC  
Mark E. Cassel, AICP, Director of Service Planning, SEPTA  
Chester County Conservation District



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

April 19, 2021

Kristy J. Deischer-Eddy, Right-to-Know Officer  
Honey Brook Township  
500 Suplee Road  
Honey Brook, PA 19344

Re: Final Subdivision - Robert J. Mirra  
# Honey Brook Township - SD-03-21-16687

Dear Ms. Deischer-Eddy:

A final subdivision plan entitled "Robert J. Mirra", prepared by Concord Land Planners & Surveyors and dated January 5, 2021, was received by this office on March 26, 2021. 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 Suplee Road, east side of Pleasant View Road
Site Acreage:	130.11 acres
Lots:	3 lots
Proposed Land Use:	Single Family Residential
New Parking Spaces:	No new spaces
Municipal Land Use Plan Designation:	Rural/Agriculture
UPI#:	22-7-55, 22-7-52, 22-7-54

**PROPOSAL:**

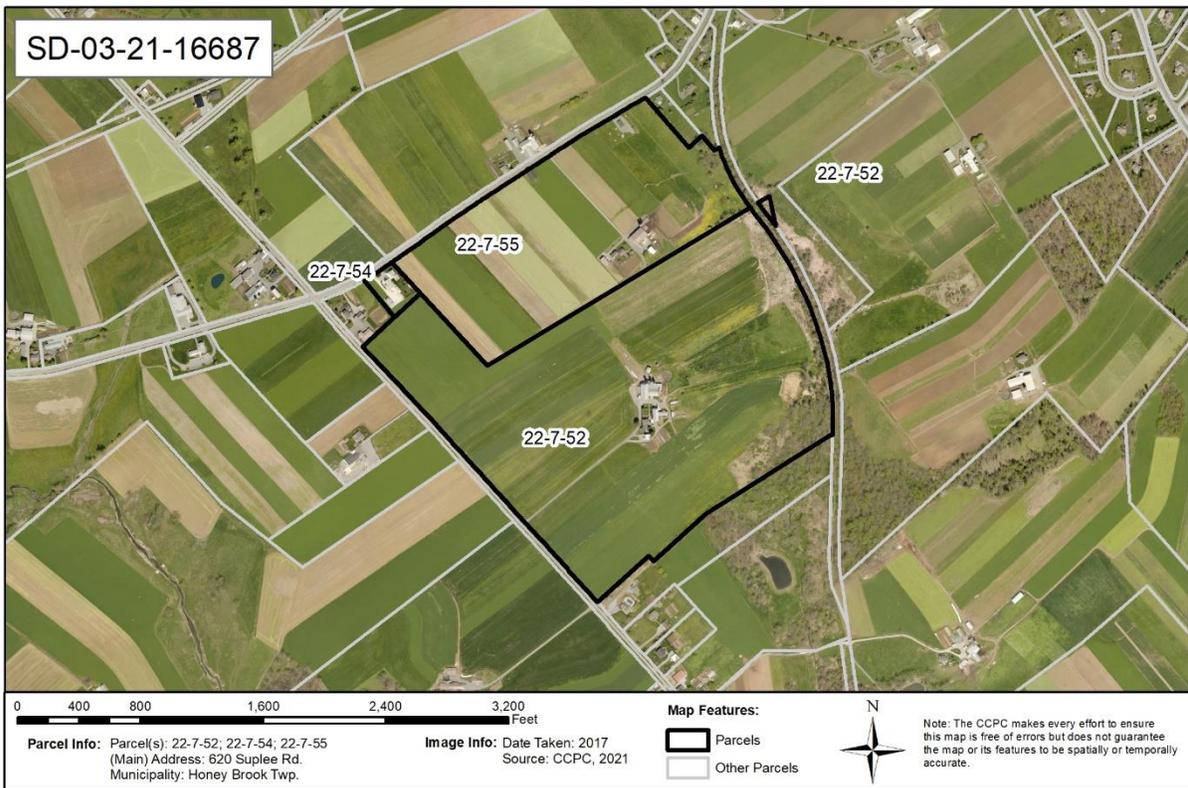
The applicant proposes the adjustment of the lot lines separating three lots. The tract contains dwellings, a shop and other structures. No additional development is proposed by this plan. The site, which is served by on-lot water and on-lot sewer facilities, is located in the Honey Brook Township Agricultural zoning district.

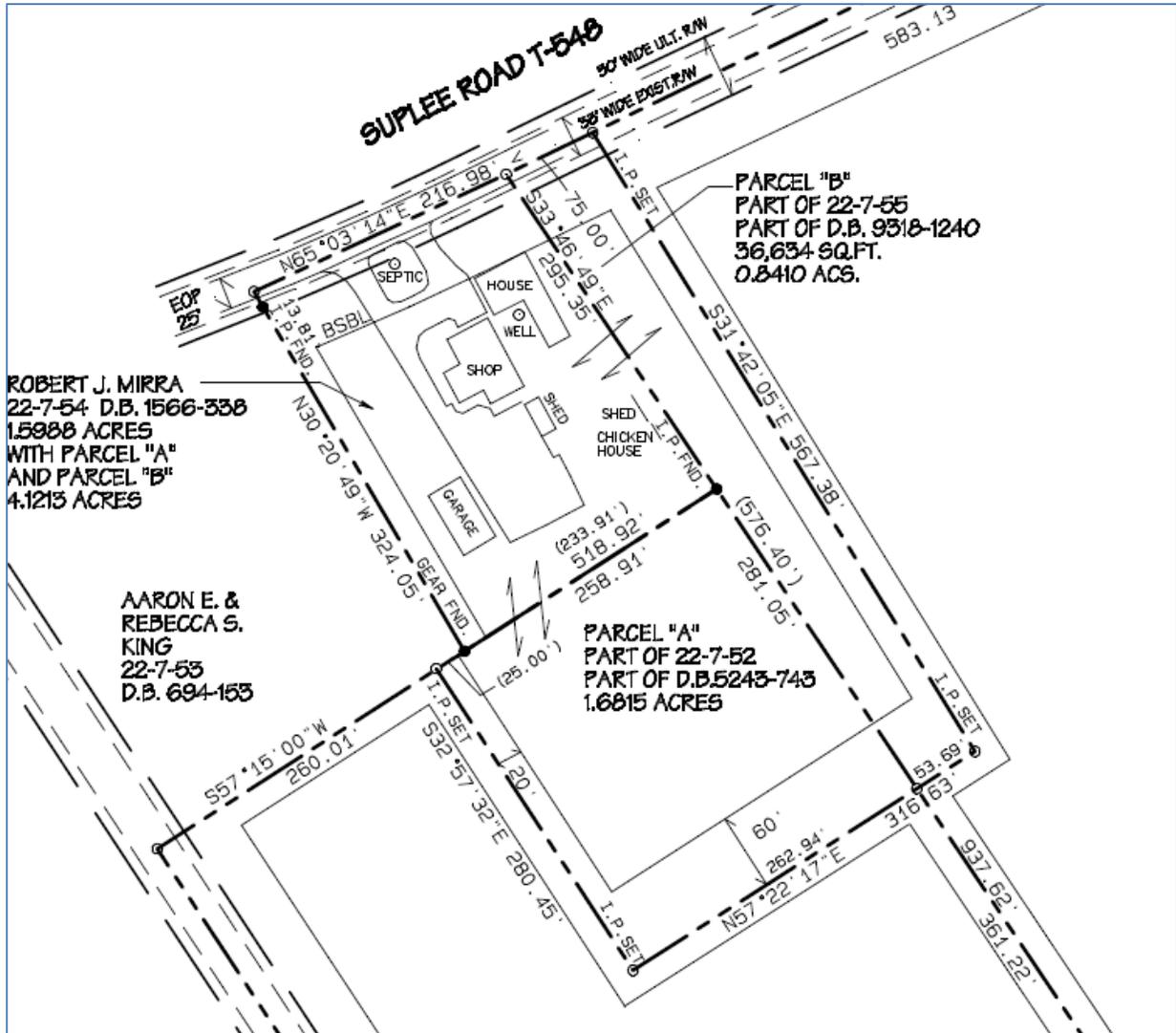
**RECOMMENDATION:** The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this subdivision plan.

**COUNTY POLICY:**

**LANDSCAPES:**

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





*Detail of Robert J. Mirra  
 Final Subdivision Plan*

PRIMARY ISSUES:

2. Plan Note 6 mentions "Lot 1", but the plan does not clearly show any lot identified as Lot 1"; this should be clarified.
3. The plan shows "septic" as a point at the northern portion of the parcel, however, this area is near the paved area of Suplee Road and near driveway areas. We recommend that the applicant show a potential replacement on-lot septic disposal area on the site.

ADMINISTRATIVE ISSUE:

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

Page: 4  
Re: Final Subdivision - Robert J. Mirra  
# Honey Brook Township - SD-03-21-16687

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,

A handwritten signature in cursive script that reads "Wes Bruckno". The signature is written in black ink and is positioned below the word "Sincerely,".

Wes Bruckno, AICP  
Senior Review Planner

cc: Concord Land Planners & Surveyors  
Chester County Health Department  
Robert J. Mirra



# 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

April 12, 2021

Russell H. Drumheller III, Codes Enforcement Officer  
Kennett Square Borough  
120 Marshall Street  
Kennett Square, PA 19348

Re: Preliminary/Final Subdivision and Land Development - Kennett Library  
# Kennett Square Borough – SD-03-21-16672 & LD-03-21-16671

Dear Mr. Drumheller:

A preliminary/final subdivision and land development plan entitled "Kennett Library", prepared by Register Associates Inc, and dated February 19, 2021, was received by this office on March 16, 2021. 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 South Willow Street, south side of East State St.
Site Acreage:	1.15
Lots/Units:	1
Non-Res. Square Footage:	34,230
Proposed Land Use:	Library
New Parking Spaces:	19
Municipal Land Use Plan Designation:	Downtown Character Area
UPI#:	3-3-141, 3-3-142, 3-3-140-E

**PROPOSAL:**

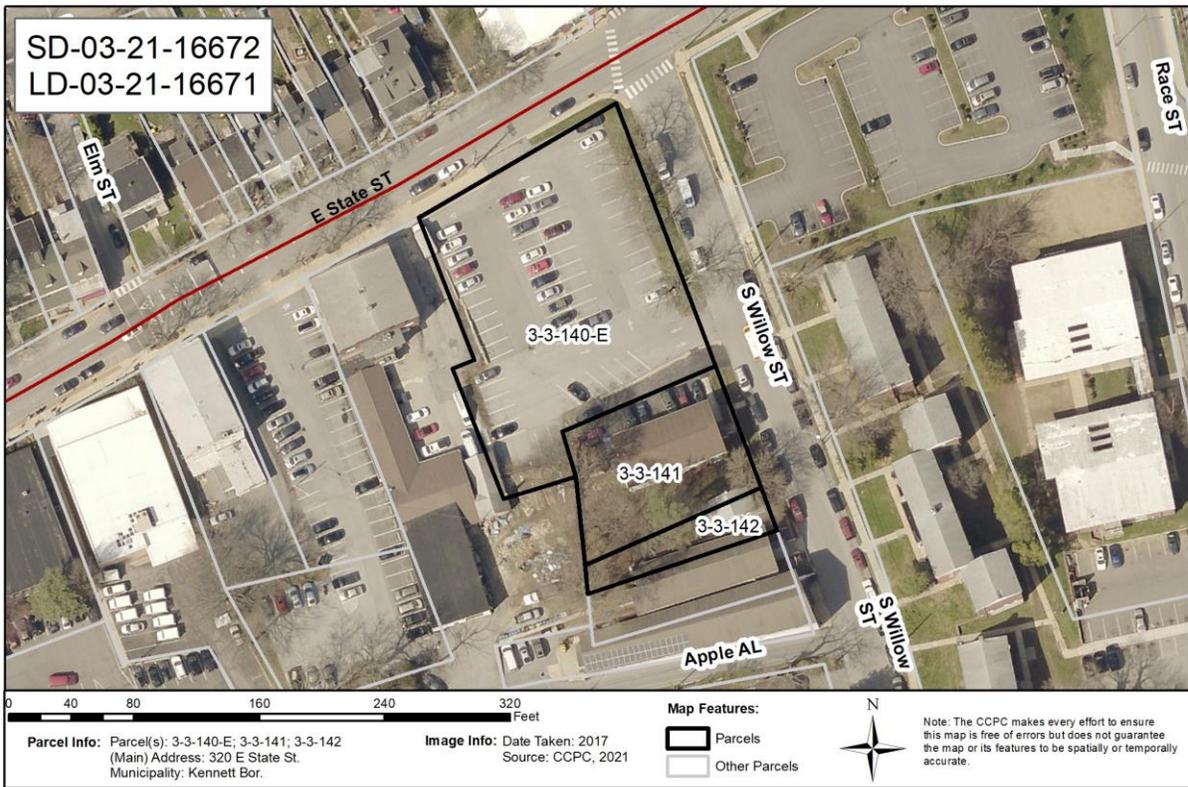
The applicant proposes the construction of a 34, 230 square foot public Library and 19 parking spaces to be sited on three parcels to be consolidated into a 1.15 acre parcel. The project site, which will be served by public water and public sewer, is located in the C-2 Secondary Commercial zoning district.

**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/land development plan.

**COUNTY POLICY:**

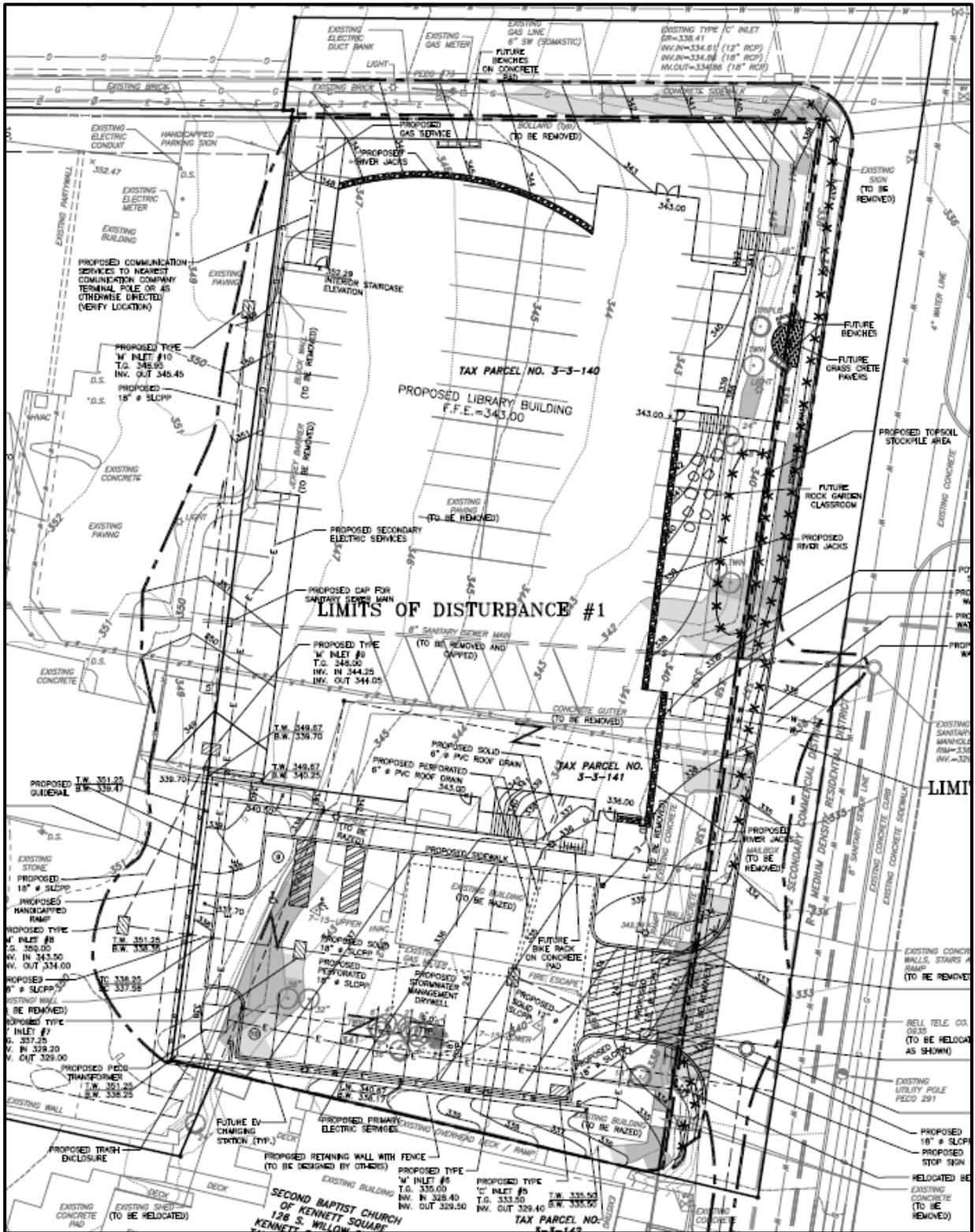
**LANDSCAPES:**

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. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems. The proposed subdivision/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 East 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](http://www.chesco.org/water).



Detail of Sheet 6 of the plan

PRIMARY ISSUES:

3. The plan indicates that the applicant obtained conditional use approval for this project on July 8, 2020. Prior to granting final plan approval, the Borough should verify that any conditions of approval are incorporated into the final plan. The final plan should accurately note any conditions set as part of the conditional use approval.
4. The plan indicates that four variances have been granted by the Zoning Hearing Board on August 18, 2020. Prior to granting final plan approval, the Borough should verify that the plan conforms to the decision issued by the Borough Zoning Hearing Board, and any conditions of approval issued by the Board should be indicated on the final plan.
5. The plan should indicate if on-street parking on State and Willow Streets will continue.
6. Pedestrian Crossing pavement marking should be installed at the entrance to the parking lot from Willow Street.

ADMINISTRATIVE ISSUES:

7. 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.
8. We endorse the inclusion of “Future Electric Vehicle Charging Stations” sited along the south side of the proposed parking lot. While we acknowledge that these stations will not initially be available to library patrons, it appears that the infrastructure to support the charging stations is part of this submission.
9. We endorse the installation of bike racks adjacent to both entrances and suggest that the bike racks be sited under a roof overhang or be designed with a roof to cover the bikes.
10. The local emergency service providers should review the plan for evacuation and emergency service vehicle accessibility.
11. The Borough Engineer should review the design and specifications of the retaining wall sited at the west end of the parking lot.
12. The Library and the Borough should discuss scenarios for providing additional parking particularly for events held at the new Library. These scenarios could involve shared parking with other commercial or institutional uses, remote parking with a shuttle and/or valet parking.
13. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

Page: 5

Re: Preliminary/Final Subdivision and Land Development - Kennett Library

# Kennett Square Borough – SD-03-21-16672 & LD-03-21-16671

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Kennett Square 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: Kennett Library  
Register 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  
West Chester, PA 19380-0990  
(610) 344-6285 Fax (610) 344-6515

April 19, 2021

Kathleen Howley, Manager  
Pennsbury Township  
702 Baltimore Pike  
Chadds Ford, PA 19317

Re: Preliminary/Final Subdivision - 750 Kennett Pike  
# Pennsbury Township - SD-03-21-16662

Dear Township:

A preliminary\final subdivision plan entitled "750 Kennett Pike", prepared by Hillcrest Associates, Inc., and dated February 17, 2021, was received by this office on April 7, 2021. 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 Raintree Road, East side of Kennett Pike  
Site Acreage: 6.88  
Lots/Units: 3 lots  
Proposed Land Use: Single Family Residential  
Municipal Land Use Plan Designation: RR-Rural Residential  
UPI#: 64-5-76

**PROPOSAL:**

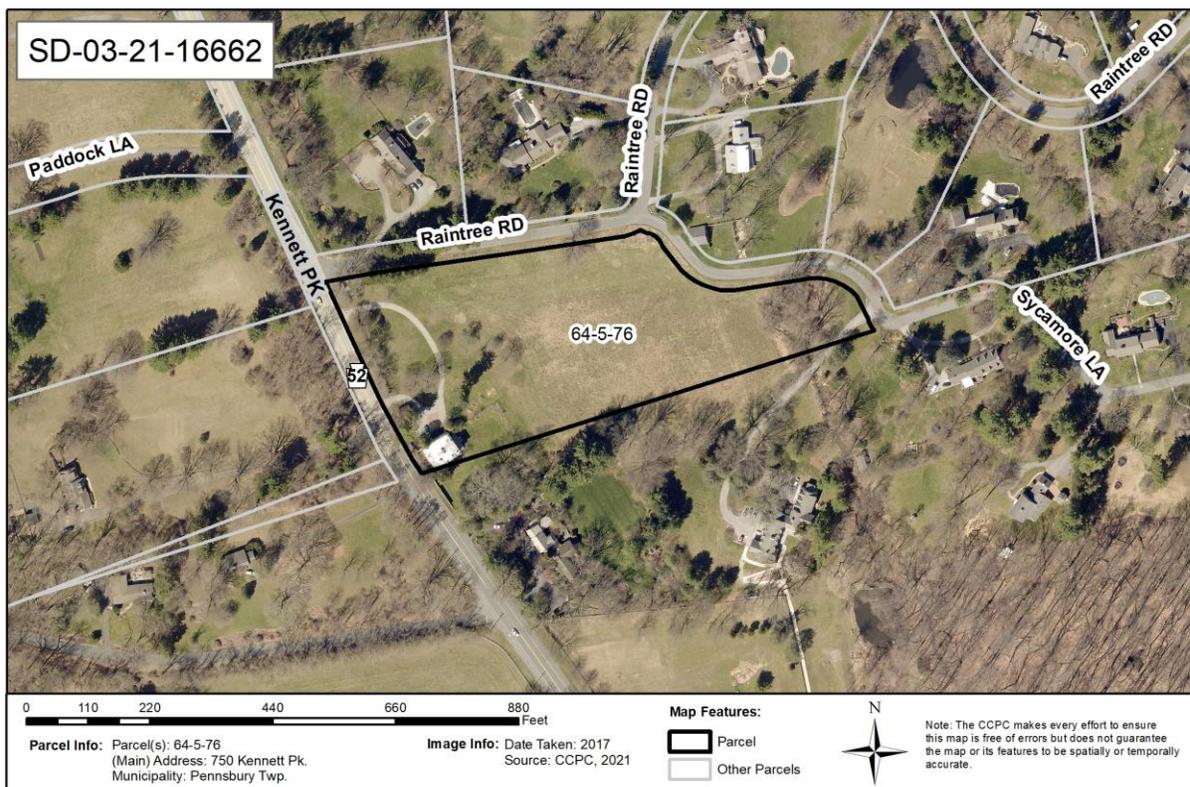
The applicant proposes the creation of 3 lots. The project site, which will be served by onsite water and sewer, is located in the R-2 Residential zoning district. The southernmost portion of the proposed lots is located in New Castle County, Delaware.

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

**COUNTY POLICY:**

**LANDSCAPES:**

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



**PRIMARY ISSUES:**

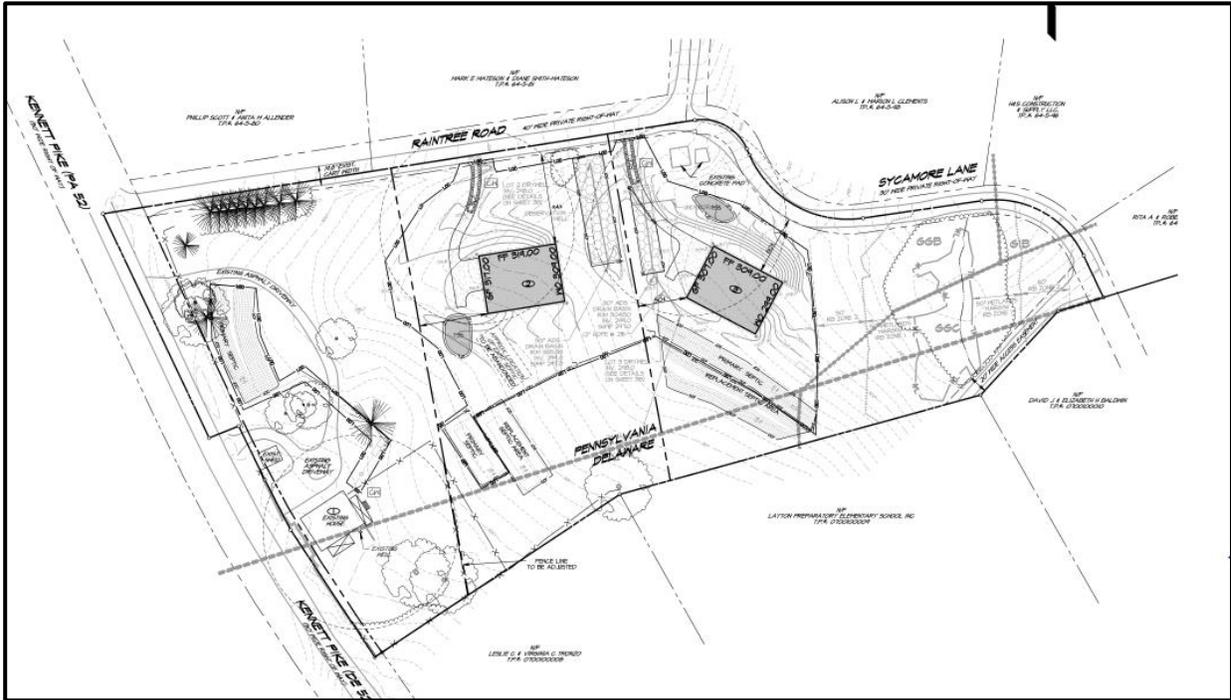
2. The Township should verify that the plan is consistent with any ordinance requirements related to the number of units sited on a single access street.
3. The Township and the applicant should consider utilizing a shared single access driveway design to Raintree Road. Utilizing shared driveway design can reduce construction costs, reduce impervious coverage and reduce the number on new access points onto roads.

**ADMINISTRATIVE ISSUES:**

4. The Township and the applicant should discuss the need for increasing the right-of-way widths on the south side of Raintree Road and Sycamore Lane (currently 40 feet and 30 feet respectively) to accommodate road and/or utility improvements.

Page: 3  
Re: Preliminary/Final Subdivision - 750 Kennett Pike  
# Pennsbury Township - SD-03-21-16662

5. 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.



*Detail of Sheet 4A of the 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 Pennsbury Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

Glenn Bentley  
Senior Review Planner

cc: Centerville School, Inc.  
H&S Construction & Supply, LLC  
Hillcrest Associates, Inc.  
Chester County Health Department  
Janet Vinc, Acting Land Use Manager, New Castle County Department of Land Use



# 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

April 14, 2021

Kathleen Howley, Manager  
Pennsbury Township  
702 Baltimore Pike  
Chadds Ford, PA 19317

Re: Preliminary/Final Subdivision - 102 S. Fairville Road, David Lunger Preliminary/Final  
# Pennsbury Township - SD-03-21-16690

Dear Ms. Howley:

A preliminary/final subdivision plan entitled “102 S. Fairville Road David Lunger Preliminary / Final”, prepared by Hillcrest Associates, and dated March 8, 2021, was received by this office on March 30, 2021. 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 S Fairville Road, west of Route 52
Site Acreage:	96.79
Lots/Units:	6 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Rural Residential
UPI#:	64-5-64.2, 64-5-64.1, 64-5-64.3, 64-5-64

**PROPOSAL:**

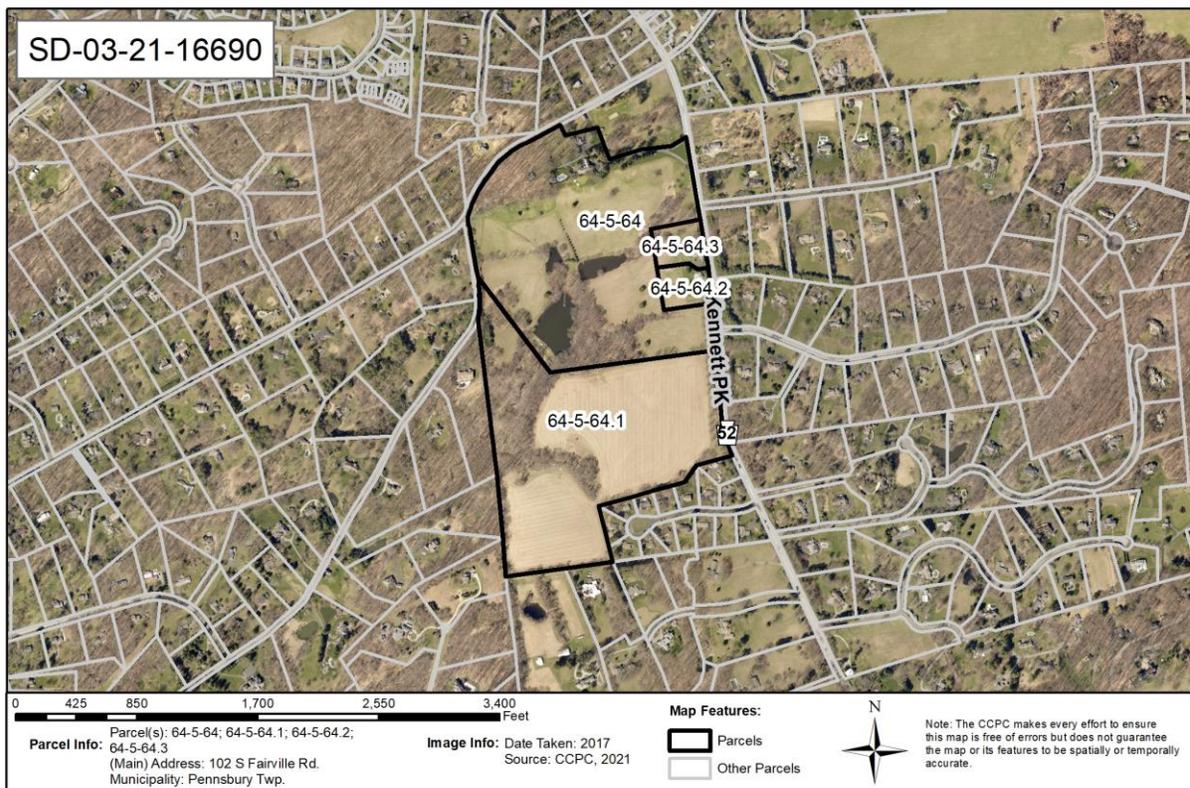
The applicant proposes the creation of 6 lots. The project site, which will be served by on-site water and sewer, is located in the R-2 Residential zoning district.

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

**COUNTY POLICY:**

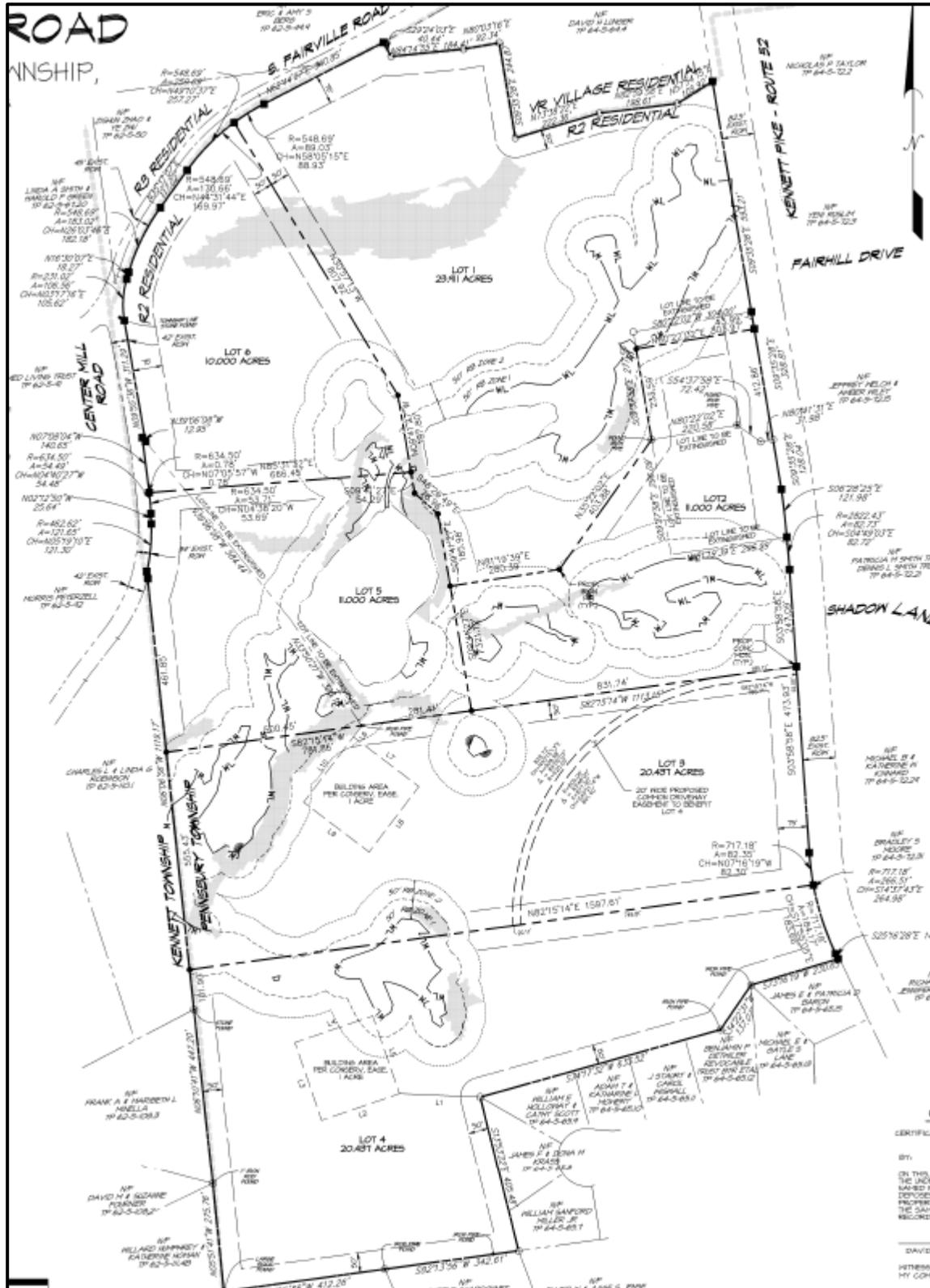
**LANDSCAPES:**

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



**PRIMARY ISSUES:**

2. This site is subject to a variety of significant natural features as shown on the plan and the plan notes that the parent parcel is protected by a Natural Lands Conservation Easement. If this easement is held in perpetuity on this site, we recommend that the deeds of the proposed lots include details of the conservation easement so that future owners will be aware the scope of protection of these parcels. We also recommend that these lots be deed restricted from further subdivision.
3. The applicant is requesting eight waivers from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.



Detail of Sheet 1 of the plan.  
 ADMINISTRATIVE ISSUES:

Page: 4

Re: Preliminary/Final Subdivision - 102 S. Fairville Road David Lunger Preliminary/Final  
# Pennsbury Township - SD-03-21-16690

4. According to County Tax Assessment records, the project site appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) to determine if this proposal could affect the applicant's tax status. Additional information on this topic is provided online at: [www.chesco.org/256/Act-319--Clean-Green](http://www.chesco.org/256/Act-319--Clean-Green).
5. We suggest that the signature blocks in the lower right corner of Sheet 1 of the plan be revised so that the word "Approved" appears above the Supervisors signatures, the name of the Township should be corrected and that the word "Reviewed" should be placed above the signature blocks for the County Planning Commission and the Township Planning Commission.
6. 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 Pennsbury Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Glenn Bentley  
Senior Review Planner

cc: David H. Lunger  
Hillcrest Associates, Inc.  
Chester County Health Department  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Chester County Assessment Office



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O’Leary, AICP  
Executive Director

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

April 14, 2021

Kimberly J. Yocom, Zoning Officer  
Schuylkill Township  
111 Valley Park Road  
Phoenixville, PA 19460

Re: Wagner/Jarboe & Giannone Property - 1428 & 1452 Tullamore Lane  
Consolidation & Lot Line Change Plan  
# Schuylkill Township - SD-03-21-16679

Dear Ms. Yocom:

A final subdivision plan entitled "Wagner/Jarboe & Giannone Property, 1428 & 1452 Tullamore Lane Consolidation & Lot Line Change Plan", prepared by Borusiewicz Surveyors and Site Planners, and dated January 18, 2021, was received by this office on March 23, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

**PROJECT SUMMARY:**

Location: west side of Tullamore Lane, east side of County Club Road  
Site Acreage: 4.61  
Lots/Units: 3 lots  
Proposed Land Use: Residential  
Municipal Land Use Plan Designation: Medium Density Residential (PRCP)  
UPI#: 27-6-102.33, 27-6-102.32, 27-6-102.34

**PROPOSAL:**

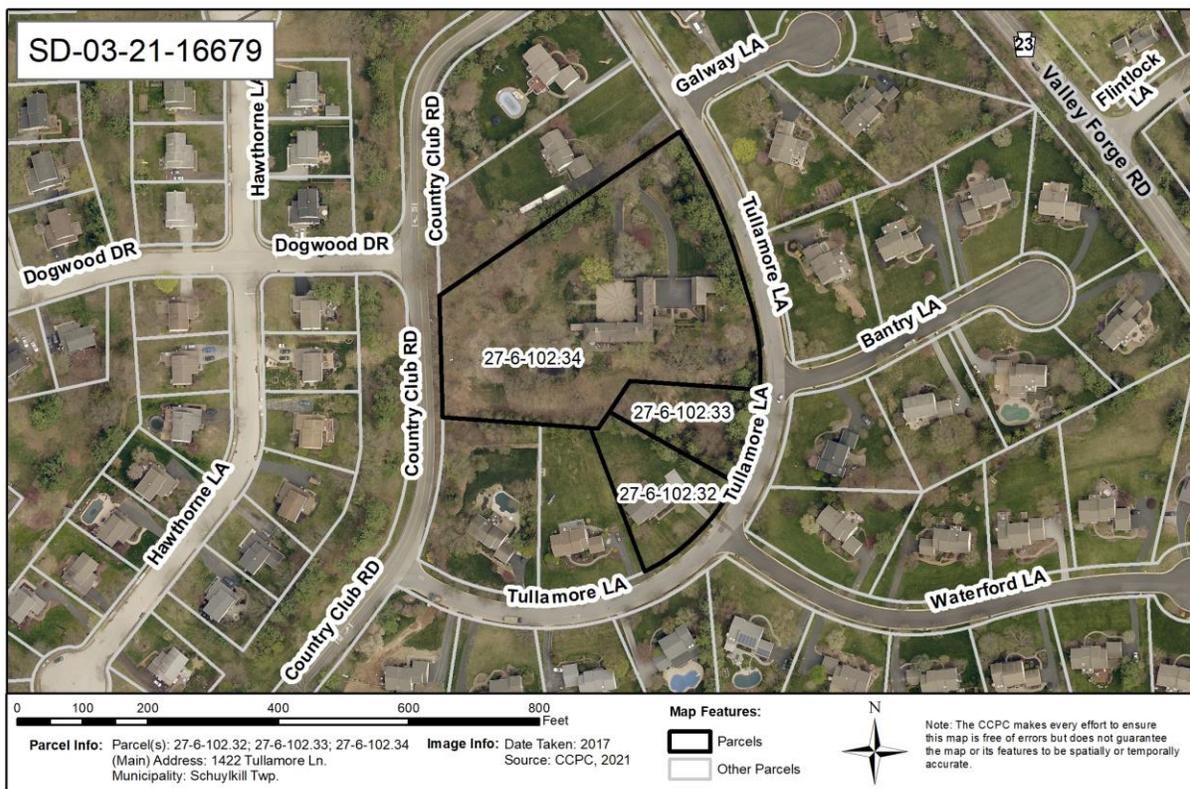
The applicant proposes the reconfiguration of 3 existing lots into 2 lots. The project site is located in the R-1 Residential zoning district; no new sewage disposal or water supply is proposed.

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

**COUNTY POLICY:**

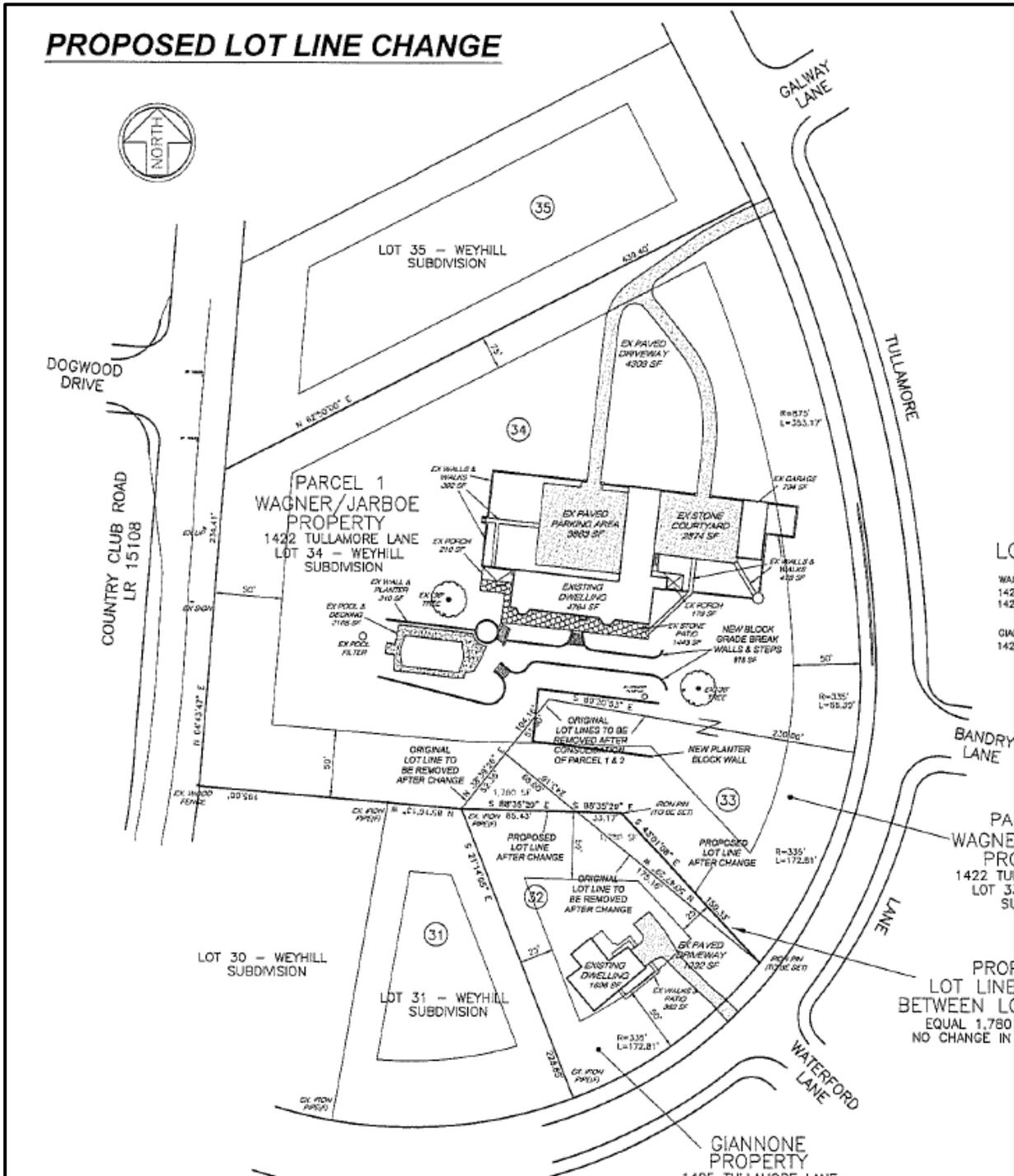
**LANDSCAPES:**

1. The project site is located within the **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 should verify that the plan meets the minimum requirements for a final subdivision plan, we note the plan does not include a location map, dimensions related to existing and proposed front yards, street and right-of-way dimensions, utility locations, names of the owners of adjoining parcels and other plan requirements of the Subdivision and Land Development Ordinance.



Detail of Sheet 1 of the plan

ADMINISTRATIVE ISSUES:

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

Page: 4  
Re: Wagner/Jarboe & Giannone Property - 1428 & 1452 Tullamore Lane  
Consolidation & Lot Line Change Plan  
# Schuylkill Township - SD-03-21-16679

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

Sincerely,

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: Randall Wagner & John Jarboe  
Borusiewicz Surveyors and Site Planners, Attn: Tracey Borusiewicz



# 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

April 9, 2021

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

Re: Preliminary Subdivision and Land Development Plan - Lot 8 A, Valley View Industrial Development  
# Valley Township LD-03-21-16669, SD-03-21-16670

Dear Ms. Rambo:

A preliminary subdivision and land development plan entitled "Lot 8 A, Valley View Industrial Development", prepared by Commonwealth Engineers, Inc. and dated March 4, 2020, was received by this office on March 16, 2021. 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 and subdivision plan for your consideration.

**PROJECT SUMMARY:**

Location:	250 Waverly Blvd
Site Acreage:	21.44 acres
Lots/Units:	3 lots, two structures proposed on one lot
Non-Res. Square Footage:	77,154 square feet (total on one lot)
Proposed Land Use:	Warehouse
New Parking Spaces:	89 spaces
Municipal Land Use Plan Designation:	Suburban Center
UPI#:	38-4-5.3D

**PROPOSAL:**

The applicant proposes the subdivision of a 21.442-acre lot into three lots and the construction of two warehouse buildings totaling 77,154 square feet and 89 parking spaces on one of the lots (proposed Lot 8A). The site, which will be served by public water and public sewer facilities, is located in the Valley Township Industrial Zoning District. A small portion of the western part of the site is within the Sadsbury Township R-2 Residential Zoning District, but no development is proposed for this portion of the site.

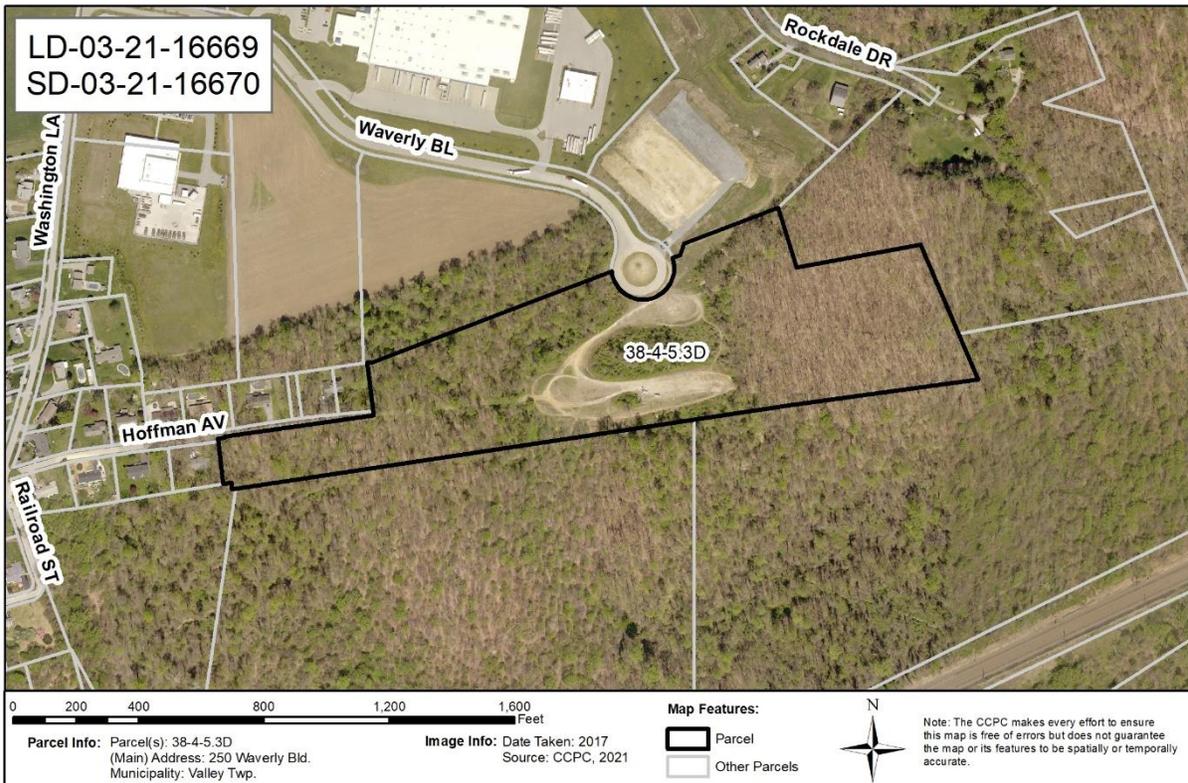
**RECOMMENDATION:** The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this subdivision and land development plan.

**COUNTY POLICY:**

**LANDSCAPES:**

1. The site is located within the **Suburban** and **Suburban Center 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.

The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. The proposed subdivision and land development is consistent with the objectives of the **Suburban** and the **Suburban Center Landscapes**.

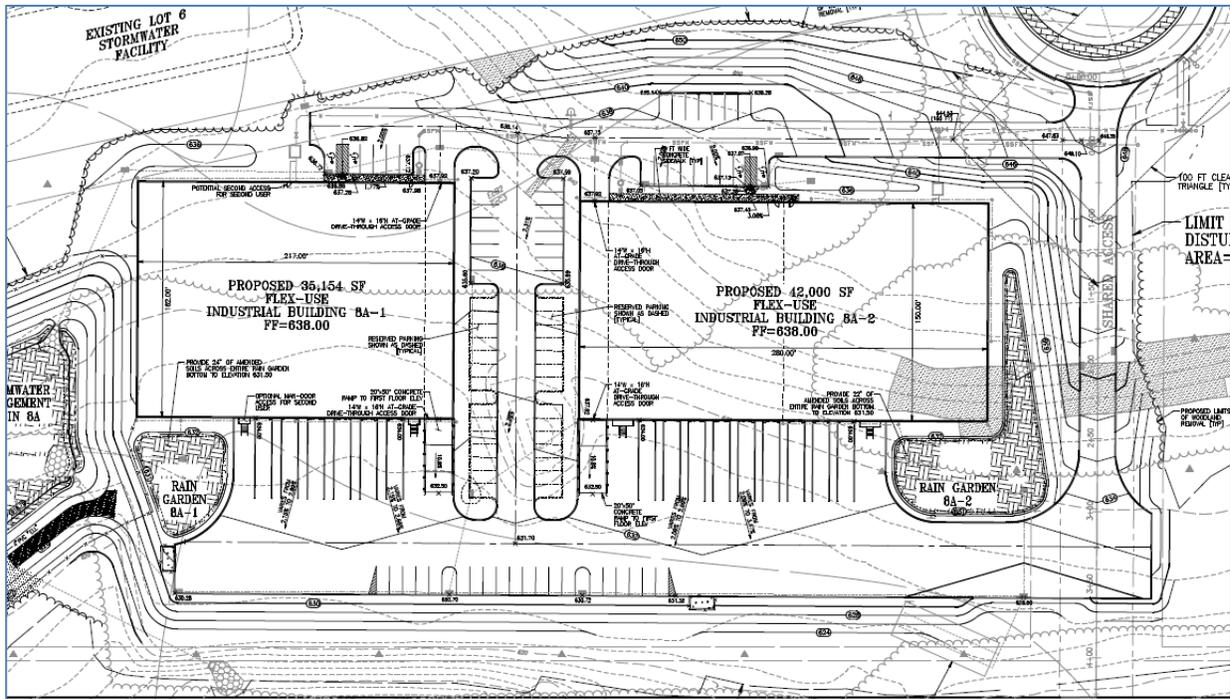


**WATERSHEDS:**

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

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

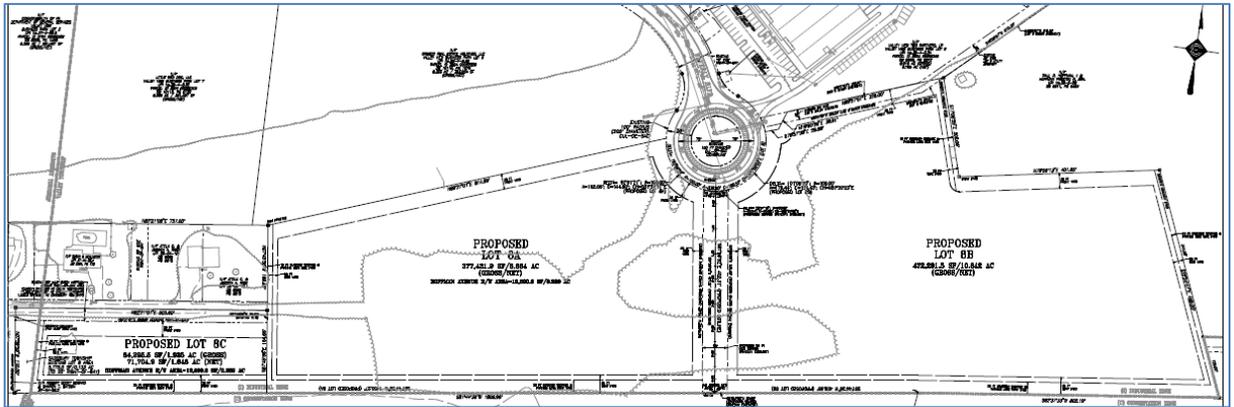
*Watersheds* can be accessed at [www.chesco.org/water](http://www.chesco.org/water).



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

**PRIMARY ISSUES:**

3. The plan shows 28 parking spaces that are held in reserve. We endorse this practice, because reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping. We suggest that the applicant and the Township agree on a procedure regarding who will decide if and when the reserved spaces will become necessary, and who will be responsible for their construction.
4. We endorse the use of the shared driveway serving Lot 8A and Lot 8B. Shared driveways can reduce the number of new access points on public roads, limit impervious coverage, reduce earth disturbance and lower construction costs. The deeds to the Lots should reflect the terms of the shared driveway.



*Detail of Lot 8 A, Valley View Industrial Development  
Preliminary Subdivision Plan*

5. We suggest that the Township Engineer review and comment on the traffic impact study prepared by the applicant.
6. We suggest that the applicant and Township investigate the possibility of providing emergency access to this site. Additional information on this topic is available online at: [www.chesco.org/DocumentCenter/View/27034](http://www.chesco.org/DocumentCenter/View/27034). The Township's emergency service providers should also be requested to review the plan to ensure that safe access and egress is provided for this site.
7. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
8. 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.
9. We acknowledge that the design of the proposed stormwater management facilities includes rain gardens. The County Planning Commission endorses the use of innovative stormwater management practices. We support the use of rain garden seed mix to naturalize the infiltration basin area. The applicant should consider selecting seed mixes that contain the greatest percentage of native vegetation.
10. The site contains areas of steep slope. The Township should verify that all necessary ordinance relief measures to permit grading in steep slope areas have been granted and that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls, and slope stabilization.
11. The plans indicate that a significant amount of the parcel is wooded and will be cleared prior to construction. We recommend that the applicant minimize the removal of trees from the site. The applicant should ensure that the limits of disturbance are demarcated with orange construction fencing placed at the outer edge of the dripline of all trees intended to remain to minimize unintended intrusion into wooded areas by construction vehicles and equipment.

Page: 5

Re: Preliminary Subdivision and Land Development Plan - Lot 8 A, Valley View Industrial Development  
# Valley Township - LD-03-21-16669, SD-03-21-16670

12. The intent of the design of Lot 8C and its relationship to adjacent areas needs further clarification. Page 11 of the plan contains a note regarding landscaping immediately east of Lot 8C stating that "Optional evergreen screening trees (not required), species and quantity at developer's discretion." This statement and the screening it refers to should be clarified. Also, Lot 8C appears to be landlocked except for a right-of-way along its northern side (apparently leading to Hoffman Avenue to the west). Because of the limited access to Lot 8C, steep slopes on this lot, its proximity to a Conservation Zoning District to the south, and its location near a residential area and the proposed warehouses, the applicant should indicate the ultimate plan for Lot 8C. We suggest that this lot should remain undeveloped, with a cul-de-sac constructed at its eastern end.
13. The Township should verify that the design and location of any proposed outdoor lighting conforms to Township 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. All sign lighting should be downward-pointing to limit "skyglow" and reduce glare on surrounding roads. In general, the applicant should use the minimum amount of light intensity that is necessary to safely illuminate the facility.

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Wes Bruckno, AICP  
Senior Review Planner

cc: Commonwealth Engineers, Inc.  
Chester County Conservation District  
All County Partnership, Att: James Reading  
Chester County Department of Emergency Services Technical Division



# 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

April 1, 2021

Kevin Gore, Director of Building, Housing & Codes Enforcement  
West Chester Borough  
401 E. Gay Street  
West Chester, PA 19380

Re: Preliminary/Final Subdivision – 631 N. Matlack Street  
# West Chester Borough – SD-03-21-16674

Dear Mr. Gore:

A Preliminary/Final Subdivision Plan entitled "631 N. Matlack Street", prepared by Howell Kline Surveying, LLC, and dated March 4, 2021, was received by this office on March 16, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

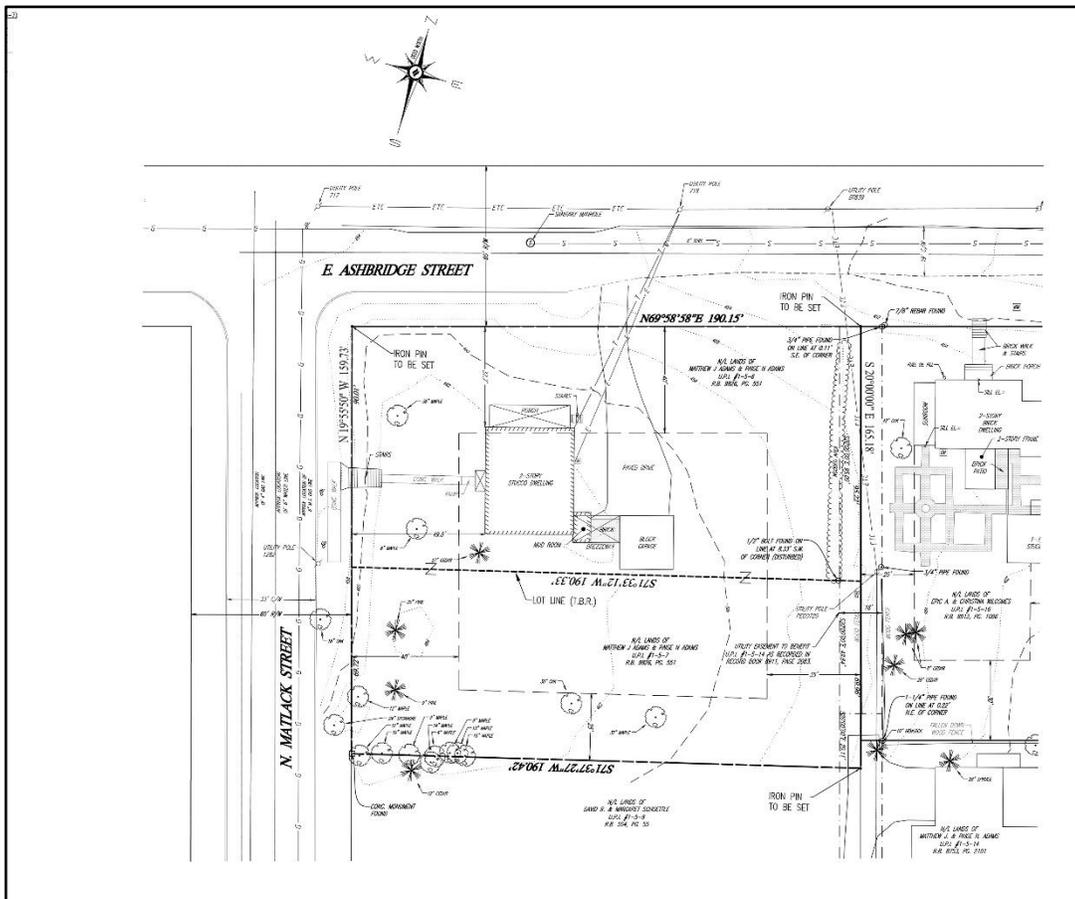
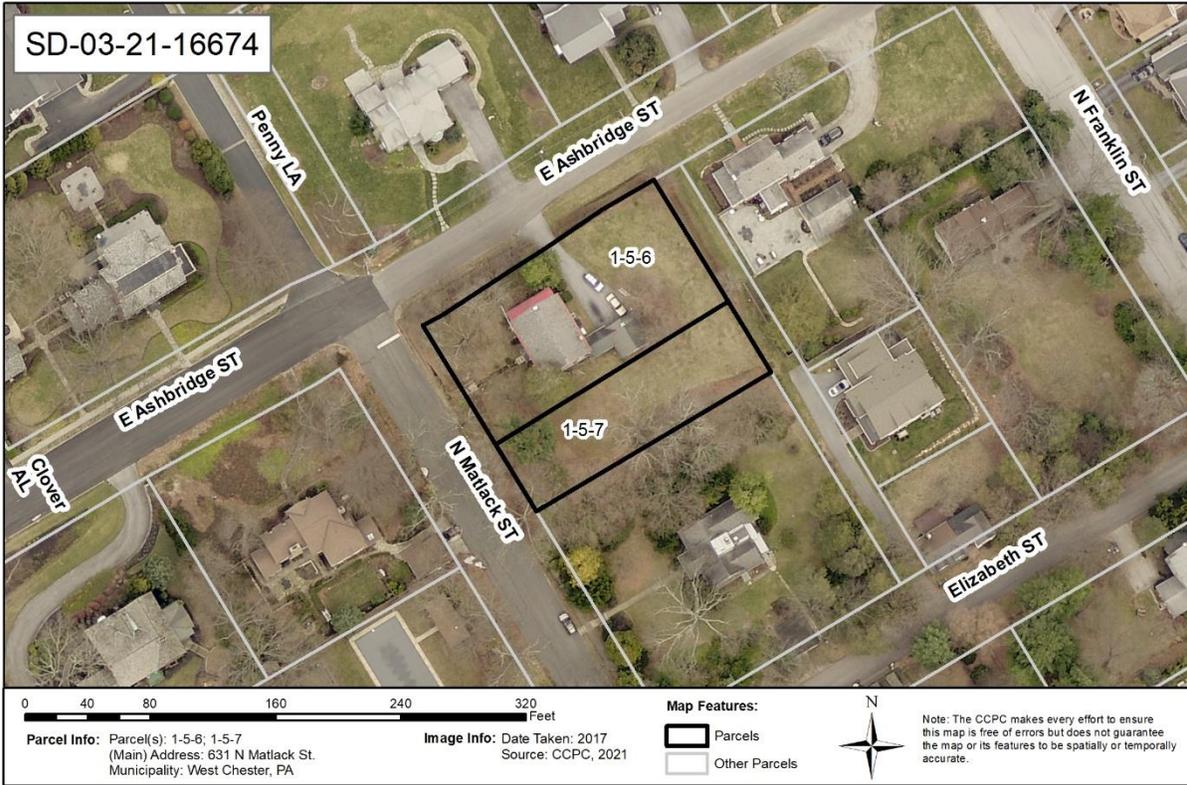
**PROJECT SUMMARY:**

Location:	southeast corner of North Matlack Street and East Ashbridge Street
Site Acreage:	0.70
Lots/Units:	2 existing lots, 1 proposed lot
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Low Density Neighborhood Conservation
UPI#:	1-5-7, 1-5-6

**PROPOSAL:**

The applicant proposes the consolidation of two parcels into one parcel. The existing single family residence will remain, and no development activity is proposed as part of the current plan submission. The project site, which is served by public water and public sewer, is located in the NC-1 Neighborhood Conservation (Block Class A) zoning district.

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



Site Plan Detail: Preliminary/Final Subdivision – 631 N. Matlack Street

Page: 3  
Re: Preliminary/Final Subdivision – 631 N. Matlack Street  
# West Chester Borough – SD-03-21-16674

**COUNTY POLICY:**

**LANDSCAPES:**

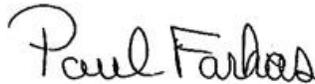
1. The project site is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional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

**ADMINISTRATIVE ISSUES:**

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

Sincerely,



Paul Farkas  
Senior Review Planner

cc: Matt Adams  
Howell Kline Surveying, LLC



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O’Leary, AICP  
Executive Director

PLANNING COMMISSION  
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April 20, 2021

Casey LaLonde, Manager  
West Goshen Township  
1025 Paoli Pike  
West Chester, PA 19380

Re: Preliminary/Final Subdivision - Struckmeyer Subdivision  
# West Goshen Township – SD-03-21-16683

Dear Mr. LaLonde:

A Preliminary/Final Subdivision Plan entitled "Struckmeyer Subdivision", prepared by D.L. Howell, and dated March 11, 2021, was received by this office on March 23, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

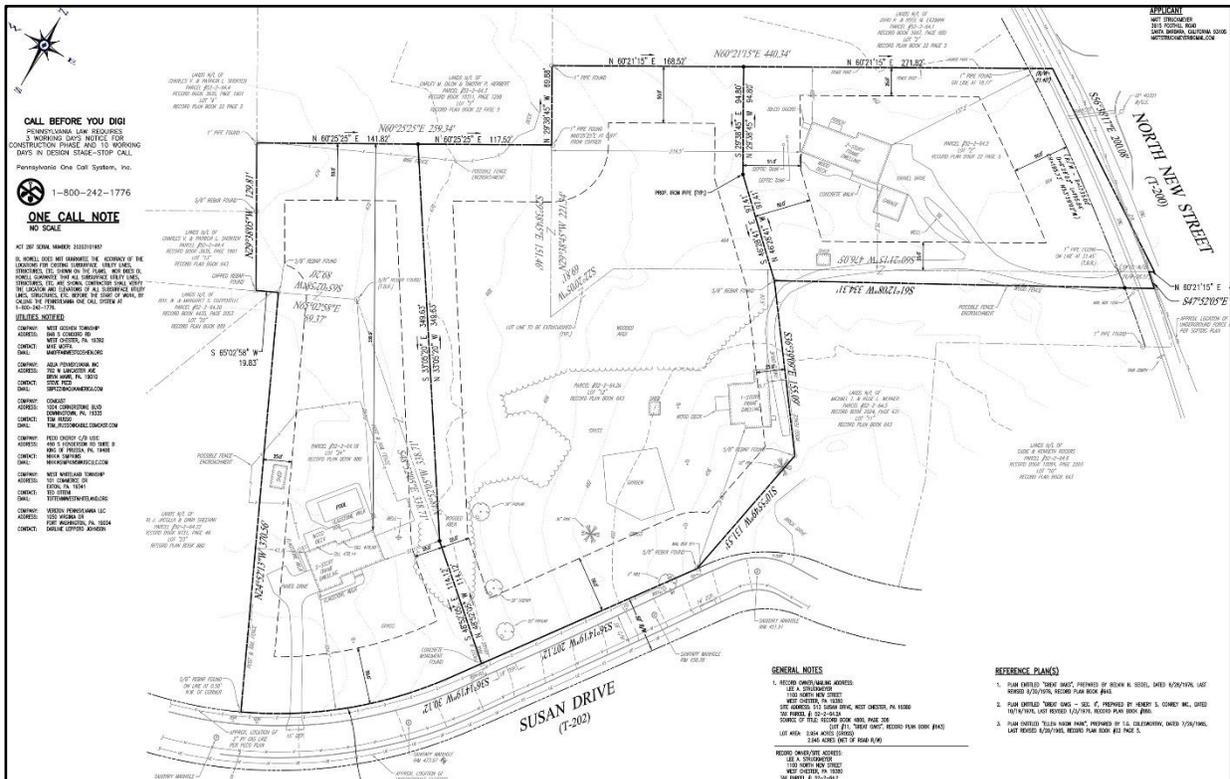
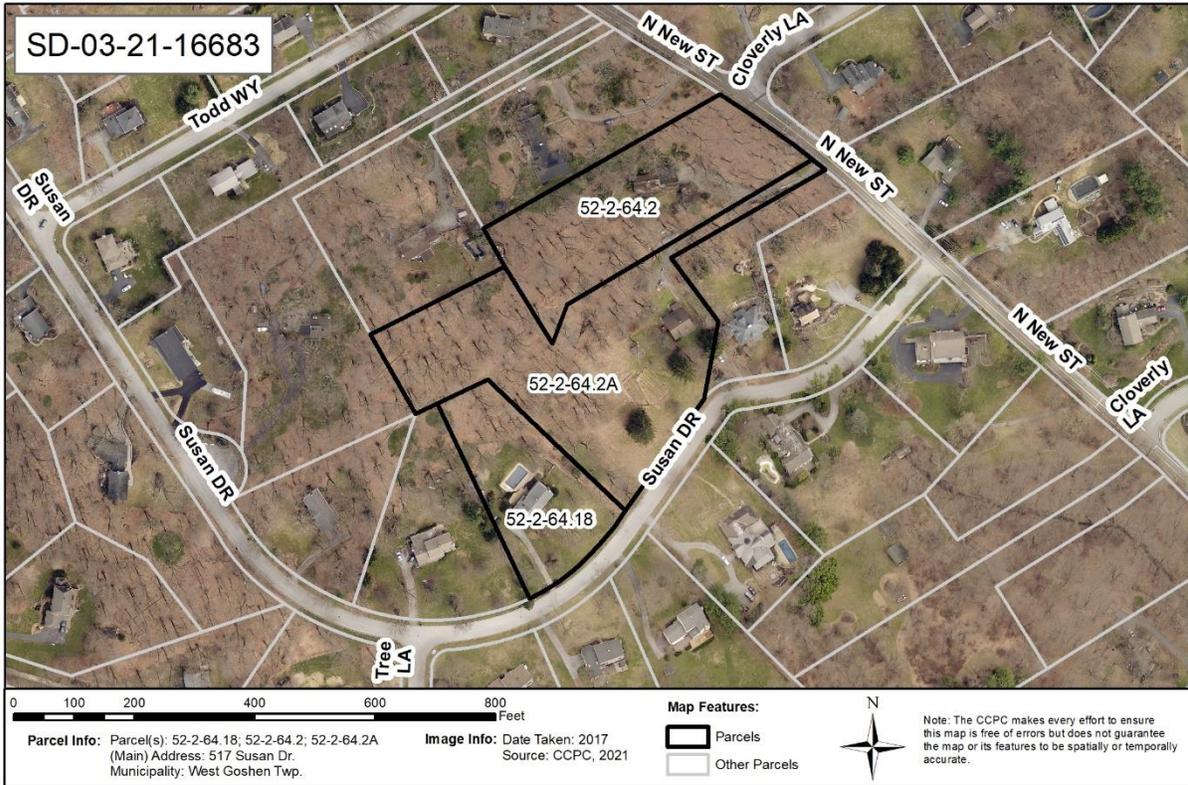
**PROJECT SUMMARY:**

Location:	north side of Susan Drive, west side of North New Street
Site Acreage:	6.15
Lots/Units:	3 Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Residential Infill Development
UPI#:	52-2-64.2, 52-2-64.2A, 52-2-64.18

**PROPOSAL:**

The applicant proposes two conveyances between three residential parcels. A 0.66 acre portion of UPI# 52-2-64.2 will be conveyed to UPI# 52-2-64.2.A, and a 0.60 acre portion of UPI# 52-2-64.2A will be conveyed to 52-2-64.18. No development activity is proposed as part of the current plan submission. The project site is located in the R-2 Residential zoning district.

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



Site Plan Detail: Preliminary/Final Subdivision - Struckmeyer Subdivision

**COUNTY POLICY:**

**LANDSCAPES:**

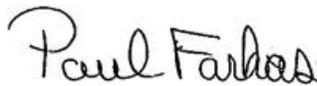
1. The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium 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. While General Note 8 states that all three lots are served by public water, the site plan depicts the location of existing wells on two of the lots. This should be clarified by the applicant.
3. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas  
Senior Review Planner

cc: Matt Struckmeyer  
Lee A. Struckmeyer  
D.L. Howell



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

April 13, 2021

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

Re: Preliminary Land Development - Eagle Compressor Station Modernization  
# West Vincent Township - LD-03-21-16673

Dear Ms. Shillenn:

A preliminary land development plan entitled "Eagle Compressor Station Modernization", prepared by Arcadis US., Inc., and dated March 9, 2021, was received by this office on March 16, 2021. 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 Fellowship Road, north of Eagle Farms Road  
Site Acreage: 33.50  
Non-Res. Square Footage: 15,520  
Proposed Land Use: Energy Transmission Facility  
Municipal Land Use Plan Designation: Low Density Residential  
UPI#: 25-7-87.1-U

**PROPOSAL:**

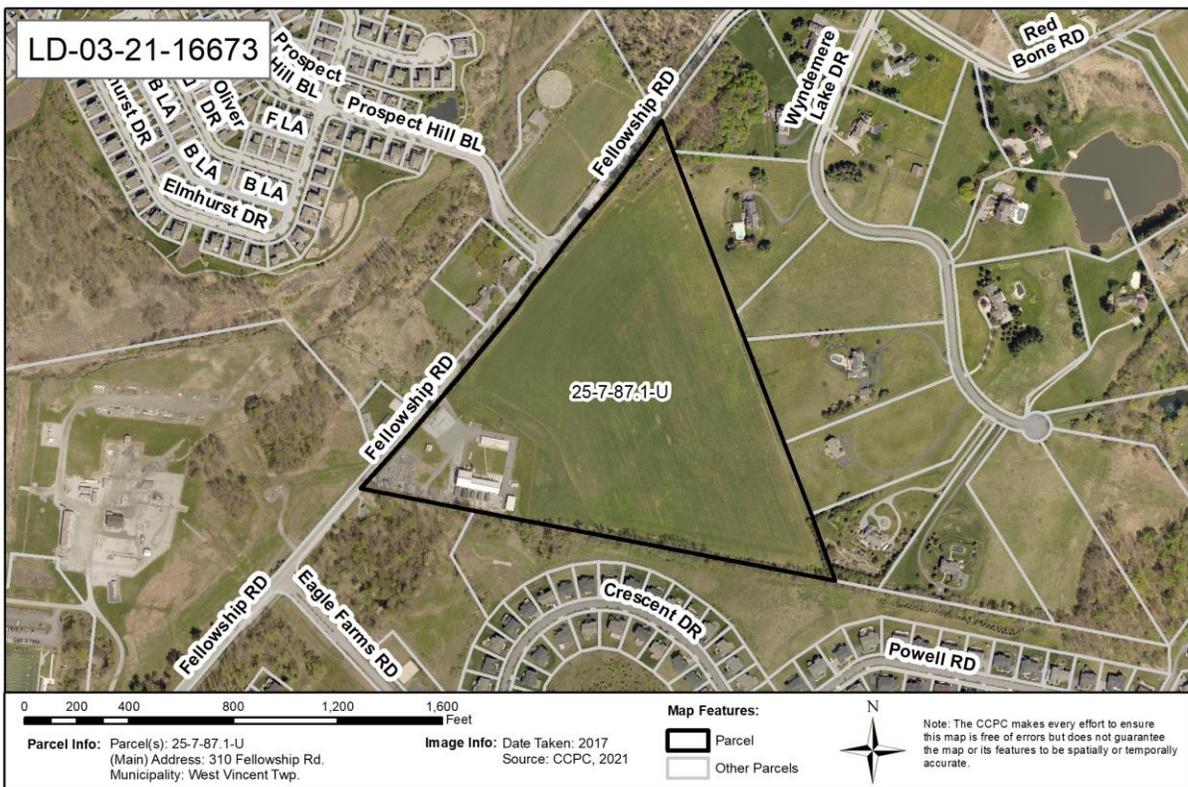
The applicant proposes the modernization of an existing gas pipeline compressor station which includes the construction of three buildings totaling 15,520 square feet and associated facilities. The project site, which will be served by public water and public sewer, is located in the R-3 Residential zoning district.

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

**COUNTY POLICY:**

**LANDSCAPES:**

1. The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. The proposed modernization of the facility is generally 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 Pickering Creek watershed. **Watersheds**' highest priority land use objectives within this watershed are implementation of comprehensive stormwater management, protection of vegetated riparian corridors, and protection of first order streams. **Watersheds** can be accessed at [www.chesco.org/water](http://www.chesco.org/water).

**PRIMARY ISSUES:**

3. The plan should indicate how the proposed compressor station will be powered. We note that large capacity diesel engines have been used at these facilities for primary and or back-up power sources. The applicant should indicate what the normal operating impacts of the proposed design will be related to noise, vibration and exhaust, so that the site can be designed to reduce the level of these impacts.



Page: 4  
Re: Preliminary Land Development - Eagle Compressor Station Modernization  
# West Vincent Township - LD-03-21-16673

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

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

Sincerely,

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: TC Energy Corporation, Attn: Bronson McNemar  
Arcadis, US., 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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April 2, 2021

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

Re: Preliminary/Final Subdivision - Ship Run (Phase 1)  
# West Whiteland Township – SD-03-21-16661

Dear Mr. Weller:

A Preliminary/Final Subdivision Plan entitled Ship Run (Phase 1), prepared by D.L. Howell & Associates Inc., and dated March 4, 2021, was received by this office on March 10, 2021. 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 South Ship Road (State Route 1001)
Site Acreage:	65.53 (current acreage of UPI# 41-5-176-E)
Lots/Units:	95
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Institutional, "Parks, Permanent Open Space & Resource Conservation," and Character Area 1 - 2015 Lincoln Highway and Whitford Road Corridors Plan
UPI#:	41-5-176-E

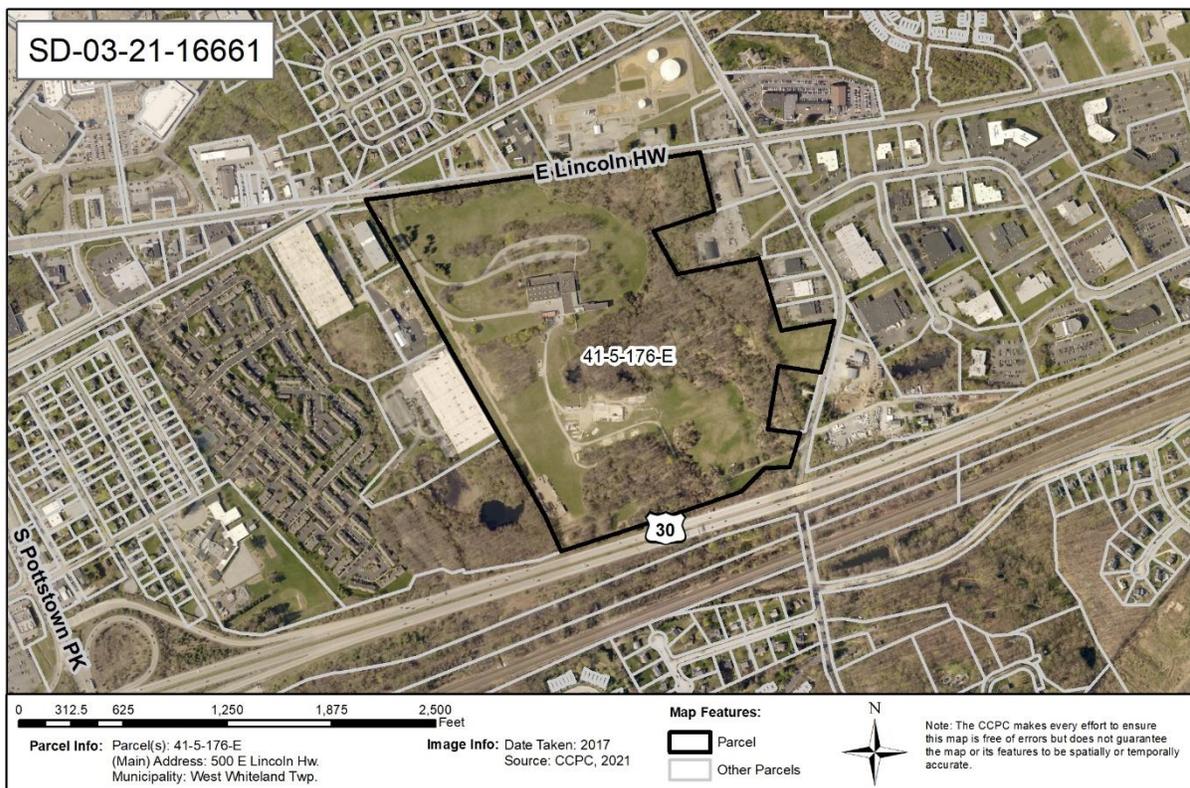
**PROPOSAL:**

The applicant proposes the creation of 95 single family residential lots. General Note 17 on Sheet 1 indicates that the proposed roads are offered for dedication to the Township. The project site, which will be served by public water and public sewer, is located in the O/R Office/Residential zoning district.

**RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, particularly the multi-modal path issues discussed in comments #5 and #6, and all Township issues should be resolved before action is taken on this subdivision plan.**

**BACKGROUND:**

1. The Chester County Planning Commission previously reviewed a subdivision proposal for this site. CCPC# SD-10-20-16496, dated November 2, 2020, addressed lot line revisions between four existing parcels totaling 107.34 acres (UPI# 41-5-177.1, 41-5-177.2, 41-5-177.3, and 41-5-176-E). It is our understanding that this subdivision plan was approved by the Township on November 10, 2020. It is also our understanding that the following are the proposed uses for these four lots:
  - Lot 1: the existing facilities for the Laborer's District Council of Metropolitan Area of Philadelphia;
  - Lot 2 (the site of the current subdivision plan): 95 single family residential lots;
  - Lot 3: 68 townhouse units, along with the construction of a new road, the Ship Road Couplet, and a multi-modal path along the couplet that will be constructed by the applicant in accordance with the County's requirements; and
  - Lot 4: a 5,590 square foot convenience store/gas station.
  
2. The site plan indicates that, on February 11, 2021, the Township granted conditional use approval for the current subdivision plan, along with the proposed construction of 68 townhouse units on Lot 3 of the previously approved subdivision plan, with 14 conditions of approval. The conditional use decision, which is provided on Sheet 7, identifies the current plan submission as Phase 1, and the proposed construction of the 68 townhouse units on Lot 3 of the previously approved subdivision plan as Phase 2. No design details for Phase 2 are provided as part of the current plan submission.



**COUNTY POLICY:**

**LANDSCAPES:**

3. 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**.



Site Plan Detail, Sheet 2: Preliminary/Final Subdivision - Ship Run (Phase 1)

WATERSHEDS:

4. *Watersheds*, the water resources component of *Landscapes3*, indicates the proposed development is located within the Valley Creek (West) 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](http://www.chesco.org/water).

PRIMARY ISSUES:

Pedestrian Access:

5. The site plan depicts the location of a 30 foot wide future trail easement that extends to Phase 2 of this development behind an outparcel along Ship Road. We acknowledge that condition #6 of the conditional use decision states that the applicant shall continue to work cooperatively with the Township and the County to facilitate the County's acceptance of ownership of the multi-modal path on this site.

While we acknowledge that the applicant has accommodated the County's request for a trail easement in this area, we think that it is premature to define the easement with a metes and bounds description to which the County would later be bound. The information previously provided by the County for the placement of the trail behind the out parcel was conceptual, and the County cannot commit to staying within the proposed easement boundary, especially if there may be natural or other unknown features within that described easement the County would need to avoid. We recommend that, rather than the easement shown on the plan, the applicant provide a site plan note that there will be a trail easement provided for a future trail connection with a more loosely defined area on the plan, or simply just a plan note. This easement, when ultimately defined, should be continuous to connect the development to the north/east with the limited access right-of-way to the south.

6. The site plan depicts the location of a 12 foot wide asphalt trail, situated between the six foot wide asphalt trail provided for this development (which is further discussed in comment #8), and the Road A/Ship Road intersection. This short piece would serve no purpose until the future trail connection to the south is made, and would likely be realigned or replaced by that future trail connection.
7. While we acknowledge, and endorse, that sidewalks will be provided for this development, we recommend that the sidewalks proposed along the development's roadways be five feet in width to meet ADA requirements for two-way travel, rather than the four foot width indicated on the plans. Sidewalks should also be placed on both sides of the roadways to include the frontage of the six units in the island between Roads B and C, and the frontage of the units on the south and west side of Road A.
8. The site plan depicts the location of a six foot wide asphalt trail generally situated around the perimeter of the proposed development, and we acknowledge that a typical asphalt walking trail section is provided on Sheet 32. The Township should review the location and design of the proposed trail system. We recommend that all trail corridor location and design details be incorporated into the final plan, and we also recommend that any trails be constructed prior to the Township issuing any building occupancy permits for this development.

While the proposed asphalt trail may be required by the Township, approximately half of the trail would parallel the Route 30 Bypass and pipeline easement in the rear yards of the units to the south and west of Road A, which will be a less than desirable environment and may infringe upon the

Page: 5  
Re: Preliminary/Final Subdivision - Ship Run (Phase 1)  
# West Whiteland Township – SD-03-21-16661

privacy of these units. We suggest that the applicant and Township consider replacing this segment of the trail with a five foot wide sidewalk that fronts these units along Road A (as noted in comment #5).

9. The proposed trail crossing of Road A shy of the Ship Road intersection should include advance warning signage and/or pavement markings to better demark that crossing for motorists.

#### Vehicular Access:

10. The sight distance measurements provided for looking north where Road A meets Ship Road may reflect the current conditions, but do not reflect what the sight distance will be once the proposed Ship Road Couplet is complete. That sight distance will be considerably less than the 1000+ feet indicated the plan. It will be closer to 240 feet as the Couplet is proposed to rejoin the existing Ship Road alignment nearest the existing structure within the out parcel. This is a potential safety issue.
11. There is the potential for Road A to become a shortcut for people traveling eastbound on Business Route 30 to get to Ship Road southbound and avoid the signals and volume at the Business Route 30/Ship Road Couplet intersection. Traffic calming measures along Road A may be necessary to discourage the use of Road A as a shortcut.

#### Transmission Pipelines:

12. The site plan depicts the location of a 50 foot wide Sunoco Pipeline Company easement along western parcel boundary. We suggest that the applicant contact the pipeline operator to ensure that the application does not result in any encroachments into the pipeline right-of-way. It is recommended that the plan include the field survey location of the pipelines, the size, material and depth (if known), and the type of product typically being transported through the pipelines. Pipeline operator contact information is located on the pipeline markers within the easement and can also be found at the Chester County Pipeline Information Center Pipeline Operators page: <http://www.chescoplanning.org/pic/operators.cfm>.

#### Design Issues:

13. The Open Space figure provided on Sheet 1 differs from the open space figures provided on the Open Space Plan (Sheet 6). This should be clarified by the applicant. The Open Space Plan indicates that an overall total of 460,920 square feet (10.58 acres) of open space is proposed in this application, which includes a 37,697 square foot (0.87 acre) recreation area. A plan note on Sheet 4 identifies the recreation area as a tot lot/play area.
14. While we commend the proposed recreation area within the development, the remaining open space is relatively fragmented and inaccessible. While we acknowledge that conditional use approval has already been granted for this project, we suggest that the applicant and Township investigate the feasibility of providing a larger, more usable central open space area within the development. Contiguous open space is more usable for passive recreation purposes.

Natural Features Protection:

15. The site contains land within the 100 year flood plain. Although it does not appear that any development activity will encroach into the floodplain, we note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems.
16. 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.
17. The site is underlain by carbonate geology in which the presence or potential may exist for formation and/or expansion of solution channels, sinkholes and other karst features. These features can present risk of collapse and groundwater contamination that often can be overcome and avoided with careful stormwater management design. The location, type, and design of stormwater facilities and best management practices (BMPs) should be based on a site evaluation conducted by a qualified licensed professional that ascertains the conditions relevant to formation of karst features, and the PA BMP Manual or other design guidance acceptable to the Municipal Engineer.

ADMINISTRATIVE ISSUES:

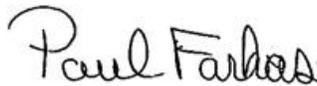
18. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
19. According to the Waiver Requests table on Sheet 1, the applicant is requesting with two waivers from the requirements in the Township Subdivision and Land Development Ordinance. Additionally, the applicant is requesting two waivers from Chapter 270-Stormwater Management of the Township Code, including a waiver from the infiltration requirements in Section 270-20 (due to karst geology and the associated sinkhole risk, bio-retention and slow release is proposed in lieu of infiltration). 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.
20. General Note 20 on Sheet 1 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.

Page: 7  
Re: Preliminary/Final Subdivision - Ship Run (Phase 1)  
# West Whiteland Township – SD-03-21-16661

21. A Pennsylvania Department of Transportation (PennDOT) permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
22. 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.
23. 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 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: Ship Run Developers, LLC  
D.L. Howell & Associates, Inc.  
Laborer's District Council of Metropolitan Area of Philadelphia  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Chester County Conservation District  
David Stauffer, Director, Chester County Department of Parks and Recreation  
Robert J. Kagel, County Administrator, County of Chester



# THE COUNTY OF CHESTER



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Executive Director

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

April 2, 2021

Maggie Dobbs, AICP, Director of Planning and Zoning  
Westtown Township  
1039 Wilmington Pike  
West Chester, PA 19382

Re: Final Subdivision - Sawmill Court  
# Westtown Township – SD-02-21-16633

Dear Ms. Dobbs:

A Final Subdivision Plan entitled "Sawmill Court", prepared by Inland Design, LLC, and dated December 7, 2020, and last revised February 10, 2021, was received by this office on March 8, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

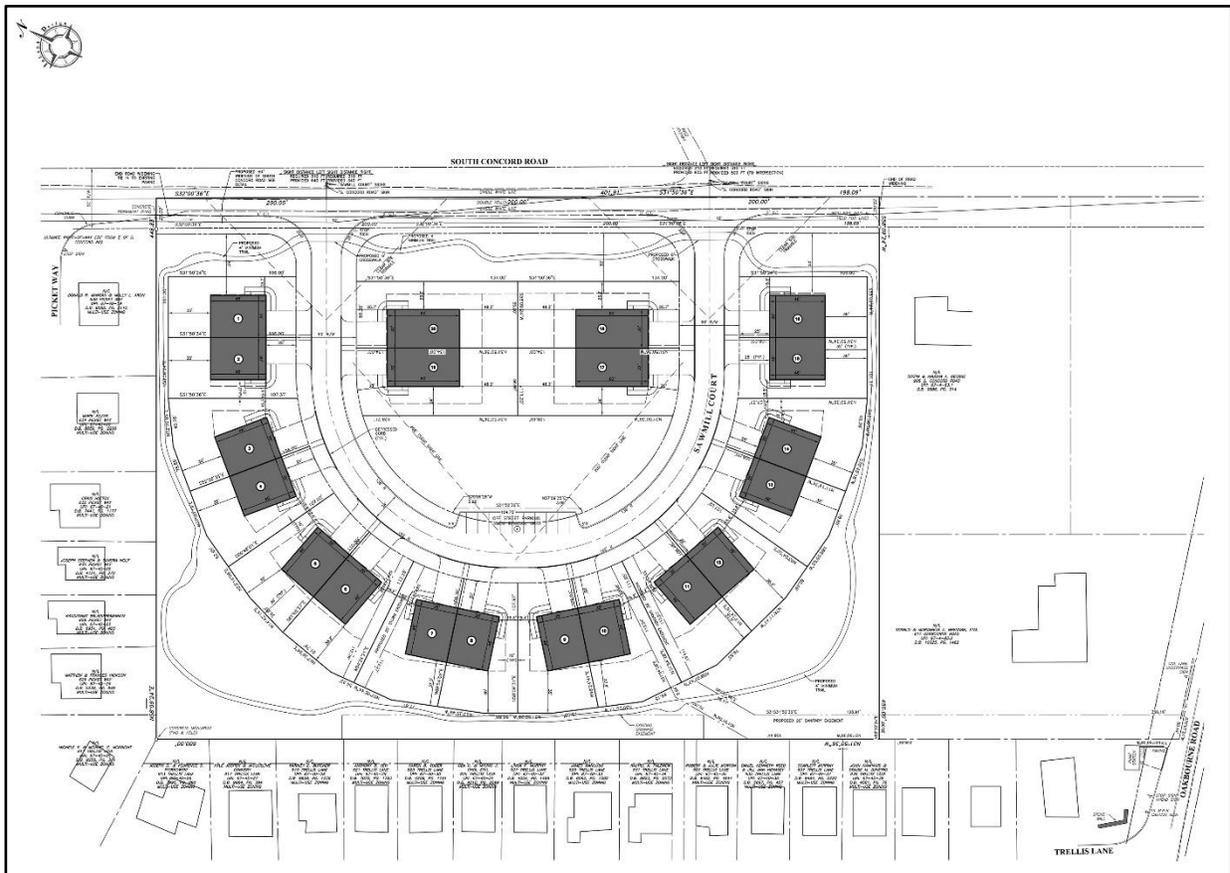
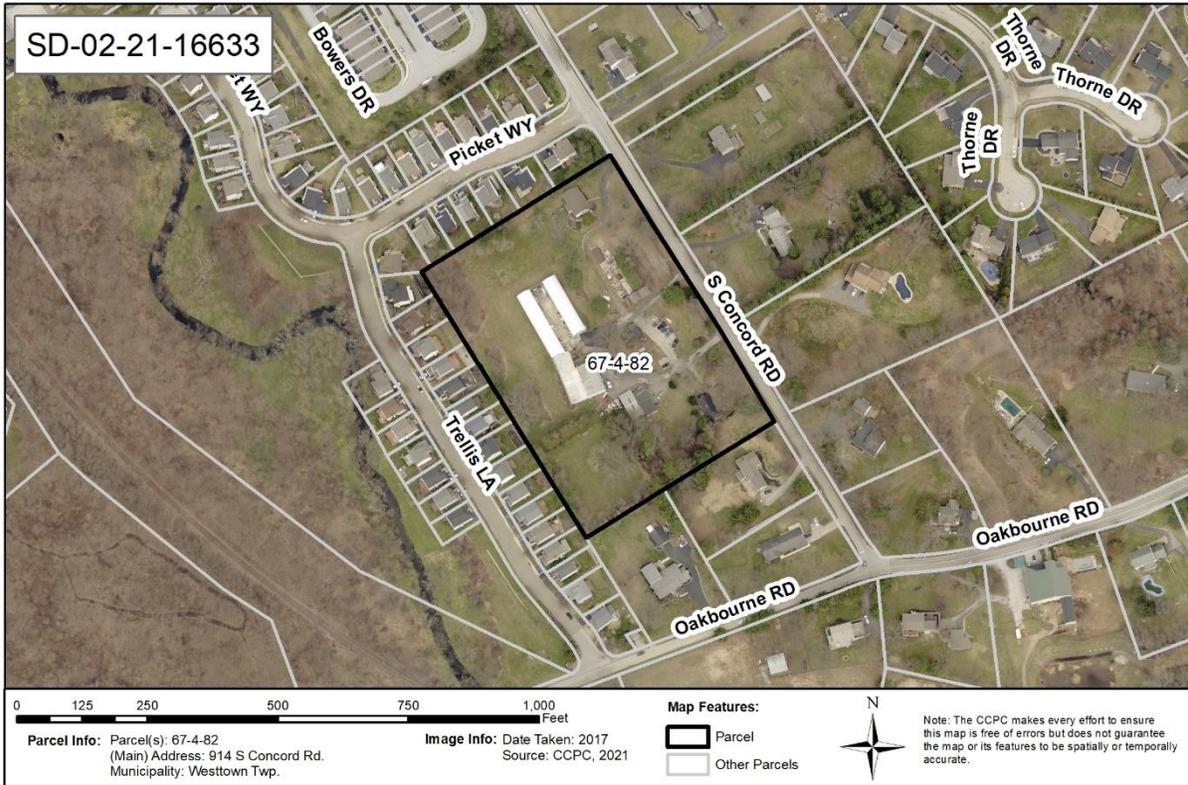
**PROJECT SUMMARY:**

Location: west side of South Concord Road, north of Oakbourne Road  
Site Acreage: 5.84  
Proposed Land Use: 20 Twin Residential Lots  
Municipal Land Use Plan Designation: Neighborhood Conservation  
UPI#: 67-4-82

**PROJECT SUMMARY:**

The applicant proposes the creation of 20 twin residential lots, 750 linear feet of public roadway, and 2.03 acres of private open space. The existing buildings will be removed. The project site, which will be served by public water and public sewer, is located in the M-U Multi-Use 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 4: Final Subdivision - Sawmill Court

**COUNTY POLICY:**

**LANDSCAPES:**

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

**WATERSHEDS:**

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

**PRIMARY ISSUES:**

3. Traffic Note 6 on Sheet 4 states that there are no sidewalks proposed along Sawmill Court. We recommend that sidewalks be provided along Sawmill Court. Sidewalks are an essential design element for new construction in the **Suburban Landscape**.
4. The site plan depicts the location of a walking trail around the perimeter of the site within the open space areas (a walking trail section detail is provided on Sheet 17). We also note that crosswalks will be provided. We recommend that, instead of the meandering trail along South Concord Road, the applicant and Township provide sidewalks and crosswalk areas along South Concord Road that extend to the adjoining parcels to the north and to the south, and link the walking trail to this sidewalk.

All trail corridor location and design details should be incorporated into the final plan, and we also recommend that any trails be constructed prior to the Township issuing any building occupancy permits for this development.

5. While we acknowledge that a subsurface infiltration basin will be provided in the central open space area (Open Space 'A'), we recommend that the applicant and Township consider providing community facilities, such as a tot lot or gazebo, within this open space area, to serve the residents of this subdivision.
6. We commend the layout of the townhomes along South Concord Road for having its primary entrance facing this public street. We recommend that the applicant treat these units with dual porches or wraparound porches on the front and side facades so they engage both street frontages in a pedestrian friendly manner.
7. We recommend that the applicant provide at least two variations in building design, such as changes in floor plans, fenestration patterns, facade articulation, and roof form. We also encourage variety in garage placements to deemphasize garage doors, and avoid garages dominating the streetscape and the front of the homes.

Page: 4  
Re: Final Subdivision - Sawmill Court  
# Westtown Township – SD-02-21-16633

8. A site plan note on Sheet 4 appears to indicate that the nine off-street parking spaces located on the south side of the central open space area will also be utilized as a snow removal area. If this is correct, then we suggest that the applicant and Township investigate the feasibility of providing separate designated snow disposal area(s) on this site. Designated parking areas should not be utilized for snow disposal.

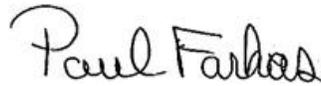
ADMINISTRATIVE ISSUES:

9. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
10. The site plan depicts the location of stormwater, sanitary, drainage, and snow removal easements. The details of these easements should be incorporated into the deeds of the affected lots.
11. 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.
12. The Waivers Requested table on Sheet 1 indicates that the applicant is requesting four waivers from the provisions of the Township Subdivision and Land Development Ordinance, including a waiver from the requirement of planting the required number of compensatory trees in Section 149-924.D(12)(b). 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.
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. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

Page: 5  
Re: Final Subdivision - Sawmill Court  
# Westtown Township – SD-02-21-16633

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

Sincerely,

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

Paul Farkas  
Senior Review Planner

cc: Huntrise Builders, LLC  
Inland Design, LLC  
Chester County Conservation District



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O’Leary, AICP  
Executive Director

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

April 21, 2021

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

Re: Final Subdivision - David Gregory  
# Willistown Township – SD-03-21-16691

Dear Ms. Slook:

A Final Subdivision Plan entitled "David Gregory", prepared by Howell Kline Surveying, LLC, and dated March 15, 2021, was received by this office on March 26, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

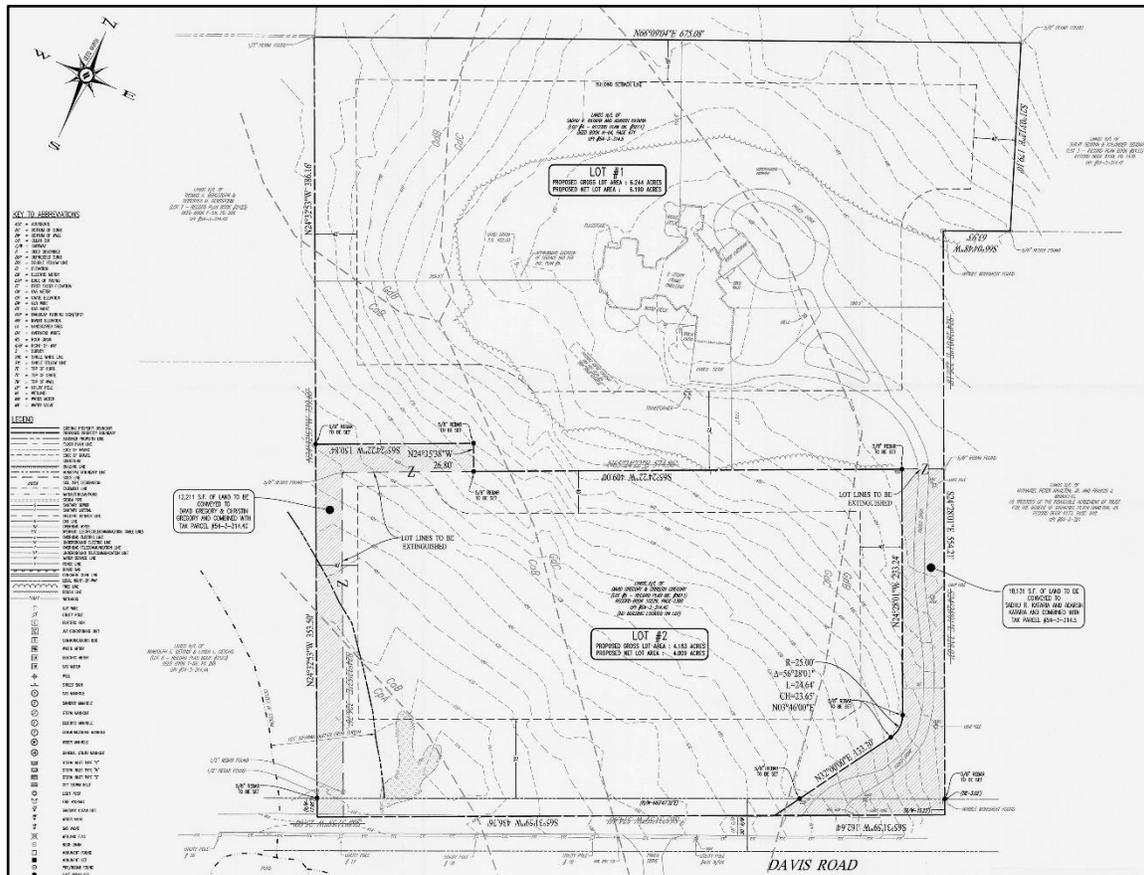
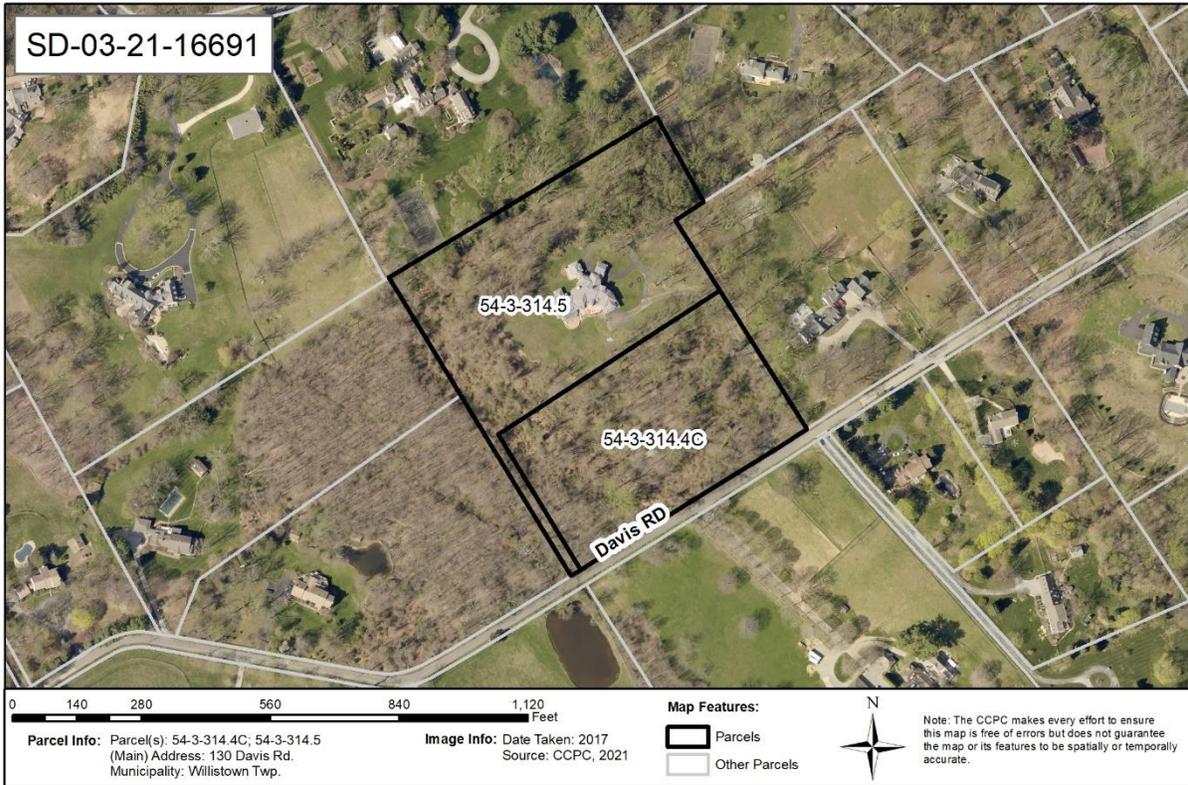
**PROJECT SUMMARY:**

Location: north side of Davis Road, west of Hillview Road  
Site Acreage: 10.43  
Lots/Units: 2 Lots  
Proposed Land Use: Single Family Residential  
Municipal Land Use Plan Designation: Rural/Agricultural/Preserved/Suburban Low Density  
UPI#: 54-3-314.5, 54-3-314.4C

**PROPOSAL:**

The applicant proposes two conveyances between two existing parcels. We note that the existing driveway entrance for UPI# 54-3-314.5 is situated on the portion of UPI# 54-3-314.3C that will be conveyed to UPI# 54-3-314.5. No development activity is proposed as part of the current plan submission. The project site is located in the RU Rural 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: Final Subdivision - David Gregory

Page: 3  
Re: Final Subdivision - David Gregory  
# Willistown Township – SD-03-21-16691

**COUNTY POLICY:**

**LANDSCAPES:**

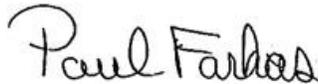
1. The project site is located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context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

**ADMINISTRATIVE ISSUES:**

2. The applicant is requesting two waivers from the final plan content provisions in Section 123-18.B 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.
3. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds 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 Willistown Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas  
Senior Review Planner

cc: David and Christin Gregory  
Howell Kline Surveying, LLC

# Proposed Plan and Ordinance Reviews





# ORDINANCE PROPOSALS

4/1/2021 to 4/30/2021

The staff reviewed proposals for:

	Total
Conditional Use Applications	1
Subdivision and Land Development Ordinance (SLDO) Amendments	3
Zoning Ordinance Amendments	6
<b>TOTAL REVIEWS</b>	<b>10</b>

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Charlestown Township	ZA-03-21-16682	4/5/2021	<b>Proposed - Zoning Ordinance Amendment</b> Revising the maximum height of principal buildings in all five TND Overlay districts from 45 feet to 35 feet.	Not Relevant
East Caln Township	ZA-03-21-16678	4/13/2021	<b>Proposed - Zoning Ordinance Amendment</b> Ordinance amending Ch. 225-10.B(3) to add new requirements for Townhouse dwelling units in the OC-3 Zoning District	Consistent
East Goshen Township	SA-03-21-16684	4/21/2021	<b>Proposed - SLDO Amendment</b> The Township proposes to amend its Subdivision and Land Development Ordinance and Zoning Ordinance by adding requirements for a Pipeline Awareness Study. Applicability requirements, content requirements, and municipal review standards are provided. Additionally, the proposed ordinance language requires the applicant to provide the pipeline operator a copy of the plans and applications filed with the Township.	Not Relevant
East Goshen Township	ZA-03-21-16686	4/21/2021	<b>Proposed - Zoning Ordinance Amendment</b> The Township proposes to amend its Subdivision and Land Development Ordinance and Zoning Ordinance by adding requirements for a Pipeline Awareness Study. Applicability requirements, content requirements, and municipal review standards are provided. Additionally, the proposed ordinance language requires the applicant to provide the pipeline operator a copy of the plans and applications filed with the Township.	Not Relevant

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Whiteland Township	ZA-03-21-16665	4/2/2021	<b>Proposed - Zoning Ordinance Amendment</b> The Township proposes to repeal Article XIX – Amendments in its entirety	Not Relevant
Londonderry Township	SA-03-21-16692	4/1/2021	<b>Proposed - SLDO Amendment</b> Submission of Electronic Plans and Recording of Final Plan	Not Relevant
West Nantmeal Township	ZA-04-21-16705	4/21/2021	<b>Proposed - Zoning Ordinance Amendment</b> Ordinance amending kennel provisions	Consistent
West Vincent Township	CU-03-21-16685	4/19/2021	<b>Proposed - Conditional Use</b> The applicant proposes the construction of a single-family dwelling on a 1.22 acre lot with steep slopes.	Consistent
West Vincent Township	SA-03-21-16695	4/26/2021	<b>Proposed - SLDO Amendment</b> Revise Definitions, add stormwater design provisions, revise street design provisions, revise street tree requirements and add reference to zoning ordinance for species selection, add general requirements for Plant Material, Revise Hitoric Features provisions and revise provisions related to the protection of vegetation throughout the construction process.	Consistent
West Vincent Township	ZA-03-21-16694	4/26/2021	<b>Proposed - Zoning Ordinance Amendment</b> Revisions to: Definitions, Design Standards for Greenway Lands of Section XIX, Design Standards for Parking, the General Standards for Raising Animals and Tree Protection, Water Resource Protection Overlay District provisions relating to Wetlands, Stream, Pond and Wetland Buffers and the Historic Preservation Overlay District of Article XXIV. A new Appendix is added which lists plants.	Consistent

**TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 5**

**TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 5**

# Ordinance Review Letters





# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

April 5, 2021

Linda Csete, Manager/Secretary  
Charlestown Township  
PO Box 507  
Devault, PA 19432-0507

Re: Zoning Ordinance Amendment – Maximum height in TND Overlay Districts  
# Charlestown Township - ZA-03-21-16682

Dear Ms. Csete:

The Chester County Planning Commission has reviewed the proposed zoning ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on March 19, 2021. 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. The maximum height for principal buildings in Traditional Neighborhood Development Overlay Districts 1 through 5 is revised from 45 feet to 35 feet.

## COMMENTS:

2. The proposed 35 foot maximum building height for principal buildings in the TND overlay districts is appropriate. The Township may want to consider a slight revision of the wording to read: “three stories or 35 feet”.
3. The Township should consider whether the proposed language will create a significant level of non-conformity in its TND districts.

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

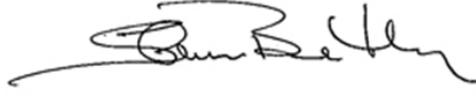
Page: 2

Re: Zoning Ordinance Amendment – Maximum height in TND Overlay Districts

# Charlestown Township - ZA-03-21-16682

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", with a long horizontal flourish extending to the left.

Glenn Bentley  
Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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West Chester, PA 19380-0990  
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April 14, 2021

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

Re: Zoning Ordinance Amendment - Requirements for Townhouse Dwellings in the OC-3 Zoning District  
# East Caln Township - ZA-03-21-16678

Dear Ms. Kelly:

The Chester County Planning Commission has reviewed the proposed East Caln Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on March 18, 2021. We offer the following comments to assist in your review of the proposed East Caln Township Zoning Ordinance amendment.

## DESCRIPTION:

1. East Caln Township proposes the following amendments to its Zoning Ordinance:
  - A. Amendment to the OC-3 Office, Commercial, Motel/Hotel Campus District to add "townhouse dwelling units" by conditional use;
  - B. The amendment would permit townhouses at a maximum density of six dwellings per building;
  - C. General requirements would be added, including:
    - The parcel site shall have a minimum gross lot area of 5 acres;
    - The parcel site shall be located 1.5 miles or less from a commuter train station;
    - The townhouse development shall be served by public water and public sewer;
    - A multimodal trail connection must be located at or near the townhouse dwellings;
    - The maximum density is 7.5 dwelling units per acre;
    - The maximum height for any building is 35 feet and three stories;
    - Townhouse dwellings may be designed as zero-lot-line units, and
    - Trails shall be located on the same parcel or near the townhouse dwellings.

## LANDSCAPES:

2. The East Caln Township OC-3 Office, Commercial, Motel/Hotel Campus Zoning District is located primarily 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 East Caln Township Zoning Ordinance amendment is consistent with the objectives of the **Suburban Landscape**.

COMMENTS:

3. We commend East Caln Township for including locational requirements for proposed townhouse developments that will encourage pedestrian activity and the use of public transportation.
4. We suggest that the Township clarify §225-10.G(1) "Requirements for townhouse dwelling units", "General Regulations" subsection (b), which states: "The lot shall be located 1.5 miles or less from a commuter train station." The Township should specify whether this is a straight-line dimension or describes a walking or driving route.

Additionally, the amendment requires that the townhouse site in the OC-3 District (as regulated in the amendment) must provide a minimum gross lot area of 5 acres and be located 1.5 miles or less from a commuter train station. Due to these potentially-limiting factors, the Township should verify that there are adequate potential sites in the Township that can meet these requirements.

5. Section 255-10.G(1)(d), which reads: "A multimodal trail connection must be located at or near the proposed townhouse dwelling units." It would be preferable to clarify the actual maximum distance that the multimodal trail connection must be located from the dwellings.
6. Subsection §225-10.G(2)(i), reads: "Trail connection. A minimum of 10 linear feet of multimodal trail shall be provided for every townhouse dwelling unit. Trails shall be located on the same parcel or near the townhouse dwelling units." The Township may wish to clarify whether a sidewalk may qualify as a multimodal trail (the Township's Zoning Ordinance is unclear on this matter). The Township should also specify the required minimum width of the multimodal trail. PennDOT's Design Manual 2-Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act (ADA) recommend that sidewalks be a minimum of 5 feet in width. Additional information on this topic is provided in the Pedestrian Facilities Design Element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: [www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm](http://www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm).
7. Because the townhouse dwellings must be within 1.5 miles of a commuter train station, applicants should provide dedicated bicycle parking at the townhouse sites. Bicycle storage areas should be located near building entrances and/or areas of pedestrian activity, and they should be enclosed or under a building overhang to provide shelter from the elements. Additional information on this topic is provided in the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: [www.chesco.org/documentcenter/view/27029](http://www.chesco.org/documentcenter/view/27029).
8. The amendment permits the townhouse land use is by conditional use in the OC-3 Office District. The Municipalities Planning Code permits the Board of Supervisors to "...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance." (Municipalities Planning Code, Section 913.2(a)). We recommend that the Township Board of Supervisors impose reasonable conditions when necessary to achieve superior designs.

Page: 3

Re: Zoning Ordinance Amendment - Requirements for Townhouse Dwellings in the OC-3 Zoning District

# East Caln Township - ZA-03-21-16678

9. We suggest that future applicants and the Township work to provide a percentage of affordably-priced housing units within proposed townhouses. “Live” Objective B of *Landscapes3* is to accommodate housing at costs accessible to all residents. Additionally, the County recently launched the A+ Homes initiative, that focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at: <https://www.chescoplanning.org/Housing/aPlusHomes.cfm>.
10. Prior to taking action on this amendment, the Township should ensure that the draft zoning ordinance amendment is generally consistent with its Comprehensive Plan, as set forth in Section 603(j) of the Pennsylvania Municipalities Planning Code. We note that page 51 in the East Caln Township Comprehensive Plan discusses the need for additional housing opportunities, and Action Plan Goal 1 on page 61, as part of the first Objective, recommends: “Create incentives for or adopt regulations to require developers to create integrated transportation and trail networks within employment centers, including pedestrian, bicycle and bus connections.”

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

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

Sincerely,

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

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

April 21, 2021

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

Re: Subdivision and Land Development Ordinance and Zoning Ordinance Amendments – Pipeline Awareness Study  
# East Goshen Township – SA-03-21-16684 and ZA-03-21-16686

Dear Mr. Smith:

The Chester County Planning Commission has reviewed the proposed Subdivision and Land Development Ordinance (SLDO) and Zoning Ordinance Amendments as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Sections 505(a) and 609(e), respectively. The referral for review was received by this office on March 22, 2021. We offer the following comments to assist in your review of the proposed amendments.

DESCRIPTION:

1. The Township proposes the following amendments to its SLDO:
  - A. Add definitions for the following terms to Section 205-7: hazardous liquid pipeline, and natural gas transmission pipeline; and
  - B. Add Section 205-40.1, Pipeline Awareness Study. The proposed ordinance language requires that a pipeline awareness study, prepared by a professional engineer licensed in the Commonwealth of Pennsylvania, shall be submitted as part of a preliminary plan submission for any land development, as part of a tentative plan submission for a planned residential development (PRD), or for one of the uses permitted by conditional use that is listed in this section, where the tract is located within 660 feet of the centerline of any hazardous liquid pipeline or natural gas transmission pipeline. Content requirements for the study, along with municipal review standards of the study, are also provided. Furthermore, the proposed ordinance language requires the applicant to provide the pipeline operator a copy of the plans and applications filed with the Township.
  
2. The Township also proposes the following amendments to the conditional use standards set forth in Section 240-31 of the Township Zoning Ordinance:
  - A. Add a requirement to Section 240-31.B(3) that a pipeline awareness study is required for the list of uses permitted by conditional use in this section (we note that this list is identical to the list of conditional uses identified in proposed Section 205-40.1 of the Township SLDO); and
  - B. Add the following sentence to the end of Section 240-31.B.(7): “The Board shall require an applicant to submit a Pipeline Awareness Study for the uses specified in Section 240-31.B(3).”

Page: 2

Re: Subdivision and Land Development Ordinance and Zoning Ordinance Amendments – Pipeline Awareness Study

# East Goshen Township – SA-03-21-16684 and ZA-03-21-16686

3. We acknowledge that the March 22, 2021 cover letter indicates that this draft Ordinance was developed by the Township Planning Commission with consultation and input from Township Staff, the Township Solicitor, and the Township’s Pipeline Task Force Committee.

COMMENTS:

4. According to our copy of the Township SLDO, the existing development and design standards for utility and drainage easements are set forth in Section 250-70; we note that Section 205-70.A states that there shall be a minimum distance of 50 feet, measured in the shortest distance between any proposed dwelling unit and any petroleum products or natural gas transmission line which traverses the subdivision. We suggest that the Township consider adopting the model ordinance standards for plan submission, buffering and setback requirements for new development from transmission pipelines provided on the County Planning Commission’s Pipeline Information Center website. The model ordinance language, which is intended to be enacted as part of a municipal SLDO, is available at: <https://www.chescoplanning.org/pic/pdf/ResourcesGaadtDevStnds.pdf>.

The model ordinance recommends that new residential buildings and all new commercial, industrial and institutional uses other than those surface uses affiliated with transmission pipelines shall be set back a minimum of three hundred (300) feet from any existing or proposed transmission pipeline right-of-way (Section 2.B.(1)).

5. We also suggest that the Township consider adopting the model ordinance standards for surface land uses affiliated with transmission pipelines. This model ordinance, which is intended to be enacted as part of a municipal zoning ordinance, is available at: <https://www.chescoplanning.org/pic/pdf/ResourcesGaadtSurfLandUse.pdf>.

6. While 660 feet is a standard consultation zone distance used for natural gas transmission pipelines, it is our understanding that the consultation zone distance for natural gas liquids can go up to 1,000 feet depending on circumstances such as the product and the size of the line. However, the 660 foot distance is often used for all transmission pipelines for new development proposed near transmission pipelines, as noted in the model ordinance language provided on the County Planning Commission’s Pipeline Information Center website, and we view this as reasonable distance if a single standard is to be applied. The reasoning behind the 660 foot distance is provided at: <https://www.chescoplanning.org/pic/pdf/ResourcesGaadtImpactRad.pdf>.

7. We recommend that the Township, in its review of the proposed ordinance language, examine the Pipeline Information Center website for additional information on high consequence areas, which are defined by the density of population or types of uses next to pipelines, and may be applicable to several of the higher intensity uses that are being addressed in the proposed ordinance standards: <https://www.chescoplanning.org/pic/HCA.cfm>.

8. The Township’s March 22, 2021 cover letter contained an inquiry about whether certain types of development should be exempt from the requirements to prepare a pipeline awareness study. We note that Section 2.B(3) of the model ordinance language discussed in comment #4 requires mitigation measures to be used for “land uses with high on-site populations,” and lists examples of those land uses within the same section. These measures typically apply to uses where a large number of people live, work, or do business on a regular basis.

Given the extensive list of uses identified in the draft ordinance, along with the number of transmission pipelines going through the Township, we suggest that the Township determine how

Page: 3

Re: Subdivision and Land Development Ordinance and Zoning Ordinance Amendments – Pipeline Awareness Study

# East Goshen Township – SA-03-21-16684 and ZA-03-21-16686

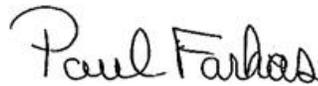
often the requirement for preparing a pipeline awareness study will occur, and its potential impact on a wide range of applicants.

9. The Township should determine the long-term ramifications if there are any issues regarding the transmission pipeline that are contrary to the findings set forth in the study, including any liability on the applicant and the individual(s) that prepared the pipeline awareness study.
10. For clarity purposes, we suggest that the Township identify any specific qualifications required for the individual(s) that will be preparing the pipeline awareness study, in addition to being an engineer licensed in the Commonwealth of Pennsylvania.

**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 and Zoning Ordinance amendments.**

We request an official copy of the decision made by the Township Supervisors, as required by Section 505(b) and Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,



Paul Farkas  
Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

April 2, 2021

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

Re: Zoning Ordinance Amendment – Repeal Article XIX - Amendments  
# East Whiteland Township – ZA-03-21-16665

Dear Mr. Barner:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on March 12, 2021. We offer the following comments to assist in your review of the proposed amendment.

## DESCRIPTION:

1. The Township proposes to repeal Article XIX – Amendments in its entirety.

## COMMENTS:

2. While it is our understanding that the rationale for this amendment is that some of the existing provisions are redundant, or inconsistent with the requirements in the PA Municipalities Planning Code (MPC), Article XIX addresses topics that are typically found in a municipal zoning ordinance. Rather than repealing this Article in its entirety, we suggest for clarity purposes that the Township provide amended language that make an appropriate reference to the public hearing requirements in the MPC (for example, “all public hearings shall be conducted in accordance with the PA Municipalities Planning Code”). Additionally, consideration should be provided for maintaining a reference indicating that the fees for applications to amend the zoning ordinance or zoning map shall be in accordance with the fee schedule adopted by resolution of the Board of Supervisors.
3. If the Township still desires to repeal Article XIX in its entirety, then consideration should be given to incorporating these items within Article XVII – Administration. This would eliminate any potential MPC conflicts with the public hearing language, as well as incorporating elements of the existing standards that the Township may still want to include in the Zoning Ordinance.

Page: 2

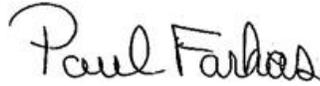
Re: Zoning Ordinance Amendment – Repeal Article XIX - Administration

# East Whiteland Township – ZA-03-21-16665

**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,

A handwritten signature in cursive script that reads "Paul Farkas".

Paul Farkas  
Senior Review Planner



# THE COUNTY OF CHESTER



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Josh Maxwell  
Michelle Kichline

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April 1, 2021

Janice H. Hearne, Secretary  
Londonderry Township  
103 Daleville Road  
Cochranville, PA 19330

Re: Subdivision and Land Development Ordinance Amendment - Submission of Electronic Plans and Recording of Final Plan  
# Londonderry Township - SA-03-21-16692

Dear Ms. Hearne:

The Chester County Planning Commission has reviewed the proposed Londonderry 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 March 11, 2021. We offer the following comments to assist in your review of the proposed Subdivision and Land Development Ordinance amendment.

## DESCRIPTION:

1. Londonderry Township proposes the following amendments to its Subdivision and Land Development Ordinance:
  - a. The definition of "PLAN –RECORDED" is to be amended to specify that it is a final plan, with accompanying documents as required by the Township, which has been recorded by the Township in the Office of the Recorder of Deeds of Chester County.
  - b. The submission requirements for preliminary and final plans are to be amended to require applicants to submit the plans in specified electronic formats, or by another media or electronic method acceptable to the Township.
  - c. Procedures regarding the recording of final plans are to be amended to require an electronic copy of the approved final plan that is eligible for recording, including all supporting documents, to be provided to the Township in "PDF" format for archival purposes.
  - d. Procedures for the submission of an approved final plan to the Chester County Planning Commission and to the County Recorder of Deeds are to be updated.

## COMMENTS:

2. The proposed amendments generally appear to reflect the use of current digital plan processing technologies. We note that the amendment also allows the Township to require submissions to be "...by another media or electronic method acceptable to the Township." While this language will presumably permit the Township and the applicant to utilize newer forms of digital technologies in the future, we suggest that the Township Engineer verify that the specific language in the proposed amendment is consistent with current engineering practices.

Page: 2

Re: Subdivision and Land Development Ordinance Amendment - Submission of Electronic Plans and Recording of Final Plan

# Londonderry Township - SA-03-21-16692

3. The procedures for the submission of an approved final plan to the Chester County Planning Commission and to the Office of the Recorder of Deeds of Chester County are consistent with the requirements of the Pennsylvania Municipalities Planning Code, and are appropriate.

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

We request an official copy of the decision made by the Londonderry 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

cc: Stacey L. Fuller, Londonderry Township Solicitor



# THE COUNTY OF CHESTER



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Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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April 21, 2021

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

Re: Zoning Ordinance Amendment – Kennels and Animal Shelters  
# West Nantmeal Township - ZA-04-21-16705

Dear Ms. Kolpak:

The Chester County Planning Commission has reviewed the proposed West Nantmeal Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on April 13, 2021. 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, including:
  - A. Revise its regulations relating to kennels and animal shelters, by removing these land uses from the R-1 Agricultural Preservation District, and allowing them in the C-1 Village Commercial District and in the I-1 Limited Industrial District, by conditional use;
  - B. Revise lot area requirements (minimum lot area requirements are proposed to range from five acres for facilities housing 10-20 animals, 10 acres for facilities with 21-100 animals, and 20 acres for facilities over 100 animals);
  - C. Revise setback requirements;
  - D. Add regulations regarding maximum structure size (9,000 square feet), and
  - E. Add regulations regarding outdoor runs, storage areas, odor control, incineration, etc.

## LANDSCAPES:

2. The C-1 Village Commercial District in West Nantmeal Township is located primarily within the **Rural** and **Urban Center Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan; the I-1 Limited Industrial District in West Nantmeal Township is located within the **Rural Landscape**. 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 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

Page: 2  
Re: Zoning Ordinance Amendment – Kennels and Animal Shelters  
# West Nantmeal Township - ZA-04-21-16705

should be provided and integrated into the public transportation and roadway systems. The proposed West Nantmeal Township Zoning Ordinance amendment is consistent with the objectives of the **Rural Landscape** and the **Urban Center Landscape**.

COMMENTS:

3. The Township should consider any potential impacts the proposed amendment might have on accessory kennels associated with veterinarian care outside of the Limited Industrial and Village Commercial districts; this may be of consequence because veterinary hospitals are permitted by special exception in the R-1 Agricultural Preservation District and in the R-2 Rural Residential District.
4. We recommend that kennels and animal shelters be provided with public water and sewer facilities, especially for the facilities that accommodate over 21 animals.
5. The proposed ordinance amendment requires minimum parcel sizes that range from five to 20 acres, and some of the setbacks require 150 feet (Section 731.B.(2), Section 731.B.(3), Section 731.B.(6)(b), and Section 731.B.(9)). Due to some of the lot sizes in the Village Commercial districts that appear to be relatively-small, the Township should investigate whether there will be an adequate number of parcels that can meet the requirements of the proposed ordinance amendment.
6. Portions of the C-1 Village Commercial District in West Nantmeal Township are located within the **Urban Center Landscape** designation of [Landscapes3](#), which is located to the east of Elverson Borough's **Urban Center Landscape** area. We recommend that the Township strive to mitigate potential adverse effects on neighboring areas when the Township reviews conditional use applications for kennels or animal shelters in the **Urban Center Landscape**. As part of the conditional use process, the Pennsylvania Municipalities Planning Code permits the Board of Supervisors to "...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance." (Municipalities Planning Code, Section 913.2(a)).

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

Sincerely,



Wes Bruckno, AICP  
Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O’Leary, AICP  
Executive Director

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April 19, 2021

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

Re: 1871 Kimberton Road  
# West Vincent Township - CU-03-21-16685

Dear Ms. Shillenn:

A conditional use plan entitled "1871 Kimberton Road", prepared by HNT Engineering & Surveying, and dated February 25, 2021, was received by this office on March 22, 2021. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code as amended, our comments are offered as a planning service at the request of West Vincent Township. This review does not replace the need for an official referral by West Vincent Township of a preliminary or final subdivision or land development plan, as required by the Pennsylvania Municipalities Planning Code if required.

**PROJECT SUMMARY:**

Location:	North side Kimberton Rd., west of Township Line
Site Acreage:	1.22
Lots/Units:	1 unit
Proposed Land Use:	Single-Family Residence
Municipal Land Use Plan Designation:	Low Density Residential PRCP
UPI#:	25-5-34.1A

**PROPOSAL:**

The applicant proposes the construction of a single-family dwelling on a 1.22 acre lot with steep slopes. The project site, which will be served by on-site water and sewer, is located in the KV-Kimberton Village zoning district.

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

**LANDSCAPES:**

1. While the project site is located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan, we note that this site is immediately adjacent to the **Suburban Landscape** that extends from Kimberton Village in East Pikeland Township. 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. Construction of a single family dwelling 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 French Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: implementation of comprehensive stormwater management, protection of water quality from nonpoint source pollutants, and protection of vegetated riparian corridors. **Watersheds** can be accessed at [www.chesco.org/water](http://www.chesco.org/water).



Detail of Sheet 1 of the plan

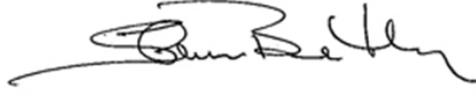
PRIMARY ISSUES:

3. The material submitted for our review does not appear to meet the content requirements of Section 1705.A of the Zoning Ordinance, specifically a site plan of the property with the areas of Prohibitive and/or Precautionary Slope, which would serve as the basis to determine whether the proposed activity is permitted under the provisions of Section 1700 and 2711. The applicant should review the minimum requirements for a conditional use submission in Sections 1700 and 2711 of the Zoning Ordinance to ensure that their submission is consistent with those requirements.

Page: 4  
Re: 1871 Kimberton Road  
# West Vincent Township - CU-03-21-16685

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

Sincerely,

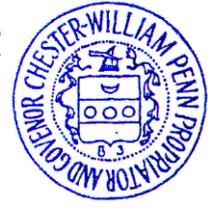
A handwritten signature in black ink, appearing to read "Glenn Bentley", with a long horizontal flourish extending to the left.

Glenn Bentley  
Senior Review Planner

cc: Rotelle Development Company Attn: Stephanie Clark  
HNT Engineering and Surveying  
John Carson



# THE COUNTY OF CHESTER



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Josh Maxwell  
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April 26, 2021

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

Re: Subdivision and Land Development Ordinance Amendment – Various Amendments  
# West Vincent Township - SA-03-21-16695

Dear Ms. Shillenn:

The Chester County Planning Commission has reviewed the proposed 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 March 30, 2021. We offer the following comments to assist in your review of the proposed Subdivision and Land Development Ordinance Amendment.

## DESCRIPTION:

1. West Vincent Township proposes the following amendments to its Subdivision and Land Development Ordinance:
  - A. The definitions for the following terms are revised: BEST MANAGEMENT PRACTICES (BMP), CALIPER, DBH (DIAMETER AT BREAST HEIGHT), EARTH DISTURBANCE ACTIVITY, SPECIMEN TREE and WETLAND OR WETLANDS;
  - B. Add roof drain requirements to Section 610.G.2.k and add Stormwater Management Design criteria to Section 610.G.3.g;
  - C. Section 611.B.2.a related to Street widths is revised and expanded;
  - D. The Street Tree standards of Section 611.J are revised, the species list is removed and a reference is added to an approved plantings list in the Appendix of the zoning ordinance;
  - E. The Seeding and Landscaping provisions of Section 614 are expanded by adding a new subsection entitled General Requirements for Plant Material;
  - F. The Historic Features provisions of Section 617 is expanded for clarification of intent, and
  - G. The provision to protect vegetation throughout the construction process of Section 705.B.1 is expanded for clarity.

This submission was accompanied by a Zoning Ordinance amendment that will be reviewed separately as ZA-03-21-16694.

Page: 2

Re: Subdivision and Land Development Ordinance Amendment – Various Amendments

# West Vincent Township - SA-03-21-16695

COMMENTS:

2. The revisions to the Street Tree provisions of Section 611.J do not include the number of the appendix in the zoning ordinance and refer to it as either the “Recommended plant” list or the “Approved Plantings List”. The number and name of this appendix should be decided and references to it should be consistent; this recommendation was also made in our review of proposed zoning amendments.
3. We endorse the reduction in cartway width as proposed in Section 611 Streets. Narrower streets reduce: impervious coverage, stormwater management capacities, construction costs, maintenance costs, average vehicle speed and a variety of other impacts. Local emergency service providers should review all land development proposals to verify that the narrower widths will not negatively affect access for their vehicles, because of specific local conditions.

**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, appearing to read "Glenn Bentley", with a long horizontal flourish extending to the left.

Glenn Bentley  
Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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Government Services Center, Suite 270  
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April 26, 2021

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

Re: Zoning Ordinance Amendment – Various Amendments  
# West Vincent Township - ZA-03-21-16694

Dear Ms. Shillenn:

The Chester County Planning Commission has reviewed the proposed zoning ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on March 30, 2021. We offer the following comments.

## DESCRIPTION:

1. The Township proposes the following amendments to its zoning ordinance:
  - A. Revised Definitions for the terms: CLEAR CUT, EARTH DISTURBANCE ACTIVITY, Specimen Tree, WETLANDS and WOODLAND are added to Section 202, Definition of Terms;
  - B. Section 1901.B Purposes of the Design Standards for Site Planning and Greenway Lands within Residential Developments is revised to add “specimen trees” to the unique natural features to be protected, and the Uses and Improvement on Greenway Lands are revised to clarify Section 1902.B, codifying and adding a provision related to setbacks from water features for Pasturing animals in Section 1902.C, Section 1902.G is deleted;
  - C. Specimen trees are added to Section 1903.A;
  - D. The provisions of Section 1905.D are removed and replaced related to the adoption of a Maintenance and Operations Plan for Greenway Lands and includes a reference to a document added to the Appendices of the zoning ordinance;
  - E. The design standards of Section 2102 related to Parking are revised by adding a subsection to Section 2102.C.5 addressing curbing in parking lots, and increasing the required number of parking spaces for dwelling units with 3 or more bedrooms and multi-family to 3 parking spaces, and an exception to this requirement is also added;
  - F. The first provision of Section 2106.A.1 Landscaping and Screening is revised to add a reference to the approved plant list included in the Appendix of the zoning ordinance;
  - G. The provisions of Section 2106.A are revised related to landscaping in parking areas, utilizing existing plantings and credit for such and the spacing of shade trees;

- H. The provisions of Section 2220 are revised to codify the existing and proposed provisions, add a 150 foot setback requirements for stored animal wastes from water features, such as streams, lakes, ponds or wetlands and a 35 foot setback for pasture area from the same features;
- I. The Tree Protection provisions of Section 2231 are revised related to: the minimum diameter at breast height for Hickory and Maple species Specimen Trees, add a provision that requires protection of Specimen Trees at construction sites and clarify the Tree Replacement requirements for Specimen Trees and Tree Protection Zone provisions;
- J. The Wetland Margin provisions of Section 2305.B is extended to 150 feet and the Buffer provisions of Section 2307 are revised for Streams, Ponds and Wetlands;
- K. The provisions related to Historic Resource Impact Studies are revised to expand the applicability criteria and the study content requirements, describe proposed changes and explain mitigation measures that would offset impacts of a project.
- L. The proposed amendment would also add an appendix entitled “Plant List”.

This submission was accompanied by a Subdivision and Land Development Ordinance amendment that will be reviewed separately as SA-03-21-16695.

COMMENTS:

- 2. We support the Township for their efforts to protect natural and historic resources which support the Landscapes<sup>3</sup> goals of “Protect” and “Appreciate.”
- 3. We note from the proposed revisions to the Landscaping and Screening requirements of Section 2106.A.1, that the list of plants to be added to the Appendices of the Zoning Ordinance are to be considered approved by the wording of the revision. We suggest that the title of the added appendix be revised to “Approved Plant List” to be consistent with the proposed ordinance language. We also note that the Appendices already include a list entitled “Native Plant Species” as Appendix C. The amendment should indicate if Appendix C will remain in the Ordinance or be deleted and an appendix number should be specified for the proposed appendix.
- 4. The proposed Appendix includes language specifying that Shade Trees have a minimum caliper diameter of 2.5 inches, the existing language in Section 2106.A.4(b) requires a 2 inch caliper for deciduous shade trees in parking lots and in Section 2231.C.1.a(1) for Replacement of trees. The Township should verify that this is consistent with its intent.
- 5. The Greenway Maintenance Standards revisions of Section 1905.D.1, should include an Appendix number for the reference document listed in that provision.
- 6. The Township Solicitor should review the proposed amendment to ensure consistency with the State’s ACRE legislation, particularly in regard to the timber harvesting standard in Section 2307. This section should be codified as Section 2307.D.

Page: 3

Re: Zoning Ordinance Amendment – Various Amendments – Adding an Appendix

# West Vincent Township - ZA-03-21-16694

**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,

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

# Act 537 Reviews

# Major Revisions



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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April 14, 2021

Carol DeWolf, Chairman  
Westtown Township Board of Supervisors  
1039 Wilmington Pike  
West Chester, PA 19382

Re: Westtown Township Official Sewage Facilities Plan

Dear Ms. DeWolf:

The Chester County Planning Commission (CCPC) has reviewed the Draft 537 Plan dated February 2021 as required by Section 71.31(b) of the Pennsylvania Sewage Facilities Act (Act 537). The Plan was prepared by Carroll Engineering Corporation. The Plan was received on March 3, 2021.

While the Plan addresses future sewage disposal needs for the entire Township, the main focus is on those properties that are continuing to utilize on-lot disposal systems, and the success of the Township sewage management program in maintaining systems so that they function properly. The Planning Commission supports this plan, but also recommends that it should be reevaluated regularly to reflect changes in the needs of the Township as they may develop, specifically the potential need for addressing on-lot systems in the eastern portion of the Township, where lot sizes would generally prohibit new or replacement on-lot systems.

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

A. Consistency with the County Comprehensive Plan – *Landscapes3*:

1. Consistency of the Plan with *Landscapes3* - Westtown Township is primarily defined as the Suburban Landscape, with a small portion of the southwest corner of the Township located in the Rural Landscape. The township also contains areas located in the Natural Features Overlay. The Act 537 Plan is generally consistent with the policies of *Landscapes3*, as they relate to the Suburban Landscape, which supports the utilization of both on-lot and public sewer infrastructure. As presented, the Plan, as proposed is generally consistent with the goals and policies of *Landscapes3*.

2. Consistency of Selected Alternative with *Landscapes3* - The selected alternative for Westtown Township is to continue use of on-lot systems, wherever possible, continuing to implement the septage management plan and ordinance, and to ensure that on-lot systems are maintained and functioning properly. The proposed alternative is generally supported by *Landscapes3* Connect goal, which supports efficient and reliable utility infrastructure systems that responsibly serve thriving and growing communities. As noted above, this alternative is generally consistent with the goals and policies of *Landscapes3*. The use of both public and on-lot disposal systems is consistent with the vision for the Suburban Landscape in *Landscapes3*. The use of on-lot sewage disposal is consistent with the vision for the Rural Landscape in *Landscapes3*. According to the County's Comprehensive Plan, land application of treated wastewater is encouraged in Protect recommendations 6 and 8, which support innovative practices for improved water quality and supporting municipal on-lot sewage management programs, respectively.

The Planning Commission recommends that the Township continue to study portions of the township that have aging systems and/or are located on smaller lots that will likely require public sewer, due to future need, lack of replacement areas, and available access to the Township's public system and available capacity remaining with West Goshen at their treatment facility.

3. *Watersheds*, the water resources element of the County comprehensive plan, identifies Objective 7.2 of Goal 7, "concentrate planned utility service areas to support designated growth areas," to be achieved through key strategies such as the extension of community wastewater facilities in designated growth areas. As such, Westtown Township, through this Act 537 Plan, intends to maintain the use of on-lot systems to the greatest extent practicable, and limiting the expansion of public sewer throughout the township. As presented, the goals for wastewater in Westtown Township are somewhat consistent with those of *Watersheds*.

#### B. General Comments:

1. According to the National Pipeline Mapping System (NMPS), the township contains multiple pipeline corridors. While the location of these corridors does not preclude development along the pipeline corridor itself, there may be special steps that can avoid negative impacts or interactions between the public and the pipeline. The Planning Commission recommends contacting the pipeline operators to coordinate any future construction activities. Contact information for operators in your area by going to the Chester County Pipeline Information Center website <http://www.landscapes2.org/pipeline/Operators.cfm> and linking to the corresponding company.
2. Please update the information to include *Landscapes3* the County Comprehensive, which was adopted in 2018 or the *Watersheds* the County's Integrated Water Resources Plan, adopted in 2002.

3. The text does not include population data which should be added to the plan. Population data for both Chester County and Westtown Township are posted on the Planning Commission's website at <https://www.chescoplanning.org/Resources/Data/10-1.cfm> . If you need assistance, please contact Jake Michael, the Planning Commission's demographer at [jmichael@chesco.org](mailto:jmichael@chesco.org).
4. The Planning Commission supports those comments presented by the Chester County Health Department.

Thank you for the opportunity to offer comments on this plan. We trust that these comments will be of assistance to you as you prepare the final document for submission to PA DEP. The Planning Commission recommends approval of the Plan once all comments have been addressed. We also recommend that the Township continue to collect supplemental data to assess the extension of the township's public systems, to areas of need in the Township. If you have any questions, please contact me at 610-344-6285.

Sincerely,



Carrie J. Conwell, AICP  
Senior Environmental Planner

cc: Elizabeth Mahoney, PA DEP  
Matt Skiljo, Chester County Health Department  
Jon Altshul, Township Manager  
William Malin, P.E., Carroll Engineering Corporation

# Minor Revisions



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

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

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

Project Name & Municipality Swedesford Road Low Pressure Sewer Extension, East Whiteland Township

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

1. Date plan received by county planning agency. February 26, 2021
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency April 19, 2021

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

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscape3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Suburban Landscape. The vision for the Suburban Landscape is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Both on-lot and public sewer systems are supported in this landscape.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as Exceptional Value Waters, Valley Creek. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact:
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known historical or archaeological resources be impacted by this project? <b>Not Known.</b> If yes, describe impacts
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Is there a county or areawide zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	10. Does this proposal meet the zoning requirements of the ordinance? <b>N/A</b>

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

11. Have all applicable zoning approvals been obtained? **N/A**
12. Is there a county or areawide subdivision and land development ordinance? **No**
13. Does this proposal meet the requirements of the ordinance? **N/A**  
If no, describe which requirements are not met
14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?  
If no, describe inconsistency
15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? **Not known** If yes, describe
16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?  
If yes, is the proposed waiver consistent with applicable ordinances. **Not Known**  
If no, describe inconsistencies
17. Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? 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. ConwellTitle: Senior Environmental Planner

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

Date: 4/19/2021Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

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

Per discussion with the project consultant, PA DEP has not assigned a Code # for this Component 3m.

PC53-04-21-16720

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  
John Neild, East Whiteland Township Director of Public Works  
John Nagel, East Whiteland Township  
William Bohner, Jr., Arro Group



**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 Grech Subdivision, Penn Township

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

1. Date plan received by county planning agency. March 26, 2021
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency April 06, 2021

**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?<br>If no, describe goals and objectives that are not met   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 4. Is this proposal consistent with the use, development, and protection of water resources?<br>If no, describe inconsistency   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact: <u>Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, although it does not appear that any proposed development activity will encroach upon them. The applicant should be aware that placement of fill in wetlands is regulated by Section 404 of the Clean Water Act (1977) and PA DEP Chapter 105 Rules and Regulations.</u>              |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 7. Will any known historical or archaeological resources be impacted by this project? <b>Not Known.</b><br>If yes, describe impacts   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project?   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance?  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 10. Does this proposal meet the zoning requirements of the ordinance? <b>N/A</b>  |

Yes	No	SECTION C. AGENCY REVIEW (continued)	
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- |                                     |                                     |     |  |
|-------------------------------------|-------------------------------------|-----|--|
| <input type="checkbox"/>            | <input type="checkbox"/>            | 11. | Have all applicable zoning approvals been obtained? <b>N/A</b>   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 12. | Is there a county or areawide subdivision and land development ordinance? <b>No</b>  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 13. | Does this proposal meet the requirements of the ordinance? <b>N/A</b><br>If no, describe which requirements are not met  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 14. | Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?<br>If no, describe inconsistency   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 15. | Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? <b>Not known</b> If yes, describe   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 16. | Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?<br>If yes, is the proposed waiver consistent with applicable ordinances. <b>Not Known</b><br>If no, describe inconsistencies  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 17. | Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>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, AICPTitle: Senior Environmental Planner

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

Date: 4/6/2021Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

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

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

PC53-04-21-16698

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  
Alexander Grech, Site Contact  
Caitlin Ianni, Penn Township  
Kenneth Crossan, Crossan-Raimato, Inc

# Discussion and Information Items



# Open Space

# Environment & Infrastructure

# Environment & Infrastructure Division

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April 2021

## Multimodal Transportation Fund Awards

On April 16th, Governor Wolf announced the latest award recipients for the PennDOT version of the Multimodal Transportation Fund. Chester County recipients include 4 projects totaling \$6,222,500:

- Kennett Township - \$2.19 million to address the safety concerns and congestion of a "5-Points" intersection by replacing it with a roundabout;
- West Brandywine Township - \$1.69 million for embankment stabilization, drainage, and roadway reconstruction of a section of Pratts Dam Road;
- West Nottingham Township - \$842,500 for improvements to the main signalized intersection at PA 272/ Old Baltimore Pike in West Nottingham Township;
- Valley Township - \$1.5 million for the reconstruction of a collapsed portion of Wagontown Road.



*PA 272 / Old Baltimore Pike intersection in West Nottingham.*

For the complete list of awards statewide, please refer to the PennDOT press release: <https://www.penndot.gov/pages/all-news-details.aspx?newsid=834>

At a meeting held April 21<sup>st</sup>, the Commonwealth Financing Authority released their list of approved projects for the PA DCED version of the Multimodal Transportation Fund for which applications were due July 31, 2021. Chester County recipients include 5 projects totaling \$1,883,330:

- Borough of Kennett Square- Kennett Greenway Connectors - Birch Street and Magnolia Underpass- \$400,000
- West Vincent Township - Fellowship Trail- \$233,330
- Coatesville- Coatesville Train Station Parking Facility - \$650,000
- Uwchlan Township- Peck Road Culvert- \$350,000
- Borough of Phoenixville- Mowere Rd. Project- \$250,000

All projects approved by the CFA statewide may be found here: <https://dced.pa.gov/download/Approved%20Projects%202021-04-21%20%E2%80%93%20Multimodal%20Transportation%20Program/?wpdmdl=88896>

## Greenway Trails Recreation Program Awards

At their April 21<sup>st</sup> meeting, the Commonwealth Financing Authority also released their list of approved projects for the Greenway, Trails, and Recreation Program. Chester County recipients include 4 projects totaling \$472,500:

- West Chester Borough - Everhart Park Playground Rehab - \$175,000
- Uwchlan Township - Senior Park Development - \$175,000
- Phoenixville Borough - Pedestrian Bridge installation - \$87,500
- West Vincent Township - Parks and Trails Master Plan- \$35,000

Funding for this program is provided by the Marcellus Legacy Fund which was created by Act 13 to provide for the distribution of unconventional gas well impact fees to counties, municipalities and commonwealth agencies. The full list of Act 13 approved projects statewide may be found here:

<https://dced.pa.gov/download/Approved%20Projects%202021-04-21%20%E2%80%93%20Act%2013%20Programs/?wpdmdl=67196>



*Everhart Park playground. (Source: Google Maps)*

## Earmarks Update

A few Chester County projects were selected to advance toward potential earmarks funding by US Representative Chrissy Houlahan.

For the first round of earmark requests, or Community Funding Projects, the following Chester County projects were selected to advance (with requested amounts):

- Borough of West Grove Sewer System Repair (\$271,169)
- Chester County Electric Vehicle Charging Station Project – completed by CC Facilities (\$645,609)
- City of Coatesville – parking facility adjacent to the new train station (\$8,000,000)
- Lincoln University - development of a certificate awarding program on equity and inclusion (\$166,000)
- United Way of Chester County – operational costs support (\$100,000).

The Reading Rail application submitted by Berks County and supported by Chester County was also selected to advance. The full listing of Community Funding Projects to advance may be found here: <https://houlahan.house.gov/services/community-funding-projects.htm>

For the second round of earmark requests, or the Member-Designated Transportation Projects the following in Chester County were selected to advance:

- Chester County - US 202 at PA 100/ High Street Interchange (\$2,800,000)
- SEPTA - Exton Station Intermodal Connectivity (\$4,800,000)
- SEPTA - Malvern Regional Rail Station Accessibility Improvements (\$7,630,000)

The full listing of Community Funding Projects to advance may be found here: <https://houlahan.house.gov/services/member-designated-transportation-projects.htm>

## Pipelines Update

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

- PUC Judge ordered Sunoco to improve public safety and pipeline safety on ME project. The order also requires that the two currently operating lines that date back to the 1930's are to be buried deeper <https://www.puc.pa.gov/pdocs/1699669.pdf> ; <https://www.inquirer.com/news/pennsylvania/spl/pa-mariner-east-pipeline-sunoco-ruling-safety-negligence-puc-20210426.html> ; and, <https://stateimpact.npr.org/pennsylvania/2021/04/14/puc-judge-orders-sunoco-to-improve-its-public-safety-guidance-and-pipeline-safety-on-mariner-east-project/>
- Chester County DA and Sunoco Pipeline LP have reached a civic settlement via Consent Decree that requires Sunoco to abide by all laws and permits, and to not create any public nuisance under the PA Clean Streams Law <https://www.inquirer.com/business/sunoco-pipeline-mariner-east-chester-county-consent-decree-20210422.html>
- The Pipeline Safety Advisory Board met on 4/29/2021 and created standing committees to meet in between quarterly meetings.
- The Environment and Energy Advisory Board met on 4/28/2021 to review final changes to the draft Climate Action Plan. The Board voted unanimously to approve the plan with the recommended revisions and to forward it to the Chester County Board of Commissioners for adoption. Potential implementation steps will be discussed at the July EEAB meeting.

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

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# Community Planning

## Municipal Assistance Projects

May 2021

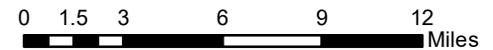
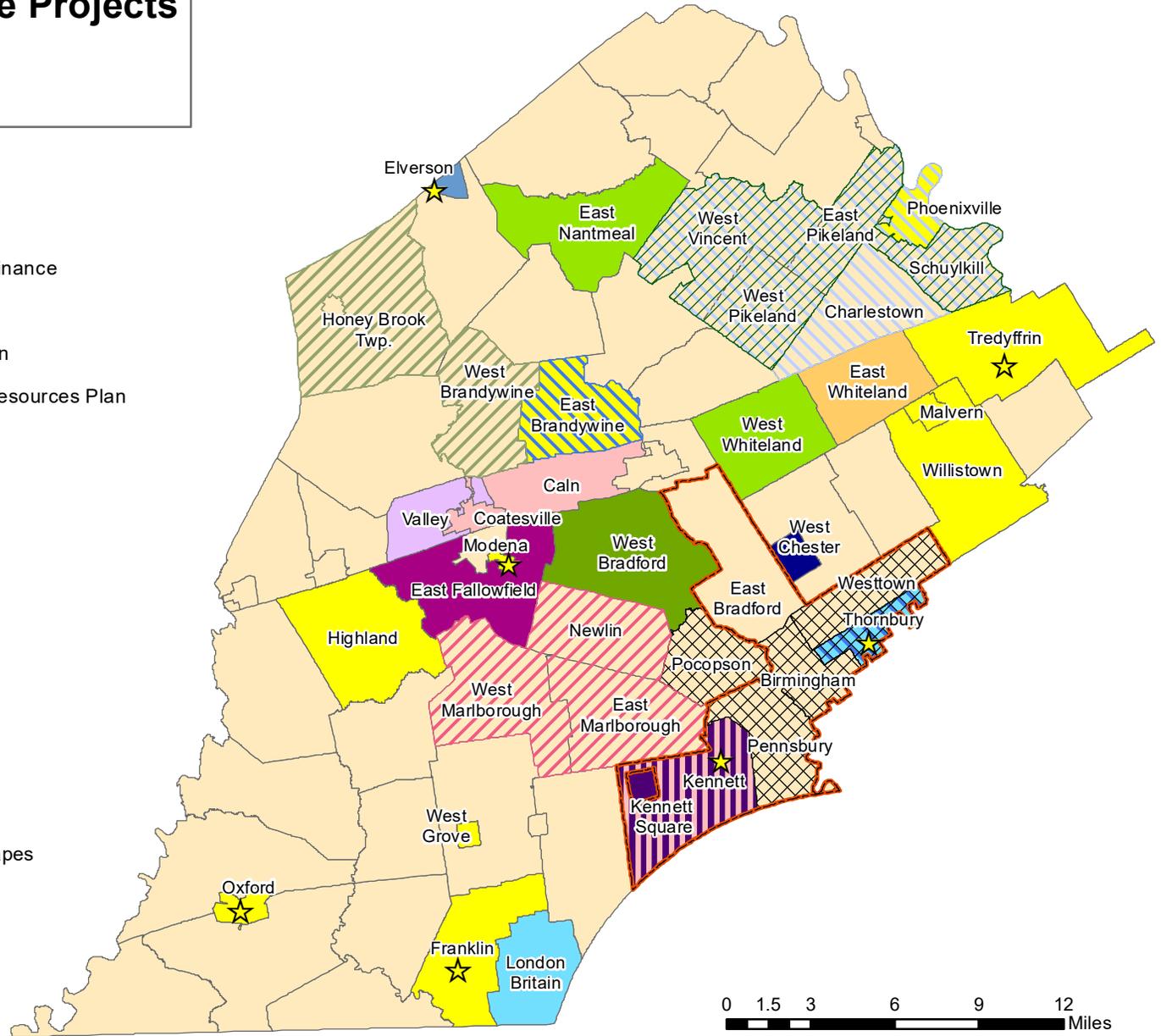


### Single Municipality

- Comprehensive Plan
- Subdivision and Land Development Ordinance
- Zoning Ordinance
- Open Space, Parks, and Recreation Plan
- Open Space, Recreation, and Natural Resources Plan
- Village Master Plan
- Historic Resource Survey
- Active Transportation Plan
- Master Corridor Plan
- Official Map Update
- Economic Benefits of Rail Study
- VPP Technical Services Contract

### Regional Projects

- Brandywine Battlefield Heritage Interpretation Plan
- Brandywine Battlefield Strategic Landscapes Plan Phase 3
- Kennett Square/Kennett Township Regulatory Updates
- Icedale Trail Feasibility Study
- Phoenixville Region Comprehensive Plan
- Unionville Area Comprehensive Plan
- Clean Energy Transition Study



Sources: Municipalities - Chester County DCIS/GIS; VPP Tracking created by CCPC, 2021.



# COMMUNITY PLANNING REPORT

May 2021 (Activities as of 4/30/21)

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: 35%      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. *Work on this project will continue at a Task Force meeting on May 4, 2021 when the Task Force will review the overall status of proposed growth areas.*

#### 2. City of Coatesville – Zoning Ordinance Update

Percent Completed: 0%      Contract Term: 6/21 – 5/23      Consultant: Cedarville Engineering      Monitor: Kevin Myers

Coatesville is proposing to update their Zoning Ordinance with a focus on streamlining, clarifying, and simplifying the existing ordinance. *The contract will be on the County Commissioners' next sunshine meeting, and the project start date is June 1, 2021 with an anticipated 12 month work program.*

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

Percent Completed: 0%      Contract Term: 5/21 – 4/23      Consultant: Tom Comitta & Assoc./Brandywine Conservancy      Monitor: Jeannine Speirs

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 Landscapes<sup>3</sup>. 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 contract is being sent to the Township for signature.*

**4. East Fallowfield Township – Newlinville Village Master Plan**

Percent Completed: 100%      Contract Term: 2/20 – 7/21      Consultant: Thomas Comitta & Associates      Monitor: Mason Gilbert

The Township has developed a village master plan for the Newlinville area of the Township (along Route 82, immediately south of South Coatesville). *The final draft is consistent with Landscapes3 and fulfills the contract, and TCA presented that draft to the East Fallowfield Board of Supervisors on April 28<sup>th</sup>. The Board of Supervisors passed a resolution adopting the Newlinville Master Plan effective immediately. The Township will be seeking reimbursement for the project.*

**5. East Nantmeal Township – Historic Resource Survey**

Percent Completed: 60%      Contract Term: 9/20 – 2/22      Consultant: Richard Grubb & Associates      Monitor: Jeannine Speirs

East Nantmeal is creating 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 started field survey work in October and most of the field work has been completed. The consultant is completing survey forms and the Historical Commission will review the forms. Survey classifications will follow those established in the CC Historic Resource Atlas.

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

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

*Act 247/VPP review is pending Board of Supervisors authorization. A second, six-month extension has been requested and is in progress.*

**7. Easttown Township – Devon Visioning and Regulatory Amendments**

Percent Completed: 80%      Contract Term: 1/19 – 6/21      Consultant: Glackin Thomas Panzak      Monitor: Chris Patriarca

*The Board of Supervisors has voted to terminate the contract for this project. The level of public concern over the proposed amendments made them unwilling to proceed into adoption. The Township may be requesting a partial reimbursement, to cover portions of the scope of work related to the Devon Visioning (the process of the project), not to include portions related to adoption. The request will be taken into consideration if made by the Township.*

**8. Elverson Borough – Active Transportation Plan**

Percent Completed: 50%      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. Interactive display mapping was developed to illustrate the draft pedestrian and bicycle network plans that prioritize new connections within the Borough and to adjacent destinations such as French Creek State Park and Morgantown based on facility types and Borough-identified priorities. *The mapping was used for an in-person public meeting held at the Elverson community park on April 10, 2021, which was well-attended. During that meeting there was support noted for priority items identified, but opposition to one proposed segment (which will likely be removed from the plan map of new connections). The final mapping and an outline for the Plan will be presented to the Task Force at a meeting on May 3, 2021.*

**9. Franklin Township – Comprehensive Plan**

Percent Completed: 45%      Contract Term: 4/20 – 3/22      Consultant: Chester County Planning Commission      Lead Planner: Jeannine Speirs

Draft chapters are being started, *beginning with the six priority subject areas. The agricultural retention subject area has been reviewed. Next up are Trails and Pedestrian Connections and Resources as Green Infrastructure.*

**10. Highland Township – Comprehensive Plan Update**

Percent Completed: 10%      Contract Term: 2/21 – 1/23      Consultant: Brandywine Conservancy      Monitor: Chris Patriarca & Mason Gilbert

*The April meeting discussed demographic trends and neighboring planning efforts to set the stage for discussion of topical areas in future meetings. A public workshop was scheduled for June and the public survey will start in May.*

**11. Kennett Township – Zoning Ordinance**

Percent Completed: 85%      Contract Term: 4/18 – 12/20      Consultant: Chester County Planning Commission      Lead Planner: Jeannine Speirs

Final draft review is nearly complete.

**12. London Britain Township – Subdivision and Land Development Ordinance Update**

Percent Completed: 30%      Contract Term: 7/20 – 6/22      Consultant: Brandywine Conservancy      Monitor: Kate Clark

*The April 13<sup>th</sup> meeting reviewed the draft Plan Content Requirements and Development Design Standards articles.*

**13. Malvern Borough – Comprehensive Plan**

Percent Completed: 15%      Contract Term: 9/20 – 8/22      Consultant: Brandywine Conservancy      Monitor: Kevin Myers

*The topics covered to date include: background data and mapping, community survey (500+ responses), community vision, natural resources, housing, and economic development. A community open house will be held outdoors on May 10<sup>th</sup> and the next task force meeting is scheduled for May 19<sup>st</sup>.*

**14. Modena Borough – Comprehensive Plan**

Percent Completed: 0%      Contract Term: 4/21 – 3/23      Consultant: Chester County Planning Commission      Lead Planner: Chris Patriarca

*Modena Borough has retained the Planning Commission to develop a new comprehensive plan that will also address all required elements of a revitalization plan within the overall plan. Chris Patriarca will serve as the lead planner. Background work for the plan is underway.*

**15. Oxford Borough – Comprehensive Plan**

Percent Completed: 0%      Contract Term: 4/21 – 3/23      Consultant: Chester County Planning Commission      Lead Planner: Mark Gallant

*Oxford Borough has retained the Planning Commission to develop a new comprehensive plan that will also address all required elements of a revitalization plan within the overall plan. Mark Gallant will serve as the lead planner. Background work for the plan is underway and the kick-off meeting was held on April 29<sup>th</sup>.*

**16. Phoenixville Borough – Comprehensive Plan**

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

*The Task Force met twice in April to discuss the “15 minute neighborhood” concept, barriers to safe pedestrian/bike connections, and housing affordability.*

**17. Thornbury Township – Subdivision and Land Development Ordinance and Official Map and Ordinance**

Percent Completed: 25%      Contract Term: 1/21 – 6/22      Consultant: Chester County Planning Commission      Lead Planner: Kate Clark

*The April meeting focused on the draft articles for Plan Submission and Review Procedures and Design Standards, and the Task Force made various comments that will be incorporated into the draft articles.*

**18. Tredyffrin Township – Comprehensive Plan**

Percent Completed: 90%      Contract Term: 10/19 – 9/21      Consultant: Chester County Planning Commission      Lead Planner: Chris Patriarca

*The Board of Supervisors authorized formal Act 247 review at their April meeting. Staff will meet with the Board at their May meeting, and a hearing will likely be scheduled for the summer to consider its adoption.*

**19. Valley Township – W. Lincoln Highway Corridor Master Plan**

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

Valley Township will be conducting a corridor master plan for West Lincoln Highway, a high priority recommendation from their recently adopted comprehensive plan. The plan would work to create a more cohesive corridor, addressing streetscaping, multi-modal network, mixed uses, access management, and stormwater management infrastructure from the perspective of both new development and redevelopment. The Township has selected a consultant team of Pennoni and Thomas Comitta Associates. *We are awaiting information from the Township to proceed with contract development. The 1<sup>st</sup> Task Force meeting has not yet been scheduled.*

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

Percent Completed: 30%      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. *The next meeting will take place on May 3<sup>rd</sup>. This meeting will address the upcoming in person public event and a review of survey data collected so far.*

**21. West Chester Borough – Economic Benefits of Rail Restoration**

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

*The Borough has selected Econsult Solutions to assist them in developing a study of the economic benefits of rail restoration to West Chester (the project), with the intent to use the information to advocate for rail restoration (activities after the project). Development of the contract is awaiting submission of a scope of work in keeping with the award conditions, and an anticipated start date for the project.*

**22. West Grove Borough – Comprehensive Plan**

Percent Completed: 25%      Contract Term: 10/20 – 9/22      Consultant: Theurkauf Design & Planning LLC      Monitor: Kevin Myers

West Grove is updating their 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 January and February 2021 meetings reviewed existing conditions and the future land use plan. *April discussion included housing and economic development. The next scheduled meeting is May 11<sup>th</sup>.*

**23. West Whiteland Township – Historic Resource Survey Update**

Percent Completed: 55%      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: 5%      Contract Term: 1/21-12/22      Consultant: Gaadt Perspectives      Monitor: Kate Clark

*A virtual public open house to introduce the comprehensive plan update to the community was scheduled for April 29<sup>th</sup>.*

**MULTI-MUNICIPAL**

**25. Brandywine Battlefield Strategic Landscapes Plans – Phase 3**

Percent Completed: 35%      Contract Term: 8/19 – 12/22      Consultant: Chester County Planning Commission      Lead Planner: Jeannine Speirs

The consultant is underway on document research and field work as well as consultations with applicable parties. There are regular meetings with County Archives, which is completing battle-era property, civilian, and road research and mapping. A draft list of possible historic resources and properties is being coordinated for review/input by municipal historic commissions. *First draft interactive mapping is underway.*

**26. Brandywine Battlefield Group – BB Heritage Interpretation Plan**

Percent Completed: 55%      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. A public meeting was held in January, and *first draft plan elements are being reviewed by the Advisory Committee.*

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

Percent Completed: 25%      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 20<sup>th</sup> and the consultant presented early conceptual trail alignments, trail heads, and destinations along the corridor. The next Task Force meeting will be held in April. In the meantime the consultant is working with landowners along the existing trail alignment, including Sunoco.

**28. Kennett Square Borough/Kennett Township – Regulatory Updates**

Percent Completed: 90%      Contract Term: 5/18 – 4/21      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. LRK has returned a full, and hopefully final, draft of the design guidelines to the Township for incorporation into the full ordinance. The Borough is primarily relying on Borough staff to modify consultant materials for Planning Commission and Council consideration. Borough Council anticipates adopting ordinance amendments at their June 7<sup>th</sup> Borough Council meeting. *Kennett Township has requested the consultant to make edits to the Design Guidelines that CCPC heavily edited under the Kennett Zoning project.*

**29. Phoenixville Area Townships – Clean Energy Transition Plan**

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

*The townships of East Pikeland, Schuylkill, West Vincent, and West Pikeland will be developing a clean energy transition plan to guide municipal action. The project also includes an education and outreach component to inform organizational and individual actions beyond municipal control. The townships are working to develop a Request for Proposals to select a consultant, which is anticipated to be a consultant team to handle the project’s scope of work.*

**30. Phoenixville Region – Comprehensive Plan Update**

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

*The draft updated plan has been submitted for Act 247 Review.*

**31. Unionville Area Region – Comprehensive Plan Update**

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

*The townships of East Marlborough, West Marlborough, and Newlin will be updating their existing multi-municipal comprehensive plan, which they took multiple actions to implement. The townships will be developing a Request for Proposals to select a consultant to guide the effort.*

**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, Chris Patriarca, Jeannine Speirs, and HPC; Housing Authority of Chester County: Libby Horwitz and Chris Patriarca; Facilities: HPC

## VPP INQUIRIES

### County Consulting Assistance Requests

1. East Caln (comprehensive plan)
2. East Vincent (zoning ordinance amendments)
3. Kennett Township (subdivision and land development ordinance)

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

- East Bradford – unknown (August 2020)
- East Fallowfield – Historic Resource Ordinance (November 2020)
- East Pikeland Township – Sustainability Plan (February 2020)
- Londonderry Township – (May and August 2020)
- New London Township – Comprehensive Plan (May 2020)
- Pennsbury Township – Historic Project (January 2020)
- Pocopson Township – Regulatory Amendments (Fall 2020)
- South Coatesville Borough – Comprehensive Plan (February 2020)
- West Vincent Township – Park and Trail Plan (July 2018, January 2020)
- West Nottingham Township – Transportation Study (January 2020)

## HISTORIC PRESERVATION

*Karen Marshall, Heritage Preservation Coordinator, retired April 24. Karen was given two zoom send-offs, one after the Leadership Luncheon training session and one on her last day, and we collected cards and other well-wishes by video to send on to Karen. At last report, she was gardening.*

*Daniel Shachar-Krasnoff will be joining the Planning Commission in this position on May 10.*

*Items under this heading have been adjusted this month to clarify projects and lead staff, and may be further modified in the months to come to best represent historic preservation activities undertaken by staff.*

- **Town Tours** – a series of free educational programs on historic towns, neighborhoods, and other items on interest in Chester County.  
 Staff: HPC lead, support from Nancy Shields, Jeannine Speirs, and Mason Gilbert.  
 External Partners: CCHPN and individual site organizers  
 Status: The schedule is close to being finalized and promoted. The kick-off is in West Chester on June 17<sup>th</sup>. The overall program is being coordinated with the broader effort around the Juneteenth Festival, a multi-week series of programs. Voices Underground is coordinating Juneteenth activities.
- **Training** – conduct and support training for historical commissions, committees, and HARBs, often in coordination with CCHPN.  
 Staff: HPC lead, support from Nancy Shields and Jeannine Speirs.  
 External Partners: CCHPN, PHMC  
 Status: No current efforts underway. The Leadership Luncheon was attended by more than 50, and presented content on PHMC databases (PA-SHARE specifically) and how to form and operate a historical commission.
- **Mandated and Requested Reviews/National Register Designation Activity** – this includes county-owned properties and other properties with a historic designation (or potential for designation)  
 Staff: HPC lead, Jeannine Speirs support on select items (such as DCD Section 106 Committee and reviews of ordinance language)  
 External Partners: Vary by project  
 Programs/Projects:
 
  - DCD Section 106 Committee: HPC and Jeannine Speirs serve on this committee, which conducted a limited review of a property in April for DCD. Reviews are as requested by DCD, and are covered under a Programmatic Agreement between DCD and the SHPO/PHMC.
  - County-owned Bridges/Facilities: HPC advises on bridges, in coordination with the CCPC Environment and Infrastructure Division (Eric Quinn). Multiple bridges are active: Mill Road #167; Lincoln #35; Pigeon Creek #207, Allerton Road #111. Cultural Review reports are underway for #199 and #157. This projects typically require a Section 106 or PA History Code process.
  - County-owned properties/Facilities and Parks + Preservation: Historic preservation planning and technical assistance on County-owned properties that are or may be historic.
  - Non-County affiliated Section 106: Darlington Corners at 926/202 (PennDOT interaction widening); Manor Road Improvements and Roundabout
  - Other activity (planning /technical assistance) with potential regulatory element: Crebilly Farm, Mercedes Dealership, Fricks Lock/Schuylkill River/Parkerford Trailhead Development.
  - Act 247 reviews as requested
  - Reviews for historic resource ordinance language as requested/able
  - National Register Nomination support for: Langoma Mansion, Passtown School, Beaver Creek Milling District, Kennett Square Borough update

- **Technical Assistance** – through three primary forms: periodic distribution of information to Historical Commission chairs, answering questions on National Register process (as requested/able), and support for historic preservation efforts (detail below)  
 Staff: HPC lead  
 External Partners: Vary by project  
 Projects with ongoing activity:

  - Gardner-Beale House (Coatesville)
  - Kemblesville demolition by neglect
  - Friends of Barnard House/Barnard House
  - Friends of White Clay Creek Preserve Historic Resource Committee – NR nomination just approved
  - Oxford Region
  - Passtown School
  
- **Heritage Education/Tourism** – multiple efforts to support education and interpretation throughout the county  
 Staff: HPC lead  
 External Partners: Vary by project  
 Projects with ongoing activity:

  - Iron and Steel Heritage Partnership: Bridging the Atlantic webinar was well attended and posted for viewing
  - Underground Railroad: Juneteenth support is the current activity; long-term effort regarding Harriet Tubman Byway/walking trail
  - Rural History Confederation: no current activity
  - America’s 250<sup>th</sup>: Commissioner Kichline serves on the statewide committee, support as requested at this point
  - Heritage Centers: Kennett Heritage Center is now open, plans underway for Strodes Barn, discussion of an agricultural-themed heritage center
  
- **Historic Resource Mapping** – two primary mapping efforts for both National Register and locally designated resources, the Historic Atlas Project and the National Register Interactive Map  
 Staff: HPC lead, with support from Colin Murtoff and Mason Gilbert  
 External Partners: PHMC, vary by project  
 Projects with ongoing activity: Atlas projects underway: West Chester, Westtown, Parkesburg, New Garden, London Britain, Charlestown, West Bradford, East Goshen, West Whiteland (VPP), East Marlborough, and East Nantmeal (VPP).
  
- **Adaptive Reuse Design Guide** – development of a guide specific to adaptive reuse  
 Staff: Mark Gallant lead  
 External Partners: Advisory Committee for the project  
 Status: A second Advisory Committee meeting is being planned for June. Interviews have been conducted to inform the project, and successful examples of adaptive reuse collected and researched.

- **Brandywine Battlefield** – efforts are coordinated through Jeannine Speirs’ roles as Brandywine Battlefield Task Force Administrator and Project Manager for the NPS/ABPP funded grant project (currently in Phase 3).  
Staff: Jeannine Speirs lead, support from HPC  
External Partners: Archives, Brandywine Battlefield Task Force, Brandywine Battlefield Park Associates, Delaware County, municipalities  
Current Activity: See descriptions of the Phase 3 project and the Brandywine Conservancy-led Heritage Interpretation Plan (VPP funded). Also tracking a PHMC/CLG funded project (Driving Tour) that East Marlborough is leading with the support of the Task Force and Park Associates.

## ECONOMIC

- **CCEDC Coordination** – Regular contact regarding ongoing projects.
- **Employment Data** – Finalizing the presentation of employee number data in map format with the Design and Technology Division; continuously updating with new data. *Updated organizations with highest indicators of growth and decline.*
- **Reinvestment Opportunities Map** – Finalizing display for map of reinvestment/redevelopment opportunities at developed sites, focused within the Landscapes3 growth areas.
- **Non-Residential Construction Report** – 2020 report *final edits prior to posting.*
- **State of the County Economy Report** – *Initial data collection completed for available data for 2020 data updates. Continuing data collection as data becomes available.*

## HOUSING

- **Housing Choices Committee** – March 2021 meeting held with discussion on Missing Middle Housing.
- **Costs of Housing** – Work is continuing to finalize this product.
- **Housing for an aging population** Final draft complete, being prepared for *online posting and a physical overview document.*
- **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** – Will plan for fall 2021.
- **Residential Construction Report** – Completed for 2020, *final reviews prior to posting.*
- **Video** – The Phoenixville-focused video has been completed and shared, through the HCC meeting, CCPC newsletter, website, and social media. Promotion efforts included the overview video on A+ homes as well. Footage for a senior housing focused video and a Habitat for Humanity video will be used for two additional videos, with plans to conduct new interviews for an employer focused video later in the year.
- **Presentations** – None at this time.

## URBAN CENTERS

- **VPP Support** – Monitoring of cash grants to Kennett Square (regulatory updates), Coatesville (zoning amendments), West Grove (comprehensive plan update), and Malvern (comprehensive plan update), and participating in county consulting technical services work on updates to the Modena and Oxford Borough comprehensive plans.
- **Technical assistance/coordination** – Atglen for zoning, future park planning, and grant assistance (DCNR, CCCRP, etc.); Parkesburg for implementation coordination and potential grant funding; West Grove (breweries, mixed use zoning, parking requirements); Downingtown (signs, parking, TND); TMAAC (design), Coatesville (coordination between the City, 2<sup>nd</sup> Century, CDC, and CCPC). Engaged DVRPC in conjunction with other CCPC staff regarding the DVRPC ExPo program.
- **Meeting Attendance** – Participation in meetings for economic development through Historic Kennett Square, the Western Chester County Chamber of Commerce, and 2<sup>nd</sup> Century Alliance.
- **Tools** – Supporting the update of multiple online eTools.
- **Urban Center Webpage** –No recent activity.
- **Urban Center Forum** –The four Main Streets eTools related to the 2020 forum have been posted to the CCPC website. Planning for the 2021 forum will begin soon, in coordination with DCD.
- **Urban Centers Improvement Inventory** – *2021 UCII posted in early March.*
- **DCD CRP Coordination** – Providing input and responses to inquiries from urban centers regarding potential CRP applications.
- **DVRPC TCDI representative** – Coordinated with representatives for both Chester County awarded projects regarding status and progress.
- **Presentations:** None at this time.

# Agricultural Development Council Update



# Design and Technology



# THE COUNTY OF CHESTER



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## MEMORANDUM

**To:** Chester County Planning Commission  
**From:** Paul Fritz, Director, Design & Technology Division  
**Date:** May 3, 2021  
**Re:** Planning Commission Board Meeting Monthly Report

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

The 247 reviewers continued to process plans and ordinance submittals and work on inventory tasks, including research on clean energy topics. Staff also continued to work with and test the HTML5 EnerGov platform.

The GIS staff prepared maps for historic atlas updates, comprehensive plans, and the Elverson Active Transportation study. The staff also completed interactive maps and charts for the online housing and non-residential reports. In addition, a website for the Inventory of Municipal Open Space Plans, Programs, and Ordinances was finalized and presented at the April 29 Open Space Summit.

The Graphics staff prepared a flyer promoting an Iron and Steel Partnership webinar, completed the layout of the South Chester County Circuit Trail Feasibility Study, and assisted with several eTool updates.

# Director's Report