



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
Government Services Center, Suite 270

Hybrid Meeting
July 14, 2021

AGENDA

- 2:00 p.m. 1. CALL TO ORDER
- A. Chairman’s Welcome *Chairman*
- 2:05 p.m. 2. PRESENTATION
- B. East Whiteland Township
Zach Barner, Director of Planning and Development
Scott Lambert, Board of Supervisors Chair
Brittany Carosello, Planning Coordinator
- 2:25 p.m. 3. ACTION ITEMS
- C. Approval of Commission Meeting Minutes – June 9, 2021 *Commission*
- D. Act 247 Reviews – June 2021 Applications *Act 247 Team*
1) Subdivision and Land Development Plan Reviews (11)
2) Comprehensive Plan, Zoning and Subdivision Ordinance
Amendment, Miscellaneous Reviews (11)
- E. Act 537 Reviews- June 2021 Applications *Carolyn Conwell*
1) Major Applications (1)
Valley Township Act 37 Plan - consistent
2) Minor Applications (1)
Upper Oxford Township; Elam King; 57-3-85.4; consistent
- F. Agriculture Security Areas *Glenn Bentley*
1) East Coventry 7 year review
- 2:45 p.m. 4. DISCUSSION AND INFORMATION ITEMS
- G. Agricultural Development Council Update *Chris Alonzo*
- H. Design & Technology Division Update *Paul Fritz*
- I. Environment and Infrastructure Division Update *Brian Styche*
1) Schuylkill River Trail Update *Rachael Griffith*
2) Population and Employment Forecasts *Jake Michael/Libby Horwitz*
- J. Community Planning Division *Mark Gallant*
- K. Directors Report *Brian O’Leary*
- L. Public Comment
- 4:00 p.m. 5. ADJOURNMENT

Action Items



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MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid - GSC Room 351
June 9, 2021

MEMBERS PRESENT IN PERSON: Kevin Kerr, Chair; Nathan Cline; Matthew Hammond;
Michael Heaberg.

MEMBERS PRESENT VIA ZOOM: Dr. Doug Fasick, Vice-Chair; Molly Morrison; Marty Shane;
Angie Thompson-Lobb.

STAFF PRESENT IN PERSON: Brian O'Leary, Director; Carol Stauffer, Assistant Director; Wes
Bruckno; Beth Cunliffe; Paul Fritz; Gene Huller; Brian Styche; Suzanne Wozniak.

STAFF PRESENT VIA ZOOM: Glenn Bentley; Kate Clark; Carolyn Conwell; David Czeponis; Paul
Farkas; Hillary Krummrich; Jake Michael; Eric Quinn; Kylie Sentyz; Nancy Shields; Elle Steinman;

VISITORS PRESENT IN PERSON: Judy Lizza, Thornbury Township Manager; Robert Wiggins,
Thornbury Township Board of Supervisors.

VISITORS PRESENT VIA ZOOM: Chris Butchkoski; Liu Yan; Ernie Holling.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person in the
Government Services Center room 351 West and via Zoom audio/video on Wednesday, June 9, 2021
was called to order at 2:04 P.M. by Chair Kevin Kerr.

PRESENTATION:

Ms. Judy Lizza presented information about Thornbury Township' planning initiatives. Thornbury
Township has been the recipient of Vision Partnership Program funding for several programs and
updates throughout the years.

Currently, county staff is producing an update of the township's Subdivision and Land Development
ordinance. Prior to this project, Planning Commission staff members Kate Clark and Chris Patriarca
prepared the township's new zoning ordinance, and before the zoning ordinance, Mark Gallant of the
Planning Commission wrote the township's comprehensive plan. The township adopted this
comprehensive plan, which focuses on managing growth and opportunities for preservation and
recreation, in 2018.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE MAY 12, 2021 MEETING OF THE
CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. HAMMOND,

SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews – May 2021:

There were 16 Subdivision and Land Development Reviews prepared in May.

A MOTION TO APPROVE THE SUBDIVISION AND LAND DEVELOPMENT REVIEWS FOR MAY 2021 WAS MADE BY DR. FASICK, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: LD-04-21-16717; LD-04-21-16718; SD-04-21-16707; LD-04-21-16697; SD-04-21-16722.

Mr. Cline recused himself from the following applications: LD-04-21-16702; LD-04-21-16703.

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

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

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

Act 537 Reviews:

There were two minor Act 537 reviews for the month of May.

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

Agriculture Security Areas:

Mr. Bentley presented the Commission with Agricultural Security Area reviews for three parcels in East Bradford Township and one parcel in Willistown Township.

A MOTION TO APPROVE THE AGRICULTURAL SECURITY AREA REVIEWS FOR EAST BRADFORD TOWNSHIP AND WILLISTOWN TOWNSHIP AS PRESENTED WAS MADE BY MR. HEABERG, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

Community Planning Division Update:

Ms. Stauffer reported on current municipal assistance, historic preservation, housing, and economic development projects within the Community Planning Division. There are currently 23 municipal assistance projects that staff is either monitoring or preparing.

Agricultural Development Council Update:

Ms. Krummrich discussed current projects within the Agricultural Development Council.

The consultant ACDS, LLC has been working on the agricultural economic strategic plan. In-depth producer interviews have continued, draft materials are now available for the steering committee to review, and the team is considering a municipal regulatory survey with assistance from CCATO.

The 2021 Chester County Agricultural Development Council Farm Guide is now being printed and will be available at the July meeting.

Design and Technology Division Update:

Mr. Fritz discussed current projects within the Design & Technology Division.

The 247 reviewers continued to process plans and ordinance submittals and work on eTool updates. Staff also continued to work with and test the HTML5 EnerGov platform.

The GIS staff prepared historic atlas updates, municipal comprehensive plan existing conditions maps, and a draft official map for Thornbury Township. The staff also completed a draft interactive map identifying health service centers in the county. In addition, the technical staff worked with the Administrative staff in preparing for hybrid meetings.

The Graphics staff prepared the Town Tours and Village Walks flyer and two flyers promoting public surveys prepared by the Water Resources Authority. Staff also assisted with two plan review redesigns.

Mr. Fritz discussed the current 247 review fees and shared the comparison of the rates schedule from 2015 to current. Staff are recommending a 6% increase of the rates.

Mr. Bruckno presented information on the eTool regarding Food Trucks. Food trucks can be frequently moved to different locations such as on-street parking spaces, parking lots, or event locations, they sometimes remain in a set location where permitted by a municipality or negotiated with a property owner. More information can be found on the Chester County Planning Commission website <https://www.chescoplanning.org/MuniCorner/eTools/55-FoodTrucks.cfm>

Environment and Infrastructure Division Update:

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

The E&I Division held a meeting on May 19th to kick off the development of a Countywide Complete Streets Policy with a committee of municipal managers and other stakeholders representing a cross-section of varied interests and landscapes in Chester County. Funding for the project is provided in part by PA DCNR while the project is being administered by the PA Health Department and the WalkWorks Program.

Two public meetings were held in May for the Delaware Valley Regional Planning Commission (DVRPC) Downingtown Area Transportation Study on Tuesday, May 18th, and Thursday, May 20th. This was the second and final round of public meetings for the two-year study being conducted by DVRPC. Both meetings began with opening remarks by Commissioner Josh Maxwell.

Director's Report:

Staff have been coordinating with Delaware Valley Regional Planning Commission (DVRPC) regarding their 2050 long range plan and the population and employment forecasts.

The 2020 Census preliminary results show there are an estimated 527,000 people in Chester County. This is an increase of about 1,700 from 2019.

The Juneteenth event leading to the annual Town Tours and Village Walks will be held on June 17, 2021. This event will be a hybrid event, the presentation via Zoom, an in-person book signing featuring William Kashatus, author of "William Still: The Underground Railroad and the Angel at Philadelphia" at the Chester County History Center, and guided tours.

Staff will be participating in a meeting with the Chester County Commissioners and DVRPC on Friday, June 18, 2021 regarding power purchasing for renewable energy.

Approximately 10 Planning Commission staff participated in a volunteer opportunity at Rushton Woods Preserve in Willistown Township on Thursday afternoon, June 17, 2021.

Public Comment:

There were no public comments.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:38 PM. WAS MADE BY MR. HEABERG, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,



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



Subdivision and Land Development Reviews 6/1/2021 to 6/30/2021

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes ³ (Yes, No, N/R)
East Nottingham Township	SD-05-21-16757	JACOB R. YOHE & REBECCA A. BYRNE	6/21/2021	67.05	Single Family Residential	2		Residential Single Family Residential		0	Yes
Elverson Borough	LD-06-21-16764	Daniel Thiel - Yeingst Drive	6/24/2021	1.00	Commercial	1	11,281	Commercial Warehouse	1		Yes
New Garden Township	SD-04-21-16737	Kennett Middle School Subdivision	6/1/2021	79.04	Institutional Single Family Residential	2		Institutional School Residential Single Family Residential			Yes
Tredyffrin Township	LD-05-21-16746	Devon Preparatory School	6/10/2021	19.92	Institutional	1	10,000	Institutional Sports/Recreation	1	0	Yes
Tredyffrin Township	SD-05-21-16747	10 Williams Lane	6/10/2021	0.97	Single Family Residential	2		Residential Single Family Residential			Yes
West Chester Borough	SD-05-21-16748	110 & 112 South Matlack Street	6/11/2021	0.04	Single Family Residential	2		Residential Single Family Residential			Yes
West Fallowfield Township	SD-06-21-16768	Nancy & A. Lynne Broadwater Trust, Etal.	6/24/2021	106.84	Agricultural	2		Agricultural Farm/Pasture Land			Yes
West Goshen Township	LD-04-21-16725	Envera LIC, LLC	6/15/2021	3.25	Industrial	1	1,064	Industrial Addition to Existing	1	0	Yes
West Goshen Township	LD-05-21-16742	Stanberry West Goshen, LLC	6/11/2021	16.98	Commercial Commercial	3	26,396	Commercial Retail Commercial Restaurant	3	0	Yes
West Goshen Township	SD-05-21-16741	Stanberry West Goshen, LLC	6/11/2021	16.98	Commercial	1		Commercial Shopping Center		0	Yes
West Nantmeal Township	SD-05-21-16758	Lot Addition Plan	6/24/2021	2.27	Single Family Residential	2		Residential Single Family Residential			Yes

Grand Totals of Subdivision and Land Development Reviews	11 Reviews	314.33 Acres	19 Lots/Units	48,741 Non-Res. Sq. Feet	6 Non-Res. Bldgs.	0 Linear Feet Roadway
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There are **11** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to ***Landscapes3***.

Unofficial Sketch Plan Evaluations 6/1/2021 to 6/30/2021

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes ³ (Yes, No, N/R)
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No Unofficial Sketch Plan Evaluations were conducted during this timeframe.

Act 247 Reviews of Proposed Development

during June 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 Landscapes³

Landscapes³

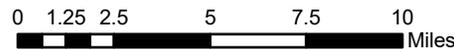
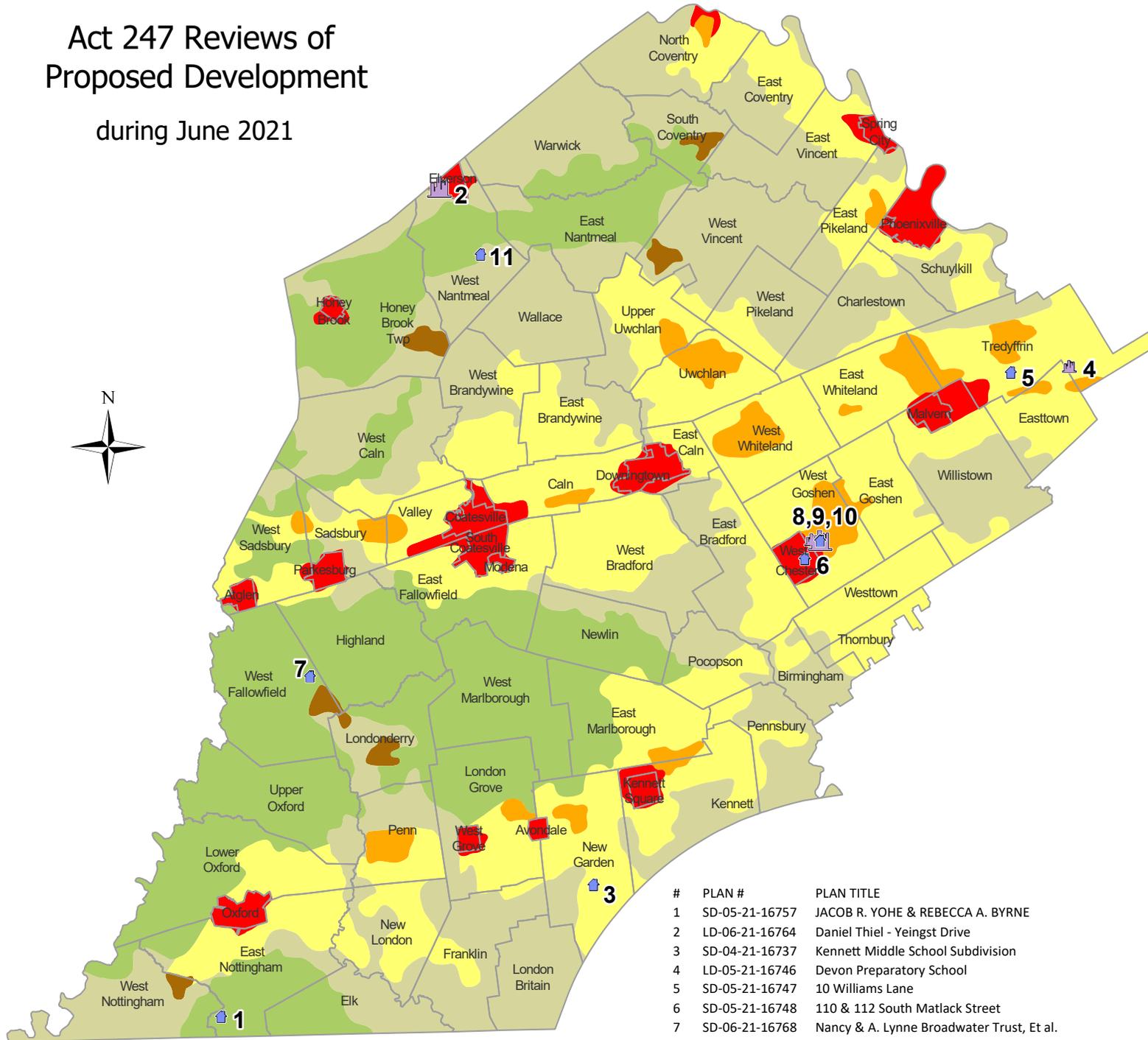
Growth Areas

-  Urban Center
-  Suburban Center
-  Suburban
-  Rural Center

Rural Resource Areas

-  Rural
-  Agricultural

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



#	PLAN #	PLAN TITLE
1	SD-05-21-16757	JACOB R. YOHE & REBECCA A. BYRNE
2	LD-06-21-16764	Daniel Thiel - Yeingst Drive
3	SD-04-21-16737	Kennett Middle School Subdivision
4	LD-05-21-16746	Devon Preparatory School
5	SD-05-21-16747	10 Williams Lane
6	SD-05-21-16748	110 & 112 South Matlack Street
7	SD-06-21-16768	Nancy & A. Lynne Broadwater Trust, Et al.
8	LD-04-21-16725	Envera LIC, LLC
9	LD-05-21-16742	Stanberry West Goshen, LLC
10	SD-05-21-16741	Stanberry West Goshen, LLC
11	SD-05-21-16758	Lot Addition Plan



Subdivision & Land Development Letters





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June 21, 2021

PJ Scheese, Zoning Officer
East Nottingham Township
158 Election Road
Oxford, PA 19363

Re: Preliminary/Final Subdivision - Jacob R. Yohe & Rebecca A. Byrne
East Nottingham Township - SD-05-21-16757

Dear Scheese:

A Preliminary/Final Subdivision Plan entitled "JACOB R. YOHE & REBECCA A. BYRNE", prepared by Crossan-Raimato, Inc, and dated May 20, 2021, was received by this office on June 2, 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: east of Graves Mill Road, west of McCoury Road
Site Acreage: 67.05
Lots/Units: 2 lots
Proposed Land Use: Single Family Residential
Municipal Land Use Plan Designation: Agricultural
UPI#: 69-9-28

PROPOSAL:

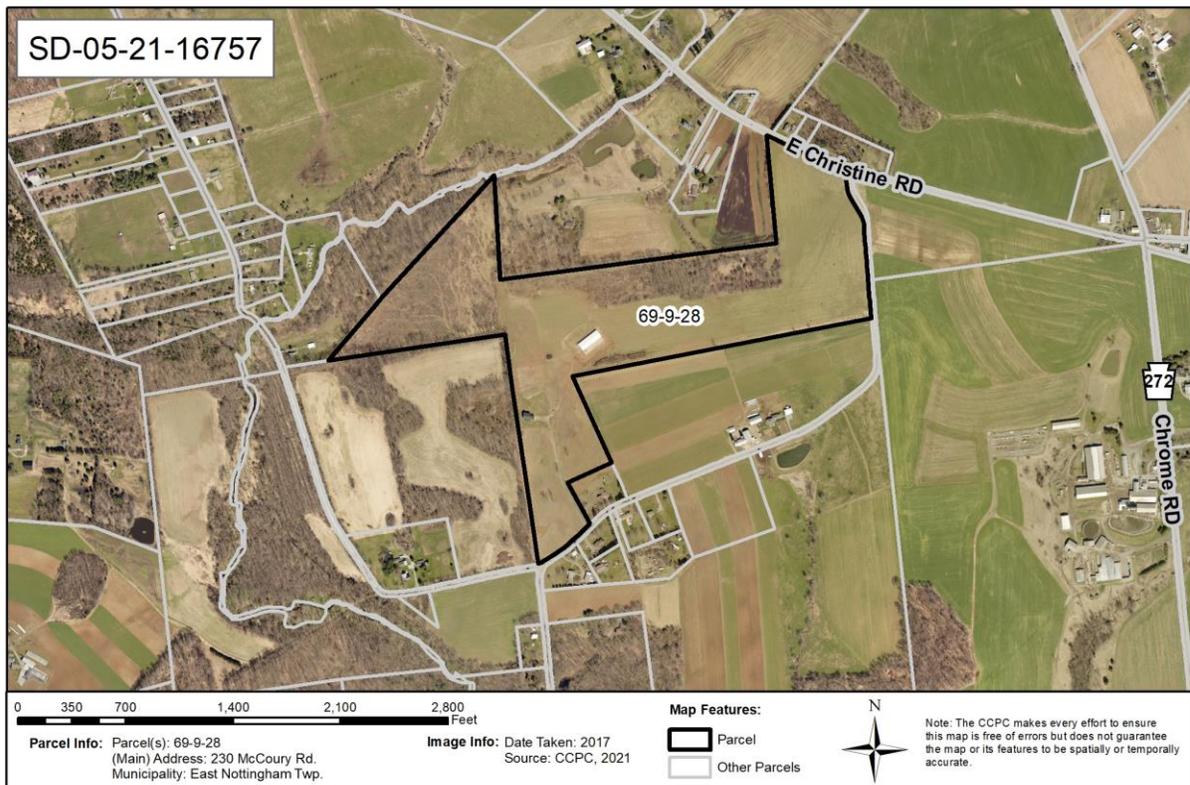
The applicant proposes the creation of a 2 acre residential lot with a 65.05 acre agricultural lot remaining. The project site, which will be served by onsite water and onsite sewer, is located in the R-1 Agricultural Residential zoning district.

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:

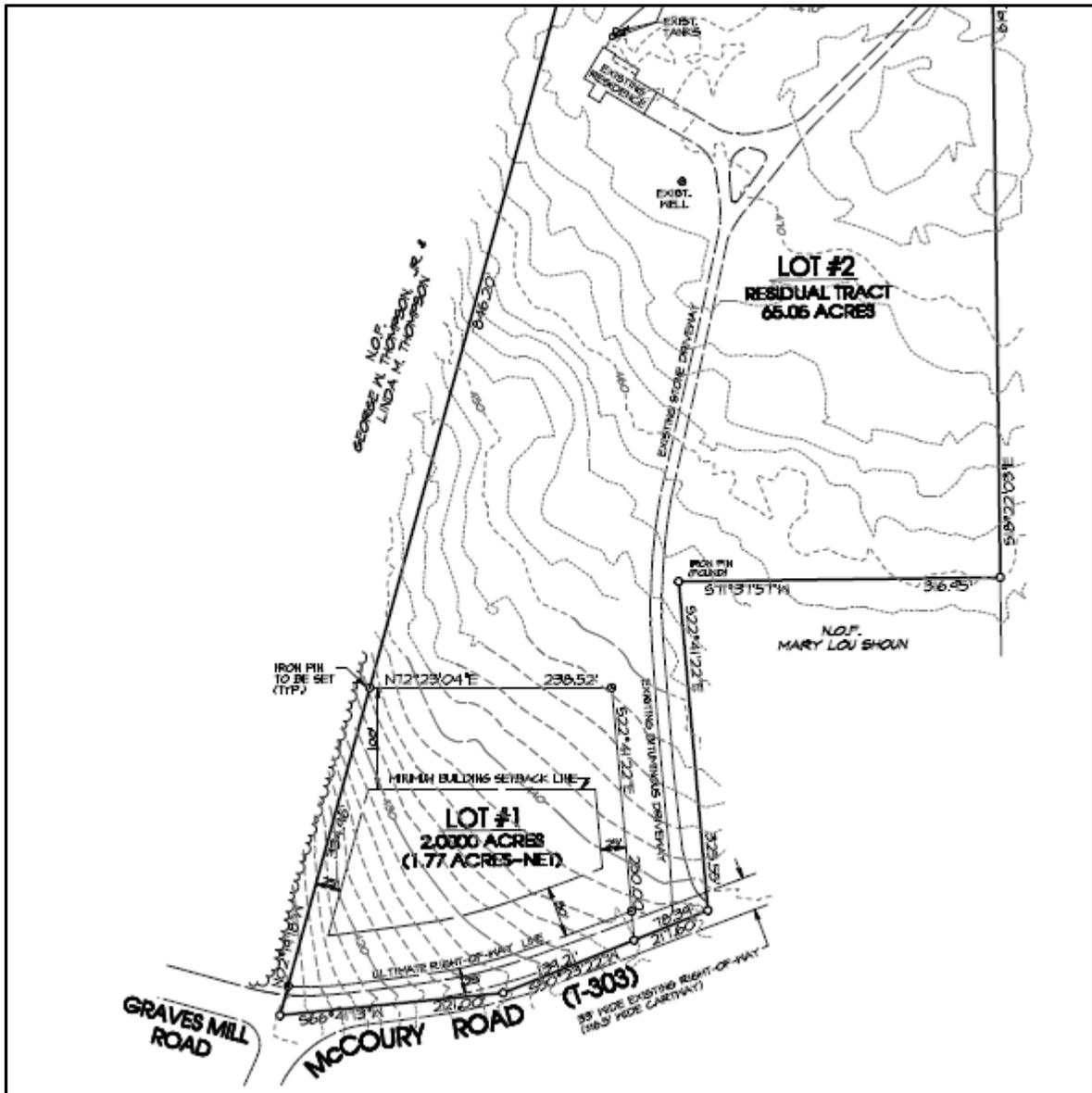
LANDSCAPES:

1. The project site is located within the **Agricultural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. 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/land development is consistent with the objectives of the **Agricultural Landscape**. This site is located in the Agricultural designation on the Future Land Use map in the Oxford Region Multimunicipal Comprehensive Plan; the proposed subdivision is consistent with that designation.



PRIMARY ISSUES:

2. The site is located within an agricultural security area adopted by the Township in accordance with the Agricultural Security Area Act (Act 43). Adoption of an agricultural security area is a public policy statement for the preservation of agriculture. We encourage the applicant to consider participation in the County Agricultural Land Preservation Program which would protect the remaining acreage by placing it under an agricultural conservation easement. The Chester County Department of Parks and Preservation can be contacted (telephone #610-344-5656 or by e-mail at parkspres@chesco.org) for additional information.



Detail of Sheet 1 of the subdivision plan

ADMINISTRATIVE ISSUES:

3. The applicant is requesting three waivers from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
4. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

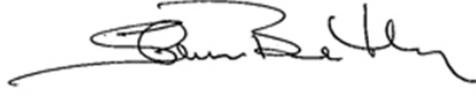
Page: 4

Re: Preliminary/Final Subdivision - Jacob R. Yohe & Rebecca A. Byrne

East Nottingham Township - SD-05-21-16757

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,

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: Jacob R. Yohe & Rebecca A. Byrne
J. Dennis Byrne and Dorothy Byrne
Crossan – Raimato, Inc.
Chester County Health Department
Chester County Conservation District
Chester County Assessment Office



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June 24, 2021

Lori Kolb, Municipal Secretary/Treasurer
Elverson Borough
101 South Chestnut Street
Elverson, PA 19520

Re: Preliminary/Final Land Development - Daniel Thiel - Yeingst Drive
Elverson Borough - LD-06-21-16764

Dear Ms. Kolb:

A preliminary/final land development plan entitled "Daniel Thiel - Yeingst Drive", prepared by Della Penna Engineering Inc. and dated May 28, 2021, was received by this office on June 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 land development for your consideration.

PROJECT SUMMARY:

Location:	West side of Yeingst, to the south of West Main Street
Site Acreage:	1.00 acre
Lots/Units:	1 lot /1 structure
Non-Res. Square Footage:	11,281 square feet
Proposed Land Use:	Commercial/Office
New Parking Spaces:	27 spaces
Municipal Land Use Plan Designation:	Commerce
UPI#:	13-3-16.2B

PROPOSAL:

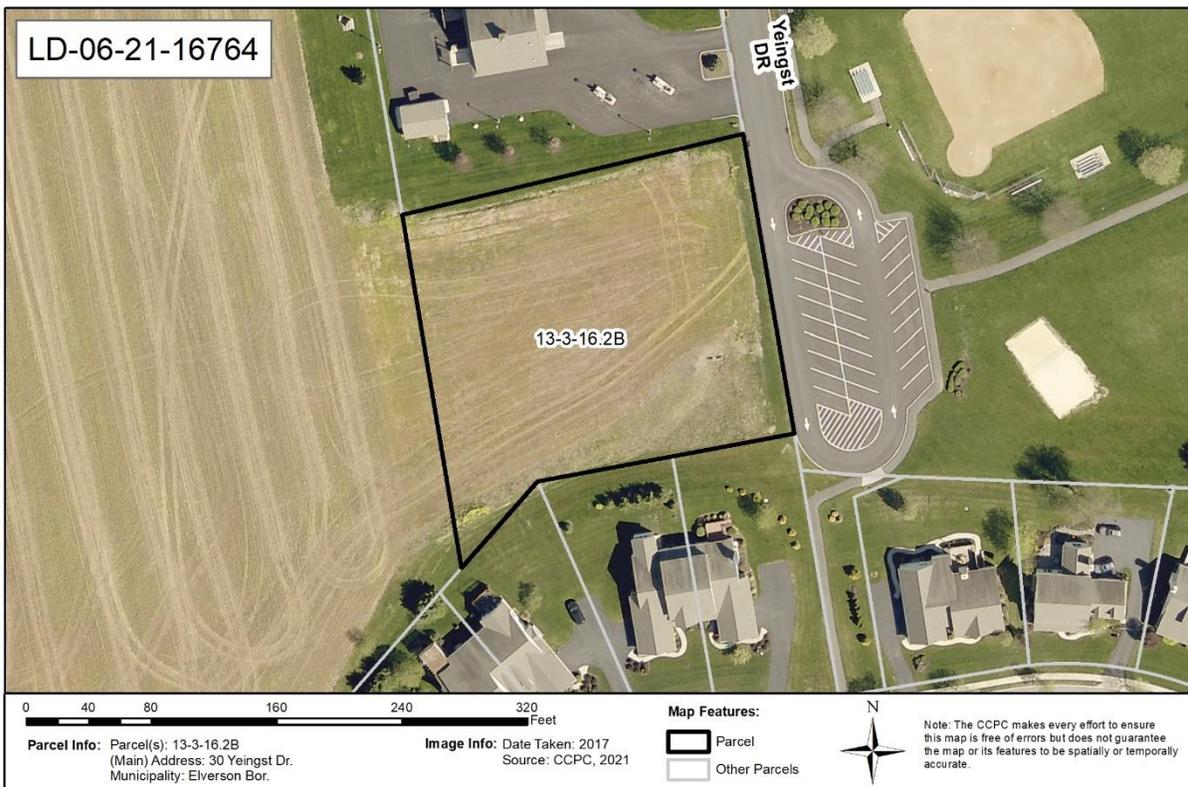
The applicant proposes the construction of a 11,281 square foot commercial/office building and 27 parking spaces on a one-acre site. The site, which will be served by public water and public sewer facilities, is located in the Elverson Borough C-Commerce zoning district.

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 land development plan.

COUNTY POLICY:

LANDSCAPES:

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



WATERSHEDS:

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Conestoga River watershed. **Watersheds'** highest priority land use objectives within this watershed are:
 - restore water quality of "impaired" streams, and
 - protect ground water quality.

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

6. The proposed building includes a roof area that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate a "green roof," "white roof" and a solar photovoltaic energy system. A green roof can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. A white roof can help reflect solar radiation and also reduce cooling costs. A photovoltaic energy system can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at:
<https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>.
Additional information on alternative energy systems such as photovoltaic systems is available at:
<https://www.dvrpc.org/EnergyClimate/AEOWG/>.
7. We support the proposed raingarden. The applicant should consider selecting seed mixes that contain the greatest percentage of native vegetation.
8. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
9. The site plan states that the maintenance of the permanent stormwater management facilities, which includes rain gardens, shall be the responsibility of the individual lot owner. Ongoing efforts by the municipality may be needed to educate the owners so that they can fully understand and fulfill the operation and maintenance requirements for these facilities, particularly in regard to the on-going maintenance of the rain garden plantings.

ADMINISTRATIVE ISSUES:

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

Page: 5

Re: Preliminary/Final Land Development - Daniel Thiel - Yeingst Drive

Elverson Borough - LD-06-21-16764

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Elverson 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 cursive script that reads "Wes Bruckno".

Wes Bruckno, AICP
Senior Review Planner

cc: Della Penna Engineering Inc.
Chester County Conservation District
Daniel Thiel
Stolfus Enterprises Ltd.



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June 1, 2021

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

Re: Preliminary/Final Subdivision - Kennett Middle School Subdivision
New Garden Township - SD-04-21-16737

Dear Ms. Reiner:

A preliminary/final subdivision plan entitled "Kennett Middle School Subdivision", prepared by Gilmore & Associates Inc., and dated April 27, 2021, was received by this office on May 21, 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:	eastside of Newark Road, south of Egypt Run Road
Site Acreage:	79.04
Lots/Units:	2 lots
Proposed Land Use:	School, Single Family Residential
UPI#:	60-5-36-E

PROPOSAL:

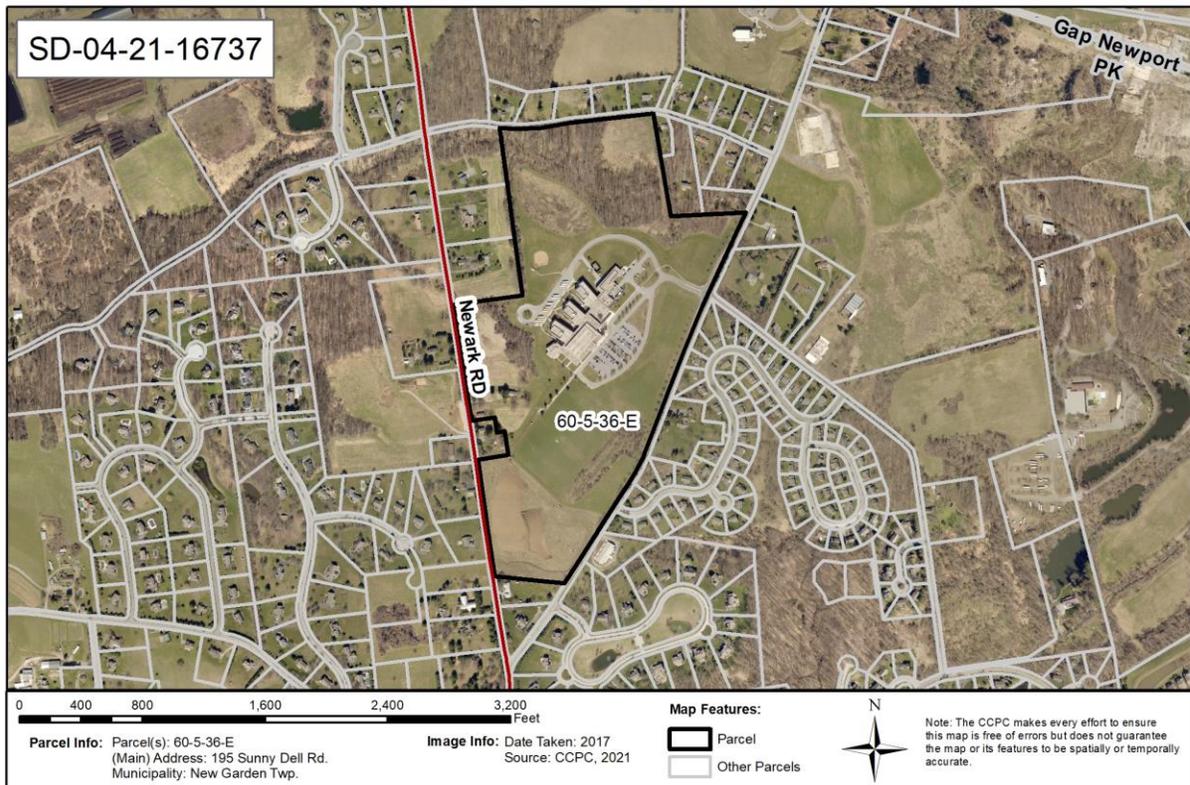
The applicant proposes the creation of 2 lots from the 79.04 acre middle school parcel. The proposed parcel, which will be served by onsite water and sewer, is located in the R-1 Low Density Residential zoning district.

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

COUNTY POLICY:

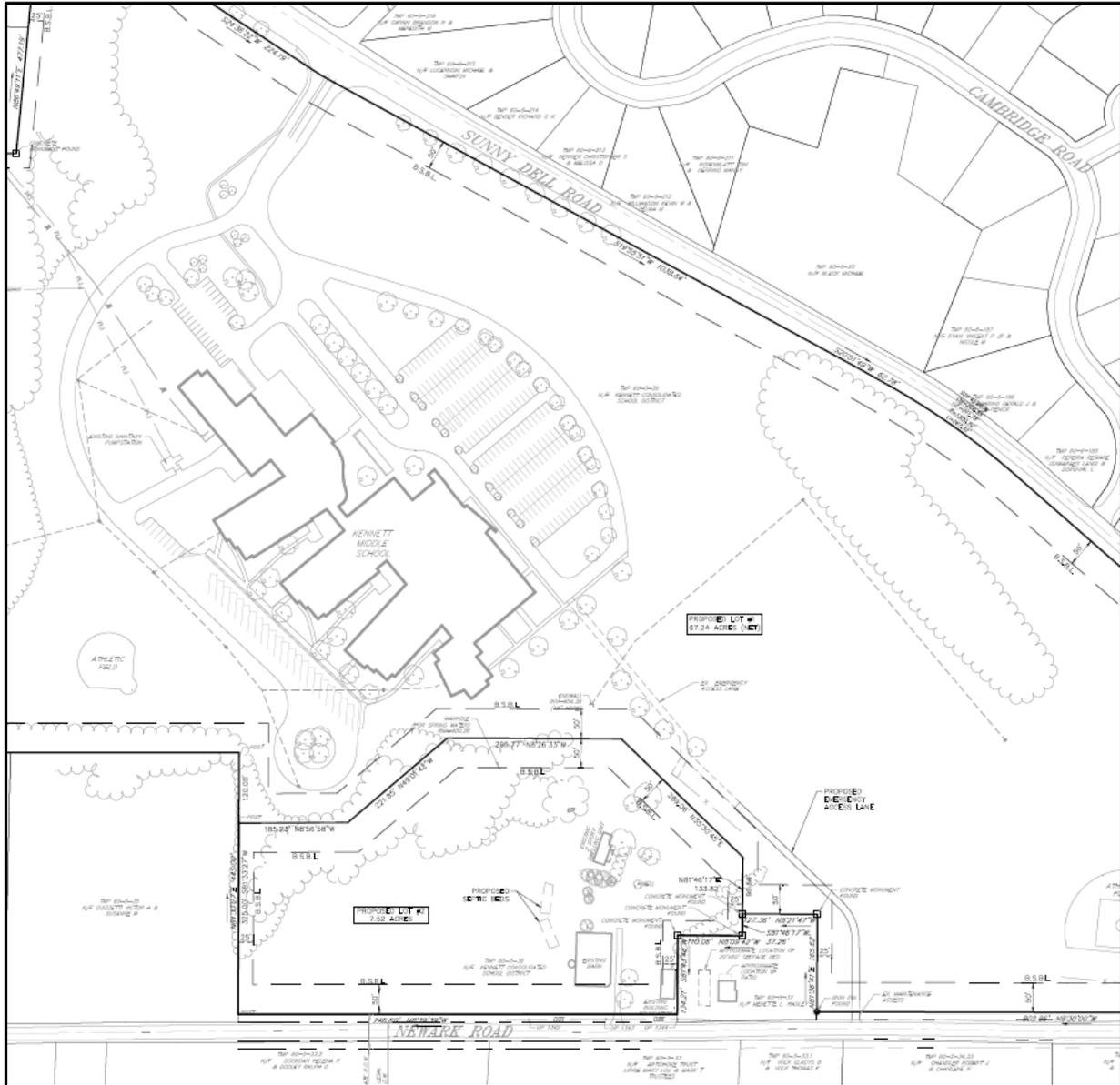
LANDSCAPES:

1. The project site is located within the **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** and with the Appreciate goal of [Landscapes3](#).



PRIMARY ISSUES:

2. The house on the proposed lot is identified as Historic Resource #48 in New Garden Township. Research indicates that first house constructed on this site was built in 1741, with the current house being constructed around 1758. The Appreciate goal of Landscapes3 encourages the preservation of the County's historic resources and landscapes. Creation of a parcel around the historic farmstead is a positive action that will promote the on-going preservation of this resource.
3. The Township and the applicant should verify that the sight distances at the existing driveway of the proposed lot to the south on Newark Road meet all state road and local ordinance requirements.



Detail of Sheet 2 of the subdivision plan

ADMINISTRATIVE ISSUES:

4. The applicant is requesting six 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.
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.

Page: 4

Re: Preliminary/Final Subdivision - Kennett Middle School Subdivision

New Garden Township - SD-04-21-16737

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: Kennett Consolidated School District,
Gilmore & Associates, Inc.
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT



THE COUNTY OF CHESTER



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Executive Director

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

June 10, 2021

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

Re: Preliminary Land Development - Devon Preparatory School
Tredyffrin Township – LD-05-21-16746

Dear Mr. Baumann:

A Preliminary Land Development Plan entitled "Devon Preparatory School", prepared by JMR Engineering LLC, and dated November 12, 2019, and last revised on May 1, 2021, was received by this office on May 12, 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 of North Valley Forge Road, north of Hunters Lane
Site Acreage:	19.92
Lots/Units:	1 Lot
Non-Res. Square Footage:	10,000
Proposed Land Use:	Sports/Recreation
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Institutional
UPI#:	43-11A-76-E

PROPOSAL:

The applicant proposes the construction of a 10,000 square foot indoor practice facility, along with the installation of a multi-use artificial turf athletic field. The project site, which is served by public water and public sewer, is located in the R1 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. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The proposed land development is consistent with the objectives of the **Suburban Landscape**.

WATERSHEDS:

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Trout Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: reduce stormwater runoff, protect first order streams, and protect ground water quantity and quality. **Watersheds** can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

3. The applicant should identify if any outdoor lighting will be provided as part of this proposal. A lighting plan was not provided as part of the current plan submission, and the Sheet Index on Sheet 1 appears to identify Sheet S-8 – Landscape and Lighting Plan as “reserved.”
4. We suggest that the applicant and Township consider providing additional landscaping along North Valley Road. A landscaping plan was not included as part of the current plan submission.
5. The 2011 Township Historic Resources Atlas identifies the project site and an adjoining parcel to the north (UPI# 43-11A-77) contain Class II historic resources. The applicant and Township should work to mitigate any negative impacts on the integrity of the existing historic resources.
6. The site plan depicts the location of a proposed 10 foot wide walkway. The design details for this walkway, including all Federal Americans with Disabilities Act (ADA) elements, should be provided in the final plan.

ADMINISTRATIVE ISSUES:

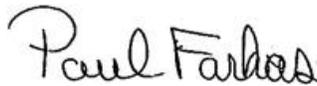
7. Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
8. The site plan indicates that, on January 28, 2021, the Township Zoning Hearing Board granted special exception approval for this project, along with granting an amendment to a prior Zoning Hearing Board decision for this site, with seven conditions of approval. Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by the Township Zoning Hearing Board.

Page: 4
Re: Preliminary Land Development - Devon Preparatory School
Treedyffrin Township - LD-05-21-16746

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

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Devon Prep, Inc., c/o Patrick Kane
JMR Engineering LLC
Chester County Conservation District



THE COUNTY OF CHESTER



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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

June 10, 2021

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

Re: Preliminary Subdivision - 10 Williams Lane
Tredyffrin Township – SD-05-21-16747

Dear Mr. Baumann:

A Preliminary Subdivision Plan entitled "10 Williams Lane", prepared by Chester Valley Engineers, Inc. and dated January 26, 2021, was received by this office on May 14, 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.

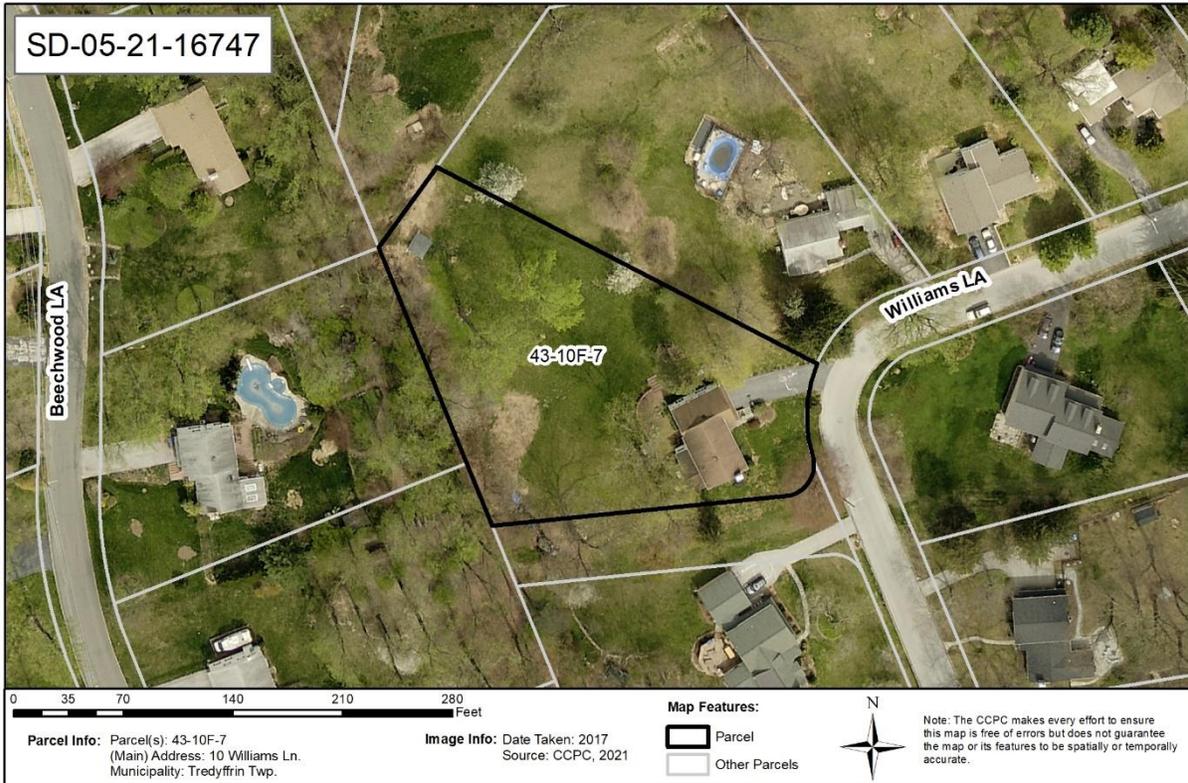
PROJECT SUMMARY:

Location:	west side of Williams Lane, north of Greene Road
Site Acreage:	0.97
Lots/Units:	2 Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Residential-Low Density
UPI#:	43-10F-7

PROPOSAL:

The applicant proposes the creation of 2 single family residential lots. The existing residence will remain on Lot 1. The project site, which will be served by public water and public sewer, is located in the R-2 Residence 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.



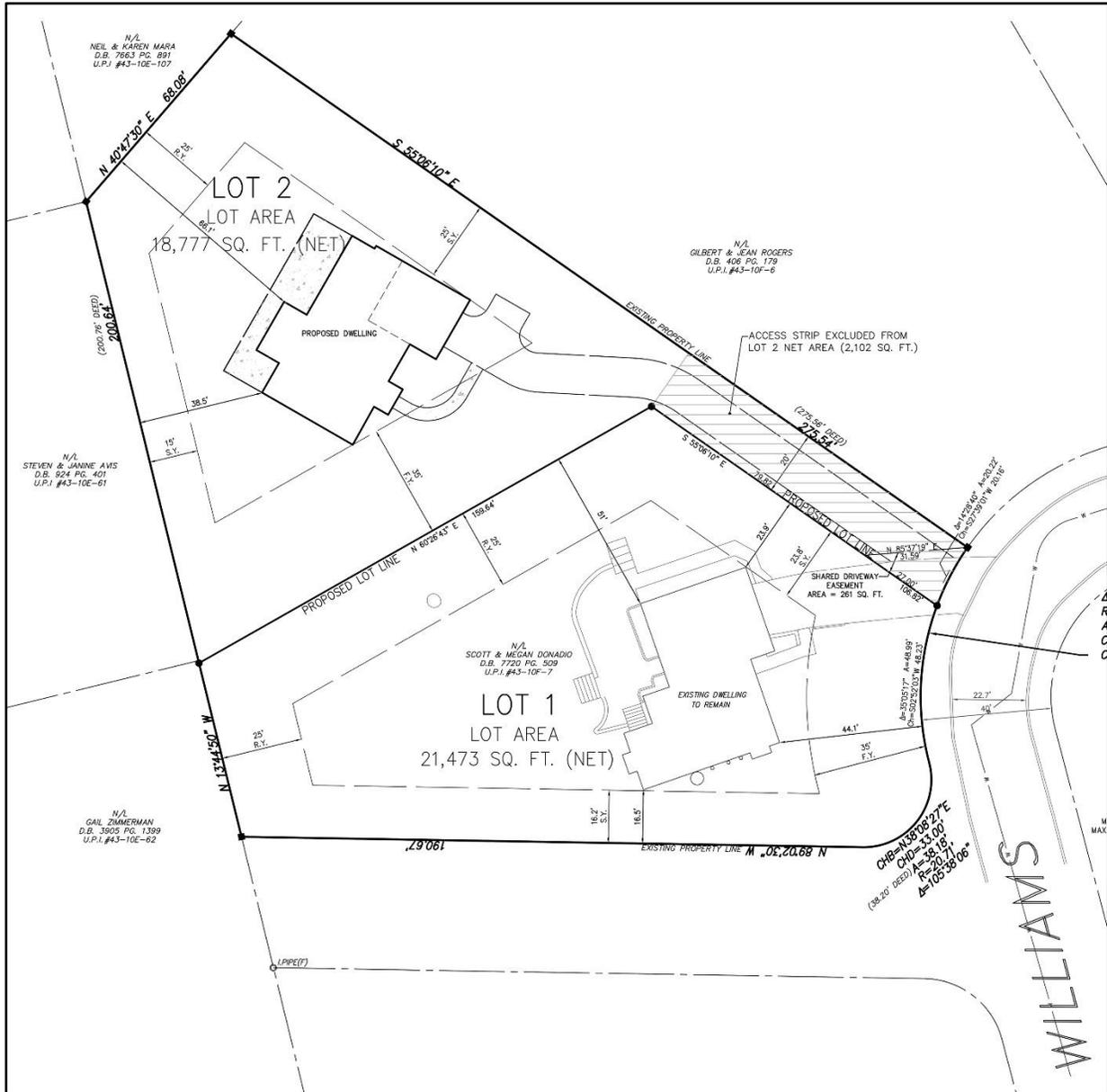
COUNTY POLICY:

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**.

WATERSHEDS:

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



Site Plan Detail, Sheet 1: Preliminary Subdivision - 10 Williams Lane

ADMINISTRATIVE ISSUES:

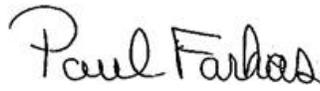
3. Land disturbance and land development activities that occur within the (East) Valley Creek watershed must comply with the applicable stormwater management ordinance standards as approved in the *Valley Creek Watershed Act 167 Stormwater Management Plan* (February 2011).
4. The site plan indicates that an infiltration basin will be constructed on Lot 2, and General Note 1 on Sheet 9 states that it shall be the sole responsibility of the property owner to maintain the post construction stormwater management facilities. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill the operation and maintenance requirements for these facilities.

Page: 4
Re: Preliminary Subdivision - 10 Williams Lane
Treddyffrin Township – SD-05-21-16747

5. The site plan depicts the location of a shared driveway easement. The details of this easement should be incorporated into the deeds of both proposed lots.
6. The applicant should depict the location of the water and sewer connections to the existing residence on Lot 1 on the site plan. If the water and/or sewer connections traverse any portion of Lot 2, then an easement will need to be incorporated into the plan to address this issue.
7. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Chester Valley Engineers, Inc.
Scott and Megan Donadio



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

June 11, 2021

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

Re: Preliminary/Final Subdivision and Land Development - 110 & 112 South Matlack Street
West Chester Borough – SD-05-21-16748

Dear Mr. Gore:

A Preliminary/Final Subdivision and Land Development Plan entitled "110 & 112 South Matlack Street", prepared by HRG, Inc., and dated April 29, 2021, was received by this office on May 14, 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 Locust Alley, west side of South Matlack Street
Site Acreage:	0.04
Lots/Units:	2 existing lots; 1 proposed lot
Non-Res. Square Footage:	0
Proposed Land Use:	Two-family detached residential dwelling
New Parking Spaces:	2
Municipal Land Use Plan Designation:	Single Family Residential
UPI#:	1-9-534, 1-9-533

PROPOSAL:

The applicant proposes the consolidation of two existing parcels into one parcel. A two-family detached residential dwelling will be constructed on the proposed lot, and 2 parking spaces will be provided. The project site, which will be served by public water and public sewer, is located in the NC-2 Neighborhood Conservation (Block Class C) zoning district.

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

COUNTY POLICY:

LANDSCAPES:

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

ADMINISTRATIVE ISSUES:

3. The Zoning Hearing Board Decision and Zoning Hearing Board Conditions tables on Sheet 1 indicate that, on November 19, 2020, the Borough Zoning Hearing Board granted variances from the minimum lot area, maximum building coverage, minimum lot width, minimum front yard setback, minimum side yard setback, and off-street parking requirements of the Borough Zoning Ordinance, with four conditions of approval. We note that the conditions of approval include the following: the parking (2 spaces) required on the property shall remain dedicated perpetually to parking use for the subject property as allocated (one space for each unit); and the units will be owner occupied and governed under a condominium agreement. Prior to granting final plan approval, the Borough should verify that the plan conforms to the decision issued by the Borough Zoning Hearing Board.
4. The site plan indicates that the proposed stormwater management system on this lot consists of a subsurface seepage bed. 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.
5. The Stormwater Facility Maintenance table on Sheet 3 states that the responsibility for the continued operation and maintenance of the stormwater management facilities on this lot is that of the property owner. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill the operation and maintenance requirements for these facilities.
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: Preliminary/Final Subdivision and Land Development - 110 & 112 South Matlack Street
West Chester Borough – SD-05-21-16748

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,

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

Paul Farkas
Senior Review Planner

cc: Feroz Builders
HRG, Inc.
Altaf Kasmani
Sadia Usman



THE COUNTY OF CHESTER



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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

June 24, 2021

William F. Martin, Manager
West Fallowfield Township
1100 DuPortail Road
Berwyn, PA 19312

Re: Preliminary/Final Subdivision - Nancy & A. Lynne Broadwater Trust, Etal.
West Fallowfield Township - SD-06-21-16768

Dear Mr. Martin:

A preliminary/final subdivision plan entitled "Nancy & A. Lynne Broadwater Trust, Etal.", prepared by Regester Associates, Inc. and dated May 24, 2021, was received by this office on June 14, 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:	East and west sides of Gap Newport Pike (State Route 41), south of Friendship Church Road
Site Acreage:	106.84 acres
Lots:	2 lots
Proposed Land Use:	Farm/Pasture Land
Municipal Land Use Plan Designation:	Agriculture Preservation (2004 Octorara Region Comprehensive Plan)
UPI#:	44-4-73, 44-4-72, 44-4-45, 44-4-47

PROPOSAL:

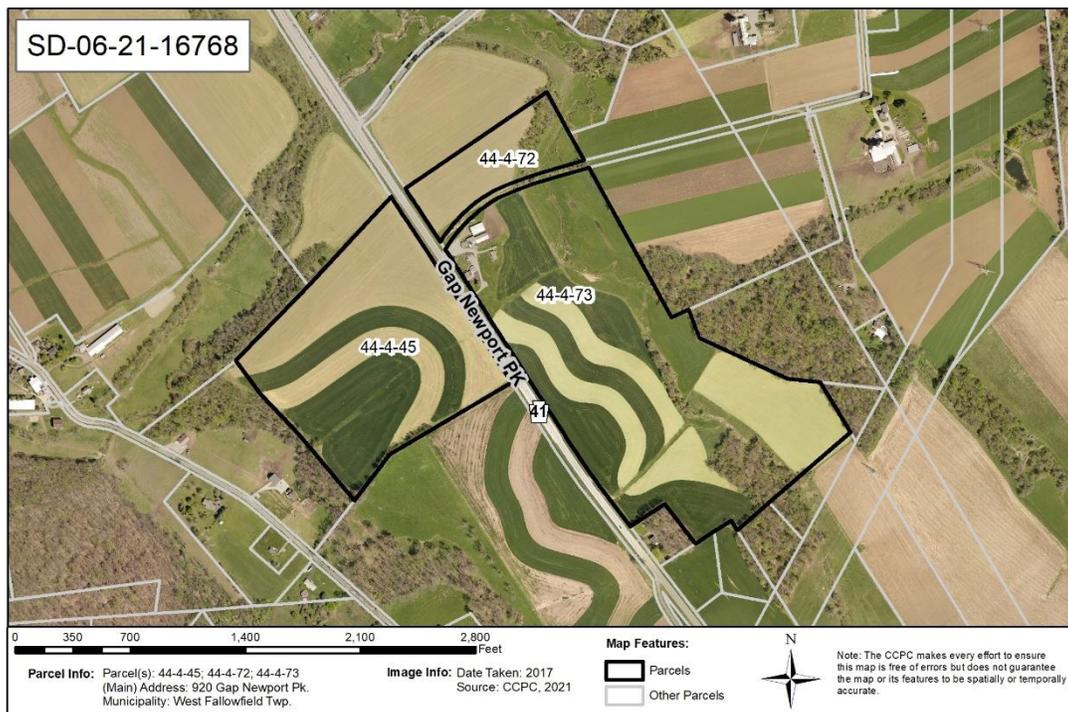
According to information from the applicant’s surveyor, this plan represents a deed separation/subdivision of the parcel on the west side of Gap Newport Pike (UPI # 44-4-45), whereby it can be sold to the owners of the parcel to the south (UPI # 44-4-47; as shown by the “Z” on Sheet 2). The site, which is served by on-site water and sewer facilities, is located in the West Fallowfield Township AG - Agricultural zoning district. The site contains a dwelling and associated agricultural structures, and the plan proposes no additional development.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all West Fallowfield 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**.



PRIMARY ISSUES:

2. The Township should determine whether the plan should show the entirety of UPI # 44-4-47.
3. The County Planning Commission's [Multimodal Circulation Handbook](#) (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Gap Newport Pike (State Route 41), as a major arterial. The Handbook (page 183) recommends a 150 foot-wide right-of-way for major arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Gap Newport Pike. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.



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

June 15, 2021

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

Re: Final Land Development - Envera LIC, LLC
West Goshen Township – LD-04-21-16725

Dear Mr. LaLonde:

A Final Land Development Plan entitled "Envera LIC, LLC", prepared by D.L. Howell, and dated March 18, 2021, was received by this office on May 21, 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:	southwest corner of Garfield Avenue and Lincoln Avenue
Site Acreage:	3.25
Lots/Units:	1 Lot
Non-Res. Square Footage:	1,064
Proposed Land Use:	Additions to existing industrial building
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Commercial, Office, Industrial Infill
UPI#:	52-5B-1

PROPOSAL:

The applicant proposes the construction of two building additions totaling 1,064 square feet to an existing industrial building. No new sewage disposal or water supply is proposed as part of this project. We note the site plan depicts the location of 25 future parking spaces which have been approved, but not constructed. The project site is located in the I-3 General Industrial zoning district.

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

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a land development proposal for this site. That review, CCPC# LD-4-16-13739, dated May 17, 2016, which addressed the construction of a 735 square foot building addition, was approved by the Township on June 29, 2016.

COUNTY POLICY:

LANDSCAPES:

2. The project site is located within the **Suburban Center Landscape** and **Natural Landscape** designations of [*Landscapes3*](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. The proposed land development is consistent with the objectives of the **Suburban Center Landscape**.

WATERSHEDS:

3. **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.

PRIMARY ISSUES:

4. We suggest that the applicant and Township consider the long-term feasibility of providing sidewalks for this site. Sidewalks are an essential design element in the Suburban Center Landscape.
5. General Note 2 on Sheet 1 indicates that the flood hazard district line shown on the plan was obtained from a prior plan submission entitled "West Chester Areas School District," prepared by CMX and dated November 21, 2007 and last revised February 21, 2008. Although it does not appear that any development activity will encroach into the floodplain area shown on the plan, 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. The applicant should be aware that the Federal Emergency Management Agency (FEMA) updated the floodplain maps for portions of Chester County, which went into effect on September 29, 2017. Further information on this matter, including links to interactive online FEMA mapping, is currently available at: <https://www.chesco.org/3458/Flooding-Floodplains>.

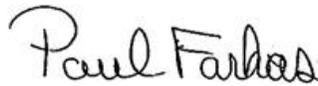
Page: 4
Re: Final Land Development - Envera LIC, LLC
West Goshen Township – LD-04-21-16725

ADMINISTRATIVE ISSUES:

6. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
7. General Note 5 on Sheet 1 indicates that the soils information on the plan was obtained from the 1963 Chester County/Delaware County Soil Survey. Current soil surveys for Chester County are available online at: <http://websoilsurvey.nrcs.usda.gov/app/>.
8. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds 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: Tallman Enterprises LP
Envera LIC, LLC
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
601 Westtown Road
P. O. Box 2747
West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

June 11, 2021

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

Re: Preliminary/Final Subdivision and Land Development - Stanberry West Goshen, LLC
West Goshen Township – SD-05-21-16741 and LD-05-21-16742

Dear Mr. LaLonde:

A Preliminary/Final Subdivision and Land Development Plan entitled "Stanberry West Goshen, LLC", prepared by Dynamic Engineering Consultants PC, and dated April 30, 2021, was received by this office on May 14, 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 plan for your consideration.

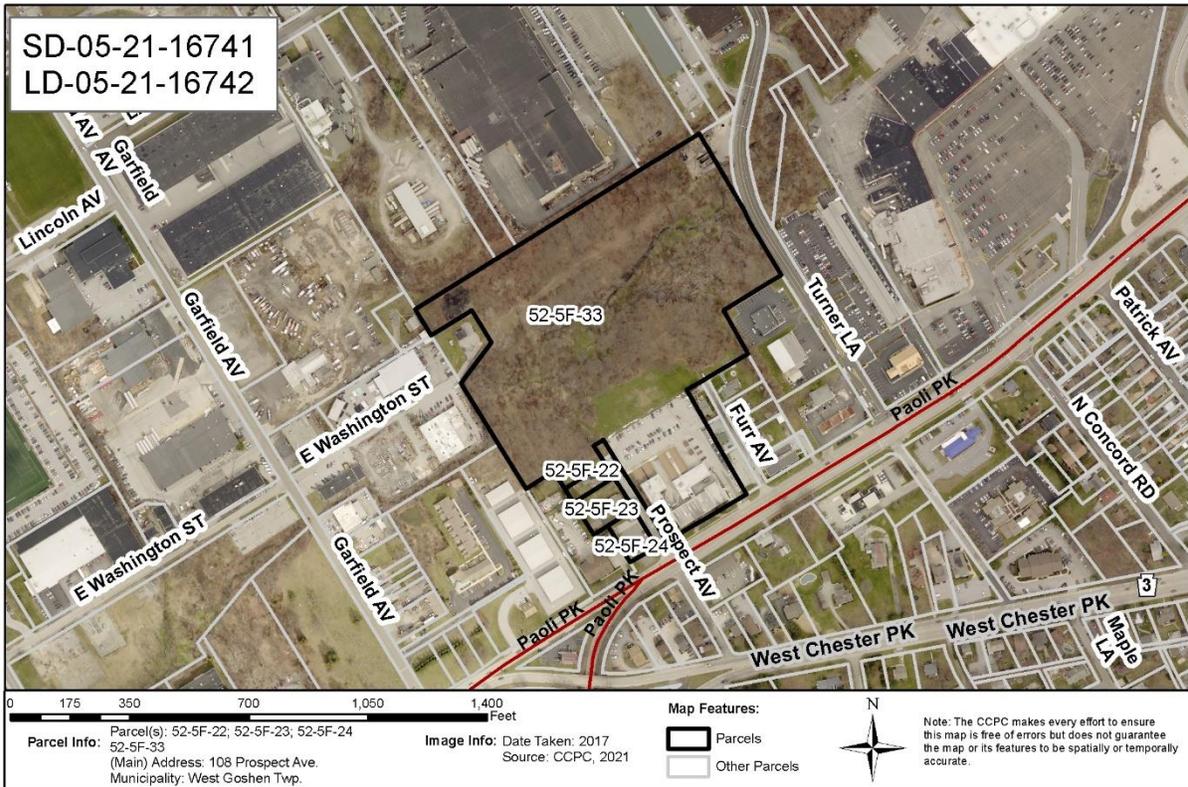
PROJECT SUMMARY:

Location:	north side of Paoli Pike, east and west side of Prospect Avenue
Site Acreage:	16.98
Lots/Units:	4 existing lots; 1 proposed lot
Non-Res. Square Footage:	26,396
Proposed Land Use:	Three commercial buildings (a 20,442 square foot Aldi Supermarket; a 2,454 restaurant with drive-through service; and a 3,500 square foot retail/restaurant building)
New Parking Spaces:	167
Municipal Land Use Plan Designation:	Existing Institutional Use; and Paoli Pike Corridor Mixed-Use/Redevelopment Area
UPI#:	52-5F-22, 52-5F-23, 52-5F-24, 52-5F-33

PROPOSAL:

The applicant proposes the consolidation of four existing parcels totaling 16.98 acres into one parcel, along with the construction of three commercial buildings totaling 26,396 square feet, and 167 parking spaces. The project site, which will be served by public water and public sewer, is located in the C-2 Commercial Shopping Center zoning district. The plan indicates that the section of Prospect Drive north of Paoli Pike will be vacated. A Transportation Impact Study, prepared by Traffic Planning and Design, Inc., last revised April 30, 2021, was included with the plan submission. The recommendations set forth in the study include working with PennDOT and the Township to provide for ADA compliant facilities and associated traffic signal upgrades at the Paoli Pike/Turner Lane intersection.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, particularly the access and circulation issues discussed in comments #3 through #6, and the design issues discussed in comment #7, and all Township issues should be resolved before action is taken on this subdivision and land development plan.



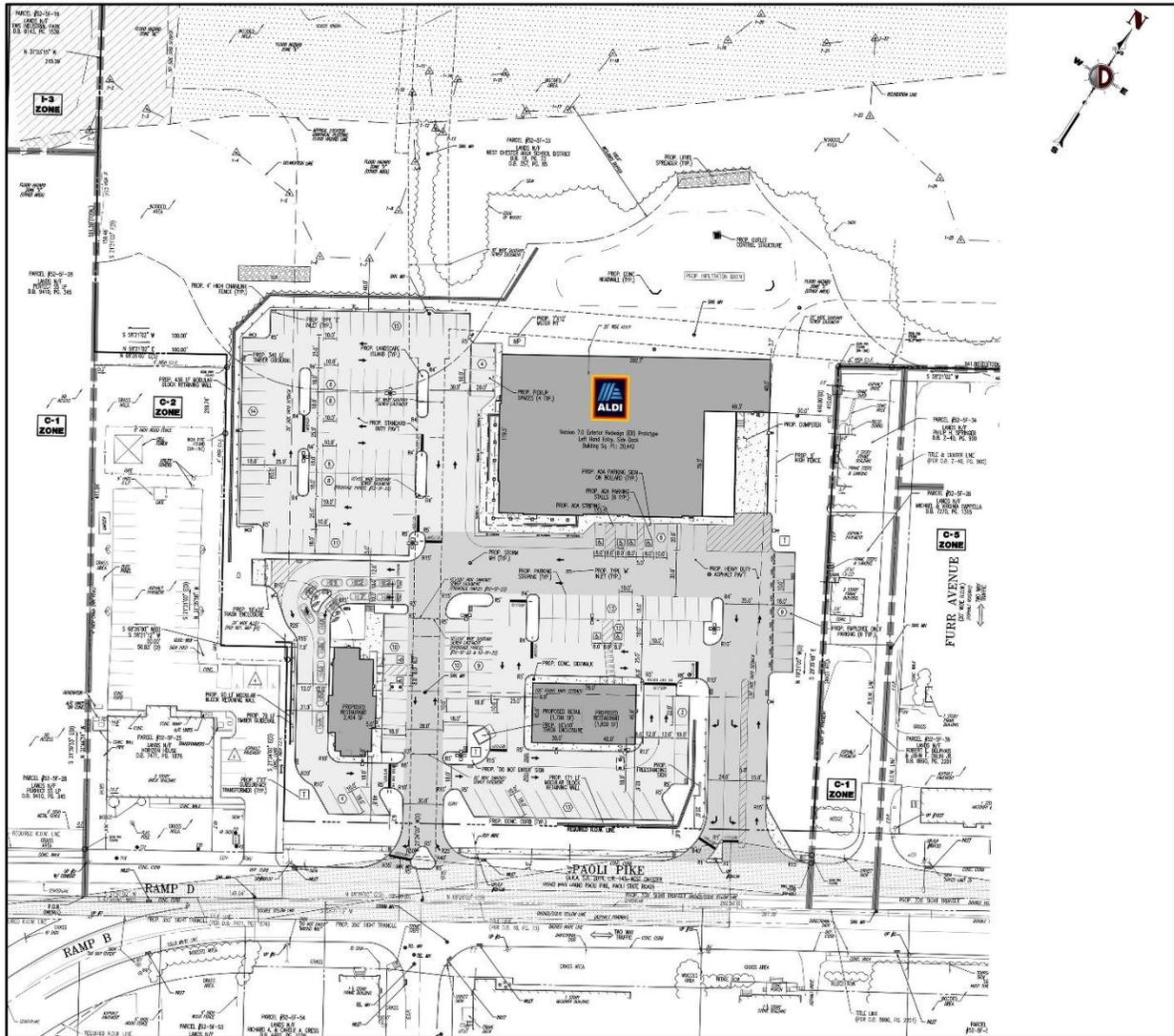
COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Suburban Center Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan, adjoining an **Urban Center Landscape** designation. 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. 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 **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 plan submission is consistent with the objectives of the **Suburban Center Landscape**.

WATERSHEDS:

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



Site Plan Detail, Sheet 7: Stanberry West Goshen, LLC

PRIMARY ISSUES:

Access and Circulation:

3. While we acknowledge that sidewalks will be provided along Paoli Pike, and we acknowledge that the transportation impact study states that the applicant will work with PennDOT to provide pedestrian/ADA facilities along Paoli Pike, including both driveway entrances, a site plan note indicates that the proposed sidewalk will only be four feet wide. We recommend that the sidewalks be a minimum of five feet in width. Additionally, crosswalk areas should be provided on both driveway entrances, and the proposed sidewalk network should be extended to provide direct pedestrian access to the proposed buildings. Pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system in the Suburban Center and Urban Landscapes.

Page: 4
Re: Preliminary/Final Subdivision and Land Development - Stanberry West Goshen, LLC
West Goshen Township – SD-05-21-16741 and LD-05-21-16742

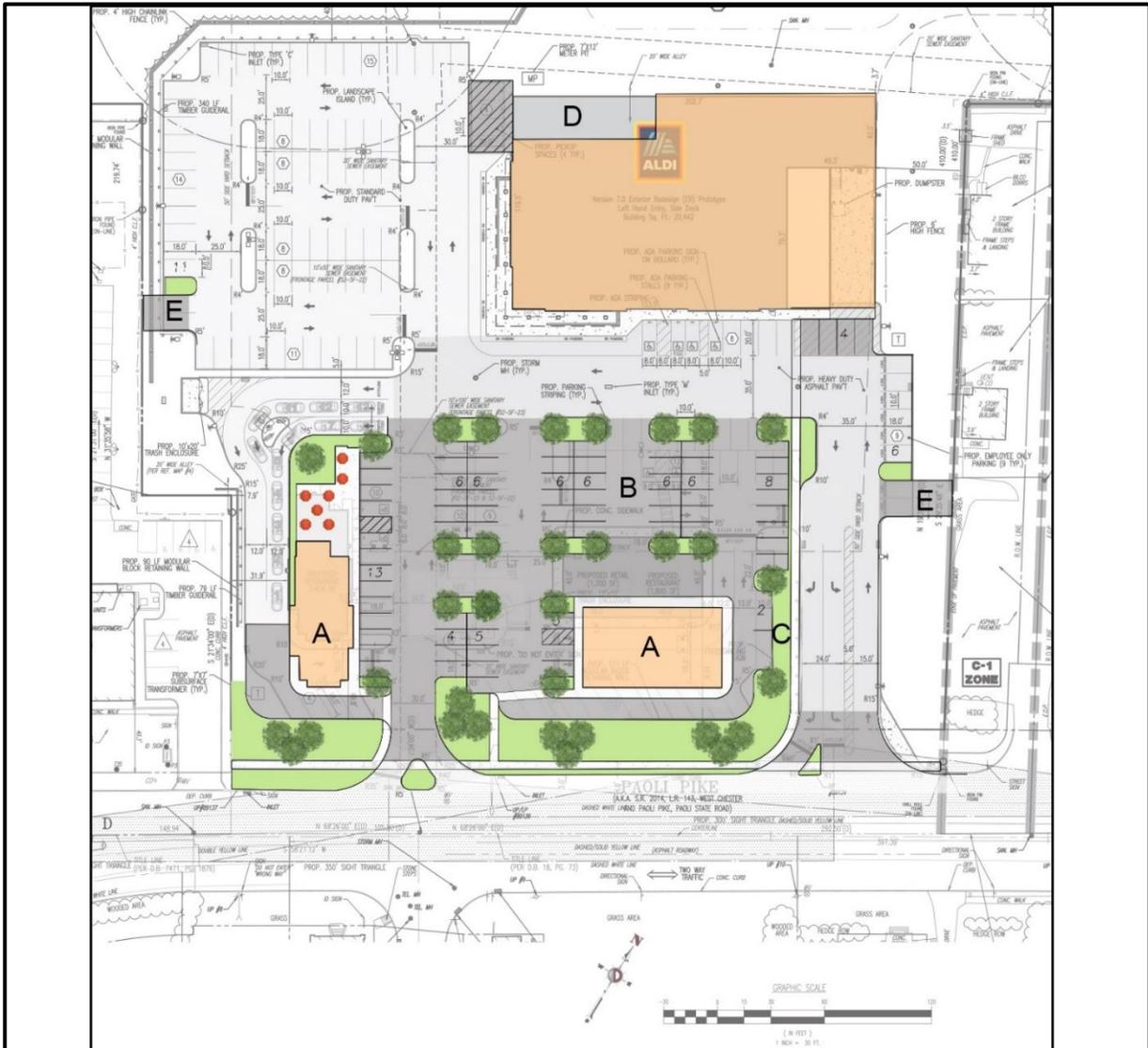
4. The Township's emergency service providers should be requested to review the plan to ensure that they can safely navigate the proposed development when completed. We note that a vehicle circulation plan for fire trucks is provided on Sheet 21. Additionally, vehicle circulation plans for refuse trucks and interstate semi-trailers are provided on Sheet 20 and Sheet 22, respectively.
5. There is an existing bus stop at the Paoli Pike/Prospect Avenue intersection. 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.
6. The project site is situated within the Paoli Pike Corridor Mixed-Use/Redevelopment Area, as shown on Map 12 in the Township's 2019 Comprehensive Plan. The Township should ensure that the design of this proposal is generally consistent with the recommendations set forth in the Township's Comprehensive Plan for this area of the Township. We note that the Comprehensive Plan recommends that a bike lane be provided for westbound Paoli Pike in this area of the Township. Additionally, the Comprehensive Plan recommends that parking areas be located to the side and/or the rear of buildings fronting on this segment of the Paoli Pike.

Design Issues:

7. We recommend that the applicant and Township consider incorporating the design elements depicted on page 5 into its design of the project site. These design elements include the following: reduce the front setback of the proposed restaurant and restaurant/retail buildings; reconfigure the parking layout to better define the circulation pattern with the development; orient the loading dock for the Aldi grocery store to the rear of the building; and connect to adjacent properties to improve existing and future circulation patterns.
8. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 16) 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.
9. We suggest that the applicant and the Township consider incorporating walls and shrubs along the property frontage to screen the view of the proposed parking from the public right-of-way. We also suggest street trees be incorporated into the landscaping plan.
10. We suggest the applicant and the Township ensure the development has a cohesive identity by applying similar building materials and architectural details.

Natural Features Protection:

11. The site contains land within the 100 year flood plain of Goose Creek. 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.



FOR ILLUSTRATIVE PURPOSES ONLY

Base drawing from “Site Plan”, Sheet 7 of 22, Dynamic Engineering, dated 4/30/2021

The intent of the above illustration is to express opportunities to:

- A. Reduce the front setback of the proposed restaurant and restaurant/retail buildings to more closely align with adjacent building setbacks and locate parking to the rear and side yards. Reducing the restaurant building front setback also expands space for outdoor dining and provides longer cueing lanes.
- B. Reconfigure the parking layout to better define the circulation pattern within the development. Improvements include landscaped islands, reoriented parking stalls for improved pedestrian safety, and elimination of diagonal parking.
- C. Provide pedestrian access to the proposed buildings from the sidewalk located along the north side of Paoli Pike.
- D. Orient the loading dock to the rear of the site so it is hidden from view from the public right-of-way and the development’s main entrance.
- E. Connect to adjacent properties to improve existing and future circulation patterns.

12. The plan and 2017 aerial photography indicate that a portion of the site is wooded, and we acknowledge that the northern wooded portion of the site, which includes land within the 100-year floodplain and wetland areas, will remain undeveloped. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The removal of trees should be limited to the minimum area needed for the building(s) and support facilities. The limits of tree removal should be clearly shown on the plan and “limits of disturbance” should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the “limit of disturbance” to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.
13. 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.
14. 2013 soils data indicates that the site contains areas of predominantly hydric (wet) soils (CpA Cokesbury) 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. If construction occurs on this site, 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.

ADMINISTRATIVE ISSUES:

15. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
16. The Waivers Requested Table on Sheet 3 indicates that the applicant is requesting two waivers from the Development and Design Standards in Article V of the Township Subdivision and Land Development Ordinance, along with a waiver from Section 301.1 of the Township Stormwater Management Ordinance, pertaining to required wetland buffer areas (the Waivers Requested table indicates a partial disturbance of the 100 foot wetlands buffer is proposed). 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.
17. The Variances Granted table on Sheet 3 indicates that variances from the minimum building setback and side yard setback requirements has been granted. The date of the Zoning Hearing Board’s decision, along with any conditions of approval, should be identified on the approved plan.

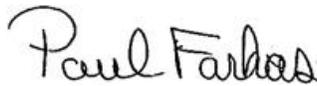
Page: 7

Re: Preliminary/Final Subdivision and Land Development - Stanberry West Goshen, LLC
West Goshen Township – SD-05-21-16741 and LD-05-21-16742

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 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.
20. 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: Mark Pottschmidt
Stanberry Acquisitions LLC
Dynamic Engineering Consultants PC
Robert J. & Tina O'Toole
Clair Harold & Judith A. Brooks
West Chester Area School District, c/o Kevin Campbell
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District
Mark E. Cassel, AICP, Director of Service Planning, SEPTA



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

June 24, 2021

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

Re: Preliminary/Final Subdivision - Symonds and Stoltzfus Lot Addition Plan
West Nantmeal Township - SD-05-21-16758

Dear Ms. Kolpak:

A preliminary/final subdivision plan entitled "Lot Addition Plan for John & Kimberly D. Symonds and Gerald J. & Darlene M. Stoltzfus", prepared by Clark Surveying Engineering LLC and dated May 21, 2021, was received by this office on June 3, 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 Lamme Road, to the east of North Manor Road (State Route 82)
Site Acreage: 2.27 acres
Lots: 2 lots
Proposed Land Use: Single Family Residential
Municipal Land Use Plan Designation: Rural Residential
UPI#: 23-5-7.1, 23-5-7.2

PROPOSAL:

The applicant proposes the adjustment of the lot line separating two lots. The site, which is served by on-lot water and sewer facilities, is located in the West Nantmeal Township R-1 Agricultural Preservation zoning district. The site contains two dwellings that will remain; two tracts of equal area will be created and added to UPI # 23-5-7.1 and UPI # 23-5-7.2, respectively. No new development is proposed by this subdivision.

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:

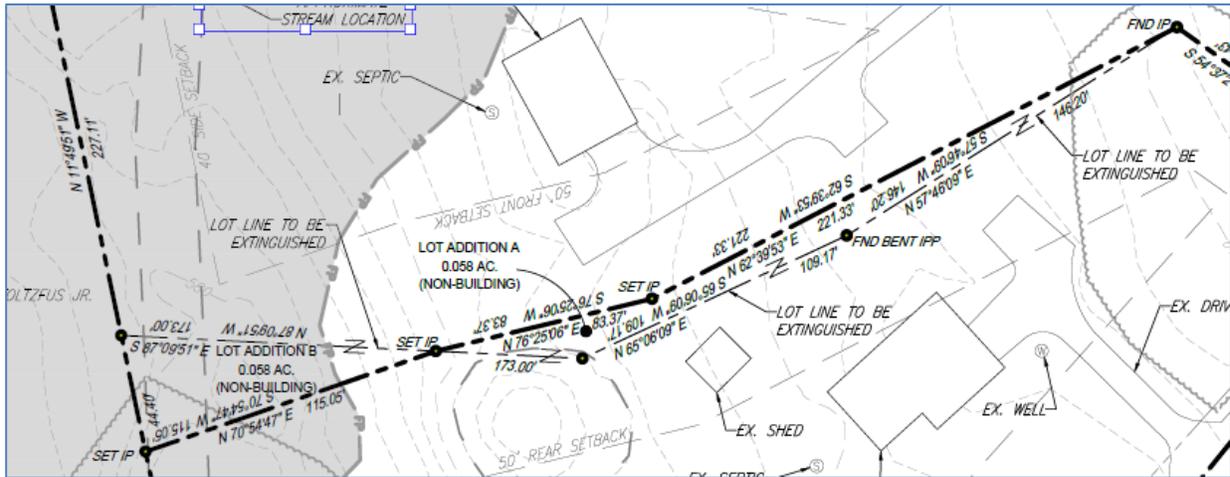
LANDSCAPES:

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



PRIMARY ISSUES:

2. The plan shows that UPI 23-5-7.1 (the northern lot) is owned by “Gerald J. & Darlene M. Stultzfus”, but the title of the plan spells the last name as “Stoltzfus”; this should be corrected.
3. We recommend that both lots be more clearly identified, i.e., “Lot 1 and Lot 2”.
4. The Township should determine whether the plan should show the tract’s R-1 zoning designation.
5. Due to the environmental constraints on both lots, including the floodplain and wetlands described in Survey Notes 10 and 11, as well as the wooded areas, we recommend that the lots be deed restricted from further development.



Detail of "Lot Addition Plan for John & Kimberly D. Symonds and Gerald J. & Darlene M. Stoltzfus" Subdivision Plan

ADMINISTRATIVE ISSUES:

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

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

Sincerely,

Wes Bruckno, AICP
Senior Review Planner

- cc: John W. Symonds
Clark Surveying Engineering LLC
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT

Proposed Plan and Ordinance Reviews





ORDINANCE PROPOSALS

6/1/2021 to 6/30/2021

The staff reviewed proposals for:

	Total
Comprehensive Plans	3
Subdivision and Land Development Ordinance (SLDO) Amendments	2
Zoning Ordinance Amendments	5
Zoning Ordinance Updates	1
TOTAL REVIEWS	11

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Whiteland Township	SA-05-21-16755	6/15/2021	<p>Proposed - SLDO Amendment</p> <p>The Township proposes to adopt an updated copy of the GVR Great Valley Revitalization Overlay District Design Guidelines, dated May 2021, as Appendix VI of the Township SLDO, along with updating all applicable references to the new design guidelines.</p>	Consistent
East Whiteland Township	SA-05-21-16756	6/16/2021	<p>Proposed - SLDO Amendment</p> <p>The Township proposes to add a definition of slope to Section 175-6 of the Township SLDO, along with amending the existing definitions of steep slope and "steep slope, very" in Section 175-6.</p>	Consistent
East Whiteland Township	ZA-05-21-16751	6/16/2021	<p>Proposed - Zoning Ordinance Amendment</p> <p>The Township proposes to add a definition of slope to Section 200-14, amend the definitions of steep slope and "steep slope, very" in Section 200-14, and amend the steep slope protection standards in Section 200-57.</p>	Consistent
East Whiteland Township	ZA-05-21-16752	6/16/2021	<p>Proposed - Zoning Ordinance Amendment</p> <p>The Township proposes the following amendments to Section 200-14 of the Zoning Ordinance: amend the definitions of developable acreage, and environmentally sensitive area; delete the definition of sensitive site; and add definitions for contaminated area, and pollutant.</p>	Not Relevant

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Whiteland Township	ZA-05-21-16753	6/15/2021	<p>Proposed - Zoning Ordinance Amendment</p> <p>The proposed amendments to the Township's Great Valley Revitalization Overlay District standards include the following: delete "Hotels, Motels, Inns, or Conference Centers" from the list of uses permitted by conditional use; change the minimum tract area standard in Section 200-39.3.D(2) from 35 acres to 25 acres; and change the maximum structure height standard in Section 200-39.3.D(6) from 115 feet to 75 feet. Additionally, the Township proposes to remove four parcels, situated to the north of Great Valley Parkway and to the west of Route 29, from the Overlay District designation.</p>	Consistent
Montgomery County	CP-05-21-16745	6/4/2021	<p>Proposed - Comprehensive Plan</p> <p>The submission represents updating the Montgomery County Comprehensive Plan to note new developments, trails, transportation projects and land preservation that has been accomplished since the original adoption of the plan in 2015. The proposed update mostly focuses on changes to the plan's policy maps.</p>	Consistent
Phoenixville Borough	CP-06-21-16778	6/21/2021	<p>Proposed - Comprehensive Plan</p> <p>Update of the 2019 PRCP to include West Pikeland in Region's municipalities.</p>	Consistent
Sadsbury Township	ZO-05-21-16750	6/25/2021	<p>Proposed - Zoning Ordinance Update</p> <p>Complete zoning ordinance update</p>	Consistent
Tredyffrin Township	CP-04-21-16726	6/4/2021	<p>Proposed - Comprehensive Plan</p> <p>The Township proposes to adopt a new Comprehensive Plan, which was prepared under the Chester County Vision Partnership Program (VPP).</p>	Consistent
West Goshen Township	ZA-05-21-16759	6/25/2021	<p>Proposed - Zoning Ordinance Amendment</p> <p>The Township proposes the creation of the Planned University Main Campus Overlay District. The County Planning Commission reviewed an earlier version of this amendment on April 3, 2020 (CCPC# ZA-03-20-16290)</p>	Consistent
West Nantmeal Township	ZA-05-21-16760	6/8/2021	<p>Proposed - Zoning Ordinance Amendment</p> <p>Revised definition of Family in response to comment in CCPC 04-21-16708</p>	Consistent

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 10
TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 10

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

June 16, 2021

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

Re: Zoning Ordinance and Subdivision and Land Development Ordinance Amendments – Steep Slope Protection
East Whiteland Township – ZA-05-21-16751 and SA-05-21-16756

Dear Mr. Barner:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance and Subdivision and Land Development Ordinance (SLDO) Amendments as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e) and Section 505(a), respectively. The referral for review was received by this office on May 21, 2021. We offer the following comments to assist in your review of the proposed amendments.

DESCRIPTION:

1. The Township proposes the following amendments to the Township Code:
 - A. Amend the definition of slope in Section 175-6 of the Township SLDO;
 - B. Add definitions for steep slope and “steep slope, very” to Section 175-6 of the Township SLDO; and
 - C. Add a definition for slope to Section 200-14 of the Township Zoning Ordinance;
 - D. Amend the definitions of steep slope and “steep slope, very” in Section 200-14 of the Township Zoning Ordinance; and
 - E. Repeal Section 200-57 - Steep slope protection of the Township Zoning Ordinance in its entirety, to be replaced by the proposed language in Section 1.C of the draft Ordinance. Based on our comparison between the existing and proposed ordinance language, the proposed revisions to Section 200-57 include the following:
 - 1) Amend Section 200-57.B, by adding that the steep slope regulations are not applicable to man-made steep slopes and man-made very steep slopes resulting from previous grading or earthmoving activities, except as outlined herein; and
 - 2) Adding “Replacement of existing bridges, culverts, or stream crossings, subject to appropriate permit approvals from local, state, and federal agencies” to the list of permitted uses in areas of steep and very steep slopes.

COMMENTS:

2. We recommend that the Township review the Steep Slope Protection Planning Tool on the County Planning Commission’s website for additional issues to consider prior to finalizing the proposed ordinance language. This tool, which includes links to model ordinance language, is available online at: <https://www.chescoplanning.org/MuniCorner/eTools/43-SteepSlopes.cfm>.

In particular, we suggest that the Township review the regulations applying to man-made slopes in East Bradford Township’s Steep Slope Conservation District, which is available online at: <https://ecode360.com/10736510>. We note that Section 115-43.D.(2)(a) of East Bradford’s zoning ordinance states that *“Where man-made steep slopes are isolated from naturally occurring steep slope areas and can be altered without affecting said naturally occurring steep slope areas, they can be altered by right where such alteration is required in conjunction with a permitted use in the zoning district in which the slopes occur...”* Additionally, Section 115-43.D(2)(b) states that *“where man-made slopes are adjacent to naturally occurring steep slope areas and cannot be altered without affecting said naturally occurring steep slope areas, then the alteration of such man-made slopes shall be subject to the following regulation applying to the naturally occurring steep slope.”*

3. The Township should consider establishing a maximum disturbance allowance of 30 percent for steep slope areas, and 15 percent for very steep slope areas. Additional information about this issue is provided in the County Planning Commission’s Steep Slope Protection Planning Tool.

On May 21, 2021, the County Planning Commission also received an amendment to the Township Zoning Ordinance, pertaining to the definitions of developable acreage, environmentally sensitive area, sensitive site, contaminated area, and pollutant. This amendment is addressed by the Commission in a separate review (CCPC# ZA-05-21-16752). We recommended in this review letter that the Township should consider establishing a maximum disturbance allowance for steep slopes, along with excluding the same percentage of steep slope area from the developable acreage calculations, rather than excluding areas of steep slope and very steep slope from the developable acreage of a tract or lot in its entirety.

4. Section 200-57.B indicates that the determination whether a slope is naturally occurring or man-made is subject to review and approval by the Township Zoning Officer. We recommend that the Township consider requiring that this information be subject to the review and approval of the Township Engineer, or subject to the approval of the Zoning Officer upon the recommendation of the Township Engineer.
5. For clarity purposes, we recommend that Section 200-57.C(5) be revised to state “...not to be used for on-site sewage disposal systems or any other structures.”

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

Page: 3

Re: Zoning Ordinance and Subdivision and Land Development Ordinance Amendments – Steep Slope Protection

East Whiteland Township – ZA-05-21-16751 and SA-05-21-16756

We request an official copy of the decision made by the Township Supervisors, as required by Section 609(g) and 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 "Paul Farkas". The signature is written in a cursive, flowing style.

Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



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

June 16, 2021

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

Re: Zoning Ordinance Amendment – Definitions: Developable Acreage, Environmentally Sensitive Area, Sensitive Site, Contaminated Area, and Pollutant
East Whiteland Township – ZA-05-21-16752

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 May 21, 2021. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes the following amendments to Section 200-14 of the Zoning Ordinance:
 - A. Amend the definitions of developable acreage, and environmentally sensitive area;
 - B. Delete the definition of sensitive site; and
 - C. Add definitions for contaminated area, and pollutant.
2. On May 21, 2021, the County Planning Commission also received an amendment to the steep slope protection standards in the Township's Zoning and Subdivision and Land Development Ordinances. These amendments are addressed by the Commission in a separate review (CCPC# ZA-05-21-16751 and SA-05-21-16756). We note that the proposed definition of developable acreage would exclude areas of steep slope and very steep slope from the developable acreage of a tract or lot.

COMMENTS:

3. The Township should review the Natural Resource Protection Standards Planning Tool on the County Planning Commission's website for additional issues to consider prior to finalizing the proposed ordinance language. This tool, which includes links to model ordinance language, is available online at:
<https://www.chescoplanning.org/MuniCorner/eTools/28-NaturalResources.cfm>.

Rather than excluding areas of steep slope and very steep slope from the developable acreage of a tract or lot in its entirety, the Township should consider establishing a maximum disturbance allowance for steep slopes (for example, a maximum disturbance limit of 30 percent for steep slope areas, and 15 percent for very steep slope areas), and excluding the same percentage of steep slope area from the developable acreage calculations.

Page: 2

Re: Zoning Ordinance Amendment – Definitions: Developable Acreage, Environmentally Sensitive Area, Sensitive Site, Contaminated Area, and Pollutant
East Whiteland Township – ZA-05-21-16752

4. The Township Solicitor should be requested to review and comment on the proposed ordinance language prior to the Township taking action on this amendment, particularly pertaining to excluding “contaminated areas which have not been remediated in accordance with applicable state and federal standards” from the developable acreage of a tract or lot. This provision does not take into account if there is a planned remediation which might take place contingent on potential future approvals on the site. We are not currently aware of any Chester County municipality that excludes contaminated areas from developable acreage/net lot area requirements.

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

Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



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Executive Director

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

June 15, 2021

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

Re: Zoning Ordinance, Zoning Map, and Subdivision and Land Development Ordinance
Amendments – GVR Great Valley Revitalization Overlay District
East Whiteland Township – ZA-05-21-16753 and SA-05-21-16755

Dear Mr. Barner:

The Chester County Planning Commission has reviewed the proposed Zoning and Subdivision and Land Development Ordinance (SLDO) amendments as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e) and Section 505(a), respectively. The referral for review was received by this office on May 21, 2021. We offer the following comments to assist in your review of the proposed amendments.

DESCRIPTION:

1. The proposed amendments to the Township's Great Valley Revitalization Overlay District standards include the following:
 - A. Delete "Hotels, Motels, Inns, or Conference Centers" from the list of uses permitted by conditional use in the GVR Overlay District;
 - B. Amend the maximum tract density (floor area ratio) standards in Section 200-39.3(D)(1);
 - C. Change the minimum tract area standard in Section 200-39.3.D(2) from 35 acres to 25 acres;
 - D. Change the maximum structure height standard in Section 200-39.3.D(6) from 115 feet to 75 feet;
 - E. Amend the Residential Notification standards for quarry operations in Section 200-39.3.F; and
 - F. Add Section 200-39-3.J, pertaining to lieu of payment of any transportation impact fee.
2. The Township proposes to amend its Zoning Map, by removing the following parcels, situated on the northwest corner of the Great Valley Parkway and Route 29, from the GVR Great Valley Revitalization Overlay District:
 - UPI# 42-4-14, 11 Great Valley Parkway;
 - UPI# 42-2-14.1, 9-27 Great Valley Parkway;
 - UPI# 42-4-15.10, 29 Great Valley Parkway; and
 - UPI# 42-4-15.10A, 31 Great Valley Parkway.

According to county mapping records, the total acreage of the properties remaining in the Overlay District, situated on the west side of Route 29 south of the Great Valley Parkway, is approximately 26.2 acres.

Page: 2

Re: Zoning Ordinance, Zoning Map, and Subdivision and Land Development Ordinance
Amendments – GVR Great Valley Revitalization Overlay District
East Whiteland Township – ZA-05-21-16753 and SA-05-21-16755

3. The Township proposes the following amendments to the Township SLDO:
 - A. Amend the reference to the applicable GVR Overlay District Design Guidelines set forth in Section 175-41.1; and
 - B. Adopt an updated copy of the Overlay District Design Guidelines, dated May 2021, as Appendix VI of the Township SLDO.

BACKGROUND:

4. The County Planning Commission previously reviewed two versions of the zoning ordinance and zoning map amendment petitions creating the existing GVR Overlay District, the latest of which occurred on November 2, 2015 (CCPC# ZA-10-15-12712, dated November 2, 2015). According to our records, this amendment was adopted by the Township on November 9, 2015.
5. The County Planning Commission also previously reviewed two versions of the SLDO amendment creating the Design Guidelines for the Overlay District, the latest of which occurred on October 9, 2015 (CCPC# ZA-10-15-12710). According to our records, this SLDO amendment was adopted by the Township on November 9, 2015.

LANDSCAPES:

6. The GVR Overlay District 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 County Planning Commission supports mixed-use development in the **Suburban Center Landscape**.

COMMENTS – Zoning Ordinance and Zoning Map Amendments:

7. The Township should consider requiring a traffic impact study for development submitted under the GVR Overlay District standards.
8. We suggest that the Township consider requiring a specific mix of residential and non-residential uses for development submitted under the GVR Overlay District standards.
9. We recommend that the Township consider providing density bonus incentives in exchange for the inclusion of affordable housing units. For more information on how density bonuses are implemented, refer to the County Planning Commission’s [Affordable Housing Bonuses eTool](#), which is available online at: <https://www.chescoplanning.org/MuniCorner/eTools/22-AffordableHousingBonus.cfm>. “Live” Objectives A and B of **Landscapes3**, the 2018 County Comprehensive Plan, support the provision of diverse and affordable housing to meet the needs of all residents. Additionally, the County 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>.

Page: 3

Re: Zoning Ordinance, Zoning Map, and Subdivision and Land Development Ordinance Amendments – GVR Great Valley Revitalization Overlay District
East Whiteland Township – ZA-05-21-16753 and SA-05-21-16755

10. While it is our understanding that the four parcels on the north side of the Great Valley Parkway are proposed to be rezoned because they are no longer part of the master plan for the redevelopment of this area of the Township, we suggest that the Township consider maintaining the existing overlay designation for these parcels, in order to potentially allow for future mixed-use development on these parcels. We note that Map 5: Future Land Use in the Township's 2016 Comprehensive Plan indicates that these parcels are located in a "High Density Mixed Use" designation.
11. Prior to taking action on this amendment, the Township should ensure that they have met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the PA Municipalities Planning Code (PA MPC).

COMMENTS – GVR Overlay District Design Guidelines, SLDO:

12. We recommend that the Township review the Mixed-Use Planning eTool on the County Planning Commission's website for additional issues to consider prior to finalizing the proposed ordinance language. This tool, which includes links to model ordinance language, is available online at: <https://www.chescoplanning.org/MuniCorner/eTools/25-MixedUse.cfm>.
13. We suggest that the "Development Context" graphic on page 3 be revised to identify the full extent of the redevelopment of the Atwater site; the Atwater Village Commercial component on Lots 3, 4 and 5 of the Atwater development on the east side of Route 29 at its intersection with Flat Road is not depicted on this graphic.
14. While the Design Guidelines identify that streets "form an interconnected network in order to facilitate the safe movement of vehicles, bicycles and pedestrians through and within the development project" (page 5, Item 2.2.1), and that "Bicycle lanes shall be provided in each direction on Great Valley Parkway" (page 9, Item 3.1.7), the streetscape cross-sections on page 6 do not provide any information pertaining to designated bike lanes. This should be clarified by the Township. The Township should also ensure that the Design Guidelines are generally consistent with the Corridor-wide Bicycle Network identified on Page 50 of the *Great Valley/Route 29 Multimodal Study*, which depicts the location of proposed off-street and on-street bike corridors within the Great Valley Corporate Center, and along the Route 29 Corridor.
15. While we acknowledge that Item 3.24 on page 10 states that bus shelters, where provided, shall be compliant with SEPTA standards, the design guidelines do not identify the location of existing or proposed transit stops within the Overlay District. The location of transit stops is a critical design component for mixed-use development in the Suburban Center Landscape. We recommend that the Township refer to the Bus Stops Design Element provided in the County Planning Commission's Multimodal Circulation Handbook (2016 Update) in its review of the design guidelines for bus shelters provided on page 10, along with its review of any future development activity within the Overlay District. This document is available online at: www.chesco.org/documentcenter/view/27031.

Page: 4

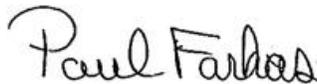
Re: Zoning Ordinance, Zoning Map, and Subdivision and Land Development Ordinance
Amendments – GVR Great Valley Revitalization Overlay District
East Whiteland Township – ZA-05-21-16753 and SA-05-21-16755

16. We acknowledge, and endorse, that the design guidelines state that green roofs, along with rooftop gardens and outdoor amenity spaces, shall be considered on buildings and parking structures (page 14, Item 4.1.8). Green roofs can reduce stormwater runoff and stream sedimentation, reduce air pollution and lower local temperatures, and can help protect sensitive environmental areas by removing pollutants. Additional information on this subject is provided in the County Planning Commission's Green Roofs eTool, which is available online at:
<https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>.
17. We suggest that the Township consider incorporating specific design standards (front door treatments) for facades facing Route 29 into the Architectural Character & Design guidelines on page 17.
18. We suggest that the Township, in its review of the signage design guidelines on page 18, require applicants to comply with an overall sign design and theme, and require all signs utilize consistent letter, colors and sizes, which can help establish a specific “sense of place.”
19. We recommend that the Township consider incorporating specific design guidelines for parking garages into its parking design guidelines provided on page 19. Additional information on this topic, along with parking design guidelines in general, are provided in the County Planning Commission’s Parking Design Planning eTool, which is available online at:
<https://www.chescoplanning.org/MuniCorner/Tools/ParkingDesign.cfm>.

RECOMMENDATION: The Township should consider the comments in this letter before acting on the proposed zoning and SLDO amendments.

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

Sincerely,



Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



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Marian D. Moskowitz
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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

June 3, 2021

Scott France, Executive Director
Montgomery County Planning Commission
Montgomery County Courthouse PO Box 311
Norristown, PA 19404-0311

Re: Comprehensive Plan - *Montco 2040: A Shared Vision* - 2021 Update
Montgomery County - CP-05-21-16745

Dear Mr. France:

The Chester County Planning Commission has reviewed the proposed Comprehensive Plan Update as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 302.(a.1). The referral for review was received by this office on May 6, 2021. We offer the following comments to assist in your review of the proposed Comprehensive Plan.

DESCRIPTION:

1. The updates to the 2015 Montgomery County Comprehensive Plan – *Montco 2040: A Shared Vision* are primarily adjustments to policy maps related to: the Development Potential map, the Future Land Use Plan, the Existing and Future Sewer Service Areas, the Existing and Future Water Service Areas, the Countywide Trail System and the Vision Roadway Projects and Programmed Roadway Projects with accompanying tables describing the numbered projects shown on the maps. The update also includes a significant number of text revisions that make reference to programs, projects, studies, plans and policies adopted by the County since the Comprehensive Plan's original adoption in January 2015.

COMMENTS:

2. We commend Montgomery County for meeting goals and/or making significant improvements since the plan's adoption in 2015. We particularly noted the extent of improvements completed and under construction identified in Draft Programmed Transportation Projects map.
3. We note that some of the draft maps do not include delineation of the county's highway network, which can be useful for map orientation purposes. Also, the color choice for some map features make it difficult to discern their location. The Rural Resource Area Developed and Rural Resource Area Undeveloped features on the Development Potential Plan map illustrates this issue. We also note that some maps and their features obscure municipal boundaries and/or municipal names.

Page: 2
Re: Comprehensive Plan - *Montco 2040: A Shared Vision* - 2021 Update
Montgomery County - CP-05-21-16745

4. The proposed text amendments primarily reference changes that occurred in County Programs and Policies since the original adoption of the document. We endorse this approach since it concisely explains the importance and extent of the changes without affecting the overall layout of the document.

RECOMMENDATION: The Chester County Planning Commission commends Montgomery County on updating their Comprehensive Plan. The County has made great strides in meeting objectives identified in the 2015 plan, and implementing new policies, programs and studies. We recommend Montgomery County adopt the proposed Comprehensive Plan update.

We request an official copy of the decision made by the Montgomery County Commissioners; this will allow us to maintain a current file copy of your plan.

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: Anne Leavitt-Gruberger, County Planning Manager



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
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Brian N. O'Leary, AICP
Executive Director

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

June 21, 2021

Russell L. Strauss
Board of Supervisors
East Pikeland Township
1158 Rapps Dam Road
Phoenixville, PA 19460

Re: Phoenixville Region Comprehensive Plan Update 2021
Act 247 and Vision Partnership Program Review
VPP Contract #19306
Act 247 Review #: CP-05-21-16778

Dear Mr. Strauss:

The referral for review was received by this office on April 29, 2021. This letter serves as both the official Act 247 review pursuant to the provisions of Section 301.3 of the Pennsylvania Municipalities Planning Code, and the Vision Partnership Program (VPP) Review required by Section 7.3 of the VPP Grant Manual dated January 2018.

This review notes the project's consistency with *Landscapes3* and with the VPP Grant Contract (dated March 1, 2020) and Scope of Work. Susan Elks and Mason Gilbert served as the VPP Grant Monitors for this project. ***Consistency with Landscapes3 and the VPP Grant Contract are required prior to VPP grant reimbursement.***

DESCRIPTION:

The Phoenixville Region has completed an update of a Comprehensive Plan for the municipalities of Phoenixville Borough, Charlestown Township, East Pikeland Township, Schuylkill Township, West Vincent Township, and West Pikeland Township. The plan includes goals and strategies to address the following:

- Land Use
- Environmental Resources
- Energy Conservation and Sustainability
- Housing
- Economic Development
- Community Facilities
- Transportation
- Cultural Resources

CONSISTENCY WITH LANDSCAPES3:

Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018, and designates significant portions of the Phoenixville Region as within the Urban Center, Suburban, and Rural landscapes. There

Page: 2

Re: Phoenixville Region Comprehensive Plan: Act 247 and Vision Partnership Program Review
VPP Contract #19306; Act 247 Review #:

is also an area of Suburban Center landscape and Rural Center within the region, and significant area that is part of the Significant Historic Landscapes and Significant Natural Landscapes map overlays. The Future Land Use Map and the supporting implementation strategies for the region reflect and are consistent with the Landscapes3 map. The Environmental Resource Plan and Cultural Resources Plan are particularly supportive of the Natural Landscapes and Historic Landscapes map overlays.

The addition of West Pikeland Township to the Phoenixville Region was the main focus of this update, and the majority of the changes made to the plan involved adding information, maps, and implementation strategies that include West Pikeland Township. West Pikeland will be a valuable partner to the Phoenixville Region Planning Commission and should be commended for their willingness to be an integral member of this regional planning body.

The Phoenixville Region Comprehensive Plan is consistent with and will advance all six Landscapes3 goal areas (Preserve, Protect, Appreciate, Live, Prosper, and Connect). The Phoenixville Region Comprehensive Plan also embodies the six core principles of Landscapes3 (resource preservation, revitalized centers, housing diversity, transportation choices, collaboration, and resiliency) through multiple implementation strategies.

CONSISTENCY WITH VPP GRANT CONTRACT AND SCOPE OF WORK:

1. The amendments are consistent with the VPP Grant Contract and have addressed the tasks listed in the Scope of Work (Appendix B, dated March 1, 2020).

OTHER COMMENTS:

2. The amendments to incorporate West Pikeland Township into the Regional Comprehensive Plan are appropriate.

RECOMMENDATION:

Based on our review, the Comprehensive Plan is consistent with *Landscapes3* and the VPP Scope of Work, and advances multiple objectives and recommendations of *Landscapes3*. We commend the municipalities for collaborating on a plan that comprehensively addresses the varied opportunities and issues of concern for the Phoenixville Region in the coming years.

Upon adoption, by the member municipalities of the Region, Phoenixville Borough may apply for reimbursement under Section 9.0 of the VPP Grant Manual, March 2020.

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

Sincerely,



Carol J. Stauffer, AICP
Assistant Director

Page: 3

Re: Phoenixville Region Comprehensive Plan: Act 247 and Vision Partnership Program Review
VPP Contract #19306; Act 247 Review #:

cc: James Kovalski, President, Phoenixville Borough Council
Jon Ewald, Vice-President, Phoenixville Borough Council, PRPC Chair
Frank Piliero, Chair, Charlestown Township Board of Supervisors
Ronald Graham, Chair, East Pikeland Township Board of Supervisors
Martha Majewski, Chair, Schuylkill Township Board of Supervisors
John Jacobs, Chair, West Vincent Township Board of Supervisors
Ed Theurkauf, Theurkauf Design & Planning, LLC
Glenn Bentley, Chester County Planning Commission
Mason Gilbert, Chester County Planning Commission



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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

June 25, 2021

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

Re: Zoning Ordinance Update
Sadsbury Township - ZO-05-21-16750

Dear Ms. Shank:

The Chester County Planning Commission has reviewed the proposed Sadsbury Township Zoning Ordinance update as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on May 21, 2021. We offer the following comments to assist in your review of the proposed Zoning Ordinance update.

DESCRIPTION:

1. Sadsbury Township proposes to comprehensively update its Zoning Ordinance. According to the Township's consultant who prepared the update, the Ordinance contains amendments that were incrementally adopted over time, as well as a new Article XI – WGD Western Gateway District, which is intended to provide transitional land uses along the Lincoln Highway Business Route 30 area into the western portion of the Village of Sadsburyville. The amendment also includes an updated zoning map.

LANDSCAPES:

2. The proposed WGD Western Gateway District 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 Western Gateway District consistent with the objectives of the **Suburban Landscape**.

We encourage the Township Board of Supervisors to consider endorsing [Landscapes3](#), the 2018 County Comprehensive Plan, and would welcome the opportunity to discuss the benefits of endorsing the Plan further with the Township.

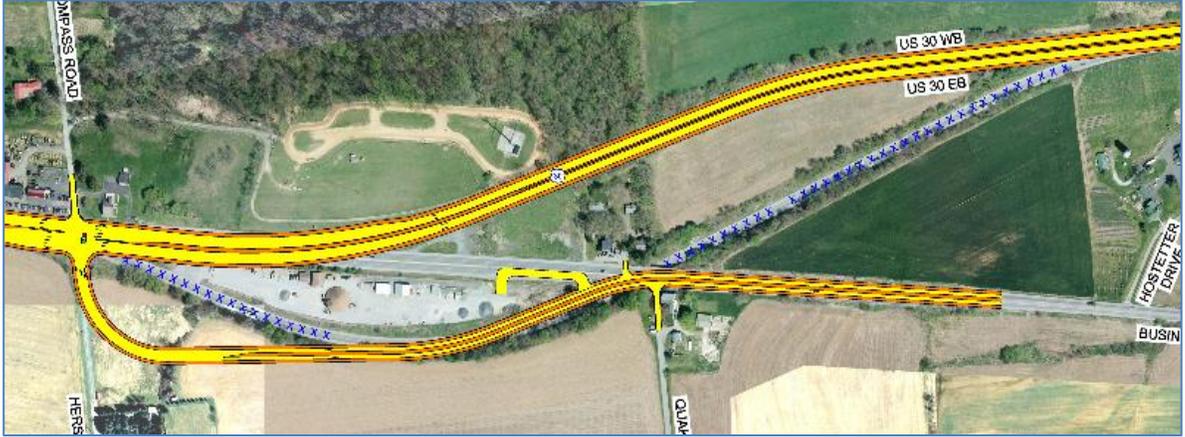
COMMENTS:

3. Although the Zoning Ordinance Update contains material that was previously adopted by the Township, we suggest that the Township review the following issues when it considers future amendments:
 - a. Some terms in the Zoning Ordinance are defined differently than the same terms (or very similar terms) in the Township Subdivision and Land Development Ordinance. These terms include:
 - i. Applicant
 - ii. Building
 - iii. Caliper
 - iv. Dwelling Unit (the Subdivision and Land Development Ordinance defines “Dwelling” differently)
 - v. Fill
 - vi. Footcandle
 - vii. Lot or Tract Area (Gross)
 - viii. Lot or Tract Areas (Net)
 - ix. Manufactured Home (the Subdivision and Land Development Ordinance defines “Mobile/Manufactured Home”)

The Township should use consistent definitions in its Zoning Ordinance and in its Subdivision and Land development Ordinance.
 - b. The Zoning Ordinance contains different definitions for Mobile (Manufactured) Home Park” and “New Manufactured Home Park or Subdivision”.
 - c. “No Impact Home Based Business” appears to be defined twice in the definitions section of the Zoning Ordinance.
 - d. The Township should be aware that its regulation of “Agricultural Operation/Agriculture/Intensive” may involve issues that relate to Pennsylvania Act 38 of 2005, known as ACRE or the Agriculture, Communities and Rural Environment Act. The Township Solicitor should be requested to comment on this issue.
 - e. We recommend that the Township consider more protections for normal commercial agricultural activities. For example, the Purpose statement in Article IV Rural Residential District, Section 401.A.2., is to preserve farm land. Section 404.A.1. in the Rural Residential District allows agricultural-related businesses pursuant to Section 1205, but this Section relates to the Resource Conservation District Overlay. This may be the incorrect reference. We note, however, that the “Non-Agricultural Dwelling Use Notice” is robust and should give ample notice that normal farming activities in this District may create conditions that non-agricultural residents may find disagreeable.
 - f. It will be useful if the Zoning Ordinance and Map would be digitized in the future.
4. We agree that the western portion of the Township represents an important western “gateway” along Lincoln Highway, and that special consideration should be given to the land uses and designs of developments between State Route 10 and the Sadsburyville area. We suggest that the Township strengthen the regulations for this area with the intent of making it a more distinctive and vibrant entry into this portion of Sadsbury Township and Chester County. We recommend

that the Township consider the following concepts:

- a. A generalized design guide for developments in the WGD should be developed, which should include a palette of architectural, signage and landscaping designs that should be used in the WGD to create a unified design character and “sense of place”. West Bradford Township uses a “manual of Written and Design Guidelines for developments in the Romansville Village area, at: <https://ecode360.com/16248595>
- b. Restaurants and similar facilities should be permitted. These land uses can support the other commercial activities that are permitted in the WGT District.
- c. Special consideration should be applied to land uses that front on Lincoln Highway. Landscaping, signage, and a common architectural palette should be applied throughout the area. The Township should also consider how future development will be visible from the Route 30 Bypass, and design guidelines should attempt to preserve the scenic values in this area.
- d. Special consideration should be applied where commercial land uses that abut the R-1 Residential areas; transitional land uses could be applied in these areas, as well as greater setbacks and additional landscaping.
- e. The WGD permits assisted living and medical facilities. We recommend that such activities should be encouraged at sites farther from Lincoln Highway, because these land uses typically do not encourage interaction between other land uses.
- f. We suggest that the Township consider whether some of the permitted land uses should be regulated by special exception rather than conditional use; this may encourage the wider implementation of the concepts in the WGD.
- g. An overall vehicle circulation pattern should be created that limits congestion on Lincoln Highway, encourages cross-access between parcels, and requires parking to the rear of buildings. The Delaware Valley Regional Planning Commission prepared the “US30 Master Plan of Lincoln Highway” in 2016 and its recommendations for this area should be carefully considered, at: <https://www.dvrpc.org/Reports/11025.pdf>
- h. The Chester County Planning Commission has prepared a number of eTools that relate to the concepts that are reflected in the WGD, including resources on form-based design, Main Street design, mixed-use development, cluster designs, open space preservation, roadway connectivity, etc. These eTools are available at: <https://chescoplanning.org/MuniCorner/AllTools.cfm>
- i. Future updates of the Township Zoning Ordinance should consider the use of a Transfer of Development Rights program that can help preserve areas in the Township while encouraging development in appropriate areas such as the WGT.
- j. The Township should review PennDOT’s redesign plan for the Route 30 Business/Bypass and consider how the design will affect land development designs in the WGT. The selected design alternative is shown below, and is also at: <http://www.us30-chesco.com/project-information/western-section/pa-10-interchange-area-2/>
Land developments in this area may need to be provided with additional landscaping to buffer vehicle noise and their visual effects.



*Business 30/Pa 10 Project
Preferred Alternative Selected*

5. The proposed Zoning Map that was submitted with the update shows a “Western Gate District” in brown, but the map seems to show a C-1 Limited Commercial District designation beneath the brown color. The Township should clarify whether the “Western Gate District” is an overlay District or a new, separate District. Also, while the Map shows a “Western Gate District”, Article XI is titled “WGD – Western Gateway District”.
6. The map colors of the SV Sadsburyville Village District and the R-2 Residential District in the Zoning Map that was submitted with the update appear to be very similar; we suggest that future Maps use more discriminate colors.
7. Future codifications of the Zoning Ordinance should include a table of contents for easier navigation.
8. The 2014 Sadsbury Township Comprehensive Plan’s Future Land Use Plan Figure 7:4 appears to show the majority of the proposed WGD in residential, commercial and village land uses categories. Prior to taking action on this amendment, the Township should ensure that the draft zoning ordinance and map amendment are generally consistent with its Comprehensive Plan, as set forth in Section 603(j) of the Pennsylvania Municipalities Planning Code, and the Township should ensure that it has met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the Municipalities Planning Code.

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

Page: 5
Re: Zoning Ordinance Update
Sadsbury Township - ZO-05-21-16750

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

June 4, 2021

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

Re: Comprehensive Plan Update
Tredyffrin Township – CP-04-21-16726

Dear Mr. Baumann:

The Chester County Planning Commission has reviewed the proposed Comprehensive Plan (April 15, 2021 Draft) as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 301.3. The referral for review was received by this office on April 21, 2021. We offer the following comments to assist in your review of the proposed Comprehensive Plan.

DESCRIPTION:

1. Tredyffrin Township proposes to adopt a new Comprehensive Plan. According to our records, the Township's existing Comprehensive Plan was adopted on March 16, 2009. This Comprehensive Plan Update was prepared under the Chester County Vision Partnership Program (VPP), funded in part through a grant from the Chester County Board of Commissioners.

LANDSCAPES:

2. South of I-76 (the Pennsylvania Turnpike), Tredyffrin Township is located within the **Suburban, Suburban Center** and **Urban Center Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The area of the Township north of I-76 is located within the **Rural** and **Suburban Landscape** designations of [Landscapes3](#), and includes a portion of the Valley Forge National Historical Park.

The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. 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 vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The proposed Comprehensive Plan Update is consistent with the goals and objectives of [Landscapes3](#).

Page: 2
Re: Comprehensive Plan Update
Treddyffrin Township – CP-04-21-16726

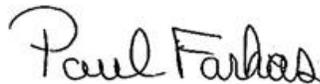
COMMENTS:

3. We endorse the Township's efforts in preparing the Comprehensive Plan Update. The Plan is well written, contains extensive background information, and provides in Appendix D specific guidance on potential ordinance recommendations for implementing the plan in addition to the Implementation Plan recommendations provided in Chapter 8.
4. We endorse that the Comprehensive Plan promotes sustainable practices and green infrastructure (Recommendation 1.4, page 22), which includes promoting environmental protections and energy conservation, along with ensuring that zoning requirements do not preclude the implementation of renewable energy systems throughout the Township. Connect Objective E of *Landscapes3* is to promote safe, sustainable, and resilient energy and communications systems at the local, regional, and national level.
5. To assist in the Plan's implementation, we recommend that all members of the Board of Supervisors, the Township Planning Commission, and Zoning Hearing Board, be provided with official copies after adoption.

RECOMMENDATION: We endorse the Township's efforts in preparing this update, along with the plan recommendations, and support the adoption of the proposed Comprehensive Plan Update.

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

Sincerely,



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

June 25, 2021

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

Re: Zoning Ordinance and Zoning Map Amendment - Planned University Main Campus Overlay District
West Goshen Township – ZA-05-21-16759

Dear Mr. LaLonde:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance and Zoning Map Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on May 27, 2021. We offer the following comments to assist in your review of the proposed amendments.

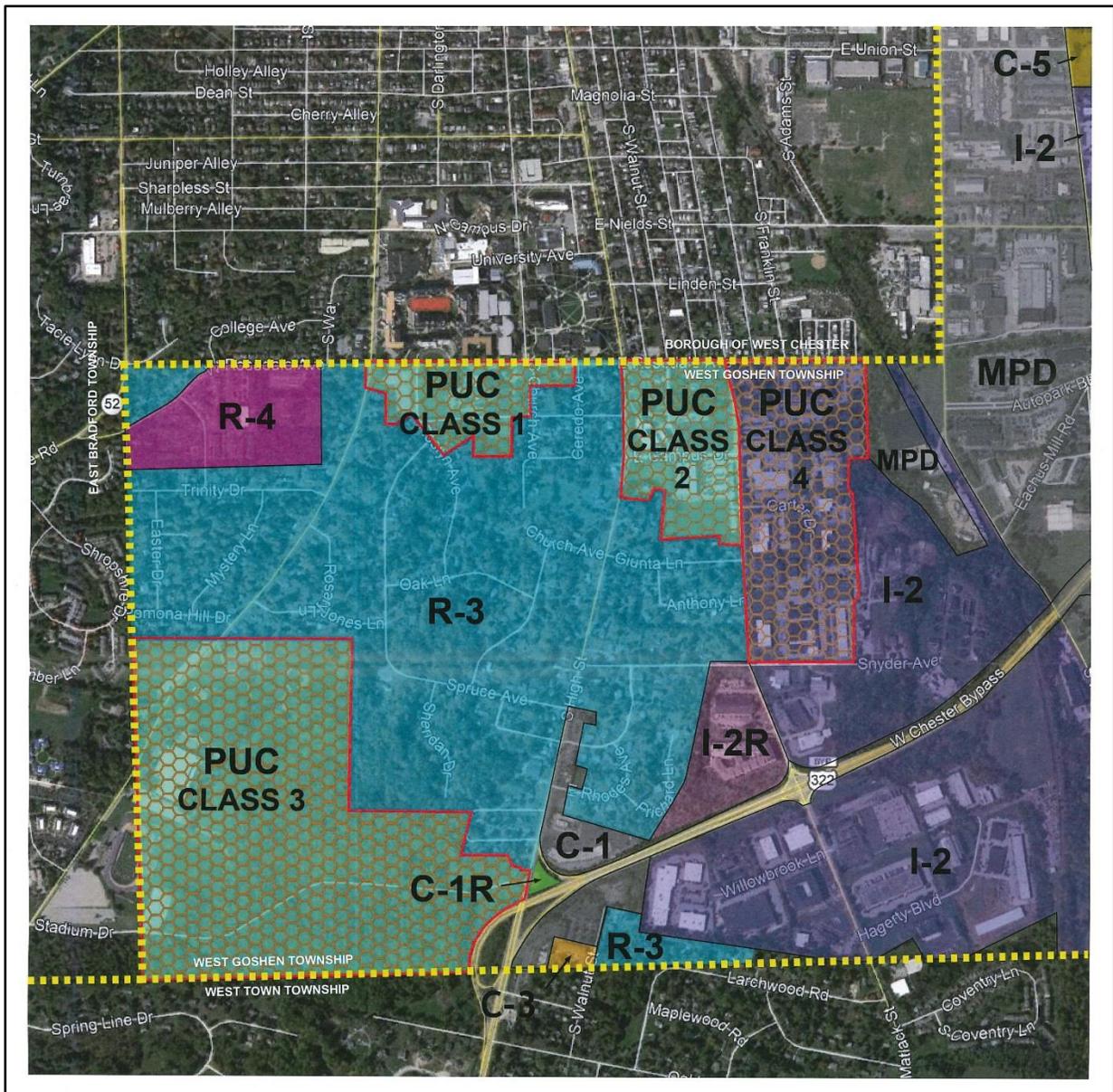
DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Amend Section 84-4, by adding a reference to the PUC Planned University Main Campus Overlay District;
 - B. Add the following definitions to Section 84-8: Athletic Facility – Intercollegiate Competition Use, Athletic Facility – Recreational Use, Auditorium, University Educational Facilities, “University Offices, Administrative and Faculty,” On-Campus, Parking Garage, “Parking Lot, Surface,” Student Recreation Center, Student Services, University, University Main Campus, University Food Service Facilities, University Bookstore Facilities, University Gymnasium, University Health and Counseling Facilities, University Physical Plant Facilities, and “Utility Uses, Facilities and Structures”;
 - C. Amend the definition of Educational Use in Section 84-8; and
 - D. Add Article XXVII, Planned University Main Campus Overlay District. Purpose and Intent, Applicability, Use Regulations, Area and Bulk Regulations, and submission requirements are provided. We acknowledge that the purpose and intent of the Overlay District, as set forth in the introductory language in Section 84-133, is to recognize the unique character and interrelated complexities of appropriately regulating the campus use of West Chester University, relative to the issues set forth in this section. We also note that Section 84-134 states that Overlay District standards shall be applicable to certain portions of the R-3 Residential and I-2 Light Industrial zoning districts, when approved by conditional use.
2. The Township proposes to apply the PUC Class 1, PUC Class 2, PUC Class 3, and PUC Class 4 subdistricts to the list of parcels provided in Section 3 of the draft Ordinance. We acknowledge that Overlay District maps are provided in Exhibits A and B of the draft Ordinance.

BACKGROUND:

- The County Planning Commission reviewed an earlier version of this amendment on April 3, 2020 (CCPC# ZA-03-20-16290). We note that student housing has been removed from the list of uses permitted in the PUC Class 4 subdistrict, and that UPI# 52-5N-55 (812 North Church Street) has been removed from the list of parcels included in the PUC Class 1 subdistrict.

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



Detail, Exhibit A – Planned University Main Campus Overlay District

Page: 3
Re: Zoning Ordinance and Zoning Map Amendment - Planned University Main Campus Overlay District
West Goshen Township – ZA-05-21-16759

AREA EVALUATION:

The following land use planning policies and regulations are relevant to the proposed Overlay District:

4. Water and Sewer Facilities: According to County mapping records, this area of the Township is served by public water and public sewer facilities.
5. Municipal Comprehensive Plan: The Future Development Plan map in the Township’s 2019 Comprehensive Plan indicates that the Overlay District is located in the Existing Institutional Use, Existing Public Park/Open Space, and Commercial, Office, Industrial Infill designations. We note that the Existing Public Park/Open Space designation within the proposed Overlay District is the Robert B. Gordon Natural Heritage Area included in the Pennsylvania Natural Diversity Index (PNDI), which is administrated in collaboration with West Chester University’s Office of Sustainability, as identified online at: www.wcupa.edu/gordonNaturalArea/default.aspx.

LANDSCAPES:

6. The proposed Overlay District is located within the **Suburban Landscape, Urban Center Landscape, and Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. As stated in our previous review (CCPC# ZA-03-20-16290), the proposed zoning ordinance and zoning map amendment is consistent with the objectives of **Landscapes3**.

COMMENTS:

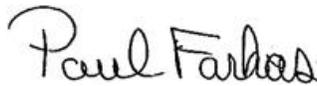
7. It is our understanding that West Goshen Township and West Chester Borough, in consultation with West Chester University, have been working towards the creation of an overlay district that encompasses the current properties owned by West Chester University. The County Planning Commission previously reviewed the PUC Planned University Main Campus Overlay District amendment from West Chester Borough on July 8, 2020 (CCPC# ZA-06-20-16368). While we have no record of West Chester Borough taking action on this amendment (as of June 24, 2021), we note that the corresponding definitions, and University Campus Plan requirements, are generally identical in nature. The Township and West Chester Borough should continue to coordinate their reviews of the proposed ordinance language, in order to ensure that consistent standards and terminology are adopted in both municipal ordinances.
8. Prior to taking action on this amendment, the Township should ensure that the draft amendment is generally consistent with its municipal Comprehensive Plan, as set forth in Section 603(j) of the PA Municipalities Planning Code (PA MPC). We acknowledge that the community goal for housing in the Comprehensive Plan (page 62) is to protect the quality of the existing housing stock and meet the housing needs of current and future residents by providing for housing options that accommodate households at various life stages and income levels, and we note that Section 84-133.B on page 9 states that the purpose and intent of the proposed ordinance includes the following: “Strengthen, maintain and preserve neighborhoods and improve existing housing stock in neighborhoods which surround or are immediately outside of the University Main Campus.” The Township may wish to consider including similar policy support language for the Campus Overlay District in the appropriate section of their comprehensive plan.

Page: 4
Re: Zoning Ordinance and Zoning Map Amendment - Planned University Main Campus Overlay District
West Goshen Township – ZA-05-21-16759

9. Section 84-137.A states that no land development or change in use of an existing building from a use not previously utilized by the University shall occur except in compliance with the Overlay District regulations. For clarity purposes, the Township should identify if this requirement would also apply to a change in use of a building that is currently used by the University, as opposed to only those not previously used.
10. We suggest that multimodal transportation options such as pedestrian and bicycle facilities be added to the list of strategies and initiatives to be included in a Transportation Demand Management (TDM) Plan, as set forth in Section 84-140.A(1).
11. The second line in Section 84-141.E on page 17 contains an extra comma (“...on the University’s Master Plan, , independent...”) which should be removed in the final draft.
12. While subsection B of Section 84-144, Sustainability, states that all proposed buildings shall be designed to meet LEED Silver Certification criteria, we suggest that the Township include a basic definition of “sustainability” as it applies to this ordinance.
13. Section 84-145.C states that, after submission and approval of the initial University Campus Plan, the Master Site Plan which is approved by conditional use by the Board shall be valid for a period of ten (10) years from the date of approval. We suggest that the Township and University review the plan at five (5) year intervals to determine if updates are needed prior to the ten year mark.
14. Prior to taking action on this amendment, the Township should ensure that they have met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the PA Municipalities Planning Code (PA MPC).

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: West Chester University (Attn. Brian Nagle, Esquire, MacElree Harvey, Ltd)
Kevin Gore, Director of Building, Housing & Codes Enforcement, West Chester Borough
Amanda M. Cantlin, Township Manager, East Bradford Township
Maggie Dobbs, Director of Planning and Zoning, Westtown Township



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

June 8, 2021

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

Re: Miscellaneous Amendment – Recodification (Including Zoning Ordinance and Subdivision and Land Development Ordinance Amendments)
West Nantmeal Township - ZA-05-21-16760

Dear Ms. Kolpak:

The Chester County Planning Commission has received proposed amendments to the West Nantmeal Township Code, including amendments to the Township Zoning Ordinance and to the Township Subdivision and Land Development Ordinance. The amendments to the Township Zoning Ordinance and the Township Subdivision and Land Development Ordinance were submitted to the County Planning Commission pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e), and Section 505(a), respectively. The amendments were received by the Chester County Planning Commission on May 21, 2021.

We offer the following comments to assist in your review of the proposed Zoning Ordinance and Subdivision and Land Development Ordinance amendments; we have no comments on the other amendments to the Township Code that were included in the submission.

DESCRIPTION:

The submission from West Nantmeal Township includes the following:

- A. Various amendments to portions of the West Nantmeal Township Code are proposed, including the construction codes that apply in the Township, property maintenance codes, municipal claim provisions, regulations relating to noise, parks and recreation, sewers, stormwater management, and provisions relating to fees. As indicated above, these amendments are not to be adopted under the provisions of the Pennsylvania Municipalities Planning Code, and we have no official comments.
- B. Portions of the Zoning Ordinance are to be amended. The amendments generally correct typographical errors or make minor changes to phraseology, and correct internal Zoning Ordinance Section references.
- C. Significant Zoning Ordinance amendments include:
 - i. A new term for “electronic notice”,
 - ii. A new definition of “mailed notice”, and
 - iii. A revised definition of “family”.
- D. Amendments to the Township Subdivision and Land Development Ordinance included:
 - i. Repealing a reference to “flood hazard overlay district” to be consistent with an overall Township Code recodification;

Page: 2

Re: Miscellaneous Amendment – Recodification (Including Zoning Ordinance and Subdivision and Land Development Ordinance Amendments)

West Nantmeal Township - ZA-05-21-16760

- ii. Updating references to the Township’s fee schedule, as amended; and
- iii. Correcting a typographical error referring to a curb design dimension.

BACKGROUND:

The Chester County Planning Commission previously reviewed an earlier version of this submission, and we submitted our comments to the Township in letters dated May 10, 2021 (refer to CCPC ZA-04-21-16708 and CCPC # SA-04-21-16716).

The current submission is identical to the earlier version except that it revises the previous definition of “Family” in the Zoning Ordinance, which we had reviewed under the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e), as noted above. The currently-proposed definition is consistent with how this term is defined by other municipalities. We have no further comments on the amendments to the Township Zoning Ordinance. No further reviews of the proposed Subdivision and Land Development Ordinance amendment under the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a) are necessary. We have no further comments on this submission.

RECOMMENDATION: The County Planning Commission supports the adoption of the proposed amendments to the West Nantmeal Township Zoning Ordinance and Subdivision and Land Development Ordinance.

We request an official copy of the decision made by the Township Supervisors, as required by Section 609(g) and 505(b) 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

Act 537 Reviews



Act 537 Reviews for Chester County

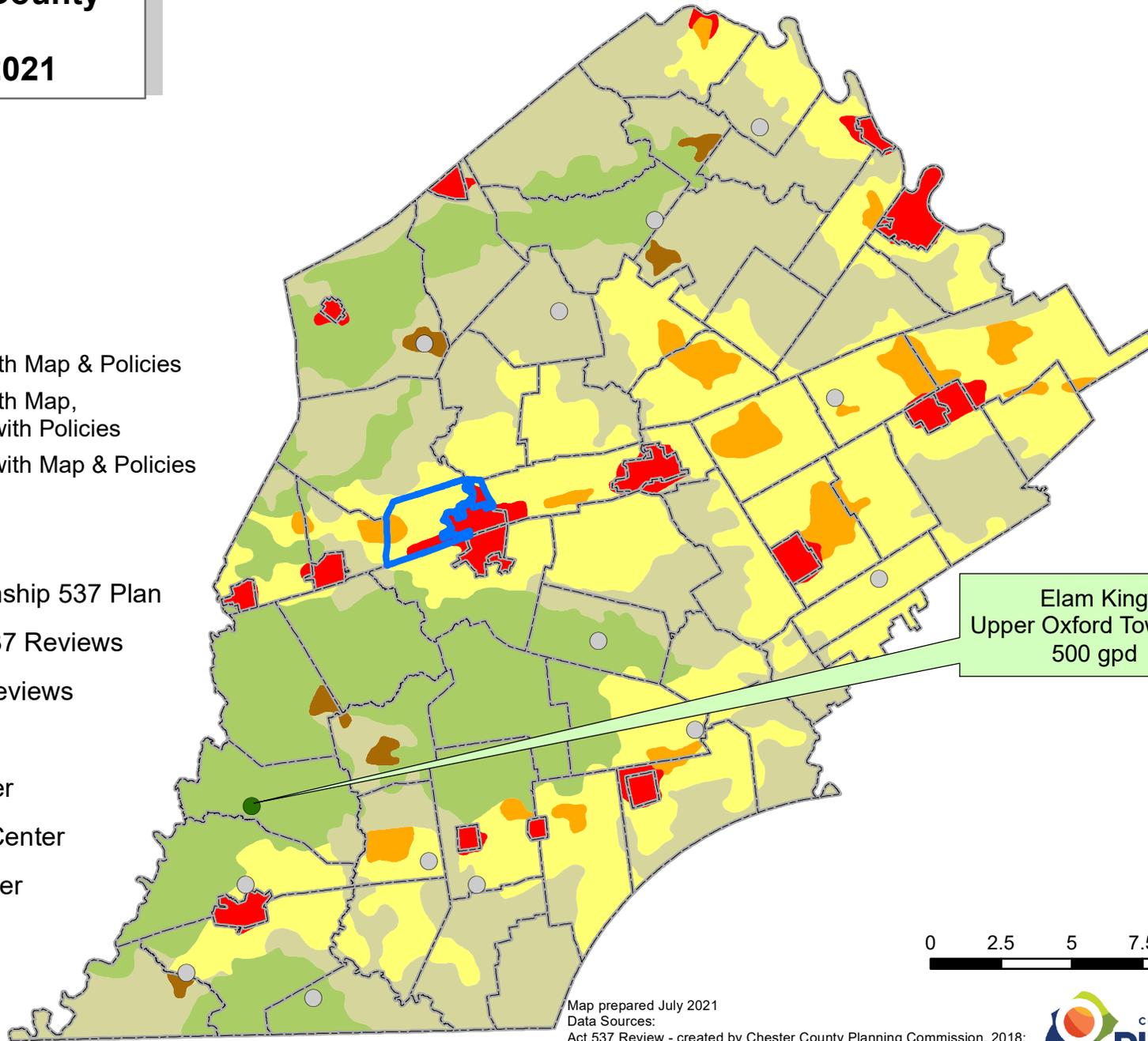
June 2021



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

Legend

-  Valley Township 537 Plan
-  June Act 537 Reviews
-  Previous Reviews
-  Agricultural
-  Rural Center
-  Suburban Center
-  Urban Center
-  Rural
-  Suburban



Map prepared July 2021
Data Sources:
Act 537 Review - created by Chester County Planning Commission, 2018;
Landscapes3 - Chester County Municipalities - Chester County DCIS/GIS;
Planning Commission, November 29, 2018.



Chester County Planning Commission
July 14, 2021

ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

Valley Township Act 537 Plan - Consistent

MINOR REVISIONS TO MUNICIPAL PLANS:

Upper Oxford Township, Elam King

The applicant is proposing an additional farm dwelling on 70 acres. The site is located on Catamount Road, near the intersection with Spring Valley Road. The amount of wastewater to be generated for the proposal is 500 gpd. The project is to be served by an on-lot sewage disposal system. This project is designated as an Agricultural Landscape and is consistent with *Landscapes3*.

TOPIC: Environmental

Item: Valley Township –Act 537 Plan - Consistent

Background

This Plan was prepared to address the Township’s intent to transfer ownership of their wastewater treatment system to Pennsylvania American Water Company.

Discussion

The Act 537 Plan is consistent with the goals of Landscapes3, as they relate to the Suburban, Urban, and Suburban Center Landscapes and their use of public sewer, specifically the Connect Goal, which supports efficient, reliable and innovative utility infrastructure systems to serve thriving and growing communities.

The proposed Plan is also consistent with Watersheds objective 7.2 of Goal 7, “concentrate planned utility service areas to support designated growth areas” through the limitation of public sewer expansion in the Rural Landscape.

The Planning Commission supports the Plan as it relates to the township’s existing facilities and service areas, and recommended that DEP approve the Plan.

Action Requested

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

7/14/2021

Major Revisions



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

June 22, 2021

Ms. Patrice Proctor, Chairwoman
Valley Township Board of Supervisors
1145 W. Lincoln Highway
Coatesville, PA 19320

Re: Valley Township Act 537 Plan for Acquisition of the Valley Township Sewer System by Pennsylvania American Water Company

Dear Ms. Proctor:

The Chester County Planning Commission (CCPC) has reviewed the Draft 537 Special Study dated May 2021 as required by Section 71.31(b) of the Pennsylvania Sewage Facilities Act (Act 537). The Plan was prepared by AECOM and was received on May 24, 2021. As proposed, the selected alternative is to sell the assets of the Valley Township Sewer System to Pennsylvania American Water Company upon approval from the PA PUC. The Planning Commission supports the Plan proposed by the Township.

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

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

1. *Landscapes3* Map:

Landscapes3 designates the area containing Valley Township as being located within the Urban, Suburban Center and Suburban Landscape. As such, we find the areas served by the Valley Township public sewer to be generally consistent with the Landscapes Map of *Landscapes3* (2018).

2. *Landscapes3* Plan:

As presented, the area currently served by the Valley Township sewer system is located in a designated growth area. Therefore it is consistent with *Landscapes3* Connect Objective F, which states, “Coordinate water and sewage facilities planning with land use planning so that development is directed toward designated growth areas with adequate and well maintained infrastructure.”

B. Consistency of the Alternative with *Landscapes3*:

The selected alternative for Valley Township is to transfer ownership of their sewer system to Pennsylvania American Water Company, which already treats the Township's wastewater at the PAWC wastewater treatment plant in Coatesville. The proposed alternative is consistent with *Landscapes3* Connect Goal, "Advance efficient, reliable, and innovative transportation, utility, and communications infrastructure systems that responsibly serve thriving and growing communities." As proposed, this Plan to transfer ownership of the township sewer system to Pennsylvania American Water Company is consistent with *Landscapes3*.

C. Consistency with Watersheds:

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." The public sewer service areas in Valley Township, according to the Livable Landscapes Map, are located within the Urban, Suburban Center and Suburban Landscapes. Thus, the sewer system to be sold to Pennsylvania American Water Company, which is located within the designated growth areas of *Landscapes3*, is generally consistent with the objectives of Watersheds.

Thank you for the opportunity to offer comments on this Plan. We hope that these comments, and those of the Chester County Health Department, will be of assistance as the Township prepares for submission of this proposed plan update to the PA DEP. If you have any questions, please contact me at 610-344-6285.

Sincerely,



Carrie J. Conwell, AICP
Senior Environmental Planner

cc: Elizabeth Mahoney, PaDEP
Matt Skiljo, Chester County Health Department
Scott Piersol, Valley Township Manager
Christopher Rogers, AECOM

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 Elam King, Upper Oxford Township

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

1. Date plan received by county planning agency. May 17, 2021
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency June 09, 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 Agricultural Landscape. The vision for the Agricultural Landscape is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. On-lot sewage disposal is supported in this landscape, except where public health requires alternatives.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: <u>The project will disturb a limited amount of prime agricultural land, but will support continued agricultural production which is consistent with the Landscapes3 Vision for Agriculture, which supports housing to meet the needs of farm labor and farm family growth, and very low density residential development.</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact:
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known historical or archaeological resources be impacted by this project? Not Known. If yes, describe impacts
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Is there a county or areawide zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	10. Does this proposal meet the zoning requirements of the ordinance? N/A

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

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
If yes, is the proposed waiver consistent with applicable ordinances. Not Known
If no, describe inconsistencies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>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: 6/9/2021Name 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.

PC53-06-21-16766

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
Elam King, Site Contact
Jane Daggett, Upper Oxford Township
Edgar Jefferis, Concord Land Planners & Surveyors

Agricultural Security Area Reviews





THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

MEMORANDUM

DATE: June 25, 2021
TO: County Planning Commission
TOPIC: Agricultural Preservation
Item: Act 43, Agricultural Security Area Review – East Coventry Township

Background

The Agricultural Security Area (ASA) Program was created to help protect the agricultural industry in Pennsylvania from increasing development pressure. Landowners in an ASA are protected from nuisance ordinances. Their properties also receive a special review prior to condemnation. Additionally, all state funded projects with impacts on these areas are subject to review. Lands must be within an ASA to be eligible to participate in the state and county funded Agriculture Easement Purchase Program. There are no land use restrictions in the ASAs and landowner participation is voluntary.

Section 907 of Act 43 requires the municipality proposing to create an ASA to solicit comments from its own Agricultural Advisory Committee and Planning Commission, and the County Planning Commission. Section 909 of Act 43 requires the municipality to review the area within an ASA every seven years after the date of its creation. After these reviews and a public hearing, the local officials may take action.

Discussion

Our review is based on requirements outlined in the Act. The review follows standard criteria that require the examination of soils, local planning and ordinances, and the viability of agriculture.

East Coventry Township officials created an ASA in 1985 and it had its last 7-year review in June 2013. In April 2021, the Township submitted a list of 43 parcels proposed for inclusion within the East Coventry Township ASA, and requested Planning Commission Review. The Planning Commission determined that the total acreage has been increased, with a previous total being 924 acres. The total acreage in the Township's ASA program as determined by this review is 1,038 acres.

The Planning Commission reviewed the submitted list and determined that for the most part, the parcels included in the ASA are viable farmland by state definition, and so are appropriate for inclusion in the ASA. Further evaluation by the municipality is recommended for 14 parcels that are less than 10 acres, but they are mostly clustered and adjacent to larger agricultural parcels and they

are capable of supporting continued agricultural activities. Upon review, the Township's revised ASA generally meets all the requirements for Act 43 inclusion.

Action Requested

Staff requests ratification of the attached letter indicating support of the East Coventry Township ASA after considering the comments contained in the letter.

Attachment



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

June 25, 2021

Ray Kolb, Board of Supervisors, Chair
East Coventry Township
855 Ellis Woods Road
Pottstown, PA 19465

Re: County Planning Commission Seven-Year Review of Township Agricultural Security Area

Dear Mr. Kolb:

As requested in your April 20, 2021 correspondence prepared by David G. Kraynik, Township Manager, we have reviewed your Township's submission updating its Agricultural Security Area (ASA) program. The Planning Commission commends the Board of Supervisors for taking this action. The review was based on the information submitted in your e-mail and information found in County Assessment Office records.

We have reviewed the ASA pursuant to the requirements of the Pennsylvania Agricultural Security Law (Act 43). The evaluation criteria used in this review follow those outlined in Section 907 of Act 43, as amended. Additional comments and recommendations are also provided.

Soils

Act 43 requires that 50 percent of the total land area within an ASA contain soils with NRCS Capability Classes I, II, III, or IV. From a review of the soils maps, it appears that the combined parcels proposed for inclusion in the updated ASA have met this requirement.

Local Planning

Act 43 requires that lands proposed for inclusion in an ASA be compatible with local government plans. As currently zoned, all of the proposed parcels within the ASA are located entirely or primarily in zones that permit agriculture, as noted on the attached listing.

Based on the current municipal comprehensive plan, all but one of the parcels within the ASA are located entirely or primarily in areas with a future land use that supports agriculture, as noted on the attached listing.

All parcels within the ASA are consistent with *Landscapes3*, the Chester County Comprehensive Plan. We note that seven parcels are located partly or wholly in the Suburban Landscape, but agriculture is an accepted land use in the Suburban Landscape.

One parcel is located in the C-Commercial zoning district, where agriculture is a use permitted by right.

Agricultural Lands

In order to be included within an ASA, parcels must be viable agricultural land. Under Act 43, the two factors that determine the viability of farming are parcel size and land use. Parcels must be a minimum of 10 acres in size or have an anticipated yearly gross income of at least \$2,000 from agricultural products. Parcels must also have the ability to be cultivated. As a result, the primary land use on a parcel should be farming or vacant.

Most of the parcels within the ASA appear to be viable agricultural land. Some parcels in the ASA are surrounded by or adjacent to residential development, but these appear to be active agricultural parcels. Although there are 14 parcels with less than ten acres, most are adjacent to or in close proximity to larger parcels that appear to be viable farmland.

Comments

The enclosed table presents the parcels proposed for inclusion in the Township's updated ASA, information about the parcel, and the Planning Commission's comments regarding the parcels. We suggest that the Township review this table and revise the ownership information as appropriate.

We appreciate the Township providing the owners, acreage and parcel ID numbers for each ASA property. On the basis of all the information provided by your office, and the County Real Estate System Records, the Township's ASA currently includes 47 parcels totaling 1,038 acres. Our records indicate that two parcels were removed from your ASA since the last review in 2013.

Some of the parcels included on the submitted list have since been merged into other parcels on your list as noted above, we recommend you review your list once more before adoption. Likewise, Tax Assessment records indicate that some of the owner's names have changed, which also should be checked.

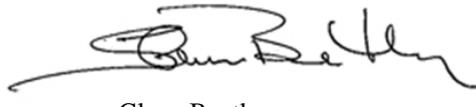
The Township should consult with its Solicitor and follow the procedures outlined in Section 908 of Act 43, as amended, for updating its ASA. We request that, upon formal adoption and filing with the County Recorder of Deeds, a final copy of your updated ASA be sent to both the County Planning Commission and the County Agricultural Land Preservation Board.

Recommendation

We have found that the proposed Agricultural Security Area for East Coventry Township is consistent with the requirements of Act 43. We commend the Township for its efforts to foster agriculture through the use of the Agricultural Security Area Program. Following review and consideration of the comments contained in this letter, we recommend adoption of a revised Agricultural Security Area.

Thank you for helping to preserve Chester County's farmland.

Sincerely,



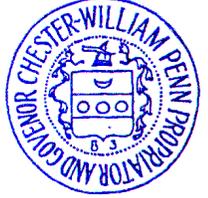
Glenn Bentley
Senior Review Planner

GPB/ns
Enclosure

cc: David G. Kraynik, East Coventry Township
Geoffrey Shellington, Chester County Department of Open Space Preservation
Hillary Krummrich, Chester County Agricultural Development Council
Jake Michael, Chester County Planning Commission



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

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

TO:

Mr. Gerard Porter, Chairman
Board of Supervisors
New London Township
P.O. Box 1002
New London, PA 19360

Date:

July 1, 2021

Parcel:

71-1-5

Acreage*:

57.3

Owner(s)*:

Glen T. Scarcelle & Patricia A. Scarcelle

*According to County Tax Assessment Records

Review Timetable

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

Soils

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

Comments:

Local Planning

- 1. Does the municipal zoning for the parcel allow agriculture? Yes No
 Comments: **Agriculture is permitted by-right in the R-2 Medium Density Residential zoning district.**

- 2. Does the proposed agricultural use of the parcel comply with the future land use of the parcel, as mapped in the municipal comprehensive plan? Yes No
 Comments: **The parcel is designated Residential and Candidate for Ag. Preservation or Open Space Preservation.**

- 3. Does the proposed agricultural use of the parcel comply with *Landscapes3*, the Chester County Comprehensive Plan? Yes No
 Comments: **The parcel is predominantly located in the Rural Landscape.**

Agricultural Lands

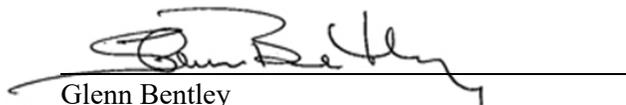
- 1. Is the parcel enrolled in a farmland protection program? Act 515 Act 319 None

- 2. What is the Chester County Real Estate System land use code?

- 3. Is the parcel "viable farmland" as defined by Act 43? Yes No
 Comments:

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

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



Glenn Bentley
Senior Review Planner

GPB/ncs

cc: Ron Ragan, Township P.C. Chair
 Jake Michael, CCPC
 Geoff Shellington, Chester County Open Space Preservation Department

Discussion and Information Items



Agricultural Development Council Update

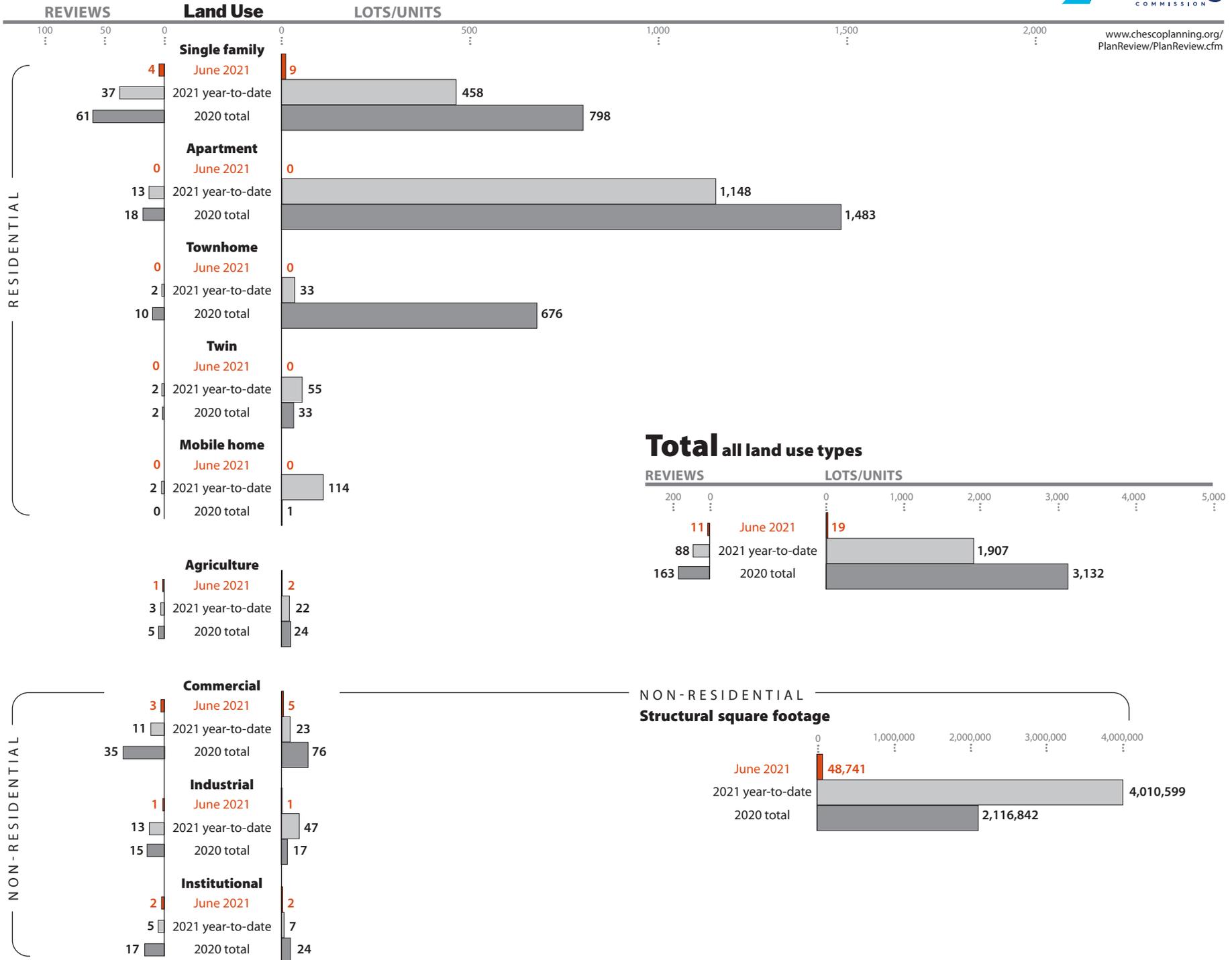


Design and Technology

Subdivision and Land Development Applications June 2021

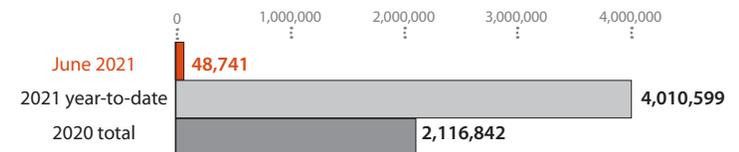


www.chescoplanning.org/
PlanReview/PlanReview.cfm



NON-RESIDENTIAL

Structural square footage



Environment & Infrastructure

Environment & Infrastructure Division

June 2021

TA Set-Aside

The Delaware Valley Regional Planning Commission (DVRPC) and the Pennsylvania Department of Transportation (PennDOT) opened the Transportation Alternatives Set -Aside Program (TA) funding cycle on June 28, 2021. Please see below for important dates and funding allocations for the application round. Important dates and funding info:

- Application round: June 28, 2021 - October 15, 2021
- Pre-Application submission due: August 16, 2021
- Required meeting with DVRPC & District: September 15, 2021
- Approximate funding available
 - Regional: \$8M
 - Statewide: \$18M



Examples of regionally and statewide eligible TA Set-Aside projects include bicycle or pedestrian facilities, bicycle and pedestrian education, conversion of abandoned railway corridors to trails, construction of turnouts, overlooks and viewing areas, outdoor advertising management, historic preservation and rehab of historic transportation facilities, vegetation management, archaeological activities, stormwater management, and wildlife mortality mitigation projects. Applicants must meet with a DVRPC project manager by September 15th in order to submit an application and they are encouraged to notify their County Representatives. More information including the program guidance may be found on [DVRPC's TA Set-Aside Program website](#) and [PennDOT's website](#).

Complete Streets Public Meeting

Last month we introduced you to the Complete Streets Policy that we are developing. The first and only public meeting for the policy development will be held virtually on **Tuesday, July 20th at 7pm**. Registration for the meeting may be found [here](#).

Southern Chester County Circuit Trail Feasibility Study

In April, Rachael Griffith delivered a presentation summarizing the findings and recommendations from our Southern Chester County Circuit Trail Feasibility Study. The final report is now complete and available on the CCPC website via the following link:

<https://www.chescoplanning.org/transportation/SouthernChesco.cfm>

Rachael worked with Paul Fritz, Diana Zak and Chris Bittle to produce what is an exceptional product and kudos are well deserved for everyone that helped with the development of this study and final product.

Rachael will be delivering a presentation at the July Board meeting regarding the status of Chester County's Schuylkill River Trail development



Pipelines Update

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

- FERC is establishing their new Office of Public Participation. The intention is to hire a director and personnel later this year, and expand to include outreach assistance in 2022. Press release: <https://www.ferc.gov/news-events/news/ferc-establishes-office-public-participation>
- Sunoco sent out a mailer to landowners notifying them of upcoming pipeline construction activity at Shoen Road in West Whiteland and Devon Drive in Uwchlan. The duration of construction for HDD 360 is anticipated to be 120 days.

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>

Environment and Energy Advisory Board

The Climate Action Plan has been updated on the CCPC website and incorporates public input as well as some new images. <https://www.chescoplanning.org/Environmental/pdf/ClimateActionPlan.pdf> The document has been forwarded to the Commissioners for their consideration.

Community Planning

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

Community Planning

Municipal Assistance Projects

July 2021

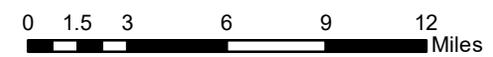
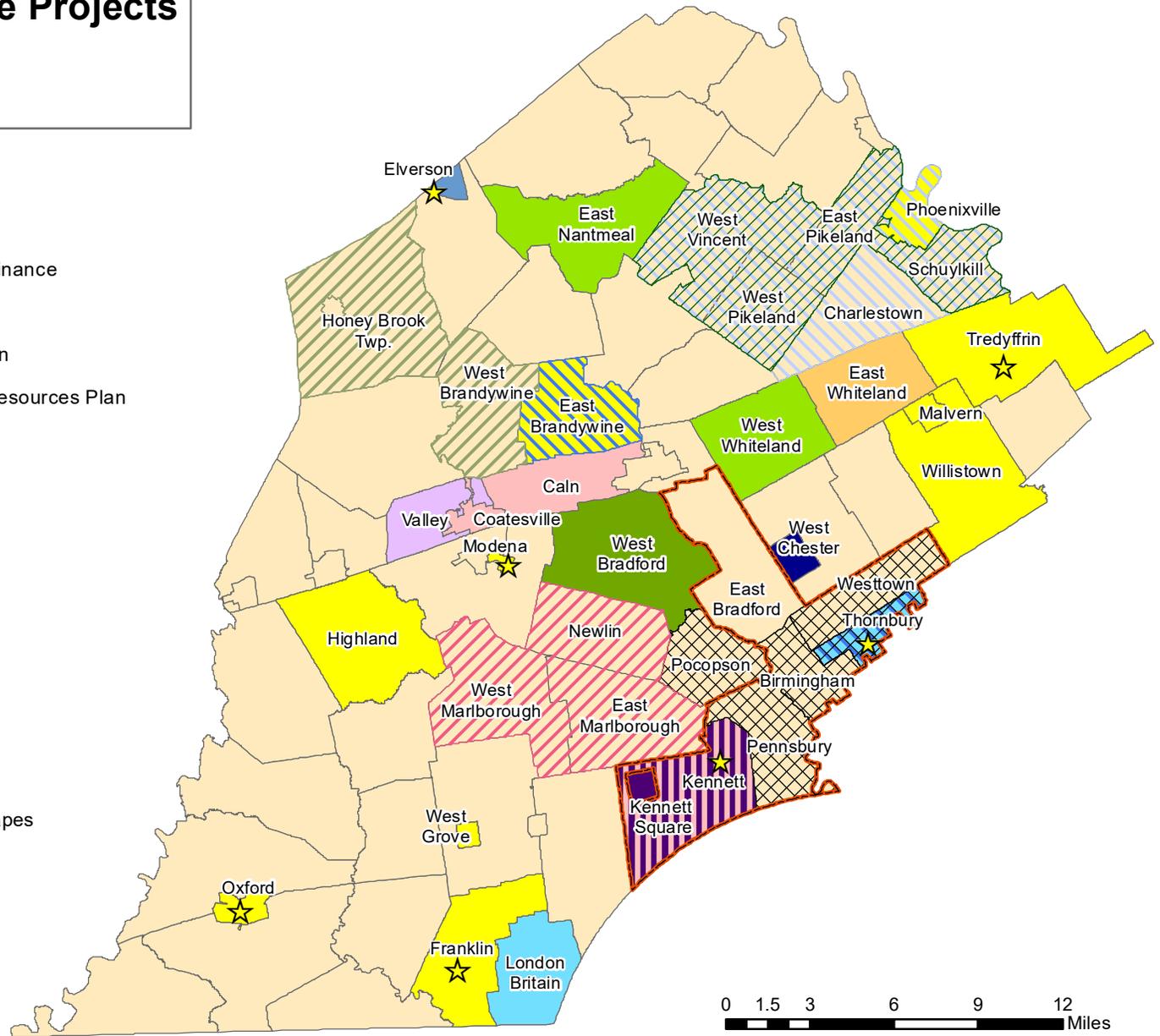


Single Municipality

- Comprehensive Plan
- Subdivision and Land Development Ordinance
- Zoning Ordinance
- Open Space, Parks, and Recreation Plan
- Open Space, Recreation, and Natural Resources Plan
- 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 Update
- Clean Energy Transition Study



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



COMMUNITY PLANNING REPORT

July 2021 (Activities as of 6/30/21)

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: 60% 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. *The consultant will utilize the summer months to development a full draft of the Zoning Ordinance and is expected to distribute the draft for review at the September 7th meeting.*

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 was endorsed by the County Commissioners at their May sunshine meeting, and the project start date was June 1, 2021 with an anticipated 12 month work program. *Scheduling of kick-off meeting is underway.*

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 Landscapes³. The comprehensive plan will build from recommendations included in a recently completed Sustainable Community Assessment, and the Official Map will be able to implement recommendations. *The Initial Briefing Meeting has occurred and project meetings have begun.*

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 28th. The Board of Supervisors passed a resolution adopting the Newlinville Master Plan effective immediately. *The Township submitted a request for reimbursement for the project on 6/25/2021.*

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 – 11/21 Consultant: Natural Lands Monitor: Chris Patriarca

The Board of Supervisors met and discussed the draft plan on June 21, and Act 247/VPP review is still pending Board of Supervisors authorization. The contract has been extended another 6 months through November 30.

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 has requested 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. *After careful consideration, the Planning Commission, with input from the County Solicitor, determined that a partial reimbursement could not be provided as it would be inconsistent with the terms of the contract and the Vision Partnership Program requirements as well as setting a precedent for future requests for partial reimbursement.*

8. Elverson Borough – Active Transportation Plan

Percent Completed: 70% 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. *While development of the written plan document is now underway, the proposed bicycle and pedestrian connections were presented at Elverson’s Community Day on Saturday, June 26th where they were very well-received by the public.*

9. Franklin Township – Comprehensive Plan

Percent Completed: 50% 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, trails/pedestrian, and Resources as Green Infrastructure subject areas have been reviewed. Next up is Kemblesville as a Destination.*

10. Highland Township – Comprehensive Plan Update

Percent Completed: 20% Contract Term: 2/21 – 1/23 Consultant: Brandywine Conservancy Monitor: Chris Patriarca & Mason Gilbert

The June meeting discussed residential build-out and fair share, transportation, and further existing conditions mapping. A public open house was held on June 28 at the Township park.

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: 50% Contract Term: 7/20 – 6/22 Consultant: Brandywine Conservancy Monitor: Kate Clark

The Task Force has reviewed each of the first draft SLDO articles. The full revised draft of the SLDO will be available for Task Force review on August 10th.

13. Malvern Borough – Comprehensive Plan

Percent Completed: 30% 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, historic resources, parks and recreation, future land use, and economic development. *A community open house was held outdoors on May 10th and the next task force meeting is scheduled for July 21st. As a side note, the Borough began hybrid meetings beginning with the June meeting.*

14. Modena Borough – Comprehensive Plan

Percent Completed: 10% Contract Term: 4/21 – 3/23 Consultant: Chester County Planning Commission Lead Planner: Chris Patriarca

Staff attended the June Centennial Day celebration at the Borough to receive initial feedback and comments from the public on issues facing the Borough. Background work for the plan is on-going and a second meeting is tentatively scheduled for July.

15. Oxford Borough – Comprehensive Plan

Percent Completed: 20% 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 29th. *The Task Force met for the third time on June 24th and reviewed a draft vision statement and priorities, and develop a list of stakeholders. They also talked about preparation for what may be the first series of open houses that will include an English speaking forum followed by a Spanish-speaking forum.*

16. Phoenixville Borough – Comprehensive Plan

Percent Completed: 40% Contract Term: 8/20 – 7/22 Consultant: Herbert, Rowland, and Grubic Monitor: Chris Patriarca

A virtual public meeting was held on June 23 to present the topical areas of the plan and receive comments from the public. The Task Force will continue their review at their July meeting.

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

Percent Completed: 50% Contract Term: 1/21 – 6/22 Consultant: Chester County Planning Commission Lead Planner: Kate Clark

The Task Force met in June to review the final two draft articles for the SLDO and the first draft of the Official Map. *The July meeting will review a full second draft of the SLDO, applicable appendices, draft Official Map ordinance language, and Official Map revisions.*

18. Tredyffrin Township – Comprehensive Plan

Percent Completed: 100% Contract Term: 10/19 – 9/21 Consultant: Chester County Planning Commission Lead Planner: Chris Patriarca

The Board of Supervisors formally adopted the 2021 Comprehensive Plan after completion of a public hearing at their June 21 meeting.

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 for additional scope of work information from the Township to finalize the contract. The 1st Task Force meeting has not yet been scheduled.*

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

Percent Completed: 40% 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 in August. This meeting will review trail connections, mapping, and the botanical survey.*

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 final information on the scope of work in keeping with the award conditions. The anticipated start date for the project is August 2021.*

22. West Grove Borough – Comprehensive Plan

Percent Completed: 40% 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. May’s discussion covered Community Facilities and Services. *June’s topic was parks and recreation. The next scheduled meeting is July 13th to discuss transportation.*

23. West Whiteland Township – Historic Resource Survey Update

Percent Completed: 60% 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 as well as completing survey forms.

24. Willistown Township – Comprehensive Plan

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

Plan goals and policies were reviewed at the May meeting. *The Task Force will next meet in July to review additional plan chapters.*

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 completed.

26. Brandywine Battlefield Group – BB Heritage Interpretation Plan

Percent Completed: 75% Contract Term: 2/20 – 1/22 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 thematic narratives, develop Heritage Center conceptual designs using a design firm as a subconsultant, 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 May, and draft plan elements are being reviewed by the Advisory Committee. *It is anticipated the final public meeting will be held in July or August, after which the Plan will be completed.* This is the first plan of its type to be funded under VPP and it is anticipated that it will be the model for other heritage interpretive plans. *A contract extension has been finalized.*

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 20th and the consultant presented early conceptual trail alignments, trail heads, and destinations along the corridor. The next Task Force meeting is expected to be scheduled soon. In the meantime the consultant is working with landowners along the existing trail alignment, including Sunoco. *The townships will be submitting a request for extension to complete the Study and complete the adoption process.*

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 7th 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 Act 247 Review was completed and the letter sent to Theurkauf and the Phoenixville Region municipalities. The next meeting will take place on 6/30/2021.

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)
4. West Sadsbury Township (comprehensive plan)
5. East Bradford Township (zoning ordinance)
6. Oxford Region (anticipated – regional comprehensive plan)

Cash Grant Inquiries (or VPP channel not established yet)

- 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/July 2021)
- West Vincent Township – Park and Trail Plan (July 2018, January 2020)
- West Nottingham Township – Transportation Study (January 2020)

HISTORIC PRESERVATION

- **Town Tours** – a series of free educational programs on historic towns, neighborhoods, and other items of interest in Chester County.
Staff: Daniel Shachar-Krasnoff, support from Nancy Shields, along with Jeannine Speirs and Mason Gilbert.
External Partners: CCHPN and individual site organizers/municipalities/municipal historical commissions
Status: The kick-off was a hybrid in-person and virtual event in West Chester on June 17th. The Town Tours occur on most Thursday evenings through August 19th/21st. The final Town Tour, August 19th/21st is in-person, the rest are virtual. The overall program is being coordinated as part of the Juneteenth Festival, a multi-week series of programs. Voices Underground along with the County Cultural Heritage Task Force is coordinating Juneteenth activities.
- **Training** – conduct and support training for historical commissions, committees, and HARBs, often in coordination with CCHPN.
Staff: Daniel Shachar-Krasnoff, support from Nancy Shields and Jeannine Speirs.
External Partners: CCHPN, PHMC
Status: Chester County Historic Preservation Network will hold Volunteer Recognition Picnic in mid-September. 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 and to protect and reuse historic buildings.
- **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: Daniel Shachar-Krasnoff, 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: Daniel Shachar-Krasnoff 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: Daniel Shachar-Krasnoff 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. These projects typically require a Section 106 or PA History Code review 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: Daniel Shachar-Krasnoff 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: Daniel Shachar-Krasnoff lead, support from Jeannine Speirs for the 250th, Battlefield Heritage Centers, and municipal heritage interpretive plans
 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 250th: 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: Daniel Shachar-Krasnoff 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 led with support from Jeannine Speirs, Mason Gilbert, and Nancy Shields
External Partners: Advisory Committee for the project
Status: A second Advisory Committee meeting is being held in June. Interviews are being 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 Daniel Shachar-Krasnoff
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 and Heritage Interpretive Signage Project that Sons and the Revolution is funding and helping to lead.

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 and drafting text for map of reinvestment/redevelopment opportunities at developed sites, focused within the Landscapes3 growth areas.
- **Non-Residential Construction Report** – 2020 report posted.
- **State of the County Economy Report** – Initial data collection completed for available data for 2020 data updates. Updating text for 2021 report. 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.
- **Missing Middle Housing** – Beginning inventory of municipal ordinances allowing Missing Middle typologies, drafting initial text, and identifying Chester County examples.
- **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** – Event tentatively planned for November 17th or 18th focusing on Missing Middle housing.
- **Residential Construction Report** – 2020 report posted.
- **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** – Preparing presentation for Caln on A+ Homes.

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, 2nd 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 2nd 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.

Director's Report

Public Comment