



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
April 12, 2023

AGENDA

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

A. Chair’s Welcome

Chair

2. PUBLIC COMMENT

Chair

2:10 p.m. 3. ACTION ITEMS

B. Approval of Commission Meeting Minutes – March 8, 2023

Commission

C. Act 247 Reviews – March 2023 Applications

Act 247 Team

1) Subdivision and Land Development Plan Reviews (24)

- | | |
|-------------------------------|----------------|
| 1. Caln Township | CU-02-23-17582 |
| 2. East Brandywine Township | SD-01-23-17537 |
| 3. East Pikeland Township | LD-02-23-17557 |
| 4. East Pikeland Township | SD-02-23-17558 |
| 5. East Pikeland Township | SD-02-23-17567 |
| 6. Lower Oxford Township | CU-02-03-17552 |
| 7. Malvern Borough | LD-03-23-17579 |
| 8. New Garden Township | LD-02-23-17564 |
| 9. New Garden Township | LD-02-23-17565 |
| 10. Newlin Township | LD-02-23-17572 |
| 11. Phoenixville Borough | LD-02-23-17570 |
| 12. Phoenixville Borough | LD-03-23-17583 |
| 13. Phoenixville Borough | SD-02-23-17569 |
| 14. Phoenixville Borough | LD-03-23-17578 |
| 15. South Coventry Township | LD-02-23-17568 |
| 16. Upper Uwchlan Township | LD-02-23-17559 |
| 17. West Chester Borough | LD-02-23-17551 |
| 18. West Chester Borough | LD-02-23-17573 |
| 19. West Chester Borough | SD-02-23-17550 |
| 20. West Fallowfield Township | SD-03-23-17575 |
| 21. West Goshen Township | LD-01-23-17517 |
| 22. West Goshen Township | SD-01-23-17518 |
| 23. West Whiteland Township | LD-02-23-17547 |
| 24. West Whiteland Township | SD-02-23-17545 |

2) Comprehensive Plan, Zoning and Subdivision Ordinance
Amendment, Miscellaneous Reviews (9)

- | | |
|-----------------------------|----------------|
| 1. Caln Township | ZA-02-23-17560 |
| 2. East Caln Township | ZA-03-23-17588 |
| 3. East Whiteland Township | ZM-02-23-17548 |
| 4. East Whiteland Township | ZM-02-23-17549 |
| 5. London Grove Township | ZA-03-23-17581 |
| 6. Sadsbury Township | ZA-02-23-17555 |
| 7. Upper Uwchlan Township | ZA-02-23-17566 |
| 8. Uwchlan Township | MA-03-23-17587 |
| 9. West Brandywine Township | ZA-01-23-17543 |

- D. Act 537 Reviews – March 2023 Applications *Carrie Conwell*
 - 1) Major Applications (1)
 - 1. East Fallowfield Township; consistent
 - 2) Minor Applications (2)
 - 1. Kennett Township, Parkside; 62-3-48; consistent
 - 2. Londonderry Township, Cochranville Farm Septic/Kaolin RE Holdings; 46-4-34.1; consistent

- E. Agriculture Security Areas (2) *Glenn Bentley*
 - 1. East Coventry Township addition; 18-4-74
 - 2. East Coventry Township addition; 18-4-75

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

- F. Community Planning Division Update *William Deguffroy*
Libby Horwitz
 - 1) Housing Report

- G. Agricultural Development Council Update *Ann Lane*

- H. Sustainability Division Update *Rachael Griffith*

- I. Multimodal Transportation Planning Division Update *Brian Styche*
Jake Michael
Jake Michael
Steve Buck
 - 1) *Landscapes3* Metrics
 - 2) Protected Open Space Tracking
 - 3) Trails Update

- J. Design & Technology Division Update *Paul Fritz*

- K. Director’s Report *Brian O’Leary*

4:00 p.m. 5. ADJOURNMENT

Action Items



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MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid - GSC Suite 351E
March 8, 2023

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

MEMBERS PRESENT VIA ZOOM: Doug Fasick; Stephanie Duncan; Molly Morrison.

STAFF PRESENT IN PERSON: Brian O'Leary, Executive Director; Carol Stauffer, Assistant Director; Paul Fritz; Rachael Griffith; Libby Horwitz; Gene Huller; Jake Michael; Patty Quinn; Nancy Shields; Elle Steinman; Brian Styche.

STAFF PRESENT VIA ZOOM: Glenn Bentley; Chris Bittle; Wes Bruckno; Steve Buck; Carrie Conwell; Richard Drake; Paul Farkas; Hillary Krummrich; Carolyn Oakley; Chris Patriarca; Joe Shanley; Sally Warren; Diana Zak.

VISITORS PRESENT IN PERSON: None.

VISITORS PRESENT VIA ZOOM: None.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person in the Government Services Center Suite 351E and via Zoom audio/video on Wednesday, March 8, 2023 was called to order at 2:00 P.M. by Chair Michael Heaberg.

Public Comment: There were no public comments.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE FEBRUARY 8, 2023 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. WRIGHT, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews – February 2023:

There were sixteen (16) Subdivision and Land Development Reviews prepared in February.

A MOTION TO APPROVE THE SIXTEEN (16) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MR. HAMMOND, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: LD-01-23-17521; SD-01-23-17522; LD-01-23-17514.

Mr. Cline recused himself from the following application: LD-01-23-17515.

Comprehensive Plan, Zoning and Subdivision Ordinance Amendments, Miscellaneous Reviews – February 2023:

There were ten (10) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, and Miscellaneous Reviews prepared in February.

A MOTION TO APPROVE THE TEN (10) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MS. COSENTINO, SECONDED BY MR. WRIGHT, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following applications: ZA-02-23-17563; ZA-01-23-17533.

Act 537 Reviews:

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

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

Agriculture Security Area:

Mr. Bentley presented the Commission with the East Bradford Township ASA seven-year review.

A MOTION TO APPROVE THE EAST BRADFORD TOWNSHIP SEVEN-YEAR REVIEW WAS MADE BY MR. WRIGHT, SECONDED BY MR. CLINE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

Design and Technology Division Update:

Mr. Fritz reported that in addition to plan reviews, the 247 planners have been conducting research on Landscapes3 related projects. The GIS staff have been working on maps for municipalities and maps for CCPC staff. The graphics staff has been assisting with Landscapes3 projects.

Mr. Fritz went on to review the plan review summary report. The single-family home lots/units have already surpassed last year's low numbers. There are no new apartments proposed yet this year, indicating the new apartment market may have slowed down.

Community Planning Division Update:

Ms. Horwitz reported that there are 26 ongoing Vision Partnership Program (VPP) projects, including six multi-municipal projects and six county consulting projects. Ms. Horwitz reminded the board that the 2023 round one VPP grant cycle opened February 1, 2023. Applications will be accepted through March 17, 2023.

Next, Ms. Horwitz gave an update on the Commissioners' workforce housing initiative which is still evolving. Research on the land bank designation and starter home initiatives are moving forward. The land bank designation is in partnership with DCD and would include the following benefits: first right of refusal for judicial tax sales; the ability to clear tax liens; and the ability to acquire and distribute properties. The starter home initiative would be in partnership with municipalities, DCD, and developers and will have a research phase and an implementation phase. The aim is to understand feasibility of starter home development with minimal subsidy and the goal is a ten-unit pilot project.

Ms. Horwitz went on to give an update on the 2022 Non-Residential Construction Report. Some of the main takeaways include: new square feet decreased; fewer projects; average size of projects decreased slightly; and institutional and industrial were the highest square footage amounts. The municipalities with the highest square feet from 2016-2022 include: Tredyffrin, West Goshen, West Whiteland, and East Whiteland Townships. Some of the major projects from 2022 include: Avon Grove High School, Penn Township; John Rock building, Sadsbury Township; and DE Storage, New Garden Township.

Agricultural Development Council Update:

Ms. Krummrich reported that Ms. Lane is continuing to work on the 2023 Farm Guide. The Commissioners adopted a contract with the Economic Development Council who will partner with ADC on the Ag Development Plan implementation. At the March 29 Commissioners' meeting, the Commissioners will be giving a proclamation for National Ag Day, which is March 21.

Ms. Krummrich noted that they are waiting on the 2022 Ag Census information, which is conducted every five years.

Lastly, Ms. Krummrich talked about the April 3rd mobile workshop that she and Jeannine Speirs are organizing for the National Planning conference. The first stop is Thornbury farm, the next stop is at the New Bolton Center, and the last stop is behind the scenes at Longwood Gardens.

Sustainability Division Update:

Ms. Griffith reported that the Commissioners announced \$4.2 million in open space funding for Crebilly Farm preservation. This funding is in addition to \$2.63 million that was awarded by the Commissioners during the last grant round and a DCNR grant, leaving a four to four and a half million dollar gap to preserve Crebilly Farm.

Next, Ms Griffith reported on the Keep Chester County Beautiful (KCCB) group led by Carrie Conwell. Beth Intoccia of the Litter Lifters of West Vincent received the Keep PA Beautiful volunteer of the year award. The Commissioners honored Ms. Intoccia with a proclamation. KCCB created a guide on how to start a community beautification group and is conducting an on-line contest with a litter pick-up kit award.

Lastly, Ms. Griffith reported that the Clean Energy Subcommittee of the Environmental and Energy Advisory Board (EEAB) met and discussed the creation of a municipal cohort program for municipalities interested in advancing the Climate Action Plan.

Ms. Stauffer reported that woodlands protection is an important element of the Climate Action Plan and the Landscapes3 Protect goal. Woodlands protection has also been part of CCPC's work program over the last two years.

Ms. Stauffer summarized a tree canopy map that showed tree coverage percentages as of 2018. There are many benefits to protecting woodlands for the climate and people. Trees and woodlands: remove carbon from the atmosphere; mitigate the urban heat island effect; have a positive impact on public health; reduce energy costs; allow people to enjoy the outdoors longer; increase property values; and create more attractive streetscapes. There also: capture stormwater runoff; protect stream water quality by filtering pollutants; provide shade that improves stream habitats; provide wildlife habitat and corridors; reduce dust and airborne particulates; and create windbreaks.

Ms. Stauffer then gave an overview of the woodlands and tree protection website area, which can be found at <https://www.chescoplanning.org/environmental/woodlands/introduction.cfm>. Lastly, Ms. Stauffer gave a more detailed overview of the website's woodlands and tree protection interactive map layers which include: surface water; FEMA 100 year flood zones; protected open space; tree canopy; impervious surfaces; and surface temperature.

Multimodal Transportation Division Update:

Mr. Styche reported that Alex Sankaran held the first public meeting for the Public Transportation Plan update on February 23 at the Exton Library and via Zoom. The second public meeting will be combined with the Trails Master Plan update at the Transportation Forum spring event coming up on May 9 at the West Whiteland Township building and via Zoom. The Public Transportation Plan is funded through the DVRPC's TCDI program and is anticipated to be completed by the end of 2023 or early 2024.

Mr. Styche went on to report that on March 13 a ribbon cutting ceremony was held to open the Montgomery section of the Chester Valley trail, which consists of a new 3.8-mile connection between the north end of the existing Chester Valley trail in King of Prussia and the Schuylkill River trail in Norristown.

Next, Mr. Styche reported that Patty Quinn kicked off the 2023 Transportation Improvement Inventory (TII) on February 17 by soliciting municipal input on prioritizing transportation projects for the TIP. The 2021 TII had 529 projects totaling an estimated cost of \$4.52 billion dollars.

Lastly, Mr. Styche reminded the board that Steve Buck will hold the first public meeting for the Trails Master Plan update on March 14 at the East Whiteland Township building and via Zoom. Mr. Buck is also working on two applications for the DCNR C2P2 program for the Philadelphia and Thorndale segment of the CVT extension to Downingtown.

Ms. Steinman and Mr. Michael then provided an overview of *Landscapes3* success stories. Ms. Steinman started by showing the 2022 *Landscapes3* success stories video that highlighted some of the successes by goal area. Mr. Michael continued to highlight some of the successes in the remaining goal areas.

Ms. Quinn reported that the TII is a comprehensive inventory of transportation needs and projects collected every two years from municipalities. The focus is on providing alternative funding for municipalities. Funding information can be found at <https://www.chescoplanning.org/transportation/funding.cfm>. TII projects include roadways, bridges, freight, bicycle/pedestrian, and transit. Municipal outreach consisted of an email listing existing 2021 projects and asking for updates on project status, cost, and prioritization. The email also included an excel file to collect new 2023 project information.

New 2023 project scoring will begin after the requested new project information date of April 28. The next step will be to identify funding available for the new projects. Another step includes updating an interactive TII map showing the TII project locations and project types. The final 2023

TII report is due to be complete by the end of June 2023. A YouTube video was created explaining how the TII process works.

Director's Report:

Mr. O'Leary reported that the Schuylkill River Passenger Rail Authority is working on a submittal for the Federal Corridor ID program, which should be submitted by the end of March.

Next, Mr. O'Leary reported that the planning commission will be issuing an RFP for managerial support of the America250. He also noted that the Heritage Tourism Plan is moving forward.

Lastly, Mr. O'Leary mentioned that Laura DeMatteo, Heritage Preservation Coordinator, is working with the Historic Preservation Network to organize a leadership luncheon on March 18 for the leaders of the county's heritage committees.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:48 PM. WAS MADE BY MR. CLINE, SECONDED BY MR. WRIGHT, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,



Brian N. O'Leary, AICP
Secretary

BNO/ncs

Act 247 Reviews



Subdivision & Land Development



Act 247 Reviews of Proposed Development

during March 2023

Symbols

Residential Lots/Units

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

Non-Residential Square Feet

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

Other

-  Mixed Use
-  Not Consistent with Landscapes3
-  Not Consistent with Landscapes3
-  Not Consistent with Landscapes3

Landscapes3

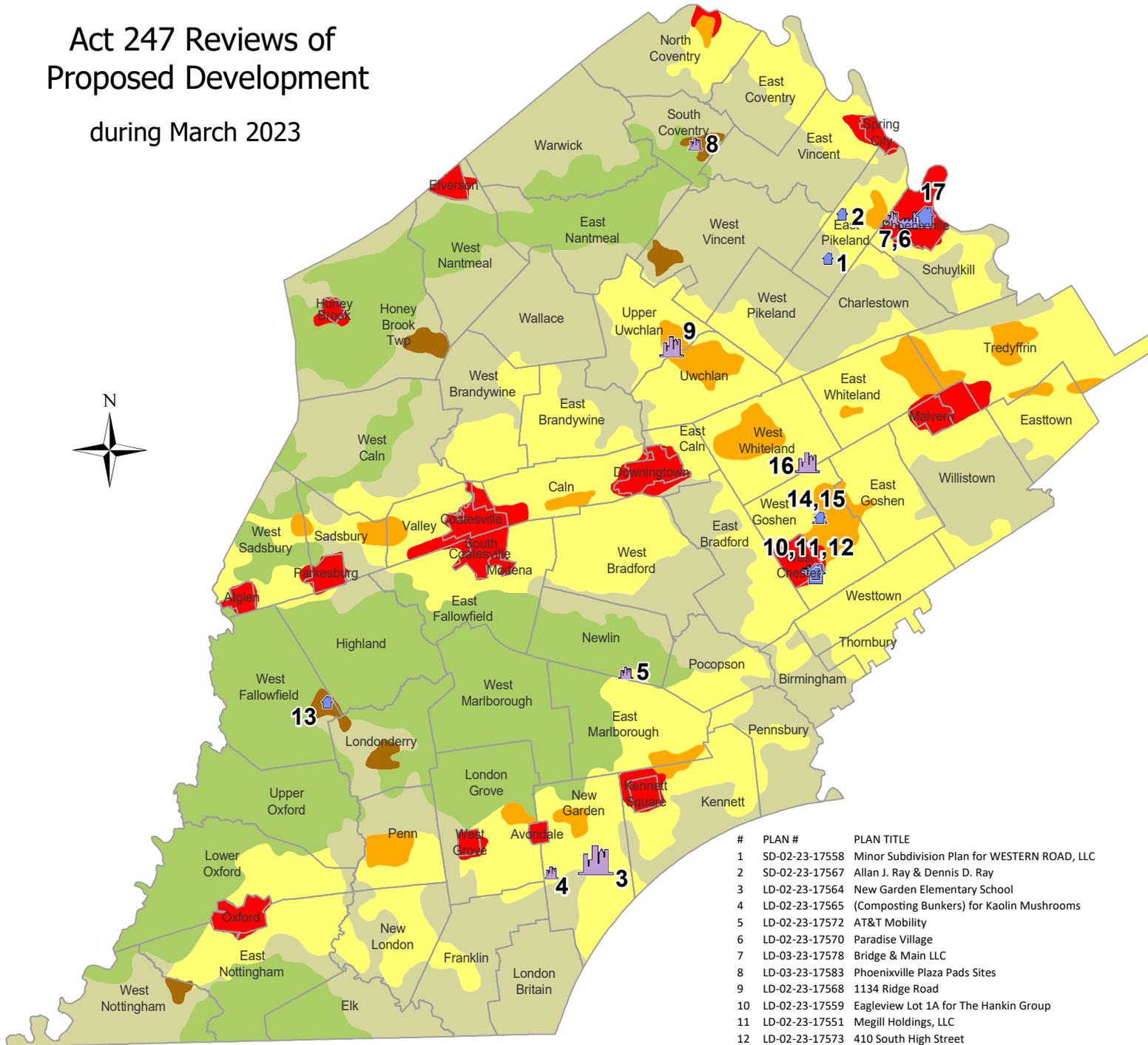
Growth Areas

-  Urban Center
-  Suburban Center
-  Suburban
-  Rural Center

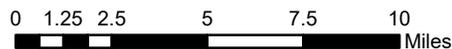
Rural Resource Areas

-  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-02-23-17558	Minor Subdivision Plan for WESTERN ROAD, LLC
2	SD-02-23-17567	Allan J. Ray & Dennis D. Ray
3	LD-02-23-17564	New Garden Elementary School
4	LD-02-23-17565	(Composting Bunkers) for Kaolin Mushrooms
5	LD-02-23-17572	AT&T Mobility
6	LD-02-23-17570	Paradise Village
7	LD-03-23-17578	Bridge & Main LLC
8	LD-03-23-17583	Phoenixville Plaza Pads Sites
9	LD-02-23-17568	1134 Ridge Road
10	LD-02-23-17559	Eagleview Lot 1A for The Hankin Group
11	LD-02-23-17551	Megill Holdings, LLC
12	LD-02-23-17573	410 South High Street
13	SD-02-23-17550	Megill Holdings, LLC
14	SD-03-23-17575	Landhope Cochranville, LLC
15	LD-01-23-17517	Roman Mosaic and Tile Company
16	SD-01-23-17518	Roman Mosaic and Tile Company
17	LD-02-23-17547	Columbia Cottage at Boot Road



Subdivision and Land Development Reviews 3/1/2023 to 3/30/2023

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 Brandywine Township	SD-01-23-17537	Robert & Joan McCue Tracts	3/1/2023	3.82	Single Family Residential	2		Residential Single Family Residential			Yes
East Pikeland Township	LD-02-23-17557	New Elementary School - Tax Map Parcel 26-03A-004.00	3/7/2023	29.51	Institutional	1	105,000	Institutional Educational Facility	1		Yes
East Pikeland Township	SD-02-23-17558	Minor Subdivision Plan for WESTERN ROAD, LLC	3/1/2023	3.12	Single Family Residential	2		Residential Single Family Residential		0	Yes
East Pikeland Township	SD-02-23-17567	Allan J. Ray & Dennis D. Ray	3/3/2023	2.37	Single Family Residential	2		Residential Single Family Residential		0	Yes
Malvern Borough	LD-03-23-17579	Malvern Preparatory School Athletic Facility Improvements	3/17/2023	99.63	Institutional	1		Institutional School		0	Yes
New Garden Township	LD-02-23-17564	New Garden Elementary School	3/20/2023	25.00	Institutional	1	105,240	Institutional School	1	0	Yes
New Garden Township	LD-02-23-17565	(Composting Bunkers) for Kaolin Mushrooms	3/3/2023	59.75	Agricultural	2	6,467	Agricultural Mushroom House	2	0	Yes
Newlin Township	LD-02-23-17572	At&T Mobility	3/20/2023	0.36	Industrial	1	44	Industrial Unique	1		Yes
Phoenixville Borough	LD-02-23-17570	Paradise Village	3/20/2023	5.86	Apartment Commercial Commercial Commercial	203	12,670	Residential Apartment Commercial Office Building Commercial Restaurant Commercial Convenience Store	2	1,762	Yes
Phoenixville Borough	LD-03-23-17583	Phoenixville Plaza Pads Sites	3/23/2023	7.03	Commercial Commercial	2	6,730	Commercial Restaurant Commercial Unique	2		Yes
Phoenixville Borough	SD-02-23-17569	Paradise Village	3/20/2023	5.86	Apartment	1		Residential Apartment			Yes
South Coventry Township	LD-02-23-17568	1134 Ridge Road	3/21/2023	3.20	Institutional	1	5,000	Institutional Unique	1	0	Yes

Subdivision and Land Development Reviews 3/1/2023 to 3/30/2023

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
Upper Uwchlan Township	LD-02-23-17559	Eagleview Lot 1A for The Hankin Group	3/3/2023	13.65	Commercial	1	60,600	Commercial Unique	1		Yes
West Chester Borough	LD-02-23-17551	Megill Holdings, LLC	3/3/2023	0.56	Townhouse	4		Residential Townhouse			Yes
West Chester Borough	LD-02-23-17573	410 South High Street	3/29/2023	1.29	Apartment Commercial	126	9,200	Residential Apartment Commercial Retail	1		Yes
West Chester Borough	SD-02-23-17550	Megill Holdings, LLC	3/3/2023	0.56	Townhouse	1		Residential Townhouse			Yes
West Fallowfield Township	SD-03-23-17575	Landhope Cochranville, LLC	3/23/2023	5.93	Commercial	2		Commercial Lot Consolidation			Yes
West Goshen Township	LD-01-23-17517	Roman Mosaic and Tile Company	3/8/2023	4.00	Industrial	1	10,000	Industrial	1		Yes
West Goshen Township	SD-01-23-17518	Roman Mosaic and Tile Company	3/8/2023	4.00	Industrial	1		Industrial			Yes
West Whiteland Township	LD-02-23-17547	Columbia Cottage at Boot Road	3/3/2023	8.14	Institutional	1	64,908	Institutional Nursing Home/Assisted Living	1		Yes
West Whiteland Township	SD-02-23-17545	Columbia Cottage at Boot Road	3/3/2023	8.14	Institutional	1		Institutional Lot Consolidation			Yes
Grand Totals of Subdivision and Land Development Reviews		21 Reviews		291.78 Acres		357 Lots/Units	385,859 Non-Res. Sq. Feet		14 Non-Res. Bldgs.	1,762 Linear Feet Roadway	

There are **21** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

Unofficial Sketch Plan Evaluations 3/1/2023 to 3/30/2023

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
Phoenixville Borough	LD-03-23-17578	Bridge & Main LLC	3/21/2023	0.12	Apartment Commercial	9	5,418	Residential Apartment Commercial Addition to Existing			Yes
Grand Totals of Unofficial Sketch Evaluations		1		0.12		9	5,418		Non-Res. Bldgs.	Linear Feet Roadway	

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

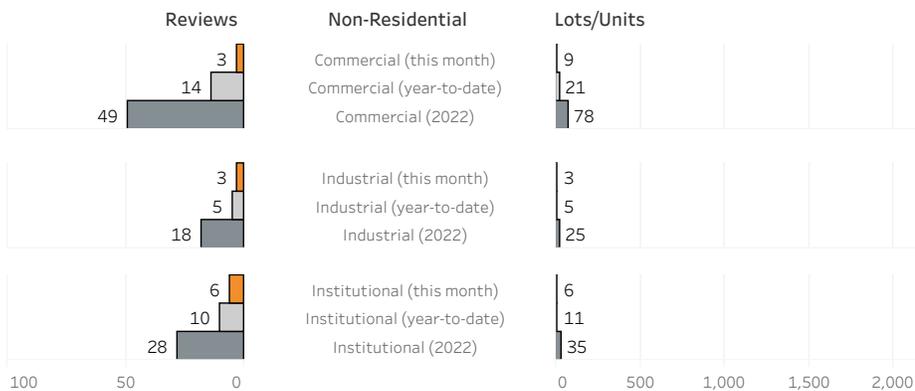
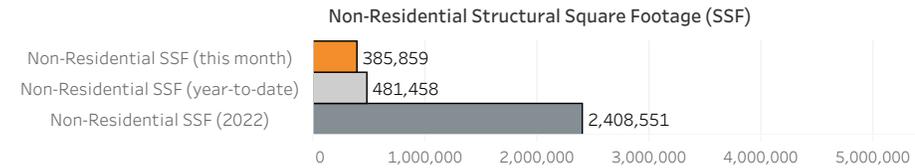
Conditional Use Reviews 3/1/2023 to 3/30/2023

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes? (Yes, No, N/R)
Caln Township	CU-03-23-17582	Farmhouse Conditional Use	3/22/2023	2.10	Commercial	1	5,445	Commercial Restaurant	1		Yes
Lower Oxford Township	CU-02-23-17552	Limestone Road LLC	3/1/2023	8.90	Commercial	1	0	Commercial Unique		0	Yes
Grand Totals of Conditional Use Reviews		2 Reviews		11.00 Acres		2 Lots/Units	5,445 Non-Res. Sq. Feet		1 Non-Res. Bldgs.	0 Linear Feet Roadway	

There are **2** Conditional Use consistent, **0** Conditional Use inconsistent, and **0** Conditional Use with no relevance to **Landscapes3**.

Subdivision and Land Development Applications

March 2023



Subdivision & Land Development Letters





THE COUNTY OF CHESTER



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March 22, 2023

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

Re: Conditional Use - The Farmhouse
Caln Township - CU-02-23-17582

Dear Ms. Denne:

A conditional use plan entitled "The Farmhouse Conditional Use", prepared by Vastardis Consulting Engineers LLC and dated February 28, 2023, was received by this office on March 8, 2023. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code as amended, our comments are offered as a planning service at the request of Caln Township. This review does not replace the need for an official referral by Caln Township of a preliminary or final subdivision or land development plan, as required by the Pennsylvania Municipalities Planning Code.

PROJECT SUMMARY:

Location:	South side of Lincoln Highway (Business Route 30), east of Bondsville Road
Site Acreage:	3.00 acres
Lots:	1 lot
Non-Res. Square Footage:	5,445 square feet
Proposed Land Use:	Restaurant
New Parking Spaces:	39 spaces
Municipal Land Use Plan Designation:	Thorndale Village - Mixed Use
UPI#:	39-4-138.1

PROPOSAL:

The applicant proposes the construction of a 5,445 square foot restaurant with a drive-through. The site is located in the Caln Township TV-1 Thorndale Village zoning district, and will be served by public water and sewer facilities.

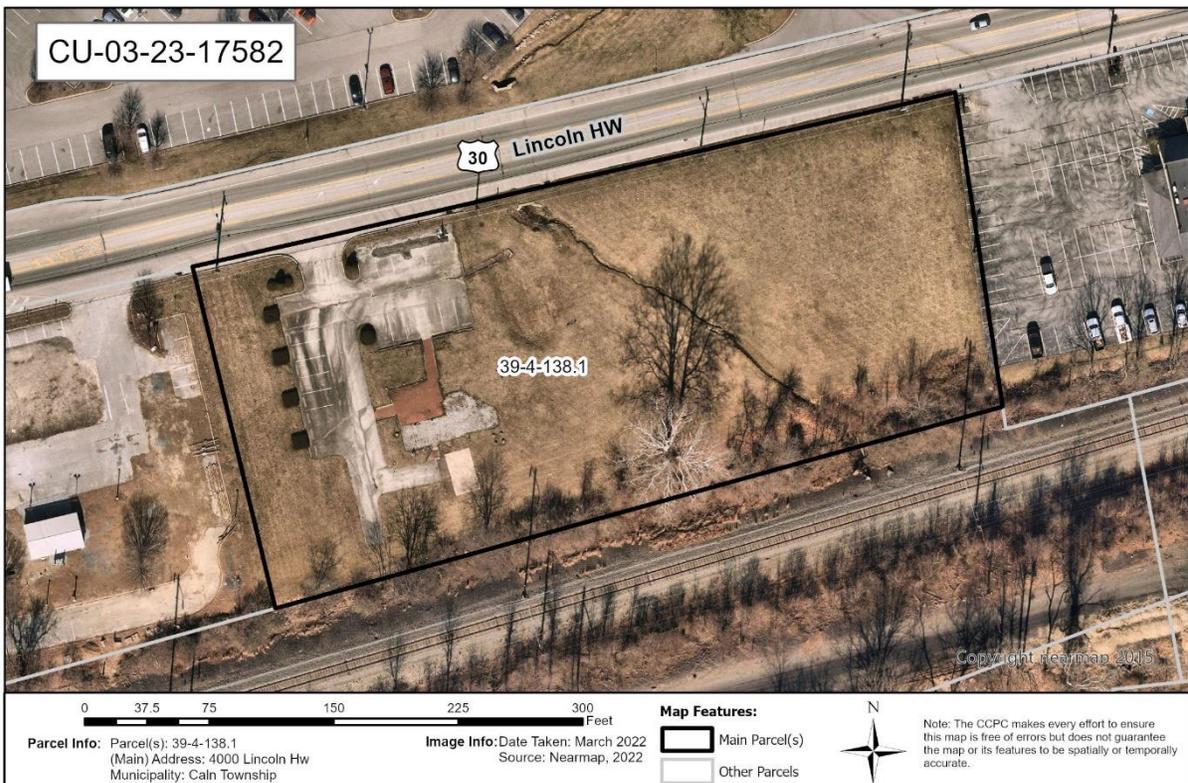
RECOMMENDATION: Caln Township should consider the comments in this letter before acting on the conditional use application.

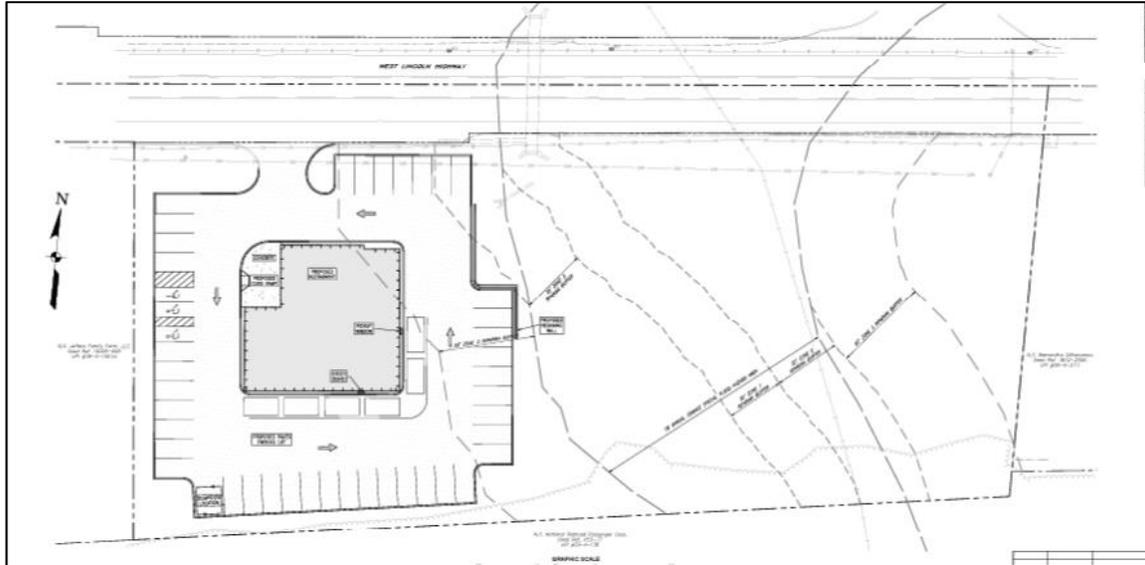
LANDSCAPES:

1. The site is located within the **Suburban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. The proposal 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 Brandywine Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are:
 - reduce stormwater runoff,
 - restore water quality of "impaired" streams, and
 - protect vegetated riparian corridors.**Watersheds** can be accessed at www.chesco.org/water.
3. Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.





*Detail of The Farmhouse
Conditional Use Plan*

PRIMARY ISSUES:

4. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Lincoln Highway (State Route 30) as a major arterial. The Handbook (page 183) recommends a 150 foot-wide right-of-way for major arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Lincoln Highway. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
5. "Connect" Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas. Therefore, we recommend the incorporation of sidewalks into the plan. Pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system in the **Suburban Center Landscape**.

PennDOT's Design Manual 2-Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act (ADA) recommend that sidewalks be a minimum of 5 feet in width. Additional information on this topic is provided in the Pedestrian Facilities Design Element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm.

6. We recommend the applicant and Township refer to the Emergency Access design element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update) in its design of the emergency access connections. This design element is available online at: www.chesco.org/DocumentCenter/View/27034. The Township's emergency service providers should be requested to review the plan to ensure that safe access and egress is provided for this site.

7. The Township Engineer should review the design of the drive-through area and queuing lane at the southern corners of the structure, because it appears that the small curb radii at these locations may make it difficult for vehicles to safely maneuver the left turns. The Township should also verify the required amount of on-site parking.
8. The Township should verify that the proposed landscaping plan conforms to the Township's landscape and screening requirements. The applicant should maximize the use of native tree, shrub, and herbaceous species in the planting areas. *Landscapes3* also recommends that developments in the **Suburban Center Landscape** include extensive landscaping in parking areas (page 37). Trees and understory plantings in and around parking lots provide numerous benefits, including stormwater absorption and infiltration and a more attractive setting. We also recommend that additional landscaping be provided in and around the floodplain area, to help protect the riparian corridor.

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

9. We suggest that the applicant and the Township contact the property owner to the west (UPI # 39-4-138.1A, the "Jeffers Family Farm"), which submitted a preliminary/final land development plan ("3982 Lincoln Highway") for our review; refer to CCPC # LD-01-23-17516, dated February 8, 2023. That plan proposed the construction of a 3,928 square foot commercial building and 17 parking spaces, instead of the required 26 spaces. It may be possible to create a combined parking area and access for both sites, which can improve circulation and provide better parking opportunities. Note that our review of that proposal suggested "...that the applicant contact the owners of the adjacent sites to the east and west to evaluate whether a joint parking agreement can be achieved. There appears to be a driveway connection to the site to the west, and a similar driveway connection should be considered for the site to the east." (See comment 7 of that review).
10. The site contains land within the 100-year 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. The applicant should contact both of these agencies to determine if future development activity will require a permit. The Township should request documentation of these contacts or permit(s) before approving the plan.
11. The proposed building includes roof areas that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at: <https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>. Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.

Page: 5
Re: Conditional Use - The Farmhouse
Caln Township - CU-02-23-17582

12. The Township should verify that the design and location of any proposed outdoor lighting conforms to Caln Township's 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.
13. The Township Board of Commissioners should address the conditional use application prior to the consideration of the land development application. This will permit the Board of Supervisors to impose reasonable conditions on subsequent plan applications. The Board of Commissioners would also be permitted to "...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance." (Pennsylvania Municipalities Planning Code, Section 913.2(a)).

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Vastardis Consulting Engineers LLC
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

March 1, 2023

Luke Raven, Municipal Septage Contact
East Brandywine Township
1214 Horseshoe Pike
Downingtown, PA 19335

Re: Preliminary Subdivision - Robert & Joan McCue Tracts
East Brandywine Township - SD-01-23-17537

Dear Mr. Raven:

A preliminary subdivision plan entitled "Robert & Joan McCue Tracts", prepared by Commonwealth Engineers Inc. and dated January 9, 2023, was received by this office on January 30, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	South of Horseshoe Pike (State Route 322), east of Bondsville Road (State Route 4015)
Site Acreage:	3.82 acres
Lots:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Village Mixed Use
UPI#:	30-5-129.1, 30-5-133

PROPOSAL:

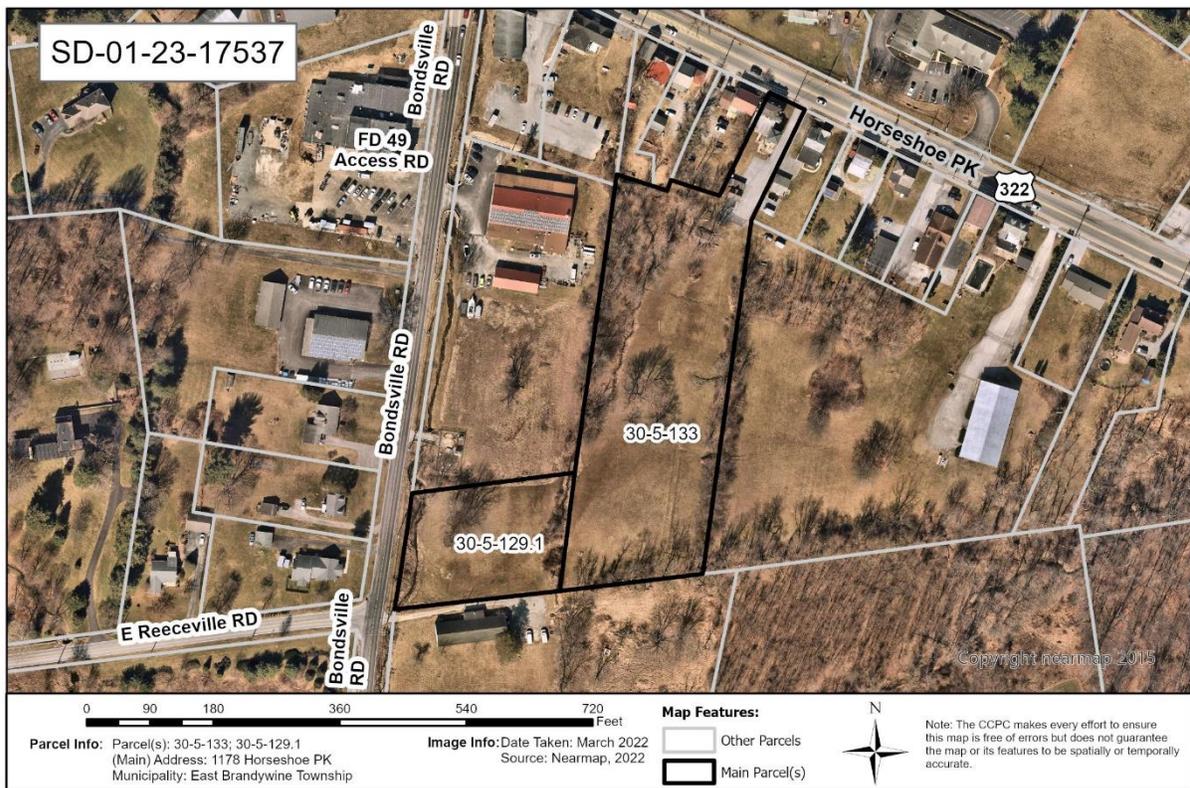
The applicant proposes the adjustment of the lot line separating two lots. The site, which contains one dwelling that is served by public water and sewer facilities, is located in the East Brandywine Township TND-1 Traditional Neighborhood Development overlay zoning district. No additional development is proposed by this subdivision.

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

COUNTY POLICY:

LANDSCAPES:

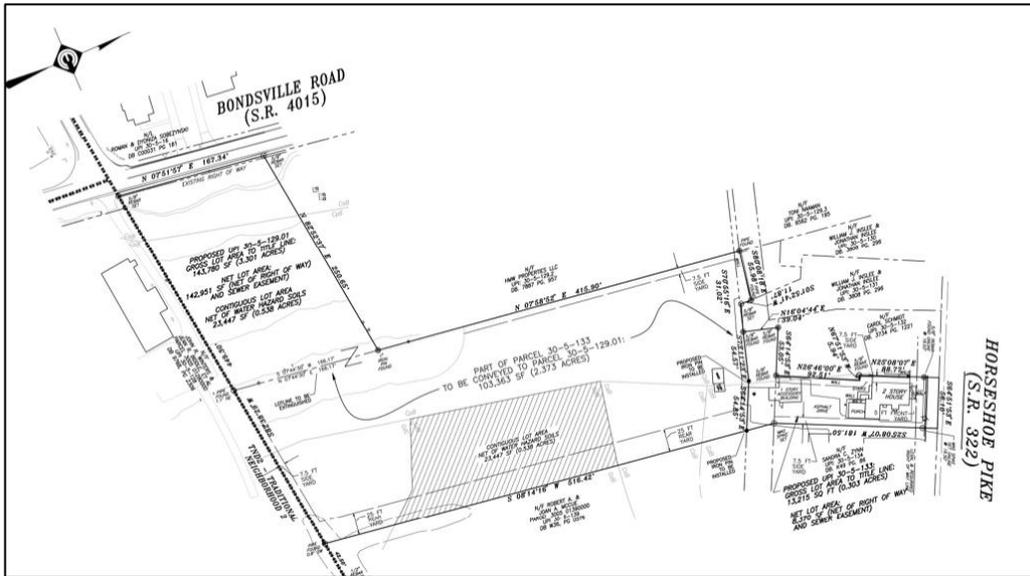
1. The site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density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



PRIMARY ISSUES:

2. The County Planning Commission's [Multimodal Circulation Handbook](#) (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Horseshoe Pike (State Route 322) as a major arterial, and Bondsville Road (State Route 4015) as a minor arterial. The Handbook (page 183) recommends an 150 foot-wide right-of-way for major arterial roads and an 80- foot-wide right-of-way for minor collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for these sections of Horseshoe Pike and Bondsville Road. We suggest that these areas be identified as dedicated rights-of-way, and be offered for dedication to PennDOT.

3. The plan indicates that a portion of the site contains “water hazard soils”. Therefore, if future development is being considered for this site, we encourage the applicant to submit a sketch plan for any future development. A sketch plan allows the applicant to take advantage of County and municipal expertise and consider design recommendations prior to preparing a fully engineered preliminary or final plan.



***Detail of Robert & Joan McCue Tracts
Preliminary Subdivision Plan***

ADMINISTRATIVE ISSUE:

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

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

Sincerely,

Wes Bruckno, AICP
Senior Review Planner

cc: Commonwealth Engineers Inc.
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Robert McCue and Joan McCue



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

March 7, 2023

Mark Donovan, Zoning Officer
East Pikeland Township
PO Box 58
Kimberton, PA 19442

Re: Preliminary Land Development - New Elementary School - Tax Map Parcel 26-03A-004.00
East Pikeland Township - LD-02-23-17557

Dear Mr. Donovan:

A Preliminary Land Development Plan entitled "New Elementary School - Tax Map Parcel 26-03A-004.00", prepared by T&M Associates, and dated October 5, 2022, was received by this office on February 16, 2023. 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 of Hares Hill Road, west of Schuylkill Road and north of Ridge Road
Site Acreage:	29.51
Lots/Units:	1 lot
Non-Res. Square Footage:	105,000
Proposed Land Use:	Educational Facility
New Parking Spaces:	194
Municipal Land Use Plan Designation:	Mixed Use
UPI#:	26-3A-4

PROPOSAL:

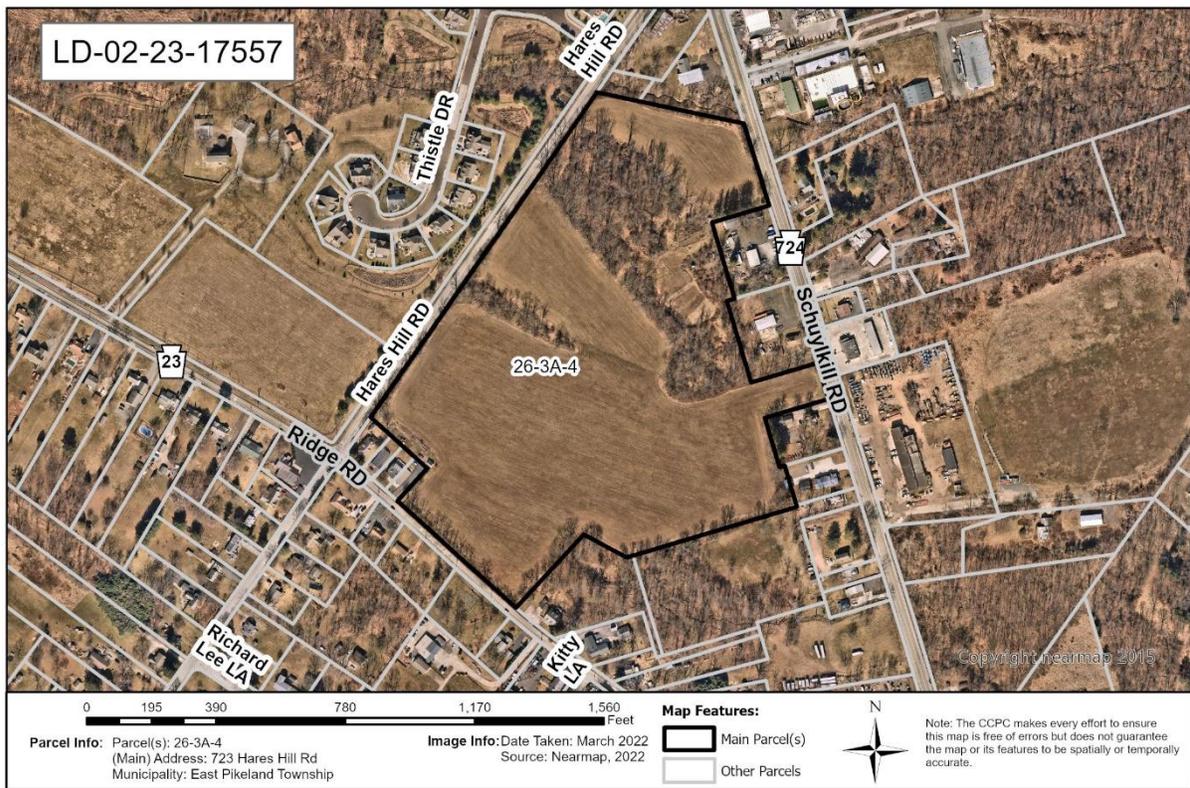
The applicant proposes the construction of a 105,000 square foot, two-story Elementary School with 194 parking spaces. The project site, which will be served by public water and public sewer, is located in the MU-Mixed Use zoning district.

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

COUNTY POLICY:

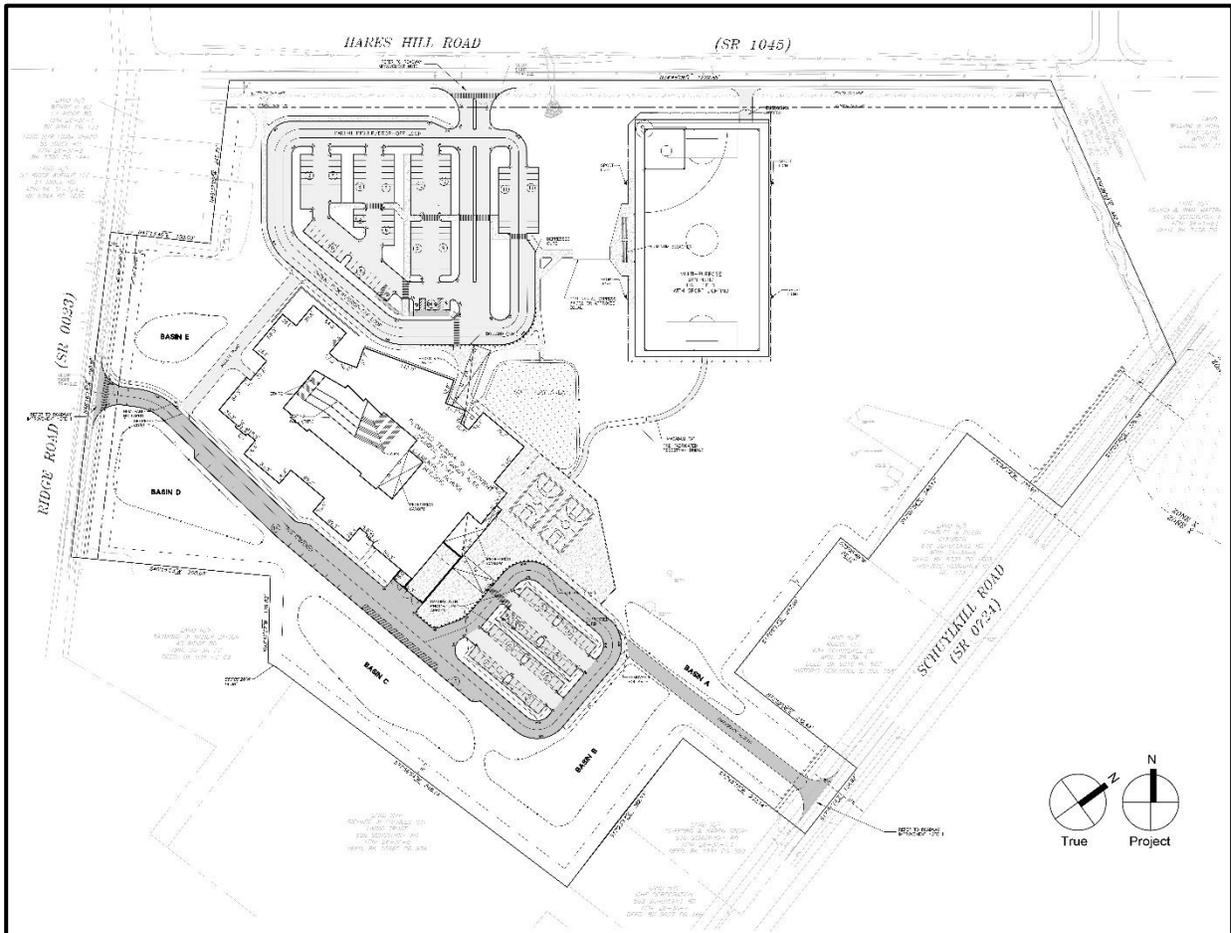
LANDSCAPES:

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



WATERSHEDS:

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



Detail of Sheet C008

PRIMARY ISSUES:

3. Sheet C004 indicates that the site contains two Arsenic Remediation areas in the central and eastern areas of the school parcel. The submission should outline how remediation of these areas will be achieved and how monitoring of the remediation activity will be accomplished. If applicable, the location of monitoring wells should be shown on the plan.

NATURAL FEATURES PROTECTION:

4. North Remediation Area
 - a. As remediation is required by PADEP, the applicant should consider conducting a wetlands assessment prior to land development to ensure runoff from this area will not impact functions of the wetlands or to the tributary of Stony Run.
 - b. The plan indicates that tree removal/replacement in the North Remediation Area will occur, which is near the headwaters of an unnamed tributary to Stony Run. Stony Run is a High Quality (HQ) stream that requires, under Pennsylvania regulations at 25 Pa. Code Chapter 102.14(a)(2) persons conducting earth disturbance within 150 feet of a perennial or intermittent impaired stream in an Exceptional Value or High Quality watershed to either

protect an existing riparian buffer, convert an existing riparian buffer into a forested buffer, or establish a new forested buffer. If earth disturbance is planned for within 150 feet of a perennial or intermittent stream, the applicant must abide by the regulations included in Pennsylvania Act 162 Section 402(c)(1). If soil remediation allows, tree replacement is suggested to be planted within Zone 1 (30 ft) of the Riparian Buffer Conservation Area (as defined in East Pikeland Township's Zoning Ordinance, Section 407), providing reduction of pollutants to the stream.

STORMWATER CONSIDERATIONS:

5. The applicant should consider disconnection of roof leaders and installation of stormwater BMPs closer to these sources of runoff and treated closer to the source rather than being directed to a stormwater inlet.
6. Several underground stormwater basins with a Managed Release Concept (MRC) have been proposed in this plan. The applicant should ensure the following:
 - a. the permeability of the surrounding soils will dissipate water at a rate required for the design of the detention facility.
 - b. no adverse impact to any subsurface systems (including septic systems) will be experienced; and
 - c. the underground detention facility will not be subject to ground water surcharge during any time of the year.
7. At POI 3, overland sheet flow drains to a culvert under SR0724 (Schuylkill Rd). Ways to redirect, retain or infiltrate the sheet flow should be investigated.
8. Design details for the infiltration swales should be included in the Erosion and Sedimentation Control (E&S) or Post Construction Stormwater Management (PCSM) Plan.
9. Erosion and Sediment Control Details
 - a. The Maintenance of Erosion Control Facilities, item 12 (Sheet C054) details inspection of all control facilities "periodically and especially after heavy rainfall." The applicant should consider weekly inspections of each E&S control device and after every storm event, or at least after every 2 inch storm. These details should be consistent with Visual Inspections details under Monitoring, Inspection, and Reporting Requirements.
10. PCSM Operation & Maintenance Details (Sheet C055)
 - a. General Maintenance Procedures (All Facilities), Obstructions and Debris (All Facilities) and Sediment Accumulation (All Facilities) states that these facilities will be "cleared of debris and litter on a regular basis and after all major storm events." The applicant should note that operation and maintenance details are specified under each BMP type.
 - b. For General Maintenance Procedures (All Facilities), Forebays (All Facilities) the applicant should consider inspections twice annually AND after storm events of 2 inches or greater (rather than 3 inches or greater).

11. PCSM Inspections

There are a variety of inspection schedules detailed for stormwater BMP categories, such as:

- a. Bioretention (MRC) – at least 2 times per year.
- b. Vegetated swale – maintenance annually; and
- c. Underground detention basin (MRC) – inspected 4 times per year and after every storm greater than 1 inch.

Section 806 of the East Pikeland Township Stormwater Management Ordinance adopted and updated on 12/6/2022, requires landowner (or their designee) to inspect stormwater BMPs:

- a. Annually for the first 5 years.
- b. Once every 3 years thereafter; and
- c. During or immediately after the cessation of a 10-year or greater storm.

In addition, the Township requires inspections to be conducted during or immediately following precipitation events or in dry weather conditions if the BMP design parameters include dewatering within a specified period of time. A written inspection report including the following information shall be created to document each inspection. The name of the individual(s) who completed the inspection; the location of the BMP, Stormwater Management Facility, or structure inspected; observations on performance; and recommendations for improving performance, if applicable. Inspection reports for annual and triennial inspections shall be submitted to the Municipality within 30 days following completion of the inspection. The applicant should ensure that all stormwater facilities are inspected at this frequency.

12. Given the development of new driveways, parking lots, and sidewalk areas, the applicant should consider establishing a de-icing plan and material storage area that minimizes the volume of de-icing chemicals and pollutants that will directly infiltrate to the groundwater or runoff to local streams. Monitoring results throughout Chester County show rapid increases in baseline chloride concentrations and pronounced spikes in chloride levels are often observed after winter precipitation events. Reducing chloride runoff from all pavement sources as well as roads is increasingly needed to minimize impacts to water resources. The following should be considered:

- a. A plan for preventing or reducing material spillage. All salt spilled around the material storage area loading zones or other impervious areas should either be returned to the covered storage piles or be removed from the site after winter de-icing events.
- b. Any salt mixtures should be stored under cover at all times; if storage will occur within three-sided buildings or open-face material storage areas, the exposed salt at the open end should be covered.
- c. Building floors and storage pads should be sloped to prevent ponding and to allow any water to drain away from salt storage areas.
- d. It is recommended that parking lots be graded at slopes of between 2-4% to reduce the risk of depressions that result in ponding, and grading should direct runoff and meltwater into stormwater infrastructure or other no-traffic areas.
- e. Care should be taken to remove and properly dispose of as much salt from spreaders as feasible prior to washing.
- f. Annual inspections of storage areas and storage structures should be carried out each fall, prior to winter de-icing activities.

- g. The applicant should consider collecting runoff from de-icing, loading, and storage areas and using this for pre-wetting activities or sending it to a location for proper disposal.
- h. Green stormwater infrastructure practices, like vegetated swales or landscaped islands in parking lots, can be utilized to capture runoff and meltwater, provided that drainage into those features is provided (curb cuts, grading, etc.). In these cases, landscaping plans should consider salt-tolerant plant species if salting is likely to occur near/drain into the vegetation.
- i. Using deciduous trees in the landscaping plan can provide shade in hot summer months without blocking sunlight to encourage snow melt during winter months.
- j. Consider permeable pavement options, like porous asphalt for parking stalls or permeable paver blocks for sidewalks. These allow water to infiltrate through the material, reducing the moisture on the surface available to freeze. Permeable paving may not be suitable for high traffic/heavy vehicle use areas like cart ways in parking lots, but traditional paving in these areas can be graded to drain into permeable sections of the lot.

ADMINISTRATIVE ISSUES:

- 13. According to County Tax Assessment records, the land of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green
- 14. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
- 15. We acknowledge that the plan shows sidewalks along Hares Hill and Ridge Roads. We suggest that construction of pedestrian crosswalks across these roads would provide a pedestrian link to the adjoining residential areas and the new Township Park on the northeast side of Ridge Road. Pedestrian crossings at the intersection of Hares Hill and Ridge Roads would assist in creating safe routes to school for local children.
- 16. On sheet C002 in the Sanitary Sewer Notes #1 the reference to East Whiteland Sewer Operation Requirements should be revised to indicate East Pikeland Township's requirements.
- 17. A state Highway Occupancy Permit will be required for the proposed driveway access points onto Hares Hill, Ridge and Schuylkill Roads. All proposed road access points should be reviewed to ensure that adequate sight distances are available and traffic calming measures should be considered for Hares Hill and Ridge Roads. We note that a Transportation Impact Study dated January 27, 2023 conducted by McMahon has been included in this submission.
- 18. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

Page: 7

Re: Preliminary Land Development - New Elementary School - Tax Map Parcel 26-03A-004.00
East Pikeland Township - LD-02-23-17557

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

Sincerely,

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: Phoenixville Area School District Attn: Ken Gibson
T&M Associates Attn: Chris Jensen, P.E.
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District
Chester County Assessment Office
Chester County Water Resources Authority



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

March 1, 2023

Mark Donovan, Zoning Officer
East Pikeland Township
1158 Rapps Dam Road
Phoenixville, PA 19460

Re: Final Subdivision - Minor Subdivision Plan for Western Road, LLC
East Pikeland Township - SD-02-23-17558

Dear Mr. Donovan:

A Final Subdivision Plan entitled "Minor Subdivision Plan for Western Road, LLC", prepared by Bercek and Smith Engineering Inc, and dated October 5, 2022, was received by this office on February 13, 2023. 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 Western Road, north of Pickering Road
Site Acreage:	3.12
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Rural
UPI#:	26-4-39

PROPOSAL:

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

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

COUNTY POLICY:

LANDSCAPES:

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

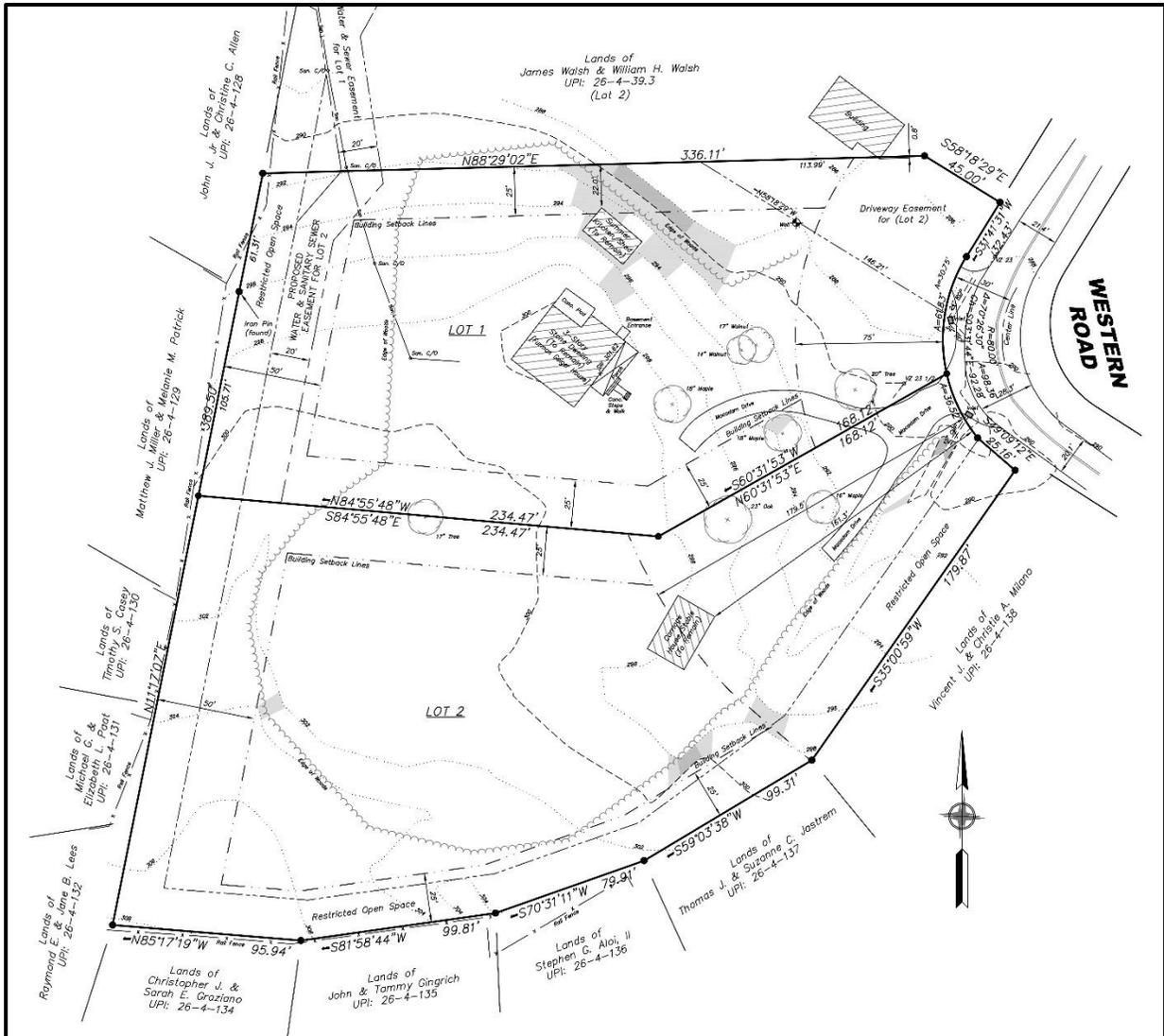


PRIMARY ISSUES:

2. The existing historic structure on this site is identified as Site No. 120 on the Township Historical Resource Inventory Map, the Furman-Geiger House and it includes the Summer Kitchen/Shed and the Carriage House/Stable. We note from the above aerial photograph that some demolition has been conducted on the site recently. The Township should ensure that any future additional development of either proposed parcel is consistent with all municipal historic resource protection standards.
3. The applicant and the Township should discuss the need for a shared access easement to accommodate use of the existing “Macadam Drive” serving both lots. We note that an area on Lot 1 is identified as the Driveway Easement for (Lot 2), which appears to serve the adjoining parcel to the north, not Lot 2 of the current plan. Also, no driveway serving the adjoining lot is shown within that area. Details of the location and any use restrictions applicable to all easements and restricted open spaces should be incorporated into the deeds of the proposed lots.

ADMINISTRATIVE ISSUES:

4. The plan indicates that Special Exception approval will be required to create a lot smaller than the minimum lot size in the AP zoning district of 1.5 acres and to permit the Carriage House/Stable to be located within the front yard setback. The Township should reserve action on this submission until Special Exception approval has been granted.



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

Page: 4

Re: Final Subdivision - Minor Subdivision Plan for Western Road, LLC

East Pikeland Township - SD-02-23-17558

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

Sincerely,

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: Western Road, LLC
Bercek & Associates
Bruce & Beth Ann MacLelland
Chester County Health Department



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

March 3, 2023

Mark Donovan, Zoning Officer
East Pikeland Township
1158 Rapps Dam Road
Phoenixville, PA 19460

Re: Final Subdivision - Allan J. Ray & Dennis D. Ray
East Pikeland Township - SD-02-23-17567

Dear Mr. Donovan,

A Final Subdivision Plan entitled "Allan J. Ray & Dennis D. Ray", prepared by Hopkins & Scott, Inc., and dated June 2, 2022, was received by this office on February 27, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Subdivision for your consideration.

PROJECT SUMMARY:

Location:	south side of West Seven Stars Road, east of Hares Hill Road
Site Acreage:	2.38
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Medium Density Residential
UPI#:	26-2-163.3, 26-2-163.2

PROPOSAL:

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

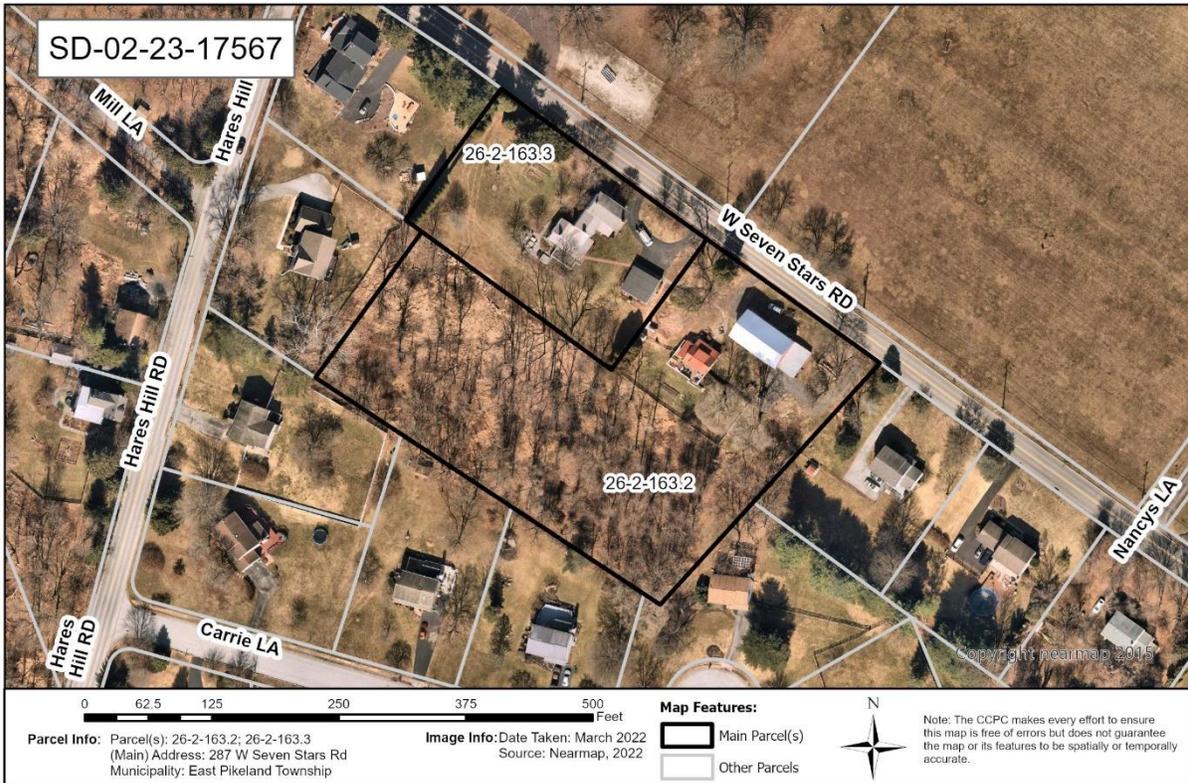
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this subdivision plan.

COUNTY POLICY:

LANDSCAPES:

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

of the **Suburban Landscape.**

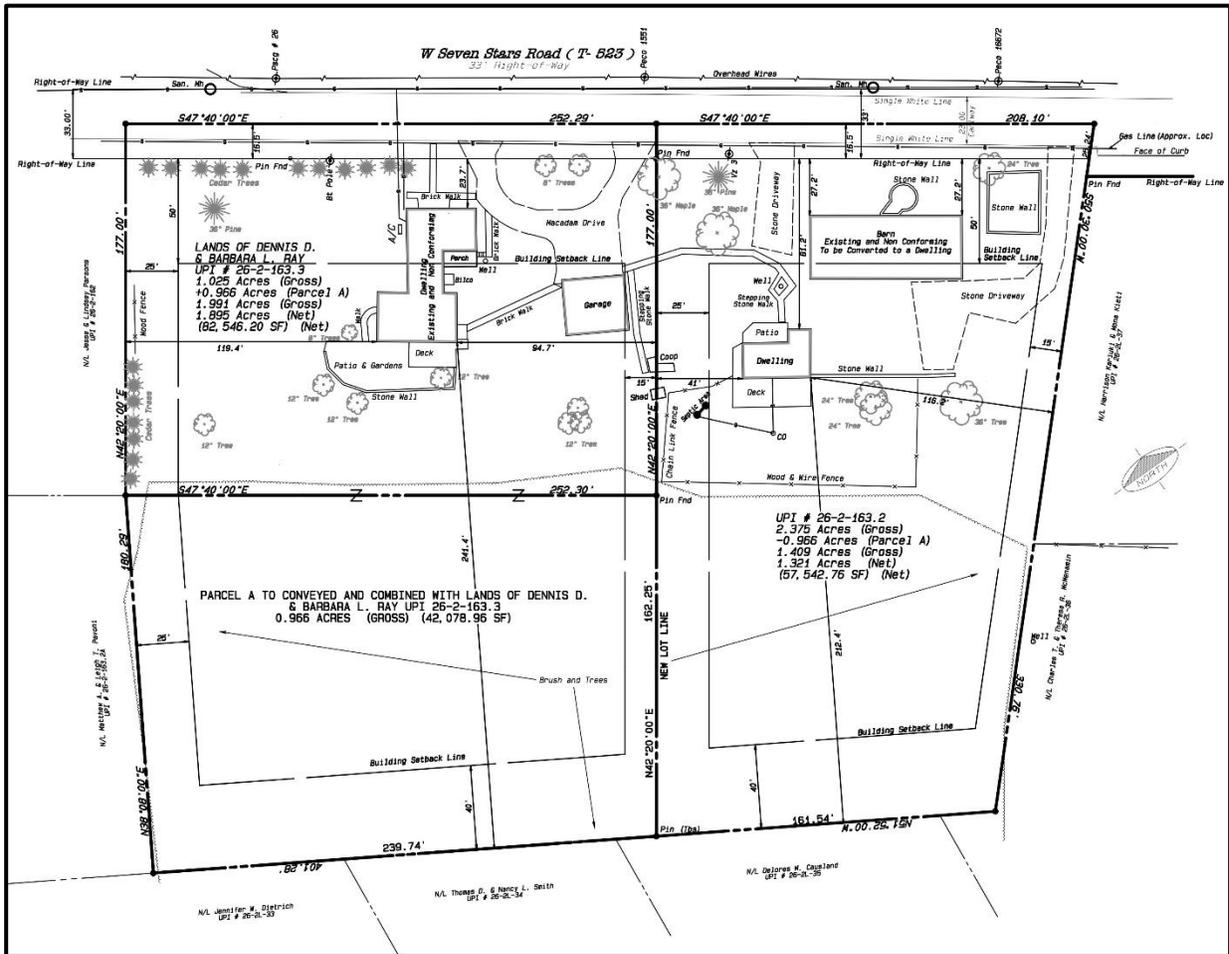


PRIMARY ISSUES:

2. The plan indicates that the applicant was granted Special Exception approval to convert the existing primary dwelling on tax parcel 26-2-163.2 to an accessory dwelling once the existing barn has been converted to the primary dwelling on the proposed lot. The Township should ensure that any conditions imposed by the grant of Special Exception have been incorporated into this 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.



Detail of the subdivision plan

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

Sincerely,

Glenn Bentley
 Senior Review Planner

cc: Allan J. Ray & Dennis D. Ray
 Hopkins & Scott, Inc.
 Chester County Health Department



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

March 1, 2023

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

Re: Conditional Use - Limestone Road LLC
Lower Oxford Township - CU-02-23-17552

Dear Ms. Kinney:

A Conditional Use Plan entitled "Limestone Road LLC", prepared by Hillcrest Associates, Inc., and dated January 5, 2023, was received by this office on February 6, 2023. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code as amended, our comments are offered as a planning service at the request of the Township. This review does not replace the need for an official referral by the applicant of a preliminary or final subdivision and/or land development plan, as required by the Pennsylvania Municipalities Planning Code.

PROJECT SUMMARY:

Location:	South side of Limestone Road at Oxford Borough Line
Site Acreage:	8.90
Lots/Units:	1 lot
Non-Res. Square Footage:	not listed
Proposed Land Use:	Retail/Storage
New Parking Spaces:	none shown
Municipal Land Use Plan Designation:	Commerce
UPI#:	56-8-108.1

PROPOSAL:

The applicant proposes the expansion of the uses currently operating at the project site. The project site is located in the C-1 Commercial zoning district. Existing and proposed water and sewer service to the site was not included in the submitted materials.

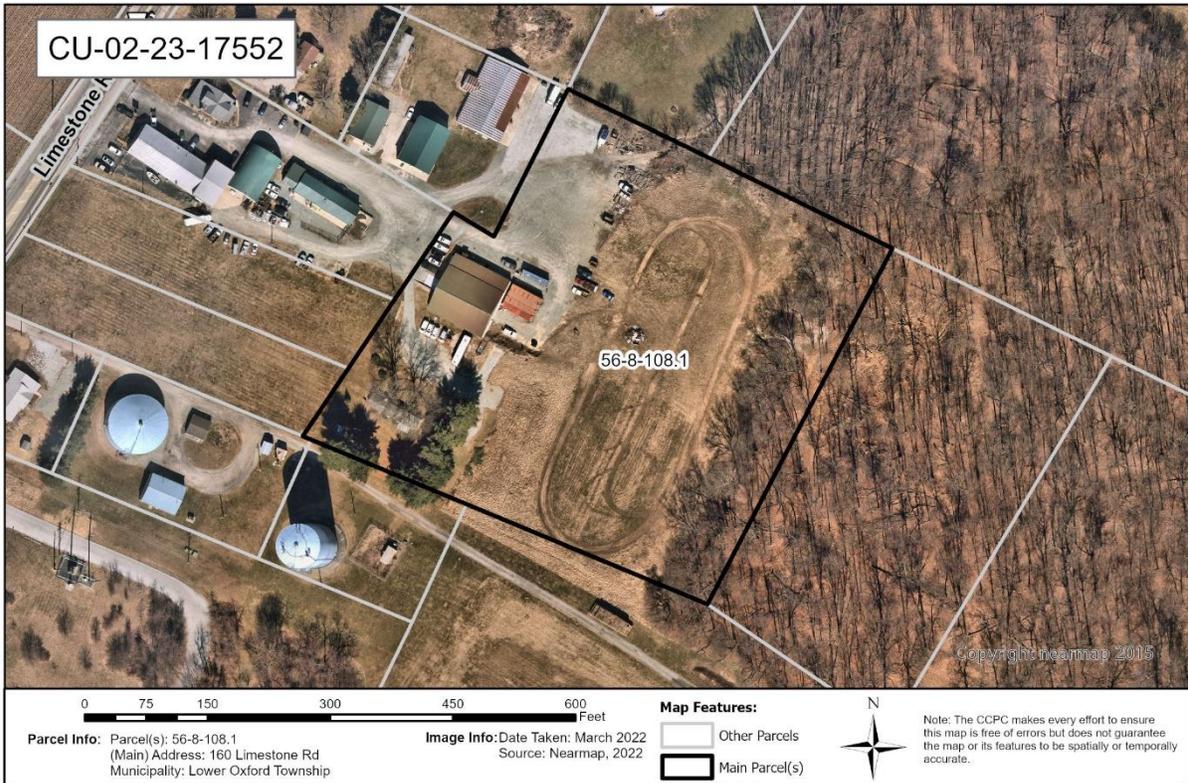
RECOMMENDATION: The Township should consider the comments in this letter before acting on the conditional use application.

LANDSCAPES:

1. The project site is located within the **Suburban and Urban Center Landscapes** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. The vision for the **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 development could be consistent with the objectives of the **Suburban Landscape** if the project was designed to address potential issues associated with the final build-out of the facility.

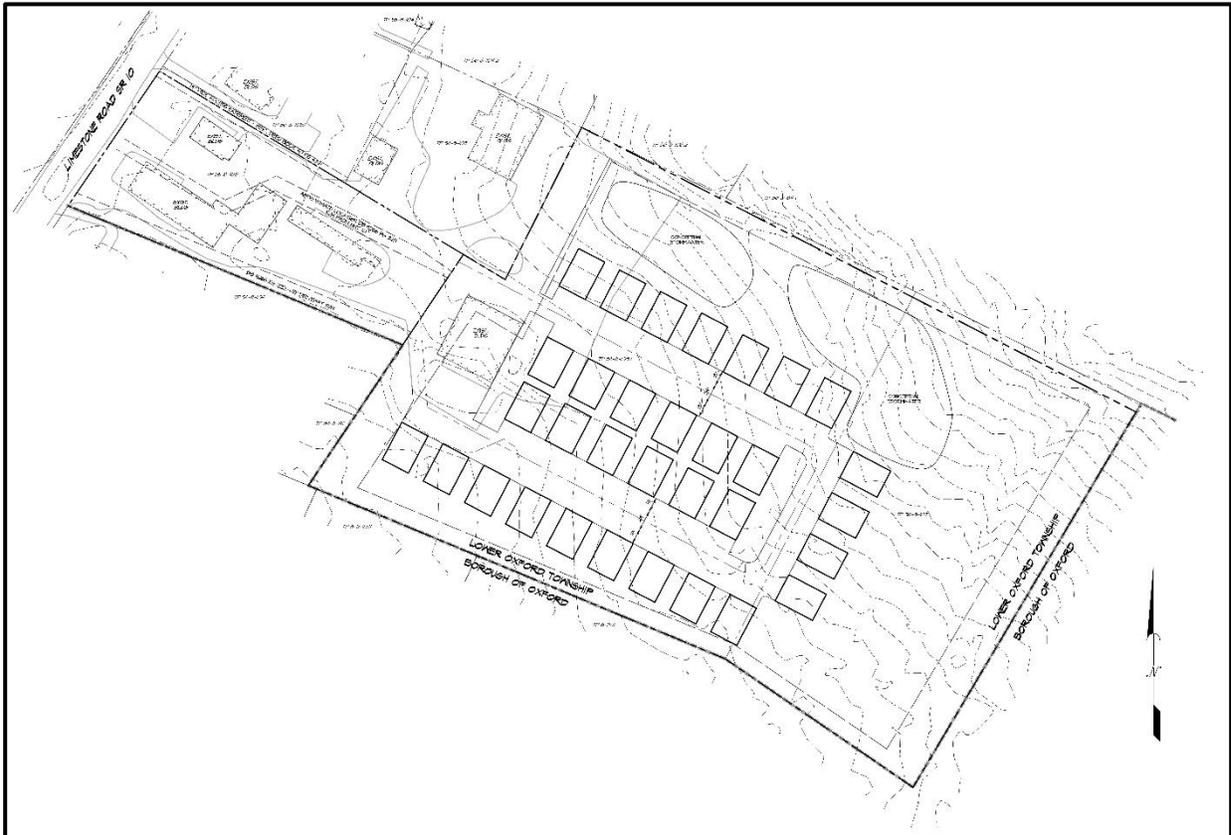
WATERSHEDS:

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the West Branch subbasin of the Big Elk Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: protection of ground water resources, implementation of comprehensive stormwater management, and protection of vegetated riparian corridors. **Watersheds** can be accessed at www.chesco.org/water.



PRIMARY ISSUES:

- The applicant indicates that there are three existing uses in operation on Parcel B, (tax parcel 56-8-108.1), which share an access onto Limestone Road with the uses located on the adjoining parcel (tax parcel 56-8-108). The applicant proposes the construction of 32, 1,500 square foot “flex space” structures sited on tax parcels 56-8-108.1 and -107, which would be accessed using the existing access drive. The conditional use submission requests expansion of the existing uses, which include vehicle and farm equipment sale, retail sales and contractor office and warehouse uses. The applicant should clarify what kinds of uses they envisage at the proposed facility, because the layout and sizing of the “flex space” units is inconsistent with recognizable patterns for self-storage facilities, flex space warehouses, factory units or retail centers, which have multi-unit buildings to realize economies of scale in construction and operation.



Conditional Use Plan

- The Township should determine if the provision to permit multiple uses or purposes by conditional use of Section 27-800 on a lot, encompasses as many uses or purposes, as would be possible by approval of this submission. The submission should include information pertaining to: water and sewer service and other utility connections to the flex space units, proposed construction timeline, proposed construction phasing, emergency service access and equipment, site access and traffic impacts on Limestone Road, customer and employee parking and loading at each unit, delivery truck circulation, hours of operation and security of the units, outdoor display of vehicles or goods, signage, perimeter fencing and woodland protection. The applicant and the Township should come to a very specific understanding of the extent, design and operation of the completed facility, before acting on this submission.

Page: 4
Re: Conditional Use - Limestone Road LLC
Lower Oxford Township - CU-02-23-17552

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

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: Alan & Nancy Mason
Hillcrest Associates, Inc. Attn: Thomas Shreier



THE COUNTY OF CHESTER



COMMISSIONERS
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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

March 17, 2023

Tiffany M. Loomis, Manager
Malvern Borough
1 E. First Avenue Suite 3
Malvern, PA 19355

Re: Preliminary/Final Land Development - Malvern Preparatory School Athletic Facility Improvements
Malvern Borough – LD-03-23-17579

Dear Ms. Loomis:

A Preliminary/Final Land Development Plan entitled "Malvern Preparatory School Athletic Facility Improvements", prepared by Terraform Engineering, LLC, and dated February 7, 2023, was received by this office on March 3, 2023. 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:	the northwest corner of Paoli Pike and South Warren Avenue
Site Acreage:	99.63
Lots/Units:	1 Lot
Non-Res. Square Footage:	0
Proposed Land Use:	Two new synthetic turf fields for the school’s athletic facilities.
New Parking Spaces:	15
Municipal Land Use Plan Designation:	Institutional
UPI#:	2-7-34-E

PROPOSAL:

The applicant proposes the installation of two new synthetic turf fields and associated improvements, such as new dugouts and walkway areas, for the school’s athletic facilities, along with the construction of 15 additional parking spaces. The project site, which is served by public water and public sewer, is located in the I1 Institutional 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.

Page: 3

Re: Preliminary/Final Land Development - Malvern Preparatory School Athletic Facility Improvements

Malvern Borough – LD-03-23-17579

BACKGROUND:

1. The Chester County Planning Commission recently reviewed a land development proposal for the school site, which addressed the construction of a 5,573 square foot building addition to Tolentine Hall, which is located within the central portion of the school campus (CCPC# LD-12-22-17505, dated February 1, 2023). As of March 15, 2023, we have no record that the Borough has granted final plan approval for this project.

COUNTY POLICY:

LANDSCAPES:

2. The project site is located within the **Urban Center Landscape** and **Natural Landscape** designations 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. 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 **Urban Center Landscape**.

WATERSHEDS:

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

PRIMARY ISSUES:

4. The Borough should verify that the design of the proposed outdoor lighting plan for the proposed parking facilities shown on Sheet 9 conforms to Borough 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.
5. The site contains land within the 100 year flood plain. Although it does not appear that any development activity will encroach into the floodplain, we note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems.

ADMINISTRATIVE ISSUES:

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

Page: 4

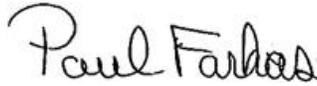
Re: Preliminary/Final Land Development - Malvern Preparatory School Athletic Facility Improvements

Malvern Borough – LD-03-23-17579

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Malvern Preparatory School
Terraform Engineering, LLC
Chester County Conservation District



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

March 20, 2023

Christopher Himes, Township Manager
New Garden Township
299 Starr Road
Landenberg, PA 19350

Re: Preliminary/Final Land Development - New Garden Elementary School
New Garden Township - LD-02-23-17564

Dear Mr. Himes:

A Preliminary/Final Land Development Plan entitled "New Garden Elementary School", prepared by T & M Associates, and dated January 3, 2023, was received by this office on February 21, 2023. 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 New Garden Road, north of Gap Newport Pike
Site Acreage:	25.00
Lots/Units:	1 lot
Non-Res. Square Footage:	105,240
Proposed Land Use:	Elementary School
New Parking Spaces:	154
Municipal Land Use Plan Designation:	Site Responsive Residential
UPI#:	60-4-30-E

PROPOSAL:

The applicant proposes the construction of a 105,240 square foot elementary school, and 154 parking spaces. The project site, which will be served by public water and public sewer, is located in the R-1 Residential zoning district.

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

COUNTY POLICY:

LANDSCAPES:

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

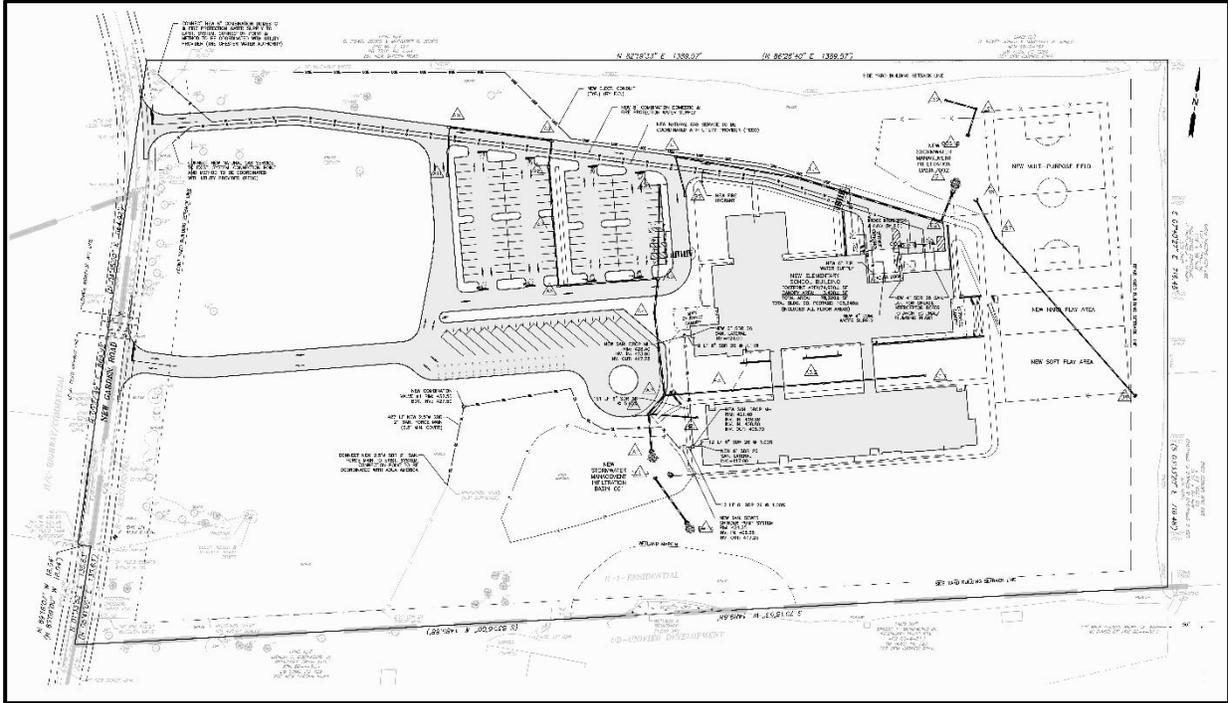


WATERSHEDS:

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

PRIMARY ISSUES:

3. Because the existing facilities will continue to be used during construction of the new facility, the applicant and the Township, should ensure that construction equipment, materials and personnel are completely separated from the active school population and construction operations are carried out with minimum disturbance of that population.



Detail of Sheet 7 of the Plan

4. The School District and the Township should discuss the opportunities to provide pedestrian links from the proposed school to community facilities such as the Township Park, the Kennett Middle School and retail uses at the Newark Road/Route 41 intersection.

STORMWATER CONSIDERATIONS:

5. Erosion and Sediment Control Plan
 - a. The applicant should consider weekly inspections of each E&S control device and after every storm event, or at least every other storm event, or every 2” storm event.
 - b. Topsoil Stockpile is proposed in close proximity to an infiltration swale conveying overland flow to Basin 002. This may increase cleanout frequency as soil may runoff into and build up in the basin. Applicant should consider relocating the topsoil stockpiles or install perimeter controls in addition to the 12” compost filter sock such as silt fence.
6. For the new Stormwater Infiltration Basins 001 and 002 the applicant should consider adding native non-grassy herbaceous plants and shrubs to the basin designs to increase water storage, facilitate greater evapotranspiration, increase nutrient uptake and sediment reduction, and provide additional wildlife habitat.
7. Details for drainage/infiltration of the vegetated swale at northern end of the site near Basin 002 are not included in the plan.
8. The applicant should consider adding more trees and shrubs and including curb cuts in the parking lot islands to increase infiltration and reduce stormwater runoff.

9. The Post Construction Stormwater Management (PCSM) Plan and Notes includes several details to Erosion and Sedimentation (E&S) controls rather than post-construction stormwater management facilities. The details should be specific to the conversion to and operation, maintenance, and inspections of permanent facilities.
10. The frequency of Operation and Maintenance (O&M) and inspections for stormwater facilities vary for each type and also include multiple schedules for a specific type of practice. For example, Operations & Maintenance (Sheet 13), the inspections schedule details that "Facilities shall be inspected quarterly and after all major storm events" then continues to state, "Monthly monitoring for the first year after the site has been stabilized is recommended." Also, several details for O&M and inspection frequencies include "after major storm events," which is vague and should be more specific. While more frequent O&M and inspections may be included for specific types of stormwater practices, based on PADEP's 2022 Model Stormwater Management Ordinance for municipal separate storm sewer system (MS4s) (Section 802) and 2022 County-wide Act 167 Stormwater Model Ordinance, the applicant should consider at least the following for inspections of stormwater controls:
 - a. Annually for the first 5 years.
 - b. Once every 3 years thereafter; and
 - c. During or immediately after the cessation of a 10-year or greater storm.
11. Given the development of new driveways, parking lots, and sidewalk areas, the applicant should consider establishing a de-icing plan and material storage area that minimizes the volume of de-icing chemicals and pollutants that will directly infiltrate to the groundwater or runoff to local streams. Monitoring results throughout Chester County show rapid increases in baseline chloride concentrations and pronounced spikes in chloride levels are often observed after winter precipitation events. Reducing chloride runoff from all pavement sources as well as roads is increasingly needed to minimize impacts to water resources. The following should be considered:
 - a. A plan for preventing or reducing material spillage. All salt spilled around the material storage area loading zones or other impervious areas should either be returned to the covered storage piles or be removed from the site after winter de-icing events.
 - b. Any salt mixtures should be stored under cover at all times; if storage will occur within three-sided buildings or open-face material storage areas, the exposed salt at the open end should be covered.
 - c. Building floors and storage pads should be sloped to prevent ponding and to allow any water to drain away from salt storage areas.
 - d. It is recommended that parking lots be graded at slopes of between 2-4% to reduce the risk of depressions that result in ponding, and grading should direct runoff and meltwater into stormwater infrastructure or other no-traffic areas.
 - e. Care should be taken to remove and properly dispose of as much salt from spreaders as feasible prior to washing.
 - f. Annual inspections of storage areas and storage structures should be carried out each fall, prior to winter de-icing activities.
 - g. The applicant should consider collecting runoff from de-icing, loading, and storage areas and using this for pre-wetting activities or sending it to a location for proper disposal.
 - h. Green stormwater infrastructure practices, like vegetated swales or landscaped islands in parking lots, can be utilized to capture runoff and meltwater, provided that drainage into those features is provided (curb cuts, grading, etc.). In these cases, landscaping

plans should include salt-tolerant plant species if salting is likely to occur near/drain into the vegetation.

- i. Using deciduous trees in the landscaping plan can provide shade in hot summer months without blocking sunlight to encourage snow melt during winter months.
- j. Consider permeable pavement options, like porous asphalt for parking stalls or permeable paver blocks for sidewalks. These allow water to infiltrate through the material, reducing the moisture on the surface available to freeze. Permeable paving may not be suitable for high traffic/heavy vehicle use areas like cart ways in parking lots, but traditional paving in these areas can be graded to drain into permeable sections of the lot.

ADMINISTRATIVE ISSUES:

12. We acknowledge and endorse the intent in General Note #8 to dedicate the area within the right-of-way of New Garden Road. Wider rights-of-way can be used to accommodate road and utility improvements for the community.
13. The Township's emergency service providers should review the plan to ensure that they can safely access and maneuver around the facility to address on-site emergencies.
14. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
15. A minimum of 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 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,



Glenn Bentley
Senior Review Planner

cc: Kennett Consolidated School District
T&M Associates, Inc. Attn: Mark J. Buchvalt
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



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

March 3, 2023

Christopher Himes, Manager
 New Garden Township
 299 Starr Road
 New Garden, PA 19350

Re: Preliminary/Final Land Development - (Composting Bunkers) for Kaolin Mushrooms
 # New Garden Township - LD-02-23-17565

Dear Mr. Himes:

A Preliminary/Final Land Development Plan entitled "(Composting Bunkers) for Kaolin Mushrooms", prepared by Register Associates, Inc., and dated January 20, 2023, was received by this office on February 17, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Land Development for your consideration.

PROJECT SUMMARY:

Location:	northeast corner of Starr Road and Ellicott Road
Site Acreage:	59.75
Lots/Units:	2 bunkers
Non-Res. Square Footage:	6,467
Proposed Land Use:	Mushroom Composting Facility
Municipal Land Use Plan Designation:	Site Sensitive Residential
UPI#:	60-3-210

PROPOSAL:

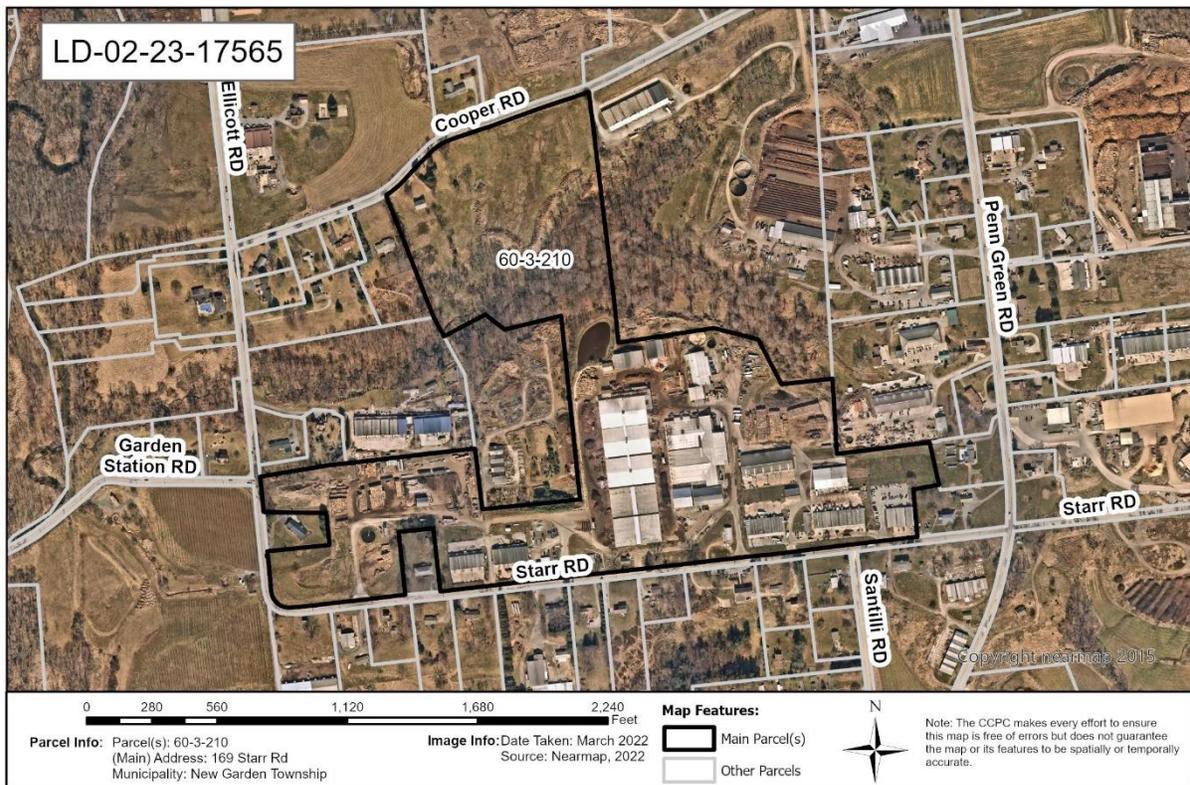
The applicant proposes the construction of two agricultural structures totaling 6,467 square feet . The project site is located in the R-1 Residential zoning district. No new sewage disposal or water supply is proposed.

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

COUNTY POLICY:

LANDSCAPES:

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

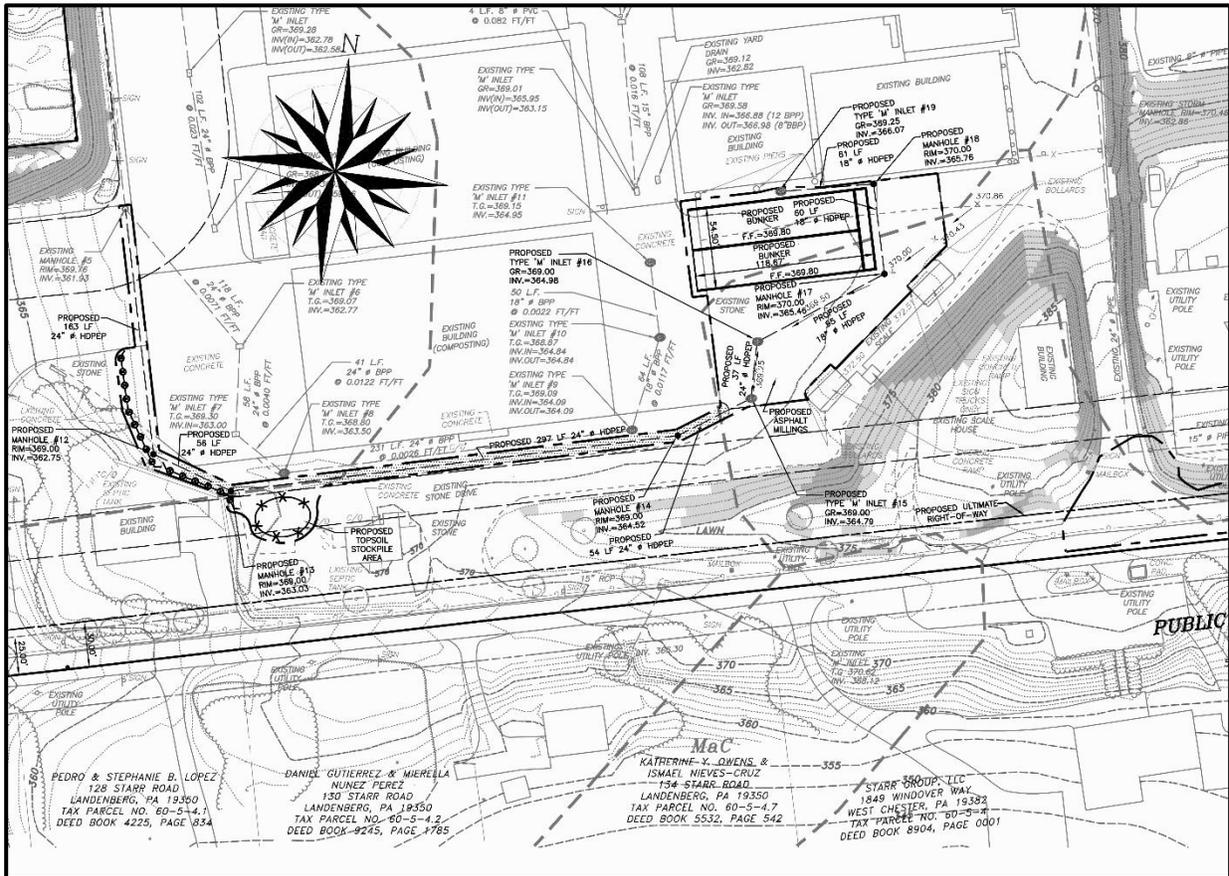


WATERSHEDS:

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

PRIMARY ISSUES:

- We encourage the applicant to recycle any water used in the new bunkers and consider any measures that could be utilized to reduce odors.



Detail of Sheet 4 of the plan

ADMINISTRATIVE ISSUES:

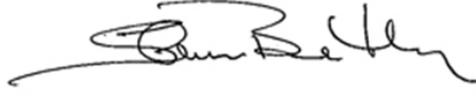
- The applicant is requesting four waivers from the provisions of the Township Subdivision and Land Development Ordinance and one waiver from the provisions of the Stormwater Management Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
- 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 Land Development - (Composting Bunkers) for Kaolin Mushrooms
New Garden Township - LD-02-23-17565

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: Kaolin Real Estate Holdings Corp.
Register Associates, Inc.
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

March 20, 2023

Gail Abel, Secretary/Treasurer
Newlin Township
1751 Embreeville Road
Coatesville, PA 19320

Re: Preliminary/Final Land Development - AT&T Mobility
Newlin Township - LD-02-23-17572

Dear Ms. Abel:

A preliminary/final land development plan entitled "AT&T Mobility", prepared by Gilmore and Associates, Inc. and dated February 13, 2023, was received by this office on March 14, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	North of Unionville-Wawaset Road (State Route 842), west of Oak Tree Road
Site Acreage:	0.36 acre (construction area)
Lots/Units:	1 lot/unit
Proposed Land Use:	Communications facility
New Parking Spaces:	2 spaces
Municipal Land Use Plan Designation:	Flexible Rural (2011 Unionville Area Regional Comprehensive Plan)
UPI#:	49-5-16

PROPOSAL:

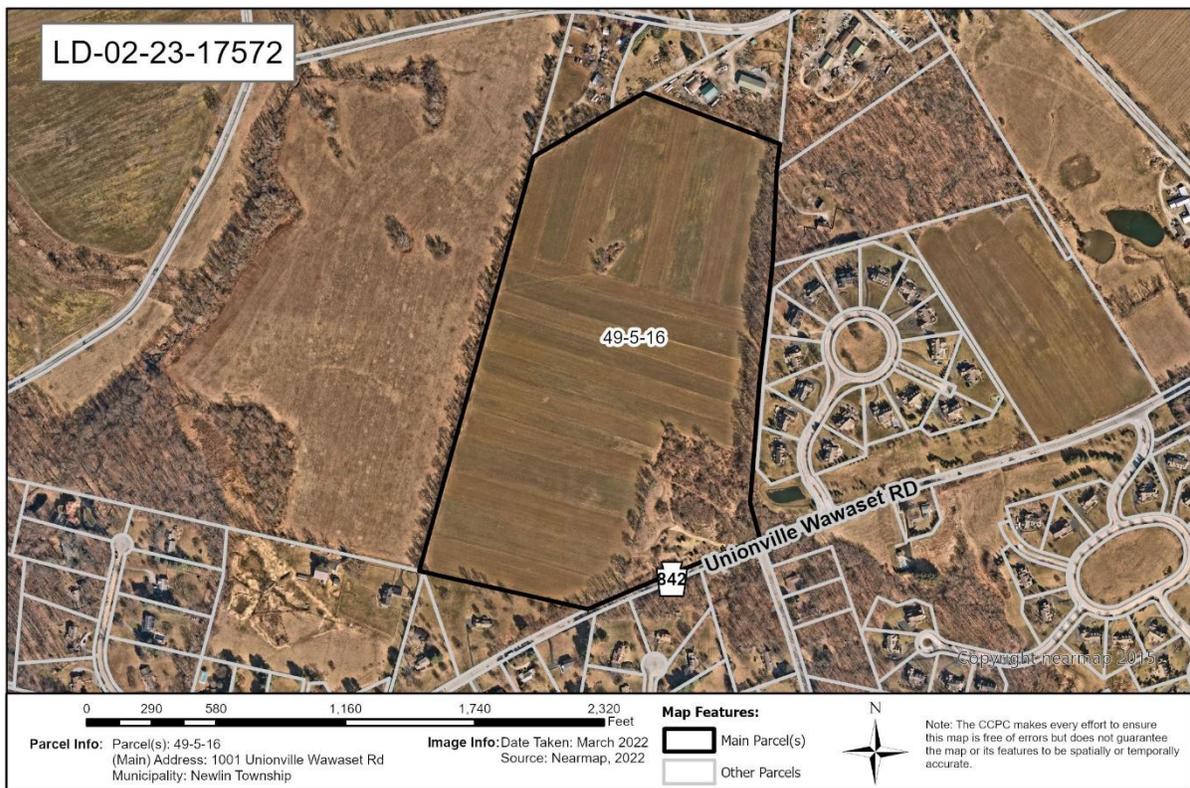
The applicant proposes the construction of a cellular communications facility and a 44 square foot equipment building, and two parking spaces. The site, which will not require water or sewer facilities, is located in the Newlin Township FRD Flexible Rural Development zoning district. The facility will use an existing driveway access from Unionville-Wawaset Road.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Newlin Township issues should be resolved before action is taken on this land development 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 land development is consistent with the objectives of the **Rural Landscape**.

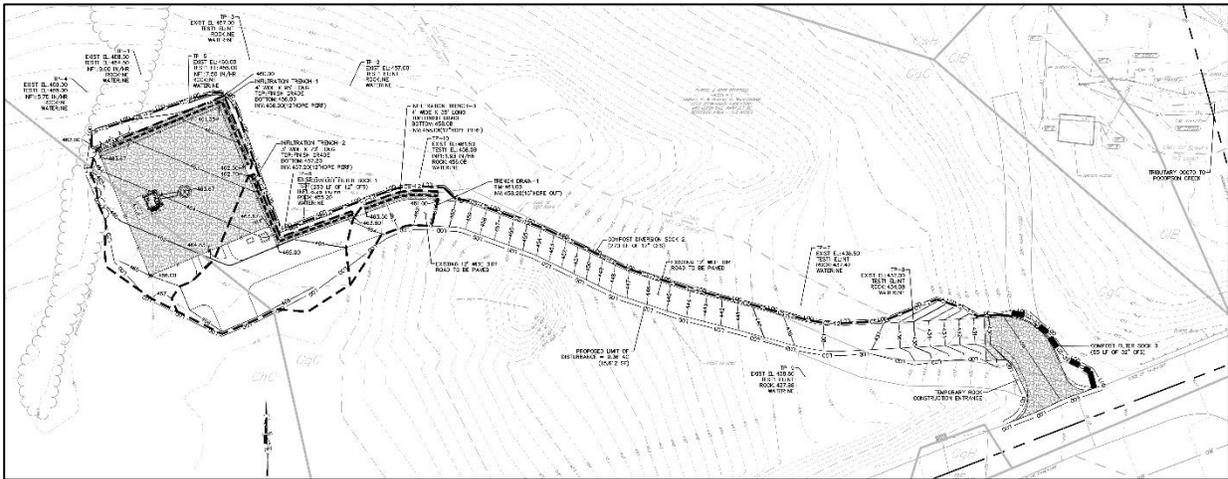


WATERSHEDS:

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

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

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



***Detail of AT&T Mobility
Preliminary/Final Land Development Plan***

PRIMARY ISSUES:

4. The Township should encourage the applicant to design the proposed tower with the capacity for additional communication antennae. The County encourages the co-location of communication antennae on antennae support structures.
5. The applicant should specify, as part of the current plan submission, how the tower will be removed at such future date when the facility is no longer required, or becomes functionally obsolete.
6. The Township may wish to ask the applicant to submit illustrations of the proposed antenna tower as it would be viewed from Unionville-Wawaset Road and from other areas where it would be visually prominent. The Township could then better evaluate the applicant's measures to make the tower less visually-prominent or otherwise disguise it.
7. The Township should verify that the submission meets all ordinance requirements related to screening and buffering of communications equipment.
8. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Unionville-Wawaset Road (State Route 842) as a minor collector. The Handbook (page 183) recommends a 80 foot-wide right-of-way for minor collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Unionville-Wawaset Road and that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.

Page: 4
Re: Preliminary/Final Land Development - AT&T Mobility
Newlin Township - LD-02-23-17572

9. It does not appear that the larger parcel of the proposed subdivision is part of the County Agricultural Land Preservation Program. We recommend that the applicant contact Chester County Parks + Preservation (telephone #610-344-5656) for information on the advantages of being in the program and how lands under the agricultural conservation easement are protected. If the applicant is interested in participating in the County Land Preservation Program, they should initially contact the Township to add the parcel to the Township's Agricultural Security Area Program; this is a prerequisite to participation in the County Program. We suggest that the applicant consider preserving this parcel.

ADMINISTRATIVE ISSUES:

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

March 23, 2023

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

Re: Preliminary/Final Land Development - Phoenixville Plaza Pads Sites
Phoenixville Borough - LD-03-23-17583

Dear Mr. Boelker:

A Preliminary/Final Land Development Plan entitled "Phoenixville Plaza Pads Sites", prepared by Arna Engineering, Inc., and dated March 7, 2023, was received by this office on March 16, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Land Development for your consideration.

PROJECT SUMMARY:

Location:	north side of Nutt Road, east of Township Line Road
Site Acreage:	7.03
Lots/Units:	1 lot
Non-Res. Square Footage:	6,730
Proposed Land Use:	Restaurant, Unique
New Parking Spaces:	33 proposed, (120 remain east of the Self Storage Building)
Municipal Land Use Plan Designation:	Mixed Use
UPI#:	5-7-17.1

PROPOSAL:

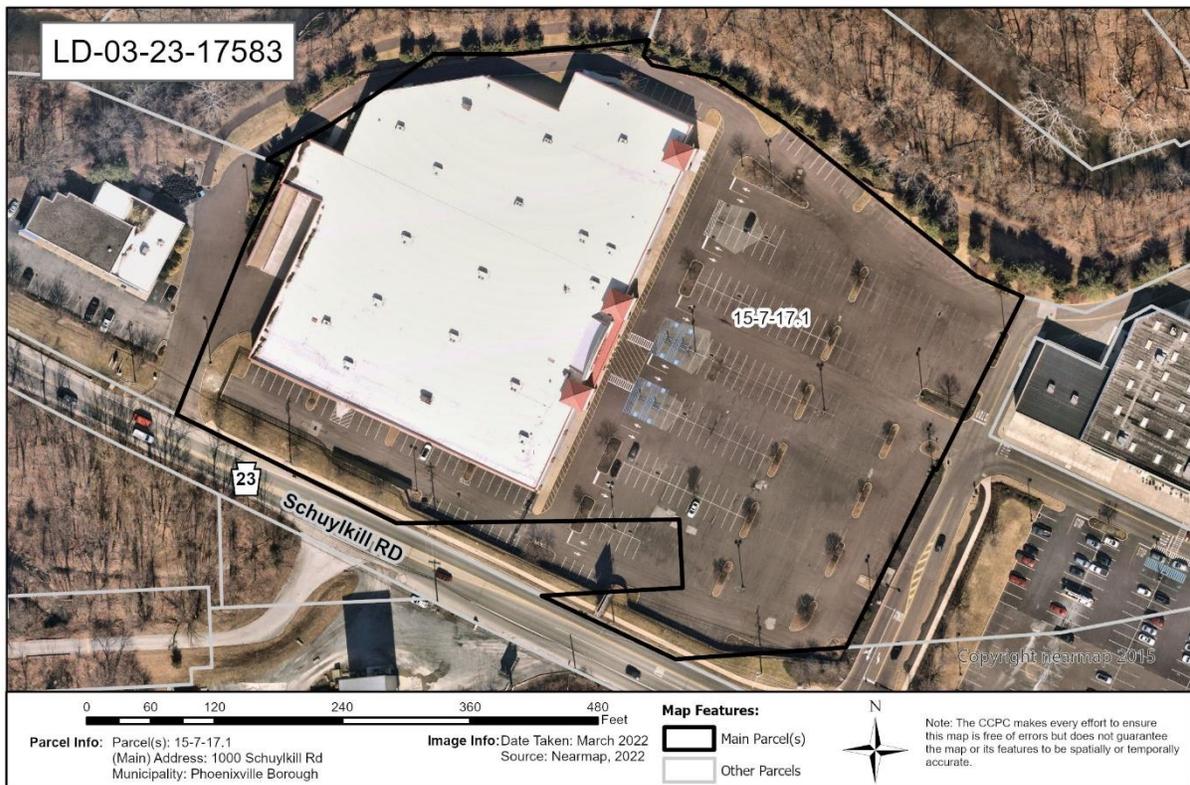
The applicant proposes the construction of a 4,555 square foot drive-through car wash and a 2,175 square foot coffee shop with drive-through service. 33 new parking spaces are proposed with 120 parking spaces remaining sited east of the Self Storage building. The project site, which will be served by public water and public sewer, is located in the CD-Corridor Development 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 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 land development is consistent with the objectives of the **Urban Center Landscape**.

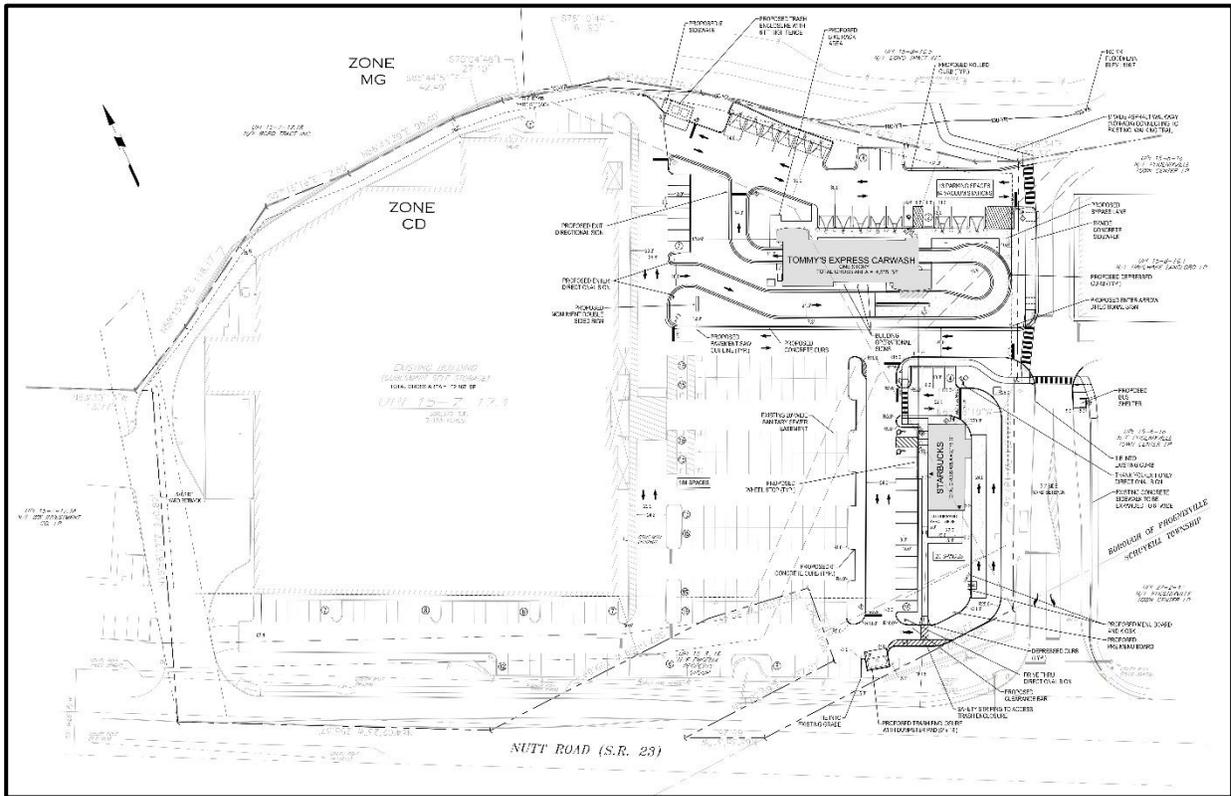


WATERSHEDS:

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

PRIMARY ISSUES:

3. The applicant should consider a water recycling system for the car wash operation. Such a system would permit continued operation during water use restriction periods, and conserve water in normal conditions. Also, the applicant should consider how to prevent water from vehicles leaving the car wash from freezing on the pavement and creating slick spots during the colder months.



Detail of Sheet CS-101 of the plan

4. The plan should include the proposed hours of operation of both facilities.
5. We acknowledge the inclusion of a Landscape Plan in the submission and suggest that additional plantings be installed along Nutt Road and between the sidewalk on Nutt Road and the drive-through lane of the Starbucks to screen the trash enclosure and to prevent the headlights of vehicles approaching and queuing in the drive-through lane from shining on active traffic on Nutt Road and/or in the exit lanes of the shopping center access drive. To ensure that such a buffer is effective year round, evergreen trees and shrubs should be used.
6. We endorse the inclusion of a pedestrian link to the adjoining municipal trail at the northeast corner of the car wash site. This connects the trail to local retail stores and permits trail users the opportunity to access the local stores and workers at the stores to use the trail to commute or get some exercise during their breaks.
7. We recommend the installation of an additional pedestrian crosswalk between the southeast corner of the proposed car wash across the main entrance drive to the east to the shopping center.

ADMINISTRATIVE ISSUES:

8. The applicant is requesting five waivers from the provisions of the Borough Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

Page: 4

Re: Preliminary/Final Land Development - Phoenixville Plaza Pads Sites

Phoenixville Borough - LD-03-23-17583

9. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
10. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: Nutt Road, LP Attn: Arnold Andersen
ARNA Engineering, Inc.
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



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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

March 26, 2023

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

Re: Preliminary/Final Subdivision & Land Development - Paradise Village
Phoenixville Borough - SD-02-23-17569 & LD-02-23-17570

Dear Mr. Boelker:

A Preliminary/Final Subdivision & Land Development Plan entitled "Paradise Village", prepared by Bercek & Associates, and dated February 15, 2023, was received by this office on February 24, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Subdivision and Land Development for your consideration.

PROJECT SUMMARY:

Location:	on the east side of Paradise Street, north of Wheatland Street
Site Acreage:	5.86
Lots/Units:	1 lot
Non-Res. Square Footage:	12,670
Proposed Land Use:	Apartment/Commercial
New Parking Spaces:	292 spaces
Municipal Land Use Plan Designation:	Mixed Use
UPI#:	15-8-24, 15-8-22

PROPOSAL:

The applicant proposes the creation of two lots from a 5.86 acre parcel. The first lot will be used for the construction of a five story apartment building with 200 apartments and 12,670 square feet of commercial space and 292 parking spaces. The second parcel will accommodate the extension of Hall Street through to Paradise Street. The project site, which will be served by public water and sewer, is predominantly located in the MG-Mixed Use Growth zoning district, with small areas within the proposed Hall Street right-of-way zoned MI-Mixed Use Infill and TC-Town Center

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

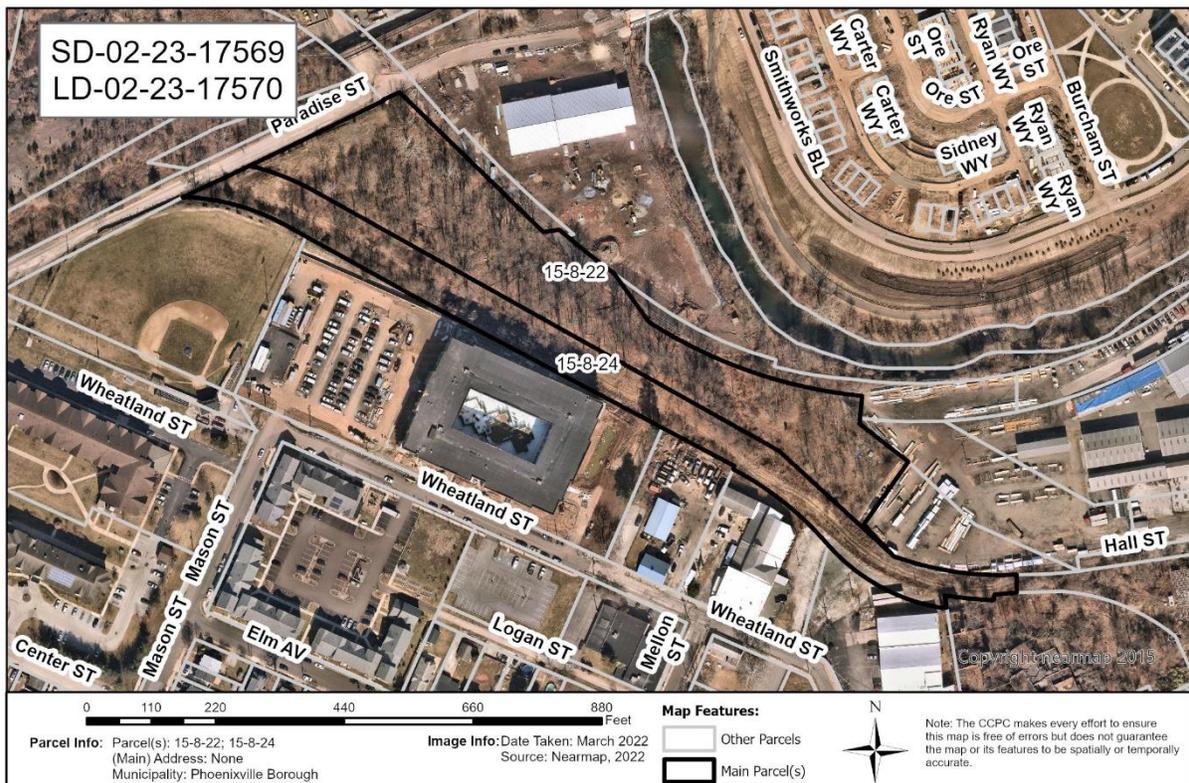
BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a Sketch Plan for the proposed subdivision and land development on this site. That review, CCPC# LD-11-22-17455, dated December 20, 2022, which addressed the construction of a mixed used building with 200 residential units, 2 retail spaces totaling 13,275 square feet, parking for 307 vehicles and 803 linear feet of new road (Hall Street).

COUNTY POLICY:

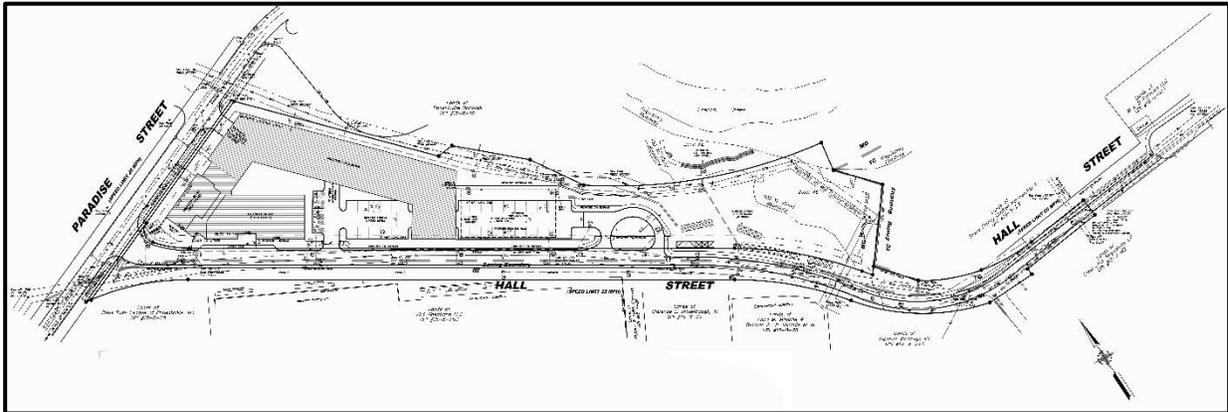
LANDSCAPES:

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



WATERSHEDS:

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



Detail of Sheet 5 of the plan

PRIMARY ISSUES:

4. Sheet 3 of the plan and aerial photography indicates that the site consists of steep slopes that are almost entirely wooded with areas within the 100 year flood boundary at the eastern end of the site. A 20 foot-wide electric easement crosses the site at the eastern end and follows the northern property line to Paradise Street. The Borough should verify that the proposal is consistent with all steep slope and tree protection standards or that the applicant has received variances or waivers from such provisions. Details of any relief from ordinance provisions should be included in the plan notes.
5. The proposed building includes large roof areas that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at: <https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>. Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.
6. The Borough engineer should closely review the proposed stormwater management system, which is dependent on close monitoring and scheduled maintenance to operate as intended. The Borough and the applicant should discuss design features that would permit refurbishment of elements of the system, should that need arise.
7. We note that Hall Street reduces width from 22 feet to 12 feet after the east vehicle access to the site and that one-way traffic will be accommodated in an easterly direction. The Borough should consider how a full-width road could be constructed at some future time without disturbance of the newly installed infrastructure. The turnaround at the east end of the site should be designed to accommodate larger vehicles that may need a U-turn option on Hall Street. Also, the Borough should consider how to discourage drivers from going the wrong way on the one-way section of Hall Street.

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Re: Preliminary/Final Subdivision & Land Development - Paradise Village

Phoenixville Borough - SD-02-23-17569 & LD-02-23-17570

8. Because of the slopes found on this site the overall design includes several retaining walls. The Borough should verify that the design and specifications of these retaining walls is consistent with all Borough Engineering standards.
9. The applicant and the Borough should consider the need for additional measures beyond the installation of pavement markings and signage at all road and driveway pedestrian crossings, such as textured paving to warn drivers of their proximity to a crossing. Similar measures should be used to protect pedestrians in the parking garages.
10. We endorse the incorporation of an adjoining section of the Future French Creek Trail along the northern property line of the site and the link to Hall Street.
11. We endorse the relocation of the Outdoor Market Kiosks to a green space at the east end of the site. The applicant and the Borough should consider where the Market vendors and customers will park their vehicles.
12. The applicant and their architect should consider how openings in the exterior walls of the parking levels could be designed to use ambient wind movement to promote evacuation of exhaust fumes from the parking levels.

ADMINISTRATIVE ISSUES:

13. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
14. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

Page: 5

Re: Preliminary/Final Subdivision & Land Development - Paradise Village

Phoenixville Borough - SD-02-23-17569 & LD-02-23-17570

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: Paradise Street, LLC, Attn: David H. Moskowitz
Bercek & Associates, Inc.
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

March 21, 2023

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

Re: Sketch Plan - Bridge & Main LLC
Phoenixville Borough - LD-03-23-17578

Dear Mr. Boelker:

An Unofficial Sketch Plan entitled "Bridge & Main LLC", prepared by Site Engineering Concepts, LLC, and dated February 14, 2023, was received by this office on March 2, 2023. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code (MPC) as amended, our comments are offered as a planning service at the request of Phoenixville Borough. This review focuses primarily upon design and procedural-related issues and concerns to assist the applicant and Phoenixville Borough in its review of this proposal prior to the official submission. This review does not replace the need for an official referral by Phoenixville Borough of a preliminary or final plan, as required by the Pennsylvania Municipalities Planning Code.

PROJECT SUMMARY:

Location:	On the east side of North Main Street between Price and Bridge Streets.
Site Acreage:	0.12
Lots/Units:	8 additional apartments
Non-Res. Square Footage:	12,541
Proposed Land Use:	Apartment, Addition to Existing
New Parking Spaces:	No information included.
Municipal Land Use Plan Designation:	Mixed Use
UPI#:	15-9-160

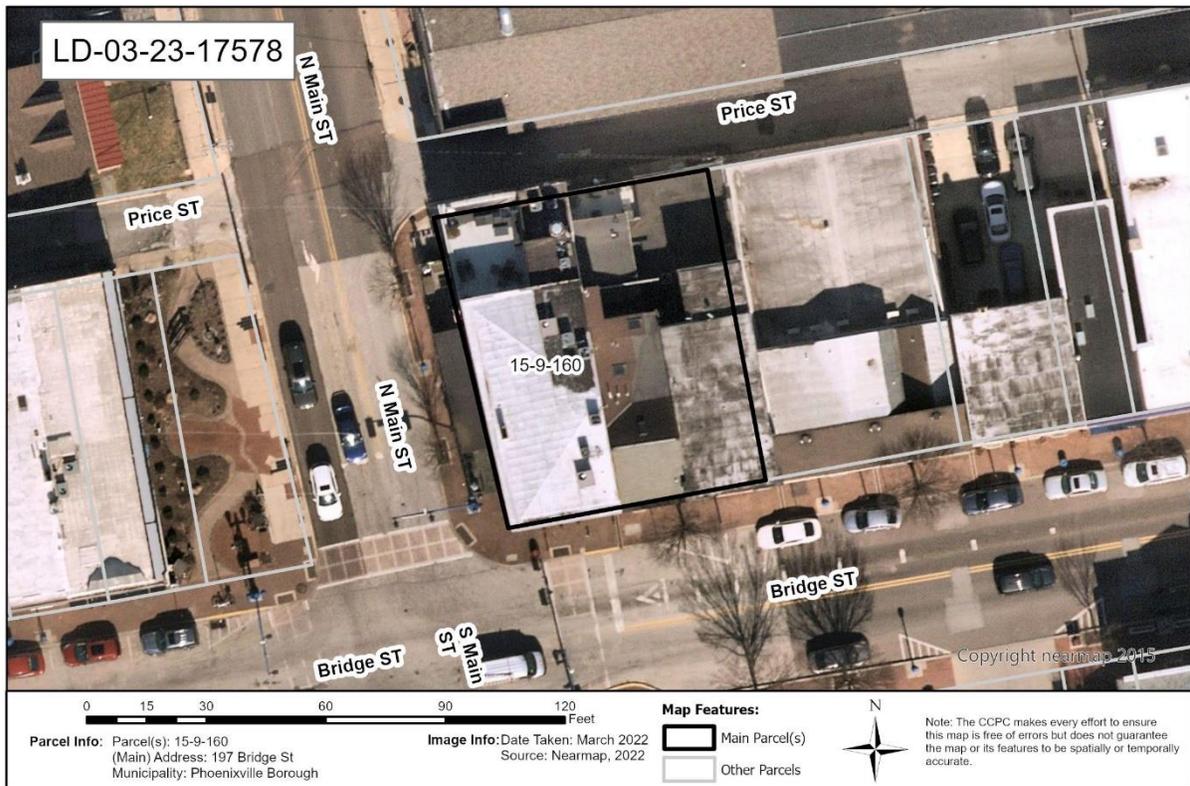
PROPOSAL:

The applicant proposes the construction of 8 additional residential units. The project site, which is served by public water and public sewer, is located in the TC-Town Center zoning district.

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

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



DESIGN ISSUES:

2. The County Comprehensive Plan, **Landscapes3**, promotes investment in our Urban Centers, this submission is representative of such investment. While we are aware of the challenges that these kinds of projects face, reinvestment in the Borough's and the City of Coatesville are crucial to realizing many of the goals of **Landscapes3**.
3. The submitted materials do not address the provision of parking for the eight new apartments proposed.
4. According to the Schematic Design Plan, the efficiency apartment in the basement with access onto Price Street does not have a window and there is no doorway to the 3rd floor deck, where a new roof is proposed. Building codes should be checked to confirm window requirements for living quarters, and the preliminary land development plan should indicate if the 3rd floor deck is for the use of the pub/restaurant patrons or the building residents.

Page: 3
Re: Sketch Plan - Bridge & Main LLC
Phoenixville Borough - LD-03-23-17578

5. The applicant should consider replacing the existing stone veneer on the eastern unit with brick, so there is a unifying front façade element and color palette on all three buildings. The Phoenixville HARB should decide if this recommendation is appropriate.
6. The Borough's emergency service providers should review the plan to verify accessibility and specifications and installation of emergency service equipment for the building addition.

We appreciate the opportunity to be a party to the design process prior to engineering and the associated costs which may preclude design revisions. If you have any questions in regard to this review, we will be glad to discuss this project at your convenience. The County Planning Commission staff is also available to meet with the applicant and the Borough to discuss this project in further 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: Bridge & Main, LLC Attn: Declan Mannion
Site Engineering Concepts, LLC



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

March 21, 2023

Amanda Shaner, Secretary
South Coventry Township
1371 New Philadelphia Road
Pottstown, PA 19465

Re: Preliminary/Final Land Development - 1134 Ridge Road
South Coventry Township - LD-02-23-17568

Dear Ms. Shaner:

A preliminary/final land development plan entitled "1134 Ridge Road", prepared by Inland Design LLC and dated January 20, 2023, was received by this office on February 27, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	South side of Ridge Road (State Route 23), west of Pottstown Pike (State Route 100)
Site Acreage:	3.133 acres
Lots:	1 lot
Non-Res. Square Footage:	5,000 square feet
Proposed Land Use:	Commercial
New Parking Spaces:	6 additional spaces
Municipal Land Use Plan Designation:	Village Crossroads
UPI#:	20-4-124

PROPOSAL:

The applicant proposes the construction of a 5,000 square foot “commercial/flex” building and six additional parking spaces. The site currently contains a multi-story building and a separate one-story garage building, and is served by on-site water and on-site sewer facilities. The site is located in the South Coventry Township MU Mixed Use zoning district.

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

COUNTY POLICY:

LANDSCAPES:

1. The site is located within the **Rural Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. This landscape often evolves from a village at an historic crossroads that has expanded over time. The vision for the **Rural Center Landscape** is as a community focal point for the surrounding rural and agricultural areas that accommodates limited growth, with transportation infrastructure and amenities provided at a village scale and character. The proposed land development is consistent with the objectives of the **Rural Center Landscape**.



WATERSHEDS:

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the French Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are:
 - implement comprehensive stormwater management,
 - protect water quality from nonpoint source pollutants, and
 - protect vegetated riparian corridors.

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

Page: 4

Re: Preliminary/Final Land Development - 1134 Ridge Road

South Coventry Township - LD-02-23-17568

5. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Ridge Road (State Route 23) as a minor arterial. The Handbook (page 183) recommends an 100 foot-wide right-of-way for minor arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Ridge Road and that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
6. The plan shows a proposed handicapped accessible parking space in the parking lot to the northeast of the site. This parking space is separated from the buildings on the site by drive lanes, which reduce the safety and convenience of the space. We suggest the applicant locate the accessible parking space closer to an accessible facility entrance with a shorter and safer accessible route of travel.
7. We recommend that the applicant consider eliminating one of the two accesses onto Ridge Road. This may create safer vehicle access management, as well as reduce paving and stormwater runoff and increase the space available for planting along the street frontage. Additional information on parking design is available online at: www.chesco.org/documentcenter/view/27041.
8. The applicant should clarify whether the existing buildings will be connected to the proposed on-lot sewer absorption area.
9. It appears that UPI # 20-4-123.1 to the southwest of the applicant's site currently has access over a driveway on the applicant's site. The plan shows that this access is to be removed. While UPI # 20-4-123.1 appears to have frontage and a separate driveway access to Ridge Road, this driveway does not appear to be paved. While we endorse the removal of unnecessary paving on the applicant's site, the Township and the applicant should discuss the future means of access to UPI # 20-4-123.1.
10. The Township should verify that the proposed landscaping plan conforms to the Township's landscape and screening requirements. The applicant should maximize the use of native tree, shrub, and herbaceous species in the planting areas.

Natural Features Protection:

11. Given the project's location in proximity to French Creek, an Exceptional Value (EV) stream and migratory fishery watershed, the applicant should consider increasing the planting of native trees on the property to further increase infiltration and evapotranspiration and reduce the volume of stormwater generated.
12. French Creek is an EV stream that is to be protected at its existing quality; water quality shall not be lowered under 25 PA. Code Section 93.6. Given the significant increase of new impervious cover and the removal of mature trees, the applicant should consider the following actions to increase infiltration and evaporation of stormwater:
 - a. Utilizing permeable paving materials in suitable locations, such as the planned sidewalks and parking areas, to increase infiltration and decrease runoff volumes.
 - b. Installing green roofs on at least a small section of the proposed buildings. Green roofs reduce the volume of stormwater runoff while also providing an aesthetic outdoor educational resource and the potential for lower heating and cooling costs.

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Re: Preliminary/Final Land Development - 1134 Ridge Road

South Coventry Township - LD-02-23-17568

- c. Incorporating raingardens, additional vegetated islands, or concrete planters into the parking lot designs. These features can reduce runoff volumes by increasing infiltration and promoting evapotranspiration while offering aesthetic benefits to the property.

Stormwater Considerations:

13. The applicant should consider using naturalized basin designs for the planned stormwater basin. Features of naturalized basins, including naturalized low-flow channels and seeding with native plant species, can increase water storage, facilitate greater evapotranspiration, increase nutrient uptake and sediment reduction, and provide additional wildlife habitat.
14. Inlets to BMP 1 are proposed to be in proximity to and downslope of the topsoil stockpile. This may increase cleanout frequency as soil may run off into and build up in the basin. The applicant should consider relocating the topsoil stockpiles or install perimeter controls in addition to a silt fence (shown on the plan on Sheet 7) and the compost filter sock (shown on the Typical TopSoil Stockpile Detail on Sheet 8).
15. Based on PADEP's 2022 Model Stormwater Management Ordinance for municipal separate storm sewer system (MS4s) (Section 802) and 2022 County-wide Act 167 Stormwater Model Ordinance, the applicant should consider at least the following for inspections of stormwater controls:
 - a. Annually for the first 5 years;
 - b. Once every 3 years thereafter; and
 - c. During or immediately after the cessation of a 10-year or greater storm.

ADMINISTRATIVE ISSUES:

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

Page: 6

Re: Preliminary/Final Land Development - 1134 Ridge Road

South Coventry Township - LD-02-23-17568

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Inland Design LLC
Michael McNabb
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District
Chester County Water Resources Authority



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

March 3, 2023

Gwen A. Jonik, Secretary
Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, 19425

Re: Preliminary/Final Land Development - Eagleview Lot 1A for The Hankin Group
Upper Uwchlan Township - LD-02-23-17559

Dear Ms. Jonik:

A preliminary/final land development plan entitled "Eagleview Lot 1A for The Hankin Group", prepared by Chester Valley Engineers and dated February 2, 2023, was received by this office on February 21, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	South of the Pennsylvania Turnpike, east of Moore Road
Site Acreage:	13.65 acres
Units:	1 building
Non-Res. Square Footage:	60,600 square feet
Proposed Land Use:	Office/flex
New Parking Spaces:	210 spaces
Municipal Land Use Plan Designation:	Suburban Employment
UPI#:	32-03-81.13

PROPOSAL:

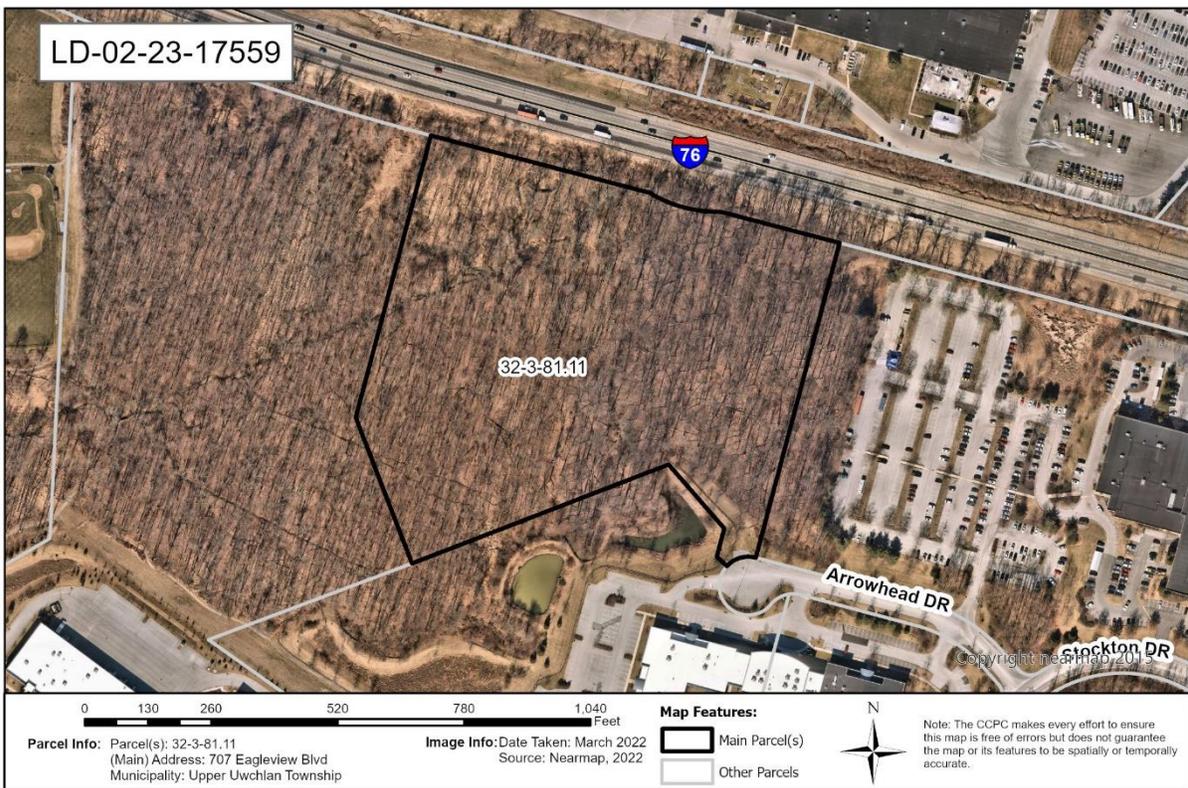
The applicant proposes the construction of a 60,600 square foot office/flex building and 210 parking spaces, with 28 spaces to be held in reserve. The site, which will be served by public water and public sewer facilities is located in the Upper Uwchlan Township Planned Industrial Office zoning district.

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

COUNTY POLICY:

LANDSCAPES:

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



WATERSHEDS:

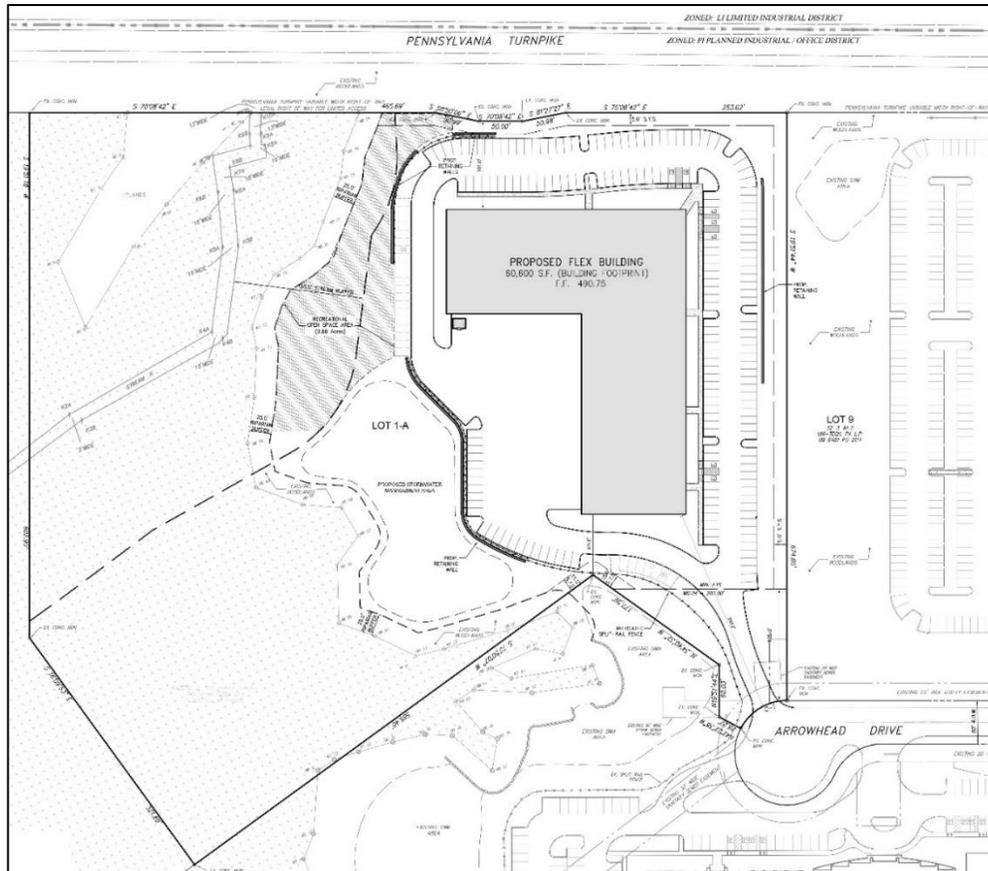
2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Brandywine Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are:
 - reduce stormwater runoff,
 - restore water quality of “impaired”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

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

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

PRIMARY ISSUES:

4. **Landscapes3** recommends that developments in the **Suburban Center Landscape** include extensive landscaping in parking areas (page 37). The Township should verify that the proposed landscaping plan conforms to the Township’s landscape and screening requirements. We suggest that the applicant consider maximizing the use of native tree, shrub, and herbaceous species in the planting areas.
5. The Township should ensure that this proposal provides for in-building coverage for public safety and emergency service radio communications. The applicant should contact the Chester County Department of Emergency Services Technical Division at 610-344-5000 for additional information on this issue. The Township Fire Marshal should also verify the design and location of all proposed fire-protection facilities.
6. The Act 247 form that was submitted with the land development identifies the lot as UPI# 32-03-81.13. The Township should verify the UPI number; the correct UPI appears to be 32-03-81.11.



***Detail of Eagleview Lot 1A for The Hankin Group
Preliminary/Final Land Development Plan***

7. The proposed building includes large roof areas that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at:
<https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>.
Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.
8. The Township Engineer should review and comment on the traffic impact study that was submitted to the Township.
9. The applicant should demonstrate how snow disposal (or snow storage) will be handled for this development, such as designating snow disposal area(s) and a stormwater inlet in the snow disposal area to catch the melting water.
10. We recommend that sidewalks be provided to connect this site to the adjoining parcels. "Connect" Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas. Pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system in the **Suburban Center Landscape**. We also suggest that the applicant consider providing a driveway connection to the site to the east because this can improve overall circulation and make parcel deliveries among the sites more efficient.
11. The plan and 2022 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The removal of trees should be limited to the minimum area needed for the building and support facilities. 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.
12. We recommend that the applicant consider providing electric vehicle (EV) charging stations. The stations can be located nearest the building to reduce costs for extending electrical lines, or they can be located at light poles. The provision of charging stations for electric vehicles can help increase the marketability of the facility, and some facilities have offered charging stations near building entrances as site amenities. Charging stations can encourage the wider acceptance of electric vehicles. Additional information on this topic is provided in the County Planning Commission's Electric Vehicles eTool, which is available online at:
<https://www.chescoplanning.org/MuniCorner/eTools/19-ev.cfm>.
13. The plan indicates that 28 of the required 210 parking spaces will be held in reserve. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping. We recommend that the applicant and the Township consider whether even more spaces can be reserved and landscaped.

Page: 5

Re: Preliminary/Final Land Development - Eagleview Lot 1A for The Hankin Group

Upper Uwchlan Township - LD-02-23-17559

14. The applicant should contact the Pennsylvania Turnpike Commission regarding the potential for future right-of-way requirements.
15. The applicant should elaborate on how access to the proposed Recreational Open Space Area will be provided. We suggest that the adjacent stormwater management area can serve as a passive recreational amenity if appropriate access is provided.
16. Sheet 2 of the plan includes two sets of zoning information for the PI Planned Industrial/Office District, and the Act 247f form that was submitted by the Township indicates that this site is located in the PCID zoning district; this should be clarified.

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Chester Valley Engineers
The Hankin Group
Pennsylvania Turnpike Commission
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

March 29, 2023

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

Re: Preliminary Land Development - 410 South High Street
West Chester Borough – LD-02-23-17573

Dear Mr. Gore:

A Preliminary Land Development Plan entitled "410 South High Street", prepared by Aria Engineering LLC, and dated February 6, 2023, was received by this office on February 27, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

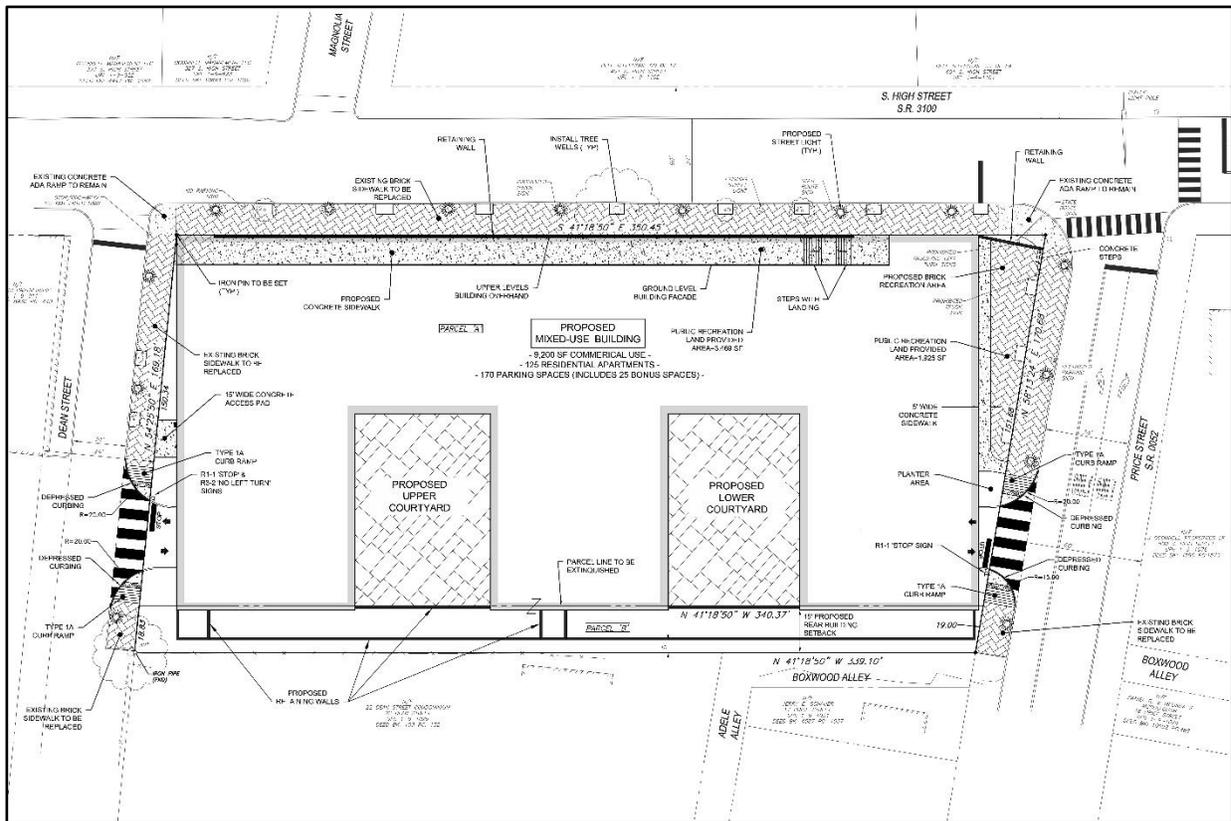
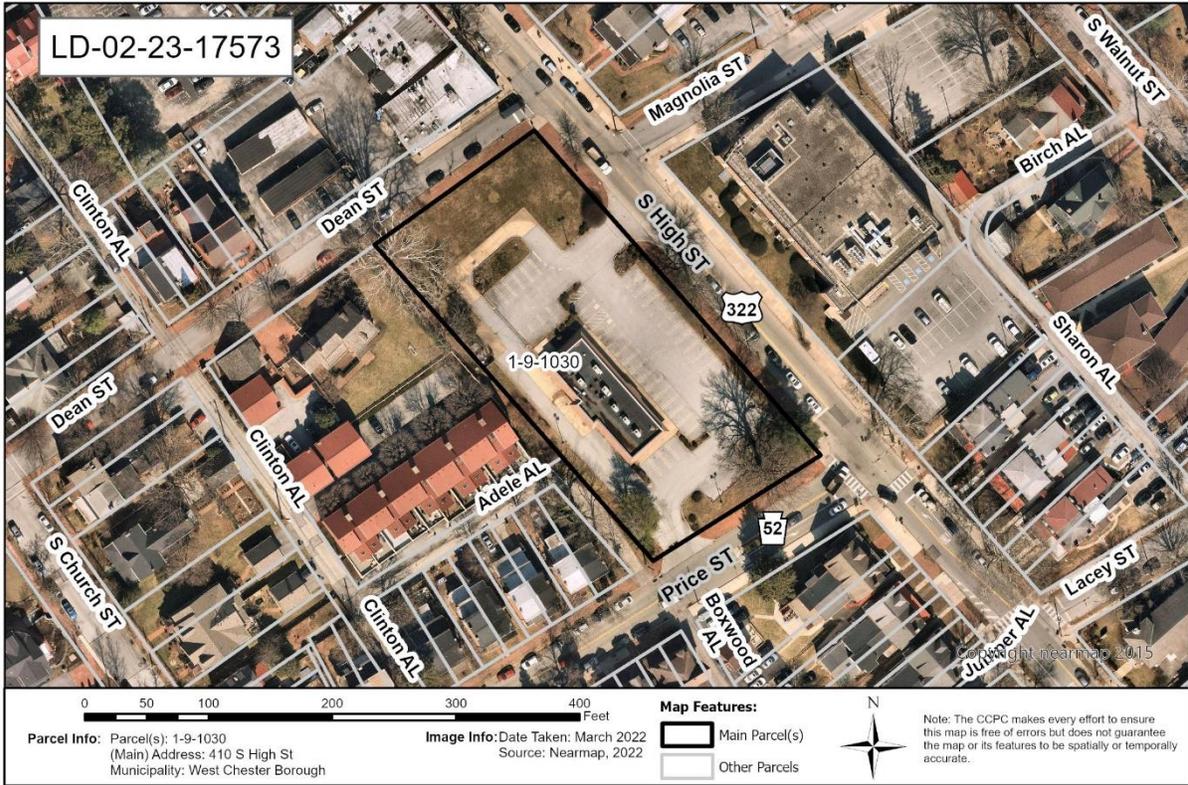
PROJECT SUMMARY:

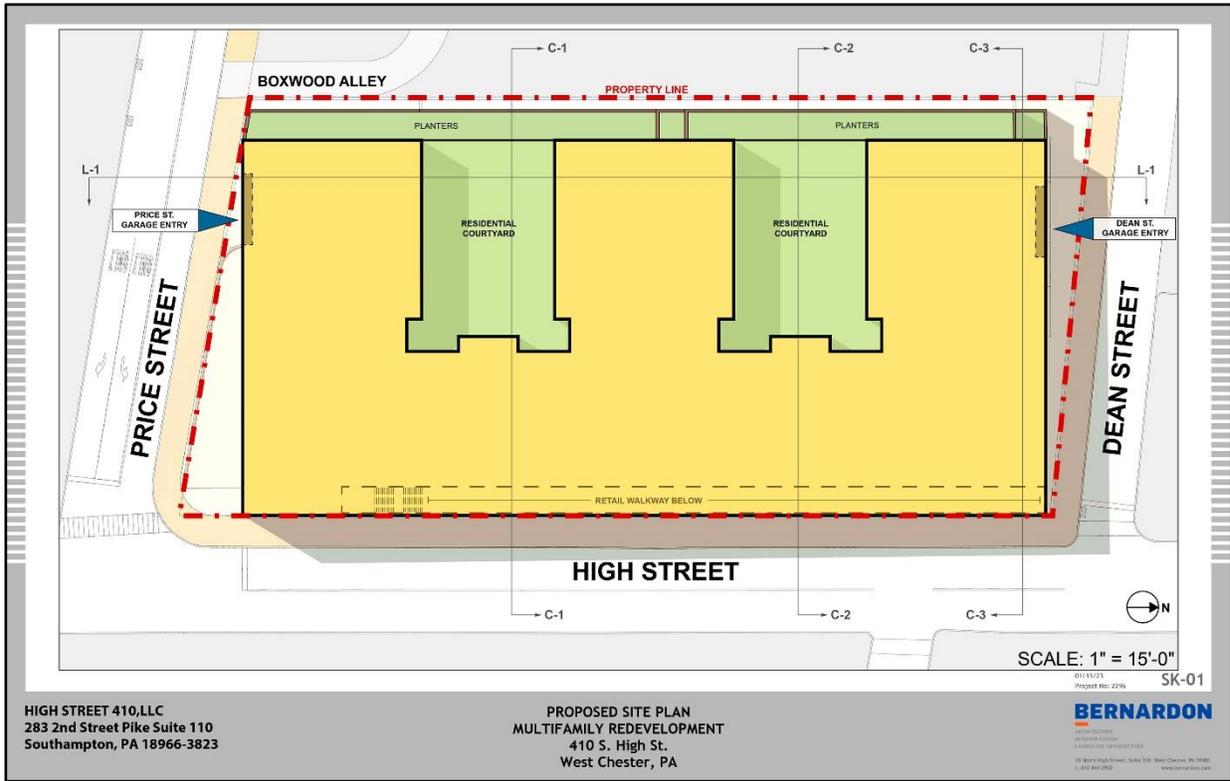
Location:	west side of South High Street, between Dean Street and Price Street
Site Acreage:	1.29
Lots/Units:	1 existing lot
Proposed Land Use:	Mixed-use building (125 apartment units, and 9,200 square feet of commercial retail space)
New Parking Spaces:	170
Municipal Land Use Plan Designation:	Town Center
UPI#:	1-9-1030

PROPOSAL:

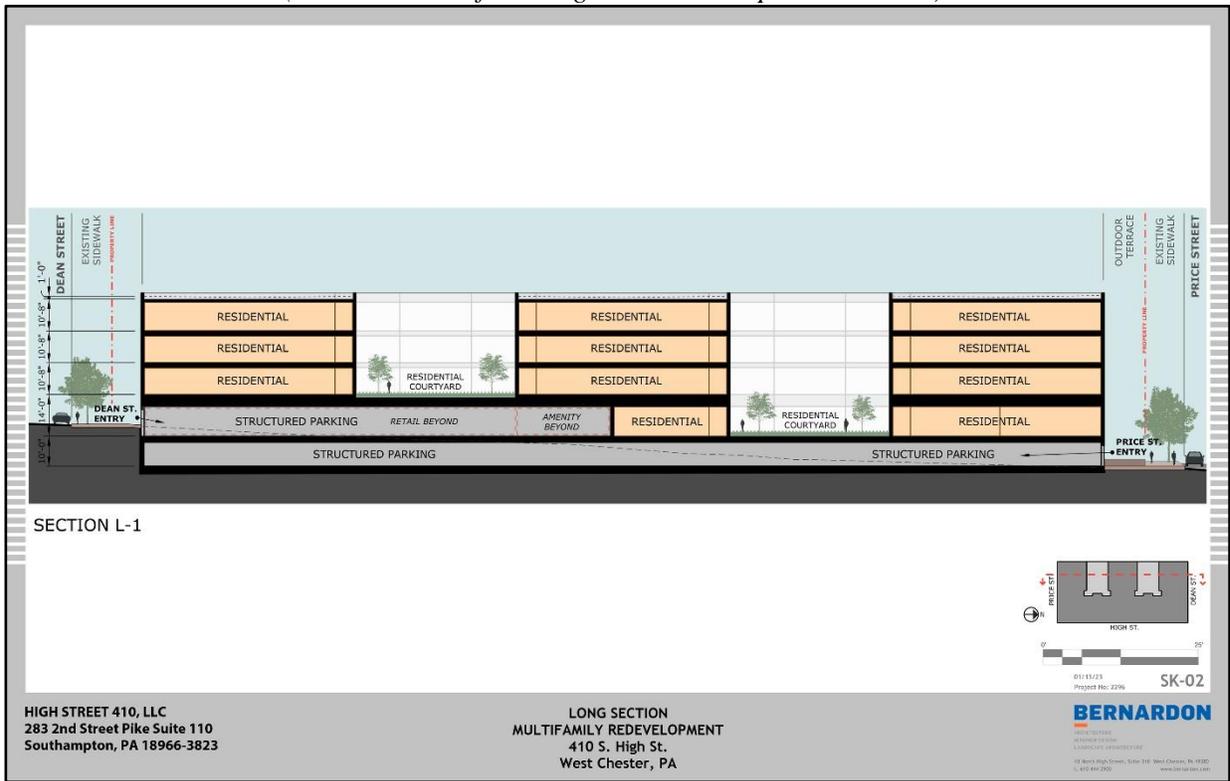
The applicant proposes the construction of a mixed-use building containing 125 apartment units, 9,200 square feet of commercial retail space, and 170 parking spaces. The Zoning Table on Sheet 3 indicates that the maximum building height will be 45 feet. Vehicular access to the lower-level and ground level parking areas will be provided from Price Street (State Route 52) and Dean Street, respectively. A public recreation area will be provided on the south side of the building along Price Street. The existing building on the site will be removed. The project site, which will be served by public water and public sewer, is located in the TC Town Center zoning district. A Transportation Impact Study, prepared by McMahon Associates, Inc., dated March 2023, and an Impact Assessment Report, prepared by Aria Engineering, LLC, dated February 6, 2023, were included with the plan submission.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, particularly the design issues discussed in comments #3 and #4, and all Borough issues should be resolved before action is taken on this land development plan.

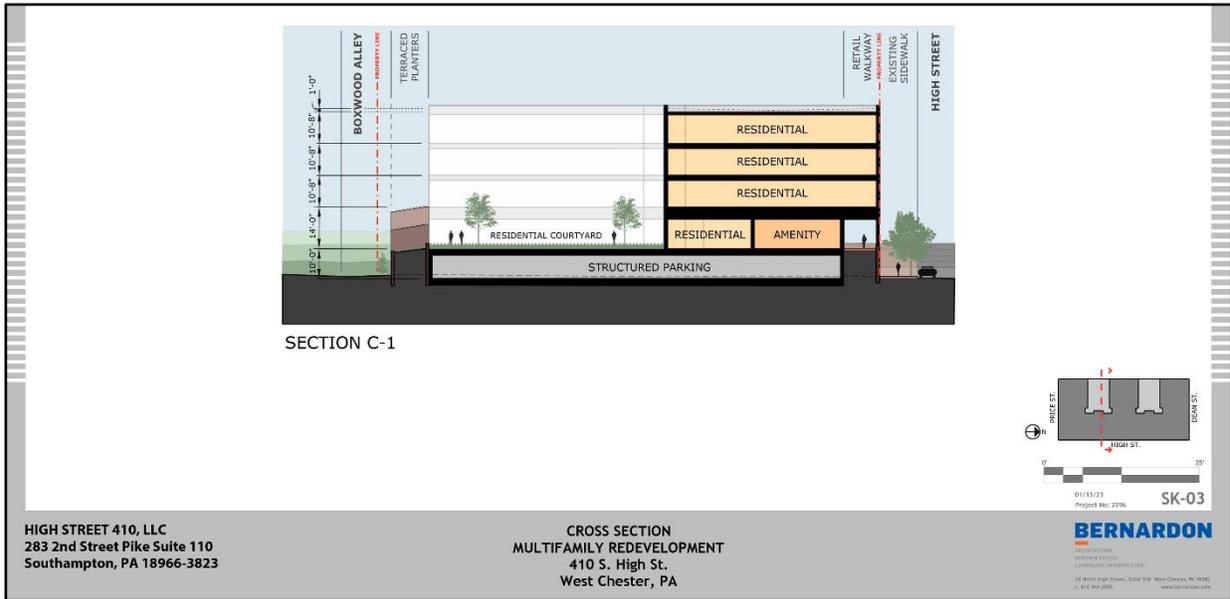




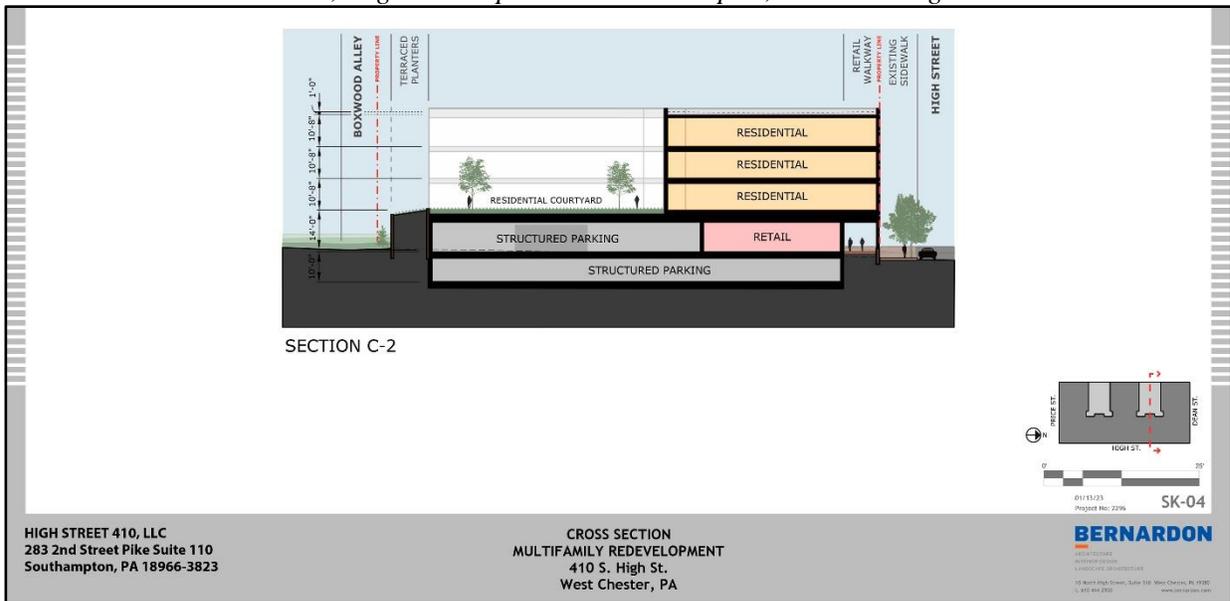
Page 10 – Impact Assessment Report, 410 South High Street
 (Note locations of building cross sections provided below)



Section L-1, Page 11 – Impact Assessment Report, 410 South High Street



Section C-1, Page 12 – Impact Assessment Report, 410 South High Street

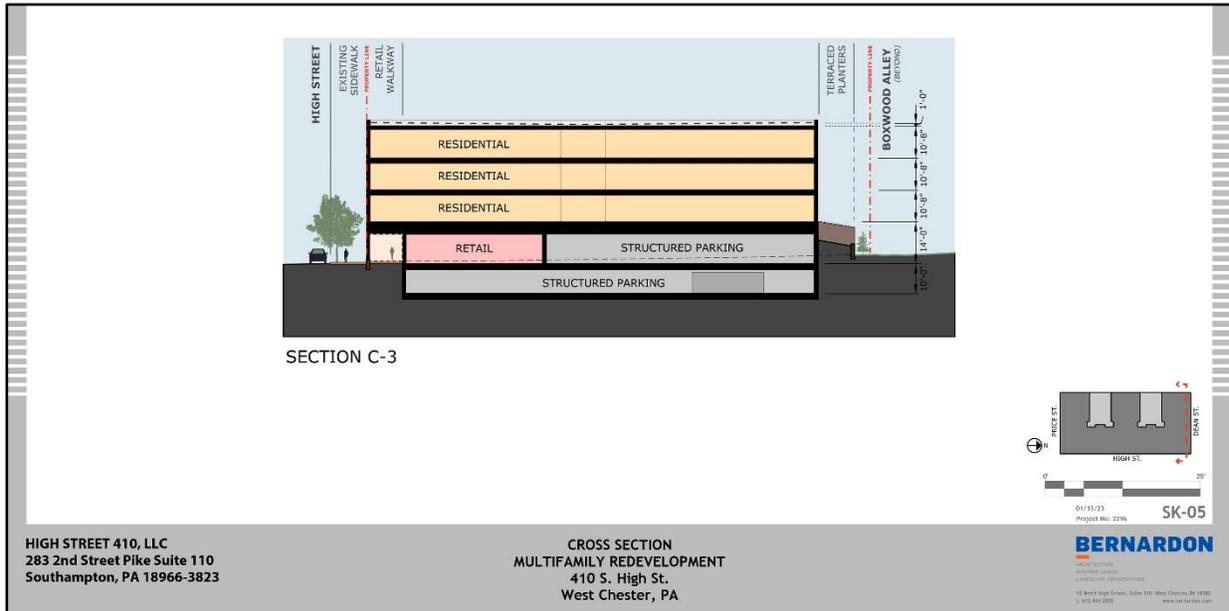


Section C-2, Page 13 – Impact Assessment Report, 410 South High Street

COUNTY POLICY:

LANDSCAPES:

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



Section C-3, Page 14 – Impact Assessment Report, 410 South High Street

WATERSHEDS:

2. **Watersheds**, the water resources component of *Landscapes3*, indicates the proposed development is located within the Plum Run subbasin of the Brandywine Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of “impaired” streams, and protect vegetated riparian corridors. **Watersheds** can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

Design Issues:

3. While situated in the Borough’s Town Center zoning district, the project site adjoins residential areas to the west and to the south zoned NC-2 Neighborhood Conservation. We note that, while the maximum height permitted in the Town Center district is 45 feet, the maximum height in the NC-2 district is 35 feet. We recommend that the applicant and Borough consider providing fourth-floor stepbacks, in order to mitigate the massing and height differences between the new building and the adjoining parcels. The County Planning Commission’s Urban Center Design Guide (page 21) recommends that the height of new buildings should match or gradually transition from the existing scale and unique characteristics of nearby properties. The Design Guide is available online at: <https://www.chescoplanning.org/municorner/PDF/UrbanCenterDesignGuide.pdf>.
4. Map 2: Historic Resources Inventory in the Borough’s 2011 Historic Preservation Plan indicates that parcels to the north, west, and south of the project site contain historic resources that contributed to the 2005 West Chester Borough National Register Historic District Boundary increase. The applicant and Borough should ensure that the design of the proposed development respects the design, materials, and massing of the neighboring historic resources. “Appreciate” Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Building renderings were not included with the plan submission to the County Planning Commission.

5. The project site is located within the study limits of the Borough's 2020 South High Street Corridor Plan. The plan identifies that the development of this portion of the corridor, from Union Street to Lacey Street, is critical to realize the community's vision to connect the Borough's Historic and Commercial core to the West Chester University campus (page 48). The applicant and Borough should ensure that this proposal is generally consistent with the recommendations set forth in the plan, which is currently available online at:
<https://www.chescoplanning.org/municorner/PDF/VPP-HighStreetCorridorStudy.pdf>
6. We acknowledge, and endorse, that the design of the Landscape Plan (Sheet 11) includes the planting of additional street trees, which are an essential design element in the Urban Center Landscape.
7. While it is identified on page 1 of the Impact Assessment Report that pedestrian access to the proposed building shall be provided along South High Street, the site plan should clearly depict the location of all proposed building entrances.

Access and Circulation:

8. We acknowledge, and endorse, the installation of sidewalks and crosswalk areas. Sidewalks are an essential design element in the **Urban Center Landscape**.
9. The site plan appears to indicate that the existing right-of-way for this section of Dean Street is 45 feet. If this is correct, then the applicant and Borough should determine if any additional right-of-way should be reserved for this section of Dean Street, in accordance with the street width standards set forth in Section 97-27.C of the Borough Subdivision and Land Development Ordinance.
10. Since Dean Street is a one-way street, we recommend that the applicant and Borough consider incorporating a small island into the Dean Street parking area entrance, in order to ensure right-in/right-out only travel at this entrance.
11. The applicant should clearly identify the location of all dumpster facilities, along with the location of any designated loading/delivery areas, on the site plan.
12. The site plan should clearly identify how pedestrian access will be provided from both parking areas, to either enter the building or exit to the street.
13. The Borough engineer should carefully examine the design of the ground-level parking area accessible from Dean Street, which is a dead end lot. If this lot is full, it may be difficult for vehicles to turn around and get back out by making a 3 point (or more) turn in the travel lanes.
14. The site plan identifies 25 of the 170 proposed parking areas, all which are located in the lower-level parking area accessible from Price Street, as "bonus spaces." It is identified on page 1 of the Parking Study Evaluation, prepared by McMahan Associates, Inc., dated February 6, 2023, that these bonus spaces, which are stacked behind available spaces, are intended to be marketed and leased to residents who may desire more than one space per unit. The applicant should clearly identify how this parking arrangement will function, including any signage and pavement markings required for this parking arrangement.
15. There is an existing bus stop for SEPTA Bus Route 104 on the project site. The applicant and Borough should coordinate with SEPTA regarding any potential bus stop improvements at this location. We note that there is only an existing bus stop sign affixed to a tree at this location. Consideration should be provided for making this bus stop more visible and user friendly.

16. The applicant and Borough should consider providing dedicated bicycle parking. Bicycle racks should be located in visible areas near building entrances and/or areas of pedestrian activity such as bus shelters, and they should be located under a shelter or building overhang to provide shelter from the elements. Additional information on this topic is provided in the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: www.chesco.org/documentcenter/view/27029.

Affordably-Priced Housing Units:

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

Stormwater Management:

18. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
19. The Waivers Requested table on Sheet 1 indicates that the applicant is requesting two waivers from the infiltration requirements set forth in Section 94-306.J of the Borough Code. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

We note that the additional proposed design precautions to prevent groundwater infiltration into the subsurface parking garage and protection of the building footers are not clearly shown on the plans with specific details. Item 10 in the Sequence of Construction table on Sheet 8 includes the application of waterproofing to exterior of all subsurface foundation walls. If the waterproofing is the only additional design measure, the applicant should ensure that a licensed professional inspects the area after waterproofing is applied.

20. The plans and the Post-Construction Stormwater Management Narrative & Report refer to managing the 2-year storm event. While the report does include calculations showing that the infiltration vaults address the increase from pre- to post-construction peak rates for all the required design storms, the applicant should note the other design storm frequencies (5-year, 10-year, 25-year, etc.) in the plan details as well.
21. The applicant should consider connecting the proposed tree wells on the sidewalk along South High Street with a subsurface system for distributing runoff among street trees.
22. The applicant should consider using permeable pavers for areas where the sidewalks will be replaced, and for the recreation areas.

23. Section 94-706.A of the Borough’s Stormwater Management Ordinance states that inspections of stormwater BMPs, facilities and/or structures shall be conducted at the following minimum frequencies:

- (1) Annually for the first five years;
- (2) Once every three years thereafter; and
- (3) During or immediately after the cessation of a 25-year or greater storm, as determined by the municipal engineer.

However, Item #7 in the Post Construction Stormwater Management Long Term Operations and Maintenance Requirements table on Sheet 6 only includes items (1) and (2). This should be clarified by the applicant.

ADMINISTRATIVE ISSUES:

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

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

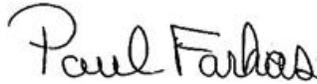
25. The site plan depicts the location of several retaining walls. We suggest that the applicant and Borough refer to the Retaining Wall Design Standards planning eTool in its design of these retaining walls, which is available online at: <https://www.chescoplanning.org/MuniCorner/eTools/74-RetainingWalls.cfm>.
26. The Borough Fire Marshal should verify the design and location of all proposed fire-protection facilities.
27. The Borough should ensure that this proposal provides for in-building coverage for public safety and emergency service radio communications. The applicant should contact the Chester County Department of Emergency Services Technical Division at 610-344-5000 for additional information on this issue.
28. 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.
29. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.

Page: 9
Re: Preliminary Land Development - 410 South High Street
West Chester Borough – LD-02-23-17573

30. The Sequence of Construction table on Sheet 8 incorrectly references the Schuylkill County Conservation District, rather than the Chester County Conservation District. This should be corrected by the applicant.
31. Sheets 2 and 3 indicate that the project site consists of two separate parcels (Parcel A and Parcel B), which appear to be references to the total number of historic premises/tracts identified in the deed of the existing parcel, rather than the existing parcel identified in current County mapping records (UPI# 1-9-1030). This should be clarified by the applicant.
32. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas
Senior Review Planner

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



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
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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

March 3, 2023

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

Re: Preliminary Subdivision and Land Development - Megill Holdings, LLC
West Chester Borough – SD-02-23-17550 and LD-02-23-17551

Dear Mr. Gore:

A Preliminary Subdivision and Land Development Plan entitled "Megill Holdings, LLC", prepared by InLand Design, and dated January 13, 2023, was received by this office on February 3, 2023. 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 plan for your consideration.

PROJECT SUMMARY:

Location:	between South Matlack Street and Mechanics Alley, south of Dulaney Alley
Site Acreage:	0.56
Lots/Units:	2 existing lots; 1 proposed lot
Non-Res. Square Footage:	0
Proposed Land Use:	4 townhouse units
New Parking Spaces:	4
Municipal Land Use Plan Designation:	Medium Density Neighborhood Conservation
UPI#:	1-13-28, 1-13-29

PROPOSAL:

The applicant proposes the consolidation of two existing parcels totaling 0.56 acres into one lot, along with the construction of four townhouse units, and 4 parking spaces. Vehicular access to the parking area will be provided from Mechanics Alley. All existing structures on the site will be demolished. The project site, which will be served by public water and public sewer, is located in the NC-2 Neighborhood Conservation zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, particularly the historic preservation issues addressed in comment #3, and all Borough issues should be resolved before action is taken on this subdivision and land development plan.

COUNTY POLICY:

LANDSCAPES:

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

PRIMARY ISSUES:

3. Map 2: Historic Resources Inventory in the Borough's 2011 Historic Preservation Plan indicates that the project site, along with the adjoining parcels to the north and south, and several parcels on the east side of South Matlack Street, contain historic resources that contributed to the 2005 West Chester Borough National Register Historic District Boundary increase. The existing twin dwelling units on the site, which are proposed to be demolished, are examples of front gable worker housing that were built circa 1910.

We recommend that the applicant and Borough consider the feasibility of a revised site plan that preserves the existing housing units, by allowing the complementary construction of two new residential units, thus creating a row of four residential units. "Appreciate" Objective A of [Landscapes3](#), the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. If the existing units will be demolished, then the Borough should document the structures prior to their demolition.

Additionally, the applicant and Borough should ensure that the design of the proposed development respects the design, materials, and massing of the neighboring historic resources. We note that this is generally a more affordable middle housing neighborhood, and the proposed units appear to have larger footprints and building heights, potentially changing that dynamic.

4. The Borough should verify that the design of the proposed outdoor lighting plan, as shown on Sheet 10 - Landscape & Lighting Plan, conforms to Borough 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.
5. We acknowledge, and endorse, that the design of the Landscape Plan includes the planting of street trees, which are an essential design element in the Urban Center Landscape.

Page: 4

Re: Preliminary Subdivision and Land Development - Megill Holdings, LLC

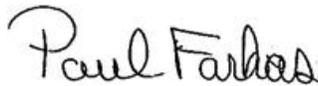
West Chester Borough – SD-02-23-17550 and LD-02-23-17551

ADMINISTRATIVE ISSUES:

6. Land disturbance and land development activities that occur within Chester County must comply with the ***County-wide Act 167 Stormwater Management Plan for Chester County, PA*** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
7. The Act 247 County Referral Form indicates that a Homeowners' Association will be responsible for the proposed common facilities/areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the Borough to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance.
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 Chester Borough. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
Senior Review Planner

cc: Megill Holdings, LLC
InLand Design
Hughes Property Management



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

March 23, 2023

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

Re: Final Subdivision - Landhope Cochranville, LLC
West Fallowfield Township - SD-03-23-17575

Dear Ms. Wheeler:

A final subdivision plan entitled "Landhope Cochranville, LLC", prepared by Register Associates, Inc. and dated February 6, 2023, was received by this office on March 6, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location: Northeast intersection of Gap Newport Pike (State Route 41) and Limestone Road (State Route 10)
Site Acreage: 5.93 acres
Lots: 2 lots proposed
Proposed Land Use: Lot consolidation of commercial land use
Municipal Land Use Plan Designation: Village Center (2004 Octorara Region Comprehensive Plan)
UPI#: 44-4-83, 44-4-85.1, 44-4-84, 44-4-82.1B

PROPOSAL:

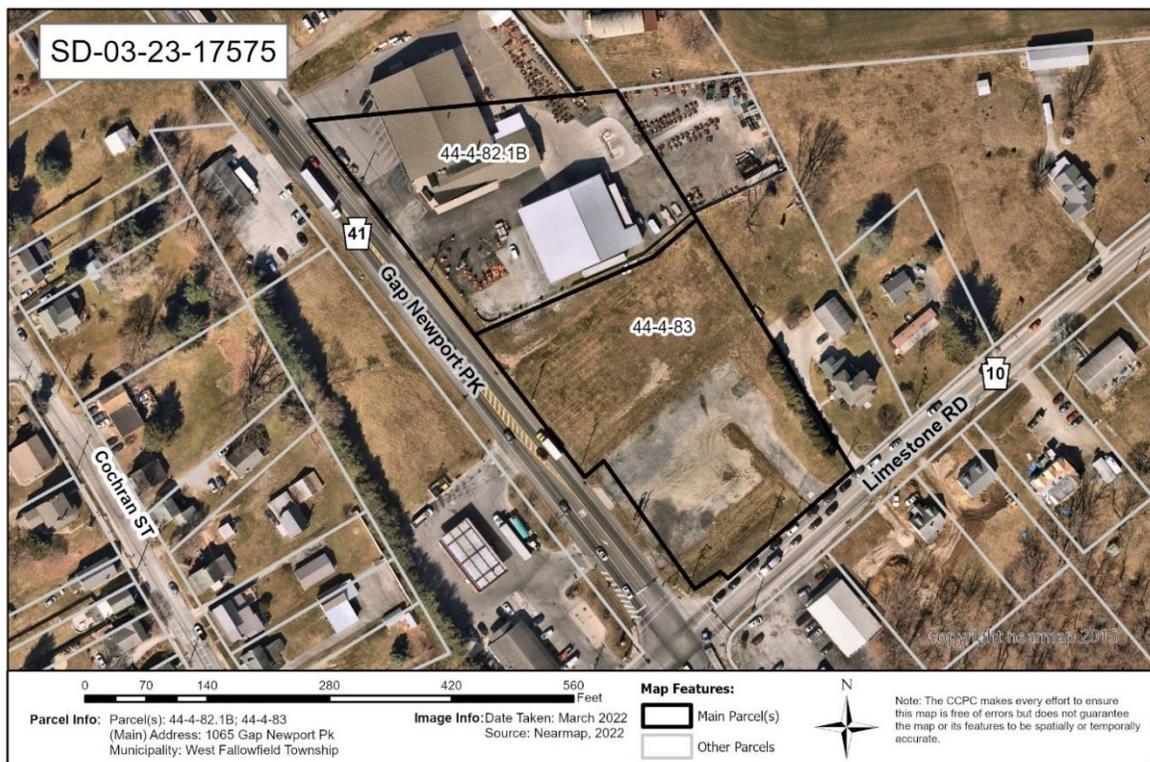
The applicant proposes the consolidation of four lots into two lots. The site, which is served by on-lot water and sewer facilities, is located in the West Fallowfield Township Commercial zoning district. The site contains two dwellings and commercial buildings. The plan does not propose any additional 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:

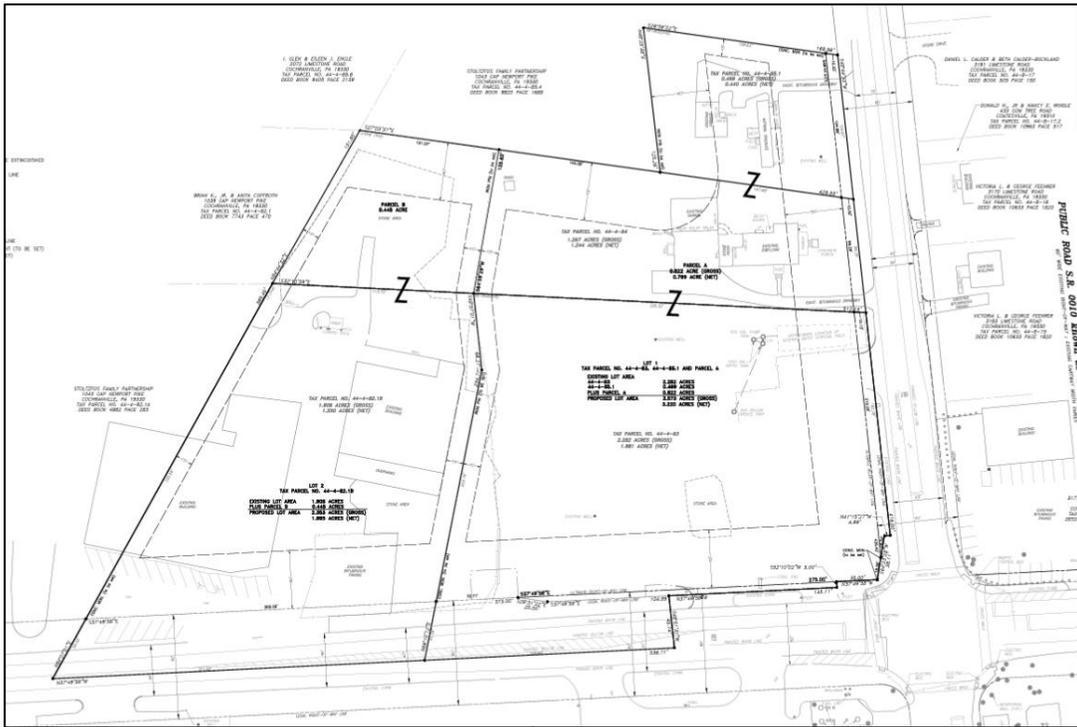
LANDSCAPES:

1. The site is located within the **Rural Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. This landscape often evolves from a village at an historic crossroads that has expanded over time. The vision for the **Rural Center Landscape** is as a community focal point for the surrounding rural and agricultural areas that accommodates limited growth, with transportation infrastructure and amenities provided at a village scale and character. The proposed subdivision is consistent with the objectives of the **Rural Center Landscape**.



PRIMARY ISSUES:

2. 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 and Limestone Road (State Route 10) as a minor arterial. The Handbook (page 183) recommends an 150 foot-wide right-of-way for major arterial roads and an 100 foot-wide right-of-way for minor arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate rights-of-way to be reserved for these sections of Gap Newport Pike and Limestone Road, and that these areas be offered for dedication to PennDOT.



*Detail of Landhope Cochranville, LLC
 Final Subdivision Plan*

3. PennDOT completed a Road Safety Audit that investigated the Gap Newport Pike (State Route 41) and Limestone Road (State Route 10) area in December 2008, which is available here: [S:\ Archive\transportation\Roadways\ROUTES\PA10\PA10_final_RSareport.pdf](#). While the PennDOT report is approximately 15 years old, this intersection was identified in the report as a priority and the report included recommendations excerpted below (page 30):

PA 10 - Road Safety Audit Report

December 2008

Issue	Recommended Strategies	Level Of Effort	Potential Safety Benefit
<ul style="list-style-type: none"> Poor street name signs Sidewalks in poor condition 	<ul style="list-style-type: none"> Upgrade street name signs Upgrade and add sidewalk from Hillview Drive to PA 41 	<p>Low</p> <p>Medium</p>	<p>High</p> <p>High</p>
<p>f) PA 41</p> <ul style="list-style-type: none"> Turkey Hill driveway is too close to the intersection "No left turn" sign exiting the driveway is too low and leaning Northbound traffic queues for the PA 41 intersection back to Church Road Left turns are problematic; no dedicated left turn signals Red light running at the end of the green cycle at PA 41 Existing pedestrian signals are not visible, and no pedestrian signal exists on the southwest corner for pedestrians traveling east Faded pavement markings at the intersection (crosswalks, stop bars and lane striping) Stop bar at southbound PA 10 creates turning difficulties 	<ul style="list-style-type: none"> Restrict left turns in and out of the driveway. Construct channelized island to prevent left turns Re-install sign according to MUTCD specifications <u>Turkey Hill plans to relocate driveway further south; existing driveway should be eliminated at that time</u> Upgrade signal and revise phasing to accommodate dedicated left turn phasing on all approaches <u>Municipality needs to submit request to PennDOT before any action can be taken</u> Upgrade existing pedestrian heads and as new ones as needed to man/hand with countdown timers Re-stripe all pavement markings as appropriate Relocate stop bar as appropriate. 	<p>Low</p> <p>Low</p> <p>Medium</p> <p>Medium</p> <p>Low</p> <p>Low</p>	<p>High</p> <p>High</p> <p>High</p> <p>High</p> <p>High</p> <p>High</p>
<p>g) Gum Tree Road</p>			

Page: 4
Re: Final Subdivision - Landhope Cochranville, LLC
West Fallowfield Township - SD-03-23-17575

We recommend that the applicant and the Township review the recommendations in this report and work with PennDOT to implement the recommended strategies.

4. Due to the prominence of this site at the intersection of major and minor arterial roads, we encourage the applicant to submit a sketch plan for any future development. A sketch plan allows the applicant to take advantage of County and municipal expertise and consider design recommendations prior to preparing a fully engineered preliminary or final plan. We also encourage to the applicant to consider, if future development is proposed, the design recommendations in the Chester County Planning Commission's Rural Center Landscapes Design Guide, which is available online at www.chescoplanning.org/LandUse/L3DesignGuides.cfm
5. The plan shows a structure that straddles UPI # 44-4-82.1A and UPI # 44-4-82.1B. The Township may wish to ask the applicant whether these lots should be merged.
6. The Township should determine whether the dwelling on UPI # 44-4-84 (Parcel A) is historically significant, and if so, measures to protect its historic value should be included in any future development plans for this tract.

ADMINISTRATIVE ISSUE:

7. 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 Fallowfield 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: Regester Associates, Inc.
Chester County Health Department
Stoltzfus Family Partnership
Landhope Cochranville, LLC



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

March 8, 2023

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

Re: Preliminary/Final Subdivision and Land Development - Roman Mosaic and Tile Company
West Goshen Township – SD-01-23-17518 and LD-01-23-17517

Dear Mr. Bashore:

A Preliminary/Final Subdivision and Land Development Plan entitled "Roman Mosaic and Tile Company", prepared by D.L. Howell and Associates, Inc., and dated November 28, 2022, was received by this office on February 16, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

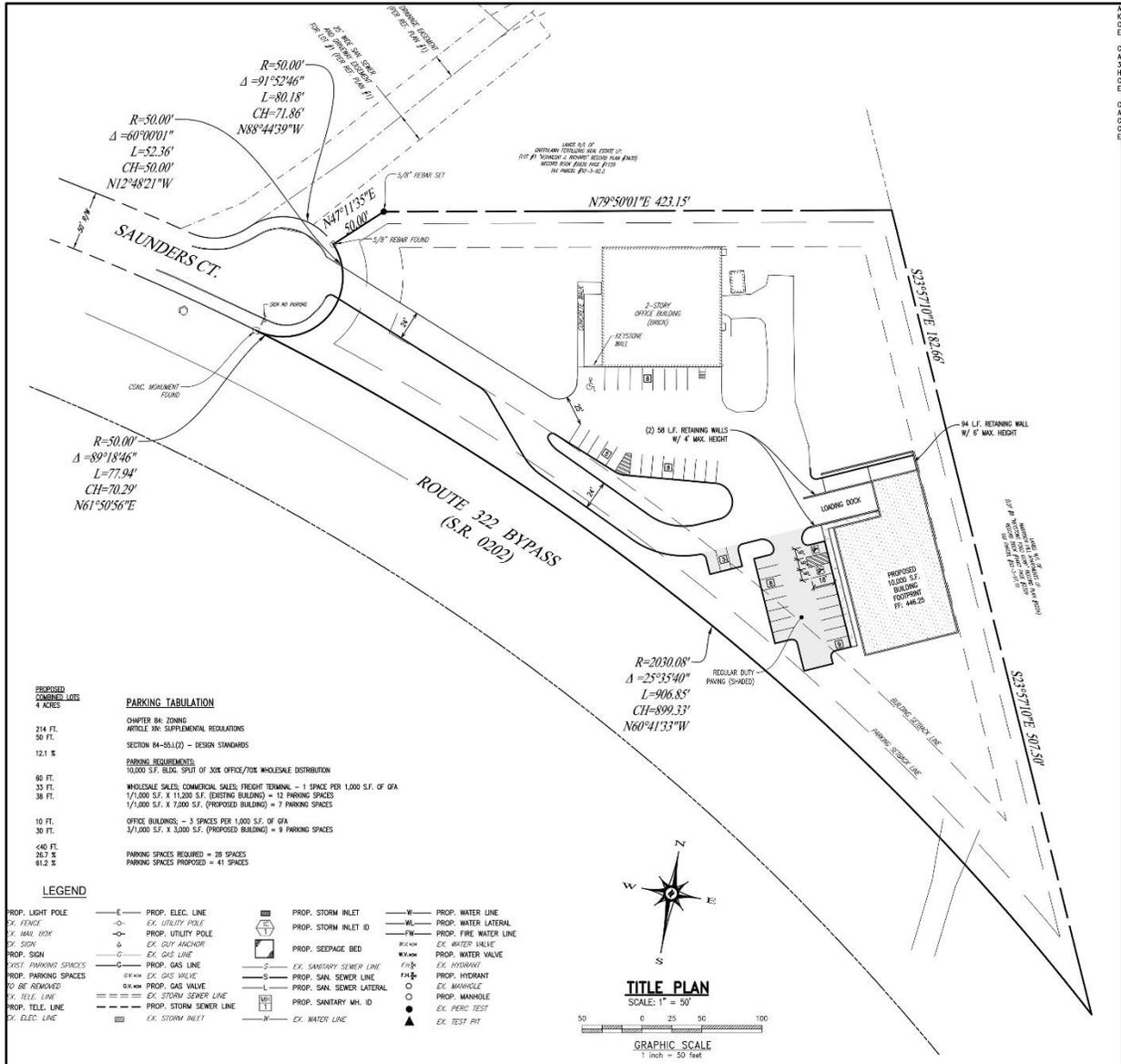
PROJECT SUMMARY:

Location:	eastern end of Saunders Court, east of Phoenixville Pike
Site Acreage:	4.00
Lots/Units:	2 existing lots; 1 proposed lot
Non-Res. Square Footage:	10,000
Proposed Land Use:	Industrial
New Parking Spaces:	41
Municipal Land Use Plan Designation:	Commercial, Office, Industrial Infill
UPI#:	52-3-92.1, 52-3-92

PROPOSAL:

The applicant proposes the consolidation of two existing lots into one lot, along with the construction of a 10,000 square foot industrial building. An existing 2-story building will remain (two accessory buildings will be removed), and 41 parking spaces will be provided. The project site, which will be served by public water and on-site sewer, is located in the I-2 Light Industrial zoning district.

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



Site Plan Detail, Sheet 1: Roman Mosaic and Tile Company

COUNTY POLICY:

LANDSCAPES:

- The project site is located within the **Suburban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. The 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 Brandywine Creek watershed. *Watersheds*' highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of "impaired" streams, and protect vegetated riparian corridors. *Watersheds* can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

3. The site plan indicates that on-site sewer will be provided. The Chester County Planning Commission does not endorse the use of on-site sewer for commercial or industrial uses, due to the potential for high wastewater flows and the contamination of groundwater resources. We recommend that the applicant investigate the feasibility of connecting to public sewer. County mapping records indicate that the project site is located in a public sewer service area.
4. The Parking Tabulation table on Sheet 1 indicates that the applicant is proposing 13 more parking spaces than required by the Township zoning ordinance. We suggest that the applicant and the Township evaluate the anticipated parking demand for this facility, and determine whether all of the proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.
5. The project site adjoins the southernmost portion of the Harrison Hill Apartments site to the east, an apartment community for independent adult age 55 and older. The applicant and Township should ensure, in its review of the Landscape Plan (Sheet 15), that adequate landscaping/buffering is provided for this site to minimize the visual impact on this adjoining residential development.
6. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 14) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.
7. The plan and 2022 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The removal of trees should be limited to the minimum area needed for the building and support facilities. The "limits of disturbance" should be delineated to protect all trees that are intended to remain, and orange construction fencing should be placed at the "limit of disturbance" to prevent unintended intrusion into these areas by construction equipment. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.
8. The proposed land development appears to be in proximity to a hazardous liquids transmission pipeline operated by TE Products Pipeline Company, LP/Enterprise Products Partners LP. Applicants should be aware that the actual location of the pipeline may not always be within the center of the easement or right-of-way. To minimize risks before and during construction, the project designer should contact the Pennsylvania One Call Center at 811 or <http://www.pa1call.org/pa811>, consistent with the provisions of Section 4(2) of Act 287 (Underground Utility Protection Act), prior to finalizing the design. The PA One Call Center

Page: 5
Re: Preliminary/Final Subdivision and Land Development - Roman Mosaic and Tile Company
West Goshen Township – SD-01-23-17518 and LD-01-23-17517

should also be contacted at least 3 business days, but not more than 10 days, prior to any excavation. More information about pipeline safety can be found at the Chester County Pipeline Information Center at:

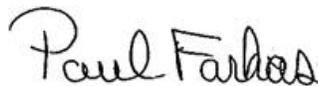
<http://www.chescoplanning.org/pic/introduction.cfm>.

ADMINISTRATIVE ISSUES:

9. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
10. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
11. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of 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: Roman Mosaic and Tile Company
D.L. Howell and Associates, Inc.
Chester County Health Department
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

March 3, 2023

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

Re: Preliminary/Final Subdivision and Land Development - Columbia Cottage at Boot Road
West Whiteland Township – SD-02-23-17545 and LD-02-23-17547

Dear Mr. Weller:

A Preliminary/Final Land Development Plan entitled "Columbia Cottage at Boot Road", prepared by Edward B. Walsh and Associates, Inc., and dated October 13, 2022, was received by this office on February 2, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

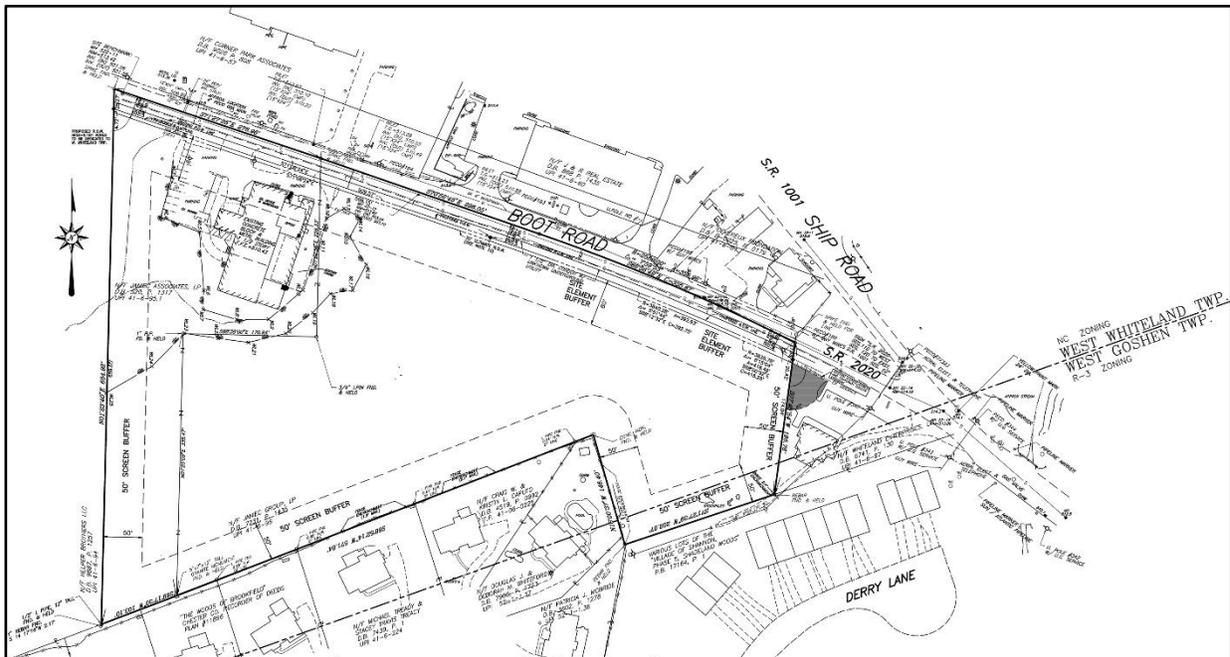
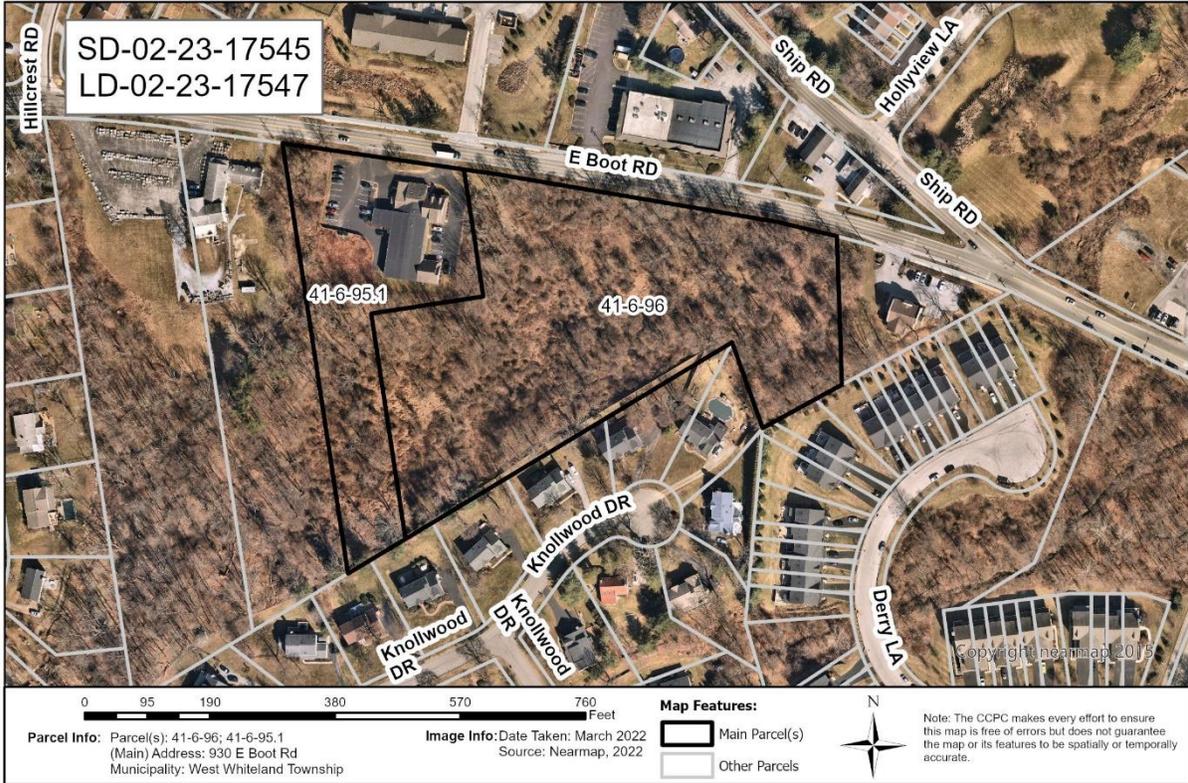
PROJECT SUMMARY:

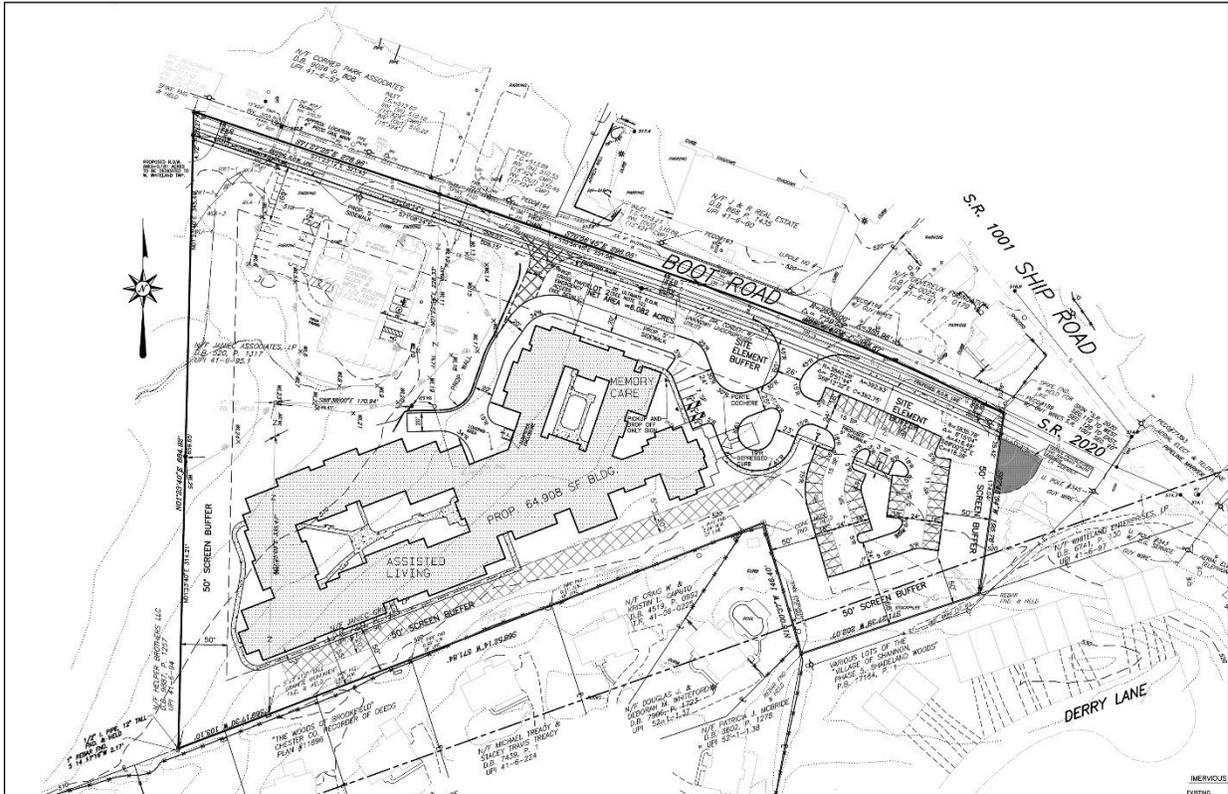
Location:	the south side of East Boot Road, east of Country Lane
Site Acreage:	8.14
Lots/Units:	2 existing lots; 1 proposed lot
Non-Res. Square Footage:	64,908
Proposed Land Use:	Assisted Living Facility
New Parking Spaces:	63
Municipal Land Use Plan Designation:	Medium Density Residential
UPI#:	41-6-95.1, 41-6-96

PROPOSAL:

The applicant proposes the construction of a 64,908 square foot assisted living facility, and 63 parking spaces. The Building Unit Count table on Sheet 1 indicates that 75 beds will be provided. Primary and emergency vehicular access will be provided from East Boot Road. The existing commercial building on the site will remain. The project site, which will be served by public water and public sewer, is located in the NC Neighborhood Commercial zoning district. While a portion of the site is situated in West Goshen Township, the proposed facility itself will be located in West Whiteland Township. A Traffic Impact Assessment, prepared by F. Tavani and Associates, Inc., dated November 1, 2021, was included with the plan submission.

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





Site Plan Detail, Sheet 1: Columbia Cottage at Boot Road

BACKGROUND:

1. The Chester County Planning Commission previously reviewed a zoning ordinance amendment which proposed the following amendments to the Township Zoning Ordinance, in order to permit the development of an assisting living/life care facility on this site (CCPC# ZA-09-20-16470, dated October 8, 2020):

- Add “Uses allowed by Article X, Institutional District, subject to compliance with the provisions of that Article” to the list of uses permitted in the NC Neighborhood Commercial District; and
- Amend Section 325-45.A, by identifying that the IN Institutional District shall be an overlay of the NC Neighborhood Commercial District, in addition to the TC Town Center, O/C Office/Commercial, O/L Office/Laboratory, O/R Office/Residential, I-1 Limited Industrial and I-2 General Industrial Districts.

According to our records, this amendment was adopted by the Township on October 14, 2020. We note that an unofficial sketch plan entitled “Columbia Cottage at Boot Road,” prepared by Edward B. Walsh & Associates, Inc., dated May 26, 2020 and last revised June 8, 2020, was included with the prior zoning amendment submission (our comments on this sketch plan submission were provided in comments #6 through #16 of this prior review letter).

2. It is identified on Sheet 17 that the Township Board of Supervisors granted conditional use approval for this project on May 25, 2022, with nine conditions of approval, which include the following:

- Prior to the issuance of a use and occupancy permit, the applicant shall purchase one (1) individual membership to the Good Fellowship Ambulance & EMS Training Institute for each

- unit available for occupancy, which shall be renewed annually (condition #1);
- The applicant shall apply to the PA Department of Environmental Protection for a permit to construct sidewalks within the wetland areas at the western end of the property frontage (condition #4);
 - The applicant shall provide an easement to allow emergency-only connection to the adjoining Whiteland Enterprises property, meeting the existing easement on that property (condition #5); and
 - The applicant shall work with the Township’s Emergency Management Coordinator to develop a satisfactory strategy in the event of a pipeline-related emergency (condition #9). Transmission pipeline issues are further discussed in comment #12 below.

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

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

Design Issues:

5. The applicant and Township should ensure, in its review of the Landscape Plan (Sheet 10), that adequate landscaping/buffering is provided for this site to minimize the visual impact on the surrounding residences, and to screen new parking. We note that the surrounding residences include residential units located in West Goshen Township.
6. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 11) 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.

Access and Circulation:

7. General Note 7 on Sheet 1 states that the right-of-way of Boot Road (State Route 2020) is proposed to be widened from 16.5 feet to 25 feet, and General Note 10 states an ultimate right-of-way of 30 feet is offered for dedication to the Township. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Boot Road, which should be offered for dedication to the appropriate agency.

Page: 5

Re: Preliminary/Final Subdivision and Land Development - Columbia Cottage at Boot Road
West Whiteland Township – SD-02-23-17545 and LD-02-23-17547

8. The Township’s emergency service providers should be requested to review the plan to ensure that they can safely navigate the proposed development when completed, and access the facility to address on-site emergencies. We note that a Fire Truck Turn Plan is provided on Sheet 15, and a Delivery Truck and Emergency Vehicle Truck Turn Plan is provided on Sheet 16.
9. While we acknowledge that sidewalks will be provided along Boot Road to the adjoining parcels to the east and west, we recommend that direct pedestrian access (sidewalks and crosswalk areas) be provided from Boot Road to the building/facilities. Pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system in the Suburban Landscape.

Woodlands:

10. The plan and 2022 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. If development or earth disturbance is going to encroach upon existing woodlands, the removal of trees should be limited to the minimum area needed for the building and support facilities. The limits of tree removal should be clearly shown on the plan and “limits of disturbance” should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the “limit of disturbance” to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.

Transmission Pipelines:

11. According to the pipeline maps provided in the Chester County Pipeline Information Center website, the proposed development may result in on-site population that is located within a 1,000 feet or less of transmission pipelines operated by Sunoco Pipeline (Energy Transfer). The application should include verification that:
 - (a) The applicant has contacted the pipeline operator(s) and has provided the pipeline operator(s) with documentation detailing the proposed development activity and where the activity is to take place;
 - (b) The applicant has made sufficient access to the pipeline available to the pipeline operator(s) for routine maintenance and emergency operations in conjunction with existing easements; and
 - (c) The pipeline operator(s) has reviewed the documents for compatibility with continued or proposed safe operation of the transmission pipeline(s).

More information about pipeline safety can be found at the County Pipeline Information Center at: <http://www.chescoplanning.org/pic/introduction.cfm>.

ADMINISTRATIVE ISSUES:

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

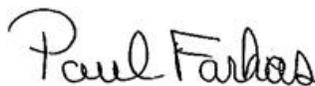
Page: 6

Re: Preliminary/Final Subdivision and Land Development - Columbia Cottage at Boot Road
West Whiteland Township – SD-02-23-17545 and LD-02-23-17547

13. The Waiver Request table on Sheet 1 indicates that the applicant is requesting two waivers from the design standards in Article IV 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.
14. 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.
15. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
16. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Horst Seniorcare Company
SCG Realty Group, Inc.
Edward B. Walsh and Associates, Inc.
Janiec Builders
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District
US Fish and Wildlife Services
Christopher Bashore, Manager, West Goshen Township

Proposed Plan and Ordinance Reviews





ORDINANCE PROPOSALS

3/1/2023 to 3/30/2023

The staff reviewed proposals for:

	Total
Miscellaneous Ordinance (Misc.) Amendments	1
Zoning Map Amendments	2
Zoning Ordinance Amendments	6
TOTAL REVIEWS	9

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Caln Township	ZA-02-23-17560	3/6/2023	Proposed - Zoning Ordinance Amendment Revised definition of Commercial Drive Through Establishment and regulations, new definition of Car Wash and regulations by (conditional use).	Consistent
East Caln Township	ZA-03-23-17588	3/27/2023	Proposed - Zoning Ordinance Amendment Chicken keeping at SFU ordinance	Consistent
East Whiteland Township	ZM-02-23-17548	3/3/2023	Proposed - Zoning Map Amendment The Township proposes to change the zoning designation of 164 Conestoga Road (UPI# 42-4-42.2) from OS Open Space to PO Professional Office.	Consistent
East Whiteland Township	ZM-02-23-17549	3/2/2023	Proposed - Zoning Map Amendment The Township proposes to change the zoning designation of UPI# 42-3-127-E, situated on the south side of Swedesford Road at its intersection with South Malvern Hunt Way, from R-2 Low Density Residential to OS Open Space.	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
London Grove Township	ZA-03-23-17581	3/24/2023	Proposed - Zoning Ordinance Amendment The proposed zoning ordinance amendment revises the language proposed in a previous Zoning Ordinance amendment reviewed in February 2023 which: adds a definition for the term Agricultural - Extensive, revises the definitions of Special Event, and Kennel (Commercial), adding a non-family care giver to persons considered a "Qualified Family member" in the language regulation Accessory Dwelling Units.	Not Relevant
Sadsbury Township	ZA-02-23-17555	3/6/2023	Proposed - Zoning Ordinance Amendment Sign regulation update: sizes, number, location, etc; primarily in the TC district.	Consistent
Upper Uwchlan Township	ZA-02-23-17566	3/8/2023	Proposed - Zoning Ordinance Amendment Rezone a portion of UPI 32-1-34.1c from LI limited Industrial district to C-3 Highway Commercial district and to eliminate the C-2 district and to rezone all parcels currently zoned C-2 to PL Planned Industrial/Office district; The definition of "Village/Commercial District" in Section is amended.	Consistent
Uwchlan Township	MA-03-23-17587	3/27/2023	Proposed - Misc Amendment hotel ordinance	Not Relevant
West Brandywine Township	ZA-01-23-17543	3/6/2023	Proposed - Zoning Ordinance Amendment Uses and standards for alcohol use and consumption, medical marijuana, new General Commercial Overlay District for the Route 322 area to increase economic development re: the 2019 Comp Plan.	Consistent

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 7

TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 7

Ordinance Review Letters





THE COUNTY OF CHESTER



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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

March 6, 2023

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

Re: Zoning Ordinance Amendment - Revised Definition of Commercial Drive Through Establishment and Regulations, New Definition of Car Wash and Conditional Use Regulations
Caln Township - ZA-02-23-17560

Dear Ms. Denne:

The Chester County Planning Commission has reviewed the proposed Caln Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on February 15, 2023. We offer the following comments to assist in your review of the proposed Caln Township Zoning Ordinance amendment.

DESCRIPTION:

1. Caln Township proposes the following amendments to its Zoning Ordinance:
 - A. A revision of the definition of Commercial Drive Through Establishment and applicable regulations; (a car wash is not to be considered as a Commercial Drive Through Establishment);
 - B. The addition of a new definition of Car Wash and applicable regulations;
 - C. Car Wash is to be permitted by conditional use; and
 - D. Commercial drive through and car wash facilities are to be permitted in the TV-1 and the CV-1 Zoning Districts and the Route 30 Bypass Zoning Districts.

COMMENTS:

2. Commercial car wash facilities can cause vehicles to track wash water onto roadways, which can freeze on the roadway in cold weather and cause slippery conditions. Applicants should demonstrate how car wash facilities can operate without creating icing conditions on adjacent roadways.
3. The applicant should consider a water recycling system for the car wash operation. Such a system would permit continued operation during water use restriction periods, and conserve water in normal conditions.

Page: 2

Re: Zoning Ordinance Amendment - Revised Definition of Commercial Drive Through
Establishment and Regulations, New Definition of Car Wash and Conditional Use Regulations
Caln Township - ZA-02-23-17560

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

We request an official copy of the decision made by Caln Township, 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



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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

March 27, 2023

Barbara Kelly, Manager
110 Bell Tavern Road
Downingtown, PA 19335

Re: Zoning Ordinance Amendment - Keeping of Chickens as an Accessory Use and Related Standards
East Caln Township - ZA-03-23-17588

Dear Ms. Kelly:

The Chester County Planning Commission has reviewed the proposed East Caln Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on March 15, 2023. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

DESCRIPTION:

East Caln Township proposes the following amendments to its Zoning Ordinance:

- A. Provide minimum standards for the keeping of domesticated chickens; residents may keep domestic chickens on a noncommercial basis as an accessory use to a residence, the proposed ordinance includes provisions that can limit the adverse effects of the activity on surrounding properties;
- B. Define "Domestic chickens", "Chicken run or pen", and "Henhouse or chicken coop";
- C. Include limits of the numbers of chickens permitted per lot size;
- D. The keeping of domestic chickens is permitted as an accessory use to a single-family detached dwelling in the R-1, R-2, R-3 and R-4 zoning districts; and
- E. Provide for setbacks, structure designs, areas for chickens to run, screening, noise protection, and other provisions.

BACKGROUND:

The Chester County Planning Commission reviewed two previous versions of this amendment. Our comments on the first submission were forwarded to the Township in a letter dated November 15, 2022 (refer to CCPC # ZA-10-22-17438). Our comments on the second submission were forwarded to the Township in a letter dated January 19, 2023 (refer to CCPC # ZA-1-23-17512). We acknowledge that the Township addressed the comments in our reviews, and we have no further comments on the current submission.

Page: 2

Re: Zoning Ordinance Amendment - Keeping of Chickens as an Accessory Use and Related Standards

East Caln Township - ZA-03-23-17588

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

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

Sincerely,

A handwritten signature in cursive script that reads "Wes Bruckno". The signature is written in black ink and is positioned centrally on the page.

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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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

March 3, 2023

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

Re: Zoning Map Amendment - 164 Conestoga Road (UPI# 42-4-42.2)
East Whiteland Township – ZM-02-23-17548

Dear Mr. Barner:

The Chester County Planning Commission has reviewed the proposed Zoning Map Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on February 3, 2023. We offer the following comments to assist in your review of the proposed zoning map amendment.

DESCRIPTION:

1. The Township proposes to change the zoning designation of 164 Conestoga Road (UPI# 42-4-42.2) from OS Open Space to PO Professional Office.

BACKGROUND:

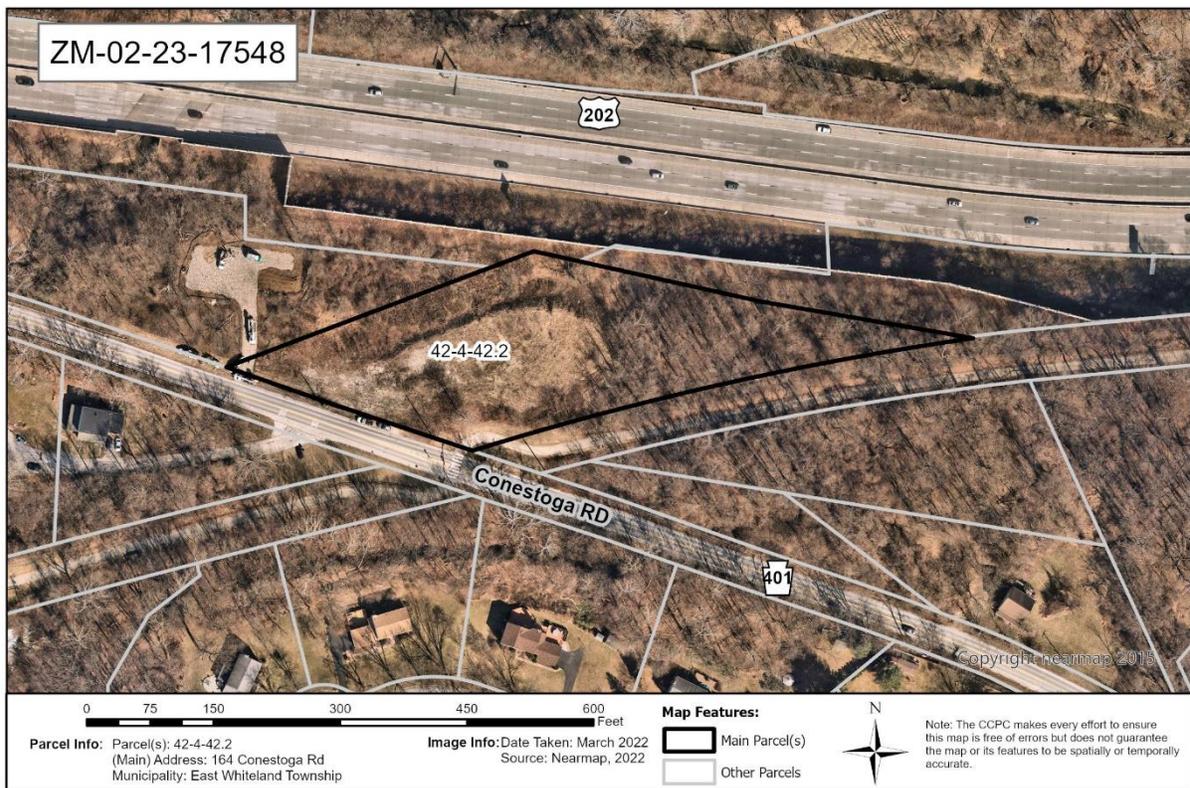
2. The County Planning Commission previously reviewed a zoning map amendment which addressed changing the zoning designation of six parcels owned by the Township to the immediate west of UPI# 42-4-42.2 from Open Space to Professional Office, along with amending the standards for off-premises signs in Section 200-85 (CCPC# ZA-12-20-16561 and ZM-12-20-16562, both dated January 8, 2021). It was our understanding that the primary intent of these amendments was to relocate the areas where off-premises signs are permitted in the Township. According to our records, both amendments were adopted by the Township on February 1, 2021 (Township Ordinances #329-2021 and #330-2021, respectively).

AREA EVALUATION:

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

3. Land Use: The site is currently undeveloped. We note that a Phase 1 Environmental Site Assessment (ESA) was prepared for this site, by RT Environmental Services Inc., and dated January 5, 2023. It is identified on page 2 of the Executive Summary that, based on the potential for undocumented fill at this property, a recognized environmental condition (REC) exists, and also that a Phase II Investigation is recommended for this site.

4. Adjacent Zoning: The land to the west is zoned Professional Office. The land to the south is zoned either R-1 Low Density Residential or OS Open Space. The land to the east is zoned OS Open Space. The land on the north side of Route 202 is zoned RMH Medium High Density Residential.
5. Municipal Comprehensive Plan: Map 5: Future Land Use in the Township’s 2016 Comprehensive Plan indicates that this parcel is located in an Open Space designation. Figure 12-Future Land Use Category Descriptions on page 39 describes the Open Space category as “functional recreation areas, such as public parks and trails, natural open space for conservation, preservation, or recreational use.” We also note that the adjoining land to the east is also located in an Open Space designation, and the land to the south is located in a Low Density Residential designation.



LANDSCAPES:

6. 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 permitted uses in the Township’s PO Professional Office zoning district, as set forth in Attachment 6-Table of Permitted Uses for Mixed Use Districts, include the following: business or professional offices, public or private not-for profit open space and recreation uses, and transit stations or public utility facilities. We also note that non-accessory antennas are permitted by

Page: 3

Re: Zoning Map Amendment - 164 Conestoga Road (UPI# 42-4-42.2)

East Whiteland Township – ZM-02-23-17548

special exception, and not-for-profit museums, libraries or other educational, cultural, religious, civic or philanthropic uses are permitted by conditional use. While these uses are appropriately located in a **Suburban Landscape** designation, the future development of this site may not be consistent with the local land use policy designation of open space as described above if commercial (business or professional office) development occurs. The Township's Future Land Use map indicates that the area of the Township along the south side of Route 202, from Swedesford Road to the east to Planebrook Road to the west, is located within a mix of open space, low density residential, institutional, and medium density residential designations.

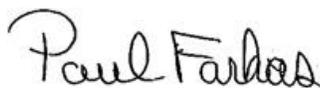
COMMENTS:

7. It is our understanding that the Township will be undertaking a comprehensive zoning ordinance update in the immediate future (we note that the Township has proposed and adopted a significant number of zoning amendments in recent years). We suggest that the Township complete an analysis of its existing zoning ordinance and zoning map, particularly in this area of the Township, prior to taking action on this zoning map amendment submission.
8. If the zoning map amendment is adopted, then the potential exists for commercial (business or professional office) development that would be inconsistent with the Township's Comprehensive Plan. Section 603(j) of the PA Municipalities Planning Code (PA MPC) states that zoning ordinances adopted by municipalities shall be generally consistent with its municipal Comprehensive Plan. We recommend that the Township reserve taking action on this zoning map amendment until consistency with the Township's comprehensive plan is resolved or a full review of the ordinance is undertaken.
9. The project site adjoins the Chester Valley Trail corridor. Any development activity in proximity to the Chester Valley Trail corridor should be reviewed by the Chester County Department of Parks and Preservation (telephone # 610-344-5656) prior to the Township taking official action on a land development plan submission.
10. 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), prior to taking action on this amendment.

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

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Knickerbocker Lands, LLC



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

March 2, 2023

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

Re: Zoning Map Amendment - UPI# 42-3-127-E (R-2 Low Density Residential to OS Open Space)
East Whiteland Township – ZM-02-23-17549

Dear Mr. Barner:

The Chester County Planning Commission has reviewed the proposed Zoning Map Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on February 3, 2023. We offer the following comments to assist in your review of the proposed zoning map amendment.

DESCRIPTION:

1. The Township proposes to change the zoning designation of UPI# 42-3-127-E, situated on the south side of Swedesford Road at its intersection with South Malvern Hunt Way, from R-2 Low Density Residential to OS Open Space. The parcel adjoins West Whiteland Township.

AREA EVALUATION:

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

2. Land Use: This parcel, which was previously part of the Malvern Hunt development, is currently owned by East Whiteland Township. It is our understanding that the Township intends to utilize this parcel for passive recreation.
3. Adjacent Zoning: The land to the north is zoned R-2 Low Density Residential. The land to the east, on the south side of Swedesford Road, is zoned I Industrial. The land to the south is zoned INS Institutional. The land to the west, which is located in West Whiteland Township, is located in West Whiteland's O/L Office/Laboratory and Unified Overlay zoning districts.
4. Municipal Comprehensive Plan: Map 5: Future Land Use in the Township's 2016 Comprehensive Plan indicates that this parcel is located in a Low Density Residential designation, adjoining an Institutional designation to the south. The Parks and Open Spaces map in the Township's 2022 Parks, Recreation, and Open Space Plan, which was adopted an addendum to the Township Comprehensive Plan, identifies this site as "Public and Protected Lands."

LANDSCAPES:

- 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 uses permitted in the Township’s OS Open Space District, as set forth in 200 Attachment 12 of the Township Zoning Ordinance, are appropriately located in a **Suburban Landscape** designation.



COMMENTS:

- The zoning map amendment appears to be appropriate.
- The project site adjoins the Chester Valley Trail corridor. Any future development activity in proximity to the Chester Valley Trail corridor should be reviewed by the Chester County Department of Parks and Preservation (telephone # 610-344-5656) prior to the Township taking official action on a land development plan submission.
- 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).

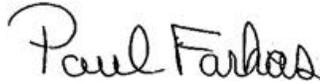
Page: 3

Re: Zoning Map Amendment - UPI# 42-3-127-E (R-2 Low Density Residential to OS Open Space)
East Whiteland Township – ZM-02-23-17549

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

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: John Weller, AICP, Director of Planning & Zoning, West Whiteland Township



THE COUNTY OF CHESTER



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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

March 24, 2023

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

Re: Zoning Ordinance Amendment – Amendment Revisions
London Grove Township - ZA-03-23-17581

Dear Mr. Battin:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on March 6, 2023. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Adding a definition for the term “Agricultural – Extensive” to Section 27-202
 - B. Revising the definitions of Special Event, and Kennel (Commercial) in Section 27-202.
 - C. Adding a non-family care giver to persons considered a "Qualified Family member" in the language regulating Accessory Dwelling Units in Section 27-303.6.

BACKGROUND:

2. The Chester County Planning Commission has recently reviewed a series of zoning ordinance amendment for London Grove Township, the most recent review, CCPC# ZA-01-23-17523, was dated February 10, 2023. The current submission addresses specific issues identified in our previous review.

COMMENTS:

3. We reiterate our concern with regard to use of the terms “Intensive and Extensive Agriculture” as used in the zoning ordinance. The Township Solicitor should review the use of these terms and case law involving this terminology and the State Attorney General’s actions related to the ACRE legislation.
4. We note that the revisions proposed in this amendment were mentioned in our previous review and we acknowledge the Township’s consideration of our comments and its response.

Page: 2

Re: Zoning Ordinance Amendment – Amendment Revisions

London Grove Township - ZA-03-23-17581

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

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

Sincerely,

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

Glenn Bentley
Senior Review Planner



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

March 6, 2023

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

Re: Zoning Ordinance Amendment - TC District Sign Regulation Update: Sizes, Number, Location, etc., Section Reference Updates
Sadsbury Township - ZA-02-23-17555

Dear Ms. Shank:

The Chester County Planning Commission has reviewed the proposed Sadsbury Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on February 9, 2023. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

DESCRIPTION:

1. Sadsbury Township proposes the following amendments to its Zoning Ordinance:
 - A. Section references in the Ordinance are corrected to apply to appropriate regulations;
 - B. On-Site Directional/Identification Sign regulations are replaced;
 - C. Wall signs for non-residential use regulations are replaced;
 - D. Regulations relating to freestanding signs and ground signs located in a town center commercial development are revised;
 - E. On-site directional/identification signs in a town center commercial development located in a town center commercial development are revised;
 - F. Canopy sign regulations are added, and
 - G. Other supporting provisions in the Ordinance are revised.

LANDSCAPES:

2. Many of the proposed amendments will apply to the TC Town Center zoning district, which is located within the **Suburban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The TC Town Center zoning district and the Route 30/Route 10 area also represents an unofficial "gateway" into Chester County from the west which includes a growing retail and commercial center, and therefore is an important area within Chester County.

Page: 2

Re: Zoning Ordinance Amendment - TC District Sign Regulation Update: Sizes, Number, Location, etc., Section Reference Updates

Sadsbury Township - ZA-02-23-17555

3. 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. While the proposed zoning ordinance amendment is generally consistent with the objectives of the **Suburban Center Landscape**, we recommend that the Township consider the comments below for greater compatibility with the Town Center district. The Township should review the Suburban Center Design Guide for general design recommendations, at:
<https://www.chescoplanning.org/LandUse/L3DesignGuides.cfm>

COMMENTS:

4. To the extent that the proposed amendment will apply to developments in the TC Town Center District, the Township should consider how the ongoing development of the TC District and the Route 30 and Route 10 intersection area, the developments to the west in West Sadsbury Township, will evolve and be compatible. We therefore recommend that the Township generally consider the appropriateness of the permitted maximum numbers of signs and sizes in the TC District in relation to the volumes and speed of traffic in this area. Vehicle speed is indirectly controlled by the signalized intersections and driveways in this area, and traffic volumes also tend to lower overall vehicle speed at peak hours.

We recommend that the Township consider reducing the number, size and heights of the signs that are permitted in the TC District. By way of comparison, West Sadsbury Township's Zoning Ordinance Section 1305.1. specifically notes that the expressed objective of that article is to limit nuisances and ensure the safety of motorists and pedestrians. West Sadsbury does this by regulating billboards by conditional use, allows not more than one such sign within 2000 feet of another such sign, and requires a 200-foot setback from the right-of-way for billboards. We encourage Sadsbury Township to consider how its proposed sign regulations will relate to other signs along this corridor, and how they will be compatible in size, number, and design.

For example, Section 1506.D.3.a of the Zoning Ordinance is to be amended to state that no sign face shall exceed 300 square feet. Section 1506.D.3.c of the Zoning Ordinance is to be amended to limit freestanding signs to 32 feet in height. The Township should assess whether these dimensions are excessive, and whether developments in the TC District can adequately convey messages with smaller signs.

The Township can refer to the Chester County Planning Commission's eTool: [eTools: Sign Regulations \(chescoplanning.org\)](https://www.chescoplanning.org) for additional information on signs. Montgomery County Planning Commission also offers a comprehensive model sign ordinance, which also discusses sign location, compatibility, and aesthetics, at:

https://www.montcopa.org/DocumentCenter/View/7070/Model-Sign-Ordinance_FINAL_04_29_2014?bidId=

The Montgomery County publication provides general guidance on relating traffic speed to sign size.

Page: 3

Re: Zoning Ordinance Amendment - TC District Sign Regulation Update: Sizes, Number, Location, etc., Section Reference Updates

Sadsbury Township - ZA-02-23-17555

5. Section 1510.I. of the Zoning Ordinance is proposed to be amended by the insertion of the words, “provided that the foregoing shall not apply to gasoline and other motor vehicle fuel pricing signs” (relating to limits on changeable message signs). Other municipalities traditionally have permitted such signs to show the changing time and temperature. The Township should clarify the exact location for this insertion (it may be clearer if it was inserted at the end of the sentence).

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

Sincerely,

A handwritten signature in cursive script that reads "Wes Bruckno". The signature is written in black ink and is positioned above the typed name and title.

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

March 7, 2023

Gwen A. Jonik, Secretary
Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, 19425

Re: Zoning Ordinance Amendment – Rezone Parcel from LI to C-3, Eliminate C-2 District and Rezone C-2 Parcels to PI; Amend Definition of "Village/Commercial District"
Upper Uwchlan Township - ZA-02-23-17566

Dear Ms. Jonik:

The Chester County Planning Commission has reviewed the proposed Upper Uwchlan Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on February 21, 2023. We offer the following comments to assist in your review of the proposed Upper Uwchlan Township Zoning Ordinance amendment.

DESCRIPTION:

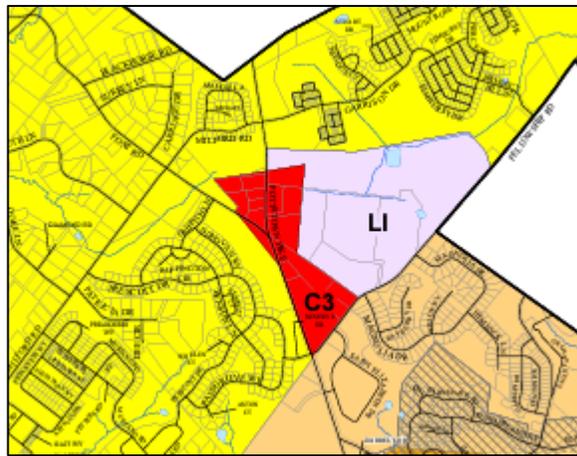
1. Upper Uwchlan Township proposes the following amendments to its Zoning Ordinance:
 - A. Rezone a portion of UPI 32-1-34.1C from the LI Limited Industrial District to the C-3 Highway Commercial District;
 - B. Completely eliminate the C-2 District and rezone all current C-2 Parcels to the PI Planned Industrial/Office District;
 - C. Remove related ordinance references to the C-2 District (because it is to be eliminated); and
 - D. Amend the definition of "Village/Commercial District" in Section 143-3 of the Township Code to delete a reference to the C-2 District. (This Section references the C-2 District although it is not part of the Township Zoning Ordinance).

LANDSCAPES:

2. The area of the portion of UPI 32-1-34.1C proposed for rezoning from the LI Limited Industrial District to the C-3 Highway Commercial District is located within the **Suburban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan (see Comment 3). 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 rezonings are consistent with the objectives of the **Suburban Landscape**.

COMMENTS:

3. The portion of UPI 32-1-34.1C proposed for rezoning from the LI Limited Industrial District to the C-3 Highway Commercial District is located on the east side of Pottstown Pike, to the east of the Pottstown Pike intersection with Font Road (see the Zoning Map detail below). Approximately one-half of this parcel currently appears to be located within the C-3 District. This part of UPI 32-1-34.1C also abuts the LI District to its east and north. We note that the C-3 District currently permits mixed use dwellings, and the land uses permitted in the C-3 District can offer additional design flexibility in a **Suburban Landscape** area.



Detail of the Current Upper Uwchlan Township Zoning Map Showing the UPI 32-1-34.1C Area



Detail of UPI 32-1-34.1C

Page: 3

Re: Zoning Ordinance Amendment – Rezone Parcel from LI to C-3, Eliminate C-2 District and Rezone C-2 Parcels to PI; Amend Definition of "Village/Commercial District"
Upper Uwchlan Township - ZA-02-23-17566

4. The proposed amendment will completely eliminate the C-2 District as it applies to other areas in the Township, and rezone all current C-2 Parcels to the PI Planned Industrial/Office District The Upper Uwchlan Township Zoning Ordinance (i.e., the C-2 Limited Commercial District), Article IX Section 200-37 "Use regulations and development standards" provides for the following (in its totality):

"In the C-2 Limited Commercial District, the use regulations, area and bulk regulations, community facility provisions, and design standards set forth in Article XII for the PI Planned Industrial/Office District shall apply."

It appears that it is not necessary to retain the C-2 District as a separate District, because it repeats the provisions currently in the PI Planned Industrial/Office District.

5. The 2014 Upper Uwchlan Township Comprehensive Plan's Future Land Use Plan designates the areas north of Fellowship Road and east of Pottstown Pike (as well as some frontage areas on the west side of Pottstown Pike) as "Suburban Employment". This future land use category is envisioned in the Upper Uwchlan Township Comprehensive Plan as providing opportunities for additional employment, institutional, and manufacturing uses. The amendment appears to be generally consistent with the Upper Uwchlan Township Comprehensive Plan, although this determination is for the Township as set forth in Section 603(j) of the Pennsylvania Municipalities Planning Code.
6. Prior to taking action on this amendment, Upper Uwchlan Township should ensure that they have met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the Pennsylvania Municipalities Planning Code.).

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
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

March 27, 2023

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

Re: Hotels, Motels and Inns – Property Maintenance Regulations
Uwchlan Township - MA-03-23-17587

Dear Ms. Giordano:

The Chester County Planning Commission has reviewed the proposed ordinance as submitted by Uwchlan Township. The referral for review was received by this office on March 15, 2023. While we have no official review comments under the provisions of the Pennsylvania Municipalities Planning Code (MPC), we offer the following comments to assist in your review of the submission.

DESCRIPTION:

Uwchlan Township proposes to adopt an ordinance regulating hotels, inn and motels. Definitions, license requirements, inspections, and causes for license revocation are included.

COMMENTS:

1. In Section 5. “Inspections; periodic inspections; investigation of complaints”, subsection D requires inspections of at least ten percent of properties with more than 50 units as a requirement for the issuance of a license. We suggest that the Township consider the staffing requirements that will be necessary to administer the inspection requirements, which may be required annually for each facility. This Section is also unclear regarding whether any inspections will be required of properties with less than 50 units.
2. In Section 7. “Rules and Regulations”, subsection D requires that every applicant shall, at all times during which the premises accommodate guests, lodgers or occupants, maintain on duty a responsible management person. The Township may wish to clarify if the management person is required to be on-site or if remote availability is acceptable.
3. In Section 8. “Fire protection systems”, subsection B. requires “Hotel management and staff shall be trained for proper procedures in the event of alarm activation or report of a fire or emergency.” Motel and Inn staff should probably be included also.

RECOMMENDATION: The Township should consider the comments contained in this review prior to taking action on this ordinance.

Page: 2

Re: Hotels, Motels and Inns – Property Maintenance Regulations

Uwchlan Township - MA-03-23-17587

We request an official copy of the decision made by the Board of Supervisors. 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 style with a long horizontal stroke at the end.

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

March 6, 2023

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

Re: Zoning Ordinance Amendment - Alcohol Use and Consumption, Medical Marijuana, General Commercial Overlay District
West Brandywine Township - ZA-01-23-17543

Dear Mr. Burnett:

The Chester County Planning Commission has reviewed the proposed West Brandywine Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on January 30, 2023. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

DESCRIPTION:

1. West Brandywine Township proposes the following amendments to its Zoning Ordinance:
 - A. The amendments generally include: Land uses and standards for alcohol use and consumption, medical marijuana regulations, and a new General Commercial Overlay District intended to increase economic development (as proposed in the West Brandywine Township 2019 Comprehensive Plan).
 - B. The following definitions are added: Academic clinical research center, Brewery or distillery, Convenience store, Event space, Food stand, Live-work unit, Medical marijuana, Medical marijuana grower/processor, Medical marijuana delivery vehicle office, Medical marijuana, Planned commercial development, Planned mixed-use Public tasting, Public sewer service, Restaurant, Tasting room, Treatment, Vineyard, and Winery.
 - C. Purpose statements and use regulations in the R-1 Agricultural/Residential District, the RM Rural Mixed Use District, the RM Rural Mixed Use District, the LI Limited Industrial District, the MSI Medical Service- Institutional District are revised to generally reflect uses and standards for alcohol use and consumption (such as wineries and tasting rooms), medical marijuana grower/processor and dispensary, as well as other land uses (some of which are by-right uses and others are regulated by conditional use). The LI Limited Industrial District will also permit planned commercial developments.
 - D. The new General Commercial Overlay District will include a broad mix of retail, commercial and live-work land uses, design and performance standards.

Page: 2

Re: Zoning Ordinance Amendment - Alcohol Use and Consumption, Medical Marijuana, General Commercial Overlay District

West Brandywine Township - ZA-01-23-17543

BACKGROUND:

2. The Chester County Planning Commission reviewed a previous version of this proposed amendment, and our comments were forwarded to the Township in a letter dated August 1, 2022 (refer to CCPC # ZA-07-22-17266). The current version includes clarifications, updates to internal Zoning Ordinance Sections, and minor changes.

We commend the Township for implementing the recommendations in the West Brandywine Township 2019 Comprehensive Plan, and we have no further comments on the proposed amendment.

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

We request an official copy of the decision made by the West Brandywine 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

Act 537 Reviews

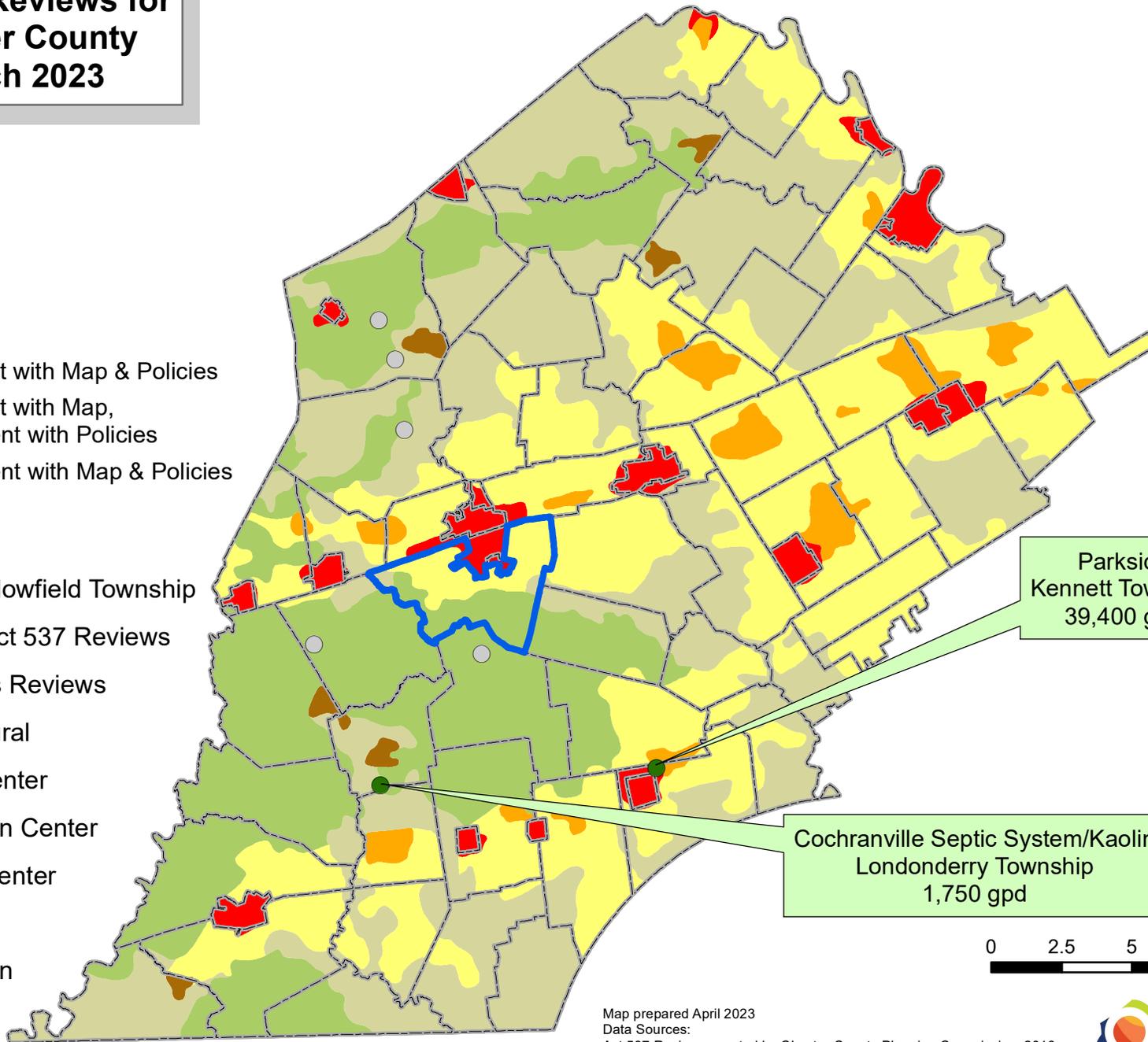
Act 537 Reviews for Chester County March 2023



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

Legend

- East Fallowfield Township
- March Act 537 Reviews
- Previous Reviews
- Agricultural
- Rural Center
- Suburban Center
- Urban Center
- Rural
- Suburban



Parkside
Kennett Township
39,400 gpd

Cochranville Septic System/Kaolin
Londonderry Township
1,750 gpd



Map prepared April 2023
Data Sources:
Act 537 Review - created by Chester County Planning Commission, 2018;
Landscapes3 - Chester County Municipalities - Chester County DCIS/GIS;
Planning Commission, November 29, 2018.



Chester County Planning Commission
April 12, 2023

ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

East Fallowfield Township Act 537 Plan

MINOR REVISIONS TO MUNICIPAL PLANS:

Kennett Township, Parkside

The applicant is proposing a mixed use of residential and commercial, on 16.16 acres. The site is on North Walnut Hill Road adjacent to the Route 1 Bypass. The amount of wastewater for the project is 39,400 gpd. The project is to be served by a public sewage disposal system, operated by Kennett Square Borough. This project is designated as an Urban Center Landscape and is consistent with *Landscapes3*.

Londonderry Township, Cochranville Farm Septic System/Kaolin RE Holding

The applicant is proposing a septic system to serve an existing mushroom farm building (Building B) on 92 acres. The site is on Faggs Manor Road, approximately $\frac{3}{4}$ mile from the intersection with Route 796. The amount of wastewater for the project is 1,750 gpd. The project is to install a septic system on an existing agricultural use. This project is designated as an Agricultural Landscape and is consistent with *Landscapes3*.

TOPIC: Environmental

Item: East Fallowfield Township Act 537 Plan- Consistent

Background

This Plan Update was prepared to appropriately plan for the current and future needs of the Township through the continued use of the Pennsylvania American Water Company system as well as on-lot sewage disposal systems.

Discussion

The Act 537 Plan is consistent with the goals of *Landscapes3*, as they relate to the public sewer service areas, which are located within the Suburban Landscape. Further, the use of public sewer is consistent with the Connect Goal, which supports efficient, reliable, and innovative utility infrastructure systems to serve thriving and growing communities.

The 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. As proposed, there is limited expansion of the public sewer service area, to service areas primarily along the Strasburg Road area, and are primarily within the county’s growth area, as well as the creation of a Septage Management Program for those areas relying on on-lot sewage disposal.

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

Action Requested

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

4/12/2023

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

March 21, 2023

David Porter, PE
Herbert E. MacCombie, Jr., PE
1000 Palmers Mill Road
Media, PA 19063
dporter@hemenginc.com

Re: East Fallowfield Township Act 537 Official Plan Update

Dear Mr. Porter:

The Chester County Planning Commission (Planning Commission) has reviewed the Draft 537 Official Plan Update for East Fallowfield Township, dated May 2022 as required by Section 71.31(b) of the Pennsylvania Sewage Facilities Act (Act 537). The Plan was prepared by Herbert E. MacCombie, Jr., PE Consulting Engineers & Surveyors, Inc. and was received on January 23, 2023. As proposed, the selected alternative is to continue to utilize Pennsylvania American Water Company (PAWC) and on-lot sewage disposal systems, depending on location in the township and lot size.

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

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

1. *Landscapes3* Map:

Landscapes3 designates the area of East Fallowfield Township proposed for connection to PAWC in the 5-year planning horizon, and within the Township's allocation for treatment at the PAWC treatment plant, as being located within the Suburban Landscape. The Planning Commission finds the proposal to be consistent with the Map of *Landscapes3* (2018).

2. *Landscapes3* Plan:

As presented, the areas currently connected and proposed to connect to the public system, are located within a designated growth area, and are 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." Additionally, maintenance of on-lot sewage disposal systems in those areas located outside of the growth area is consistent with *Landscapes3* Protect Recommendation 8, which states, "Support municipal on-lot sewage management programs."

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

The selected alternative for East Fallowfield Township is to continue to utilize the existing public sewer system (PAWC) in the designated growth areas, and to continue the use of on-lot disposal systems in those areas outside of the growth area. 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” and Protect Recommendation 8, “Support municipal on-lot sewage management programs.” As proposed, this connection is consistent with *Landscapes3*.

C. Consistency with the County Water Resources Plan - *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.” East Fallowfield Township, according to the Landscapes Map, is located within the Suburban Landscape, and as such, the proposed plan update is consistent with the objectives of Watersheds.

D. General Comments:

1. The Planning Commission would like to commend East Fallowfield Township for revisiting their 2014 approved Plan of Study and incorporating current data and analysis to meet the needs of current residents as well as proposed developments within the township.
2. The Planning Commission supports the enactment of a Sewage Management Program and associated ordinance to protect the health, safety and welfare of the citizens located in those areas, primarily the RA Zoning District, that will continue to utilize on-lot sewage disposal.
3. The text refers to a pending development bounded by South Caln Road and West Chester Road, which is also identified as Ridgecrest on the included mapping. This development appears to already have been built. For clarity, please confirm if this development is completed and what type of sewage disposal it is utilizing.
4. The section of text that discusses the County Stormwater Management Plan should be updated to include that PA DEP approved the Ordinance in November 2022 and all municipalities should have updated their ordinances by May 31, 2023.
5. The Planning Commission requests a copy of the Sewage Management Program and any associated ordinances for our files when it is completed by the Municipality.

Thank you for the opportunity to offer comments on this Official Plan Update. We hope that these comments will be of assistance as you prepare for submission of this planning document to the PA DEP. If you have any questions, please contact me at 610-344-6285 or cconwell@chesco.org.

Sincerely,



Carrie J. Conwell, AICP
Senior Environmental Planner

cc: Elizabeth Mahoney, PaDEP
Ryan Oxenford, Chester County Health Department
Scott Swichar, East Fallowfield Township

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 Parkside, Kennett Township

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

1. Date plan received by county planning agency. January 06, 2023
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency March 01, 2023

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

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Urban Center Landscape. The vision for the Urban Center Landscape is historic downtown and established neighborhoods serving as civic, economic and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Public sewer systems are encouraged in this landscape.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact: <u>*Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, although it does not appear that any proposed development activity will encroach upon them. The applicant should be aware that placement of fill in wetlands is regulated by Section 404 of the Clean Water Act (1977) and PA DEP Chapter 105 Rules and Regulations.</u>
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known historical or archaeological resources be impacted by this project? Not Known. If yes, describe impacts
<input type="checkbox"/>	<input type="checkbox"/>	8. Will any known endangered or threatened species of plant or animal be impacted by the development project? <u>Not Known. The applicant's submission indicates there are one or more sites of concern, but it does not demonstrate that potential conflicts have been resolved with the U.S. Fish and Wildlife Service.</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Is there a county or areawide zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	10. Does this proposal meet the zoning requirements of the ordinance? N/A

Yes	No	SECTION C. AGENCY REVIEW (continued)
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- | | | |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan? If no, describe inconsistency
<u>The Act 537 Plan designates this area for on-lot sewage disposal.</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
If yes, is the proposed waiver consistent with applicable ordinances. Not Known
If no, describe inconsistencies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>We note that on August 17, 2022, the Chester County Board of Commissioners adopted a resolution to amend the County-wide Act 167 Stormwater Management Plan for Chester County, PA to replace the 2013 model ordinance. Municipalities with MS4 permits should be consistent with the updated County-wide Model Ordinance by September 30, 2022, per PA DEP requirements. Because the municipal updates are still underway, individual municipalities should be consulted to determine the stormwater ordinance currently in effect in their municipality. For more information and updates on this process please visit the Chester County Water Resources Authority at http://www.chesco.org/water</u> |

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICPTitle: Senior Environmental PlannerDate: 3/1/2023

Signature: _____

Name 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.

PC53-02-23-17574

The county planning agency must complete this Component within 60 days.

This Component and any additional comments are to be returned to the applicant.

cc: Elizabeth Mahoney, PaDEP
Chester County Health Department
Michael Pia, Site Contact
Eden Ratliff, Kennett Township
Kevin R. Sech, HILBEC Engineering



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

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

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

Project Name & Municipality Kaolin RE Holdings Corporation, Londonderry Township

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

1. Date plan received by county planning agency. January 25, 2023
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency March 16, 2023

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 <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

Yes	No	SECTION C. AGENCY REVIEW (continued)
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- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
If yes, is the proposed waiver consistent with applicable ordinances. Not Known
If no, describe inconsistencies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>We note that on August 17, 2022, the Chester County Board of Commissioners adopted a resolution to amend the County-wide Act 167 Stormwater Management Plan for Chester County, PA to replace the 2013 model ordinance. Further, PA DEP approved the County Stormwater Management Ordinance in November 2022. Municipalities with MS4 permits should be consistent with the updated County-wide Model Ordinance by September 30, 2022, per PA DEP requirements, and all municipalities are required to adopt the updated ordinance requirements by May 2023. Individual municipalities should be consulted to determine the stormwater ordinance currently in effect in their municipality. For more information and updates on this process please visit the Chester County Water Resources Authority at http://www.chesco.org/water</u> |

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICPTitle: Senior Environmental Planner Signature: Date: 3/16/2023Name 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.

According to the National Pipeline Mapping System (NMPS), the proposed project is located within an area that contains the Eastern Shore Natural Gas pipeline corridor. The Chester County Planning Commission recommends contacting the pipeline operator to coordinate construction activities in addition to calling 811 before digging. You can find contact information for the operator in your area by going to the Chester County Pipeline Information Center website <https://www.chescoplanning.org/pic/operators.cfm> and linking to the corresponding company.

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

PC53-03-23-17586

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
South Mill Champs, Site Contact
Janice Hearne, Londonderry Township
Kevin Sech, Hilbec Engineering

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

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

TO:

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

Date:

March 17, 2023

Parcel:

18-4-74

Acreage*:

3.6

Owner(s)*:

Spanky Farms, LLC

*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

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

Comments:

Local Planning

1. Does the municipal zoning for the parcel allow agriculture? Yes No

Comments: **The subject parcel is zoned FR-Farm Residential.**

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 subject parcel falls within the area designated as Conservation Areas on the Pottstown Metropolitan Regional Comprehensive Plan Future Land Plan map.**

3. Does the proposed agricultural use of the parcel comply with *Landscapes3*, the Chester County Comprehensive Plan? Yes No

Comments: **The subject parcel is designated as Rural Landscape in *Landscapes3*.**

Agricultural Lands

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

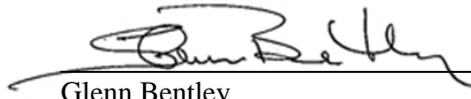
2. What is the Chester County Real Estate System land use code?

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: Walter Woessner, Jr., Township P.C. Chair
Jake Michael, CCPC
Geoff Shellington, Chester County Open Space Preservation Department



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

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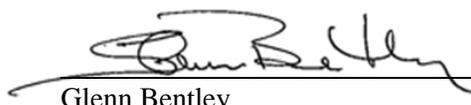
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Glenn Bentley
Senior Review Planner

GPB/ncs
cc: Walter Woessner, Jr., Township P.C. Chair
Jake Michael, CCPC
Geoff Shellington, Chester County Open Space Preservation Department

Discussion and Information Items



Community Planning

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Community Planning Municipal Assistance Projects

April 2023

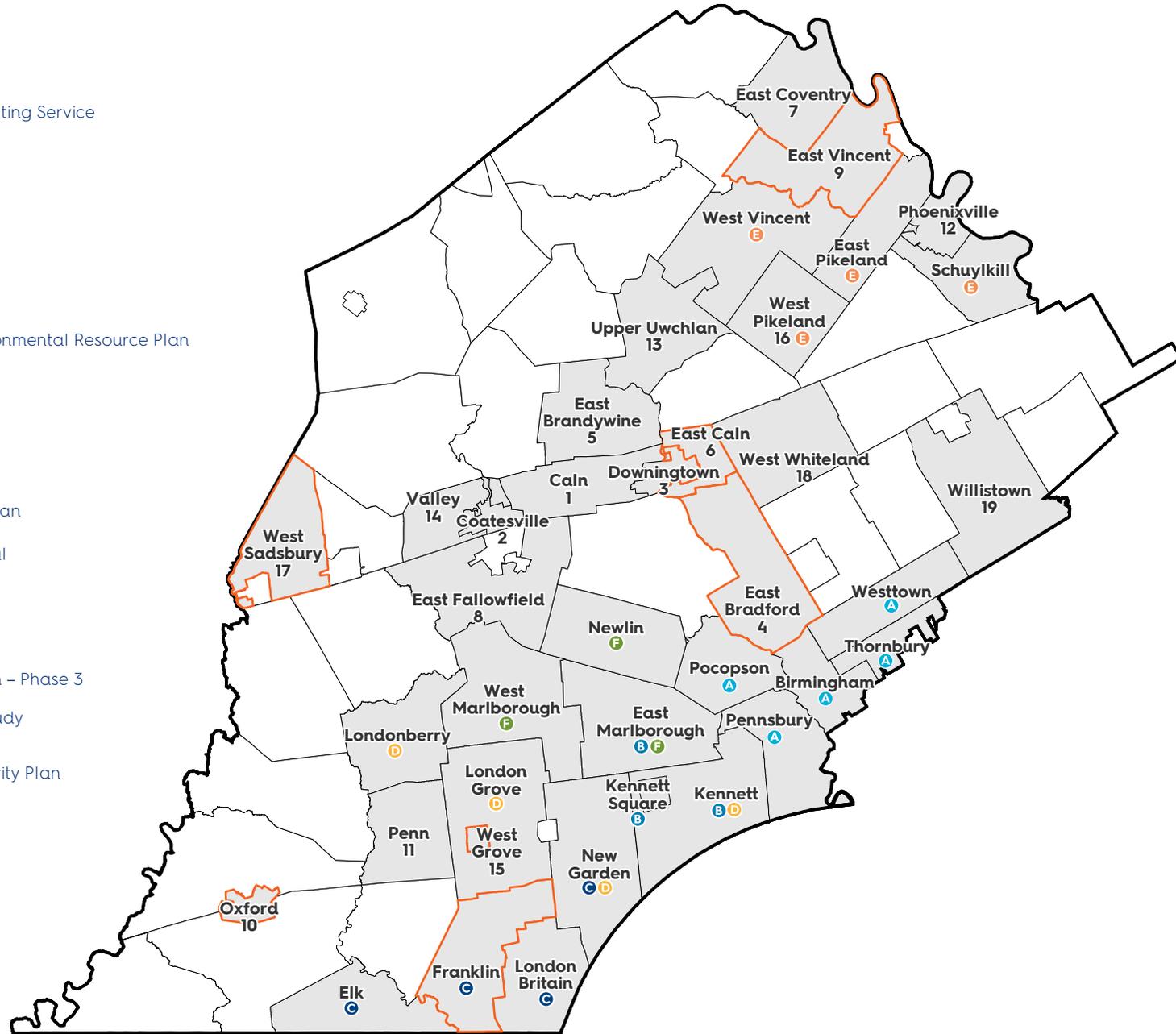
- Municipality with Ongoing VPP Project
- Municipality with Planning Commission Consulting Service

Single-Municipality Projects

1. Caln Zoning Ordinance
2. Coatesville Zoning Ordinance
3. Downtown Comprehensive Plan
4. East Bradford Zoning
5. East Brandywine Comp Plan & Official Map
6. East Caln Comprehensive Plan
7. East Coventry Land Use Assumptions Report
8. East Fallowfield Open Space, Recreation, & Environmental Resource Plan
9. East Vincent Zoning Ordinance
10. Oxford Comprehensive Plan
11. Penn Comprehensive Plan
12. Phoenixville Zoning Ordinance
13. Upper Uwchlan Active Transportation Plan
14. Valley – W. Lincoln Highway Corridor Master Plan
15. West Grove Zoning Ordinance
16. West Pikeland Parks, Recreation, & Open Space Plan
17. West Sadsbury Comprehensive Plan
18. West Whiteland Parks Wayfinding Signage Manual
19. Willistown Comprehensive Plan

Multi-Municipal Projects

- A Brandywine Battlefield Strategic Landscapes Plan – Phase 3
Birmingham, Pocopson, Pennsbury, Thornbury, Westtown
- B Longwood Gardens Connector Trail Feasibility Study
East Marlborough, Kennett, Kennett Square
- C Mason-Dixon Line/
Arc Corner Heritage Interpretation and Connectivity Plan
Elk, Franklin, London Britain, New Garden
- D Route 41 Corridor Improvement Study
Kennett, Londonberry, London Grove, New Garden
- E Clean Energy Transition Plan
East Pikeland, Schuylkill, West Pikeland, West Vincent
- F Unionville Area Regional Comprehensive Plan
East Marlborough, Newlin, West Marlborough



COMMUNITY PLANNING REPORT

April 2023 (Activities as of 3/31/23)

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: 75% Contract Term: 8/20 – 7/23 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 and removing the complicated and numerous overlay districts. After several months of working and reworking a form-based zoning scenario, the consultant distributed a full draft of the Zoning Ordinance for discussion at the August 2022 Task Force meeting. After several months of internal discussion involving the township manager, solicitor, and ZO, the draft ordinance was presented to the Board of Commissioner’s for their consideration. At issue, the form-based zoning that the consultant had developed over the first 6-18 months of the project. The BOC was not in favor of this zoning technique and, as a result, will work with Township staff and their attorney to complete the draft ordinance during the next several months in accordance with the Contract Scope of Work. The Township has submitted a request for their 2nd extension that will not include the consultant moving forward.

2. City of Coatesville – Zoning Ordinance Update

Percent Completed: 85% 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. All materials have been reviewed at least once so the work has transitioned to review and clarification on amendments prior to providing recommendations to the City planning commission and council. An interim meeting with the consultant was held on August 29th to discuss the project status to ensure the project timeline remains on track. The last meeting was December 5th. The draft amendments were presented to the City planning commission at their Feb. 15th meeting for their review and comment prior to forwarding to City council. I note that it is possible this project will require an extension, however the project has reached the adoption process phase as it is now in the hands of the planning commission for review and comment prior to a recommendation to City Council for consideration.

3. Downingtown – Comprehensive Plan

Percent Completed: 5% Contract Term: TBD Consultant: Michael Baker International Monitor: Kevin Myers

The Borough is updating its comprehensive plan that was last updated in 2013 and amended in 2015 and has selected Michael Baker International as the consultant. *The kick-off meeting was held on March 20th. Next steps include a site visit and focus groups.*

4. East Bradford Township – Zoning Ordinance Update

Percent Completed: 20% Contract Term: 8/22 – 7/24 Consultant: Chester County Planning Commission Monitor: Chris Patriarca

The March meeting included review of the draft articles for the commercial and industrial districts .

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

Percent Completed: 100% Contract Term: 5/21 – 4/23 Consultant: Tom Comitta & Assoc./Brandywine Conservancy Monitor: Jeannine Speirs

The Township is updating their existing comprehensive plan, which was adopted in 2009, and updating 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. *Comp Plan and Official Map are adopted.*

6. East Caln Township – Comprehensive Plan

Percent Completed: 30% Contract Term: 6/22 – 5/24 Consultant: Chester County Planning Commission Monitor: Chris Patriarca

The Task Force reviewed the topical chapter for connectivity at their March meeting.

7. East Coventry Township – Land Use Assumptions Report

Percent Completed: 0% Contract Term: TBD Consultant: McMahon Associates, Inc. Monitor: TBD

There was no December Completion of a Land Use Assumptions Report (LUAR) in support of a new Act 209 Study. This new effort will take a fresh look at development projections and existing/future traffic conditions; determine development traffic impact fees; and determine transportation capital improvements consistent with community and region's current goals and vision. McMahon Associates, Inc. would serve as the primary consultant for this project.

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

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

The township will update its 1993 Open Space, Recreation, and Environmental Resources Plan. The revised plan will identify opportunities for future open space preservation, identify the current and potential future demands for recreational parks and facilities, and provide a vision for a bicycle and pedestrian transportation network that connects neighborhoods to parks, schools, and businesses. The consultant team for this project would consist of Brandywine Conservancy and Recreation and Parks Solutions.

9. East Vincent – Zoning Ordinance

Percent Completed: 30% Contract Term: 4/22 – 3/24 Consultant: Chester County Planning Commission Monitor: Kate Clark

The March meeting focused on reviewing the Industrial Mixed Use zoning district and definitions. The next meeting is scheduled for April 19th.

10. Oxford Borough – Comprehensive Plan

Percent Completed: 80% 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. Draft Plan Chapters were presented throughout the Summer and Fall of 2022 and the full draft Comprehensive Plan will be distributed to the Task Force in April. Adoption is anticipated in June or July of 2023.

11. Penn Township – Comprehensive Plan Update

Percent Completed: 50% Contract Term: 5/22 – 4/24 Consultant: Brandywine Conservancy Monitor: Mark Gallant

The township is working on a major update to the Penn Township Comprehensive Plan (2012) to better align the township plan with Landscapes3, incorporate recommendations from their Act 209 plan, consider zoning changes from 2019, and account for significant growth and development over the last decade. Several meetings were held in the Summer and Fall focusing on plan background and public outreach (including the development of a community survey) and inventories for natural resources, parks and recreation, transportation, and existing land use. The consultant presented the initial responses and feedback from the community survey and the 1st public open house (September) as well as the Community Service and Facilities inventory at their October Meeting. After taking a few months to develop plan recommendations, the consultant has been meeting with the Task Force (1st quarter of 2023) to review and discuss draft recommendations for natural and historic resources, open space and recreation, and transportation and circulation.

12. Phoenixville Borough – Zoning Ordinance Update

Percent Completed: 0% Contract Term: TBD Consultant: Gilmore & Associates Monitor: TBD

This project is to update the Borough's current Zoning ordinance this is on the heels of the Borough's newly adopted Comprehensive plan update. The Borough's Zoning Ordinance rewrite will strive to be consistent in achieving the goals and vision of Landscapes3. The Borough hopes to integrate the goals of Preserve, Protect, Appreciate, Live, Prosper, and Connect in an Urban Center into the zoning ordinance update. The Borough's Current Zoning Ordinance was adopted in 2013. Gilmore & Associates would serve as the consultant for this project.

13. Upper Uwchlan Township – Active Transportation Plan

Percent Completed: 20% Contract Term: 10/22 – 3/24 Consultant: McMahan Associates Monitor: Joe Shanley

A February meeting was held to discuss the findings of the public outreach and potential trail connections are being prioritized.

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

Percent Completed: 80% Contract Term: 8/21 – 7/23 Consultant: Pennoni and Thomas Comitita 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 Task Force met in January 2023 and discussed the draft plan recommendations and mapping that were presented to the public at a meeting on February 27th. *This meeting was very well attended and the public reacted very well to the recommendations and the associated mapping.*

15. West Grove Borough – Zoning Amendments

Percent Completed: 0% Contract Term: 4/23 – 3/25 Consultant: Chester County Planning Commission Lead Planner: Kevin Myers

The Chester County Planning Commission will provide professional planning and support staff to assist the Borough in the update of the West Grove Borough Zoning Ordinance. The existing ordinance will be used as a base for this update. This contract was approved by the Chester County Commissioners at their March 29, 2023 meeting.

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

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

The plan will provide guidance to the Township for improving their existing parks, conserving open space, and connecting trails. It will also provide recommendations on land use policies, financing, operations and maintenance. It will be based on a robust public process, designed to gather information from the public to guide creation of the plan. This plan would be adopted as an amendment to the municipal comprehensive plan. Natural Lands would serve as the consultant for this project.

17. West Sadsbury Township – Comprehensive Plan

Percent Completed: 5% Contract Term: 2/23 – 1/25 Consultant: Chester County Planning Commission Lead Planner: Kate Clark

The March meeting reviewed the draft public survey, plan introduction/vision statement, and stakeholder interview list. A public open house is planned for May 24th.

18. West Whiteland Township – Parks Wayfinding Signage Manual

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

The purpose of the West Whiteland Parks System Wayfinding Signage Design Manual (WSM) is to promote placemaking throughout the Township, starting with our 11 parks. The goal is to complete a comprehensive wayfinding signage package to enhance the user experience in the parks. The WSM will create a uniform wayfinding signage brand for the Township to use at each park to provide mapping, educational and informational signage to facilitate users’ needs to locate park amenities, along with Township sign maintenance and overall phasing implementation of the signage program. This contract was approved by the Chester County Commissioners at their March 29, 2023 meeting.

19. Willistown Township – Comprehensive Plan

Percent Completed: 90% Contract Term: 1/21-6/23 Consultant: Gaadt Perspectives Monitor: Kate Clark

A full draft plan is expected in the next few months, with anticipated adoption in June 2023.

MULTI-MUNICIPAL

20. Brandywine Battlefield Strategic Landscapes Plans – Phase 3

Percent Completed: 95% Contract Term: 8/19 – 12/22 Consultant: Chester County Planning Commission Lead Planner: Jeannine Speirs

Technical report and interactive map draft has been prepared by consultants and PHMC has completed their review. ABPP is reviewing including PHMC's review and project recommendations. Consultants will assist drafting and reviewing planning documents. Planning documents are starting to be prepared now at the completion of the ABPP grant.

21. Kennett Township, Kennett Square Borough, and East Marlborough Township – Longwood Gardens Connector Trail Feasibility Study

Percent Completed: 85% Contract Term: 4/22 – 9/23 Consultant: McMahon Associates Monitor: Kevin Myers

The three municipalities are proposing to perform an analysis and recommend bicycle and/or pedestrian facilities to connect the Kennett area to Longwood Gardens. This project builds off of the Southern Chester County Circuit Trail Feasibility Study (completed by CCPC) to better refine and determine the feasibility of constructing community connections. This project also is timed well with Longwood Gardens undertaking a master plan exercise. Longwood Gardens is also committed to provide match for the project. The kickoff meeting was held on June 13, 2022. The second meeting was held September 19, 2022. The first public meeting was held on October 26th, which was primarily a virtual meeting however an in person watch party was also held in Kennett Square for participants to watch and participate in the virtual meeting together as well as provide input to the project in person to staff and municipal representatives on site. The third task force meeting was held in January 2023, along with the second public meeting on February 9th. A full draft study is being refined for task force review.

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

Percent Completed: 0% Contract Term: 12/22 – 11/24 Consultant: Brandywine Conservancy Monitor: Jeannine Speirs

The four townships are proposing to prepare a plan that will promote thematic and physical heritage interpretation and connectivity between key natural, cultural, historic, and agricultural sites within the Mason-Dixon Planning area. This project specifically builds on Franklin's Comp Plan policy as well as policy in the other three communities. Contract has been signed by the four municipalities and County Commissioners. A project task force is being put together by consultant.

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

Percent Completed: 0% Contract Term: 2/23 – 7/24 Consultant: McMahon Associates Monitor: Chris Patriarca

The five municipalities are proposing a corridor plan which places community needs and values at its center. The project would begin with a regional visioning process. Then, conceptual design solutions would be identified to address traffic and safety issues to help the communities achieve their vision. The contract has been executed by all four municipalities. *A kickoff meeting is tentatively scheduled for April.*

24. Phoenixville Area Townships – Clean Energy Transition Plan

Percent Completed: 65% Contract Term: 11/21 – 4/23 Consultant: Practical Energy Solutions Monitor: Mark Gallant

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 consultant has been completing interviews with municipal administration and analysis of existing municipal facilities

as related to energy use. The municipal representatives have been discussing outreach strategies that include tabling at municipal events through the Spring, Summer, and Fall of 2022. A joint Stakeholder meeting was held at the end of February and was well attended. A six-month extension request was submitted to allow time to complete the work outlined in the project scope of work.

25. Unionville Area Region – Comprehensive Plan Update

Percent Completed: 15%

Contract Term: 4/22 – 3/24

Consultant: Brandywine Conservancy

Monitor: Kate Clark

Parks and recreation recommendations were reviewed at the March meeting. The next Task Force meeting is scheduled for May 3rd.

OTHER PROJECTS

- **eTool preparation** – full division
- **Oxford Region** – Administration assistance to the regional planning group (ORPC) and associated sub-groups: The ORPC Regional EAC and The ORPC Historic Sub-Committee; Mark Gallant
- **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. Kennett Township (subdivision and land development ordinance)
2. Pennsbury Township (historic resources in zoning ordinance)
3. Oxford Region (regional comprehensive plan)
4. Spring City (comprehensive plan)
5. Kennett Square Borough (comprehensive plan)
6. West Grove (zoning amendments)

Cash Grant Inquiries (or VPP channel not established yet)

- West Vincent Township – Park and Trail Plan (July 2018, January 2020)
- Pennsbury Township – Historic Project (January 2020)
- West Nottingham Township – Transportation Study (January 2020)
- South Coatesville Borough – Comprehensive Plan (February 2020/July 2021)
- Londonderry Township – (May and August 2020)
- New London Township – Comprehensive Plan (May 2020)

- Pocopson Township – Regulatory Amendments (Fall 2020)
- East Fallowfield – Historic Resource Ordinance (November 2020)
- West Whiteland Township – Streetscape Plan (September 2021)
- West Nottingham – Corridor Study (November 2021)
- Tredyffrin – Historic Preservation Plan (February 2022)

HISTORIC PRESERVATION

- **Town Tours** – A series of free educational programs on historic towns, neighborhoods, and other items on interest in Chester County. Staff: Bill Deguffroy and Laura DeMatteo, support from Nancy Shields and Sally Warren, along with Jeannine Speirs and Joe Shanley. External Partners: CCHPN and individual site organizers/municipalities/municipal historical commissions. Status: *Planning for 2023 Town Tours in completed, and tour brochure is currently being designed.* The theme is “Our Agricultural Heritage”. Ten tours are planned for the season, with a range of subthemes including adaptive reuse of barns, market towns, and preservation of agrarian landscapes. *The Tours will kick off in West Chester on June 8th and finish at Historic Yellow Springs on August 17th.*
- **Training** – Conduct and support training for historical commissions, committees, and HARBs, often in coordination with CCHPN. Staff: Laura DeMatteo with support from Sally Warren and Jeannine Speirs. External Partners: CCPHN, PHMC. Status: The Chester County Historic Preservation Network Leadership Luncheon took place on March 18, 2023 and included presentations on PHMC’s Certified Local Government program, the role of municipalities in the America250PA Chester County Commission commemorative planning, and the Heritage Tourism Plan.
- **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: Laura DeMatteo with 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: Jeannine Speirs serves on this committee. Laura DeMatteo has provided her resume to DCD to serve on this committee. Reviews are ongoing for renovations to apartments for homeless families at 128 E. Chestnut Street, in West Chester Borough, for the CYWA, at 423 Lincoln Highway East, in Coatesville, and for a senior housing development in Phoenixville that involves proposed building demolition. Preliminary approval letters have been sent to DCD for the Coatesville and West Chester projects. Final approval for these projects is contingent on receiving design detail and final drawings.
 - County-owned Bridges/Facilities: in coordination with CC Facilities Dept (Eric Quinn). Multiple bridges are active: Mill Road #167; Elkview Road/Lincoln #35; Seven Stars Road #190; Old Schuylkill Road/Pigeon Creek #207, Allerton Road #111, North

Reed Road #134, Watermark Road #21; Camp Bonsul Road #26; Harvey's Bridge Road #92; Dutton Mill Road #157; Creek Road #175; Bertolet School Road #196; Warwick Furnace Road #199; Spring City Road #205; Keim Street #220; Hadfield Road #244; Township Road #297; Thomas Road #300; West Cedarville Road #311. Cultural Review reports are completed for #35, #92, #199 and #157. Cultural Review reports are underway for #300 and #311.

- County-owned properties/Facilities and Parks + Preservation: Historic preservation planning and technical assistance on County-owned properties that are or may be historic. Strategies are being considered to rehabilitate the Hatfield House, 119 Hatfield Road, located in Hibernia Park/West Caln Township. The Chester County Facilities Department has developed a list of potential maintenance projects to stabilize the property and improve its desirability for reuse. The Inter-Departmental Historic Structures Committee, composed of representatives from the Chester County Commissioners' Office, Facilities, CCPC, and Parks + Preservation met on February 14 to discuss potential adaptive reuse of historic buildings owned by the County. The Committee has a site visit planned for March 8 of the Iron Maker House at Warwick County Park and the Parker House near Parker Ford. The County is now planning to apply for a PHMC Keystone Construction Grant for the restoration of the columns of the Historic Courthouse in West Chester. Planning Commission staff is coordinating redevelopment strategies with the Chester County Economic Development Council for the Hatfield House in Hibernia Park.
- Non-County affiliated Section 106: Darlington Corners at 926/202 (PennDOT interaction widening); Manor Road Improvements, the Roundabout and State Road 41/State Road 841, Roundabout in Chatham Village, London Grove Twp. and an expanded parking lot at the Parkesburg train station; Traditions of America development at National Register-eligible Baldwin Farm in West Brandywine Township; Downingtown Train Station project.
- Other activity (planning /technical assistance) with potential regulatory element: Fricks Lock/Schuylkill River/Parker Ford Trailhead Development and resources impacted by work on the Coatesville-Downingtown Bypass in the vicinity of its intersection with PA Rt. 10 in Sadsbury Township.
- 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: Various Staff
 External Partners: Vary by project
 Projects with ongoing activity:
 - Gardner-Beale House (Coatesville)
 - Kemblesville demolition by neglect
 - Friends of Barnard House/Barnard House
 - Oxford Region
 - Passtown School
 - Zachariah Rice/Hench Houses National Register status
 - St. Peter's UCC Church

- Whittier Clement Atkinson Memorial Community Resource Center
 - Springton Manor and Lundale Farm
- **Heritage Education/Tourism** – multiple efforts to support education and interpretation throughout the county
 Staff: Brian O’Leary lead, support from Laura DeMatteo for the 250th Commission and Harriet Tubman Byway and Jeannine Speirs for Battlefield Heritage Centers and municipal heritage interpretive plans
 External Partners: Vary by project
 Projects with ongoing activity:
 - America250PA Chester County Commission: Commissioner Kichline serves on the statewide committee. The 250th Commission held a hybrid working meeting on March 2 via Zoom and at the Chester County Planning Commission. Beverly Sheppard has begun her contract as Committee Coordinator for the Commission’s six committees to assist as they plan Semiquincentennial celebrations. The 250th Commission is considering professional facilitation of its April 6 meeting in order to establish a work plan for the Commission and its committees. County Heritage Tourism Plan: A consultant team has been retained to create a plan guide Chester County on heritage tourism and assisting the local heritage economy via examining public historic sites in a thematic context. The consultant team met with the Plan Steering Committee on February 28 and has been working with the America250PA Chester County Commission’s Heritage Sites Committee to develop a comprehensive directory of historic sites in Chester County and assess their operating capacities and levels of visitor readiness. The consultant team has created a draft outline for the plan and a draft conceptual framework, both of which were presented to the America250PA Chester County Commission at their January 5 meeting.
 - Iron and Steel Heritage Partnership: The partnership is focusing on coordination with Heritage Tourism planning. The Partnership’s Steering Committee held its most recent bimonthly meeting on January 19 at Pottsgrove Manor in Montgomery County. Its next meeting is scheduled for March 16 at Hopewell Furnace National Historic Site.
 - Underground Railroad: A section of PA-52 in Pocopson, Kennett, and Pennsbury Townships has been recognized as a state byway by PennDOT and will be called the Harriet Tubman Underground Railroad Byway. The Brandywine Valley Scenic Byway Commission (BVSBC) nominated the byway in commemoration of the bicentennial of Harriet Tubman’s birth. The BVSBC has applied for a FHWA grant to enable development of a Corridor Management Plan for the byway.
 - Rural History Confederation: no current activity.
 - Heritage Centers: Along with Marshallton Heritage Center, Kennett Heritage Center is now open, and plans are underway for one at Strode’s Barn, as well as discussion of an agricultural-themed heritage center at the Glenroy Preserve on Lees Bridge Road in West Nottingham Township via Oxford Regional Planning Commission Historic Subcommittee. A regional Heritage Interpretive and Connectivity Plan is funded under VPP (See Above) for the Mason-Dixon/Delaware Arc Corner area, which will identify possible places for Heritage Centers and Interpretive Sites along with connections between them and other amenities. The regional Heritage Interpretive and Connectivity Plan had been funded under VPP that identified heritage centers in the eastern Brandywine Battlefield and technical assistance is requested for helping facilitate those Heritage Centers. There is discussion on a possible Underground Railroad Heritage Center efforts at Barnard House and a possible African American history Heritage Center effort at Passtown School as well as an Interpretive Site at Atkinson Hospital. Springton Manor and Lundale Farm are also interested in being possible Agricultural Interpretive Sites as part of

the Heritage Interpretive Network. Oxford Region is interested in an Agricultural Heritage Center or Interpretive Site at Glen Roy Preserve and a regional Agricultural Heritage Center or Gateway at Oxford Area Historical Association

- **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: Laura DeMatteo support from Colin Murtoff
External Partners: PHMC, vary by project
Projects with ongoing activity: Atlas projects underway: West Chester, Westtown, Parkesburg, New Garden, London Britain, West Bradford- (VPP), Kennett, Upper Uwchlan and West Caln. The Charlestown and East Nantmeal atlas projects were completed in 2022.
- **Adaptive Reuse Design Guide** – development of a guide specific to adaptive reuse
Staff: Mark Gallant led with support from Jeannine Speirs, Joe Shanley, Jake Michael, and Laura DeMatteo
External Partners: Advisory Committee for the project
Status: Interviews are being conducted to inform the project, and successful examples of adaptive reuse collected, researched, and photographed. The Guide will be made available on the Chester County Planning Commission’s website and will be a “living” document to be updated to highlight best practice projects as they are completed.
- **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
External Partners: Archives, Brandywine Battlefield Task Force, Brandywine Battlefield Park Associates, Delaware County, municipalities
Current Activity: See descriptions of the Phase 3 project The battlefield heritage interpretive signage project is nearing completion with the last of the 15 signs are ordered. Several sign dedication events have occurred and have received press coverage. There may be opportunities to coordinate on heritage interpretation opportunities to relay information for education and outreach, e.g. undertaking a driving tour (prior efforts via another organization was halted for staffing reasons) to mesh with and tie together the County Heritage Tourism Plan with the Battlefield Heritage Interpretive Signage Project (that the Sons of the Revolution is funding and CCPC is helping to lead) and Battlefield Heritage Centers and Interpretive Sites (that were identified through CCPC’s and partner’s battlefield planning work).

ECONOMIC

- **CCEDC Coordination** – Regular contact regarding ongoing projects.
- **Employment Data** –Continuously updating with new data as it becomes available.
- **Reinvestment Opportunities Map** – Finalizing online presentation of reinvestment development tool for municipalities.
- **Non-Residential Construction Report** – 2023 (2022 data) being prepared for online posting.
- **State of the County Economy Report** –2022 report completed and posted. Transitioning 2023 report to online data format.

HOUSING

- **Housing Choices Committee** – Fall meeting held October 20.
- **Missing Middle Housing** – Report complete and posted online.
- **Adaptable Housing Guide** – Completing initial data collection and analysis for housing needs study.
- **Housing eTools** – Updates are largely complete, although resources and examples will continue to be added as appropriate.
- **Case Studies** –Planned: *Pickney Hill Commons*.
- **Housing Forum** –Fall forum held November 15, focusing on A+ Homes pro-formas. A recording of the event is available online.
- **Residential Construction Report** – 2022 (2021 data) report posted. Finalizing review for 2023 (2022) report and preparing for posting.
- **Video** – An A+ homes video on affordably-priced housing and families is being created and will likely be promoted in mid-2023.
- **Commissioners' Housing** – Finalizing recommendations for land bank designation and Starter Home Pilot program.
- **Presentations** – Presentation with the West Vincent Planning Commission TBD.

URBAN CENTERS

- **VPP Support** – Monitoring of cash grants to Kennett (Kennett Connections Study), Coatesville (zoning amendments), and Downingtown (comprehensive plan update), and participating in county consulting technical services work on updates to the Oxford Borough comprehensive plan.
- **Technical assistance/coordination** – Atglen for zoning (to begin March 28th- minor zoning amendments), future park planning, and grant assistance (DCNR, CCCRP, etc.); Avondale consideration of commercial uses in the R-2 District and parking requirements; Parkesburg for implementation coordination and potential grant funding assistance;; Downingtown (signs, parking, TND) and comprehensive plan update monitoring; Kennett Square for NVF zoning and comprehensive plan update assistance; TMACC (design); Coatesville (coordination between the City, 2nd Century, CDC, and CCPC); West Grove – potential assistance with PA DCNR C2P2 Grant for parks master plan, and zoning updates consistent with the 2022 comprehensive plan update (breweries, mixed use zoning, parking requirements). Engaged DVRPC in conjunction with other CCPC staff regarding the DVRPC ExPo program (Oxford) and sidewalks installation (Avondale).
- **Meeting Attendance** – Participation in meetings for economic development through Historic Kennett Square (now Kennett Collaborative), the Western Chester County Chamber of Commerce, 2nd Century Alliance, and the Western Chester County COG
- **Tools** – Supporting the update of multiple online etools. Supporting and advocating for County access to ArcUrban GIS application.
- **Urban Center Webpage** –No recent activity.
- **Urban Center Forum** –The 2022 UCF was held 10/25/2022 at the County Public Safety Campus. Twelve of the sixteen urban centers participated in the 2022 UCF providing updates on their community and participating in discussion.
- **Urban Centers Improvement Inventory** –A draft 2022 UCII was made available in early February 2022. All 2022 UCII coordination is complete and the final 2022 UCII has been posted. 2023 UCII update announcements were sent to each urban center individually on

11/10/2022. The due date for UCII edits and additions was 1/20/2023. *The 2023 UCII was posted on March 2, 2023.* Note beginning with the 2023 CRP, CRP will be every other year instead of annually, which might then also apply to future UCII updates.

- **Urban Centers Survey** – A SurveyMonkey survey has been completed. Working on outreach to urban centers managers, staff, council, and planning commission.
- **DCD CRP Coordination** – Provide input and response to inquiries from urban centers regarding CRP applications. 2021 CRP awards were approved by the Commissioners and letters were sent on November 9, 2021. 2022 CRP applications reviewed and comments submitted, and awards made. The 2023 CRP opened in March 2023. *Awaiting submissions and scoring in coordination with CCDCD.*
- **DVRPC TCDI representative** – Coordinated with representatives for both Chester County awarded projects regarding status and progress. The kick-off meeting for the 2022 DVRPC TCDI was held at 9:30am, on September 27th, 2021. There was discussion amongst the Review Committee about administrative and programmatic changes to the TCDI program. The PA TCDI request for proposals will be on January 3, 2022. CCPC should assist with messaging to municipalities regarding the TCDI program. Note that DVRPC staff will be taking over more aspects of grant administration and there will be no match, which should assist with municipal interest and ability to apply, particularly for municipalities that have fiscal and capacity limitations. DVRPC will provide additional announcements about the upcoming TCDI round on February 1st. A webinar for the upcoming TCDI round will be held February 14th at 9:30am on Zoom. Project review and scoring will be completed by the May 27, 2022 submission deadline. TCDI review committee meeting was held May 31st. Note, Oxford Borough was awarded \$100,000 in the 2022 TCDI to update their SLDO and Zoning Ordinance.
- **Presentations:** Attended the Western Chester County COG 1/26/2022 and presented a CCPC overview on 2/23/2022. Attended the 5/3/2022 Avondale Borough Council meeting along with Brian O’Leary. Attended CCPC Housing presentation to Kennett Square Council on June 8, 2022. Will attend Kennett Square Borough Council meeting on April 5, 2023. Leading Coatesville Mobile Workshop for the 2023 APA National Conference on April 3, 2023.

Agricultural Development Council Update



Sustainability Division

Monthly Activities Report – April 2024

Summary:

- Work continued on solar ordinance inventory, Sustainability Summit planning, and municipal open space outreach
- Planned training event with CC Parks + Preservation for municipal officials and staff re: open space planning and policy tools for 5/31 (hybrid event)
- Planned kick-off meeting for municipal Climate Action Cohort (5/4)
- Facilitated Climate Action Plan Implementation group meeting with other ChesCo county departments (3/9)

Keep Chester County Beautiful

- Spring Give-away underway- winner to be selected on 4/3.
- Advisory committee meeting scheduled for 4/4

Environmental and Energy Advisory Board

- Clean Energy Subcommittee met on 3/15 to discuss the municipal climate action cohort initiative.

Multimodal Transportation Planning Division

March 2023

PA DCED Local Share Account Awards

On March 16th, the Commonwealth Financing Authority (CFA) announced its approved project awards for the Statewide Local Share Account (LSA). The LSA provides for the distribution of gaming revenues through the CFA to support projects in the public interest within the Commonwealth of Pennsylvania. No match was required for any project application which were due March 15, 2022. Award recipients in Chester County include:

- Charlestown Township - PA 29 @ Yellow Springs Rd/Warner Drive - \$177,417
- Chester County Economic Development Council - The Timothy School - Phase 3 Redevelopment - \$800,000
- Coatesville City - Ash Park Master Plan Implementation - \$500,000
- East Bradford Township - Basin Retrofit Project at Copeland Park - \$100,000
- East Bradford Township - W. Ashbridge Street Culvert Replacement - \$135,000
- East Brandywine Township Municipal Authority - Keats Glenn WWTP Improvements - \$249,500
- East Coventry Township - Tow Path Park Improvements - \$441,741
- East Coventry Township - Utility Terrain Vehicle Purchase - \$58,305
- East Fallowfield Township - Fuel Pump Dispenser and Web-Based Fuel Management System - \$56,328
- East Fallowfield Township - Traffic Calming Islands and Speed Display Boards - \$100,000
- East Goshen Township - Bow Tree Pond I Rehabilitation - \$176,000
- Kennett Square Borough - New Kennett Library Improvements - \$799,391
- London Grove Township - Bridge Replacement - \$138,454
- Modena Borough - Modena Fire - Gear and Equipment - \$100,000
- Modena Borough - Modena Fire - Tanker - \$520,546
- Modena Borough - Modena Public Works - \$100,000
- Newlin Township - Backhoe Grant Application - \$147,060
- Oxford Area Sewer Authority - Grant Street and Twin Ponds Pump Station and Force Main Project - \$300,000
- Oxford Area Sewer Authority - Septage Receiving Station Upgrade Project - \$498,735



- Penn Township - Penn Township Sports Park, Trails, and Environmental Education Center - \$500,000
- Phoenixville Borough - Phoenixville - The Phoenix Wheel - \$750,000
- Pocopson Township - West Creek Road Repair and Reconstruction - \$500,000
- West Bradford Township - Marshallton Thorndale/Poorhouse Roundabout - \$100,000
- West Brandywine Township Municipal Authority - Pump Station Hatches - \$100,000
- West Brandywine Township Municipal Authority - Pump Stations Generator Replacement - \$350,000
- West Goshen Sewer Authority - WWTP Screw Pump Replacement - \$610,800
- West Pikeland Township - Enhancements to Pine Creek Park - \$86,960
- West Pikeland Township - West Pikeland Township Public Safety Equipment Purchase - \$54,005
- West Pikeland Township - West Pikeland Township Road Equipment Purchase - \$117,975
- West Vincent Township - Opalanie Park - \$250,000
- West Whiteland Township - Clover Mill Pump Station Rehabilitation - \$963,945
- Westtown Township - Oakbourne Park Trail System Improvements - \$210,000

CHESTER COUNTY TOTAL: \$9,992,162

STATEWIDE TOTAL: \$263,035,195

PA DCED Multimodal Transportation Fund Awards

The CFA also announced the Multimodal Transportation Fund awards at their March 16th meeting. Chester County recipients include:

- 802 East Baltimore Pike LLC - 802 East Baltimore Pike - \$250,000
- Borough of Oxford - Mt. Vernon Street Transportation and Green Infrastructure - \$150,000
- Borough of Phoenixville - Phoenixville Bridge and Starr Intersection Project - \$600,000
- East Fallowfield Township - Multimodal Improvements in Newlinville Village - \$150,000
- East Whiteland Township - Route 30 Corridor Improvements Project - \$535,000
- Easttown Township - Devon Station Area Pedestrian Improvements - \$200,000
- West Chester Railroad Heritage Association - West Chester Railroad Twin Bridges Rehabilitation - \$75,000

CHESTER COUNTY TOTAL: \$1,960,000

MTF TOTAL: \$56,143,529





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

To: Chester County Planning Commission
From: Paul Fritz, Director, Design & Technology Division
Date: March 31, 2023
Re: Planning Commission Board Meeting Monthly Report

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

The 247 planners reviewed and processed plan and ordinance submittals. Research for the Village Preservation Guide continued as well as a preliminary assessment of agricultural-related zoning for some the county's municipalities.

The GIS staff assisted Community Planning with municipal mapping requests, historic atlas updates, and work program projects. Staff also created an interactive map showing solar panel installations in the county and updates to the inventory map of National Register Listed and Eligible Properties.

The Graphics team assisted with various projects, including spring event flyers, postcard promotions, and illustrations for the Rural Landscapes Design Guide.

Director's Report