



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 351E

Hybrid Meeting
September 13, 2023

AGENDA

- 2:00 p.m. 1. CALL TO ORDER
A. Chair’s Welcome *Chair*
2. PUBLIC COMMENT *Chair*
3. PRESENTATION
B. Oxford Borough Planning Initiatives *Mark Gallant, CCPC*
Pauline Garcia-Allen, Oxford Borough Manager
- 2:25 p.m. 4. ACTION ITEMS
C. Approval of Commission Meeting Minutes – August 9, 2023 *Commission*
- D. Act 247 Reviews – August 2023 Applications *Act 247 Team*
- 1) Subdivision and Land Development Plan Reviews (29)
 1. Caln Township CU-07-23-17747
 2. Caln Township CU-07-23-17770
 3. Downingtown Borough LD-07-23-17751
 4. East Marlborough Township LD-07-23-17749
 5. East Pikeland Township LD-07-23-17752
 6. East Pikeland Township LD-07-23-17762
 7. East Vincent Township LD-08-23-17789
 8. East Whiteland Township LD-07-23-17761
 9. East Whiteland Township SD-07-23-17763
 10. Honey Brook Township LD-07-23-17739
 11. Kennett Township LD-07-23-17760
 12. Kennett Township SD-08-23-17797
 13. Londonderry Township SD-07-23-17778
 14. New London Township SD-07-23-17777
 15. North Coventry Township LD-06-23-17733
 16. Phoenixville Borough LD-07-23-17754
 17. Upper Oxford Township SD-07-23-17771
 18. Uwchlan Township LD-07-23-17753
 19. Valley Township LD-08-23-17791
 20. Valley Township SD-08-23-17783
 21. West Caln Township LD-05-23-17692
 22. West Caln Township LD-06-23-17720
 23. West Chester Borough SD-06-23-17732
 24. West Fallowfield Township SD-07-23-17773
 25. West Goshen Township LD-08-23-17784
 26. West Goshen Township SD-07-23-17769
 27. West Goshen Township SD-08-23-17798
 28. Westtown Township LD-08-23-17788
 29. Willistown Township SD-07-23-17748

- 2) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews (18)
 - 1. Berks County CP-07-23-17776
 - 2. Caln Township SA-08-23-17800
 - 3. East Coventry Township MA-08-23-17806
 - 4. East Coventry Township SA-08-23-17803
 - 5. East Coventry Township ZA-07-23-17779
 - 6. East Whiteland Township ZA-07-23-17742
 - 7. East Whiteland Township ZA-08-23-17799
 - 8. Easttown Township MA-07-23-17765
 - 9. Easttown Township ZA-07-23-17764
 - 10. Oxford Borough ZA-07-23-17772
 - 11. Spring City Borough ZA-07-23-17756
 - 12. Tredyffrin Township ZA-07-23-17774
 - 13. Uwchlan Township ZM-07-23-17743
 - 14. Uwchlan Township ZM-07-23-17744
 - 15. Valley Township ZA-07-23-17759
 - 16. Valley Township ZA-08-23-17801
 - 17. West Chester Borough ZA-07-23-17766
 - 18. West Chester Borough ZA-08-23-17787

- E. Act 537 Reviews – August 2023 Applications *Carrie Conwell*
 - 1) Major Applications (0)
 - 2) Minor Applications (4)
 - 1. East Nottingham Township, David Fisher, 69-10-8.1A, Consistent
 - 2. Uwchlan Township, Overlook Pumping Station Decommissioning, 33-4-23, Consistent
 - 3. West Caln Township, 1010 Lafayette Road, 28-3-46, Consistent
 - 4. West Caln Township, Emanuel Zook, 28-7-22, Consistent

2:35 p.m. 5. DISCUSSION AND INFORMATION ITEMS

- F. Community Planning Division Update *William Deguffroy*
- G. Agricultural Development Council Update *Ann Lane*
- H. Sustainability Division Update *Rachael Griffith*
- I. Multimodal Transportation Planning Division Update *Brian Styche*
 - 1) Transportation Improvement Inventory and Priority Projects *Patty Quinn*
- J. Design & Technology Division Update *Paul Fritz*
- K. Director’s Report *Brian O’Leary*
 - 1) 2024 Work Program informal discussion

4:00 p.m. 6. ADJOURNMENT

Action Items





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MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid – GSC Suite 351E
August 9, 2023

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

MEMBERS PRESENT VIA ZOOM: Stephanie Duncan; Doug Fasick; Molly Morrison; Angie Thompson-Lobb.

STAFF PRESENT IN PERSON: Brian O'Leary, Executive Director; Carol Stauffer, Assistant Director; Glenn Bentley; Wes Bruckno; Steven Buck; Carrie Conwell; Beth Cunliffe; William Deguffroy; Paul Farkas; Paul Fritz; Rachael Griffith; Gene Huller; Ann Lane; Nick Ogborn; Nancy Shields.

STAFF PRESENT VIA ZOOM: Chris Bittle; Elise Davis; Jake Michael; Chris Patriarca; Patty Quinn; Elle Steinman; Sally Warren; Diana Zak.

VISITORS PRESENT IN PERSON: Kristen Scudder, DVRPC, Freight Program Manager.

VISITORS PRESENT VIA ZOOM: Zach Hurst.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person at the Government Services Center Suite 351E and via Zoom audio/video on Wednesday, August 9, 2023 was called to order at 2:00 P.M. by Chair Michael Heaberg.

PUBLIC COMMENT: There were no public comments.

PRESENTATION:

Mr. Buck introduced Kristen Scudder, DVRPC's Freight Program Manager. Ms. Scudder coordinated the completion of the Chester County Freight Plan and noted that the plan has been published and is on the DVRPC's website. Ms. Scudder stated that the initiative for this study came from a Landscapes3 Comprehensive Plan Connect Goal recommended action. The study was addressed in two phases: phase one - create a freight profile categorized by consumption industries and freight-intensive industries (extraction, production, and distribution); and phase two – create an action plan. She noted that Chester County's freight infrastructure includes 26 miles of interstate routes, 160 miles of national highways, 108 miles of freight rail trackage, and five rail yards and intermodal terminals. There are seven DVRPC-identified freight planning centers in Chester County. A municipal open house was held, and a survey conducted to help create the freight action plan with the following six goals: safety, efficiency, preservation and identity, environment, economic development, and community and place. Action strategies were developed to accomplish each of the six goals. The action plan also includes potential freight networks, existing project identification, and funding opportunities.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE JULY 12, 2023 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. WRIGHT, SECONDED BY MR. CLINE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews – July 2023:

There were thirteen (13) Subdivision and Land Development Reviews prepared in July.

A MOTION TO APPROVE THE THIRTEEN (13) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MS. COSENTINO, SECONDED BY MR. WRIGHT, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

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

There were fourteen (14) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, and Miscellaneous Reviews prepared in July.

A MOTION TO APPROVE THE FOURTEEN (14) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MR. CLINE, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Ms. Cosentino recused herself from the following application: ZA-06-23-17727.

Act 537 Reviews:

Ms. Conwell presented the Commission with two (2) minor Act 537 reviews for the month of July.

A MOTION TO APPROVE THE TWO (2) MINOR ACT 537 REVIEWS WAS MADE BY MR. WRIGHT, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Agriculture Security Area:

Mr. Bentley presented the Commission with one (1) ASA addition for the month of July.

A MOTION TO APPROVE THE ONE (1) ASA ADDITION WAS MADE BY MR. CLINE, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

Design and Technology Division Update:

Mr. Fritz noted on the monthly plan reviews that apartment numbers are strong. Mr. Fritz also introduced the Design and Technology's intern, Nick Ogborn.

Mr. Bruckno reported on the Street Trees eTool. He noted that street trees should be regarded as part of the built environment and infrastructure. Street Trees provide stormwater management and uptake, shade, wildlife habitat, improved esthetics, increased property values, reduced noise, increased privacy, and increased public health. Usually, street trees are regulated in subdivision and land development ordinances. Ms. Stauffer mentioned that CCPC is working on a woodlands and tree canopy project focusing on urban areas.

Community Planning Division Update:

Mr. Deguffroy reported that the following VPP projects are nearing completion: Coatesville Zoning Ordinance update, Oxford Borough Comprehensive Plan, Longwood Gardens Connector Trail Feasibility Study, and the Phoenixville Area Clean Energy Transition Plan. The second grant round of the Vision Partnership Program opened July 3 and is open through September 8. The preapplication meeting deadline is August 18.

Mr. Deguffroy reported that the 2023 Town Tours and Village Walks (TTVW) have had great turnouts this summer. Tours will continue through the end of August 2023. The June 29 Paoli Battlefield tour was postponed to August 24 due to bad air quality.

Agricultural Development Council Update:

Ms. Lane reported that summer is a great time for agricultural community outreach and education. The Ag Development Council hosted a table at the Exton Park Community Day and sponsored banners for the grand supreme livestock winners at the Kimberton Fair. The Ag Development Council also attended Western Chester County Chamber's Taste of the Farm event at the Chester County 4H Fair, introducing well-received children's coloring sheets and sharing copies of the county's Farm Guide.

Sustainability Division Update:

Ms. Griffith reported that, along with Laura DeMatteo, she and Carrie Conwell organized a PA250 Day Trail Work at Thornbury Farm in celebration of National Pennsylvania Day, which occurs on July 20th each year. This event helped clear a trail on Thornbury Farm to connect with Sandy Hill Park, both of which are part of the Brandywine Battlefield.

Next, Ms. Griffith reported on the implementation of the climate action plan and convening interested local governments. There was a kick-off meeting in May followed by a survey. Eleven municipalities responded to the survey ranking "promoting clean energy through ordinances" as the highest priority for the group's next area of focus.

Ms. Griffith reported on an outreach project focusing on Homeowner's Associations (HOA). Surveys for HOA board members and residents have been developed; a resource library including funding sources has been developed; and a web page is in progress.

Ms. Griffith reported that the Sustainability Summit is scheduled for Tuesday, September 26 at Penn State's Great Valley campus. The summit will consist of a half-day conference highlighting the Climate Action Plan. Ariella Maron, DVRPC's Executive Director, is the keynote speaker. Mobile workshops will also take place during this same week.

Ms. Griffith reported on the Fall Gathering of Environmental Advisory Councils'(EAC) event which is planned and organized by We Conserve PA. This event is scheduled for October 21, 2023 at West Chester University. The program will feature useful information on EACs, roundtable discussions, energy transition guidance, municipal single use plastics ordinance overviews, and local action to improve water quality.

Lastly, Ms. Griffith reported that the Environmental and Energy Advisory Board (EEAB) held their quarterly meeting on July 26 and discussed the following: CCPC work program; solar ordinance inventory results; environmental justice; and the sustainability summit program. In addition, the EEAB's Clean Energy subcommittee met and discussed a solar adopter's program to promote solar power to larger energy users in the county.

Multimodal Transportation Division Update:

Mr. Buck reported that meetings focused on circuit trail funding have taken place with the Bicycle Coalition of Greater Philadelphia. The four southeastern PA suburban counties (Chester, Bucks, Montgomery, and Delaware Counties) have advocated to receive \$20 million each in funding from the Carbon Reduction Program, totaling \$80 million.

Mr. Buck reported that the county met with PennDOT, giving them an update on the property disposition for the P&T extension of the Chester Valley Trail.

Mr. Buck added that CCPC is working on proposed future trail networks for the Chester County Trails Master Plan by addressing the following: legal feasibility analysis, community benefit analysis, and trail prioritization.

Next, Mr. Buck reported that Alex Sankaran is working on the Public Transportation Plan update, which should be completed by the end of 2023. Mr. Buck also reported that DVRPC approved an action item for SEPTA to begin design of track improvements for SEPTA service to Coatesville.

Mr. Buck noted that Patty Quinn is completing the Transportation Improvement Inventory (TII) and the Transportation Priority Projects (TPP) brochure, which should be finished by the end of the summer. Municipal outreach was conducted to compile an inventory of upcoming municipal transportation projects along with municipal transportation project needs and updates. The TPP focuses on major transportation projects and priorities in the county.

Lastly, Mr. Buck reported that Jake Michael is working on a mid-term report card checking the metrics progress of Landscapes3. Mr. Michael is also collecting data on county migration and commuting.

Director's Report:

Mr. O'Leary reported that DVRPC staff met with CCPC to check in on the upcoming 2024/2025 work program.

Next, Mr. O'Leary reported that a contract is in process for America250PA staff support from an outside organization. In addition, the county submitted an application to the state for \$1,875,000 for six heritage tourism centers, signage, and Heritage Tourism Plan implementation.

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,

A handwritten signature in blue ink that reads "Brian N. O'Leary". The signature is written in a cursive style with a large initial 'B' and a long, sweeping tail on the 'y'.

Brian N. O'Leary, AICP
Secretary

BNO/ncs

Act 247 Reviews



Subdivision & Land Development



Act 247 Reviews of Proposed Development

during August 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 Landscapes 3

Landscapes 3

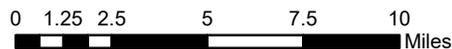
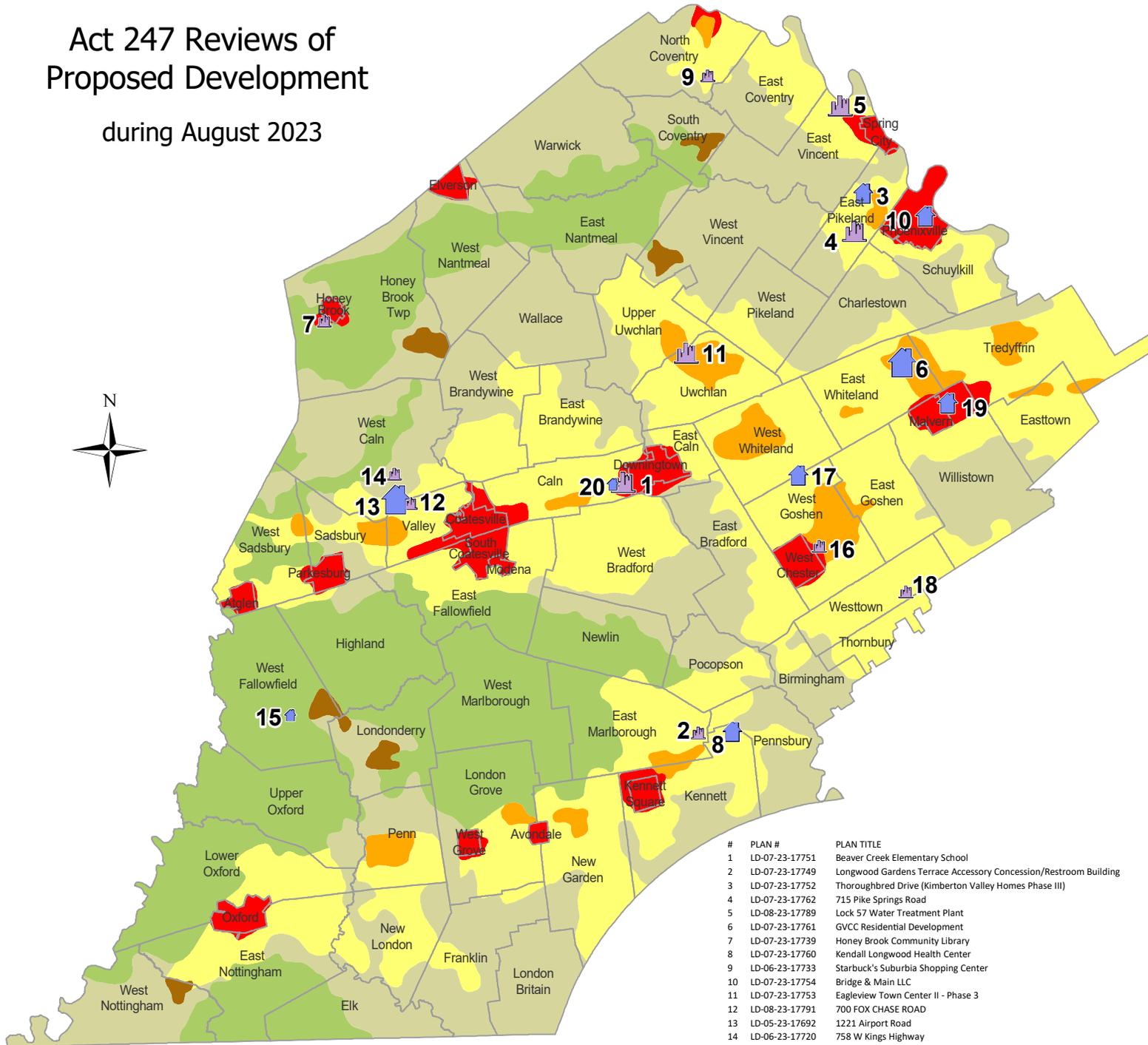
Growth Areas

-  Urban Center
-  Suburban Center
-  Suburban
-  Rural Center

Rural Resource Areas

-  Rural
-  Agricultural

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

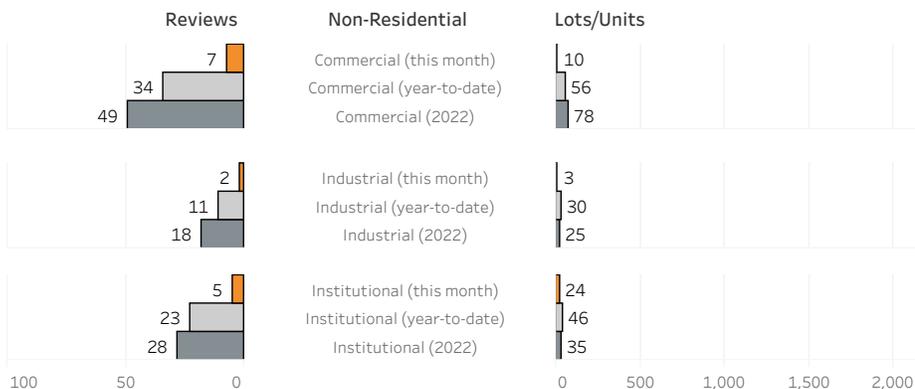
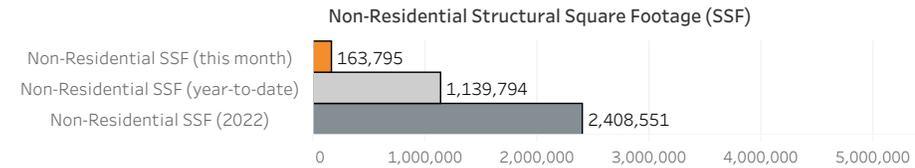


#	PLAN #	PLAN TITLE
1	LD-07-23-17751	Beaver Creek Elementary School
2	LD-07-23-17749	Longwood Gardens Terrace Accessory Concession/Restroom Building
3	LD-07-23-17752	Thoroughbred Drive (Kimberton Valley Homes Phase III)
4	LD-07-23-17762	715 Pike Springs Road
5	LD-08-23-17789	Lock 57 Water Treatment Plant
6	LD-07-23-17761	GVCC Residential Development
7	LD-07-23-17739	Honey Brook Community Library
8	LD-07-23-17760	Kendall Longwood Health Center
9	LD-06-23-17733	Starbuck's Suburbia Shopping Center
10	LD-07-23-17754	Bridge & Main LLC
11	LD-07-23-17753	Eagleview Town Center II - Phase 3
12	LD-08-23-17791	700 FOX CHASE ROAD
13	LD-05-23-17692	1221 Airport Road
14	LD-06-23-17720	758 W Kings Highway
15	SD-07-23-17773	Robert McComsey
16	LD-08-23-17784	815 Paoli Pike
17	SD-07-23-17769	Kirkland Woods
18	LD-08-23-17788	Westtown School - Oak Lane Project
19	SD-07-23-17748	Zane Partners, LLC
20	CU-07-23-17747	4531 Lincoln Highway Conditional Use



Subdivision and Land Development Applications

August 2023



Subdivision and Land Development Reviews 8/1/2023 to 8/31/2023

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)
Downingtown Borough	LD-07-23-17751	Beaver Creek Elementary School	8/15/2023	13.91	Institutional	1	26,544	Institutional Addition to Existing	1	0	Yes
East Marlborough Township	LD-07-23-17749	Longwood Gardens Terrace Accessory Concession/Restroom Building	8/10/2023	315.10	Commercial	1	1,564	Commercial Unique	1		Yes
East Pikeland Township	LD-07-23-17752	Thoroughbred Drive (Kimberton Valley Homes Phase III)	8/21/2023	10.51	Single Family Residential	3		Residential Single Family Residential		264	Yes
East Pikeland Township	LD-07-23-17762	715 Pike Springs Road	8/11/2023	2.64	Commercial	1	10,032	Commercial Child Daycare	1		Yes
East Vincent Township	LD-08-23-17789	Lock 57 Water Treatment Plant	8/29/2023	41.86	Institutional	2	54,970	Institutional Utility	2	0	Yes
East Whiteland Township	LD-07-23-17761	GVCC Residential Development	8/23/2023	14.58	Apartment	400		Residential Apartment		403	Yes
East Whiteland Township	SD-07-23-17763	GVCC Residential Development	8/23/2023	14.58	Apartment	1		Residential Apartment			Yes
Honey Brook Township	LD-07-23-17739	Honey Brook Community Library	8/3/2023	2.20	Institutional	1	3,759	Institutional Addition to Existing	1	0	Yes
Kennett Township	LD-07-23-17760	Kendall Longwood Health Center	8/11/2023	122.55	Institutional	19		Institutional Nursing Home/Assisted Living			Yes
Kennett Township	SD-08-23-17797	Gary Robbins	8/22/2023	33.59	Single Family Residential	2		Residential Single Family Residential			Yes
Londonderry Township	SD-07-23-17778	Windurra USA, LLC	8/21/2023	82.63	Agricultural	1		Agricultural Farm/Pasture Land			Yes
New London Township	SD-07-23-17777	Chad Lester	8/21/2023	17.74	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Farm/Pasture Land			Yes
North Coventry Township	LD-06-23-17733	Starbuck's Suburbia Shopping Center	8/1/2023	25.61	Commercial	1	2,230	Commercial Restaurant	1	0	Yes

Subdivision and Land Development Reviews 8/1/2023 to 8/31/2023

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)
Phoenixville Borough	LD-07-23-17754	Bridge & Main LLC	8/11/2023	0.12	Apartment	7		Residential Apartment			Yes
Upper Oxford Township	SD-07-23-17771	Robert Prewitt and Florence L. Prewitt	8/14/2023	4.70	Single Family Residential	2		Residential Single Family Residential			Yes
Uwchlan Township	LD-07-23-17753	Eagleview Town Center II - Phase 3	8/11/2023	3.29	Commercial	1	40,500	Commercial Office Building	1		Yes
Valley Township	LD-08-23-17791	700 FOX CHASE ROAD	8/29/2023	3.35	Industrial	1	4,500	Industrial Unique	1		Yes
Valley Township	SD-08-23-17783	Valley View Lots 8A & 8B	8/21/2023	19.51	Industrial	2		Industrial Warehouse			Yes
West Caln Township	LD-05-23-17692	1221 Airport Road	8/4/2023	95.06	Apartment Townhouse	237		Residential Apartment Residential Townhouse			Yes
West Caln Township	LD-06-23-17720	758 W Kings Highway	8/7/2023	2.33	Commercial	1	9,600	Commercial Unique	1		Yes
West Chester Borough	SD-06-23-17732	David M. Schiltz	8/2/2023	0.91	Single Family Residential	2		Residential Single Family Residential		0	Yes
West Fallowfield Township	SD-07-23-17773	Robert McComsey	8/24/2023	9.25	Single Family Residential	2		Residential Single Family Residential			Yes
West Goshen Township	LD-08-23-17784	815 Paoli Pike	8/30/2023	2.89	Commercial	1	9,000	Commercial Unique	1	0	Yes
West Goshen Township	SD-07-23-17769	Kirkland Woods	8/17/2023	4.35	Single Family Residential	7		Residential Single Family Residential			Yes
West Goshen Township	SD-08-23-17798	Brandywine Regional Airport	8/14/2023	64.46	Commercial	4		Commercial Lot Line Revision		0	Yes
Westtown Township	LD-08-23-17788	Westtown School - Oak Lane Project	8/30/2023	195.00	Institutional	1	1,096	Institutional School	1		Yes
Willistown Township	SD-07-23-17748	Zane Partners, LLC	8/4/2023	0.95	Single Family Residential	3		Residential Single Family Residential		0	Yes

Grand Totals of Subdivision and Land Development Reviews	27 Reviews	1103.67 Acres	706 Lots/Units	163,795 Non-Res. Sq. Feet	12 Non-Res. Bldgs.	667 Linear Feet Roadway
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There are **27** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

Unofficial Sketch Plan Evaluations

8/1/2023 to 8/31/2023

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)
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No Unofficial Sketch Plan Evaluations were conducted during this timeframe.

Conditional Use Reviews 8/1/2023 to 8/31/2023

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-07-23-17747	4531 Lincoln Highway Conditional Use	8/3/2023	26.39	Institutional	1	0	Institutional Educational Facility	0		Yes
Caln Township	CU-07-23-17770	Celebree School Conditional Use	8/15/2023	1.82	Institutional	1	10,500	Institutional Child Daycare	1		Yes
Grand Totals of Conditional Use Reviews		2 Reviews		28.21 Acres		2 Lots/Units	10,500 Non-Res. Sq. Feet		1 Non-Res. Bldgs.	Linear Feet Roadway	

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

Subdivision & Land Development Letters





THE COUNTY OF CHESTER



COMMISSIONERS
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August 15, 2023

Paul Mullin, President
Caln Township Board of Commissioners
253 Municipal Drive
Thorndale, PA 19372

Re: Conditional Use - Celebree School Conditional Use
Caln Township - CU-07-23-17770

Dear Mr. Mullin:

A conditional use plan entitled "Celebree School Conditional Use", prepared by Howell Engineering and dated July 14, 2023, was received by this office on July 21, 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:	3025-3035 Zinn Road, Thorndale PA 19372
Site Acreage:	1.82 acres
Lots:	2 lots, one building
Non-Res. Square Footage:	10,500 square feet
Proposed Land Use:	Child day care facility
Parking Spaces:	36 spaces and five stacking spaces
Municipal Land Use Plan Designation:	Low Density Residential
UPI#:	39-4-91.16B, 39-4-91.16A

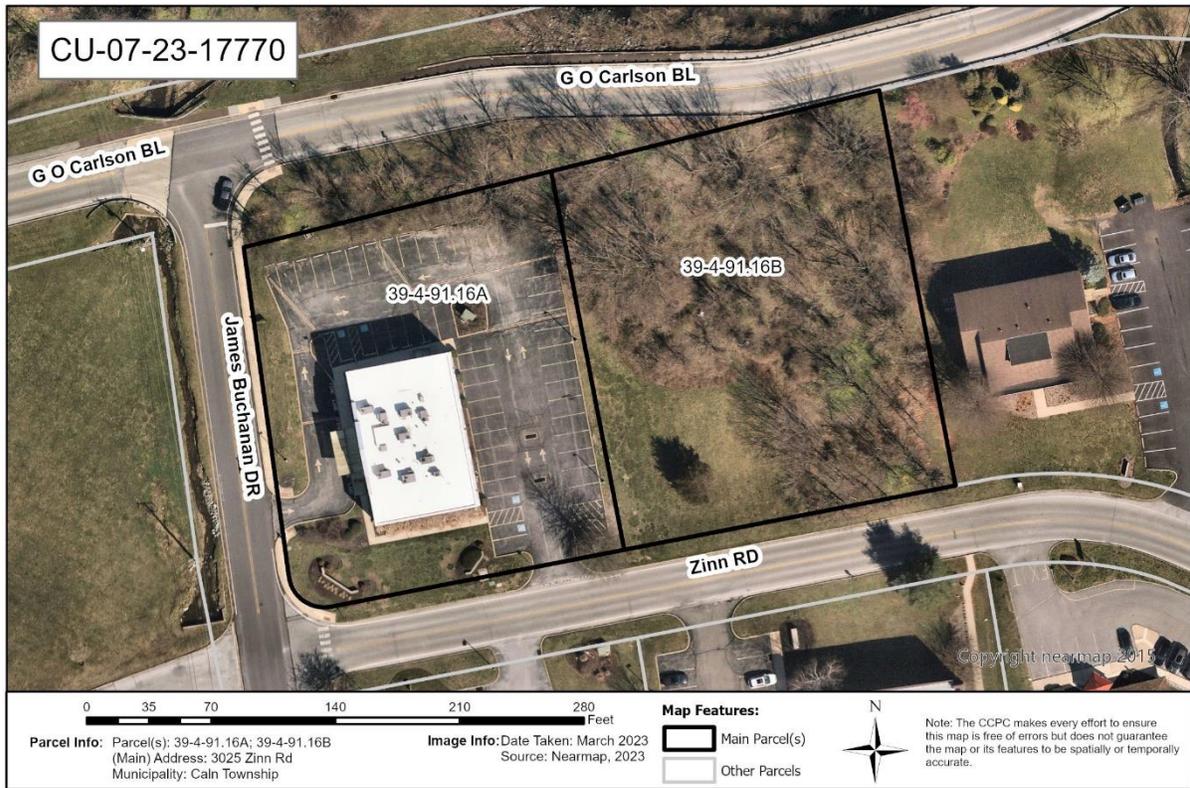
PROPOSAL:

The applicant proposes to merge two lots and reuse a former medical office building as a child day care center. The site is served by public water and sewer facilities and is located in the TV-1 Thorndale Village District and Lincoln Highway Overlay zoning district. The day care land use is regulated by conditional use in the TV-1 District.

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

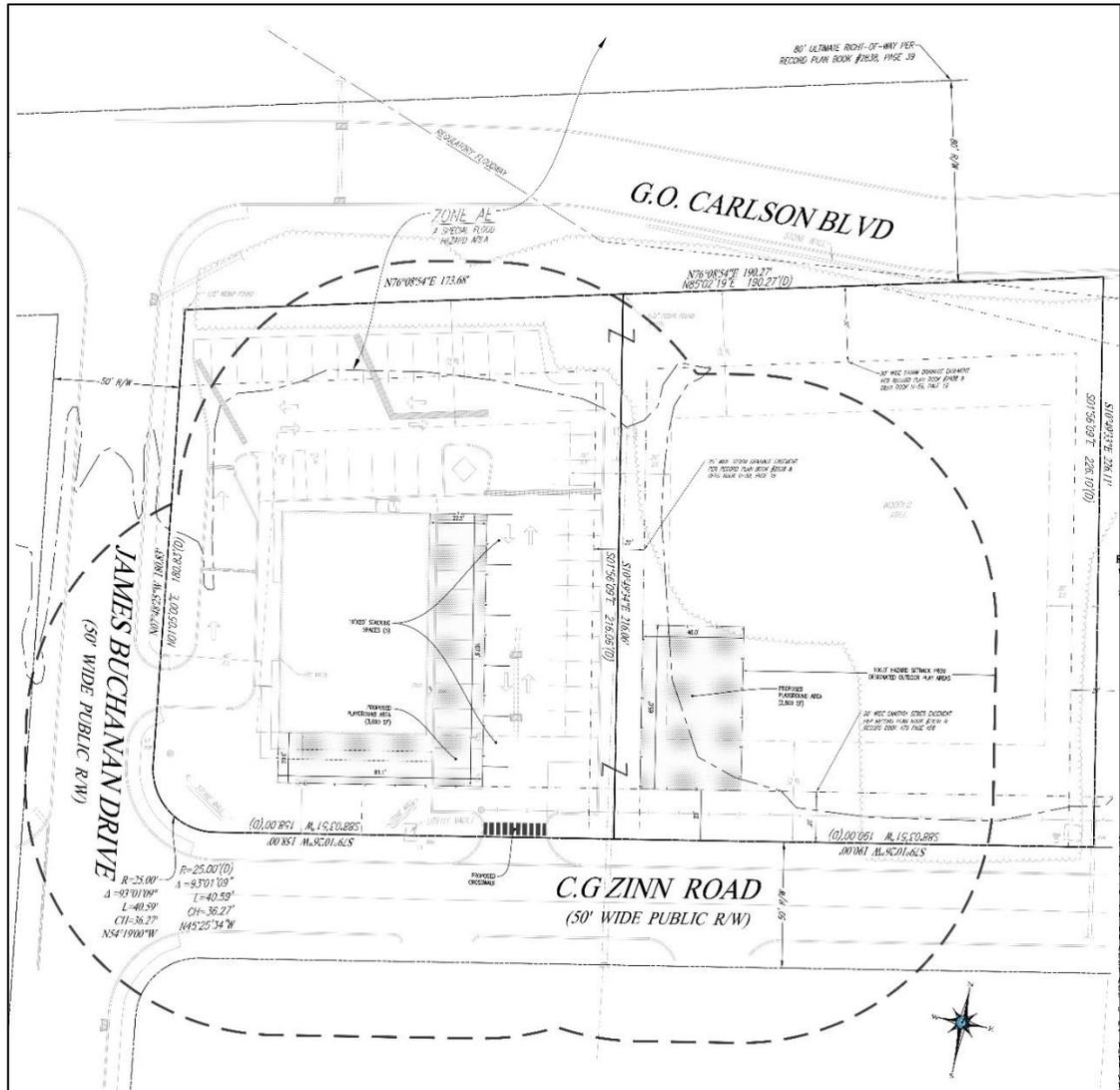
LANDSCAPES:

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



PRIMARY ISSUES:

2. The applicant should indicate whether the entire building will be occupied by the day care center, or building include another land use.
3. The applicant and the Township should consider extending the sidewalk along the entire frontage of Zinn Road. “Connect” Objective C of [Landscapes3](#), the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas. Sidewalks are an essential design element for new construction in the **Suburban Center Landscape**.



**Detail of Celebree School
 Conditional Use Plan**

4. The applicant’s submission indicated that five vehicle “stacking” spaces are proposed. The applicant should elaborate on how vehicle circulation and maneuvering will occur at these spaces during drop-off and pick-up periods, while maintaining safety.
5. The applicant’s plan shows two outdoor play areas; a play area adjacent to the building and another to the east located across a driveway and parking area. The applicant should elaborate on how children will cross the driveway and parking area as they enter and leave the eastern play area while maintaining safety.
6. 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. 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.

Page: 4
Re: Conditional Use - Celebree School Conditional Use
Caln Township - CU-07-23-17770

7. The Township should determine whether the proposed educational facility will need to comply with the licensing and registration requirements as regulated by the PA Department of Public Welfare - Office of Children, Youth and Families, and any other applicable state regulations pertaining to such facilities.

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

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: Howell Engineering
Prosperity Property Investments, LLC
Strategic View, LP



THE COUNTY OF CHESTER



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

August 3, 2023

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

Re: Conditional Use - 4531 Lincoln Highway Conditional Use
Caln Township - CU-07-23-17747

Dear Ms. Denne:

A conditional use plan entitled "4531 Lincoln Highway Conditional Use", prepared by Howell Engineering and dated June 9, 2023, was received by this office on July 11, 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.

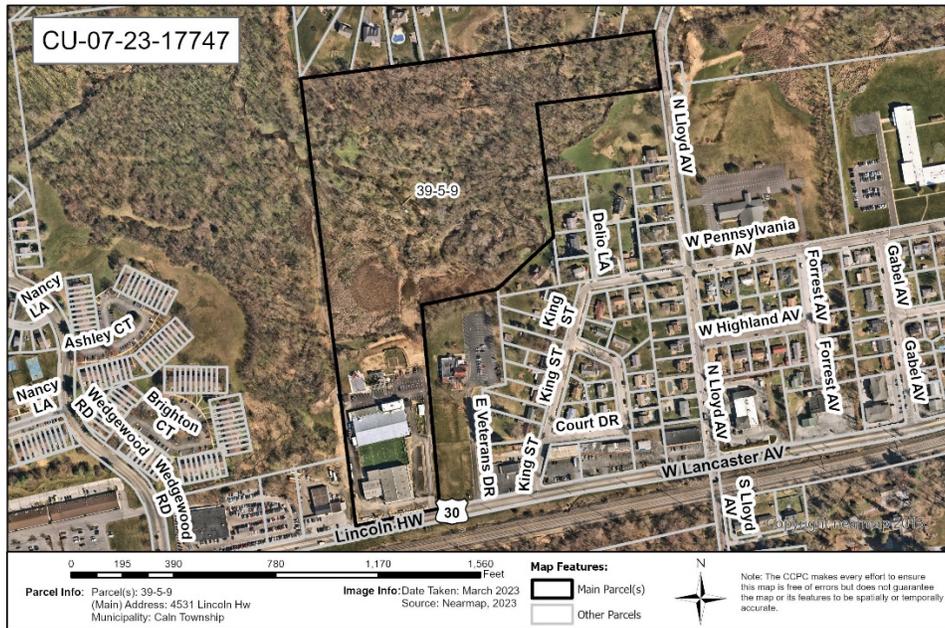
PROJECT SUMMARY:

Location: 4575,4533, 4531 Lincoln Highway (State Route 3070)
Site Acreage: 26.39 acres
Lots: 1 lot
Non-Res. Square Footage: 4500 square feet; leased within an existing building
Proposed Land Use: Educational
Parking Spaces: 112 total spaces
Municipal Land Use Plan Designation: Highway Commercial
UPI#: 39-5-9

PROPOSAL:

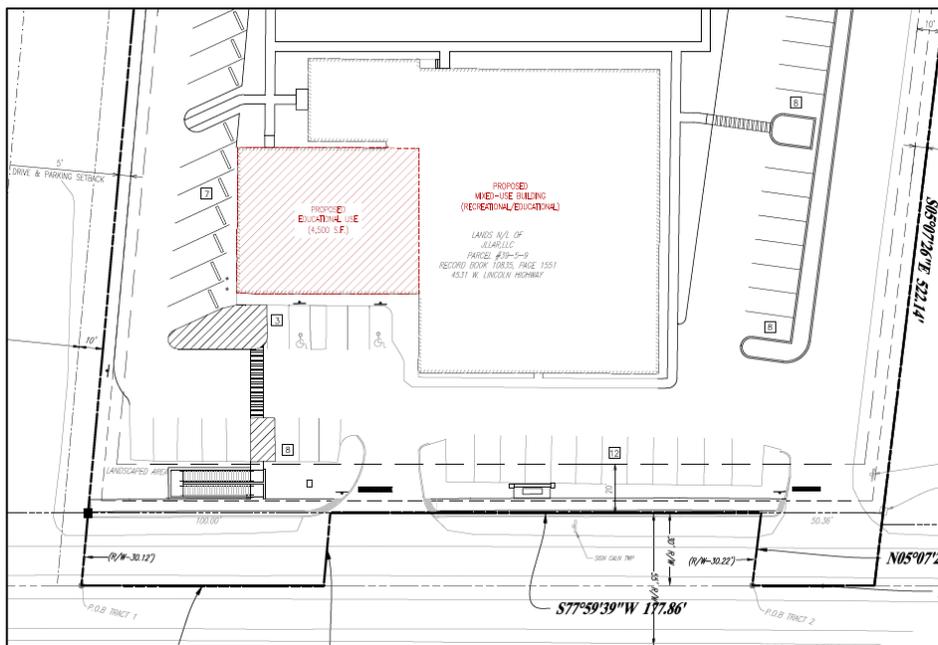
The applicant is proposing an educational use, which is permitted by conditional use in the Caln Township C-1 District and Lincoln Highway Overlay District (the northern portion of the site is within the R-2 Low to Medium Density District zoning district). The educational use will operate alongside a recreational facility within an existing mixed use building. No exterior improvements are proposed. The site is served by public water and public 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 **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems. The proposed conditional use is consistent with the objectives of the **Urban Center Landscape**.



Detail of 4531 Lincoln Highway Conditional Use Plan

Page: 3

Re: Conditional Use - 4531 Lincoln Highway Conditional Use

Caln Township - CU-07-23-17747

PRIMARY ISSUES:

2. The Educational Use Narrative that was provided by the applicant indicates that up to 50 students may eventually be educated at the site in the future. The students will be transported by busses and personal vehicles. The Township may wish to ask the applicant how drop-off and pick-up activities will occur on the site in relation to vehicle movements.
3. 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. 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.
4. The Township should determine whether the proposed educational facility will need to comply with the licensing and registration requirements as regulated by the PA Department of Public Welfare - Office of Children, Youth and Families, and any other applicable state regulations pertaining to such facilities.

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: JLLAR, LLC



THE COUNTY OF CHESTER



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Brian N. O'Leary, AICP
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August 15, 2023

Millie Byerly, Assistant Borough Secretary
Downingtown Borough
4 West Lancaster Avenue
Downingtown, PA 19335

Re: Preliminary/Final Land Development - Beaver Creek Elementary School
Downingtown Borough - LD-07-23-17751

Dear Ms. Byerly:

A preliminary/final land development plan entitled "Beaver Creek Elementary School", prepared by Howell Engineering and dated July 18, 2023, was received by this office on July 18, 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 West Pennsylvania Avenue, east of North Lloyd Avenue
Site Acreage:	13.91 acres
Lots:	1 lot
Non-Res. Square Footage:	26,544 square feet
Proposed Land Use:	Addition to Existing School
New Parking Spaces:	45 spaces
Municipal Land Use Plan Designation:	Other Public & Semi-Public
UPI#:	11-6-9.1-E

PROPOSAL:

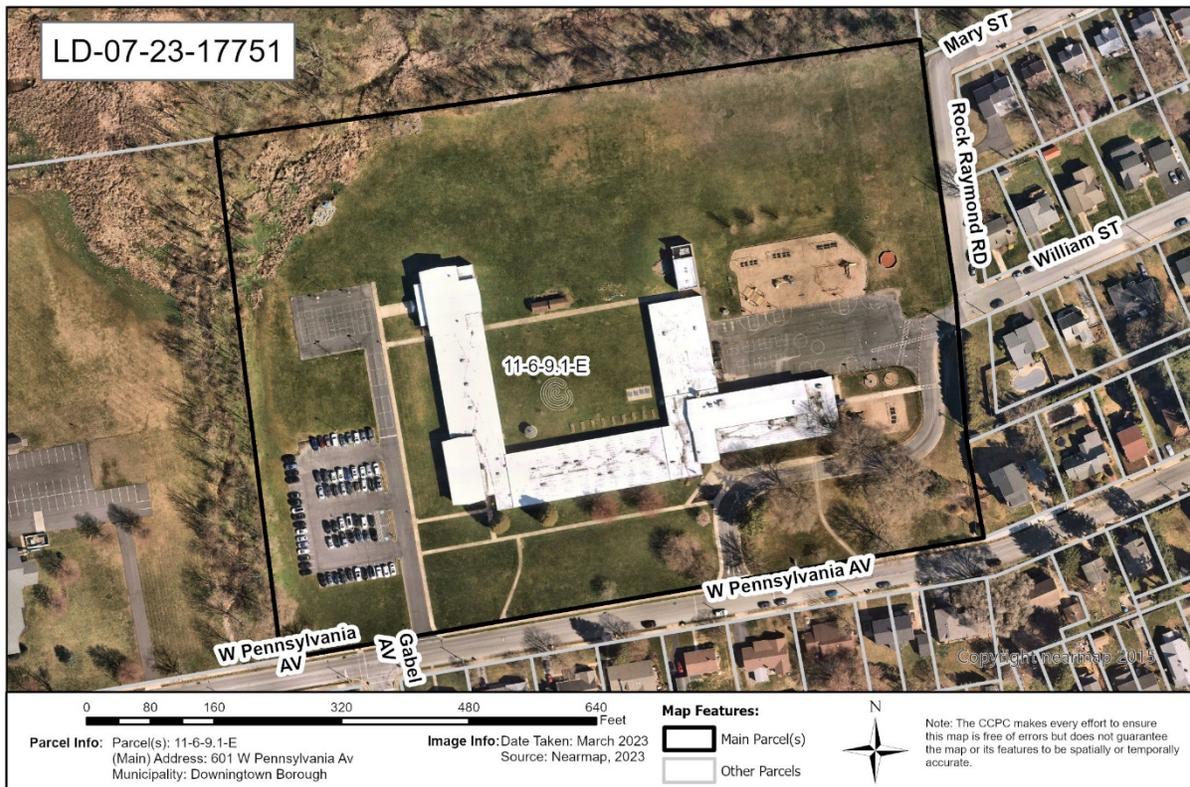
The applicant proposes the construction of a 26,544 square foot addition to the Beaver Creek Elementary School and 45 parking spaces. The site, which is served by public water and sewer facilities, is located in the Downingtown Borough R-2 Residential zoning district.

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

COUNTY POLICY:

LANDSCAPES:

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

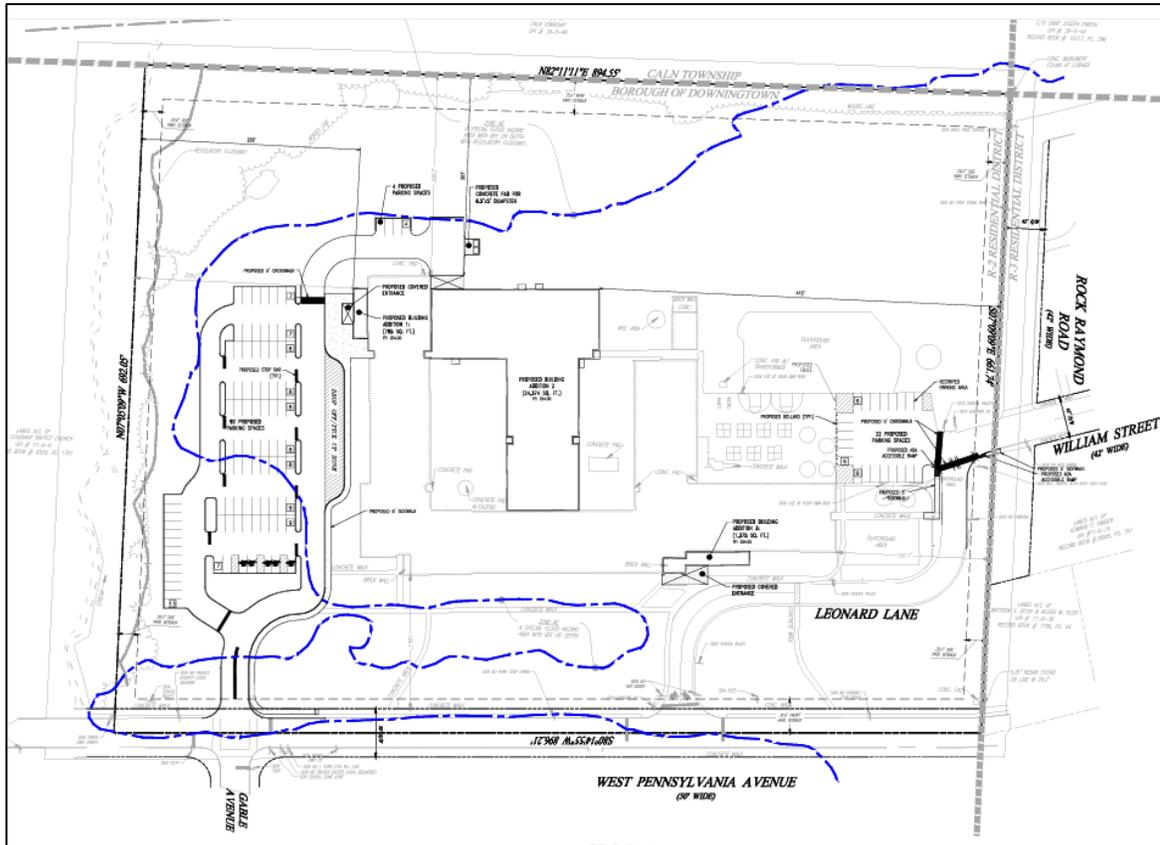


WATERSHEDS:

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the 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 Beaver Creek Elementary School
Preliminary/Final Land Development Plan*

PRIMARY ISSUES:

4. The Downingtown Borough Comprehensive Plan's CHESTER COUNTY PLANNING COMMISSION BIKEABILITY map after the Plan's page 7.6 classifies West Pennsylvania Avenue as "Above Average for Bicycling". We suggest that the Borough and the School District discuss how more students can be encouraged to safely bike (as well as walk) to this school. Information on bicycle and pedestrian facilities is available in the Chester County Planning Commission's eTool, at: [Planning Toolbox: Bicycle and Pedestrian Facilities \(chescoplanning.org\)](http://chescoplanning.org)
5. The applicant and the Borough should consider adding more landscaping to the portions of the site that are in or near riparian corridors or floodplains as well as along West Pennsylvania Avenue; additional landscaping will reduce lawn maintenance, help increase water infiltration, and reduce and slow run-off.

Page: 4

Re: Preliminary/Final Land Development - Beaver Creek Elementary School
Downingtown Borough - LD-07-23-17751

6. The applicant should consider utilizing rain gardens as part of the site's stormwater management facilities. Rain gardens can be incorporated into students' education about environmental protection. The County Planning Commission endorses the use of such innovative stormwater management practices.
7. It appears that the building addition will surround an open area in the central portion of the building's footprint. The applicant should indicate how vehicle access to will be provided to this area for maintenance or other activities. The Borough's emergency service providers should also be requested to review the plan to ensure that the site can provide safe access and egress.

ADMINISTRATIVE ISSUES:

8. 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>.
9. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, and the Assessment Office.

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Downingtown Area Joint Elementary School Authority
Howell Engineering
Chester County Conservation District



THE COUNTY OF CHESTER



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Brian N. O’Leary, AICP
Executive Director

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August 10, 2023

Neil G. Lovekin, Manager
East Marlborough Township
721 Unionville Rd.
Kennett Square, PA 19348

Re: Preliminary/Final Land Development - Longwood Gardens Terrace Accessory
Concession/Restroom Building
East Marlborough Township - LD-07-23-17749

Dear Mr. Lovekin:

A Preliminary/Final Land Development Plan entitled "Longwood Gardens Terrace Accessory Concession/Restroom Building", prepared by Pennoni Associates, Inc., and dated March 16, 2023, and last revised on June 30, 2023, was received by this office on July 18, 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:	southeast corner of Conservatory Rd and East Street Rd
Site Acreage:	315.10
Lots/Units:	1 lot
Non-Res. Square Footage:	1,564
Proposed Land Use:	Unique
Municipal Land Use Plan Designation:	Institutional
UPI#:	61-6-57

PROPOSAL:

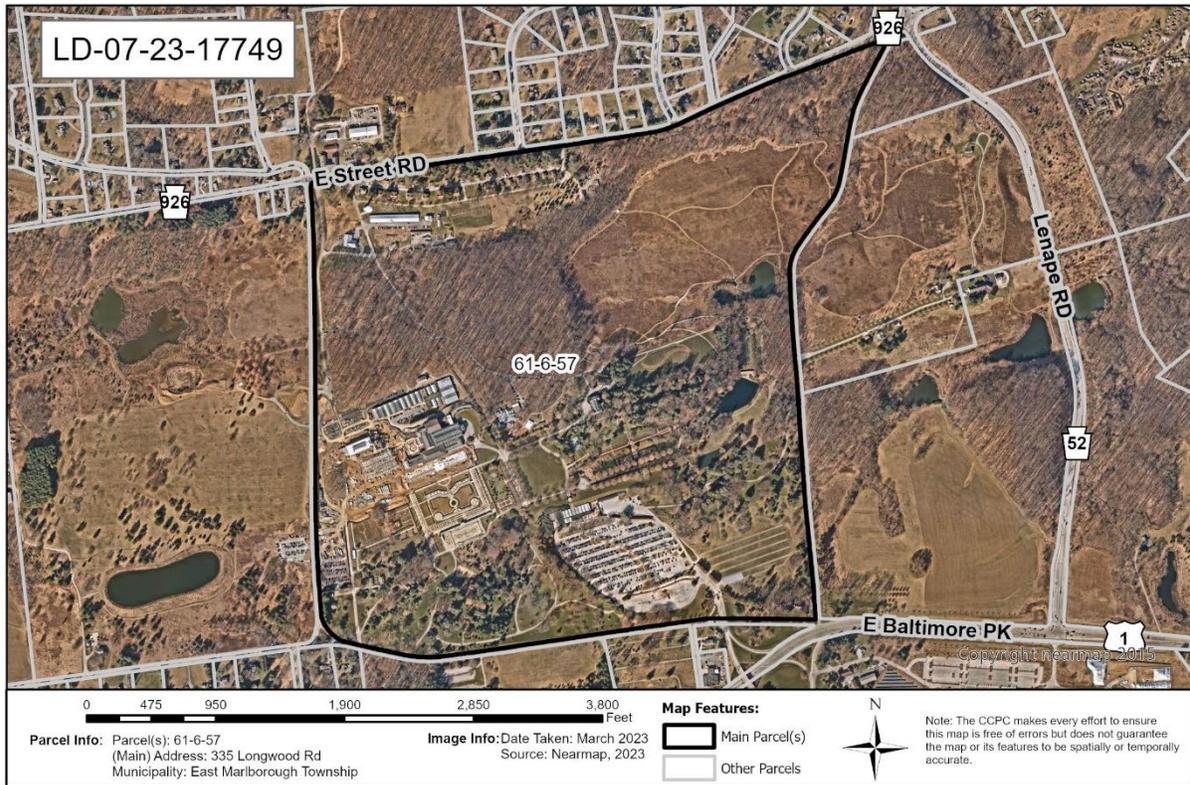
The applicant proposes the construction of a 1,564 square foot concessions/restroom building and associated access and stormwater improvements. The project site, which will be served by onsite water and onsite sewer, is located in the ESI- Educational, Scientific & Institutional zoning district.

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 within the Pocopson Creek subbasin of the Brandywine 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.

Page: 4

Re: Preliminary/Final Land Development - Longwood Gardens Terrace Accessory
Concession/Restroom Building
East Marlborough Township - LD-07-23-17749

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

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: Longwood Gardens, Inc.
Pennoni Associates, Attn: Christopher Poterjoy
Chester County Health Department
Chester County Conservation District



THE COUNTY OF CHESTER



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Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

August 21, 2023

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

Re: Final Land Development - Thoroughbred Drive (Kimberton Valley Homes Phase III
Modifications)
East Pikeland Township - LD-07-23-17752

Dear Mr. Donovan:

A Final Land Development Plan entitled "Thoroughbred Drive (Kimberton Valley Homes Phase III Modifications)", prepared by Mack Engineering, and dated January 25, 2022, and last revised on March 21, 2023, was received by this office on July 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 of Dennis Lane, south of Richard Lee Lane
Site Acreage: 10.51
Lots/Units: 3 lots
Proposed Land Use: Single Family Residential
Municipal Land Use Plan Designation: Residential Single-Family
UPI#: 26-3-28.3, 26-3-28.2, 26-3-28.4

PROPOSAL:

The applicant proposes the construction of a cul-de-sac and three residential units. The project site, which will be served by onsite water and public sewer, is located in the R-2 Community 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.

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a preliminary/final subdivision plan for this site. That review, CCPC# SD-4-13-7695, dated April 16, 2013,

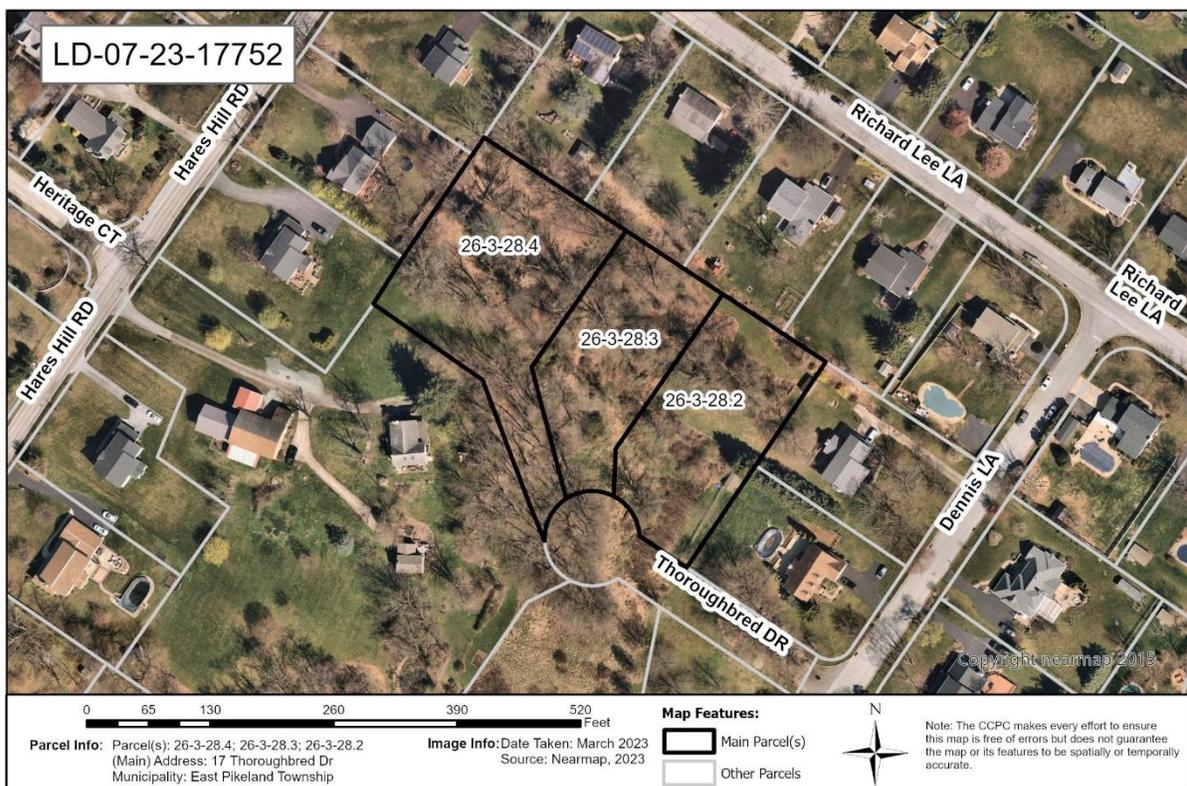
Re: Final Land Development - Thoroughbred Drive (Kimberton Valley Homes Phase III)
East Pikeland Township - LD-07-23-17752

addressed the creation of two lots on the south side Hares Hill Road from a 4.59 acre parent parcel. Our records indicate the plan was approved by the Township on September 3, 2013.

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



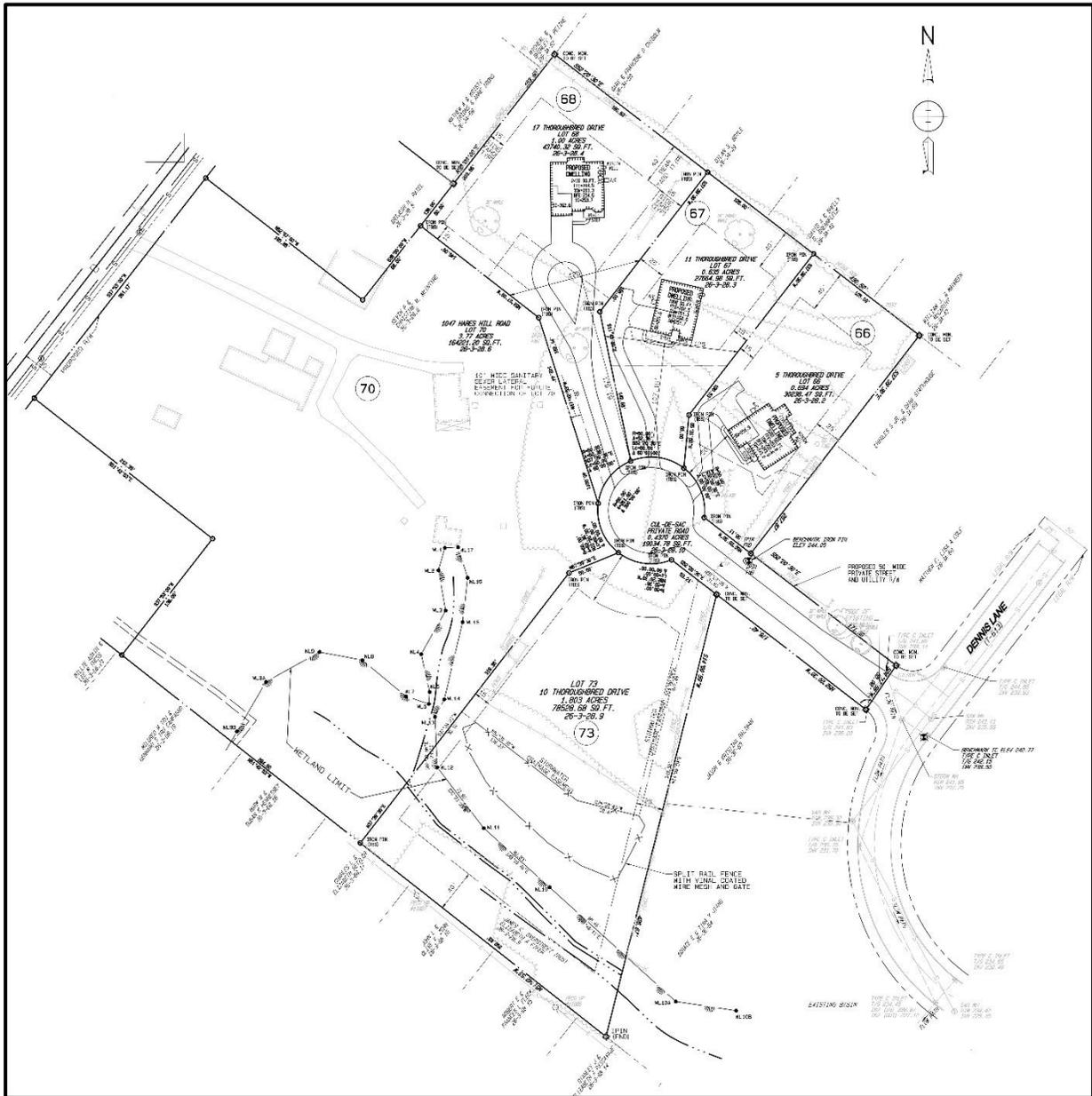
WATERSHEDS:

- 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, protection of water quality from nonpoint source pollutants, and protection of vegetated riparian corridors. **Watersheds** can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

- The plan indicates that the proposed cul-de-sac will be a Private Street, the Township should verify that the proposed design meets all ordinance requirements related to private streets.

Re: Final Land Development - Thoroughbred Drive (Kimberton Valley Homes Phase III)
East Pikeland Township - LD-07-23-17752



Detail of Sheet 3 of the land development plan

- The plan includes complex and extensive stormwater management facilities to serve these three parcels. The Township and the applicant should explain the importance of proper maintenance to the prospective owners, so that the facilities will remain effective for an extended operational life.

ADMINISTRATIVE ISSUES:

- 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>.

Re: Final Land Development - Thoroughbred Drive (Kimberton Valley Homes Phase III)
East Pikeland Township - LD-07-23-17752

7. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
8. General Note #21 on Sheet 1 of the plan indicates that lots 66, 67 and 68 shall own the private street "Thoroughbred Drive" and lot 72 will be added as to Ownership and Maintenance Agreement when a dwelling is proposed for that lot. The Township Solicitor should review the language of the Ownership and Maintenance Agreement to ensure that all potential future issues and on-going commitments are addressed.
9. The plan and 2023 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 dwellings 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.
10. 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.
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 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: Eric Vontine Reid & Leta Domoni Sledge
Mack Engineering, Inc.
Chester County Health Department
Chester County Conservation District



THE COUNTY OF CHESTER



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Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

August 11, 2023

Kimberly Moretti, Township Manager
East Pikeland Township
1158 Rapps Dam Road
Phoenixville, PA 19460

Re: Preliminary Land Development - 715 Pike Springs Road
East Pikeland Township - LD-07-23-17762

Dear Ms. Moretti:

A Preliminary Land Development Plan entitled "715 Pike Springs Road", prepared by Commonwealth Engineers Inc., and dated June 28, 2023, was received by this office on July 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:	north side of Pike Springs Road, west of East Seven Stars Road
Site Acreage:	2.64
Lots/Units:	1
Non-Res. Square Footage:	10,032
Proposed Land Use:	Child Daycare
New Parking Spaces:	35
Municipal Land Use Plan Designation:	Mixed Use
UPI#:	26-2-241

PROPOSAL:

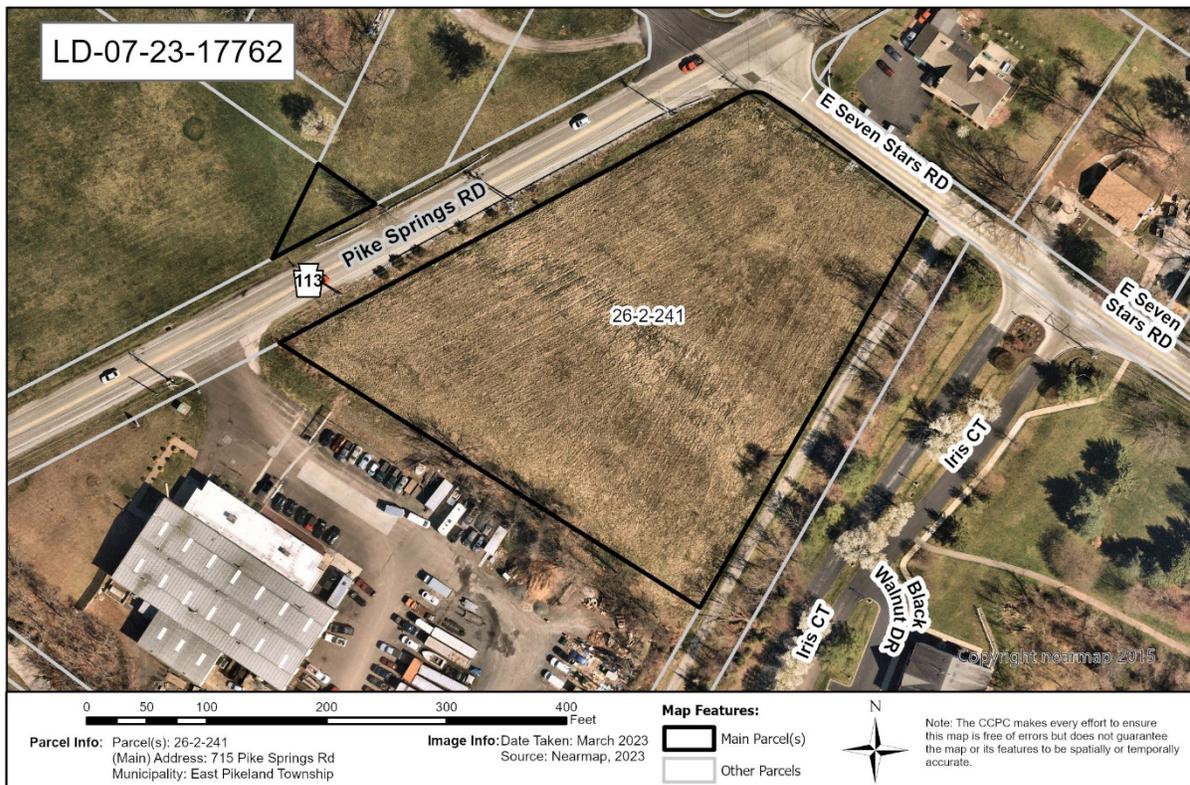
The applicant proposes the construction of a 10,032 square foot Daycare facility, and 35 parking spaces on a 2.64 acre parcel. The project site, which will be served by public water and public sewer, is located in the KT-Kimberton Transitional zoning district.

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:

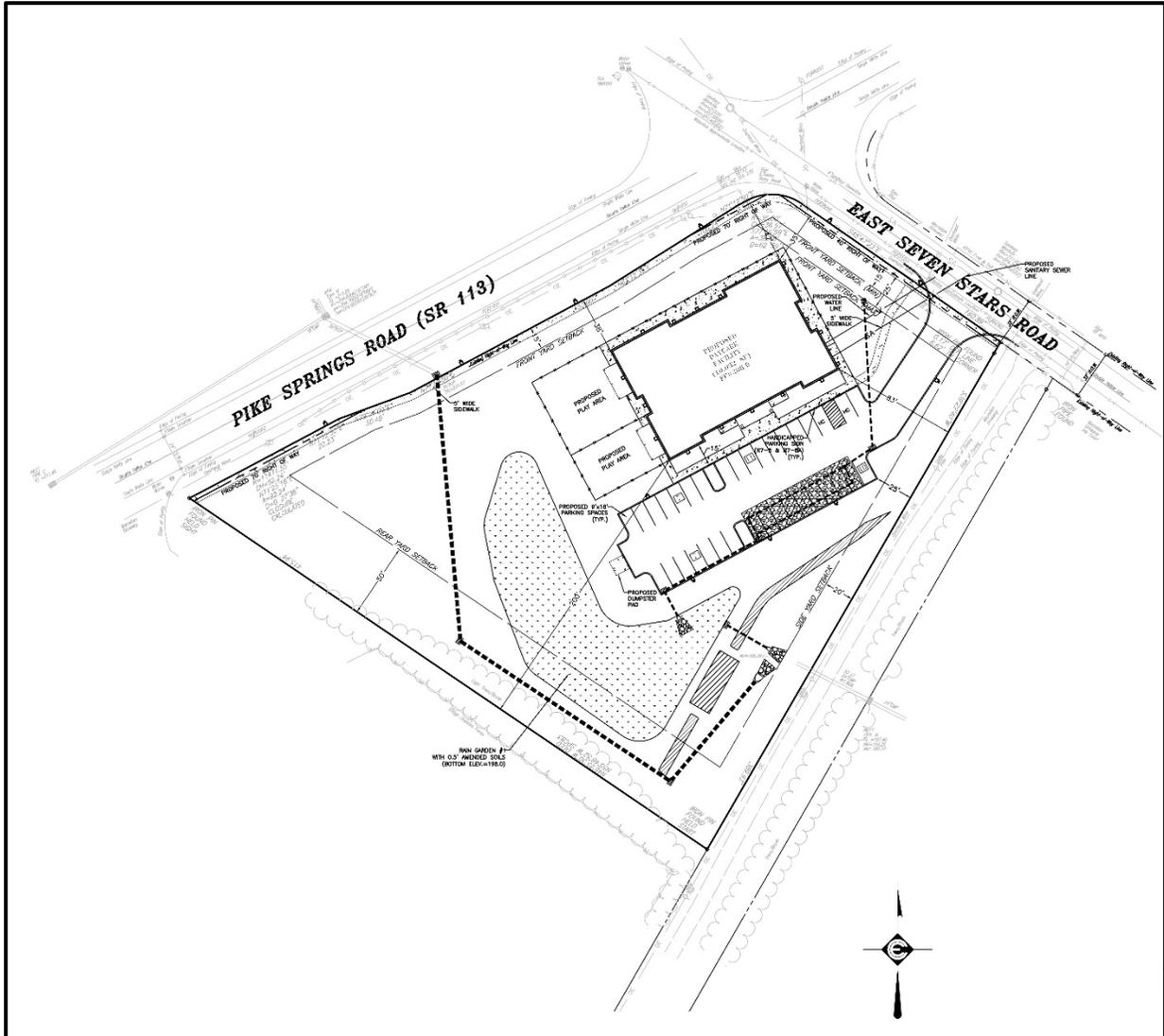
LANDSCAPES:

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 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, protection of water quality from nonpoint source pollutants, and protection of vegetated riparian corridors. **Watersheds** can be accessed at www.chesco.org/water.



Detail of Sheet 1 of the Land Development Plan

PRIMARY ISSUES:

3. While we acknowledge that the driveway design for this project is from the lower classification road, the addition of the proposed access point will result in four driveways with limited separation distance between them serving three different properties and uses. This configuration can create crossing turning movements and potential conflicts. The applicant, the adjiners and the Township should consider consolidating this driveway with an adjoining driveway serving either tax parcel 26-2-241.2A owned by Deborah J. Kaier or tax parcel 26-2-241.3 owned by Sarene Partners LP. We suggest that a driveway serving two uses could provide an appropriate access design for the Daycare use and the existing use on East Seven Stars Road or Route 113. Cross access and maintenance agreements would need to be created, but it would provide a safer single point access for both uses.

4. We endorse the inclusion of sidewalks along the frontages on Pike Springs (Route 113) and East Seven Stars Roads. Sidewalks are an essential element for all new construction in the **Suburban Landscape**.

ADMINISTRATIVE ISSUES:

5. 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.
6. 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.chesoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>.
Additional information on alternative energy systems such as photovoltaic systems is available at:
<https://www.dvrpc.org/EnergyClimate/AEOWG/>.
7. We acknowledge that the design of the proposed stormwater management facilities includes a rain garden. The County Planning Commission endorses the use of innovative stormwater management practices.
8. The Township and the applicant should contact PennDOT to determine whether the guard rail along south side of Pike Springs Road (Route 113) should be continued around the corner at East Seven Springs Road to prevent vehicles from reaching the Day Care building in the event of an accident.
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.

Page: 5

Re: Preliminary Land Development - 715 Pike Springs Road

East Pikeland Township - LD-07-23-17762

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". The signature is fluid and cursive, with a long horizontal stroke extending to the left.

Glenn Bentley
Senior Review Planner

cc: Joseph B. & Ellen Croft & Wendy & Allen Gwaltney
Starkman Properties, LLC
Commonwealth Engineers, Inc.
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

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Executive Director

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West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

August 29, 2023

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

Re: Preliminary/Final Land Development - Lock 57 Water Treatment Plant
East Vincent Township - LD-08-23-17789

Dear Mr. Zienkowski:

A Preliminary/Final Land Development Plan entitled "Lock 57 Water Treatment Plant", prepared by Gannett Fleming, and dated November 1, 2022, was received by this office on August 4, 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 Old Schuylkill Road, west of Pennhurst Road
Site Acreage:	41.86
Lots/Units:	3 lots
Non-Res. Square Footage:	54,970
Proposed Land Use:	Utility
New Parking Spaces:	16
Municipal Land Use Plan Designation:	Residential Infill
UPI#:	21-1-90-U, 21-1-72, 21-1-90-E, 21-1-92.4

PROPOSAL:

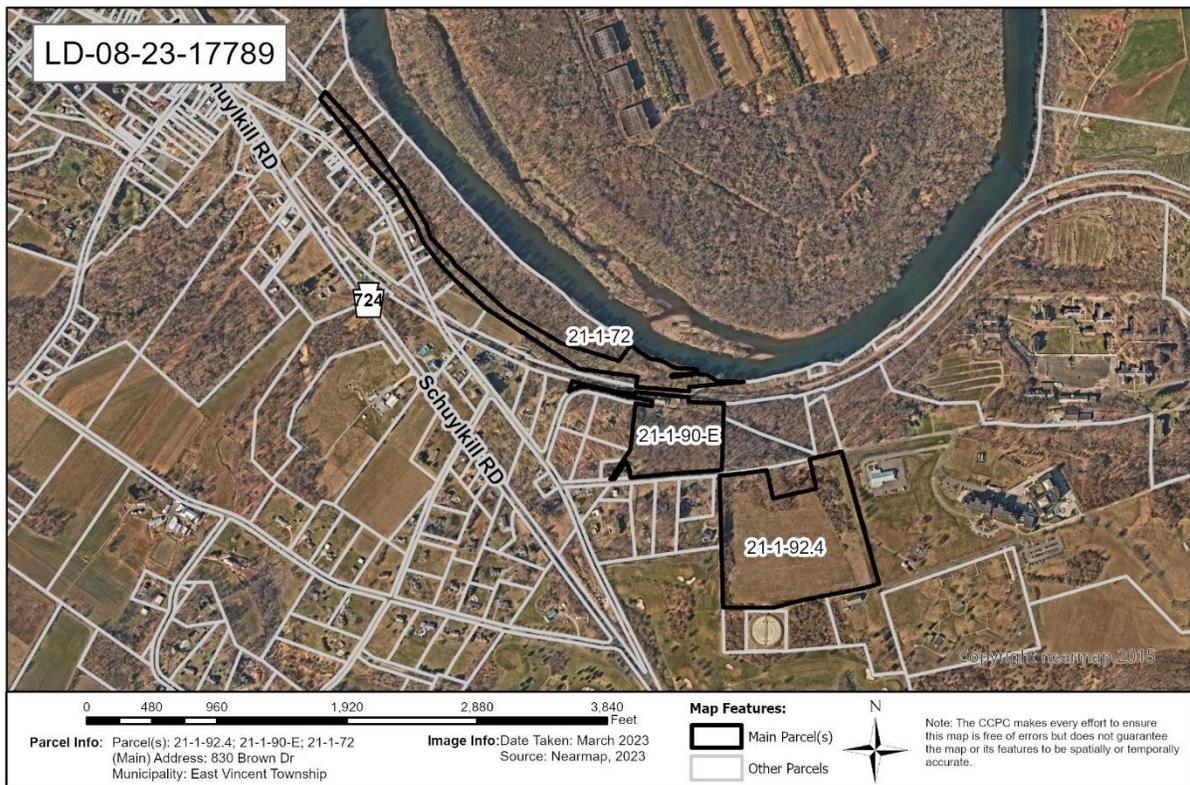
The applicant proposes the construction of a 54,970 square foot utility building, two lagoons and associated facilities, with 16 parking spaces. The project site, which will be served by public water and sewer, is located in the IMU-Industrial Mixed Use, Moderate Density Residential and the Rural Conservation zoning districts.

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 **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**.

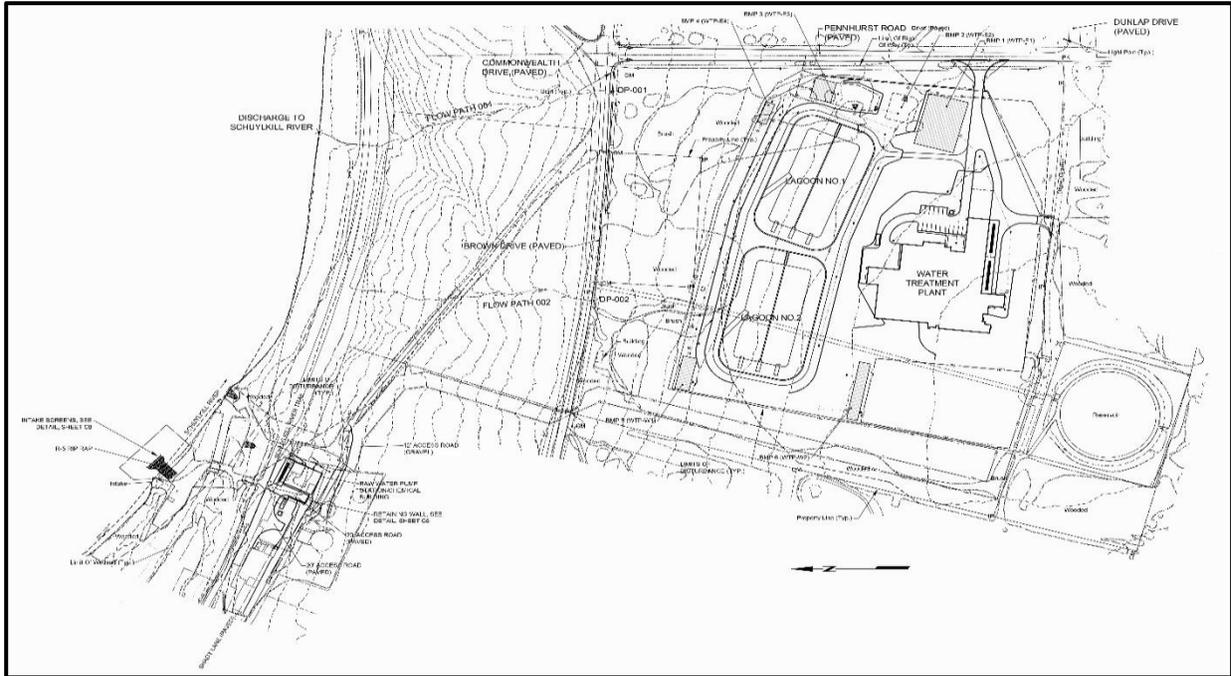


WATERSHEDS:

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the 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 Schuylkill River Trail is directly adjacent to the existing facility located adjacent to the river. The applicant should contact Chester County Parks + Preservation (610-344-5656) to inform them about the extent and timeline for the proposed construction on that part of the project.



Detail of Sheet 38 of the land development plan

STORMWATER MANAGEMENT:

4. We note that Sheet 2 of the plan set indicates that the proposed stormwater facilities are sized to accommodate a 3,500 square foot future water treatment plant expansion.
5. Pigeon Creek and the unnamed tributary to the Schuylkill River are designated as High Quality and natural reproduction trout streams by the Pennsylvania Fish and Boat Commission. Increases in impervious cover elevates the risk of thermal degradation in these streams, which could impact wild trout populations. To minimize thermal impacts to the adjacent streams, the applicant should consider designing and installing the planned stormwater basins as naturalized basins. Naturalized basins can also improve nutrient and sediment uptake and improve wildlife and pollinator habitat. A landscape plan should incorporate raingarden seed mix and appropriate water-tolerant native shrubs into the basin design to promote greater infiltration.
6. To ensure that the stormwater management controls continue to function as designed, the applicant should include information on the frequency and proper inspection, operation, and maintenance of these systems an Inspection, Operation and Maintenance Plan. Also, since the owner's designated operator and inspector of stormwater facilities is responsible for operation, maintenance, and inspection of these facilities, the applicant should ensure the designated operator/inspector is properly trained to inspect these facilities to reduce the potential for failure and to address any issues with these facilities.

NATURAL RESOURCES PROTECTION:

7. The Township should verify that the submission meets the Natural and Historic Features Protection provisions of Section 22-429.2.C of the Subdivision and Land Development Ordinance related to vegetation preservation and replacement.

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Re: Preliminary/Final Land Development - Lock 57 Water Treatment Plant

East Vincent Township - LD-08-23-17789

8. The plans should note that the Unnamed Tributary to the Schuylkill River is designated as a High Quality-Trout Stocking Fishery. Also, Parcel UPI 21-1-72 includes a segment of Pigeon Creek also a High Quality-Trout Stocking Fishery. Increased impervious cover and loss of existing tree canopy increase the risk of thermal degradation in these streams, which could impact trout populations and other sensitive aquatic species. To minimize thermal impacts to the adjacent streams, the applicant should preserve the site's existing woodlands to the maximum extent practicable. In addition to protecting in-stream temperatures for cold water fish species, preserving the existing woodlands would:
 - a. Provide additional on-site stormwater management through enhanced infiltration and water uptake by mature root systems; and
 - b. Reduce earth disturbance near riparian buffer and wetlands fringe.
9. Given the development of roadways, parking areas, and sidewalks, 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 streams. Reducing chloride runoff from all pavement sources as well as roads is increasingly needed to minimize impacts to waterbodies designated as High Quality-Trout Stocking.
10. The construction staging area and topsoil stockpile for the proposed raw water pump station are located within the 100-year floodplain and upslope of wetlands and the Schuylkill River. Applicant should ensure erosion and sediment controls are installed properly with frequent inspections, and maintenance plans that detail immediate remediation actions to rectify any failures of these controls.

ADMINISTRATIVE ISSUES:

11. The applicant is requesting nine (9) 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. We note that the applicant is requesting a waiver from requiring a landscape plan under the Township's code Section 22-422. A landscape plan would provide details as to the types of vegetation proposed for replacement trees and shrubs and for the stormwater basins. In addition, the plan would provide details for proper planting and protection of new vegetation.
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.
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. If it is the applicant's intent to record this plan, a signature block for the review of the Chester County Planning Commission should be added to the first sheet of the plan, to facilitate recordation.

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Re: Preliminary/Final Land Development - Lock 57 Water Treatment Plant
East Vincent Township - LD-08-23-17789

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

Sincerely,

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: Pennsylvania American Water
Gannett Fleming, Inc. Attn: Roger Phillips, P.E.
Chester County Water Resources Authority, Attn: Seung Ah Byun
Chester County Conservation District
Chester County Parks + Preservation Attn: David T. Stauffer



THE COUNTY OF CHESTER



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August 23, 2023

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

Re: Preliminary Subdivision and Land Development - GVCC Residential Development
East Whiteland Township – SD-07-23-17763 and LD-07-23-17761

Dear Mr. Barner:

A Preliminary Subdivision and Land Development Plan entitled "GVCC Residential Development", prepared by Nave Newell, and dated June 30, 2023, was received by this office on July 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.

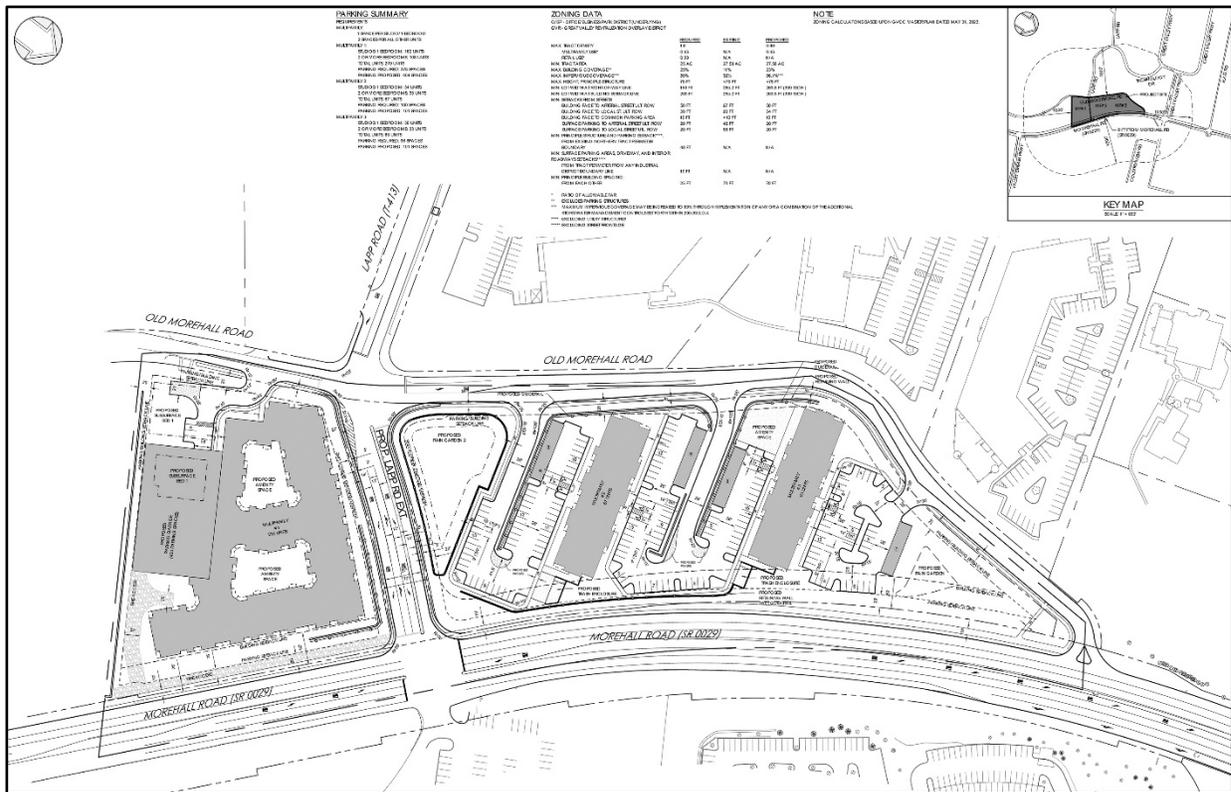
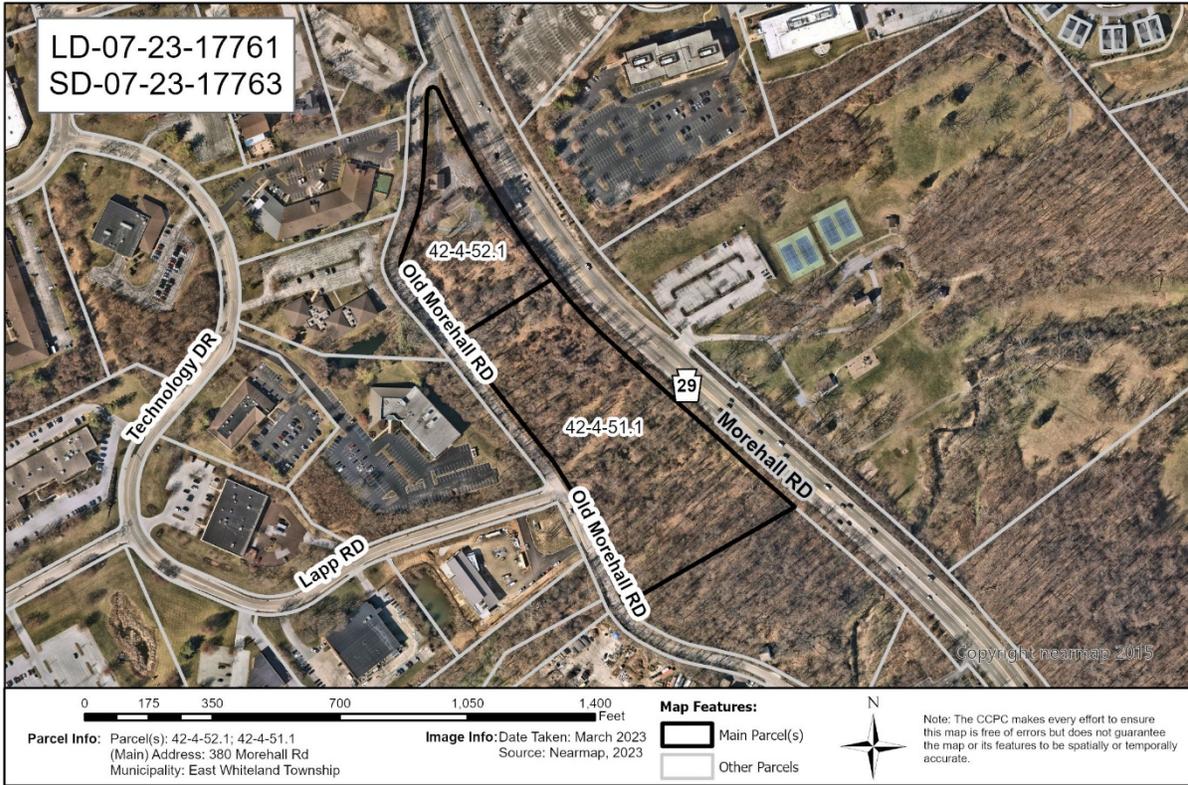
PROJECT SUMMARY:

Location:	southwest corner of Morehall Road (Route 29) and Old Morehall Road
Site Acreage:	14.58
Lots/Units:	2 existing lots; 1 proposed lot
Non-Res. Square Footage:	0
Proposed Land Use:	400 apartment units
New Parking Spaces:	607 (404 garage spaces, and 203 surface parking spaces)
Municipal Land Use Plan Designation:	High Density Mixed Use; and Route 29 Growth Corridor
UPI#:	42-4-51.1, 42-4-52.1

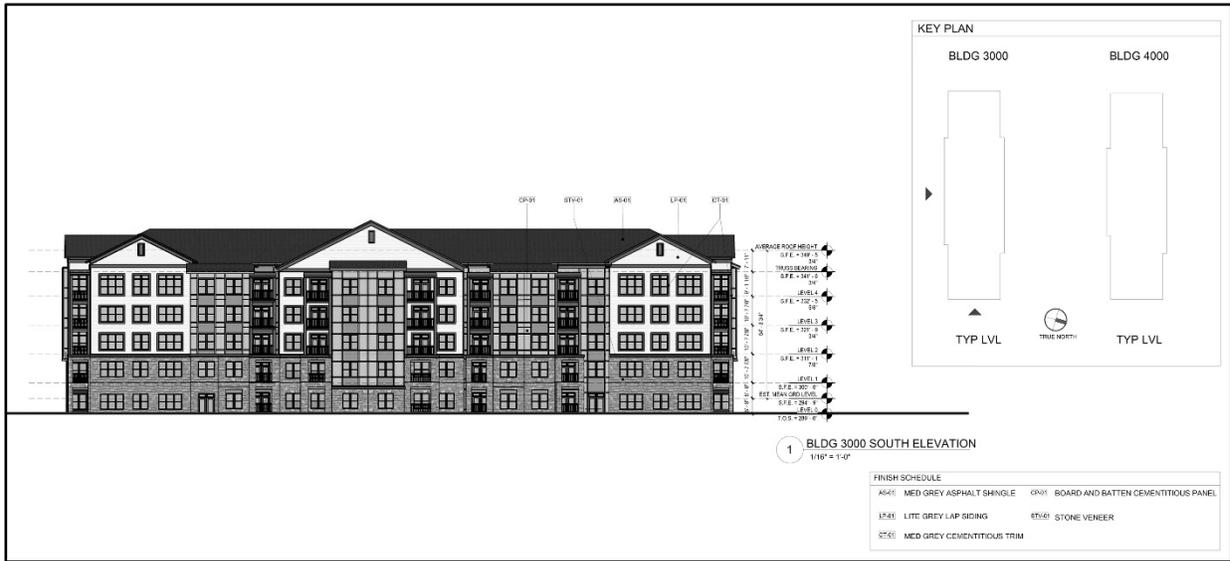
PROPOSAL:

The applicant proposes the consolidation of two existing lots totaling 14.58 acres into one lot, along with the construction of three apartment buildings containing 400 residential units, and 607 parking spaces. The Project Narrative indicates that the 170 of the proposed units will be age-restricted units. The existing buildings will be removed. The proposed roadway improvements include the extension of Lapp Road from Old Morehall Road to Route 29, Old Morehall Road widening, and the construction of the on-site portion of the Township’s multimodal trail along Route 29. The project site, which will be served by public water and public sewer, is located in the O/BP Office/Business Park, and GVR - Great Valley Revitalization Overlay zoning districts.

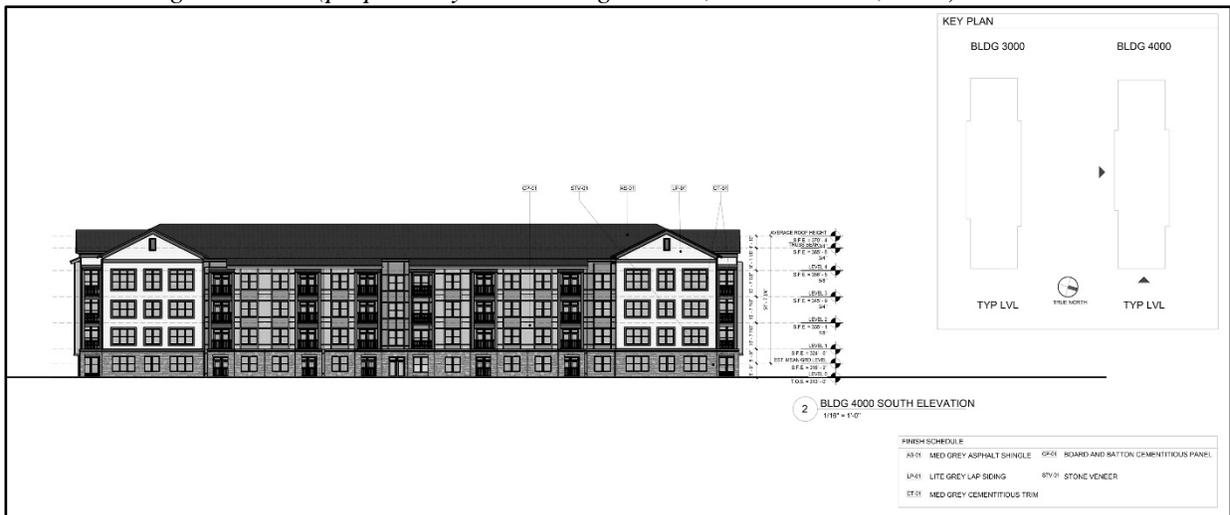
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, and all Township issues should be resolved before action is taken on this subdivision and land development plan.



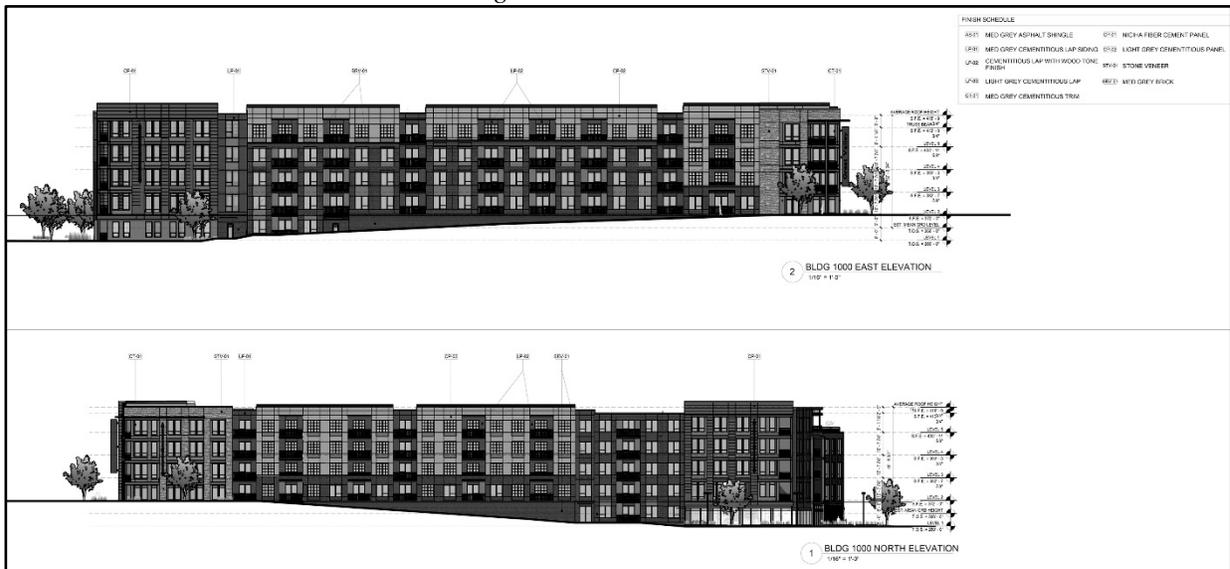
Site Plan Detail, Sheet 8: GVCC Residential Development



Building Elevations (prepared by Dwell Design Studio, dated June 30, 2023) - Sheet 1 Detail



Building Elevations - Sheet 2 Detail



Building Elevations - Sheet 3 Detail (southernmost building)

BACKGROUND:

1. The Chester County Planning Commission previously reviewed an unofficial sketch plan proposal from a previous property owner that included these two parcels. CCPC# LD-10-16-14500, “GVCC Mixed Use Development,” dated November 4, 2016, addressed the construction of a mixed-use development containing 613 apartment units, 787,050 square feet of office space, 50,210 square feet of retail space, a 133,800 square foot hotel, and 298,900 square feet of structured parking on a 40.81 acre site (UPI# 42-4-14, 42-4-14.1, 42-4-15.10, 42-4-15.10A, 42-4-15.12, 42-4-15.15, 42-4-15.16, 42-4-15.17A, 42-4-52.1 and 42-4-51.1). We note that the two parcels for the current project site were identified as Phase 3 of this prior development proposal; a 5,000 square foot retail building and recreational facilities were proposed to be constructed as part of Phase 3. While the Commission later reviewed a preliminary land development plan for Phase 1 of this development (CCPC# LD-12-16-14617, dated December 21, 2016), we have no record of the Township taking official action on Phase 1 of this prior proposal.
2. We note that the current proposal is identified as Phase 1 of this project. It is our understanding that Phase 2 will address the future development of a 304,000 square foot commercial building (research and development facility) and 840 structured parking spaces on an (approximately) 12.9 acre site located at the southwest corner of Route 29 and Great Valley Parkway (UPI# 42-4-15.12, 42-4-15.15, 42-4-15.16, and 42-4-15.17A).

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

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

PRIMARY ISSUES:

Access and Circulation:

5. The Transportation Impact Study, prepared by Traffic Planning and Design, Inc., dated May 31, 2023, identifies both Phase 1 and “Full Build” improvements planned for this project, including improvements to both the Route 29/Great Valley Parkway and Route 29/Flat Road intersections. Both the Township engineer and PennDOT should review the recommendations set forth in the study.

6. 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 facilities to address on-site emergencies. We note the site plan depicts the location of a 16 foot wide fire access lane along the eastern/southeastern side of the southernmost building, and an EMS Vehicle Plan is provided on Sheet 36.
7. We acknowledge that sidewalks will be provided, which will provide direct pedestrian access from the buildings to the adjoining roadways and the proposed trail corridor along Route 29. Sidewalks are an essential design element in the Suburban Center Landscape. Crosswalks should be provided at all proposed roadway/driveway entrances.
8. The applicant and Township should consider providing dedicated bicycle parking. Bicycle racks should be located in visible areas near building entrances and/or areas of pedestrian activity such as bus shelters, and they should be located under a shelter or building overhang to provide shelter from the elements. Additional information on this topic is provided in the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: www.chesco.org/documentcenter/view/27029.
9. 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>.

Design Issues:

10. Prior to granting final plan approval, the Township should ensure that this proposal complies with all applicable design standards in the GVR Great Valley Revitalization Overlay District Design Guidelines set forth in Appendix VI of the Township Subdivision and Land Development Ordinance.
11. The Township should verify that the design of the proposed outdoor lighting plan (Sheets 21-23) 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.
12. The site plan depicts the location of several retaining walls. The Township should verify that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization. Additional information on this topic is provided in the County Planning Commission’s Retaining Wall Design Standards planning eTool, which is available at: <https://www.chescoplanning.org/MuniCorner/eTools/74-RetainingWalls.cfm>.
13. 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/>.

Affordably-Priced Housing:

14. We suggest that the applicant and Township consider providing a percentage of affordably-priced housing units within the proposed development. “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>.

Natural Features Protection:

15. The site is underlain by carbonate geology in which the presence or potential may exist for formation and/or expansion of solution channels, sinkholes, and other karst features. The applicant should ensure an appropriate sinkhole prevention and mitigation plan is in place throughout construction to limit the risk of sinkhole formation. Mitigation measures could include the following:
 - A. Limiting surface water runoff into any areas shown to have an elevated risk of sinkhole formation;
 - B. Promptly backfilling any voids that are discovered;
 - C. Minimizing the extent of areas to be disturbed at any given time, and promptly stabilizing disturbed areas as soon as grading and construction activities are completed; and
 - D. Regularly inspecting the site to identify potential sinkholes early in their formation to limit risk to property and infrastructure.
16. The plan and 2023 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(s) and support facilities. The limits of tree removal should be clearly shown on the plan and “limits of disturbance” should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the “limit of disturbance” to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees. Additionally, given the project’s location in an Exceptional Value watershed, the applicant should minimize the removal of trees on the property to the greatest extent possible to reduce the volume of stormwater generated.
17. The applicant and Township should verify whether any waivers are required from the Township Subdivision and Land Development Ordinance pertaining to the removal of existing trees. We note that there are plan notes on Sheet 5 that indicate the existing field on the site is “to be cleared.”

18. Given the development of roadways, parking areas, and sidewalks, 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 streams. Reducing chloride runoff from all pavement sources as well as roads is increasingly needed to minimize impacts to water resources.

Stormwater Management:

19. Land disturbance and land development activities that occur within the (East) Valley Creek watershed must comply with the applicable stormwater management ordinance standards as approved in the *Valley Creek Watershed Act 167 Stormwater Management Plan* (February 2011).
20. Inspection frequency for BMP 6.4.5 Rain Garden/Biofiltration has not been identified in the Structural BMP Maintenance Schedule. This should be corrected by the applicant.
21. The County supports the use of innovative stormwater quality treatment technologies. To ensure that these features continue to function as designed, the applicant should include information on the proper inspection, operation, and maintenance of these systems in the Operation and Maintenance Plans. Also, since the owner's designated operator and inspector of stormwater facilities is responsible for operation, maintenance, and inspection of these facilities, the applicant should ensure the designated operator/inspector is properly trained to inspect these facilities to reduce the potential for failure and to address any issues with facilities.
22. Given the generalized nature of soil and geologic maps, the applicant should evaluate the site for potential sinkholes and should confirm that the underlying geologic conditions are not prone to sinkhole formation to ensure that the proposed infiltration BMPs will not result in subsidence. The applicant should consider additional alternative stormwater management practices and site design practices to limit the risk of sinkhole formation. Examples include:
 - A. Disconnecting impervious cover to the greatest extent practical to manage stormwater as close to its source as possible;
 - B. Managing stormwater with additional smaller green infrastructure practices, such as bioswales, raingardens, or curb bump-outs, that would limit the volume of stormwater directed to the stormwater detention basins; and
 - C. Increasing setbacks between infiltration features and down-gradient infrastructure (roadways, parking areas, subsurface utilities).
23. The project is located in an area designated by the Pennsylvania Department of Environmental Protection (DEP) as a Special Protection Watershed. Chester County's High Quality and Exceptional Value Watersheds are especially sensitive to degradation and pollution that could result from development. Therefore, stricter DEP or municipal limitations to wastewater and stormwater discharges may apply in this watershed. A map of Special Protection Watersheds in Chester County, PA may be viewed here: www.chesco.org/DocumentCenter/View/17339.

ADMINISTRATIVE ISSUES:

24. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.

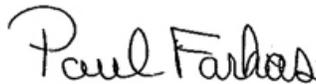
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Re: Preliminary Subdivision and Land Development - GVCC Residential Development
East Whiteland Township – SD-07-23-17763 and LD-07-23-17761

25. 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.
26. 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>.
27. The County Planning Commission signature block on Sheet 1 should be revised to indicate that the plan was reviewed, not approved, by the Chester County Planning Commission.
28. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: GS Great Valley Property Owner MF and AA, LLC
Greystar Dev LLC
Nave Newell
Philadelphia Suburban Development Corporation
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
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(610) 344-6285 Fax (610) 344-6515

August 3, 2023

Warren K. Obenski, Manager/Secretary
Honey Brook Township
500 Suplee Road, P.O. Box 1281
Honey Brook, 19344

Re: Preliminary/Final Land Development - Honey Brook Community Library
Honey Brook Township - LD-07-23-17739

Dear Mr. Obenski:

A preliminary/final land development plan entitled "Honey Brook Community Library", prepared by McCarthy Engineering Associates and dated June 26, 2023, was received by this office on July 10, 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 Compass Road (State Route 10), south of Walnut Road
Site Acreage:	2.20 acres
Lots/Units:	1 lot, 1 building
Non-Res. Square Footage:	3,759 square feet
Proposed Land Use:	Addition to library
New Parking Spaces:	24 spaces
Municipal Land Use Plan Designation:	Mixed Use Residential
UPI#:	22-6-39.2C-E, 22-6-39.2B-E

PROPOSAL:

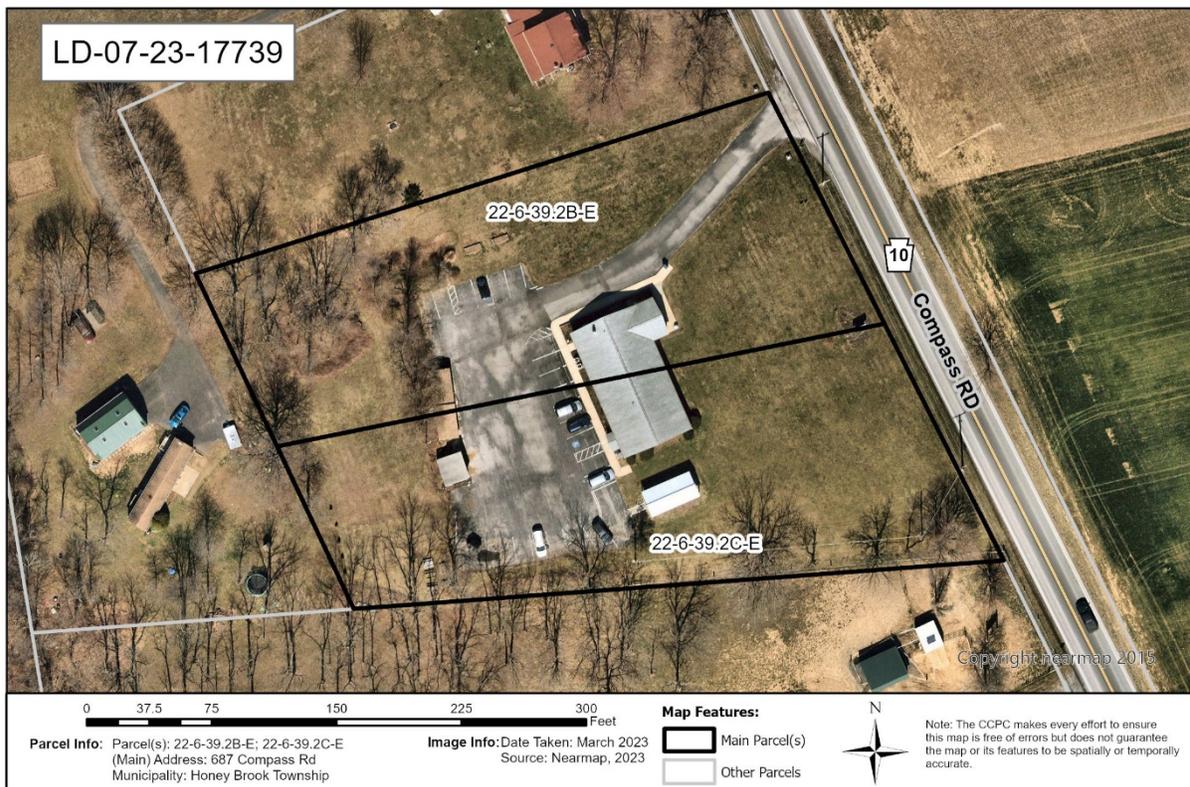
The applicant proposes the construction of a 3,759 square foot addition to the Honey Brook Community Library, and 24 additional parking spaces. The site, which is served by on-site water and sewer facilities, is located in the Honey Brook Township MUR Mixed Use Residential zoning district.

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

COUNTY POLICY:

LANDSCAPES:

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



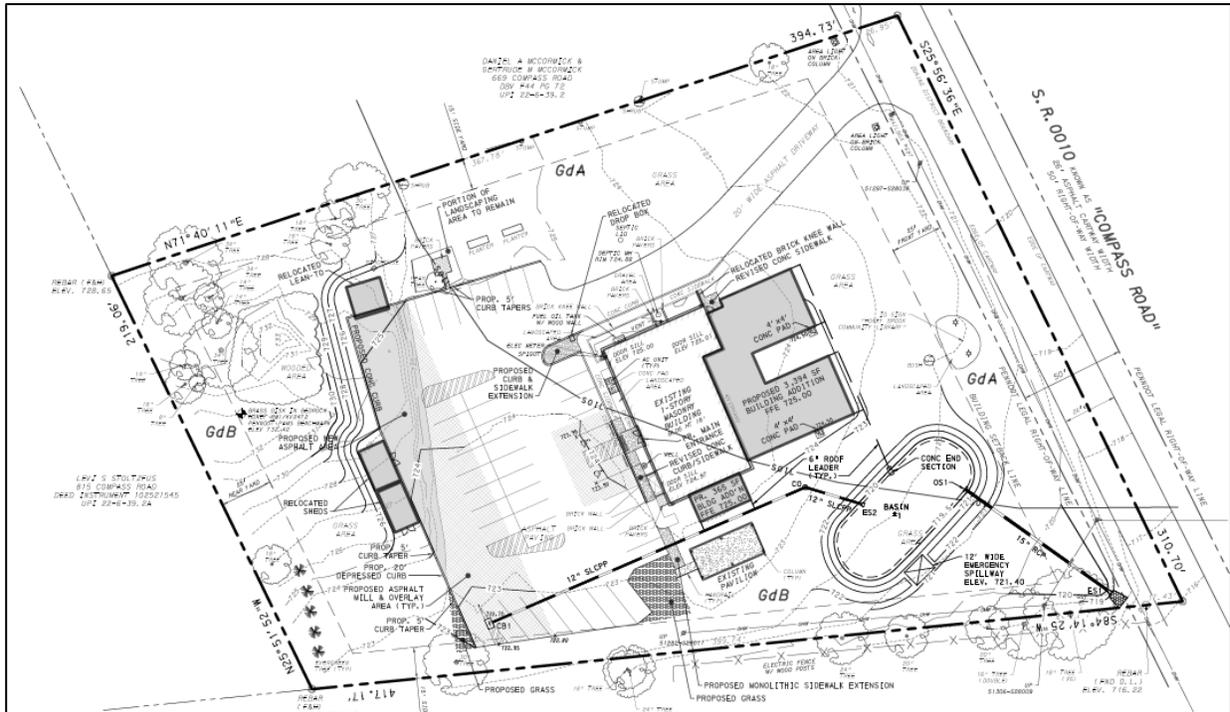
WATERSHEDS:

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

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

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

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 Honey Brook Community Library
Preliminary/Final Land Development 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 Compass Road (State Route 10) as a minor arterial. The Handbook (page 183) recommends a 100 foot-wide right-of-way for minor arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Compass Road. 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. The Township and the applicant should attempt to provide a sidewalk connection from the library to the Honey Brook Elementary School to the northwest. Sidewalks are an essential design element for new construction in the **Urban Center Landscape**.

6. We suggest that the applicant and the Township consider rain gardens as part of the site's stormwater management facilities includes. The County Planning Commission endorses the use of innovative stormwater management practices, and rain gardens can provide an excellent opportunity to demonstrate to students the principles and practices of low impact stormwater management, design, and maintenance, and the importance of watershed stewardship. We encourage the applicant to use this project as an educational resource for students and visitors by creating informational signage, and designing site-specific stormwater curriculum and projects that can be implemented in science classes. The applicant should also consider "naturalizing" the stormwater management basin by adding additional landscaping/vegetative screening to soften the appearance of the facilities.
7. We suggest that the applicant add more landscaping, such as street trees, which are an essential design element in the **Urban Center Landscape**.
8. The 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/>.

ADMINISTRATIVE ISSUES:

9. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
10. A 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: 5

Re: Preliminary/Final Land Development - Honey Brook Community Library
Honey Brook Township - LD-07-23-17739

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: McCarthy Engineering Associates
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District
Honey Brook Community Library



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August 11, 2023

Eden R. Ratliff, Manager
Kennett Township
801 Burrows Run Road
Chadds Ford, PA 19317

Re: Preliminary/Final Land Development - Kendall Longwood Health Center
Kennett Township - LD-07-23-17760

Dear Mr. Ratliff:

A Preliminary/Final Land Development Plan entitled "Kendall Longwood Health Center", prepared by RGS Associates, and dated July 7, 2023, was received by this office on July 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: north side of E Baltimore Pike, east of Lenape Road
Site Acreage: 122.55
Lots/Units: 19
Proposed Land Use: Nursing Home/Assisted Living
New Parking Spaces: 5
Municipal Land Use Plan Designation: CC-Cultural Conservation
UPI#: 62-2-14

PROPOSAL:

The applicant proposes the construction of a 36,200 square foot addition to the Health Center at Kendal at Longwood Retirement Community. The proposed addition will contain an additional 19 Independent Living Apartments and 5 additional parking spaces will be provided. The project site, which will be served by public water and a community sewer system, is located in the R-4 - 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.

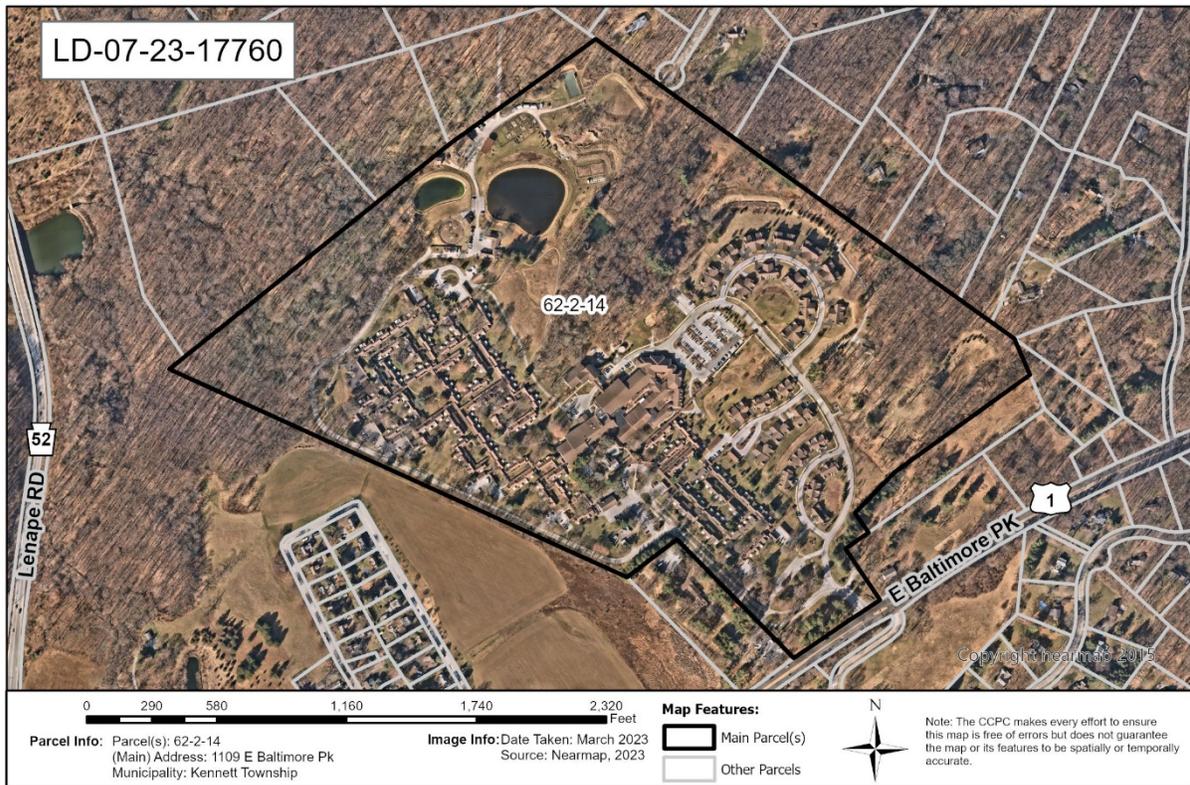
BACKGROUND:

1. The Chester County Planning Commission has previously reviewed an unofficial Sketch Land development proposal for this site. That review, CCPC# LD-02-22-17087, dated February 22, 2022, addressed the construction of a 32,200 square foot building addition to the Health Center facility.

COUNTY POLICY:

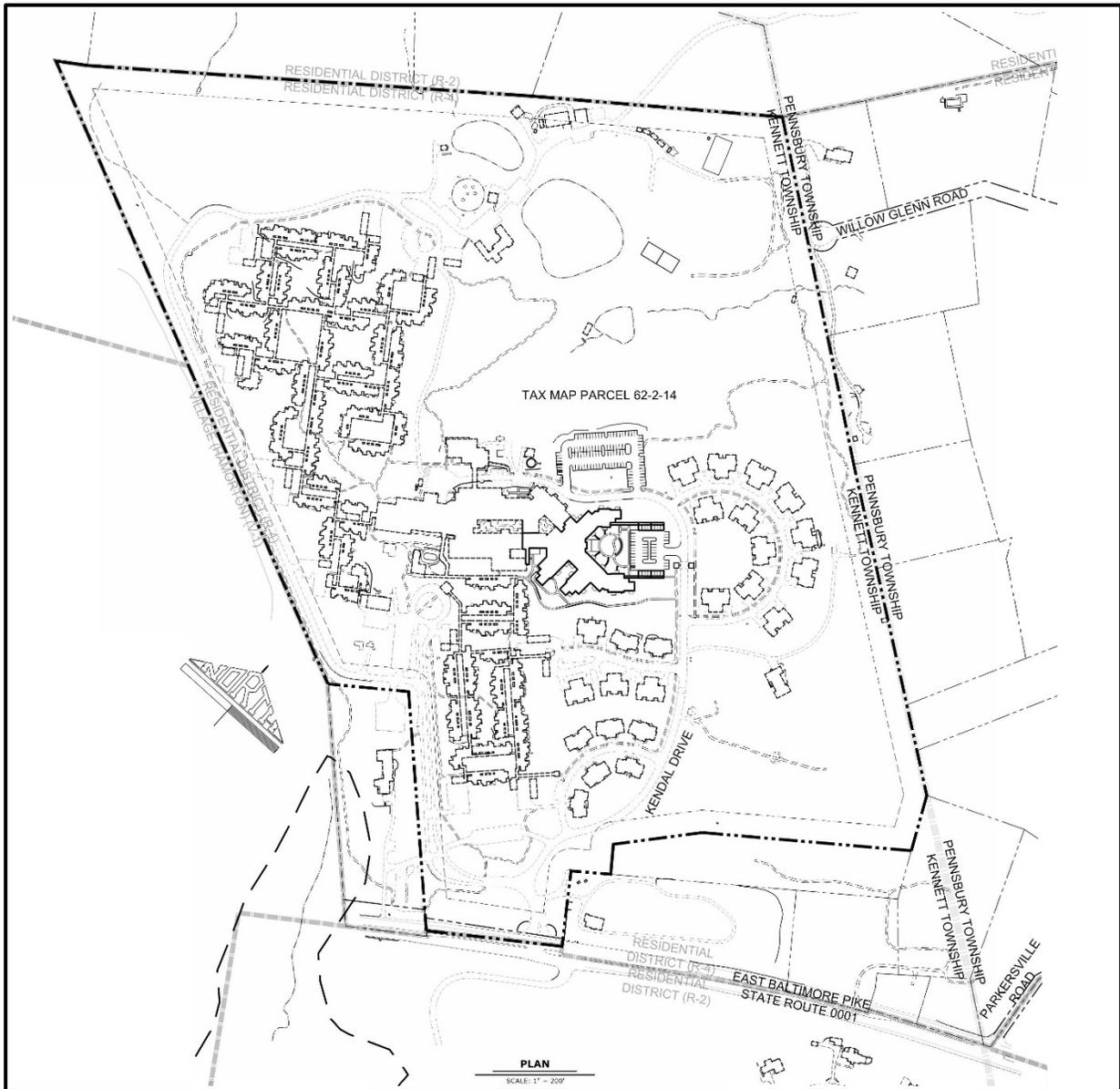
LANDSCAPES:

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



WATERSHEDS:

3. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Bennett's Run subbasin of the Brandywine 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.



Detail of Sheet LD-9 of the plan

PRIMARY ISSUES:

4. The Township and the applicant should consider measures that could be incorporated into the plan to minimize the impacts of construction, such as noise, dust and traffic on the residences that are accessed from Kendal Drive and other areas of the community. Temporary signage and public notice to residents and visitors is recommended to increase awareness of any new circulation patterns and to improve safety during construction. The staging area for the construction should be shown on the plan.
5. We acknowledge that the plan proposes the planting of trees in the parking lot islands and around the parking area. Providing generous landscaped areas in parking lots provides numerous benefits, including water absorption and filtration, cleaner air, shading, visual buffers, reduced noise and a more attractive setting for users of the lot. The use of shrubs and ground covers is encouraged in parking lot islands and along the borders of parking areas.

Page: 4

Re: Preliminary/Final Land Development - Kendall Longwood Health Center

Kennett Township - LD-07-23-17760

ADMINISTRATIVE ISSUES:

6. 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>.
7. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Kennett 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: Kendal-Crosslands Communities
RGS Associates, Inc.
Diane Hicks, Kennett Township Director of Planning and Zoning
Kathleen Howley, Manager Pennsbury Township
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



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August 22, 2023

Eden R. Ratliff, Manager
Kennett Township
801 Burrows Run Road
Chadds Ford, PA 19317

Re: Final Subdivision - Gary Robbins
Kennett Township - SD-08-23-17797

Dear Mr. Ratliff:

A Final Subdivision Plan entitled "Gary Robbins", prepared by Regester Associates, Inc. and dated July 27, 2023, was received by this office on August 15, 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:	east of Bayard Road, south side of Ironstone Lane
Site Acreage:	33.59
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Rural Residential
UPI#:	62-4-310.8, 62-4-310.13

PROPOSAL:

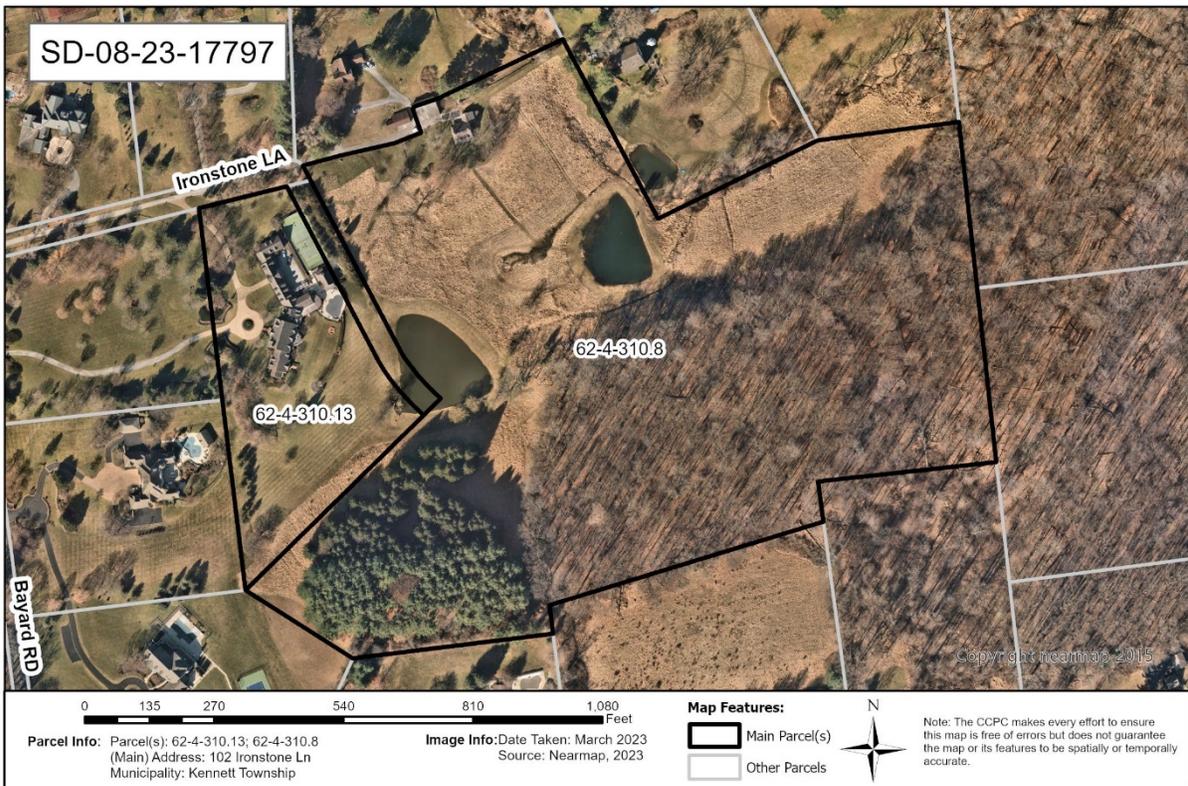
The applicant proposes the transfer of 5.954 acres between two existing lots. The project site is located in the RA-Residential Agricultural zoning district, no new sewage disposal or water supply is proposed.

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**.

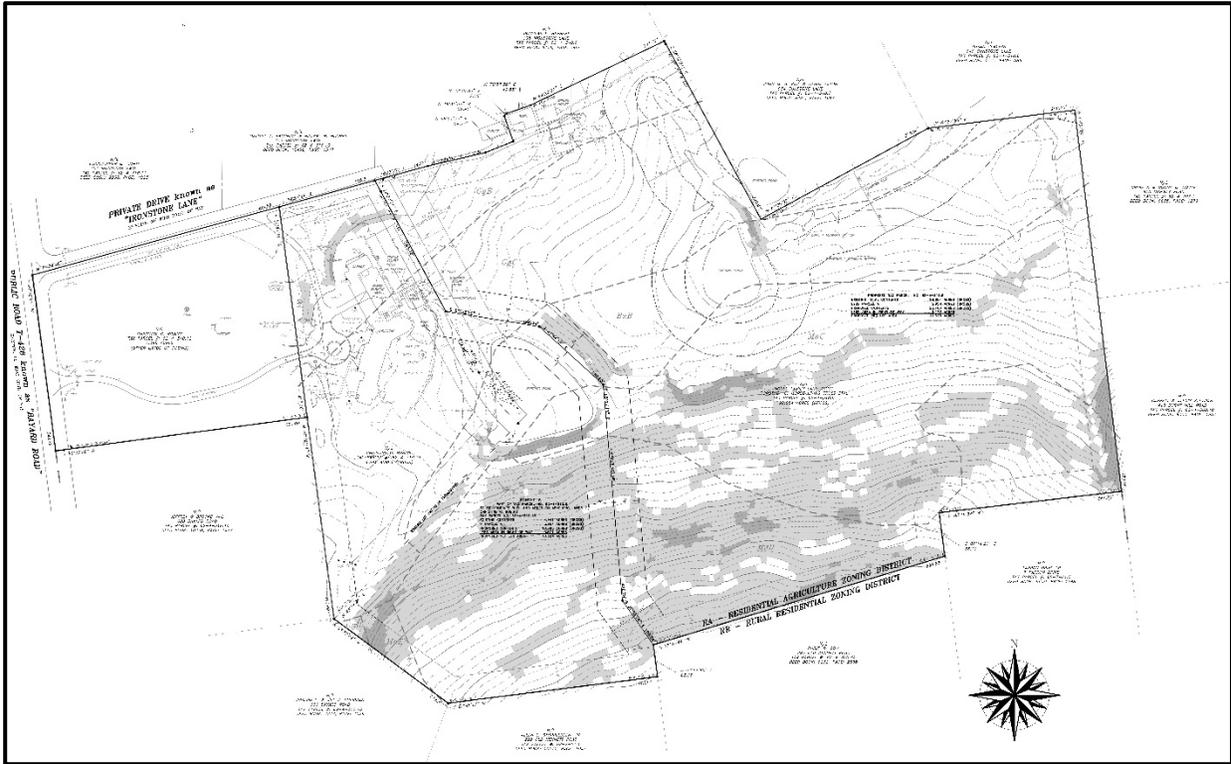


PRIMARY ISSUES:

2. Plan note #15 on sheet 1 of the plan indicates that Parcel A and Tax parcel 62-4-310.8 are subject to a Conservation easement held by the Land Conservancy of Southern Chester County. We understand that the conservation easement will remain on the transferred parcel. Also, this Conservancy has recently been acquired by the Brandywine and Red Clay Alliance. Details in the deeds of all affected parcels should be revised to indicate this acquisition.

ADMINISTRATIVE ISSUES:

3. The applicant is requesting two waivers from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
4. According to County Tax Assessment records, the project site appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) to determine if this proposal could affect the applicant's tax status. Additional information on this topic is provided online at: www.chesco.org/256/Act-319--Clean-Green.
5. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.



Detail of Sheet 2 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 Kennett 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: Christine G. Robins
Morse Family Land Trust
Gary Robins
Register Associates, Inc.
Diane Hicks, Director of Planning and Zoning - Kennett Township
Chester County Assessment Office



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August 21, 2023

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

Re: Final Subdivision - Windurra USA, LLC
Londonderry Township - SD-07-23-17778

Dear Ms. Hearne:

A final subdivision plan entitled "Windurra USA, LLC", prepared by Register Associates, Inc. and dated January 4, 2023, was received by this office on July 31, 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:	North of Gap Newport Pike (State Route 41), north of Faggs Manor Road (State Route 3087)
Site Acreage:	82.63 acres
Lots:	Three lots; to be merged into one lot
Proposed Land Use:	Farm/Pasture Land
Municipal Land Use Plan Designation:	Agriculture
UPI#:	46-2-5, 46-2-5.1, 46-2-4.1

PROPOSAL:

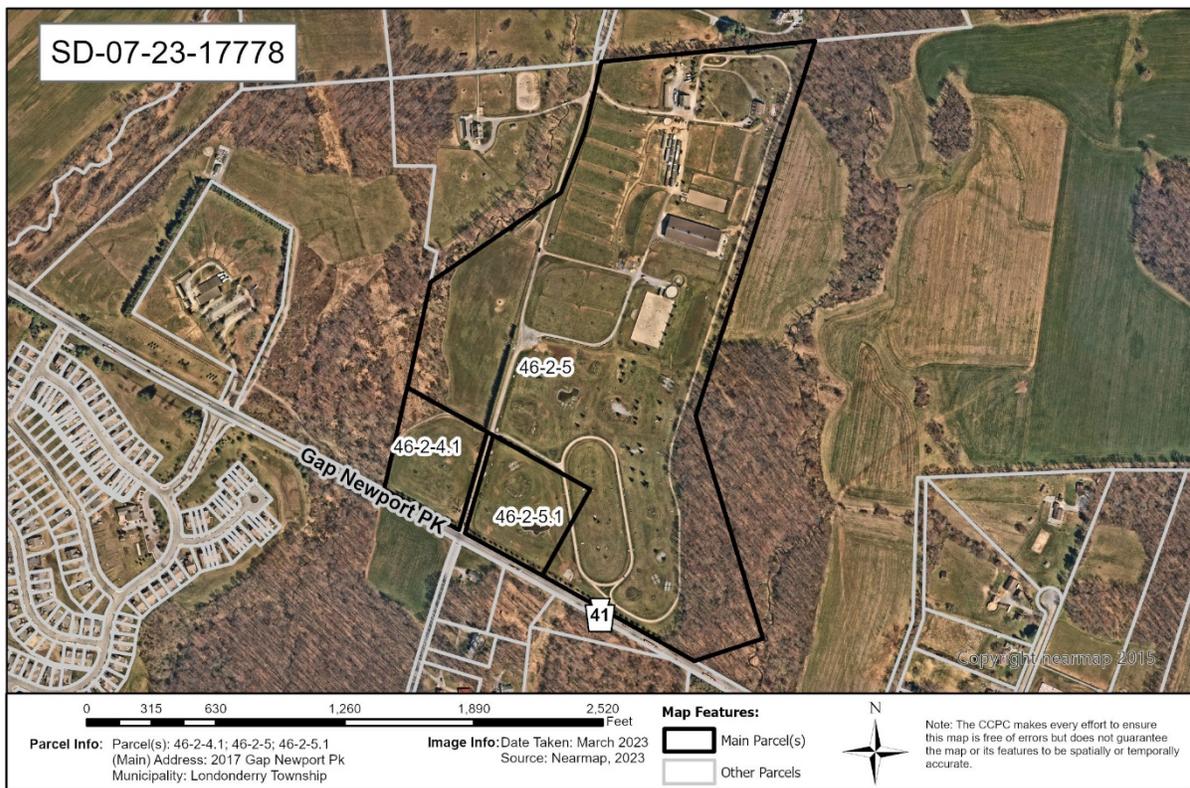
The applicant proposes the merger of three lots into one lot. The site contains a riding arena and related structures, which will be served by on-lot water and sewer facilities, and is located in the Londonderry Township AP Agricultural Preservation zoning district. No additional development is proposed by this plan.

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

COUNTY POLICY:

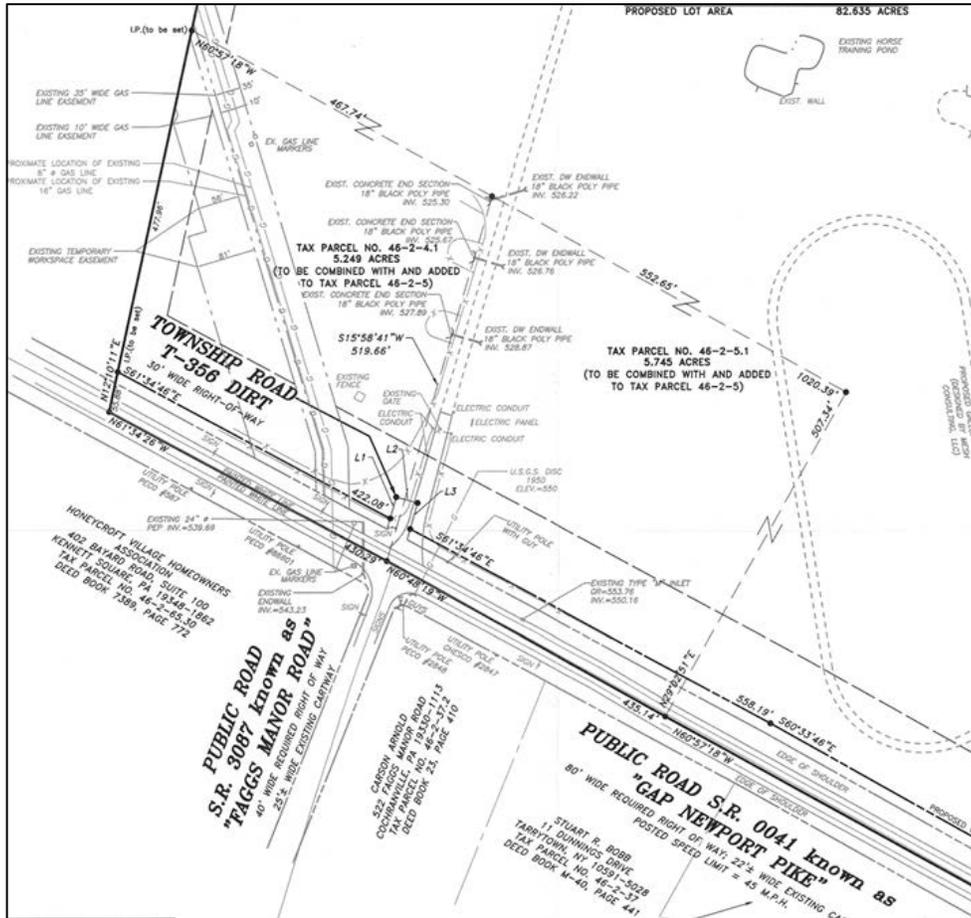
LANDSCAPES:

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



PRIMARY ISSUES:

2. The plan shows existing gas pipelines on the site. Although no additional development is shown on this plan, any future developer should contact the pipeline operator, shown as the Eastern Shore Natural Gas Company on the Chester County Planning Commissions Pipeline Information Center, at [Pipeline Information Center Mapping Application \(arcgis.com\)](#) to ensure that the application does not result in any encroachments into the pipeline right-of-way. It is recommended that the plan include the field survey location of the pipeline, the size, material and depth (if known), and the type of product typically being transported through the pipeline. Pipeline operator contact information is located on the pipeline markers within the easement and can also be found at the Chester County Pipeline Information Center Pipeline Operators page: <http://www.chescoplanning.org/pic/operators.cfm>.



*Detail of Windurra USA, LLC
 Final Subdivision Plan*

3. Portions of the site contain wooded areas and a floodplain is to the west, it is also in the Londonderry Township AP Agricultural Preservation zoning district and in the **Agricultural Landscape** designation of [Landscapes3](#); therefore, we suggest that the applicant consider deed-restricting this site from further development. We recommend that the applicant contact Chester County Parks + Preservation (telephone #610-344-5656) for information on the advantages of being in the County Agricultural Land Preservation 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.

ADMINISTRATIVE ISSUE:

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

Page: 4
Re: Final Subdivision - Windurra USA, LLC
Londonderry Township - SD-07-23-17778

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Londonderry 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: Regester Associates, Inc.
Windurra USA, LLC
Chester County Parks + Preservation
Chester County Health Department



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Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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August 21, 2023

Maureen Zdun, Secretary
New London Township
PO Box 1002
New London, PA 19360

Re: Final Subdivision - Chad Lester
New London Township - SD-07-23-17777

Dear Ms. Zdun:

A Final Subdivision Plan entitled "Chad Lester", prepared by Crossan-Raimato, Inc., and dated July 7, 2023, was received by this office on July 28, 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 Saginaw Rd., at the end of Thunder Hill Rd.
Site Acreage:	17.74
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential, Farm/Pastureland
Municipal Land Use Plan Designation:	Residential
UPI#:	71-3-5.2E, 71-3-5.2B

PROPOSAL:

The applicant proposes the transfer of 2.0 acres between two existing lots. The project site, which will be served by on-site water and sewer, is located in the R-1 Residential zoning district.

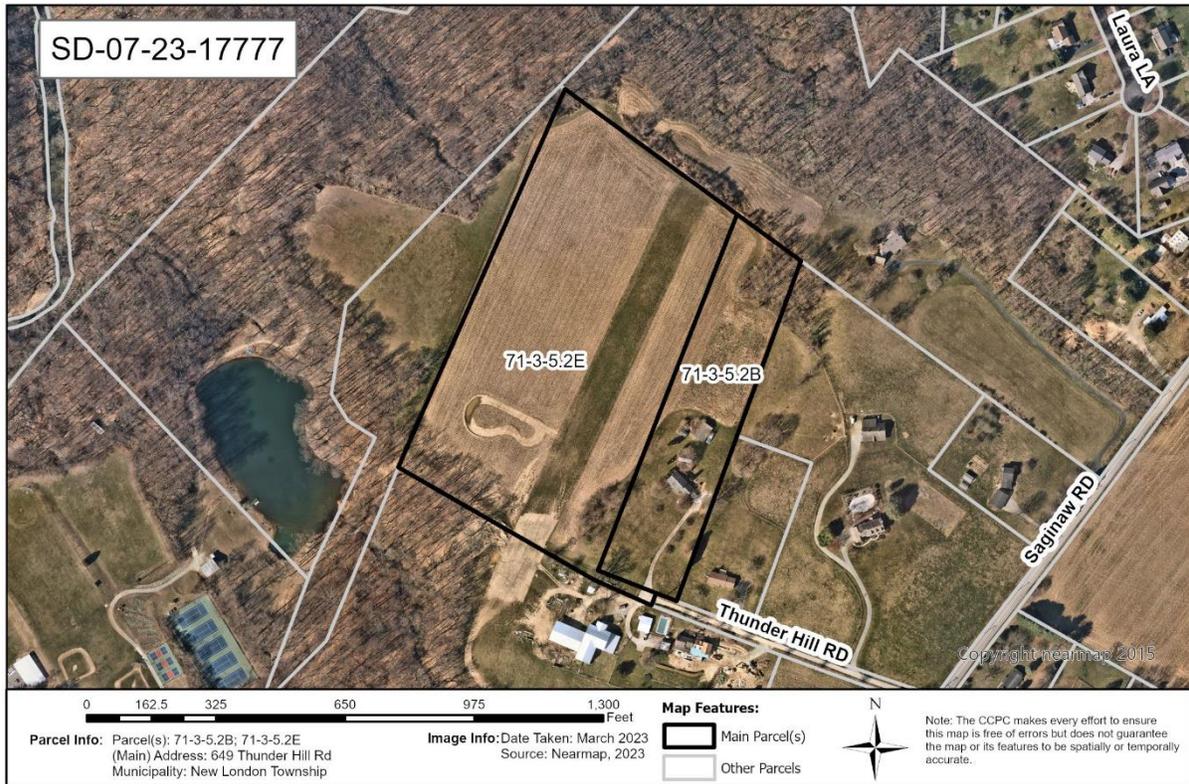
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this subdivision plan.

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**.

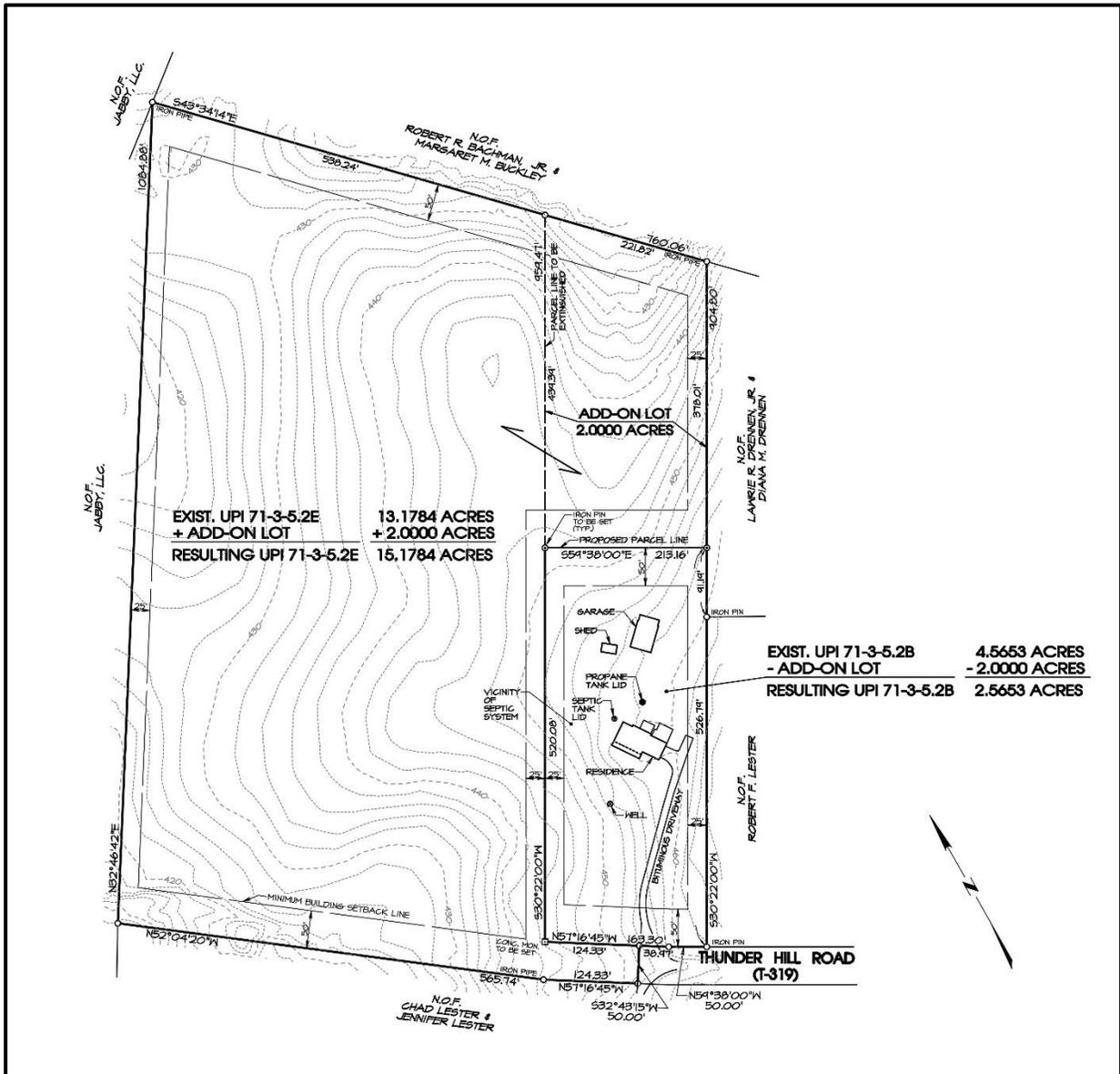


WATERSHEDS:

2. **Watersheds**, the water resources component of **Landscapes3**, indicates the proposed development is located within the Big Elk Creek subbasin of the Chesapeake Bay 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:

3. The applicant should consider showing the location for a back-up septic absorption area for the existing residence.
4. If development is being considered for the remainder of 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 the subdivision plan

ADMINISTRATIVE ISSUES:

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

Page: 4
Re: Final Subdivision - Chad Lester
New London Township - SD-07-23-17777

7. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds 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 London 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: Richard J. LeChette & Kathleen L. LeChette
Chad Lester and Jennifer L. Lester
Crossan-Raimato, Inc.
Chester County Health Department
Chester County Assessment Office



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August 1, 2023

Erica Batdorf, Manager
North Coventry Township
845 South Hanover Street
Pottstown, PA 19465

Re: Final Land Development - Starbuck's Suburbia Shopping Center
North Coventry Township - LD-06-23-17733

Dear Ms. Batdorf:

A final land development plan entitled "Starbuck's Suburbia Shopping Center", prepared by PennTerra Engineering, Inc. and dated May 15, 2023, was received by this office on July 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:	To the east of Pottstown Pike (State Route 100), north of Glocker Way
Site Acreage:	25.61 acres (entire Suburbia Shopping Center)
Lots/Units:	1 lot; 1 unit
Non-Res. Square Footage:	2,230 square feet
Proposed Land Use:	Restaurant
New Parking Spaces:	27 spaces
Municipal Land Use Plan Designation:	Commerce
UPI#:	17-7-72

PROPOSAL:

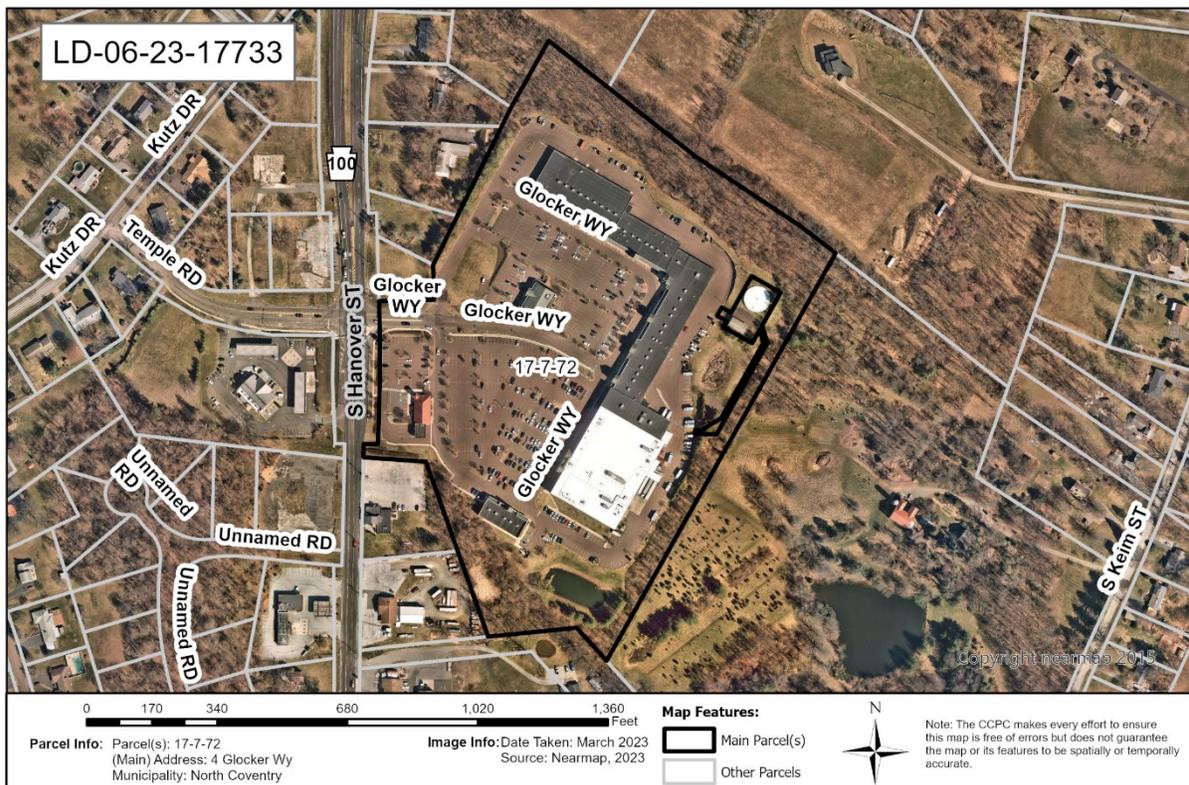
The applicant proposes the construction of a 2,230 square foot restaurant and 27 parking spaces at the Suburbia Shopping Center. The site, which will be served by public water and public sewer facilities, is located in the North Coventry Township C-1 Commercial; TND-1 Overlay zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all North 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 **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The proposed land development is consistent with the objectives of the **Suburban Landscape**.



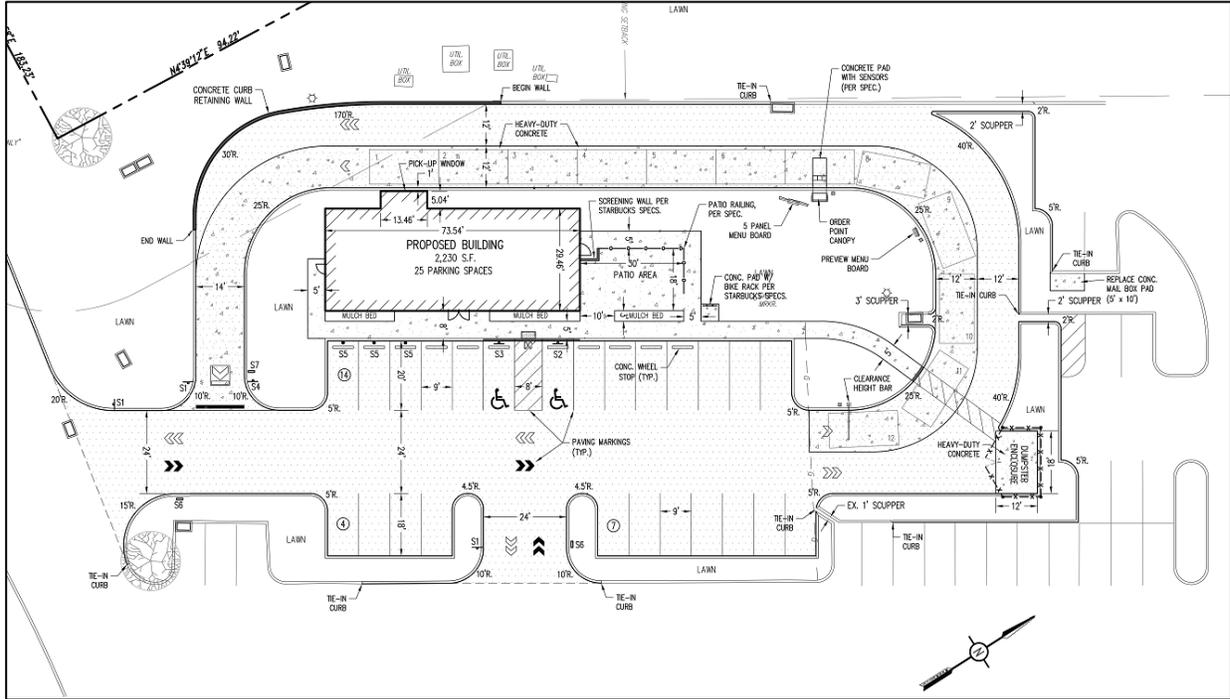
WATERSHEDS:

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

- implement comprehensive stormwater management,
- 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 Starbuck's Suburbia Shopping Center
Final Land Development Plan*

PRIMARY ISSUES:

4. We recommend that the applicant and the Township ensure that safe pedestrian access can be provided to and from this site and the other areas of the shopping center. Pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system in the **Suburban Landscape**. 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.
5. We suggest that the Township and the applicant discuss whether the proposed driveway to the site should be located directly opposite the entry to the parking area to the south. Eliminating the offset may make vehicle circulation easier and safer.
6. The applicant and the Township should discuss the anticipated number of vehicles that will queue at the drive-through lane, and verify that the drive-through has an adjacent "escape" lane.
7. In general, we recommend that any pad sites on this parcel that are either undeveloped or are to be redeveloped gain access from Glocker Way and not from State Route 100.

8. The plan proposes 27 parking spaces. We suggest that the applicant and the Township evaluate the anticipated parking demand for this facility, and determine whether all of the proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping. Some or all of the spaces on the eastern side of lot could be considered for reservation.
9. The site plan states that the individual property owner will be responsible for the ownership and maintenance of all stormwater management facilities on their lot. We endorse Stormwater Management Note 2 on the plan, indicating that the owner of these facilities will convey easements to the municipality. We suggest that the Township should be permitted to inspect and, if necessary, repair the stormwater management facility and provide for the reimbursement of related expenses to the Township.
10. The plan indicates that the applicant has received a variance to permit a drive-through window adjacent to a residential use. We suggest that the Township ensure that adequate landscaping is provided to mitigate the potential adverse effects of the drive-through on the adjacent residences. The Township and the applicant should also discuss how the outdoor audio equipment at the ordering window may affect the residences.
11. 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. 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.

ADMINISTRATIVE ISSUES:

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

Page: 5

Re: Final Land Development - Starbuck's Suburbia Shopping Center

North Coventry Township - LD-06-23-17733

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of North 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: PennTerra Engineering, Inc.
Suburbia Shopping Center 3, 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

August 11, 2023

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

Re: Preliminary/Final Land Development - Bridge & Main LLC
Phoenixville Borough - LD-07-23-17754

Dear Mr. Boelker:

A Preliminary/Final Land Development Plan entitled "Bridge & Main LLC", prepared by Site Engineering Concepts, LLC, and dated February 14, 2023, and last revised on May 19, 2023, was received by this office on July 18, 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 N. Main Street between Price and Bridge Streets.
Site Acreage:	0.12
Lots/Units:	7
Non-Res. Square Footage:	0
Proposed Land Use:	Apartment
Municipal Land Use Plan Designation:	Mixed Use
UPI#:	15-9-160

PROPOSAL:

The applicant proposes the construction of a fourth floor to accommodate an additional seven apartment units located within two existing buildings. The project site, which will be 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 should be addressed and all Borough issues should be resolved before action is taken on this land development plan.

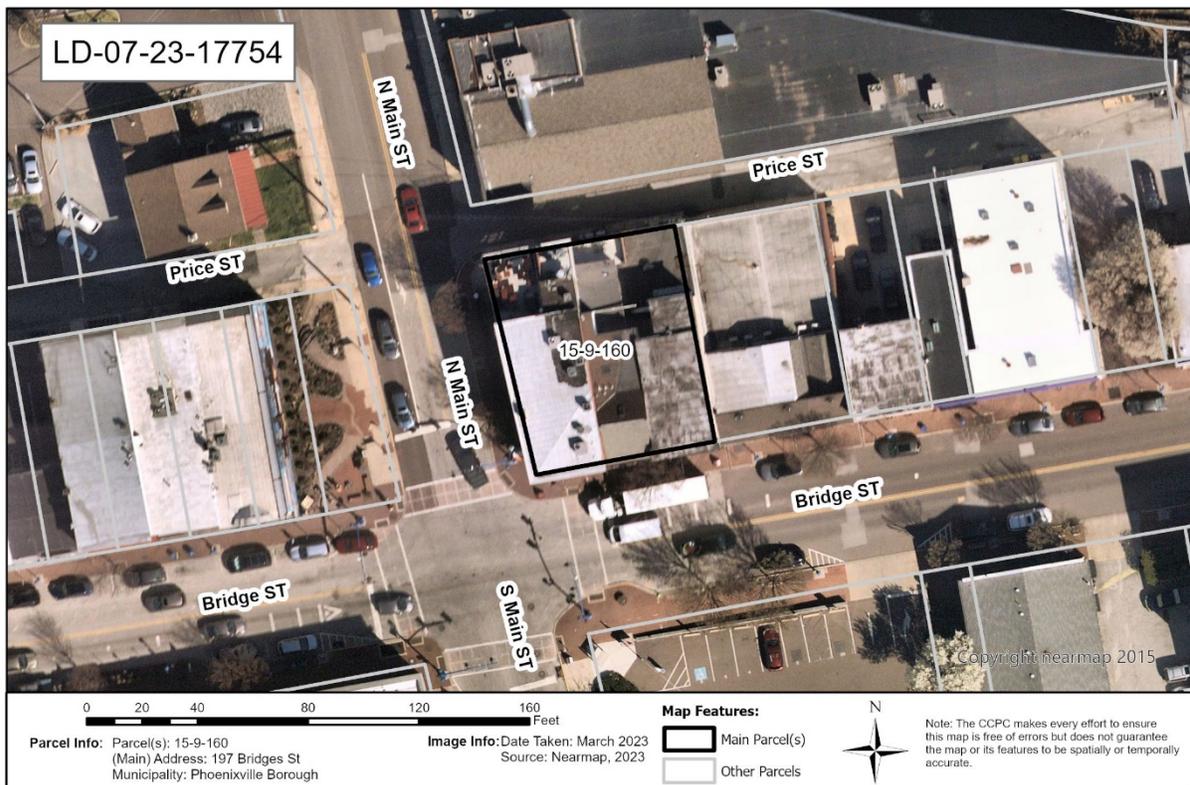
BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a land development sketch plan for this site. That review, CCPC# LD-03-23-17578, dated March 21, 2023, addressed the construction of a fourth floor above the two eastern buildings and creation of eight new apartments. One of the eight units was a proposed efficiency apartment that was to be sited in the basement of the most eastern building.

COUNTY POLICY:

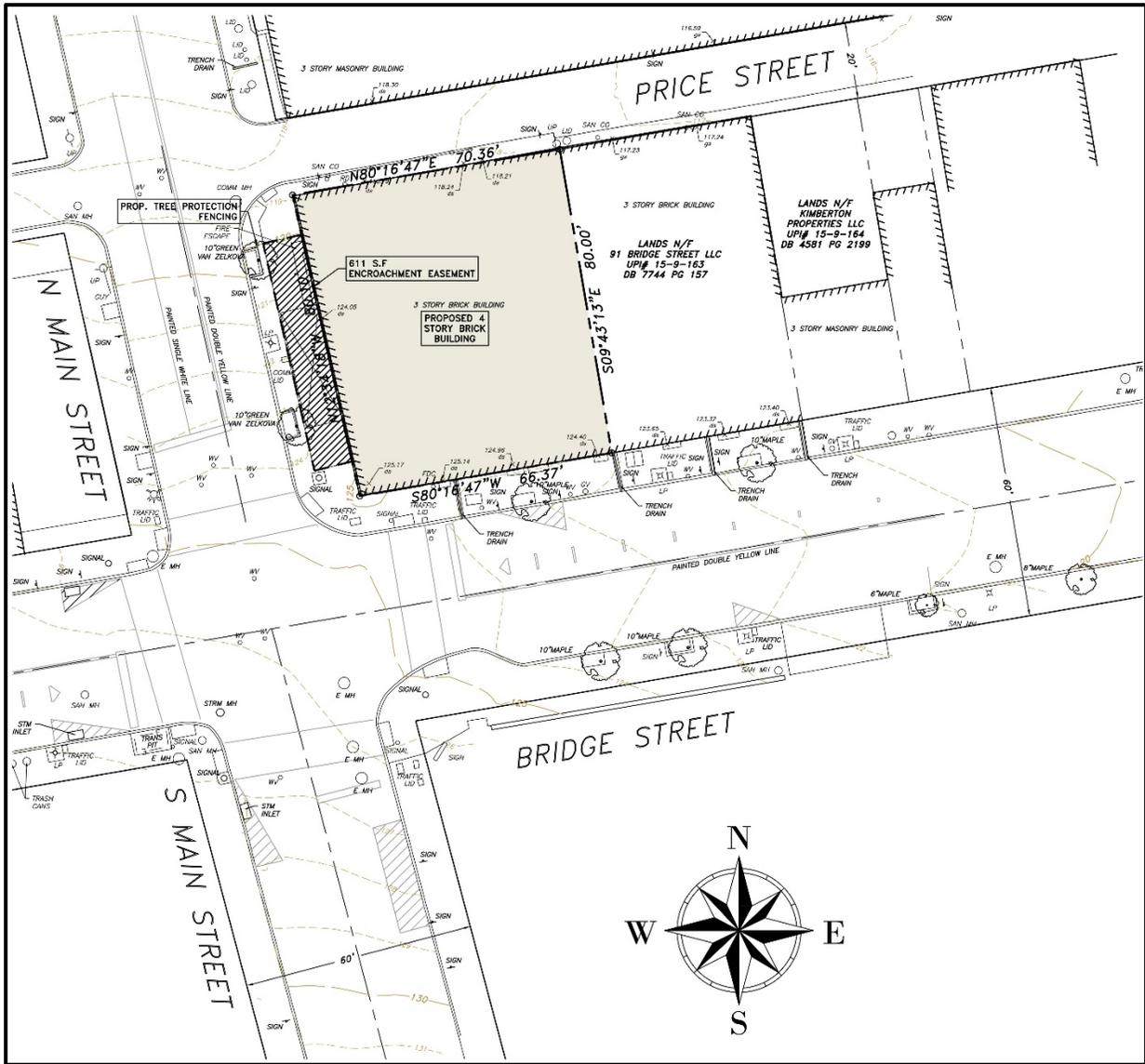
LANDSCAPES:

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, protection of water quality from nonpoint source pollutants, and protection of vegetated riparian corridors. **Watersheds** can be accessed at www.chesco.org/water.



Detail of Sheet 1 of the Land Development Plan

PRIMARY ISSUES:

4. We commend the applicant for their investment in the **Urban Center Landscape** and careful consideration to the preservation of historic architecture in Phoenixville Borough. The County Comprehensive Plan, **Landscapes3**, promotes investment in our Urban Centers, this submission is representative of that policy.
5. This proposal is very similar to one we reviewed in March, the primary differences are: the efficiency apartment to be sited in basement has been removed from the plan, two proposed locations for the mailboxes for the apartments are shown, one on the exterior of the building, one in the vestibule of the building and additional bollards to be included around the solid waste collection area on Price Street to protect residents and workers.

Page: 4
Re: Preliminary/Final Land Development - Bridge & Main LLC
Phoenixville Borough - LD-07-23-17754

6. Related to comments in our previous review March 2023, we note that a Certificate of Appropriateness has been issued for the project per the Phoenixville HARB's recommendation. Life Safety features of the submission include: a sprinkler system, fire alarm system, emergency lighting and exit signage all consistent with the 2018 International Building Code.
7. We agree that the removal of the Efficiency unit in the basement is appropriate and suggest that the space could be a useful amenity for residents if converted to storage and/or a secure bicycle parking area.

ADMINISTRATIVE ISSUES:

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 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,



Glenn Bentley
Senior Review Planner

cc: Bridge & Main, LLC
Site Engineering Concepts, LLC
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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Brian N. O’Leary, AICP
Executive Director

PLANNING COMMISSION
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P. O. Box 2747
West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

August 14, 2023

Jane L. Daggett, Secretary
Upper Oxford Township
1185 Limestone Road
Oxford, PA 19363

Re: Final Subdivision - Robert Prewitt and Florence L. Prewitt
Upper Oxford Township - SD-07-23-17771

Dear Ms. Daggett:

A Final Subdivision Plan entitled "Robert Prewitt and Florence L. Prewitt", prepared by Crossan Raimato, Inc., and dated July 10, 2023, was received by this office on July 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: southeast corner of Cheek Rd & Catamount Road
Site Acreage: 4.70
Lots/Units: 2 lots
Proposed Land Use: Single Family Residential
Municipal Land Use Plan Designation: Agriculture
UPI#: 57-7-3.1, 57-7-2.1

PROPOSAL:

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

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

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Agricultural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Agricultural Landscape** is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. The proposed subdivision is consistent with the objectives of the **Agricultural Landscape**.

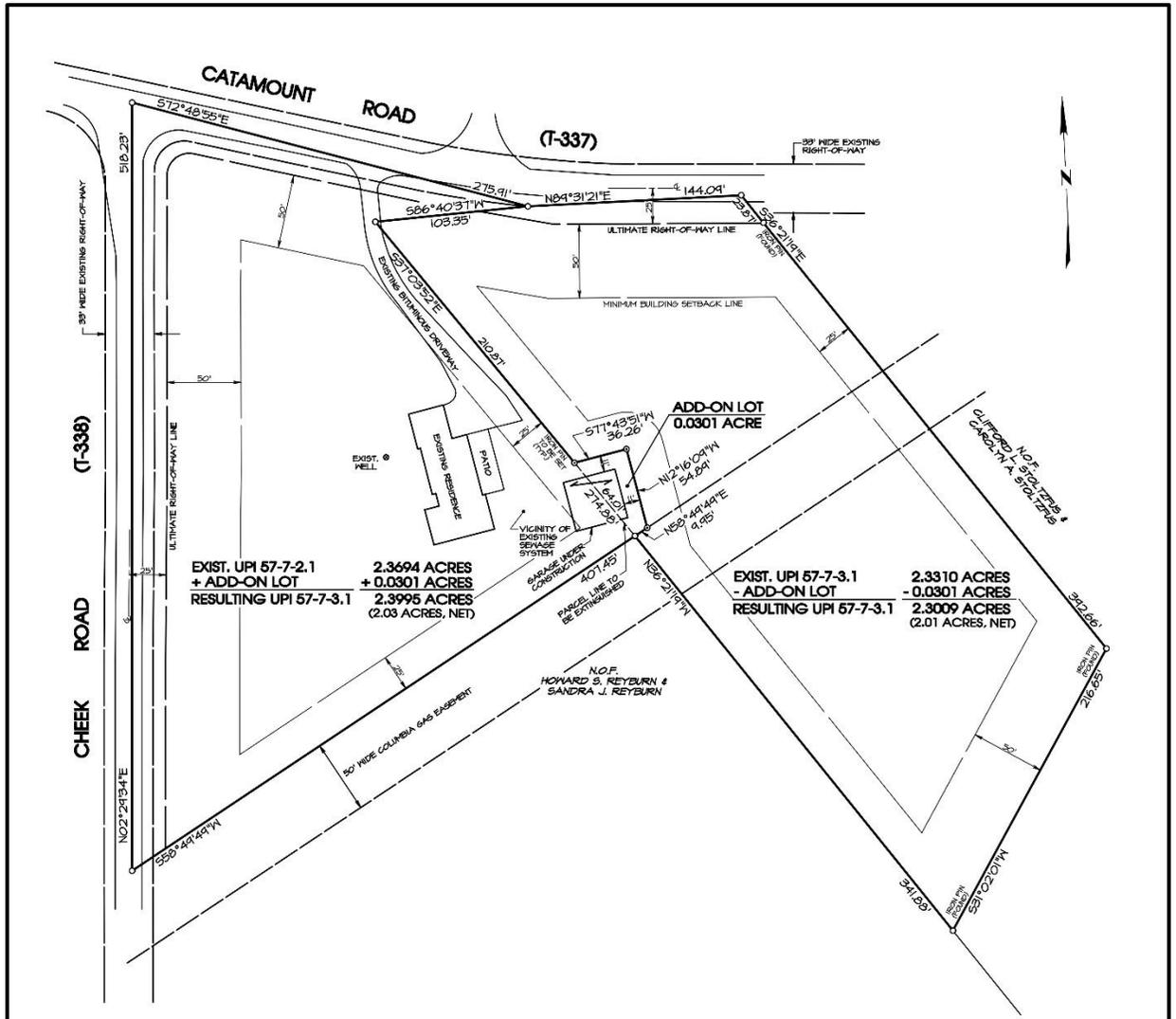


WATERSHEDS:

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

PRIMARY ISSUES:

3. The applicant should consider whether to take advantage of this lot line revision plan to relocate the property corner that is located within the existing bituminous driveway, so that the driveway is located entirely on the lot it serves.



Detail of the subdivision plan

- The proposed subdivision appears to be in proximity to a gas transmission pipeline operated by Columbia Gas. We suggest that the applicant contact the pipeline operator to ensure that the application does not result in any encroachments into the pipeline right-of-way. It is recommended that the plan include the field survey location of the pipeline, the size, material and depth (if known), and the type of product typically being transported through the pipeline. Pipeline operator contact information is located on the pipeline markers within the easement and can also be found at the Chester County Pipeline Information Center Pipeline Operators page: <http://www.chescoplanning.org/pic/operators.cfm>.

ADMINISTRATIVE ISSUES:

- 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.

Page: 4

Re: Final Subdivision - Robert Prewitt and Florence L. Prewitt

Upper Oxford Township - SD-07-23-17771

6. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds 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 Oxford Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: Robert Prewitt and Florence L. Prewitt
Crossan-Raimato, Inc.



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION
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August 11, 2023

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

Re: Land Development Plan - Eagleview Town Center II - Phase 3
Uwchlan Township - LD-07-23-17753

Dear Ms. Giordano:

A preliminary/final land development plan entitled "Eagleview Town Center II", prepared by Chester Valley Engineers, Inc. and dated July 7, 2023, was received by this office on July 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 plan for your consideration.

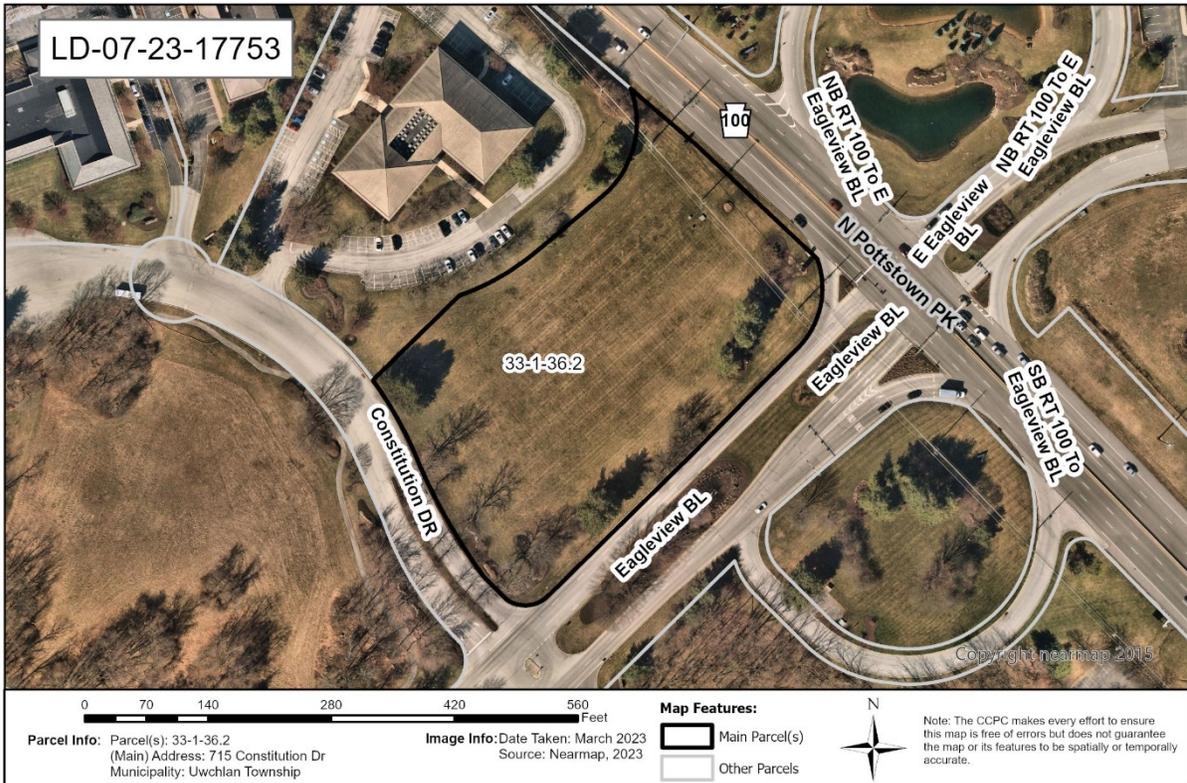
PROJECT SUMMARY:

Location:	North of Eagleview Boulevard, west of Pottstown Pike (State Route 100) and east of Constitution Drive
Site Acreage:	3.29 acres
Lots/Units:	1 lot;1 building
Proposed Land Use:	Office
New Parking Spaces:	162 spaces, including 32 reserved spaces
Municipal Land Use Plan Designation:	Commercial/Industrial
UPI#:	33-1-36.2

PROPOSAL:

The applicant proposes the construction of a three-story office building totaling 40,500 square feet and 162 parking spaces with 32 reserved parking spaces. A conditional use approval is granted for the plan. The site, which is served by public water and public sewer facilities, is located in the Uwchlan Township PCID (Planned Commercial Industrial Development-Town Center) zoning district. A traffic study was prepared, but was not submitted to the County Planning Commission.

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



COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

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

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

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. The plan indicates that conditional use approval was granted for this project. The final plan should include the date of the conditional use approval. We particularly endorse conditions 5.o and 5.r of the approval, relating to achieving energy efficiency and striving to meet sustainability goals such as achieving the LEEDS Silver standard.

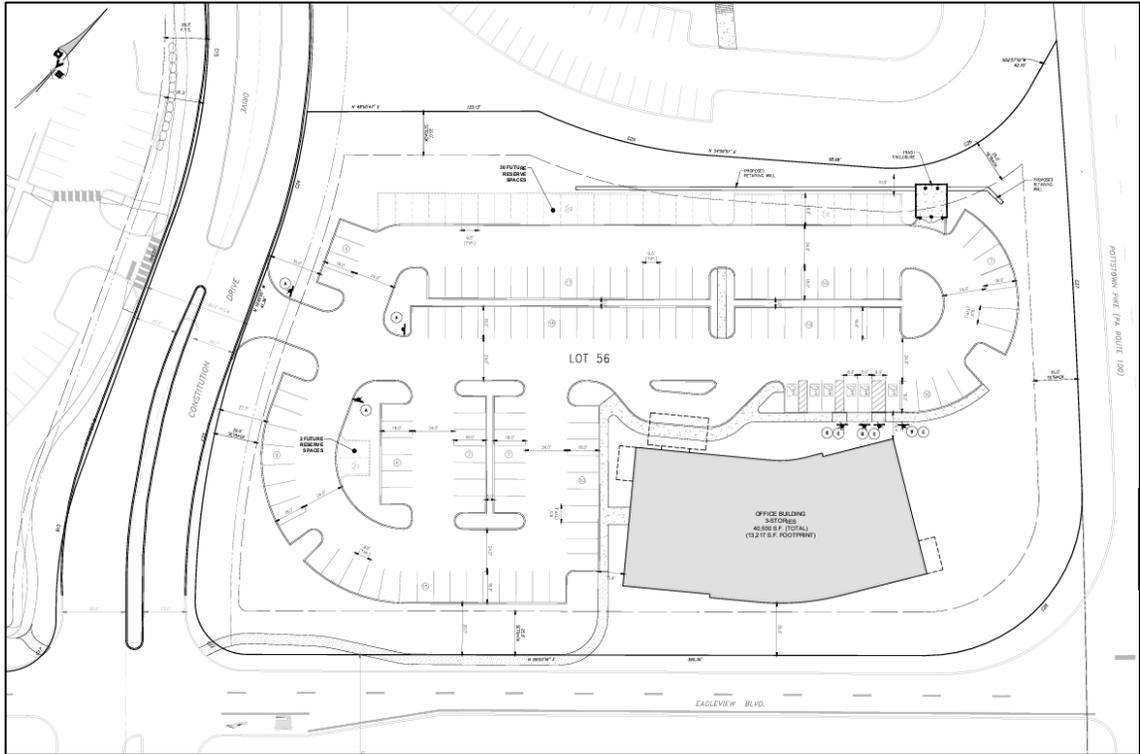
To help implement the conditional use approval's requirements, we suggest that the applicant take advantage of the buildings' large roof areas to incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, 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 buildings' long-term sustainability and reduce their 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/>.

5. We recommend that the applicant and Uwchlan Township create a unified architectural and landscape design template to ensure that the buildings reflect a common theme. This can include compatible building finishes, windows, as well as street furniture and landscaping.
6. The applicant and Uwchlan Township should consider providing dedicated bicycle parking facilities. 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.
7. The applicant has proposed reserving some of the required parking on the site. We endorse this approach and recommend that the reserved parking spaces be landscaped until or if it becomes apparent that they will be needed. The applicant and the Township should also determine who will decide whether the reserved parking spaces will be required in the future, and how they will be funded and constructed.

The plan indicates that 162 spaces, including 32 reserved spaces will be provided, but Sheet 4 of the plan indicates that there will be 30 spaces held in reserve. This should be clarified.



***Detail of Eagleview Town Center II - Phase 3
Land Development Plan***

8. We acknowledge that the applicant has planned a connection to the existing walkway system to the west. We also recommend that the applicant add a striped crosswalk across Constitution Drive. Pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system in the *Suburban Center Landscape*. 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. We also endorse the proposed SEPTA bus shelter, as required by Conditional Use condition 5.1. Additional information on this topic is provided in the *Multimodal Circulation Handbook*.
9. Uwchlan Township should verify that the design and location of any proposed outdoor lighting 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. We suggest that all site lighting should be downward-pointing to limit “skyglow” and reduce glare on surrounding roads. In general, the applicant should use the minimum amount of light intensity that is necessary to safely illuminate the buildings.
10. The Uwchlan Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.

11. In the future, Uwchlan Township should consider expanding the land uses that are permitted in this area to help support the residents. Such land uses could include day care facilities, limited retail services, office activities, dry cleaning, and other activities that can provide services to a large residential population. The County Planning Commission's eTool on mixed use development offers additional suggestions, at:
<https://www.chescoplanning.org/MuniCorner/eTools/25-MixedUse.cfm>
12. The Post Construction Stormwater Management Plans indicate that subsurface infiltration practices will be utilized to manage a portion of the site's stormwater runoff. The applicant should submit the Operations and Management Plan for the stormwater facilities to Uwchlan Township, which should be reviewed by the Township engineer. To ensure this system continues to function as designed, the applicant and/or those responsible for future maintenance should strictly adhere to the inspection schedule included in the Operation and Maintenance Plan. Appropriate pre-treatment Best Management Practices (BMPs) should be installed to remove sediment and other debris from runoff before it discharges to the planned subsurface infiltration system. Sediment, oil, grease, or other debris should be regularly removed from these pretreatment BMPs.
13. Subsurface infiltration stormwater management practices are not appropriate for areas that will receive runoff with high sediment loads. Particular care should be taken during construction to prevent compaction of the soil below the system and to minimize the delivery of sediment to this system from construction runoff. The applicant should ensure that sufficient observation wells and access points are incorporated into the design and are located in areas that will remain easily accessible. These access points should be designed to allow for the occasional removal of accumulated sediment.

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

Page: 6

Re: Land Development Plan - Eagleview Town Center II - Phase 3

Uwchlan Township - LD-07-23-17753

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

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



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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August 29, 2023

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

Re: Preliminary/Final Land Development - 700 Fox Chase Road
Valley Township - LD-08-23-17791

Dear Ms. Rambo:

A preliminary/final land development plan entitled "700 Fox Chase Road", prepared by Nave Newell and dated August 4, 2023, was received by this office on August 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:	South side of Fox Chase Road, north of the Route 30 Bypass
Site Acreage:	3.35 acres
Lots/Units:	1 lot
Non-Res. Square Footage:	4,500 square feet
Proposed Land Use:	Storage
New Parking Spaces:	No new spaces
Municipal Land Use Plan Designation:	Economic Development
UPI#:	38-2-398

PROPOSAL:

The applicant proposes the construction of a 4,500 square foot industrial storage building. The site, which will be served by public water and sewer facilities, is located in the Valley Township PD Planned Development zoning district. The site contains a 19,218 square foot office building and a parking area.

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

COUNTY POLICY:

LANDSCAPES:

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



WATERSHEDS:

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

Page: 4

Re: Preliminary/Final Land Development - 700 FOX CHASE ROAD

Valley Township - LD-08-23-17791

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

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

Sincerely,

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: Nave Newell
David Bice
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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August 21, 2023

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

Re: Preliminary/Final Subdivision - Valley View Lots 8A & 8B
Valley Township - SD-08-23-17783

Dear Ms. Rambo:

A preliminary/final subdivision plan entitled "Valley View Lots 8A & 8B", prepared by Commonwealth Engineers, Inc. and dated July 26, 2023, was received by this office on August 1, 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: East of Washington Lane, south of Waverly Boulevard
Site Acreage: 19.51 acres
Lots: 2 lots
Proposed Land Use: Warehouse
Municipal Land Use Plan Designation: Suburban Center
UPI#: 38-4-5.3D

PROPOSAL:

The applicant proposes the creation of two lots. The site, which will be served by public water and sewer facilities, is located in the Valley Township I Industrial zoning district.

RECOMMENDATION: This subdivision plan was previously reviewed by the Chester County Planning Commission (see Comment 1 below) and the Planning Commission has no additional planning issues with this subdivision application. All Valley Township issues should be resolved before action is taken on this plan.

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a subdivision and land development proposal for this site. That review, CCPC# LD-03-21-16669, SD-03-21-16670, dated April 9, 2021, addressed the subdivision of a 21.442-acre lot into three lots and the construction of two warehouse buildings totaling 77,154 square feet and 89 parking spaces on one of the lots (proposed Lot 8A). We have no record of Township action on those plans. This current submission appears to exclude the previously-proposed Lot 8C, located north of Hoffman Avenue and in Sadsbury Township. We have no further comments on design of this subdivision.

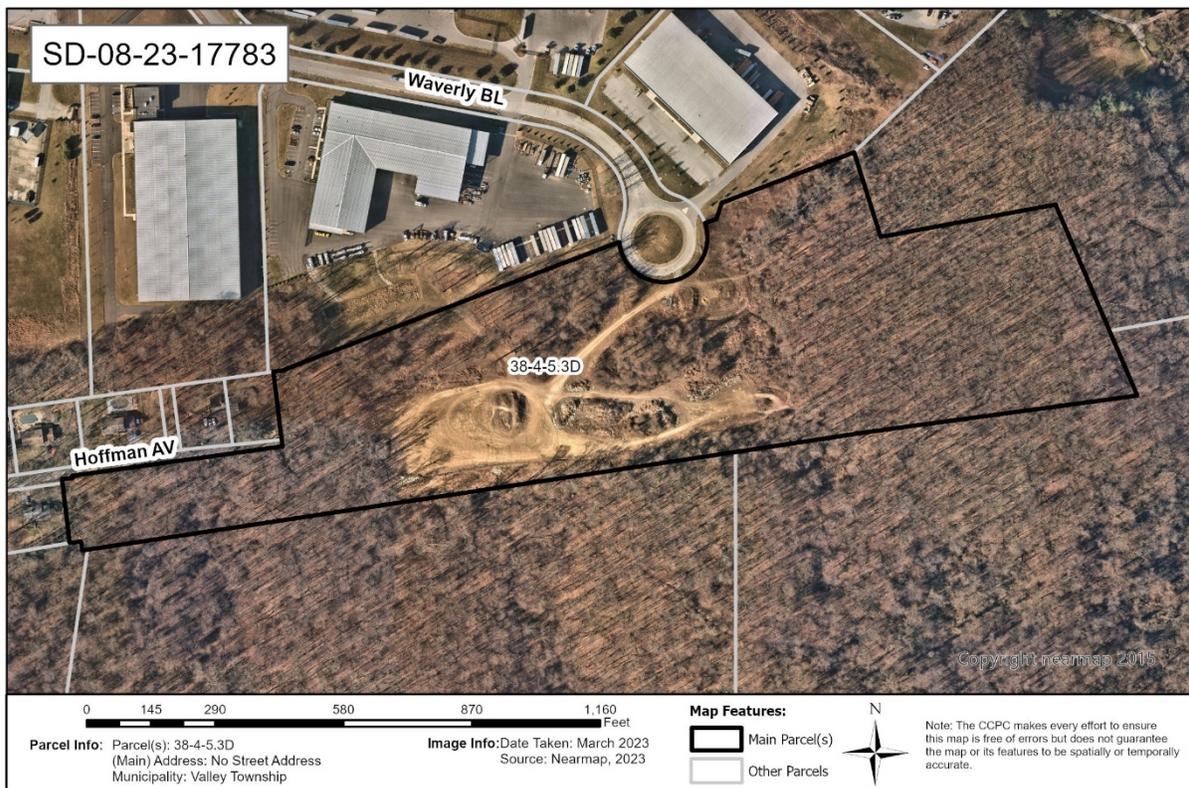
2. The applicant should be aware that Valley Township is preparing a study on the Route 30 area, which shows a traffic light at Business Route 30 and Washington Lane, and turn lanes.

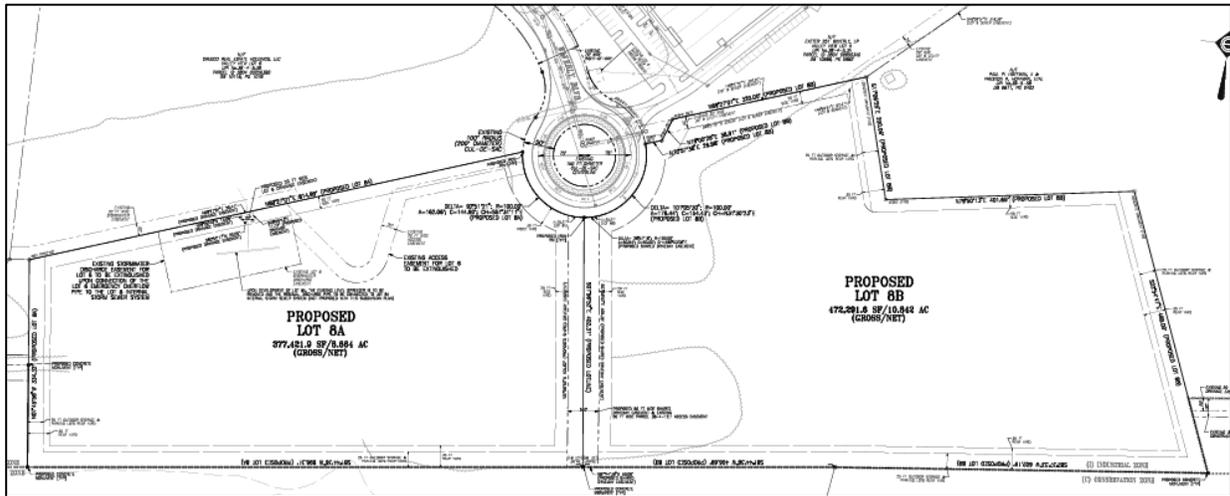
COUNTY POLICY:

LANDSCAPES:

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

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





*Detail of Valley View Lots 8A & 8B
Preliminary/Final 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, 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 Valley Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

Wes Bruckno, AICP
Senior Review Planner

cc: Commonwealth Engineers, Inc.
All County Partnership, Att: James Reading



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

August 4, 2023

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

Re: Preliminary Land Development - 1221 Airport Road
West Caln Township - LD-05-23-17692

Dear Ms. Milane-Sauro:

A preliminary land development plan entitled "1221 Airport Road", prepared by Bursich Associates, Inc. and dated July 6, 2023, was received by this office on July 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 land development for your consideration.

PROJECT SUMMARY:

Location:	East of South Bonsall Road, north of Airport Road; the municipal boundary with Valley Township is to the south
Site Acreage:	95.06 acres
Lots:	237 units
Proposed Land Use:	Apartment, Townhouse
New Parking Spaces:	1003 spaces
Municipal Land Use Plan Designation:	Growth Area - High Density Residential and Non-Residential
UPI#:	28-8-117

PROPOSAL:

The applicant proposes the construction of 237 residential units composed of 45 apartments and 192 single-family attached units. The parking tabulation table on Sheet 2 of the plan indicates that of the total 1003 proposed parking spaces, 384 spaces are “garage townhouse” spaces, 384 spaces are “driveway townhouse” spaces; the remainder of the spaces will be common or off-street spaces. The site, which will be served by public water and public sewer facilities, is located in the West Caln Township MP Multi-Purpose zoning district.

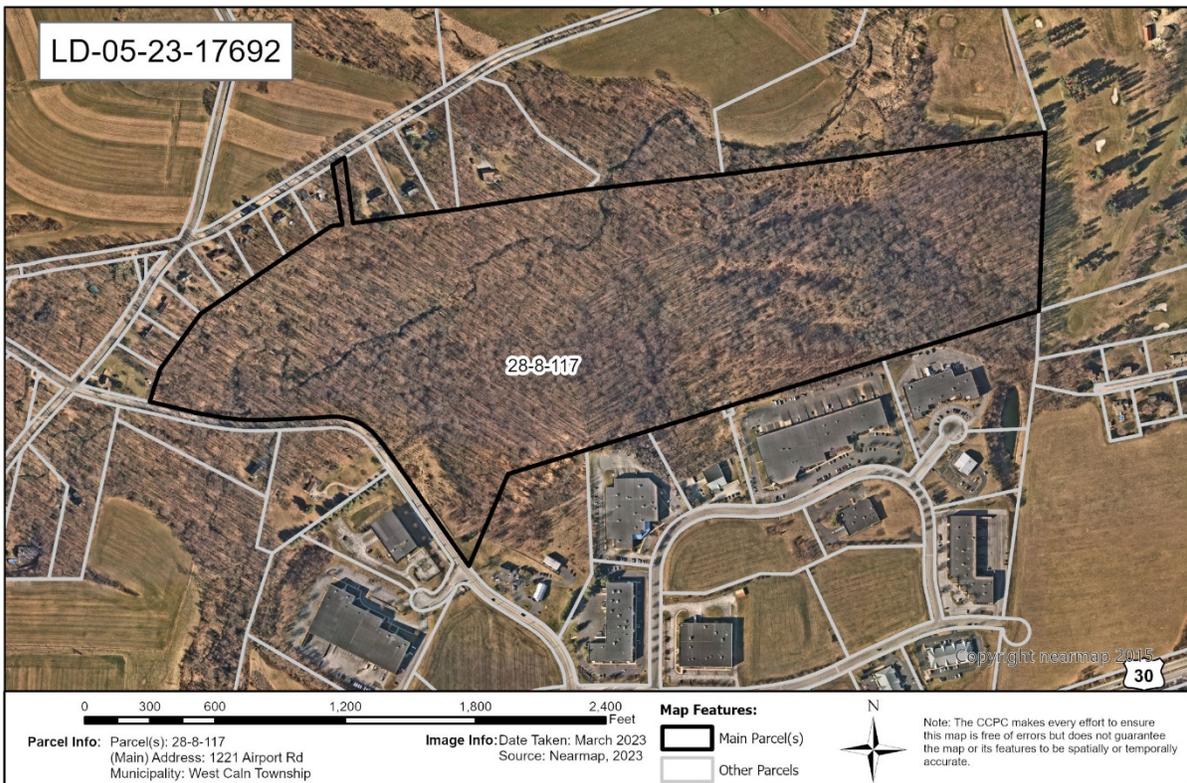
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, and all West Caln Township issues should be resolved before action is taken on this land development plan.

COUNTY POLICY:

LANDSCAPES:

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

A northern portion of the site is located within the **Rural Landscape** designation of [Landscapes3](#). 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 generally consistent with the objectives of the **Rural Landscape** because the majority of this area will not be developed.



WATERSHEDS:

1. **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.

2. 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 1221 Airport Road
Preliminary Land Development Plan***

PRIMARY ISSUES:

3. Sheet 7 of the plan indicates that the applicant has received a conditional use approval on May 12, 2021. The conditions of approval are shown on Sheet 7, but the preliminary language of the approval appears to be missing from the plan.
4. The northern portion of the site contains wetlands adjacent to the Rock Run Creek. **Landscapes3** supports the comprehensive protection and restoration of the county's ecosystems, including riparian corridors ("Protect" Objective B, page 63). It appears that some areas of land disturbance may be proposed within the riparian buffer areas shown on the plan. The Township should ensure that the applicant observes the requirements of the West Caln Township Zoning Ordinance **Section 1002.C., Watercourses/Riparian Forest Buffers**. The applicant should also show that the requirements of the Township Zoning Ordinance **Section 1002.D., Woodlands, Hedgerows, and Specimen Vegetation**, and **Section 1002.E., Wetlands and Wetlands Margins** are met.

5. We recommend that the open areas within the site be deed-restricted from further development.
6. The applicant should consider rearranging the dwellings and stormwater management facility locations to create a usable central open space (i.e., small park, green, garden, or other civic amenity) for future residents.
7. The applicant should consider combining as many of the driveways as possible. Shared driveways can reduce impervious surfaces and stormwater runoff, create more opportunities for street landscaping, reduce construction costs and possibly allow for side-loaded garages. The applicant and the Township should also consider the possibility of narrowing the pavement of the development's proposed roadways to reduce impervious surface coverage and encourage motorists to slow down.
8. Some of the roads, notably Roads A, B and D have long straight runs with uniform dwelling setbacks. We suggest that the applicant introduce curves into these roadways to provide varied views and slow traffic speeds.
9. We note that the proposed garages directly face the roadways. We recommend that garages be set back from the facades. Garages recessed behind the front wall plane of the ground floor living area or covered porch allow the entry of a dwelling to become the prominent feature. Recessed garage setbacks also create a more appealing street scene.
10. The applicant should also consider incorporating a "terminal vista" at the ends of the sight lines along some of the roads, such as Roads A and B. Such viewpoints can include a gazebo or small open space area and provide additional character to the overall quality of design.
11. The half-bulb at Road C should contain a landscaped island with mountable curbs to reduce the amount of paving in this area. The applicant should also clarify whether the interior of the roundabout at the entrance will be landscaped, which we encourage.
12. The applicant should provide additional landscape buffering at the southern portion of the site to mitigate the effects of the adjacent commercial and industrial areas.
13. We endorse the proposed trails on the site. In general, the applicant should strive to provide access to the trails and open space areas from each individual dwelling or lot, without the need for users to travel significant distances or cross an excessive number of streets. We also endorse the incorporation of sidewalks into the plan. Sidewalks are an essential design element for new construction in the **Suburban Landscape**.
14. 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, as well as review the design of the emergency access.
15. The Township Engineer should review and comment on the traffic study.
16. We suggest the applicant consider one stream crossing at the middle of the site to minimize disturbance to the existing wetlands and riparian corridors and avoid the redundancy of roadway that occurs along the section of Road A and Road B immediately south of the proposed community center.
17. The applicant should demonstrate how snow disposal (or snow storage) will be handled. Consideration should be provided for designated snow disposal areas on the site.

18. The applicant and the Township should consider “naturalizing” the stormwater management basins by adding additional landscaping to soften the appearance of the facilities.
19. The plan indicates that a Homeowners’ Association (HOA) will be responsible for the proposed common facilities and areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the HOA document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for 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. We also recommend that the HOA document allow for rooftop solar installations and other energy efficiency and environmental conservation actions.

Stormwater Considerations:

20. Rock Run is designated as a trout stocking fishery by the PA Department of Environmental Protection. Increased impervious cover and loss of existing tree canopy increases the risk of thermal degradation in these streams, which could impact trout populations and other sensitive aquatic species. Additionally, the robust existing tree canopy provides on-site stormwater management through enhanced infiltration and water uptake by mature root systems. Efforts should be made to preserve and/or restore as much tree cover on the site as possible to protect water quality and aquatic ecosystems in the streams that flow through the parcel.
21. The proposed plan outlines a more distributed network of stormwater best management practices to handle runoff closer to its source, which can help prevent water quality degradation in the streams and ultimately in the reservoir. We recommend that the applicant ensure all proposed stormwater best management practices are adequately sized to handle larger, more intense storms consistent with recent rainfall patterns.
22. The proposed plan identifies a sewage pump station directly adjacent to the riparian buffer zone running through the center of the property. The applicant may wish to consider re-siting that pump station farther from the riparian corridor to prevent potential flooding and inundation during major storms.
23. Regular inspections and proper operations and maintenance protocols are critical to ensuring that stormwater best management practices continue to function as designed. The applicant should ensure that, upon transfer of responsibility to the final property owner (homeowners association, property management company, etc.), that entity is provided with all necessary information to maintain these stormwater best management practices. This may include design schematics, as-built plans, maintenance guidelines and schedules, planting plans, etc. Additionally, the final property owner(s) should be provided with an inspection schedule and guidelines for maintenance on the proposed retaining walls, as a failure in any of those structures could result in major impacts to the adjacent stream(s).

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Re: Preliminary Land Development - 1221 Airport Road
West Caln Township - LD-05-23-17692

Source Water Protection:

24. This property and the streams that flow through it discharge directly into the nearby Rock Run Reservoir, operated by PA American Water. This reservoir supplies drinking water resources for thousands of customers in western Chester County and Lancaster County. All efforts should be made in both the design and construction of this site to prevent degradation of these critical water resources. The Chester County Water Resources Authority recommends that the developer contact PA American Water, as operators of the reservoir, to keep them apprised of the construction schedule and any potential impacts to the reservoir from construction activities.

ADMINISTRATIVE ISSUES:

25. Sheet 1 on the plan indicates that the applicant has requested a waiver on from the provisions of the Township Subdivision and Land Development Ordinance, regarding minimum centerline radii. 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.
26. 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>.
27. 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 West Caln Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: 1221 Airport Road, LLC, c/o Bala Balasubramanian
Janis Rambo, Valley Township Secretary/Treasurer
D.L. Howell
Chester County Conservation District
Chester County Water Resources Authority



THE COUNTY OF CHESTER



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August 7, 2023

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

Re: Final Land Development - 758 W Kings Highway
West Caln Township - LD-06-23-17720

Dear Mr. Siedenbuehl:

A final land development plan entitled "758 W Kings Highway", prepared by Impact Engineering Group and dated July 18, 2023, was received by this office on July 18, 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 West Kings Highway (State Route 340), east of South Bonsall Road
Site Acreage:	2.33 acres
Lots/Units:	1 lot; 1 proposed building
Non-Res. Square Footage:	9,600 square feet
Proposed Land Use:	Commercial
New Parking Spaces:	9 spaces
Municipal Land Use Plan Designation:	Growth Area - Moderate Density Residential
UPI#:	28-9-3.17

PROPOSAL:

The applicant proposes the construction of a 9,600 square foot “shop building” and nine parking spaces. The site, which will be served by on-site water and on-site sewer facilities (involving the use of holding tanks), is located in the West Caln Township RC Rural Center zoning district.

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

COUNTY POLICY:

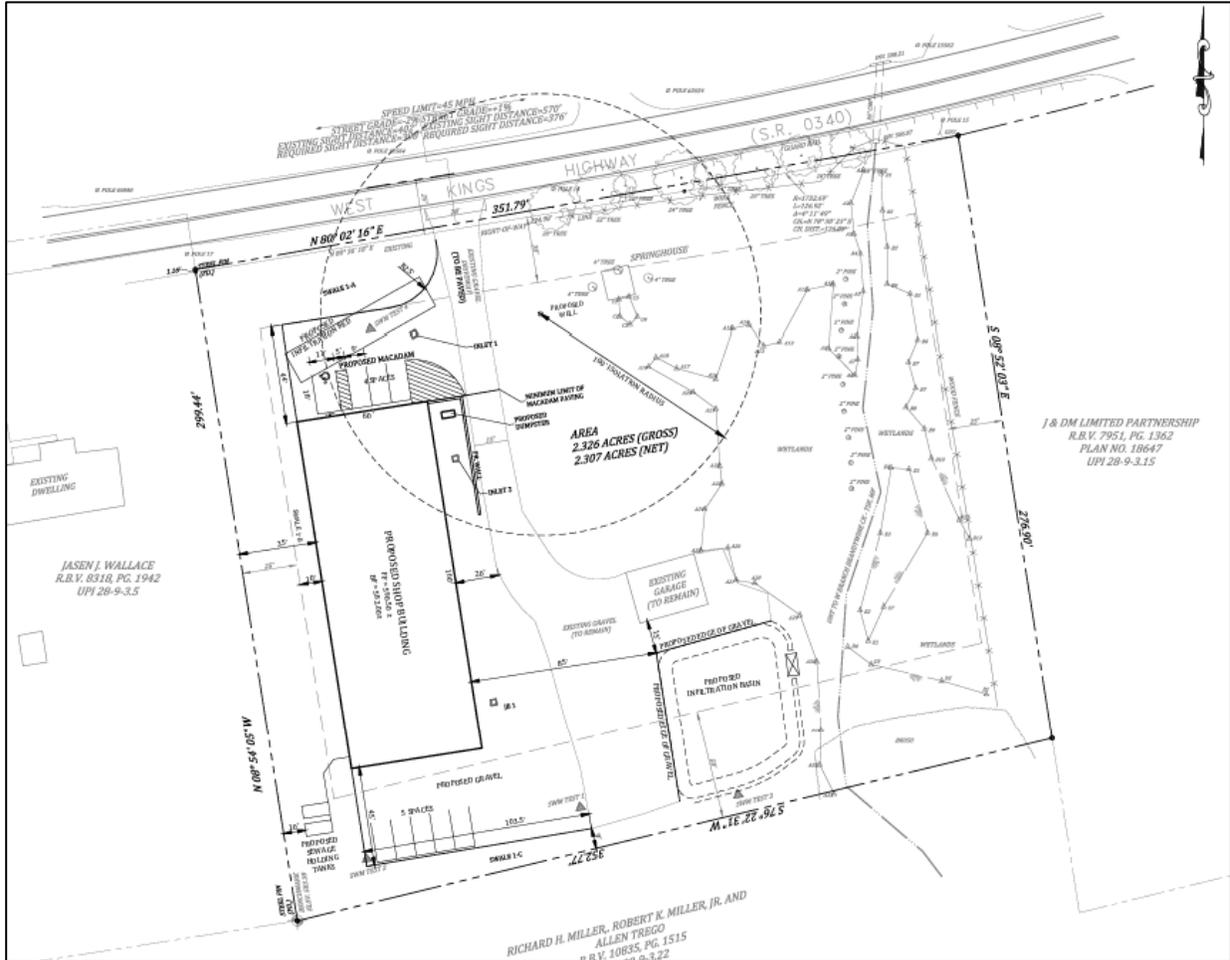
LANDSCAPES:

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 758 W Kings Highway
Final Land Development 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 West Kings Highway (State Route 340) as a major collector. The Handbook (page 183) recommends an 80 foot-wide right-of-way for major 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 West Kings Highway. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
5. The applicant should indicate whether trucks will use the site, and should show that safe turning movements can be accommodated.
6. The applicant should indicate whether materials will be stored outside on the site, and what types of materials will be stored.

Page: 4
Re: Final Land Development - 758 W Kings Highway
West Caln Township - LD-06-23-17720

7. The Township should verify that the design and location of any proposed outdoor lighting conforms to the Township's 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.
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.
9. The Chester County Planning Commission does not endorse the use of on-site water or sewer for commercial uses, due to the potential for high wastewater flows and the contamination of groundwater resources. We recommend that the applicant connect to public systems in consideration of potable water safety and water supply dependability, when such systems become available.

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Impact Engineering Group
D&N Lyster Real Estate, LLC
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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

August 2, 2023

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

Re: Preliminary/Final Subdivision - David M. Schiltz
West Chester Borough – SD-06-23-17732

Dear Mr. Gore:

A Preliminary/Final Subdivision Plan entitled "David M. Schiltz", prepared by Howell Engineering, and dated June 22, 2023, was received by this office on July 12, 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.

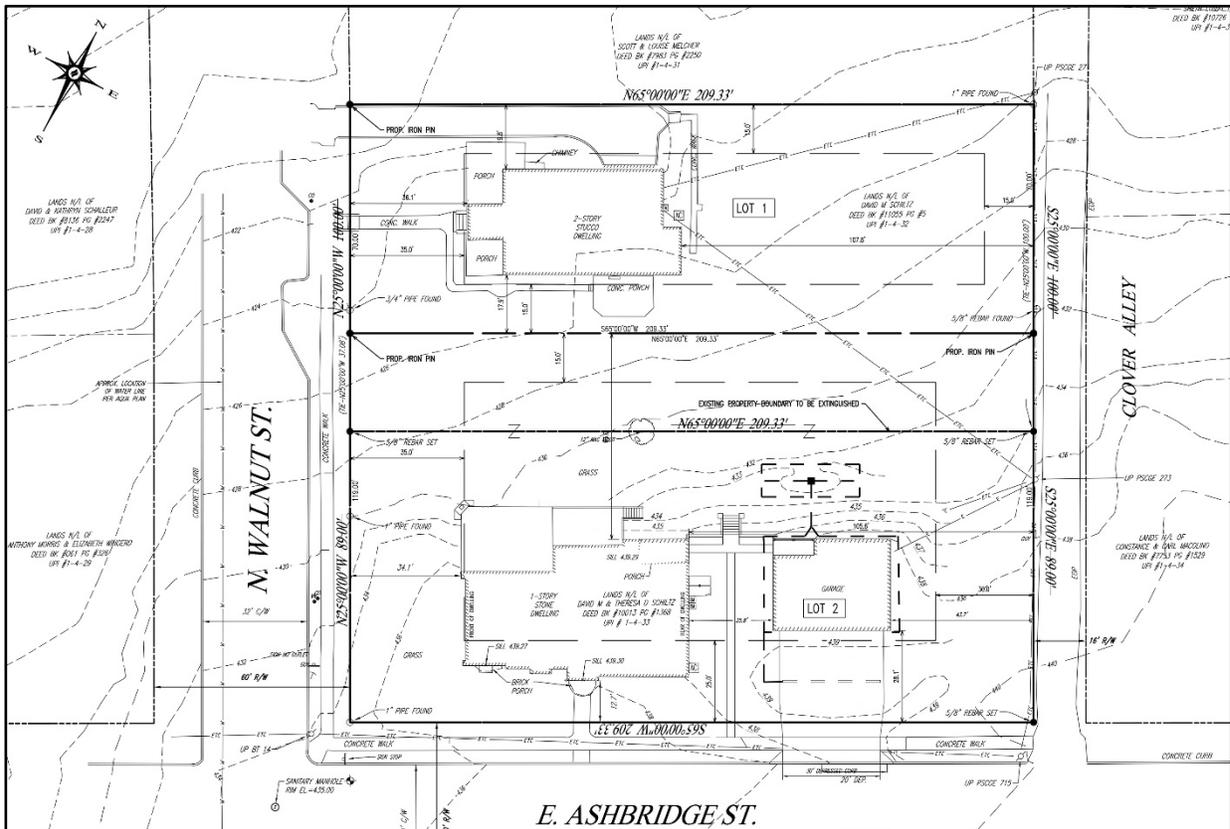
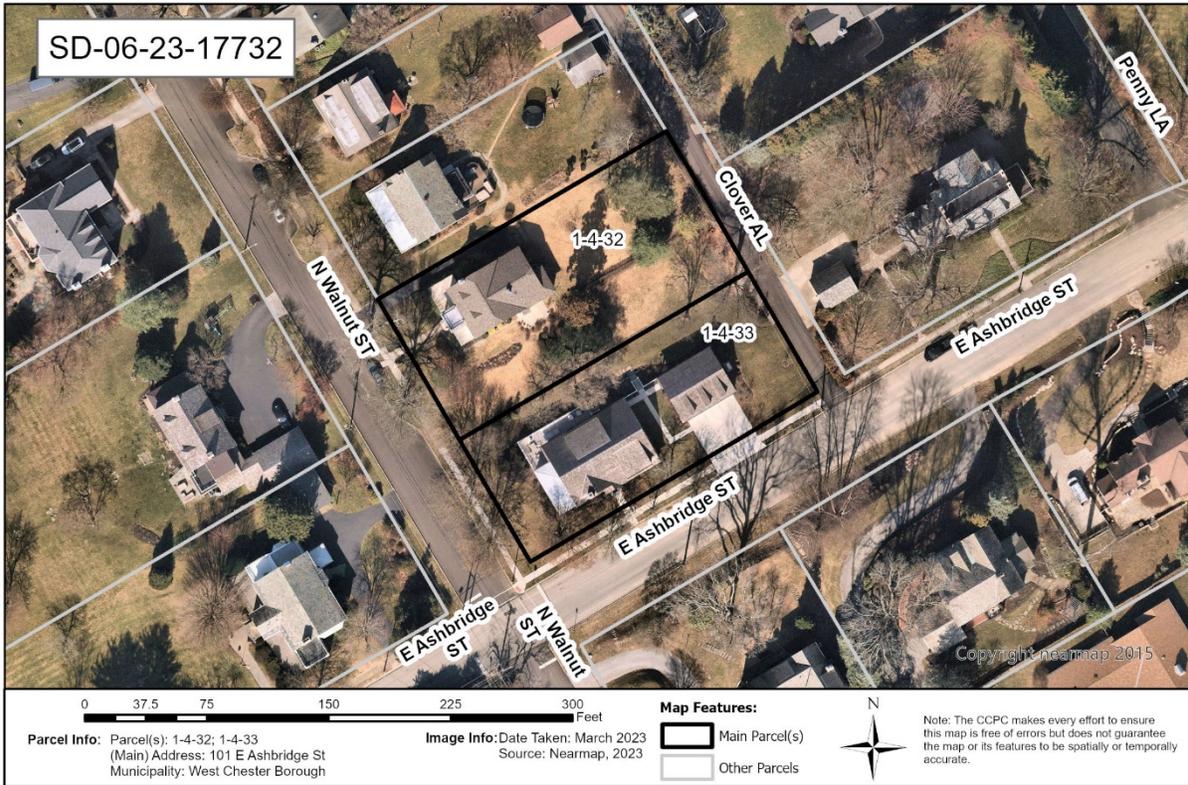
PROJECT SUMMARY:

Location:	northeast corner of North Walnut Street and East Ashbridge Street
Site Acreage:	0.91
Lots/Units:	2 existing lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Low Density Neighborhood Conservation
UPI#:	1-4-32, 1-4-33

PROPOSAL:

The applicant proposes the conveyance of an approximately 0.14 acre portion of UPI# 1-4-32 to UPI# 1-4-33. No development activity is proposed as part of this submission. The project site is located in the NC-1 Neighborhood Conservation zoning district.

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



Site Plan Detail: Preliminary/Final Subdivision - David M. Schiltz

COUNTY POLICY:

LANDSCAPES:

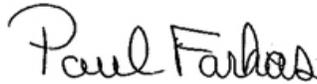
1. The project site is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional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

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Howell Engineering
David Schiltz



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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August 24, 2023

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

Re: Final Subdivision - Robert McComsey
West Fallowfield Township - SD-07-23-17773

Dear Ms. Wheeler:

A final subdivision plan entitled "Robert McComsey", prepared by Register Associates, Inc. and dated August 4, 2023, was received by this office on August 4, 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 Homeville Road, east of Jebb Road
Site Acreage: 9.25 acres
Lots: 2 lots
Proposed Land Use: Single Family Residential
Municipal Land Use Plan Designation: Agricultural Preserve
UPI#: 44-7-39.1

PROPOSAL:

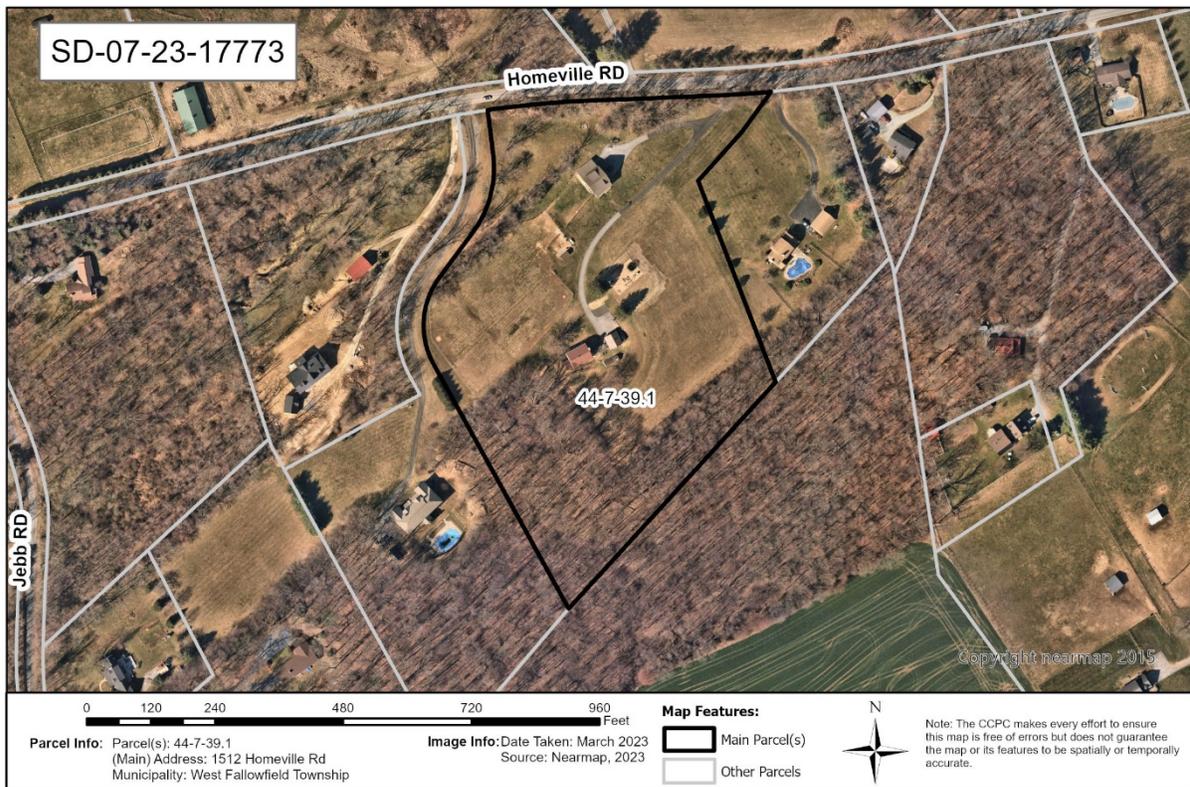
The applicant proposes the creation of two lots. The site, which is served by on-site water and sewer facilities, is located in the West Fallowfield Township Agricultural zoning district. The tract contains two dwellings, and no additional development is proposed by this plan.

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

COUNTY POLICY:

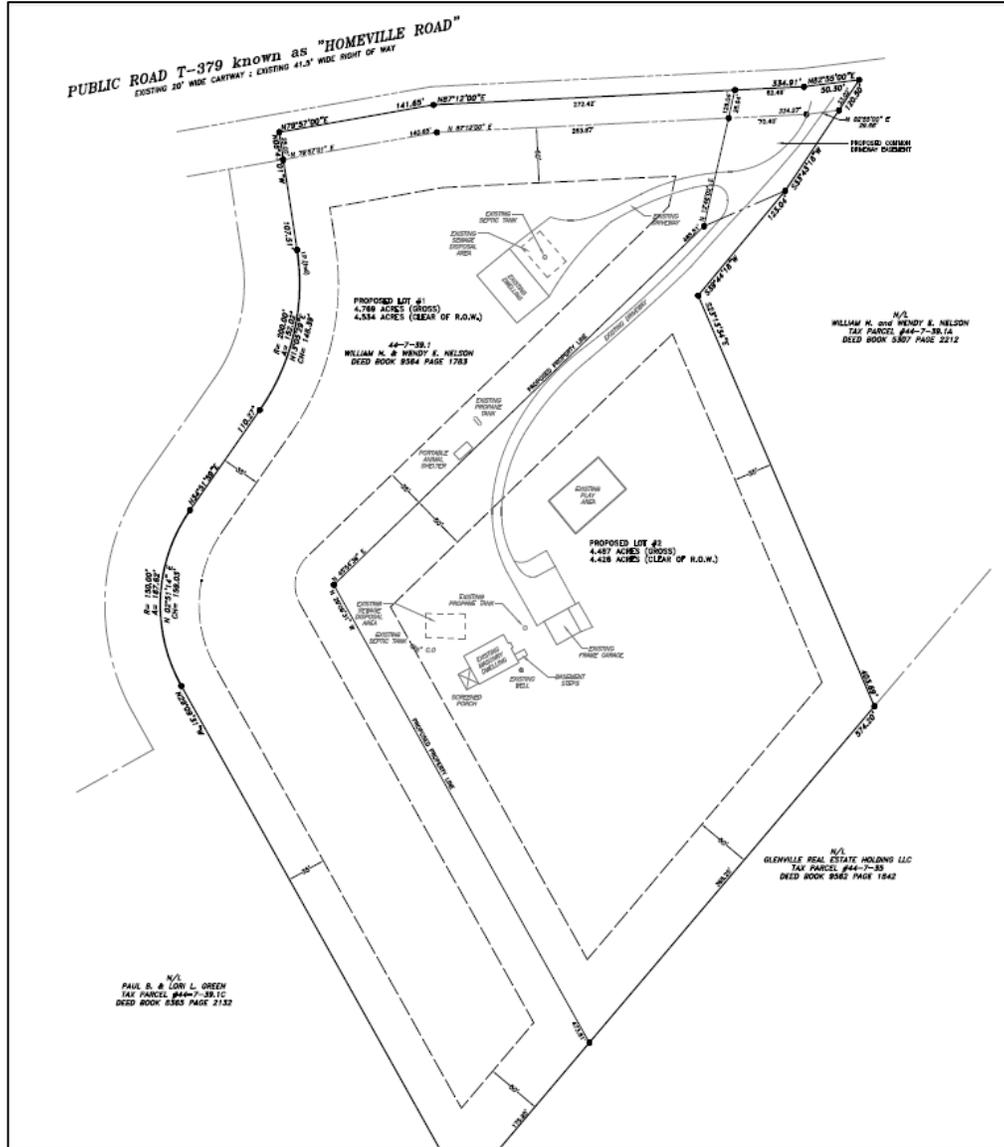
LANDSCAPES:

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



PRIMARY ISSUES:

2. It appears that the septic tank and sewage disposal area on Lot 1 is located under a paved driveway. We suggest that the Township consider requiring the identification of an alternate sewage disposal area for Lot 1 that can be used if the primary disposal area fails.
3. Proposed Lot 1 is oddly-shaped and will include a long, linear area to the south. The applicant should elaborate on why this design is proposed, unless the design is necessary to meet the minimum lot size requirement of three acres.



*Detail of Robert McComsey
 Final Subdivision Plan*

4. A note on the plan indicates that the applicant received a variance from the Township Zoning Hearing board, which included conditions that there be no additional dwellings or subdivisions permitted on this tract. Also, portions of the tract contain wooded areas, and the tract is located in the West Fallowfield Township Agricultural zoning district as well as in the **Agricultural Landscape** designation of [Landscapes3](#). Therefore, we suggest that the applicant consider deed-restricting this site from further development. We recommend that the applicant contact Chester County Parks + Preservation (telephone #610-344-5656) for information on the advantages of being in the County Agricultural Land Preservation 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.

Page: 4
Re: Final Subdivision - Robert McComsey
West Fallowfield Township - SD-07-23-17773

ADMINISTRATIVE ISSUE:

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

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,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Robert McComsey
William H. and Wendy E. Nelson
Chester County Parks + Preservation
Chester County Health Department



THE COUNTY OF CHESTER



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Executive Director

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August 30, 2023

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

Re: Preliminary/Final Land Development - 815 Paoli Pike
West Goshen Township – LD-08-23-17784

Dear Mr. Bashore:

A Preliminary/Final Land Development Plan entitled "815 Paoli Pike", prepared by Inland Design, and dated July 25, 2023, was received by this office on August 4, 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 Paoli Pike, east of Garfield Avenue
Site Acreage:	2.89
Lots/Units:	1 Lot
Non-Res. Square Footage:	9,000
Proposed Land Use:	Self-Storage Facility expansion
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Paoli Pike Corridor Mixed-Use/Redevelopment Area, and Existing Institutional Use
UPI#:	52-5F-28

PROPOSAL:

The applicant proposes the construction of a 9,000 square foot self-storage building. While one existing building and an accessory shed will be removed, the other buildings on the site will remain. No new sewage disposal or water supply is proposed as part of the current plan submission. The project site is located in the C-1 Neighborhood Commercial and C-2 Commercial zoning districts.

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

BACKGROUND:

1. The Chester County Planning Commission previously reviewed a subdivision proposal for this site. That review, CCPC# SD-02-22-17123, dated March 29, 2022, which addressed the conveyance of a 15,073 square foot portion of UPI# 52-5-33 to UPI# 52-5F-28, was approved by the Township on March 6, 2023.

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, adjoining a **Suburban Center** designation to the east. 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. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. 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 **Urban Center Landscape**.

WATERSHEDS:

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

PRIMARY ISSUES:

Design Issues:

4. We recommend that the applicant provide landscaping, including street trees, along the Paoli Pike corridor. We note that Sheet 9 (Landscape and Lighting Plan) indicates that additional landscaping will only be provided along the northernmost portion of the project site.
5. The Township should verify that the design of the proposed outdoor lighting plan, as shown on Sheet 9, 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.

Stormwater Management:

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. In addition to the Waivers Requested table on Sheet 1 (which is further discussed in comment #10), there is also a Waivers Granted table on Sheet 1 which indicates that two waivers have already been granted from Chapter 71 – Stormwater Management of the Township Code. If this is correct, then the date that these waivers were granted by the Township should be identified on the approved plan.
8. Goose Creek is located to the immediate north of the project site, and the site plan indicates that a proposed infiltration trench on the northern portion of the site is located in close proximity to the 100-year floodplain. As a result, the effectiveness of the infiltration trench may be significantly decreased during larger storm events
9. The site plan indicates that a temporary topsoil stockpile is located in close proximity to the 100-year floodplain. The applicant should consider relocating the topsoil stockpile further to the south of this floodplain. Additionally, the applicant should review the erosion and sediment controls plans, as a larger compost filter sock, at least 18” may provide better control if the stockpile is not relocated. The typical topsoil stockpile cross section shows a silt fence around the stockpile, rather than the filter sock show on the erosion and sediment control plan. The applicant should update the plan to show the appropriate erosion and sediment control that will be put in place.

ADMINISTRATIVE ISSUES:

10. The applicant should verify the accuracy of the section reference provided in the Waiver Requested table on Sheet 1. Based on the text provided in this table, it appears that the applicant is requesting a waiver from the preliminary plan submission requirements set forth in Section 72-12 of the Township Subdivision and Land Development Ordinance, rather than Section 71-12 of the Township Code (the definitions section of the Township Stormwater Management Ordinance).

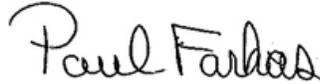
Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

11. 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 Land Development - 815 Paoli Pike
West Goshen Township – LD-08-23-17784

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,

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: Perfect Self Storage, L.P.
Inland Design
Brian McFadden
Chester County Water Resources Authority



THE COUNTY OF CHESTER



COMMISSIONERS
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Josh Maxwell
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August 17, 2023

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

Re: Preliminary Subdivision - Kirkland Woods
West Goshen Township – SD-07-23-17769

Dear Mr. Bashore:

A Preliminary Subdivision Plan entitled "Kirkland Woods", prepared by Medveczky Associates Ltd., and dated May 8, 2023, was received by this office on July 20, 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.

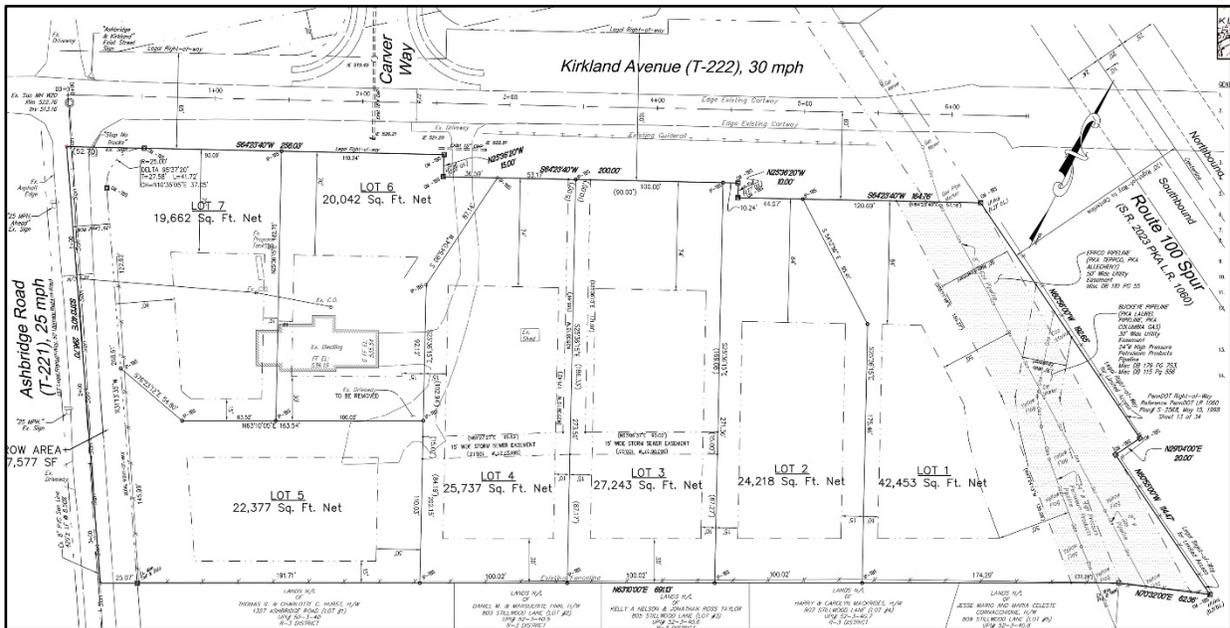
PROJECT SUMMARY:

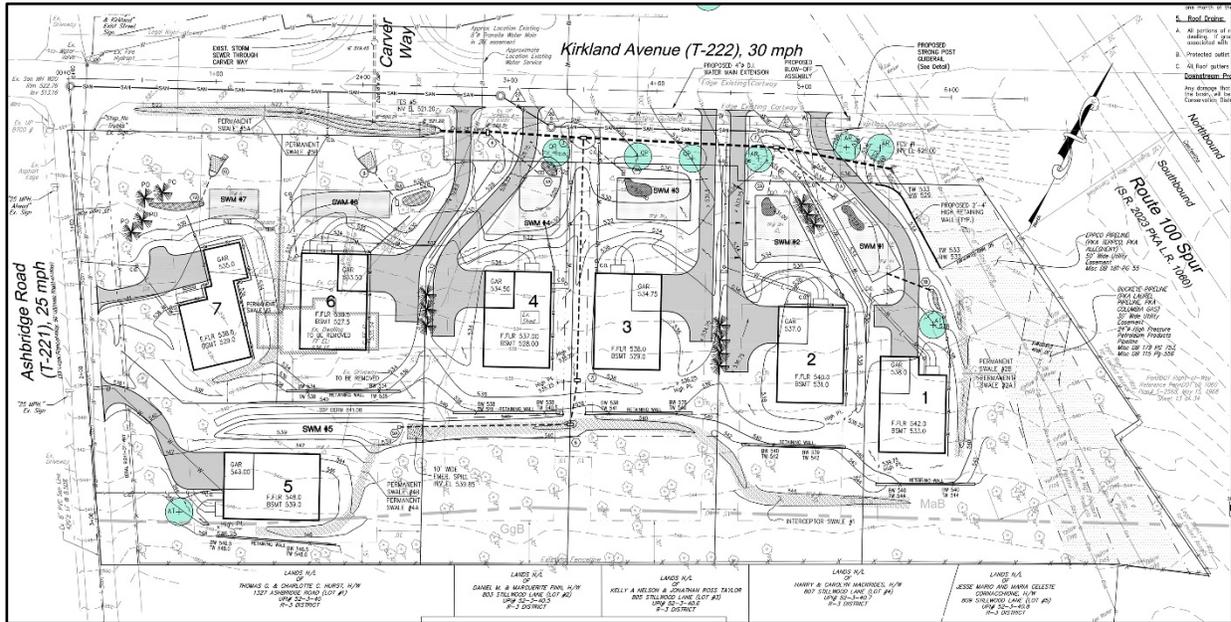
Location:	the southeast corner of Kirkland Avenue and Ashbridge Road
Site Acreage:	4.35
Lots/Units:	7
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Residential Infill Development
UPI#:	52-3-41

PROPOSAL:

The applicant proposes the creation of seven single family residential lots. The existing residence will be removed. The project site, which will be served by public water and public sewer, is located in the R-3 Residential zoning district. The site is located along the south side of the West Goshen/West Whiteland Township border.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, particularly the transmission pipeline issues discussed in comment #4, and all Township issues should be resolved before action is taken on this subdivision plan.





Site Plan Detail, Sheet 3: Preliminary Subdivision - Kirkland Woods

BACKGROUND:

1. The Chester County Planning Commission previously reviewed a subdivision proposal for this site, which also addressed the creation of seven single family residential lots (CCPC# 12528, dated March 10, 2009). According to our records, this prior plan submission was approved by West Goshen Township on October 21, 2009. While the lot configuration in the current submission appears to be identical to the lot configuration depicted on the previously approved plan, we note that the Act 247 County Referral Form identifies the current submission as a new proposal.

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

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

Transmission Pipelines:

4. The site plan depicts the location of two transmission pipelines along the easternmost portion of the tract: a liquid petroleum gas pipeline operated by Enterprise Products Operating LLC, and a high pressure petroleum transmission pipeline operated by Buckeye 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 <https://www.pa1call.org/>, 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 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>.

Access and Circulation:

5. We suggest that the applicant and the Township consider the use of shared driveways for Lots 2 and 3, and Lots 4 and 6. Shared driveways can reduce the number of new access points on public roads, limit impervious coverage, reduce earth disturbance and lower construction costs.

Natural Features Protection:

6. The plan and 2023 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 dwelling(s) and support facilities. The limits of tree removal should be clearly shown on the plan and “limits of disturbance” should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the “limit of disturbance” to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.

Stormwater Management:

7. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
8. The project is located in an area designated by the PaDEP as a Special Protection Watershed. Chester County’s High Quality and Exceptional Value Watersheds are especially sensitive to degradation and pollution that could result from development. Therefore, stricter DEP or municipal limitations to wastewater and stormwater discharges may apply in this watershed. A map of Special Protection Watersheds in Chester County, PA may be viewed here: www.chesco.org/DocumentCenter/View/17339.

Page: 5
Re: Preliminary Subdivision - Kirkland Woods
West Goshen Township – SD-07-23-17769

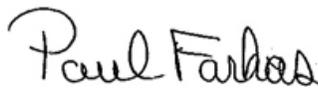
9. BMP Maintenance and Responsibility Note 1 on Sheet 3 indicates that the property owner of each lot shall be responsible for the operation and maintenance of all stormwater management facilities on their lot. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill the operation and maintenance requirements for these facilities.

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Medveczky Associate Ltd.
Signature Real Estate Group
Chester County Conservation District
John Weller, AICP, Director of Planning & Zoning, West Whiteland Township



THE COUNTY OF CHESTER



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Executive Director

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August 14, 2023

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

Re: Final Subdivision - Brandywine Regional Airport
West Goshen Township – SD-08-23-17798

Dear Mr. Bashore:

A Final Subdivision Plan entitled "Brandywine Regional Airport", prepared by Howell Engineering, and dated November 22, 2022, and last revised on June 5, 2023, was received by this office on August 10, 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.

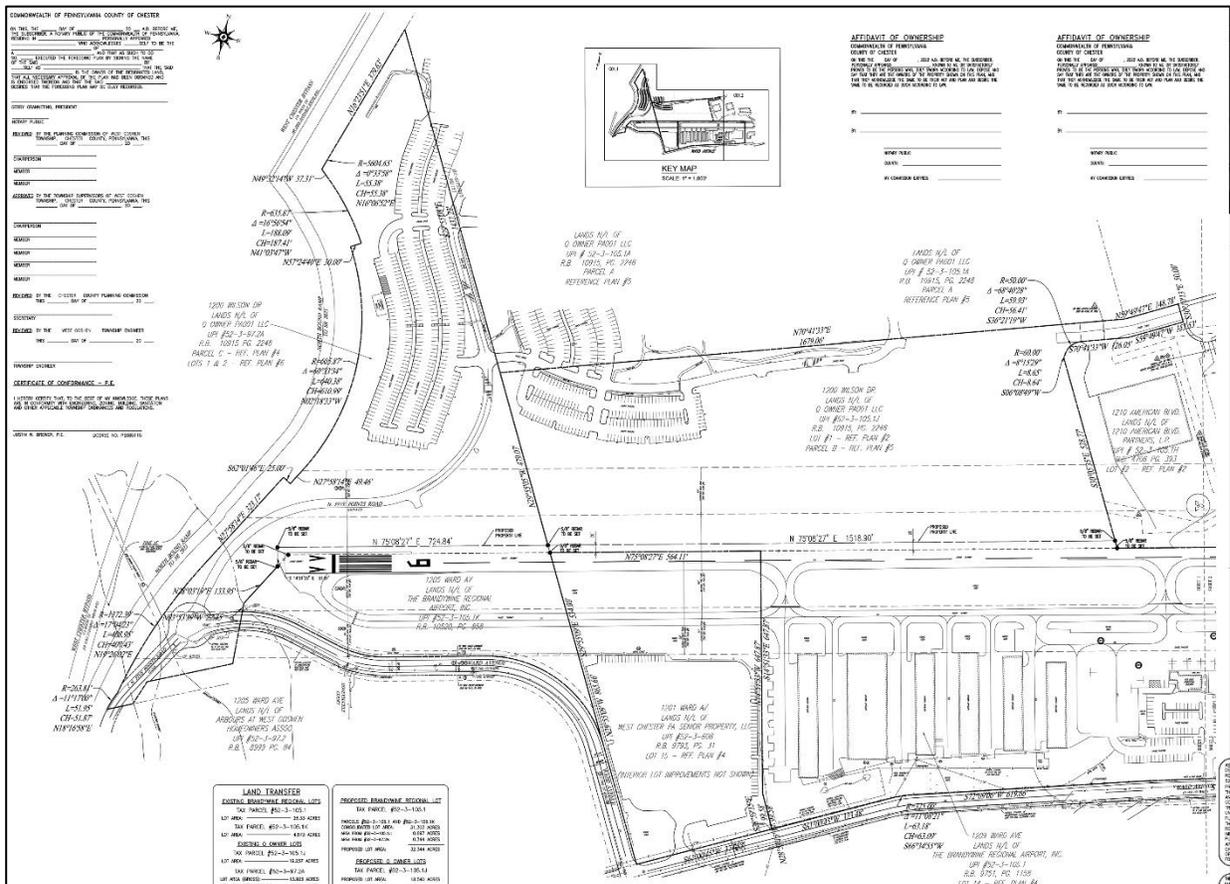
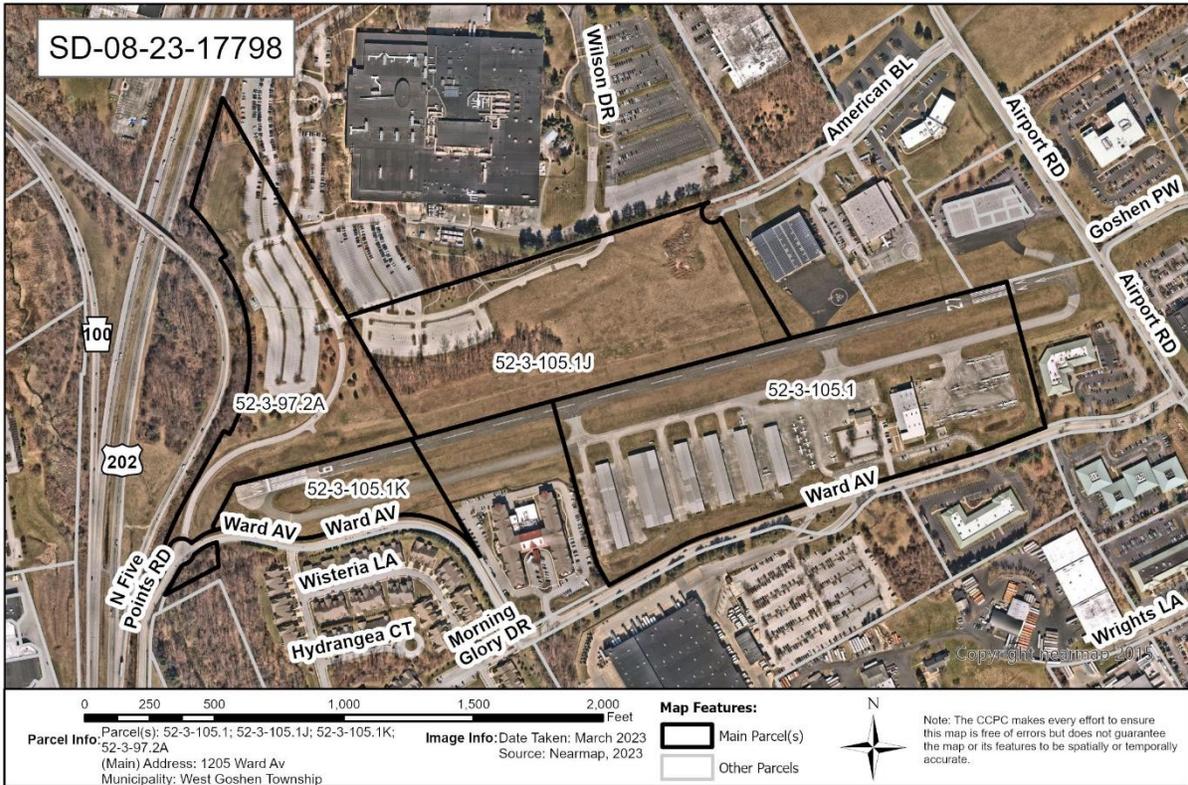
PROJECT SUMMARY:

Location:	the north side of Ward Avenue, west of Airport Road
Site Acreage:	64.46
Lots/Units:	4 Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Lot Line Revisions to existing parcels
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Commercial, Office, Industrial Infill
UPI#:	52-3-97.2A, 52-3-105.1J, 52-3-105.1K, 52-3-105.1

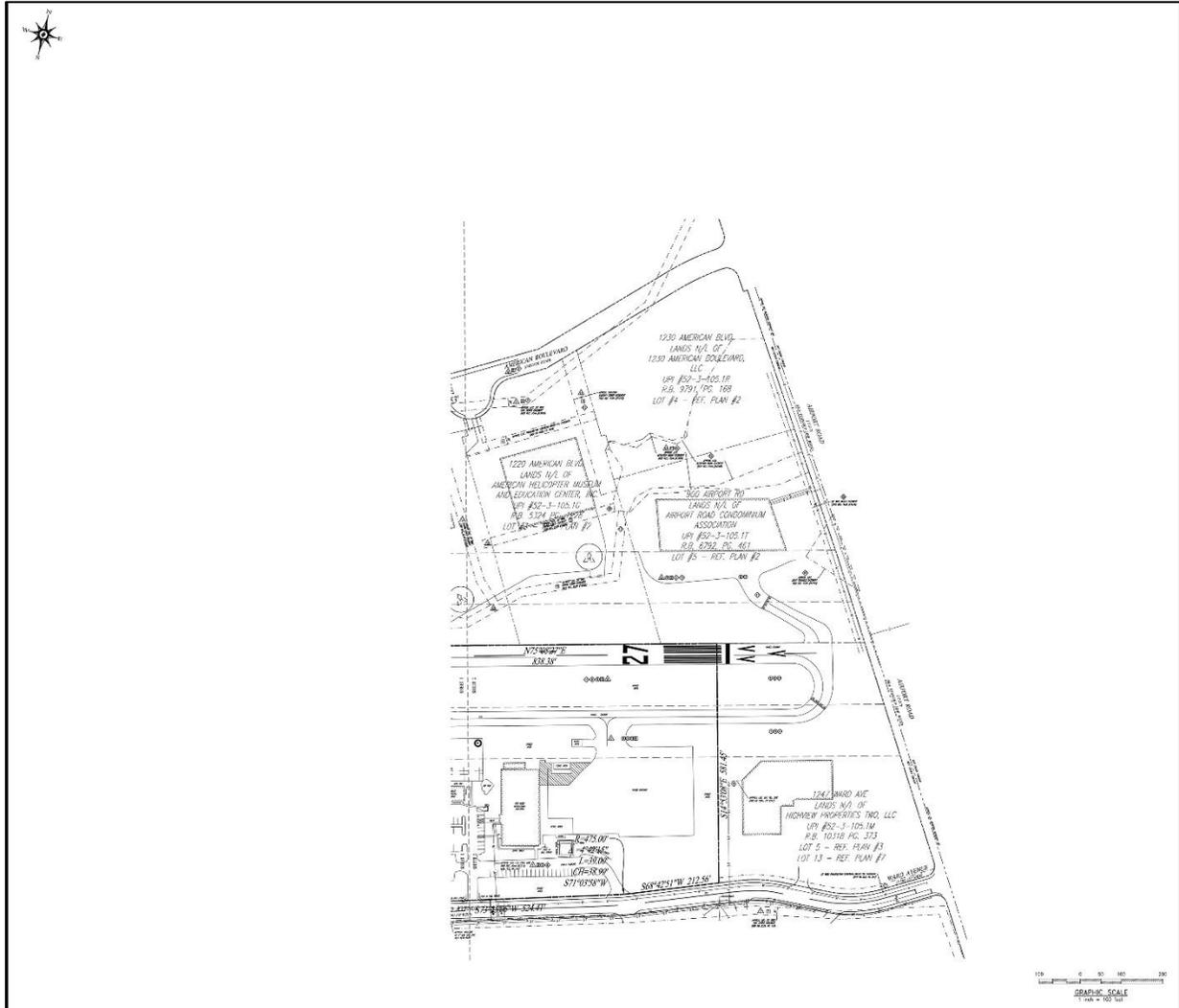
PROPOSAL:

The applicant proposes lot line revisions between four existing parcels (it is our understanding that the purpose of these revisions is to provide extra buffer area for the airport runway). No development activity is proposed as part of the current plan submission. The project site is located in the I-1 Campus Light Industrial and I-C Industrial Commercial zoning districts.

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



Site Plan Detail, Sheet 1 (central and western portion of project site): Brandywine Regional Airport



Site Plan Detail, Sheet 2 (eastern portion of project site): Brandywine Regional Airport

COUNTY POLICY:

LANDSCAPES:

1. 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. The proposed subdivision consistent with the objectives of the **Suburban Center Landscape**.

ADMINISTRATIVE ISSUES:

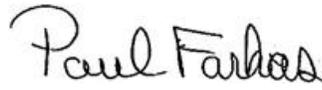
2. The Zoning Data Tabulation table on Sheet 1 appears to indicate that all four parcels are located in the I-1 Campus Light Industrial District. However, the Township Zoning Map (adopted September 17, 2019) appears to indicate that two of the four parcels are located in the I-C Industrial Commercial district instead. This should be clarified by the applicant.

Page: 4
Re: Final Subdivision - Brandywine Regional Airport
West Goshen Township – SD-08-23-17798

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

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

Sincerely,

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: PA001 LLC
Brandywine Regional Airport
Howell Engineering



THE COUNTY OF CHESTER



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Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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August 30, 2023

Jon Altshul, Manager
Westtown Township
1039 Wilmington Pike
West Chester, PA 19382

Re: Preliminary/Final Land Development - Westtown School - Oak Lane Project
Westtown Township – LD-08-23-17788

Dear Mr. Altshul:

A Preliminary/Final Land Development Plan entitled "Westtown School - Oak Lane Project", prepared by ELA Group, Inc., and dated January 27, 2023, and last revised on August 1, 2023, was received by this office on August 8, 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:	northwest corner of East Street Road and Shady Grove Way
Site Acreage:	195
Lots/Units:	1 Lot
Non-Res. Square Footage:	1,096
Proposed Land Use:	Athletic facilities for existing school
New Parking Spaces:	93
Municipal Land Use Plan Designation:	Open Space
UPI#:	67-5-27, 67-5-27-E

PROPOSAL:

The applicant proposes improvements to the school’s existing athletic facilities, which include the replacement of two existing grass athletic fields with multi-purpose synthetic turf fields (one of which will have permanent exterior athletic field lights), the construction of a 1,096 square foot support building, the relocation/reconstruction of softball/baseball fields, along with converting an existing gravel/lawn parking area into a paved parking area with 93 parking spaces. The project site, which is served by onsite water and public sewer, is located in the A/C Agricultural/Cluster Residential zoning district. In addition to a lighting plan, which is further discussed in comment #4, a Transportation Operational Analysis, prepared by Traffic Planning and Design Inc., dated March 14, 2023 and last revised July 27, 2023, and a Noise Propagation Survey, prepared by Everbach Acoustics Consulting, dated August 1, 2023, were 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 land development plan.

BACKGROUND:

1. The Conditional Use Approval table on Sheet 1 indicates that, on June 19, 2023, the Township granted conditional use approval to permit the installation of permanent exterior athletic field lights for athletic events on a single turfed athletic field, with 12 conditions of approval. We note that the conditions of approval include the following:
 - The applicant shall analyze the Oak Lane/Westtown Road intersection and coordinate improvements with the Township and its consultants to the extent necessary to address visibility and ensure appropriate sight distance (condition #6).
 - The athletic field light system may only be energized in conjunction with an event directly related to and under the control of the educational or sports program of Westtown School. No private organizations or other public entities may use the athletic field lights for lighted events of any reason (condition #12).

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

3. **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:

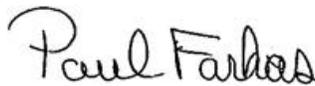
4. The plan submission included a separate Lighting Plan, prepared by Musco Lighting, dated August 3, 2023, which addresses lighting for the proposed parking facilities, along with athletic field lights for one of the turf fields. The Township should verify that the design of the lighting plan conforms to Township ordinance requirements (we note that the lighting standards in Section 170-1504 of the Zoning Ordinance addresses sports lighting).
5. We suggest that the remaining agricultural lands under the control of the Westtown School should be considered for preservation. The applicant should contact the Chester County Parks and Preservation Department (telephone number 610-344-5656) for information on the advantages of being in the program and how lands under the agricultural conservation easement are protected.

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. According to the Requested Waivers/Modifications table on Sheet 1, the applicant is requesting ten waivers from Chapter 144-Stormwater Management of the Township Code, along with three waivers from the Development and Design Standards in Article IX of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
8. 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>.
9. 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 Westtown Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
Senior Review Planner

cc: ELA Group, Inc.
Westtown School
Chester County Conservation District
Chester County Health Department



THE COUNTY OF CHESTER



COMMISSIONERS
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Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
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August 4, 2023

Shanna Lodge, Township Manager
Willistown Township
688 Sugartown Road
Malvern, PA 19355

Re: Preliminary/Final Subdivision - Zane Partners, LLC
Willistown Township – SD-07-23-17748

Dear Ms. Lodge:

A Preliminary/Final Subdivision Plan entitled "Zane Partners, LLC", prepared by Chester Valley Engineers, Inc., and dated July 7, 2023, was received by this office on July 12, 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:	southeast corner of King Road and Arlington Road
Site Acreage:	0.95
Lots/Units:	3 lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Suburban (Medium-High Density)
UPI#:	54-1P-14

PROPOSAL:

The applicant proposes the creation of three single family residential lots. The existing residence will remain on Lot 1. The project site, which will be served by public water and public sewer, is located in the R-3 Residence zoning district.

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

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

2. **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:

Access and Circulation:

3. We recommend that sidewalks should be provided for this development. Sidewalks are an essential design element in the **Urban Center Landscape**.

Building Character:

4. We note that the proposed attached garages directly face the street and align with the wall plane of the house facades. We recommend that garages are set back from the facade. Garages recessed behind the front wall plane of the ground floor living area or covered porch allow the entry of a dwelling to become the prominent feature. Recessed garage setbacks also create a more appealing street scene.

Stormwater Management:

5. 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.
6. The site plan indicates that the subsurface infiltration beds on Lots 2 and 3 will be partially located under the proposed driveways. Subsurface infiltration beds should be sited under open space, rather than under driveways or parking areas, in order to increase infiltration of runoff from the area above, and to minimize the impacts of compaction from activity above the bed. The applicant should consider adjusting the location of the infiltration beds, as well as the stormwater conveyance, which may also be subject to compaction from activity above the beds.

Page: 4
Re: Preliminary/Final Subdivision - Zane Partners, LLC
Willistown Township – SD-07-23-17748

7. The applicant should consider including a maintenance schedule and sequence of construction for the proposed subsurface infiltration beds, such as the schedules provided for other proposed stormwater BMPs. Proper maintenance of subsurface infiltration systems is critical to ensuring their long-term functionality. The Pennsylvania Department of Environmental Protection's draft Post-Construction Stormwater Management Manual outlines specific operations and maintenance procedures in Table 3-45 on page 3-148. This document is currently available at: <http://www.depgreenport.state.pa.us/elibrary/GetFolder?FolderID=4556>.

If the location of the infiltration beds on Lots 2 and 3 remain partially under the proposed driveways, then the applicant should ensure that driveway construction avoids impacting the functionality of the subsurface infiltration beds.

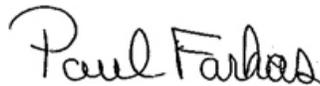
8. The plans include several types of stormwater facilities, including a detention basin and subsurface infiltration beds. Since the owner's designated operator and inspector of stormwater facilities is responsible for operation, maintenance, and inspection of these facilities, the applicant should ensure the designated operator/inspector is properly trained to inspect these facilities to reduce the potential for failure and to address any issues with these facilities.

ADMINISTRATIVE ISSUES:

9. According to the Waivers table on Sheet 1, the applicant is requesting one waiver from Article V - Plan Requirements and Procedures of the Township Subdivision and Land Development Ordinance, along with one waiver from the minimum planting standards set forth in Section 73-54.A of the Township Code. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
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 Willistown Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
Senior Review Planner

cc: Zane Partners, LLC
Chester Valley Engineers, Inc.
Chester County Water Resources Authority

Proposed Plan and Ordinance Reviews





ORDINANCE PROPOSALS

8/1/2023 to 8/31/2023

The staff reviewed proposals for:	Total
Comprehensive Plans	1
Miscellaneous Ordinance (Misc.) Amendments	2
Subdivision and Land Development Ordinance (SLDO) Amendments	2
Zoning Map Amendments	2
Zoning Ordinance Amendments	11
TOTAL REVIEWS	18

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Berks County	CP-07-23-17776	8/29/2023	Proposed - Comprehensive Plan Berks County Comp Plan Amendment - The Berks County Board of Commissioners desires to amend the Berks County Comprehensive Plan 2030 to be consistent with Ontelaunee Township Zoning Map.	Consistent
Caln Township	SA-08-23-17800	8/24/2023	Proposed - SLDO Amendment fee schedule	Not Relevant
East Coventry Township	MA-08-23-17806	8/21/2023	Proposed - Misc Amendment misc amendments: sewer laterals, building code appeals, holding tank procedures, fire hydrants, speed limits.	Not Relevant
East Coventry Township	SA-08-23-17803	8/18/2023	Proposed - SLDO Amendment Growing greener amendment - sketch, 4-step, greenway design stds, cons. sub. design overlay with development options, hist. res. protection stds, etc.	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Coventry Township	ZA-07-23-17779	8/18/2023	Proposed - Zoning Ordinance Amendment Growing greener amendment - sketch, 4-step, greenway design stds, cons. sub. design overlay with development options, hist. res. protection stds, etc.	Consistent
East Whiteland Township	ZA-07-23-17742	8/4/2023	Proposed - Zoning Ordinance Amendment The Township proposes to amend the maximum number of site identification signs and entrance pylon signs permitted for developments in the ROC/R Regionally Oriented Commercial-Residential District.	Not Relevant
East Whiteland Township	ZA-08-23-17799	8/24/2023	Proposed - Zoning Ordinance Amendment The Township proposes to amend the maximum number of site identification signs and entrance pylon signs permitted for developments in the ROC/R Regionally Oriented Commercial-Residential District. The Commission reviewed an earlier version of this amendment on August 4, 2023 (CCPC# ZA-07-23-17742).	Not Relevant
Easttown Township	MA-07-23-17765	8/18/2023	Proposed - Misc Amendment The proposed amendments to the Township Code include: amending the application review standards for special events in Section 382-4; and amending standards for Park and Facility Use permits in Section 306-6.	Not Relevant
Easttown Township	ZA-07-23-17764	8/18/2023	Proposed - Zoning Ordinance Amendment The Township proposes to amend the definition of "Public View" set forth in Section 455-122 of the Township Zoning Ordinance.	Not Relevant
Oxford Borough	ZA-07-23-17772	8/22/2023	Proposed - Zoning Ordinance Amendment The Borough proposes to remove 15 definitions and add 24 new definitions pertaining to the regulation of Signs. Section 27-1600 Signs, that regulates signs in the Borough is removed and replaced in its entirety.	Consistent
Spring City Borough	ZA-07-23-17756	8/8/2023	Proposed - Zoning Ordinance Amendment Minor revisions to the proposed zoning ordinance amendment revising the Mixed Use provisions into two categories and permits Mixed Use Residential in the GC-General Commercial zoning district by conditional use. Mixed Use Non-residential is permitted by right in the GC, DC-Downtown Commercial and I -Industrial districts. The provisions of Section 1202.C.1 are revised to address Specific Regs for Mixed Uses in Commercial districts.	Inconsistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Tredyffrin Township	ZA-07-23-17774	8/22/2023	Proposed - Zoning Ordinance Amendment The Township proposes to create an associate membership position of the Township Historical Commission (proposed Section 208-122.4.A(1)), who shall be a resident of the Township, shall be a non-voting member of the Historical Commission, and shall be nominated and appointed by a majority vote of the Historical Commission.	Not Relevant
Uwchlan Township	ZM-07-23-17743	8/8/2023	Proposed - Zoning Map Amendment Rezoning 3.1 ac on Rt 113 from PC & R-1 to PC to permit self-storage facility	Consistent
Uwchlan Township	ZM-07-23-17744	8/8/2023	Proposed - Zoning Map Amendment Rezoning three parcels on Dowlin Forge Rd from R-1 to PC to permit church parking lot expansion	Consistent
Valley Township	ZA-07-23-17759	8/8/2023	Proposed - Zoning Ordinance Amendment Update the time period the variance or special exception is valid.	Not Relevant
Valley Township	ZA-08-23-17801	8/24/2023	Proposed - Zoning Ordinance Amendment Update the time period the variance or conditional use is valid.	Not Relevant
West Chester Borough	ZA-07-23-17766	8/18/2023	Proposed - Zoning Ordinance Amendment The Borough proposes the following: amend the existing definition of "Agricultural Use or Agriculture" to include community gardens; add a definition for the term "community garden" to Section 112-202; add "Agricultural Use" as a principal use permitted in the NC-1 Neighborhood Conservation, NC-2 Neighborhood Conservation, NC-3 Neighborhood Conservation, MU Mixed Use, TC Town Center, CS Commercial Service, and PUC Planned University Campus districts; and delete "Agricultural Use" as a use permitted by conditional use in the NC-1 and MU zoning districts.	Consistent
West Chester Borough	ZA-08-23-17787	8/24/2023	Proposed - Zoning Ordinance Amendment The Borough proposes to add "short term rental" to the list of uses permitted by conditional use in the NC-1 Neighborhood Conservation, NC-2 Neighborhood Conservation, NC-3 Neighborhood Conservation, MU Mixed Use, and TC Town Center districts. The Commission reviewed an earlier version of this amendment on June 7, 2023 (CCPC# ZA-05-23-17675).	Consistent

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 9

TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 8

Ordinance Review Letters





THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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August 29, 2023

David N. Hunter, Sr., AICP, Executive Director
Berks County
633 Court Street, 14th Floor
Reading, PA 19601

Re: Comprehensive Plan Amendment (Ontelaunee Township)
Berks County - CP-07-23-17776

Dear Mr. Hunter:

The Chester County Planning Commission has reviewed the proposed Berks County Comprehensive Plan amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 301.3. The referral for review was received by this office on July 27, 2023. We offer the following comments to assist in your review of the proposed Comprehensive Plan.

DESCRIPTION:

1. The Berks County Board of Commissioners proposes to amend the Berks County Comprehensive Plan 2030, adopted January 23, 2020, at the request of Ontelaunee Township. The proposed amendment is intended to make the Comprehensive Plan consistent with the Ontelaunee Township Zoning Map.

COMMENT:

2. Ontelaunee Township does not abut Chester County and we have no specific comments on the proposed Comprehensive Plan amendment. We endorse provisions that encourage municipal and county comprehensive plans to be generally consistent according to the provisions of MPC Section 301(c).

RECOMMENDATION: The Chester County Planning Commission recommends that Berks County act on the amendment in accordance with its current planning goals and policies.

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

Sincerely,

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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August 24, 2023

Paul Mullin, President
Caln Township Board of Commissioners
253 Municipal Drive
Thorndale, PA 19372

Re: Subdivision and Land Development Ordinance Amendment – Fee Schedule and Fire Hydrant Installation
Caln Township - SA-08-23-17800

Dear Mr. Mullin:

The Chester County Planning Commission has reviewed the proposed Caln Township Subdivision and Land Development Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on August 11, 2023. We offer the following comments to assist in your review of the proposed Subdivision and Land Development Ordinance amendment.

DESCRIPTION:

1. Caln Township proposes the following amendments to its Subdivision and Land Development Ordinance:
 - A. The administration of fees will be in accordance with a Fee Schedule as established by the Board of Commissioners, and
 - B. Fire hydrants as required by a subdivision or land development are to be installed and operational prior to any construction.

COMMENTS:

2. The Fee Schedule regulations appear to be consistent with the provisions of MPC Section 503. We agree that the municipal fee schedule should be adopted according to the Township Code but not be part of the Subdivision and Land Development Ordinance; this will make periodic updates more efficient.
3. MPC Section 503(3) permits municipalities to require the installation of fire hydrants and other improvements as a condition precedent to the final approval of plans. The installation of operational fire hydrants prior to construction is an appropriate and useful safety measure.

Page: 2

Re: Subdivision and Land Development Ordinance Amendment – Fee Schedule and Fire Hydrant Installation

Caln Township - SA-08-23-17800

RECOMMENDATION: The Chester County Planning Commission supports the adoption of the amendments.

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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August 21, 2023

Eugene C. Briggs, Jr., Township Manager
East Coventry Township
855 Ellis Woods Road
Pottstown, PA 19465

Re: Miscellaneous Amendments: Sewer Laterals, Building Code Appeals, Holding Tank
Procedures, Fire Hydrants, Speed Limits. Etc.
East Coventry Township - MA-08-23-17806

Dear Mr. Briggs:

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

DESCRIPTION:

1. East Coventry Township proposes to amend the Township Code regarding Sewer Laterals, Building Code Appeals, Holding Tank Procedures, Fire Hydrants, Speed Limits, etc.

COMMENTS:

2. The Chester County Planning has no official comments on these proposed amendments because they are not required to be submitted to us under the provisions of the Pennsylvania Municipalities Planning Code (MPC). Generally, only the following are required to be submitted to the County Planning Commission for our recommendations:
 - a. Proposed amendments to the zoning ordinance, pursuant to MPC Section 609(e).
 - b. Proposed official map or amendments, pursuant to MPC Section 408(b).
 - c. Proposed amendments to the subdivision and land development ordinance, pursuant to MPC Section 505(a).
 - d. Proposed amendments to the comprehensive plan, pursuant to MPC Sections 301.3 and 302,
 - e. The preparation of a Land Use Assumptions Report as part of a Traffic Impact Analyses, pursuant to MPC Section 504-A(c)(3), and
 - f. Specified actions relating to school district land or structures, pursuant to MPC Section 305.
 - g. Although not required by the MPC, the Chester County will gladly review (at no fee) sketch plans and conditional use applications.
3. We recommend that the Township Solicitor and Engineer review and comment on the proposed amendments.

Page: 2

Re: Miscellaneous Amendments: Sewer Laterals, Building Code Appeals, Holding Tank
Procedures, Fire Hydrants, Speed Limits. Etc.

East Coventry Township - MA-08-23-17806

RECOMMENDATION: East Coventry Township should consider the comments contained in his review prior to taking action on the ordinances.

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

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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August 21, 2023

Eugene C. Briggs, Jr., Township Manager
East Coventry Township
855 Ellis Woods Road
Pottstown, PA 19465

Re: Subdivision and Land Development Ordinance, Zoning Ordinance Amendments - Conservation
Subdivision Design Overlay District, Related Amendments
East Coventry Township - SA-08-23-17803, ZA-07-23-17779

Dear Mr. Briggs:

The Chester County Planning Commission received amendments to the East Coventry Township Subdivision and Land Development Ordinance and Zoning Ordinance on July 31, 2023. The submission also included amendments to the Township Code relating to streets and sidewalks, standards for driveways and other provisions relating to common access driveways.

The submission indicates that the amendments were adopted by the Township Board of Supervisors on June 12, 2023. Although the amendments were adopted prior to receipt for review by this office, we offer the following comments to assist in your application of the Subdivision and Land Development Ordinance and Zoning Ordinance amendments.

DESCRIPTION:

1. East Coventry Township adopted the following amendments to its Subdivision and Land Development Ordinance:
 - A. Definitions are added for berm, landscape; berm, stormwater management; conservancy lot; conservation areas, primary (PCA); conservation areas, secondary (SCA); conservation subdivision; constrained land; edge habitat; green, greenway land; neutral density; and rain garden;
 - B. Provisions for Sketch Plan Submission and Review are revised;
 - C. Plan Review and Site Visit procedures are revised;
 - D. Preliminary Plan Submission, Resubmission, Review and Content are revised (relating to the Four-Step Design Process);
 - E. Outdoor Lighting Requirements and Standards are amended, and
 - F. Development Design Standards (relating to Greenway Land Design Standards) are amended.

Page: 2

Re: Subdivision and Land Development Ordinance, Zoning Ordinance Amendments - Conservation Subdivision Design Overlay District, Related Amendments
East Coventry Township - SA-08-23-17803, ZA-07-23-17779

2. The Township adopted the following amendments to its Zoning Ordinance:
 - A. The FR Farm Residential District's Area, Bulk and Dimensional Standards are replaced;
 - B. The R-1, R-2 and R-3 Residential Districts' Area, Bulk and Dimensional Standards are replaced;
 - C. The R-2 and R-3 Residential Districts' Clustered Single-Family Detached Residential Development Standards are repealed;
 - D. A new Conservation Subdivision Design Overlay District is created, including greenway land use, design, permanent protection, ownership and maintenance standards;
 - E. All preliminary plans for residential development except for a minor subdivision must follow the Four-Step Design Process. (Step 1 is the delineation of conservation areas, stormwater and wastewater management areas, Step 2 is the location of house sites, Step 3 is the alignment of streets and trails, Step 4 is the drawing of the lot lines).
 - F. Historic Resource Protection Standards are replaced (an additional lot may be created in excess of the maximum number otherwise permitted), and
 - G. Supporting provisions are included.

LANDSCAPES:

3. The areas in East Coventry Township that are affected by these amendments are located primarily within the **Suburban Landscape** designation of Landscapes3, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The amendments are consistent with the objectives of the **Suburban Landscape**.

COMMENTS:

4. The County Planning Commission supports the Township's efforts to protect open space and sensitive environmental areas while allowing residential development through the use of the "Growing Greener" approach to land development and the Four-Step Design Process, as well as with the Conservation Subdivision Design Overlay District. The Growing Greener concepts and the Conservation Subdivision Overlay also support Landscapes3's Preserve Goals: "Advance the protection and stewardship of open space, farmland, and natural and cultural features to realize economic, ecological, and quality of life benefits."
5. The County Planning Commission also specifically supports the Township's efforts to encourage the use of sketch plans, which can result in superior designs and faster approval processes.
6. The amendments to the Township Subdivision and Land Development Ordinance and Zoning Ordinance are anticipated to result in innovative designs and a wider range of residential opportunities. The Township should be aware that the administration of the Growing Greener concept and the Conservation Subdivision Design Overlay District's regulations may impose additional demands on Township staff, consultants and resources. However, we believe such investments will help create innovative and environmentally-sensitive developments.
7. We have no comments on the parts of the submission relating to streets and sidewalks, standards for driveways and other provisions relating to common access driveways.

Page: 3

Re: Subdivision and Land Development Ordinance, Zoning Ordinance Amendments - Conservation
Subdivision Design Overlay District, Related Amendments
East Coventry Township - SA-08-23-17803, ZA-07-23-17779

RECOMMENDATION: The County Planning Commission supports the Township's Subdivision and Land Development Ordinance and Zoning Ordinance amendments.

We request official copies of the decisions made by the Township Supervisors, as required by Sections 505(b) and 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain current file copies of your ordinances.

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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August 4, 2023

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

Re: Zoning Ordinance Amendment - Signs in ROC/R Regionally Oriented Commercial-Residential District Developments
East Whiteland Township – ZA-07-23-17742

Dear Mr. Barner:

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

DESCRIPTION:

1. The Township proposes to amend the maximum number of site identification signs and entrance pylon signs that are permitted in the ROC/R Regionally Oriented Commercial-Residential District. The maximum number of site identification signs set forth in Section 200-89.1.B(1)(a) is proposed to be changed from three to two, and the maximum number of entrance pylon signs set forth in Section 200-89.1.B(1)(c) is proposed to be changed from two to three.

COMMENTS:

2. While the introductory language of the draft ordinance indicates that only the maximum number of signs are proposed to be amended, there are other differences between the existing and proposed language provided in Section 200-89.1.B(1)(a) for site identification signs. While the existing ordinance Section indicates that “no site identification sign shall exceed 40 feet in height and 375 square feet of face area per site,” these maximum height and area requirements are not included in Section 1.A of the proposed draft ordinance. This should be clarified by the Township. We suggest that the Township keep a height requirement for site identification signs if it is their intent to remove it.

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

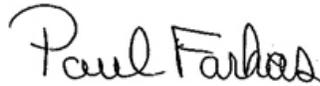
Page: 2

Re: Zoning Ordinance Amendment - Signs in ROC/R Regionally Oriented Commercial-Residential
District Developments

East Whiteland Township – ZA-07-23-17742

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

Sincerely,

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

Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



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August 24, 2023

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

Re: Zoning Ordinance Amendment - Signs in ROC/R Regionally Oriented Commercial-Residential District Developments
East Whiteland Township – ZA-08-23-17799

Dear Mr. Barner:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on August 10, 2023. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes to amend the maximum number of site identification signs and entrance pylon signs that are permitted in the ROC/R Regionally Oriented Commercial-Residential District. The maximum number of site identification signs set forth in Section 200-89.1.B(1)(a) is proposed to be changed from three to two, and the maximum number of entrance pylon signs set forth in Section 200-89.1.B(1)(c) is proposed to be changed from two to three.

COMMENTS:

2. The County Planning Commission reviewed an earlier version of this amendment on August 4, 2023 (CCPC# ZA-07-23-17742). We acknowledge that the issue raised in comment #2 of our previous review pertaining to the maximum height and area requirements for site identification signs in Section 200-89.1.B(1)(a) has been addressed by the Township. We have no additional comments on the proposed ordinance language.

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

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

Sincerely,

Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



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August 18, 2023

Donald Curley, Manager
Easttown Township
566 Beaumont Road
Easttown, PA 19333

Re: Zoning Ordinance Amendment - Definition of "Public View"; and Miscellaneous Ordinance Amendment – Various Amendments
Easttown Township – ZA-07-23-17764 and MA-07-23-17765

Dear Mr. Curley:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance and Miscellaneous Ordinance amendments, which were received on July 19, 2023. The proposed amendments to the Zoning Ordinance were reviewed pursuant to the provisions of Section 609(e) of the Pennsylvania Municipalities Planning Code (MPC), and we offer the following comments to assist in your review of the proposed amendments.

DESCRIPTION:

1. Easttown Township proposes the following amendments to the Township Code:
 - A. Amend the definition of Watercourse in Section 274-5, by adding a sentence that the removal of, or alteration to, existing manmade swimming pools, fish ponds or other decorative pools or water features that are disconnected from the waterway and wholly contained to the list shall not be regulated by the Township Natural Resource Protection Ordinance;
 - B. Amend Section 13-22 of Chapter 13, Boards, Commissions and Committees;
 - C. Amend the definition of "Public View" set forth in Section 455-132 of the Township Zoning Ordinance;
 - D. Amend the application review standards for special events set forth in Section 382-4;
 - E. Amend the Powers and duties of the Easttown Citizen's Advisory Committee set forth in Section 13-12.E;
 - F. Change the title of Section 306-6 from Special permits to Park & Facility Use permits, along with amending the standards for such permits set forth in this section;
 - G. Amend the Powers and Duties of the Stormwater Management Advisory Committee set forth in Section 13-28.D;
 - H. Amend the speed limit for Twinbrook Road set forth in Section 430-10; and
 - I. Amend the Enforcement; violations and penalties for "Dog Running at Large; Control of Dogs" set forth in Section 118-14.C.

Page: 2

Re: Zoning Ordinance Amendment - Definition of "Public View"; and Miscellaneous Ordinance
Amendment – Various Amendments

Easttown Township – ZA-07-23-17764 and MA-07-23-17765

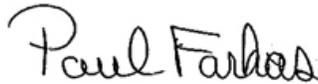
COMMENTS:

2. The Township proposes to remove man-made “fish ponds” from water features regulated by the Township’s Natural Resource Protection Ordinance. We note that there are cases where man-made ponds have been created in locations of existing wetlands, and precedents where, under those circumstances, they are still considered protected. The Township may want to review those situations in more detail and determine whether any additional revisions to the proposed definition should be considered.
3. The proposed ordinance language in Sections 2 through 9 of the draft Ordinance appears to be appropriate.

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

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

Sincerely,

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

Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



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August 22, 2023

Pauline Garcia-Allen, Manager
Oxford Borough
401 Market Street PO Box 380
Oxford, PA 19363

Re: Zoning Ordinance Amendment - Signs
Oxford Borough - ZA-07-23-17772

Dear Ms. Garcia-Allen:

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 July 25, 2023. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

DESCRIPTION:

1. The Borough proposes the following amendments to its Zoning Ordinance:
 - A. Fourteen existing definitions in Section 27-202 are deleted and 24 new definitions are added to Section 27-202 Definitions.
 - B. Section 27, Part 16 that regulates Signs in the Borough is removed and replaced.
 - C. The proposed language includes: a Purpose and Intent statement, General Regulations, Signs Permitted in Residential Districts, Signs Permitted in the C-1 Commercial District, Signs Permitted in the C-2 Commercial District, Signs Permitted in the C-3 Commercial District, Signs Permitted in the I Industrial District, Signs Permitted in the PC/LI Planned Commercial/Light Industrial District, Removal of Unsafe, Unlawful or Abandoned Signs, and Digital Copy Signs: Digital Changeable Display Signs.

COMMENTS:

2. The Borough should consider adding illustrations or photographs to help the readers understand the definitions and regulations pertaining to signage.
3. The definition of the term Sign, Banner does not adequately present the usual Banner sign, which typically spans the space between two vertical supports, such as buildings on either side of a street or gateway posts to a public space such as a park. Illustrations to present the various types of Banner Signs would be helpful.
4. The definitions of the terms Sign, Business and Sign, Façade both use the term being defined in the definition, it should be revised to avoid this situation. Also, as written, any sign that is on the same lot as a business would be a business sign, which may not always be the case.

5. Based on the information in Section 27-1606.H the Borough will be regulating sign size based on the posted speed of the road, which we support as appropriate. We note that billboards are frequently also regulated as a type of "off-premises" sign, which the Borough appears to not address. The Borough may wish to make it clear whether businesses other than the ones that are located on the property on which the sign is located may advertise on billboards. Off-premises signs are typically considered a distinct type of land use that would be required to be permitted in a municipality, with some exceptions for regions that are sharing land uses. For more information on off-premises signs the Borough may wish to review the Montgomery County Model Sign Ordinance (pp 38 and 87). A link to the ordinance is located under the "Resources" section of the CCPC Sign Regulations eTool, along with other sign guidance, located here: <https://www.chescoplanning.org/MuniCorner/eTools/81-SignRegulations.cfm>
6. The Borough should review the wording of the definition of Sign, Digital Changeable Display as the frequency of content change for these signs is different from that proposed in Section 27-1609.2.G of this amendment.
7. We note that the term Sign, Freestanding includes monument signs, typically these are two different sign types, which typically have different regulations. We also note that a separate definition for Sign, Ground (Monument) is included in the amendment, we suggest that that they be separately regulated.
8. We suggest that the definition of the term Sign, Portable be revised to indicate that these signs are only displayed during business hours or are displayed on a temporary basis.
9. The Borough should reconsider the appropriateness of Freestanding Signs in the C-3 Central Business zoning district as many of the properties in the C-3 district have structures that directly abut Borough sidewalks leaving no space for Freestanding Signs.
10. The introductory paragraph for Temporary Signs of Section 27-1601.1.N(1) should be revised to clearly indicate if a sign permit is required. As written, it states "...Such signs shall be exempt from permit requirements..." but does not state whether a permit is required. In the following subsection N(1)(a) the provision states "Signs located one half mile or less..." but does not indicate from where/what this distance is measured. In Subsection N(1)(e) decorations related to specific holidays are treated as signs. We suggest that the provisions should only relate to signs and that the word "decorations" be removed.
11. In Section 27-1601.1.P(4) the provision for portable signs limits the area of such signs to nine (9) square feet, the second part of the regulation indicates that the 9 square feet will be included in the calculation of the maximum square footage of signs allowed at the property. We suggest that the second part of this provision be removed to lessen the administrative workload of the codes officer and the applicant.
12. The Directory Sign provisions of Section 27-1601.1.Q.(1)(c) sets a maximum area for one side of a directory sign to 192 square feet which, using the maximum height listed in the previous subsection, yields a sign 24 feet in height and 8 feet in width. This would be a very large Directory Sign, the Borough should research Directory Signs in the area to verify whether these dimensions are appropriate. In addition, signs with an area of this extent will require significant support and structural integrity to safely withstand area wind loads.

Page: 3
Re: Zoning Ordinance Amendment - Signs
Oxford Borough - ZA-07-23-17772

13. In Section 27-1602.1.D(1) the area of a sign in a Residential district for an existing non-conforming use is half the size of a sign for uses that are conforming. The Borough Solicitor should review this provision to consider whether the significant difference in sign size could lead to challenges to the ordinance.
14. We suggest that Portable Signs be added to the list of signs permitted in the C-3 Commercial District in proposed Section 27-1605.1(B).
15. Prior to finalizing the amendments, the Borough should consider whether the proposed regulations will create a situation where many of the existing signs will become non-conforming, potentially requiring additional administration and issues for current residents and businesses. We only note this as a point to consider as an element of a full sign update.

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

Sincerely,

A handwritten signature in black ink, 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
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(610) 344-6285 Fax (610) 344-6515

August 8, 2023

Kisha Tyler, Manager
Spring City Borough
6 S. Church Street,
Spring City, PA 19475

Re: Zoning Ordinance Amendment – Mixed Use
Spring City Borough - ZA-07-23-17756

Dear Ms. Tyler:

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 July 14, 2023. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

DESCRIPTION:

1. The Borough proposes the following revisions to the amendment to its Zoning Ordinance that we reviewed April 26, 2023:
 - A. The current submission is the second submittal of similar language addressing Mixed Use the Borough.
 - B. This revision includes language in Sections 5 and 6 of the amendment that was not in the previous version.
 - C. Specifically, Section 5 revises the wording for Mixed Use (Non -Residential) as a use permitted by right in the I-Industrial district.
 - D. Section 6 of this revision deletes Subsection 2, Mixed use (with residential) as a use permitted by Conditional Use in the I-Industrial district.
 - E. In Section 7 of this revision, the regulations in Article XII Use Regulations are revised to reword Section 1202.C.1. Uses Subject to Specific Regulations, Commercial Uses is revised in subsection (d) by removing qualifying conditions for dwelling units so that the remaining requirement is that they are occupied in accordance with the Spring City Borough Code. Subsection 1202.C.1.h(2) is revised by reducing the parking requirement of 1.5 spaces for one-bedroom apartments to 1 parking space.

BACKGROUND:

2. The County Planning Commission has reviewed a previous version of this amendment. That review ZA-03-23-17598 dated April 26, 2023, addressed Mixed Use Residential and Non-Residential in the DC-Downtown Commercial, GC-General Commercial and I-Industrial zoning districts.

LANDSCAPES:

3. Spring City Borough 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 zoning ordinance amendment is generally consistent with the objectives of the **Urban Center Landscape**, but it would be more consistent if the issues in Comment #4 below, were addressed to allow Mixed Use (Residential) in the Downtown Commercial zoning district.

COMMENTS:

4. Our previous review letter did not thoroughly address the ramifications of the Mixed Use amendment, and it was followed up by an e-mail (April 28th) to the Borough Manager that outlined potential impacts that arise if the proposed language was adopted. The predominant issue, as identified in our e-mail to the Borough Manager, involves changing Mixed Use with Residential from a by-right use to a use not permitted in the DC Downtown Commercial Zoning District, i.e., the downtown/main street – which is predominantly mixed-use with residential currently. If approved, this would make roughly 75% of the main street nonconforming. The proposed amendment would be more consistent with the vision for the **Urban Center Landscape** and the Borough Comprehensive Plan (page 13-5, Downtown Commercial) if residential uses continued to be permitted in the DC-Downtown Commercial zoning district. We encourage the Borough to reconsider this aspect of the amendment.
5. The Borough should review the provisions in Section 1202.C.1.j(6), which seem to be redundant if the parking requirements proposed for one bedroom apartments are reduced to one space as proposed in Subsection 1202.C.1.h(2).
6. In Subsection 1202.C.1.j(5) if certain conditions are met, the applicant would be permitted to increase the building height to 65 feet and increase maximum permitted residential floor area to 85%. We endorse the proposed increase in maximum building height and additional space for multi-family housing in an **Urban Center Landscape**.

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

Sincerely,



Glenn Bentley
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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August 22, 2023

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

Re: Zoning Ordinance Amendment – Associate Member Position, Historical Commission
Tredyffrin Township – ZA-07-23-17774

Dear Ms. McPherson:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on July 27, 2023. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes the addition of subsection (1) to Section 208-122.4.A of the Township Zoning Ordinance, pertaining to the membership standards of the Tredyffrin Township Historical Commission. The proposed ordinance language would create an associate membership position of the Township Historical Commission, who shall be a resident of the Township, shall be a non-voting member of the Historical Commission, and shall be nominated and appointed by a majority vote of the Historical Commission. It is our understanding that these provisions are modeled after the associate membership provisions for the Township’s Environmental Advisory Council, as set forth in Section 16-2.B of the Township Code.

COMMENTS:

2. The proposed ordinance language appears to be appropriate.

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

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

Sincerely,

Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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August 8, 2023

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

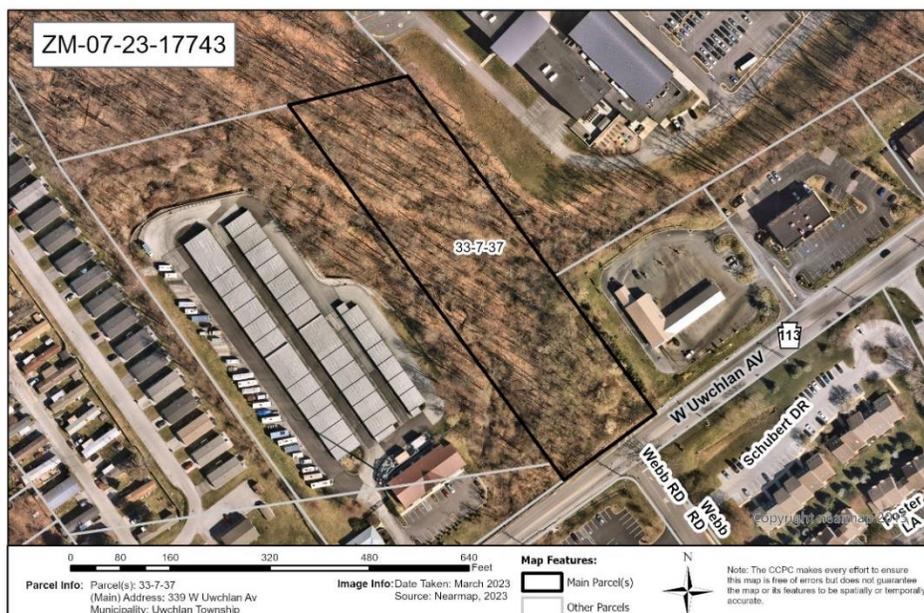
Re: Zoning Map Amendment - Request for Zoning Change for Property Located at 339 W.
Uwchlan Ave., Downingtown, PA 19335 (UPI 33-7-37)
Uwchlan Township - ZM-07-23-17743

Dear Ms. Giordano:

The Chester County Planning Commission has reviewed the proposed Uwchlan Township 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 July 10, 2023. We offer the following comments to assist in your review of the proposed Township Zoning Map amendment.

DESCRIPTION:

1. Uwchlan Township has received a request to amend its Zoning Map regarding a 3.1-acre parcel located at 339 West Uwchlan Avenue (State Route 113), UPI No. 33-7-37. The portion of the parcel fronting West Uwchlan Avenue is currently zoned PC Planned Commercial, while the interior (northwest) portion is zoned R-1 Low Density Residential. The Zoning Map amendment would place this parcel completely within the PC Planned Commercial zoning district. This parcel located at the Uwchlan/East Caln Township border.

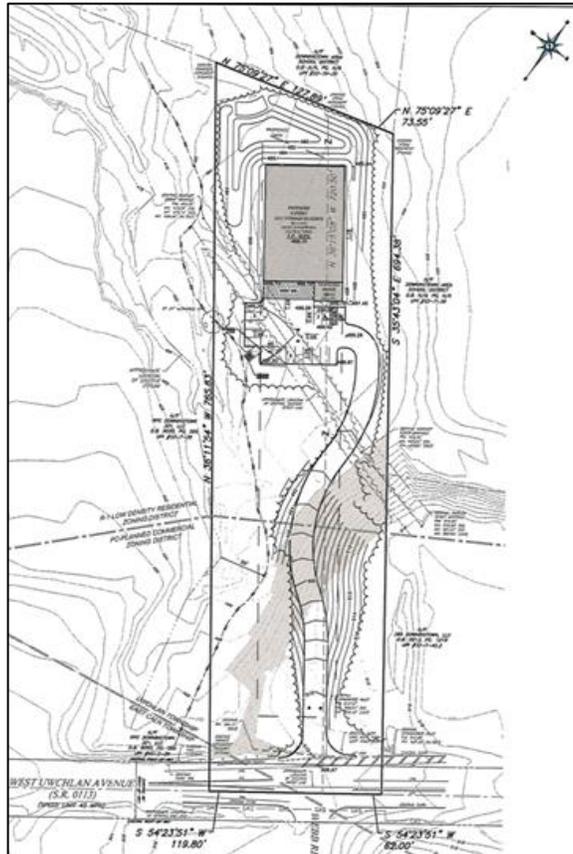


Page: 2

Re: Zoning Map Amendment - Request for Zoning Change for Property Located at 339 W. Uwchlan Ave., Downingtown, PA 19335 (UPI 33-7-37)

Uwchlan Township - ZM-07-23-17743

- The applicant submitted a letter to the Township, dated May 18, 2023, stating that the applicant desires to construct a three-story self-storage building, an office and an associated parking area, which would be permitted in the PC Planned Commercial District. The applicant submitted a sketch plan for the self-storage building, shown below:



***Detail of Proposed
Three-Story Self-Storage Building***

AREA EVALUATION:

- The following land use planning policies and regulations are relevant to the site of the proposed zoning map amendment:
 - Land Use:** The parcel is undeveloped. The parcels to the east and west are occupied by commercial land uses, the Uwchlan Hills Elementary School is to the east, and an undeveloped parcel to the northeast is owned by the Downingtown Area School District. The area to the south of the site is within East Caln Township, and is occupied by commercial land uses.
 - Adjacent Zoning:** The portion of the site fronting on West Uwchlan Avenue is within the PC District, and the portion of the site to the north is within the R-1 District. The parcels to the west, east and north are within the R-1 District.
 - The area to the south of the site is within East Caln Township, and is within the OC-1 Office, Commercial zoning district.

Page: 3

Re: Zoning Map Amendment - Request for Zoning Change for Property Located at 339 W. Uwchlan Ave., Downingtown, PA 19335 (UPI 33-7-37)

Uwchlan Township - ZM-07-23-17743

- Municipal Comprehensive Plan: Map 4-1 Plan for Future Land Use in the 2020 Uwchlan Township Comprehensive Plan places the southern portion of this site within the Commercial future land use category, and the northern portion within the Medium Density Residential future land use category.
- Water and Sewer Facilities: The site has access to public water and sewer facilities.

LANDSCAPES:

4. 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 rezoning is consistent with the objectives of the **Suburban Landscape**.

COMMENTS:

5. Prior to taking action on this amendment, the Township should ensure that the zoning map amendment is generally consistent with the Uwchlan Township Comprehensive Plan, as set forth in Section 603(j) of the Pennsylvania Municipalities Planning Code. The proposed rezoning appears to be consistent with the Comprehensive Plan.
6. If the Township proceeds with this rezoning, we recommend that the Township carefully consider the following as part of any future land development plan application:
 - Vehicles using this site will probably include trucks and vehicles towing trailers. Such vehicles may require wider turning radii on to West Uwchlan Avenue and may operate more slowly than normal vehicle speeds in this area.
 - The applicant should demonstrate that the driveway widths are adequate to accommodate the various types of vehicles (trucks, moving vans, fire trucks, etc.) that will utilize the site. 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.
 - The applicant should indicate the proposed architectural treatment that will be applied to the exterior of the units and their roofs, to ensure that they will be compatible with the character of the area.
 - The applicant should provide fence details; specifically, the applicant should indicate if the fence will utilize barbed wire, razor ribbon, or similar materials. The applicant should also indicate if a gate will control access to the site, and if so, how emergency service providers would gain access.
 - The applicant should indicate how the storage of hazardous materials, such as flammable liquids, will be prohibited in the storage units.
 - The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: www.chescoplanning.org/resources/PubsTransportation.cfm, classifies West Uwchlan Avenue (State Route 113) as a major arterial. The Handbook (page 183) recommends an 80 foot-wide right-of-way for major arterial roads to accommodate future road and infrastructure improvements. When the applicant proposes any development on this site, we recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of West Uwchlan Avenue. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.

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Re: Zoning Map Amendment - Request for Zoning Change for Property Located at 339 W.
Uwchlan Ave., Downingtown, PA 19335 (UPI 33-7-37)
Uwchlan Township - ZM-07-23-17743

- The plan shows 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. 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.
 - The applicant should minimize disturbance to areas of steep slope and riparian buffer areas.
8. The Township and the applicant should review the Chester County Planning Commission’s eTool on Self-Storage Facilities, at: <https://www.chescoplanning.org/MuniCorner/eTools/70-SelfStorage.cfm>
 9. 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 Pennsylvania Municipalities Planning Code.

RECOMMENDATION: Uwchlan 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 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

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West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

August 8, 2023

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

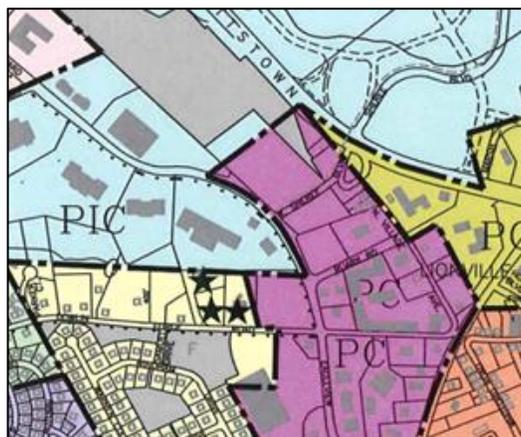
Re: Zoning Map Amendment – Rezone UPI #33-4-19.1, 33-4-19.1A, and 33-4-19.2 (217, 219 and 221 Dowlin Forge Road) from R-1 Low Density Residential District to the PC Planned Commercial District
Uwchlan Township - ZM-07-23-17744

Dear Ms. Giordano:

The Chester County Planning Commission has reviewed the proposed Uwchlan Township 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 July 10, 2023. We offer the following comments to assist in your review of the proposed Uwchlan Township Zoning Map amendment.

DESCRIPTION:

1. Uwchlan Township proposes to rezone UPI #33-4-19.1, UPI#33-4-19.1A, and a portion of UPI# 33-4-19.2 (217, 219 and 221 Dowlin Forge Road) from R-1 Low Density Residential District to the PC Planned Commercial District. The applicant submitted a letter dated May 11, 2023, indicating that these parcels would then be consolidated with the parcel to the east, (217 Dowlin Forge Road), which contains a church and parking area. The parking area would then be expanded onto the adjacent parcels to the west (UPI #33-4-19.1, UPI #33-4-19.1A). The applicant submitted a portion of the Township Zoning Map identifying the parcels to be rezoned, as shown below:

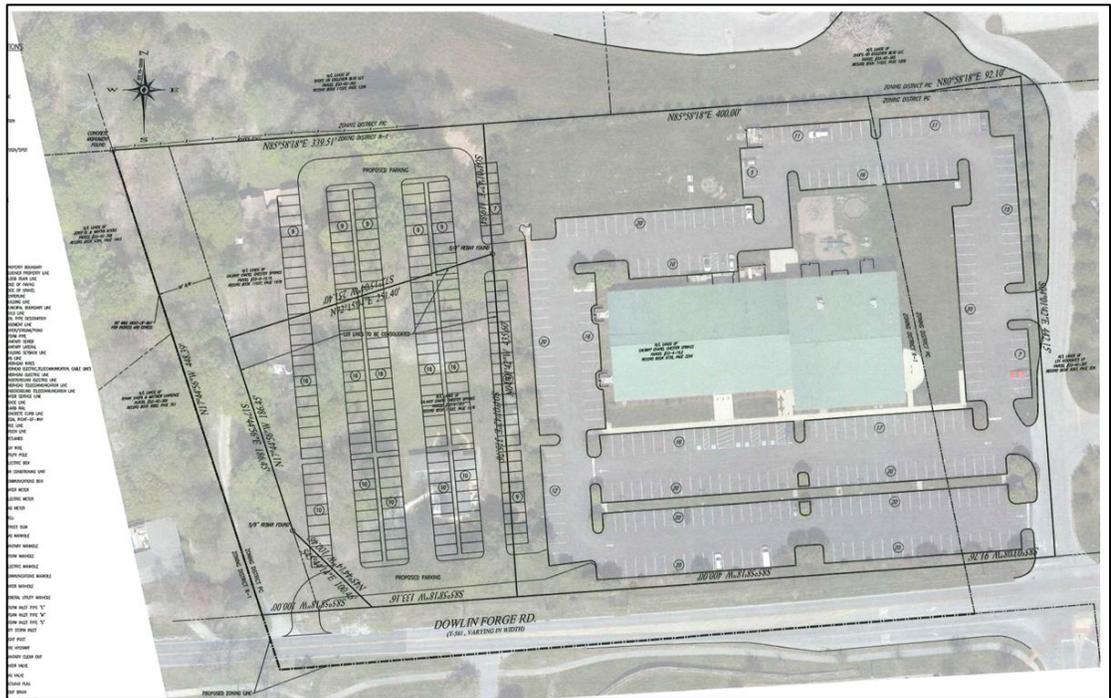


Area of Proposed Rezoning

Re: Zoning Map Amendment – Rezone UPI #33-4-19.1, 33-4-19.1A, and 33-4-19.2 (217, 219 and 221 Dowlin Forge Road) from R-1 Low Density Residential District to the PC Planned Commercial District

Uwchlan Township - ZM-07-23-17744

The applicant has also provided a plan showing the proposed parking lot expansion:



Detail of Proposed Parking Lot Expansion

AREA EVALUATION:

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

2. **Land Use:** The parcel is occupied by a church; the western portion of the parcel is occupied by two dwellings. The areas to the west are in residential uses; the areas to the north, east and south contain commercial land uses. The Uwchlan Township Historic Resource Map and Inventory in the Township Zoning Ordinance does not identify the two dwellings as historic, although a number of parcels to the west along the north side of Dowlin Forge Road are classified as historic resources.
3. **Adjacent Zoning:** The area to the north is within the PIC Planned Industrial Commercial district, the area to the west is in the R-1 Low Density Residential district, the area to the east is within the PC Planned Commercial district, and the area to the south is within the PC Planned Commercial district and in the R-1 Low Density Residential district.
4. **Municipal Comprehensive Plan:** Map 4-1 Plan for Land Use in the 2020 Uwchlan Township Comprehensive Plan places the eastern part of this parcel in the Community Facilities Future Land Use and the western portion of the parcel within the Commercial/Industrial Future Land Use category.
5. **Water and Sewer Facilities:** Public water and sewer facilities serve the parcel.

Page: 3

Re: Zoning Map Amendment – Rezone UPI #33-4-19.1, 33-4-19.1A, and 33-4-19.2 (217, 219 and 221 Dowlin Forge Road) from R-1 Low Density Residential District to the PC Planned Commercial District

Uwchlan Township - ZM-07-23-17744

LANDSCAPES:

6. 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 zoning map amendment is consistent with the objectives of the **Suburban Center Landscape**.

COMMENTS:

7. Prior to taking action on this amendment, the Township should ensure that the zoning map amendment is generally consistent with the Uwchlan Township Comprehensive Plan, as set forth in Section 603(j) of the Pennsylvania Municipalities Planning Code. The proposed rezoning appears to be consistent with the Comprehensive Plan.
8. If the Township proceeds with this rezoning, we recommend that the Township carefully consider the following as part of any future land development plan application:
 - The applicant’s proposed plan includes a large amount of paving for parking uses. We suggest that the applicant attempt to minimize the paving area by redesigning the north-south parking rows at the eastern and western portions of the new parking area so that they are double-loaded instead of single-loaded; this may reduce the amount of paving as well as stormwater runoff.
 - The plan shows 207 additional parking spaces for a total of 523 spaces. We suggest that the applicant discuss the plans for this site that will require the parking lot expansion. The applicant and the Township could then evaluate the anticipated parking demand for this facility, and determine whether all of the proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.
 - The applicant should show how safe access to and from the church will be provided from the farthest parking spaces. The applicant and Township should refer to the Pedestrian Facilities Design Element of the County Planning Commission’s Multimodal Circulation Handbook (2016 Update) in its design of the proposed pedestrian facilities. The Handbook is available online at: <http://www.chesco.org/documentcenter/view/27042>.
 - The Township should consider requiring the applicant to prepare a traffic or parking study for the anticipated parking lot expansion.
 - The applicant should include much more landscaping within the parking area. *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 area(s). The Chester County Planning Commission’s *Suburban Center Landscapes Design Guide* has additional design suggestions, at: www.chesco.org/MuniCorner/PDF/SuburbanCenterDesignGuide.pdf

Page: 4

Re: Zoning Map Amendment – Rezone UPI #33-4-19.1, 33-4-19.1A, and 33-4-19.2 (217, 219 and 221 Dowlin Forge Road) from R-1 Low Density Residential District to the PC Planned Commercial District

Uwchlan Township - ZM-07-23-17744

Landscaping at the interior and perimeter provides visual and climatic relief from broad expanses of pavement, channels and defines areas for pedestrian and vehicular circulation, reduces stormwater runoff, and provides groundwater recharge. Specifically, the interior parking rows should be terminated with at least one shade tree in a landscaped area at least the same width or greater than the parking stalls.

9. 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 Pennsylvania Municipalities Planning Code.

RECOMMENDATION: Uwchlan 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 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

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August 25, 2023

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

Re: Zoning Ordinance Amendment – Revising Time Periods for Validity of Special Exception and Conditional Use Approvals
Valley Township - ZA-08-23-17801

Dear Ms. Rambo:

The Chester County Planning Commission has reviewed the proposed Valley 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 August 14, 2023. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

DESCRIPTION:

1. Valley Township proposes the following amendments to its Zoning Ordinance:

Special Exception Decisions:

- A. After a variance or special exception is granted, the necessary permit shall be secured and the authorized action begun within six months after the date when the variance or special exception was granted (currently one year).
- B. The activity must be completed within six months of the date of issuance of the required permits (currently one year).
- C. If the applicant fails to obtain the necessary permits within the one-year period (currently six months), or having failed to complete the work thereunder within the six-month period, the variances and/or special exceptions and permits shall automatically expire.
- D. The Board may extend the time periods.

Conditional Use Decisions:

- E. If a conditional use is granted, the necessary permit shall be secured within one year of the date when the conditional use is granted;
- F. The building or alteration, as the case may be, shall be completed within six months of issuance of the required permits.

Page: 2

Re: Zoning Ordinance Amendment – Revising Time Periods for Validity of Special Exception and Conditional Use Approvals

Valley Township - ZA-08-23-17801

BACKGROUND:

2. The Chester County received a proposed amendment to the Valley Township Zoning Ordinance on July 17, 2023 (refer to CCPC # ZA-07-23-17759) that included the portion of the amendment relating to the Zoning Hearing Board. On our letter, dated August 8, 2023, we suggested that the Township may wish to consider whether conditional use time frames should be similarly revised. These time frames have been added to the currently proposed amendment. We have no further comments on this amendment.

RECOMMENDATION: The Chester County Planning Commission supports the proposed Valley Township zoning ordinance amendment.

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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August 8, 2023

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

Re: Zoning Ordinance Amendment – Revising Time Periods for Validity of Variances and Special Exceptions
Valley Township - ZA-07-23-17759

Dear Ms. Rambo:

The Chester County Planning Commission has reviewed the proposed Valley 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 July 17, 2023. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

DESCRIPTION:

1. Valley Township proposes the following amendments to its Zoning Ordinance:
 - A. After a variance or special exception is granted, the necessary permit shall be secured and the authorized action begun within six months after the date when the variance or special exception was granted (currently one year).
 - B. The activity must be completed within six months of the date of issuance of the required permits (currently one year).
 - C. If the applicant fails to obtain the necessary permits within the one-year period (currently six months), or having failed to complete the work thereunder within the six-month period, the variances and/or special exceptions and permits shall automatically expire.
 - D. The Board may extend the time periods.
 - E. Other language is added to clarify the revised time frames.

COMMENTS:

2. Section 906.(c) of the Pennsylvania Municipalities Planning Code authorizes zoning hearing boards to make, alter and rescind rules and forms for its procedure. The proposed time frame revisions appear to be appropriate, especially because applicants can request extensions for good cause.
3. The Township may wish to consider if conditional use time frames should be similarly revised.

Page: 2

Re: Zoning Ordinance Amendment – Revising Time Periods for Validity of Variances and Special Exceptions

Valley Township - ZA-07-23-17759

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

August 18, 2023

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

Re: Zoning Ordinance Amendment - Community Gardens
West Chester Borough – ZA-07-23-17766

Dear Mr. Gore:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code (MPC), Section 609(e). The referral for review was received by this office on July 19, 2023. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Borough proposes the following amendments to its Zoning Ordinance:
 - A. Amend the existing definition of “Agricultural Use or Agriculture” in Section 112-202 to include community gardens;
 - B. Add a definition for the term “community garden” to Section 112-202;
 - C. Add “Agricultural Use” as a principal use permitted in the NC-1 Neighborhood Conservation, NC-2 Neighborhood Conservation, NC-3 Neighborhood Conservation, MU Mixed Use, TC Town Center, CS Commercial Service, and PUC Planned University Campus districts; and
 - D. Delete “Agricultural Use” as a use permitted by conditional use in the NC-1 Neighborhood Conservation and MU Mixed Use zoning districts.

LANDSCAPES:

2. West Chester Borough 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. While community gardens are an appropriate use in the **Urban Center Landscape**, we recommend that the Borough permit community gardens as a standalone use rather than including them in the Borough’s agricultural uses category, as discussed below. Community gardens support LIVE Recommendation #7 of [Landscapes3](#) to promote increased access to fresh, healthy, and local food (page 96).

COMMENTS:

3. The Borough zoning ordinance currently has separate definitions for the terms “agricultural use or agriculture” and “agricultural operation.” We suggest that the Borough utilize a single definition for the term agricultural operation instead.
4. We recommend that the Borough not include community gardens in the Borough’s agricultural uses category, because agriculture is a commercial enterprise, with specific protections and regulations. Instead, we recommend that the Borough add community gardens as a principal permitted use and/or accessory use in the above-mentioned zoning districts, along with providing specific criteria for community gardens. The Borough may wish to review Cumberland County’s model community garden zoning ordinance for additional criteria to consider, such as setbacks, coverage, height, parking, and signage standards, prior to finalizing the proposed ordinance language:
[https://www.cumberlandcountypa.gov/DocumentCenter/View/21219/Urban-Ag_Community-Gardens_FINAL?bidId=.](https://www.cumberlandcountypa.gov/DocumentCenter/View/21219/Urban-Ag_Community-Gardens_FINAL?bidId=)

The following municipal zoning ordinance standards have been adopted by boroughs in Cumberland County, which address community gardens as a standalone use, and provide specific criteria for community gardens:

- Camp Hill Borough (specific use regulations for community gardens set forth in Section 1106.B):
https://www.camphillborough.com/departments/codes_enforcement_zoning/zoning_code.php.
- Carlisle Borough: <https://ecode360.com/10683915>;
Community garden regulations set forth in Section 255-199.A(53):
<https://ecode360.com/28774496>.
- Mechanicsburg Borough: <https://ecode360.com/27107943>;
Supplemental regulations for community gardens/market gardens set forth in Section 27-504.1: <https://ecode360.com/27108736>.
- Newville Borough (2021 Zoning Ordinance):
<https://www.newvilleborough.com/docs-form/zoning>
Community Garden is identified as a by-right permitted use and a permitted accessory use in the R Residential, MXU Mixed Use and V Village zoning districts, in accordance with the standards in Section 3.07(C)1 (page 52).

Additional resource links for community gardens are provided in the County Planning Commission’s Community Gardens planning eTool, which is available at:
<https://www.chescoplanning.org/MuniCorner/eTools/07-CommGardens.cfm>.

Page: 3
Re: Zoning Ordinance Amendment - Community Gardens
West Chester Borough – ZA-07-23-17766

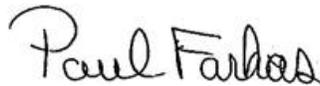
5. The Borough should consider allowing Controlled Environment Agriculture in their industrial district. Additional information on this topic is available in the following documents, both of which have links to County Planning Commission planning eTools and Pennsylvania state guidance:

- *Agriculture in Developed Communities:*
<https://www.chescoplanning.org/MuniCorner/PDF/AgInDevelopedCommunities.pdf>
- *Agricultural Info Sheet: Agriculture is Diverse in Chester County:*
<https://www.chescofarming.org/PDF/Info-ChesterCounty.pdf>.

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

Sincerely,



Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

August 24, 2023

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

Re: Zoning Ordinance Amendment - Short Term Rentals
West Chester Borough – ZA-08-23-17787

Dear Mr. Gore:

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 August 3, 2023. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Borough proposes the following amendments to its Zoning Ordinance:
 - A. Add definitions for the following terms to Section 112-202: Short Term Rental; and Primary Residence;
 - B. Amend the existing definition of Hotel in Section 112-202;
 - C. Add Short Term Rental to the list of uses permitted by conditional use in the NC-1 Neighborhood Conservation, NC-2 Neighborhood Conservation, NC-3 Neighborhood Conservation, MU Mixed Use, and TC Town Center zoning districts;
 - D. Add Subsection C to Section 112-603, pertaining to parking requirements for short term rentals; and
 - E. Add Section 112-915, "Standards and Criteria for short term rentals."

BACKGROUND:

2. The County Planning Commission reviewed an earlier version of this amendment on June 7, 2023 (CCPC# ZA-05-23-17675). We note that the proposed revisions depicted in the latest version of this amendment include the following:
 - A. A definition has been added for the term "Primary Residence;"
 - B. The NC-1, NC-2, NC-3, and MU Mixed Use districts have been added to the list of districts where short term rentals are permitted by conditional use;
 - C. The parking requirements have been revised to indicate that short term rentals located in the TC Town Center District shall not be required to have any off-street parking spaces; and
 - D. A provision has been added to Section 112-915 requiring the dwelling where the short term rental is located must be the primary residence for the owner of the dwelling, along with adding that, in instances where a short term rental is located in a multifamily dwelling, one of the units in the multifamily dwelling must be the primary residence of the owner.

Page: 2
Re: Zoning Ordinance Amendment - Short Term Rentals
West Chester Borough – ZA-08-23-17787

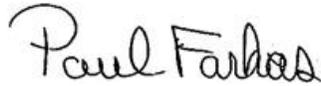
COMMENTS:

3. We have no additional comments on the proposed ordinance language, which appears to be appropriate.

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

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

Sincerely,

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

Paul Farkas
Senior Review Planner

Act 537 Reviews

ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

None

MINOR REVISIONS TO MUNICIPAL PLANS:

East Nottingham Township, David Fisher

The applicant is proposing a 2-lot residential development on 10.9 acres. The site is located on Sunset Road, near the intersection with Mallory Lane. The amount of wastewater for the project is 900 gpd. The project is to be served by on-lot sewage disposal systems. This project is designated as an Agricultural Landscape and is consistent with *Landscapes3*.

Uwehlan Township, Overlook Pumping Station Decommissioning

The Township is proposing the decommissioning of the Overlook Pumping Station and connection to the Shamona Creek Trunk Sewer. The service area is in the area of Milford Road and Dowlin Forge Road. The current amount of wastewater for the project is 36,000 gpd. The project is to be served by a public system managed by the Downingtown Area Regional Authority. This project is designated as both Suburban Center and Suburban Landscapes and is consistent with *Landscapes3*.

West Caln Township, 1010 Lafayette Road

The applicant is proposing a residential development of 2 lots (one existing), on 12.7 acres. The site is located on Lafayette Road at the intersection with Kaolin Road. The amount of additional wastewater for the project is 400 gpd. The project is to be served by a an on-lot sewage disposal system. This project is designated as a Rural Landscape and is consistent with *Landscapes3*.

West Caln Township, Emanuel Zook

The applicant is proposing a residential development of 2 lots on 82.89 acres. The site is on Compass Road, near the intersection with Route 10. The additional amount of wastewater for the project is 500 gpd. The project is to be served by an on-lot sewage disposal system. This project is designated as a Rural and Agricultural Landscapes and is consistent with *Landscapes3*.

Action Requested

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

9/13/2023

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 David Fisher, East Nottingham Township

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

1. Date plan received by county planning agency. July 03, 2023
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency August 22, 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 <i>et seq.</i>)? <u>Landscapes2, the Chester County Comprehensive Plan, was adopted in 2009. 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 Exceptional Value Waters, the Little Elk Creek. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact:
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known historical or archaeological resources be impacted by this project? 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? <u>If the recommended avoidance measures are implemented, there are no impacts anticipated to species of concern.</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 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 PlannerSignature: Date: 8/22/2023Name 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.

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.

PC53-08-23-17813

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
David Fisher, Site Contact
Sam Goodley, Jr., East Nottingham Township
Edward Beideman, Willow Run Consulting, Inc



**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 Overlook Rd Pumping Station Decommissioning, Uwchlan Township

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

1. Date plan received by county planning agency. July 03, 2023
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency August 25, 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 project includes land designated as the Suburban Center Landscape. 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. Public sewer systems are supported in this landscape when available. The Landscapes map also indicates portions of the proposed project includes land designated as the Suburban Landscape. The vision for the Suburban Landscape is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Both on-lot and public sewer systems are supported in this landscape.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters, the Shamona Creek. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? 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?
<u>USFW avoidance measures included in the application resolve any potential impacts.</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? <u>N/A</u> |

Yes	No	SECTION C. AGENCY REVIEW (continued)
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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: 8/25/2023Name 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.

This project proposes the decommissioning of the Overlook Pump Station and connection to the Shamona Creek Trunk Sewer located in the Downingtown Area Regional Authority service area.

PC53-08-23-17820

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
Jeffery Seese, Upper Uwchlan Township Public Works
Scott Greenly, Uwchlan Township
Edward Woyden, Gannett Fleming



**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 Emanuel Zook, West Caln Township and Sadsbury Township

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

1. Date plan received by county planning agency. June 23, 2023
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency August 09, 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 Rural Landscape. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. On-lot sewage disposal, or very limited public or community sewer service to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this landscape. The proposed subdivision/land development also includes land designated as the Agricultural Landscape. The vision for the Agricultural Landscape is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. On-lot sewage disposal is supported in this landscape, except where public health requires alternatives.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact:
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known historical or archaeological resources be impacted by this project? Not Known. If yes, describe impacts
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Is there a county or areawide zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	10. Does this proposal meet the zoning requirements of the ordinance? N/A

Yes	No	SECTION C. AGENCY REVIEW (continued)
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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: 8/9/2023Name 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.

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.

PC53-08-23-17792

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
Emanuel Zook, Site Contact
Jason Shaner, Impact Engineering Group
Thomas Siedenbuehel, West Caln Township
Linda Shank, Sadsbury Township



**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 1010 Lafayette Road, West Caln Township

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

1. Date plan received by county planning agency. June 26, 2023
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency August 21, 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 Rural Landscape. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. On-lot sewage disposal, or very limited public or community sewer service to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this landscape.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Does this proposal meet the goals and objectives of the plan? 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 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: 8/21/2023Name 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.

This project was previously reviewed by the Planning Commission under PA Act 247 as Case SD-04-23-17630.

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.

PC53-08-23-17812

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
Kimberly Ann Beggs, Site Contact
Tom Siedenbuehl, West Caln Township
Jason Shaner, Impact Engineering Group

Discussion and Information Items



Community Planning

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

Community Planning Municipal Assistance Projects

September 2023

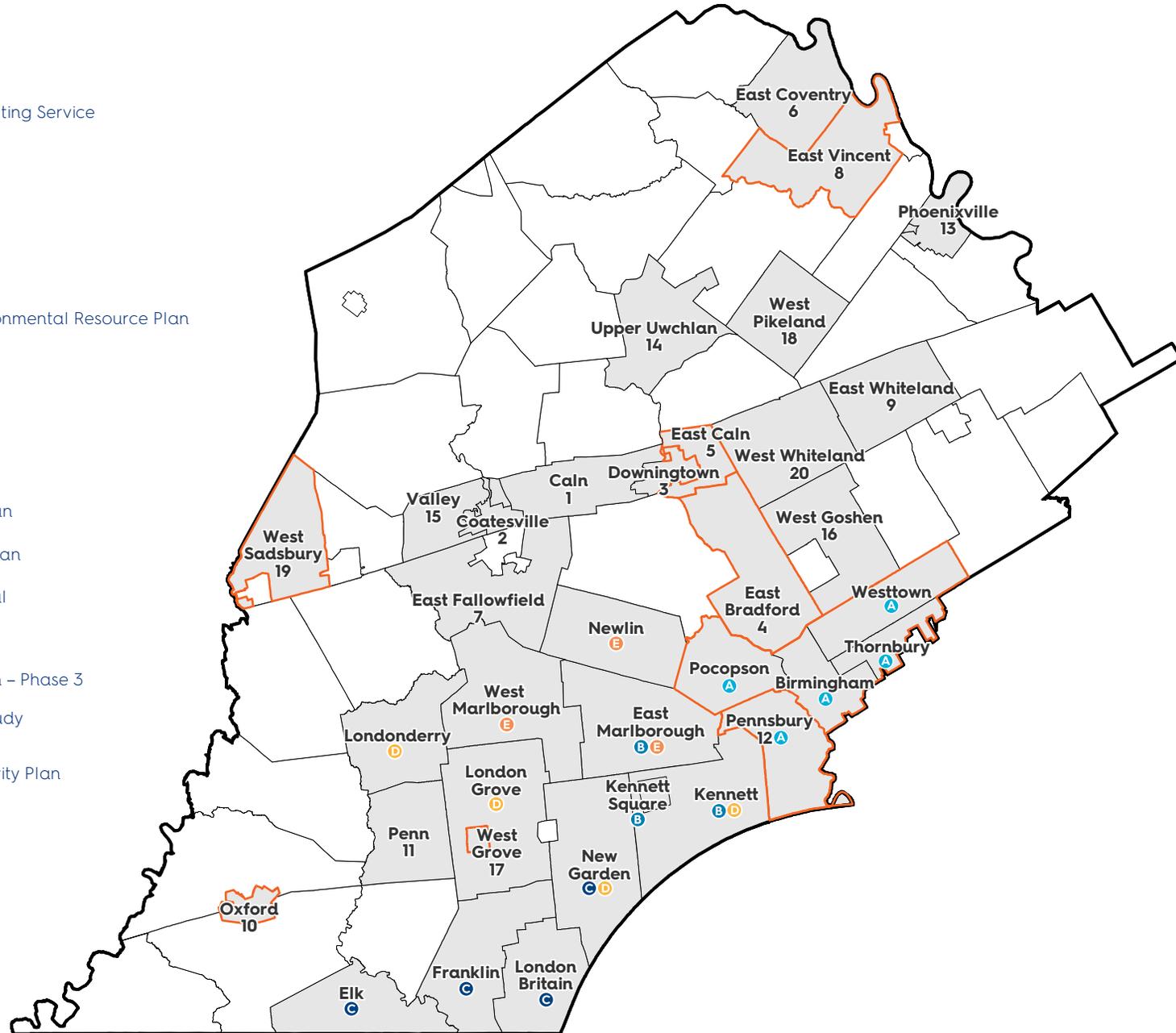
- Municipality with Ongoing VPP Project
- Municipality with Planning Commission Consulting Service

Single-Municipality Projects

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

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, Londonderry, London Grove, New Garden
- E Unionville Area Regional Comprehensive Plan
East Marlborough, Newlin, West Marlborough



COMMUNITY PLANNING REPORT

September 2023 (Activities as of 8/31/23)

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: - % Contract Term: *HOLD* Consultant: *TBD* 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. *CCPC staff discussed next steps to finalize the ordinance with township representatives.*

2. City of Coatesville – Zoning Ordinance Update

Percent Completed: 90 % Contract Term: 6/21 – 11/23 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. An interim meeting with the consultant was held on August 29, 2022 to discuss the project status to ensure the project timeline remains on track. The draft amendments were presented to the City planning commission at their Feb. 15th meeting prior to being presented to City council for comment on March 27th. The City has requested a first extension as the initial contract expires May 31, 2023 as the amendments will not be adopted by that time. It should be noted that the consultant has now exceeded the budget in the contract and further work and expenditure is being discussed between the consultant and the City. The proposed amendments were submitted for joint Act 247/VPP review on Friday June 23rd and the first (6 mo.) contract extension was received on June 28th. The VPP/247 review was sent on July 21st.

3. Downingtown – Comprehensive Plan

Percent Completed: 10 % Contract Term: 3/23 – 2/25 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 and initial meeting held April 17th to set up the site visit (in late April) and focus groups (May). The next meeting will be June 19th to discuss results, observations, and being reviewing background

information. Focus groups were held on June 15th and public outreach will continue with a public survey and the consultant will attend public events such as “Good Neighbor Day’ on July 4th. The next task force meeting will be in September after all initial public outreach is concluded.

4. East Bradford Township – Zoning Ordinance Update

Percent Completed: 60% Contract Term: 8/22 – 7/24 Consultant: Chester County Planning Commission Monitor: Chris Patriarca

The August meeting was canceled, and the September meeting will include review of signage regulations.

5. East Caln Township – Comprehensive Plan

Percent Completed: 75% Contract Term: 6/22 – 5/24 Consultant: Chester County Planning Commission Monitor: Chris Patriarca

A meeting was had in early August with the Board of Supervisors to provide a plan update in advance of their formal review in the late fall. A public open house to review the draft goals and recommendations is scheduled for September 11.

6. East Coventry Township – Land Use Assumptions Report

Percent Completed: 0% Contract Term: 8/23 – 7/25 Consultant: McMahon Associates, Inc. Monitor: Joe Shanley

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. A kickoff is schedule for the fall of 2023.

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

Percent Completed: 15% Contract Term: 5/23 – 10/24 Consultant: Simone Collins Monitor: Kate Clark

The kickoff meeting was held on 5/22 and a public open house was held on 6/26. *Stakeholder interviews and review of background documents is currently underway.* The Task Force will meet in September to review draft plan materials.

8. East Vincent – Zoning Ordinance

Percent Completed: 65% Contract Term: 4/22 – 3/24 Consultant: Chester County Planning Commission Monitor: Kate Clark

The August meeting focused on reviewing supplemental uses and definitions. The next meeting is scheduled for September 20th.

9. East Whiteland Township – Zoning Ordinance

Percent Completed: 0% Contract Term: 9/23 – 8/25 Consultant: Bergmann Monitor: Chris Patriarca

East Whiteland Township’s existing zoning ordinance and zoning map will be used as the basis for a full ordinance update. The new ordinance will be generally consistent with the Township’s adopted planning policies, including the Comprehensive Plan (2016), Route 30 Corridor Master Plan (2018), and Parks, Recreation, and Open Space Plan (2022). The updated Zoning Ordinance will be a tool to support implementation of these previous planning efforts and shall comply with the applicable provisions and content requirements for a Zoning Ordinance, as prescribed by the Pennsylvania Municipalities Planning Code.

10. Oxford Borough – Comprehensive Plan

Percent Completed: 85% Contract Term: 4/21 – 9/23 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. Considering the number of thoughtful edits provided by the Task Force and Borough Planning Commission, we are developing another draft of the Plan (Final Draft) that we will distribute in early August. The review and adoption process should continue with adoption anticipated in the Fall 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 has forwarded a full draft of the Comprehensive Plan and will meet with the Task Force in August.

12. Pennsbury Township – Historic Resources Zoning Update

Percent Completed: 40% Contract Term: 6/23 – 12/23 Consultant: Chester County Planning Commission Lead Planner: Jeannine Speirs

CCPC will work with Pennsbury Township to review their Historic Resources zoning article, historic resources classifications, adaptive reuse, demolition by neglect, and demolition. Second Task Force meeting was in July and language edits were started during the meeting with attendees viewing and reviewing wording on the screen as it was being drafted in real time, which was an efficient use of time garnering immediate feedback. *At the next meeting, the Task Force will look at possible language.*

13. Phoenixville Borough – Zoning Ordinance Update

Percent Completed: 5% Contract Term: 7/23 - 6/25 Consultant: Gilmore & Associates Monitor: Chris Patriarca

The initial kickoff meeting was held in July. At this meeting the consultant team facilitated a discussion with the Task Force on issues needing most attention as part of the update. The next meeting is scheduled for late-September.

14. Upper Uwchlan Township – Active Transportation Plan

Percent Completed: 85% Contract Term: 10/22 – 3/24 Consultant: McMahon Associates Monitor: Joe Shanley

Upper Uwchlan Township is creating an Active Transportation Plan to connect existing population centers and regional trail networks with multi-modal facilities. The Township and the consultant met with PennDOT to discuss the findings of the Active Transportation Plan. A draft final plan is being reviewed by the task force prior to the final public meeting in the fall. Adoption is anticipated by the end of 2023.

15. 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. The Township have taken a break from the Master Plan to work with PennDOT on a couple of projects along Route 30 that overlap with the Plan recommendations. I am waiting to hear from them regarding the schedule moving forward

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

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

West Goshen Township is seeking funding to develop a Park, Recreation, and Open Space Plan for the Township's park system. The purpose of this plan to help guide future planning efforts and investment in the Township's park, recreation, and open space facilities. The West Goshen Township Park, Recreation, and Open Space Plan will prioritize annual capital improvements and provide guidance for the management and maintenance of the existing and future parks, recreation facilities, and open spaces in the Township. The township is in the process of selecting a consultant.

17. West Grove Borough – Zoning Amendments

Percent Completed: 10% 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. The kick-off meeting was held May 1st, and the second meeting (first work session meeting) was June 5th to discuss amendments to the residential zoning districts. The July 10th meeting was to further discuss residential districts and related regulations (ADU's, Home Occupations, etc.). The August 21st meeting will begin the discussion of commercial districts.

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

Percent Completed: 0% Contract Term: 06/23 – 05/25 Consultant: Natural Lands Monitor: Chris Patriarca

The consultant team is in the process of completing their existing conditions inventory and will have a public event scheduled for the late-fall.

19. West Sadsbury Township – Comprehensive Plan

Percent Completed: 20% Contract Term: 2/23 – 1/25 Consultant: Chester County Planning Commission Lead Planner: Kate Clark

The August meeting reviewed the Economic Development plan chapter.

20. West Whiteland Township – Parks Wayfinding Signage Manual

Percent Completed: 50% Contract Term: 4/23 – 8/24 Consultant: Merje Monitor: Jeannine Speirs

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. Consultant presented design options at the July meeting. *Survey results on design options and July meeting feedback to be presented at next meeting.*

MULTI-MUNICIPAL

21. 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. New interactive map is on web. Consultant is readying Technical report to go on web. Consultants will assist drafting and reviewing planning documents. Planning documents are now being prepared now at the completion of the ABPP grant.

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

Percent Completed: 95% Contract Term: 4/22 – 9/23 Consultant: McMahan 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 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 available online for public review, while presentations are being given to municipal officials in April, May, and June prior to the VPP review and acceptance by the municipalities. Comments from the public, municipal officials, and initial comments from CCPC have been incorporated into the study. The final VPP review was sent on August 16th and the consultant is working with the municipalities to set up acceptance at future public meetings.

23. 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. Consultant is determining next steps.

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

Percent Completed: 10% Contract Term: 2/23 – 7/24 Consultant: McMahan 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. A kickoff meeting was held in May. *The second Task Force meeting is scheduled for late-September with a virtual public event scheduled for October.*

25. Unionville Area Region – Comprehensive Plan Update

Percent Completed: 50%

Contract Term: 4/22 – 3/24

Consultant: Brandywine Conservancy

Monitor: Kate Clark

The Task Force will meet in October to review a full draft plan.

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. Oxford Region (regional comprehensive plan)
3. Spring City (comprehensive plan)
4. Kennett Square Borough (comprehensive plan)
5. South Coatesville Borough (general planning assistance)

Cash Grant Inquiries (or VPP channel not established yet)

- West Whiteland Township – Streetscape Plan (September 2021)
- West Nottingham Township – Corridor Study (November 2021)
- Tredyffrin Township – Historic Preservation Plan (February 2022, April 2023)
- Charlestown Township – Traffic Impact Fee (December 2022)
- West Chester Borough – Parks Plan (June 2023)

HISTORIC PRESERVATION

- **Town Tours** – A series of free educational programs on historic towns, neighborhoods, and other items of 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: The Town Tour kickoff ceremony at the West Chester United Methodist Church took place on June 8th with a total of 76 people in attendance. Due to the poor air quality on the day of the tour, the event was held indoors only and included a presentation by West Chester Historical Commission Chair Tom Walsh. The Westtown School/Westtown Township tour took place on June 15th and had 197 attendees and the Thornbury Farm/Thornbury Township tour took place on June 22nd and had 176 attendees. In July, tours took place in Kennett Square (7/13, 122 attendees); Spackman-Davis Farm in Caln Township (7/20, 307 attendees); and Grove United Methodist Church (7/27, 118 attendees). August tours were: Upper Uwchlan Twp/3 historic farms (185 attendees), East Pikeland Township/Yeager's Farm & Market (122 attendees), and West Pikeland Township/Historic Yellow Springs Tour (202 attendees). Paoli Battlefield tour was cancelled due to weather. A full listing of tours can be found on the Planning Commission website at <https://www.chescoplanning.org/Historic/TownTours/Introduction.cfm>.

- **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: CCHPN, 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. Planning is underway for the CCHPN fall workshop, which is scheduled to take place on Saturday, November 11th at the GSC and will focus on involvement of municipalities in planning for the upcoming semiquincentennial of the nation on July 4, 2026.

- **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 had been part of 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, two projects in Phoenixville: one for a senior housing development in Phoenixville that involves proposed building demolition, and preservation of an existing 50-unit supportive living facility for those with mental or developmental disabilities, and people experiencing homelessness (Schuylkill Township). Preliminary approval letters have been sent to DCD for the Coatesville, West Chester, and Schuylkill Township 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 #207, Allerton Road #111, North Reeds Road #134; 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; Wyebrook Road #143; County Park Road #259; Hillendale Road #320. Cultural Review

reports are completed for #35, #92, #199 and #157. Cultural Review reports are underway for #143, #259, #300, #320 and #311. Language for interpretive signage will be developed for #26, #111, and #207. *Camp Bonsul Road #26 is under Section 106 Cultural Resources Review by PennDOT. The bridge was in its final design phase for rehabilitation when it was washed away, but for its abutment, by Hurricane Ida. The bridge was then delisted by the National Register. Project scope has now been revised to contract a replacement covered bridge in its place.*

- 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. Planning Commission staff is coordinating redevelopment strategies with the Chester County Economic Development Council for the Hatfield House. 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 had a site visit on May 11 at Hibernia Park that included the Hibernia Mansion and annex, cottages #1-5, Hatfield House, Vernon House, and Rice Farmhouse. The Committee had another site visit on July 7th at Wolf's Hollow County Park (including main barn, maintenance shop, farmhouse, Visionary Center, Orchard House, Manor House, and River House) and the Chester County Prison property (including Enos Bernard house and springhouse, units #6a and #6b, including garage, barn, and corncrib). The County was awarded a PHMC Keystone Construction Grant for \$100,000 for the repair or replacement of the six cast iron and brick columns of the Historic Courthouse in West Chester.
- 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. *FEMA review for Hazard Mitigation Grant Program project in Tredyffrin Township.*
- 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 including E Bradford and E Vincent as well as Caln
 - 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 Station/Barnard House
 - Oxford Region
 - Passtown School/Hayti Historical Society
 - Zachariah Rice/Hench Houses National Register status
 - St. Peter's UCC Church
 - Whittier Clement Atkinson Memorial Community Resource Center
 - Springton Manor and Lundale Farm
 - Hoopes/Dillon property, London Grove Township
- **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 interpretive sites and municipal heritage interpretive plans/planning
 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 meeting on July 6 via Zoom and at the Chester County Government Services Center and discussed a planned grant proposal to America250PA/the Pennsylvania Infrastructure Improvements and Projects Committee with a focus on the Philadelphia Campaign and the implementation of the Chester County Heritage Interpretation Network. Beverly Sheppard began her contract in January as Committee Coordinator for the Commission's six committees to assist as they plan Semiquincentennial celebrations. A contract for professional management of the America250PA Chester County Commission has started. The 250th Commission submitted a proposal for the America250PA/Infrastructure Improvements and Projects Committee and made the required presentation at the August 29th Committee hearing in Lehigh County. Jeannine was asked to join the 250th Heritage Sites Committee and has been working to bring the Heritage Sites Committee up to speed including providing significant information and clarification on the origin, functioning, purposes of the Heritage Interpretive Network and past efforts and future efforts, which is built upon Brandywine Battlefield Task Force planning and 2013 Heritage Interpretive Network concept. Through this Committee, Jeannine had been asked to provide information for the impending Infrastructure grant application including mapping. Brandywine Battlefield Task Force Steering Committee has been coordinating with the 250th Heritage Sites Committee. To further facilitate this, a Brandywine Battlefield Task Force meeting was held August 29th for the express purpose of assisting the Chester County 250th Commission and give a platform to coordinate with the Delaware County 250th in order to provide an opportunity for both 250th to present and build a regional coalition with the Task Force. Jeannine facilitated meeting outreach. There was great turn out with reps from over 20 organizations including 12 municipalities. CCHPN also was in attendance in their liaison role between the 250th and municipalities (see above under training). Meeting generated discussion on ideas for the 250th including activities for the Task Force. There is a desire for additional Task Force/250th collaborative meetings and additional Task Force meetings overall.
 - County Heritage Tourism Plan: A consultant team has been retained to create a plan guide Chester County on heritage

tourism and assist the local heritage economy via examining public historic sites in a thematic context. The consultant team is finalizing the plan, and met with the Plan Steering Committee and plan subconsultants on July 17th. Greg O'Loughlin and Staci Anderson, Principals at SWELL, the graphic design and branding subconsultants, presented to the 250th Commission at its July 6th meeting. ConsultEcon, the subconsultants that will develop analyses and plans for visitor analysis and marketing, have begun reaching out to heritage preservation stakeholders in the county.

- Iron and Steel Heritage Partnership: The partnership is focusing on coordination with Heritage Tourism planning. The Partnership's Steering Committee met on July 20 at Warwick County Park and discussed engaging homeschool groups at Partnership heritage sites.
- 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: Held its most recent meeting on March 28 at the Mennonite Heritage Center in Harleysville, PA. The next meeting is tentatively schedule for summer 2023 and will focus on America250 planning.
- Heritage Centers: Along with Marshallton Heritage Center, Kennett Heritage Center is now open, and Strode's Mill Village Heritage Center plans to open in 2024. Thornbury Farm Heritage Center had a soft opening for the Thornbury Township Town Tour on June 22. Chadds Ford Heritage Center is working on organizing a soft opening. Discussions are occurring for the Heritage Center in Dilworthtown. 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 National Historic Landmark area 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 of an Underground Railroad Heritage Center at Barnard House and a 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 in West Nottingham Township and a regional Agricultural Heritage Center or Gateway at Oxford Area Historical Association in Oxford Borough.

- **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, West Bradford- (VPP), Kennett, and Upper Uwchlan. The Charlestown and East Nantmeal atlas projects were completed in 2022. In order for CCPC to share data, Jeannine is reviewing the PHMC data agreement and data needs with Colin, and is working with PHMC on historic resources data access going forward.

- **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 with support from Joe Shanley, Community Planner, Graphics, and intern
External Partners: Archives, military historians, and Brandywine Battlefield Task Force including Brandywine Battlefield Park & Park Associates, Delaware County, Brandywine Conservancy, municipalities, and others
Current Activity: See descriptions of the Phase 3 project The battlefield heritage interpretive signage project is nearing completion with the all but one of the 15 signs installed. Several sign dedication events have occurred and have received press coverage. *Kennett Township will likely hold a sign dedication this Fall.* There are opportunities being worked on to coordinate on heritage interpretation for education and outreach, e.g. undertaking a driving tour visitor experience (prior efforts via another organization was halted for staffing reasons) to mesh with and tie together the County Heritage Tourism Plan and 250th with the Battlefield Heritage Interpretive Network concept and Signage Project (that the Sons of the Revolution funded and CCPC helped lead) and Battlefield Heritage Centers and Interpretive Sites (that were identified through Brandywine Battlefield Task Force partner’s battlefield planning work). Jeannine is helping to coordinate regional Heritage Centers discussions with one another through meetings and conversations as well as providing information. Jeannine has been working with CC Heritage Tourism consultants to provide significant information and clarification on the Heritage Interpretive Network concept, as well as efforts that have occurred to date and planned future efforts. Brandywine Battlefield Task Force’s priority projects are: the Battlefield Park as the Brandywine Battlefield Gateway as part of the Battlefield Heritage interpretive Network, identified Heritage Centers (Heritage Center have been identified via Battlefield planning efforts) open and operational as part of the Battlefield Heritage interpretive Network, and undertaking a Battlefield visitor experience including a possible driving tour and may other tours. Jeannine is working on a possible grant opportunity to do the visitor experience/driving tour along with Delaware County Planning and Battlefield Park. *Brandywine Battlefield Task Force held an August 29th meeting to coordinate on 250th planning and with Chester County 250th and Delaware County 250th (see above).* Brandywine Battlefield Task Force regional partnership is 30yrs old this year and is planning a celebration event October 26.

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 report (2022 data) completed and posted.

- **State of the County Economy Report** – Transitioning 2023 report to online data format. Downloaded and processed data for 2023 report. Initiating drafting text and online formatting.

HOUSING

- **Housing Choices Committee** – Fall TBD.
- **Missing Middle Housing** – Report complete and posted online.
- **Adaptable Housing Guide** – Completing initial data collection and analysis for housing needs study. Guide will include analysis of Census and Assessment data, review of housing trends, projection of housing needs, and potential impact of interventions on issues.
- **Housing eTools** – Updates are complete, although resources and examples will continue to be added as appropriate.
- **Case Studies** – Pickney Hill Commons.
- **Housing Forum** – Initiating planning for Fall 2023 forum. Topic chosen as “How to Talk About Housing.”
- **Residential Construction Report** – 2023 (2022 data) report posted.
- **Video** – An A+ homes video on affordably-priced housing and families has been created and will be promoted in mid-2023.
- **Starter Home Pilot Project** – Initial meetings held with four municipalities based on interest. CCPC created and sent proposals outlining potential CCPC assistance through the Starter Home Pilot and other initiatives. Will continue to outreach to municipalities. Expressions of interest due by July 31st, with Phase I feasibility study planned to be completed by the end of the year. Building of new units will begin based on Phase I feasibility results.
- **Presentations** – Presented to West Whiteland and East Whiteland on housing in July. Presentation with the West Vincent Planning Commission TBD. Additional meetings planned due to interest in housing initiatives after the Starter Home Pilot Project outreach.
- **Presentations** – Participated in Chester County Chamber of Commerce panel on affordable and attainable housing on June 20th. Presentation on housing to the Phoenixville Regional Planning Committee on June 28th.

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.). Atglen Zoning meetings: March 28th (kick-off, home occupations), May 16th (Home Occupations, TNC District), June 25th (TNC, TNG Districts, MF Uses, Outdoor Dining), next meeting Aug 28th; Avondale consideration of commercial uses in the R-2 District and parking requirements; Parkesburg for implementation coordination and potential grant funding assistance; 70 E Second Avenue Sketch Plan Review (see below); 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). ; South Coatesville – Discussed CPD assistance regarding comprehensive plan update on June 17th and August 11th. Discussion with Parkesburg Borough regarding assistance with sketch plan/land development related to potential housing development on farm in the Borough including affordable housing considerations, density, and design. This included Bill, Chris P., and Libby. CCPC will provide the Borough with alternative conceptual designs for consideration to assist with discussions to develop a better project than what has been proposed. Developer will meet with the Borough on June 29th. Urban Planner will continue to communicate with the Borough and coordinate CCPC assistance. Similar inquiry made by Kennett Square regarding the NVF site and discussion pending. Discussions/emails with South Coatesville regarding VPP application for comprehensive plan.

- **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. The 2023 urban centers forum will be held in early November 2023 with a focus on historic resources and adaptive reuse. PHMC is a potential resource for presentations.
- **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. Scored 2023 CRP applications, discussed with CPD Division Director, and submitted and discussed scores/applications with DCD. Final determination and awards pending further discussion with DCD, recommendation to Commissioners for consideration, and final award (typically July/August).
- **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 provided additional announcements about the upcoming TCDI round on February 1st. A webinar for the upcoming TCDI round was 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. The initial meeting for the next PA round for TCDI is scheduled for September 19th.

- **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. Attended Kennett Square Borough Council meeting on May 3, 2023. Leading Coatesville Mobile Workshop for the 2023 APA National Conference on April 3, 2023. Led WCU planning studio on tour of Coatesville back on Feb. 27th and attended final student presentation at WCU on May 8th. Will continue to coordinate WCU on how University/student planning studios can be modified to better coordinate with municipalities to increase the benefits to all parties. In addition, continuing discussion on collaboration with WCU regarding ArcUrban use and/or student internships/work to collaborate on municipal assistance/projects.

Agricultural Development Council Update



Sustainability Division Update



Sustainability Division

Monthly Activities Report – September 2023

Summary:

- Planning for Sustainability Summit and Sustainability Tours continued.
- Work on sewer service area mapping project continued.
- Met with Local Government Climate Action Team to discuss desired deliverable(s) for studying promoting renewable energy through ordinances. The group would like to: 1.) Identify ordinances (solar-ready and EV-ready new construction, EV charging requirements in off-street parking lots, incentives for net-zero new construction, etc.) already in effect in PA, 2.) obtain legal opinion on whether municipalities are enabled to enact these ordinances, as well as commentary on considerations for assessing ordinances, and 3.) recommend an ordinance, or potentially craft new ordinance language, that is legally admissible, and 4.) promote the ordinance(s) to other municipalities through CCATO, Managers' Consortium, etc.
- Attended kick-off meeting for Brandywine Creek Flood Study, which is being led by the Brandywine Conservancy and CC Water Resources Authority.

Environmental and Energy Advisory Board

- The Clean Energy Subcommittee continued planning for the Solar Adopters Conference.

Multimodal Transportation Planning Division



Multimodal Transportation Planning Division

August 2023

'Green Light-Go' Awards

On August 11th, Governor Shapiro announced the grant awards for PennDOT's Green Light-Go program. 'Green Light-Go' is a competitive state grant program designed to improve the efficiency and operation of existing traffic signals located in the Commonwealth. Award recipients in Chester County include:

- Westtown Township – \$267,125 for updated signal equipment at Street Rd. (Route 926) & Shady Grove Way; and
- Willistown Township – \$486,226 for expansion of fiber optic communication system along Lancaster Ave. (Route 30)
- **TOTAL: \$753,351**

For more information and a complete listing of the \$35.5M in awards distributed across the Commonwealth, please visit the Governor's [press release](#).



PennDOT Multimodal Transportation Fund Awards

On August 24th, Governor Shapiro announced \$49.6M in awards from PennDOT's Multimodal Transportation Fund. Chester County recipients include:

- Borough of Phoenixville – \$849,775 to realign and reconstruct Mowere Road for safer vehicular travel lanes, sidewalks, and crosswalks for the Schuylkill River Trail.
- East Whiteland Township – \$1,236,308 to widen Route 30 to provide an eastbound right-turn lane and bike lane at the PA 352 intersection and install sidewalks, curb ramps, driveway aprons, bus pad, retaining walls, drainage facilities, signal modifications, and parking lot adjustments.
- West Bradford Township – \$975,266 to replace the existing signalized intersection at Marshallton Thorndale Road and Poorhouse Road with a roundabout.
- **TOTAL: \$3,061,349**

For more information and a complete listing of awards, please see PennDOT's [press release](#).



P&T Corridor Field View

On the afternoon of Friday, August 25th, the MTP division took advantage of some decent weather and our recently approved Right of Entry from PennDOT to do some filed reconnaissance in the Philadelphia and Thorndale (P&T) rail corridor, the future alignment of the Chester Valley Trail. MTP staff including Brian, Steve, Alex, and Patty along with Steve Nieman from Facilities set out from Whitford Station to traverse the 3.4 mile segment between Whitford and the Downingtown Trestle. This is the segment for which we have submitted an application to PA DCNR for design funding that we intend to use as a match to Federal construction dollars we are looking to obtain through the upcoming TIP update.

At first it seemed as though it would be a fairly easy walk with few obstacles, but as we got further toward Downingtown, and specifically in the Valley Creek tunnel/ Paradise Farm area, it became quite the challenge. Downed trees, waist high switchgrass, areas of standing water/mud, and worst of all – the bugs – made the trek perhaps a bit more difficult than expected.

Part of the mission was to investigate a potential trail connection between the Oak Ridge development and the P&T Corridor between Skelp Level Road and the Trestle ahead of a meeting with the Oak Ridge HOA the following Monday (8/28). While the connection was not found due to the heavy vegetation and swale erosion where it was thought to be, the meeting with the HOA was a success as they agreed to quit claim deed to the County the last portion of the corridor not completely owned by PennDOT.

Our next venture into the corridor will likely be no sooner than November, after the first (or second) frost.



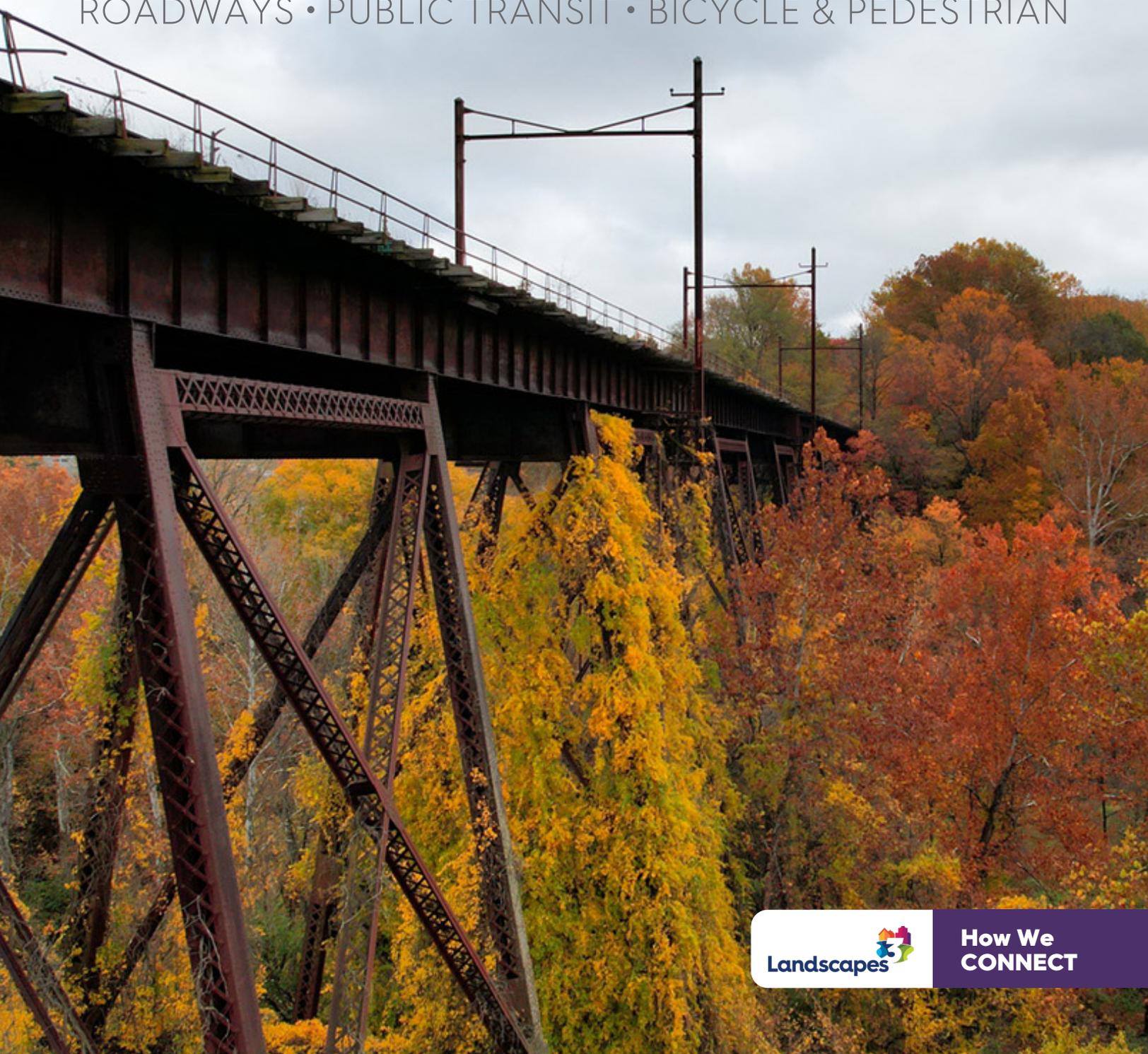
Transportation Improvement Priority Projects



2023 • CHESTER COUNTY, PENNSYLVANIA

Transportation Priority Projects

ROADWAYS • PUBLIC TRANSIT • BICYCLE & PEDESTRIAN



**How We
CONNECT**

Letter from the **Chester County Board of Commissioners**



THE COUNTY OF CHESTER

COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

OFFICE OF THE COMMISSIONERS
313 W. Market Street, Suite 6202
P.O. Box 2748
West Chester, PA 19380-0991
(610) 344-6100



August 1, 2023

The Honorable Michael Carroll, Chair
Pennsylvania State Transportation Commission
400 North Street, 8th Floor
Harrisburg, PA 17120

RE: 2023 Transportation Priority Projects

Dear Secretary Carroll:

We are pleased to present you with our 2023 Transportation Priority Projects. This multi-modal set of transportation improvement projects is essential towards achieving the land use and transportation vision of both Chester County and the Commonwealth of Pennsylvania.

Chester County is experiencing significant residential and industrial development and is forecasted to lead the region with substantial population growth. Chester County has a significant backlog of transportation needs due to the county's geographic size, the crucial regional connections that our transportation infrastructure provides, and the age of many of our transportation facilities.

Recognizing that our transportation needs far exceed available funding resources, project prioritization is a necessity toward achieving our vision. Therefore, our Planning Commission inventoried the transportation improvement needs of our 73 municipalities before working with a committee of our transportation planning, legislative, and economic development partners to identify the critical priority transportation projects found within this brochure.

We are grateful for this opportunity to provide input towards the development of PennDOT's Twelve Year Program. We understand that the success of these critical investments will only be fully realized through coordinated, complementary land use planning. Together, we can continue to make Chester County, the Delaware Valley region, and the entire Commonwealth a great place to live, work, and connect.

Sincerely,

Marian D. Moskowitz
Chair

Josh Maxwell
Vice-Chair

Michelle Kichline
Commissioner

County Comprehensive Planning

The Transportation Priority Projects further advance the goals, objectives, and recommendations of *Landscapes3*, Chester County's Comprehensive Plan. Transportation facilities are addressed primarily within the 'How We CONNECT' chapter of *Landscapes3*. Included are three policy maps that illustrate opportunities to improve options for all travel modes—vehicular, bicycle, pedestrian, public transit, and freight—and are essential to maintaining communities that support public health, provide accessible transportation options for all, and help to mitigate climate change.



CONNECT goal

Advance efficient, reliable, and innovative transportation, utility, and communications infrastructure systems that responsibly serve thriving and growing communities.

KEY issues



Remove Congestion Bottlenecks

Chester County major roadways would operate more efficiently and generate much less greenhouse gases by addressing the pinch points that cause congestion through application of intelligent transportation systems (ITS) technology, minor operational improvements, and limited added capacity.

Accommodate Future Growth

Chester County is forecasted for the most significant growth in the region which will require expanded public transit services, implementation of complete streets policies, and the creation of more multimodal transportation options.



Create Healthier Communities

Chester County aims to maintain its status as the Commonwealth's healthiest county by advancing the development of the Circuit multi-use trail network, and providing for more active transportation networks to include facilities such as sidewalks, walkways, bike lanes, and improved connections to public transit services.

Letter of support from the **Pennsylvania Senate**



Senate of Pennsylvania

July 24, 2023

The Honorable Michael Carroll, Chair
Pennsylvania State Transportation Commission
400 North Street, 8th Floor
Harrisburg, PA 17120

Dear Secretary Carroll:

Chester County continues to experience significant population and employment growth and is forecast to be the fastest growing county in southeast Pennsylvania over the next thirty years. This sustained growth is dependent upon an aging transportation system that must adapt and grow in kind to enhance and maintain Chester County's high quality of place.

To address the challenges within our transportation system, Chester County has continued to work with its municipalities and transportation planning partners to identify and prioritize roadway, bicycle/pedestrian, and public transportation improvement projects. These multi-modal projects are fundamental to achieving the land use and transportation vision of both Chester County and the Commonwealth of Pennsylvania.

We, the undersigned members of the Pennsylvania Senate, who represent Chester County, are writing to express our wholehearted support for the *2023 Chester County Transportation Priority Projects* as recommended by the Board of Chester County Commissioners. These improvements are essential towards continuing the growth and sustainability of our economy, our transportation system, and our communities.

Thank you for your time and consideration of our comments and these priority projects.

Sincerely,

Handwritten signature of Carolyn Comitta in black ink.

CAROLYN COMITTA
SENATOR, 19TH DISTRICT

Handwritten signature of John Kane in black ink.

JOHN KANE
SENATOR, 9TH DISTRICT

Handwritten signature of Katie Muth in black ink.

KATIE MUTH
SENATOR, 44TH DISTRICT

Letter of support from the **Pennsylvania House of Representatives**

DAN WILLIAMS, MEMBER
74TH LEGISLATIVE DISTRICT
36 EAST WING
P.O. BOX 202074
HARRISBURG, PENNSYLVANIA 17120-2074
(717) 783-4103
FAX: (717) 772-9910

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THORNDALE, PENNSYLVANIA 19372
(484) 200-8256
TOLL-FREE: (833) 787-5135
FAX: (484) 200-8257
EMAIL: RepWilliams@pahouse.net
📧 @RepDanWilliams



House of Representatives
COMMONWEALTH OF PENNSYLVANIA
HARRISBURG

COMMITTEES

AGING & OLDER ADULT SERVICES
HUMAN SERVICES
PROFESSIONAL LICENSURE
VETERANS AFFAIRS & EMERGENCY
PREPAREDNESS

CAUCUSES

BLUE-GREEN CAUCUS, VICE CHAIR
PENNSYLVANIA LEGISLATIVE BLACK CAUCUS

July 28th, 2023

The Honorable Michael Carroll, Chair
Pennsylvania State Transportation Commission
400 North Street, 8th Floor
Harrisburg, PA 17120

Dear Secretary Carroll:

Chester County continues to experience significant population and employment growth and is forecast to be the fastest growing county in southeast Pennsylvania over the next thirty years. This sustained growth is dependent upon an aging transportation system that must adapt and grow in kind to maintain Chester County's high quality of place.

To address the challenges within our transportation system, Chester County has continued to work with its municipalities and transportation planning partners to identify and prioritize roadway, bicycle/pedestrian, and public transportation improvement projects. These multi-modal projects are key to achieving the land use and transportation vision of both Chester County and the Commonwealth of Pennsylvania.

We, the undersigned members of the Pennsylvania House, who represent Chester County, are writing to express our wholehearted support for the 2023 Chester County Transportation Priority Projects. These improvements are essential towards continuing the growth and sustainability of our economy, our transportation system, and our communities.

We thank you for your time and consideration of these priorities.

Sincerely, **Chester County Delegation Members 2023-2024**

Paul Friel
26th Legislative District

Dan Williams
74th Legislative District

Craig Williams
160th Legislative District

Kristine Howard
167th Legislative District

Danielle Friel Otten
155th Legislative District

Christina Sappey
158th Legislative District

Melissa L. Shusterman
157th Legislative District

Chris Pielli
156th Legislative District

John Lawrence
13th Legislative District



Roadways

The projects listed below are intended to maximize the efficiency and safety of existing and planned roadway corridors and facilities.

Congestion Areas



A **PA 113/US 30 Bypass to Peck Road**
Preliminary engineering



B **PA 23 Corridor/Phoenixville**
• Reduce congestion
• Safety improvements



C **PA 100/US 30 Bypass/Exton Station***
Reduce congestion



D **US 202 Section 200**
Operational improvements



E **US 202 Section 100**
• PA 926 at US 202*
• High Street interchange and Matlack Street intersection improvements*

Reconstruction



F **US 30 Bypass Reconstruction & Widening***
Preliminary engineering and final design



G **US 1 Bypass: Maryland Line to Schoolhouse Rd.***
Preliminary engineering and final design



H **Darby Road Extension: North Valley Road Bridge***
Final design and construction

Corridor Improvements



I **PA 10: Corridor Safety Improvements***
Shoulder Improvements



J **PA 896: Corridor Safety Improvements***
• Lane/Shoulder Width
• Roundabout at 841*



K **PA 41: Corridor Safety Improvements***
• Lane/Shoulder Width
• Roundabout at PA 926*



L **322 Corridor Improvements**
• Turn Lanes at PA 82*
• Five Points Intersection
• Bondsville/Hopewell Intersection

The following are **examples** of critical intersections, bridges, and erosion/drainage issues across the county that need to be addressed:

Intersections

- M** PA 23 at Township Line
- N** Baltimore Pike at Newark Road*
- O** PA 41 at State Road*

Bridges

- P** Boot Road over AMTRAK*
- Q** PA 41 over White Clay Creek
- R** Seven Stars over French Creek

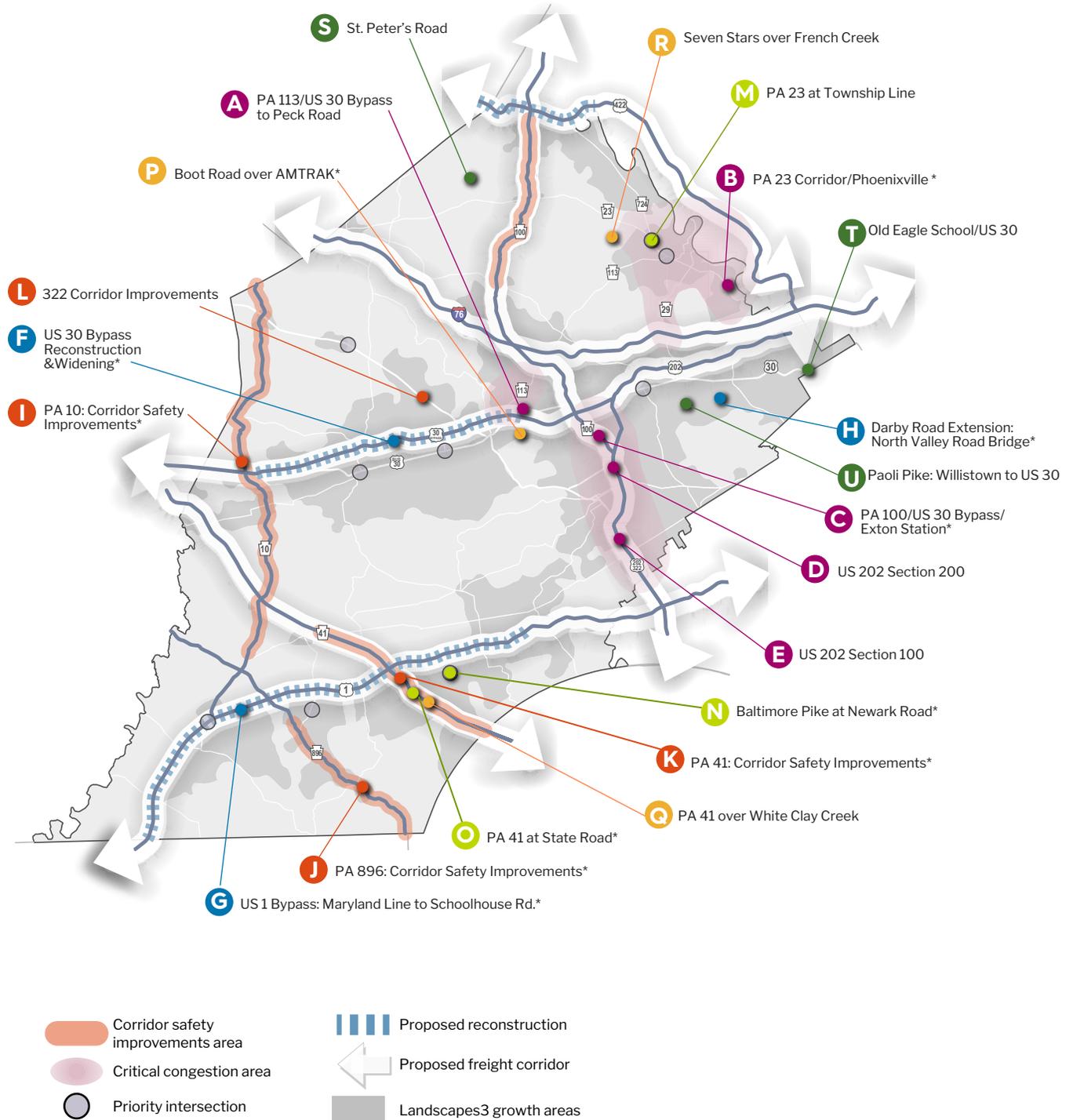
Erosion/Drainage

- S** St. Peter's Road
- T** Old Eagle School Road/US 30
- U** Paoli Pike: Willistown to US 30

* Transportation Improvement Program (TIP) funded

Roadway Network Planning Map

This policy map identifies the location of major planning, design, or construction activities that are anticipated to improve safety and mobility. *Landscapes3* ▶





Public Transit

The projects listed below are intended to promote the use of public transit as a viable alternative to single-occupant travel.



Keystone Corridor/Paoli-Thorndale Rail Stations

Planned improvements at existing rail stations

- Parkesburg
- Coatesville
- Downingtown
- Exton
- Paoli Transportation Center
- Devon



SEPTA Paoli-Thorndale Extension

Extend existing SEPTA regional rail service to Coatesville and Parkesburg



West Chester Pike "Better Bus" Pilot

Implementation of direct bus principles to provide for fewer stops and faster more reliable service



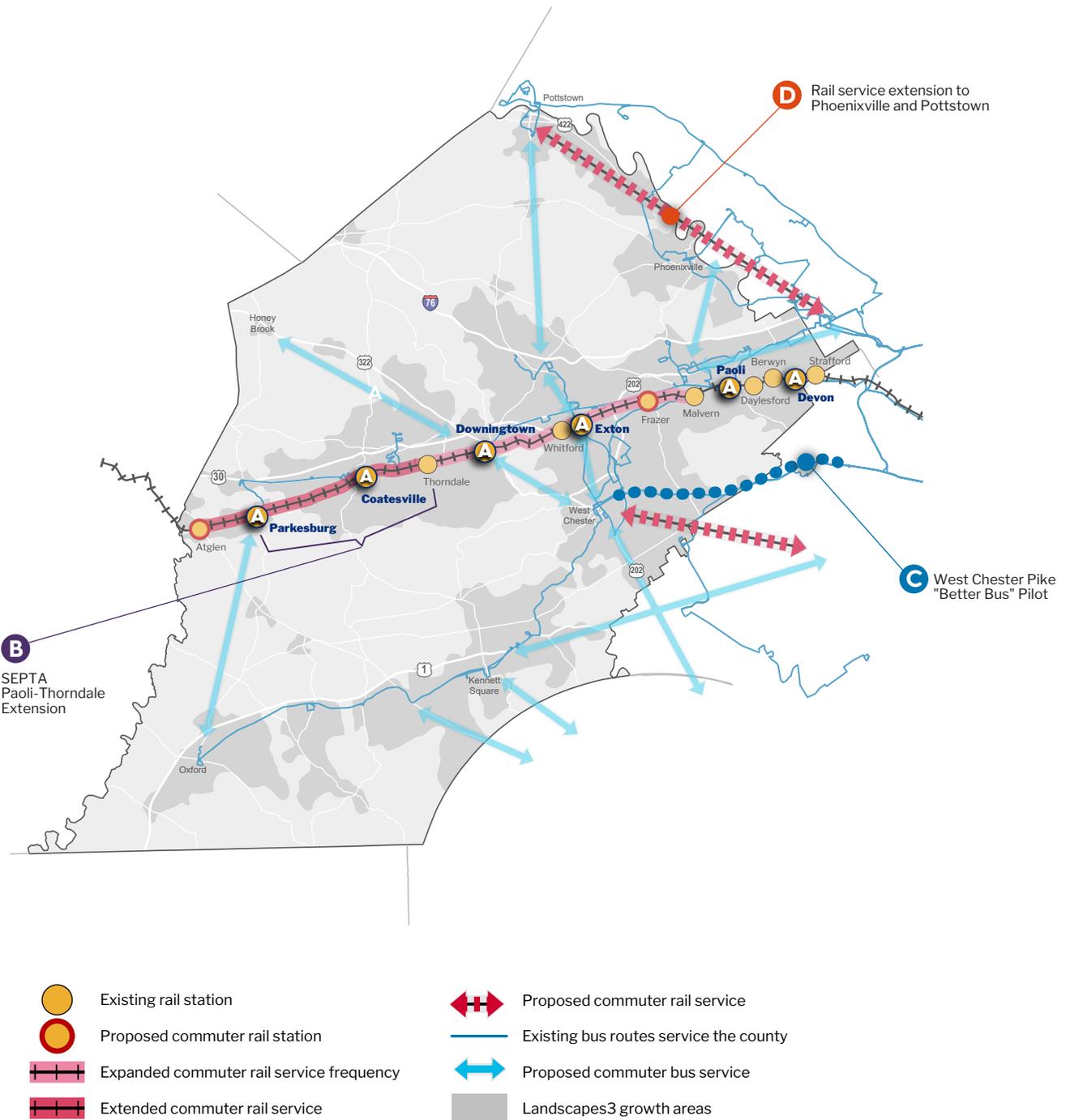
Rail service extension to Phoenixville and Pottstown

Reestablishment of passenger rail service.

Public Transit Planning Map

This policy map identifies the location of existing and proposed public transit facilities and services.

Landscapes3 ▶





Bicycle & Pedestrian

The projects listed below are intended to expand pedestrian facilities and further develop a connected system of bicycle facilities as an important means of transportation and recreational travel.



Chester Valley Trail West
Enola Low Grade extension into Atglen Borough



Chester Valley Trail
P&T Corridor extension into Downingtown



Paoli Pike Trail
Construction



Baltimore Pike Bikeway
Feasibility Study & Master Plan

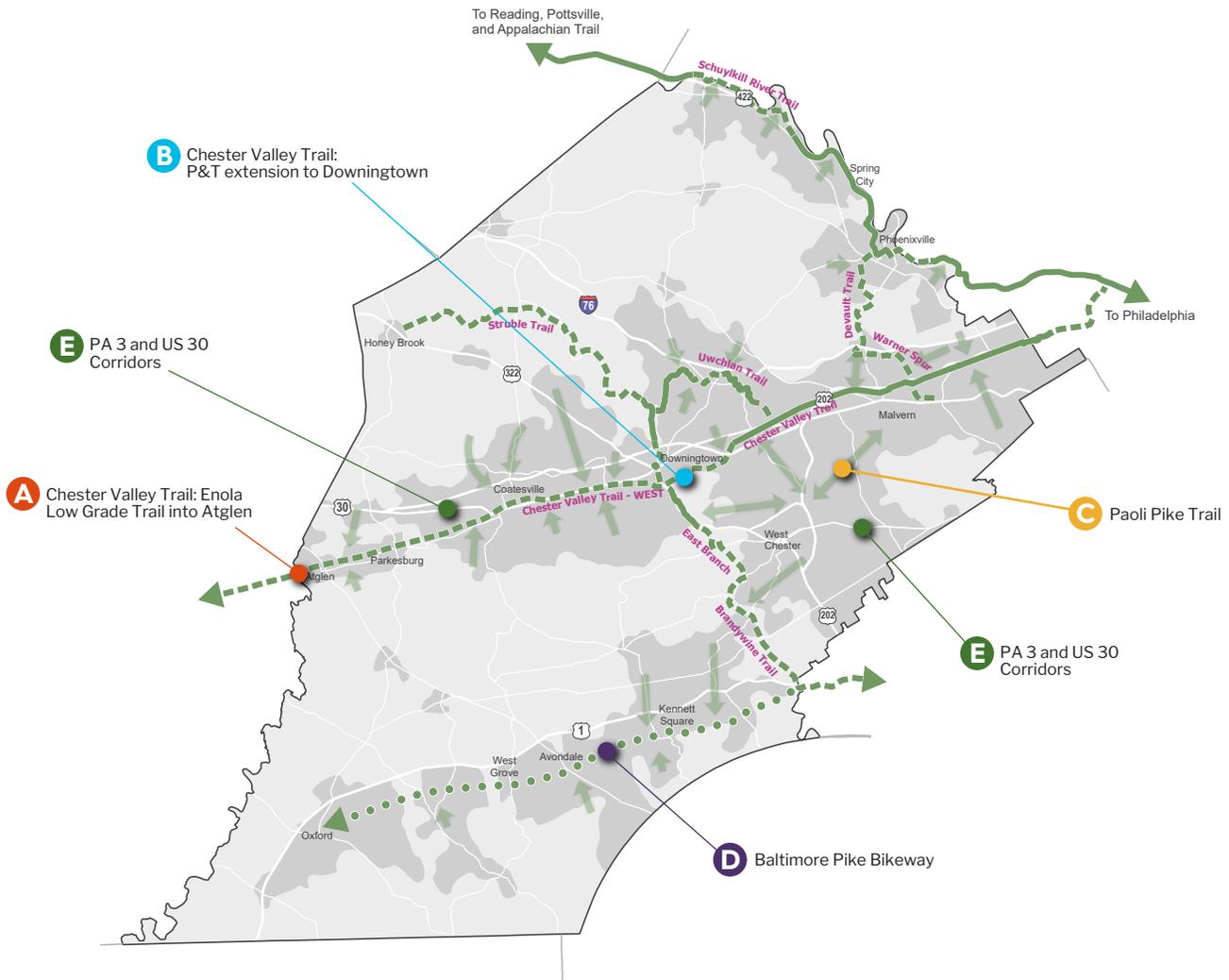


Bicycle/Pedestrian Improvements
PA 3 and US 30 Corridors

Circuit Trails Planning Map

This policy map identifies the location of existing and proposed multi-use trails that tie into Greater Philadelphia's trail network known as the Circuit.

Landscapes3 ▶



- Existing
Trails currently open for use.
- Proposed
Actively under study, or design, or in the acquisition or funding stage.
- Potential addition
Potential opportunity for multi-use trail network expansion; additional planning recommended.

- Generalized trail connections
Potential opportunity for a local trail connection to the regional network; additional planning recommended.
- Landscapes3 growth areas

Chester County
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The transportation priorities for Chester County were developed in conjunction with:

Chester County Board of Commissioners

Chester County's Pennsylvania Senate Delegation

Chester County's Pennsylvania House of Representatives Delegation

Chester County Planning Commission

Chester County Facilities Department

Chester County Economic Development Council

Chester County Conference and Visitors Bureau

Greater Valley Forge Transportation Management Association

Pennsylvania Turnpike Commission

Pennsylvania Farm Bureau

PennDOT District 6-0

Transportation Management Association of Chester County

Western Chester County Chamber of Commerce

Design & Technology Division Update

A decorative graphic at the bottom of the slide consisting of two overlapping, wavy bands of blue. The top band is a lighter shade of blue, and the bottom band is a darker shade. Both bands curve upwards from the left and downwards from the right, creating a sense of motion and depth.



THE COUNTY OF CHESTER



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Brian N. O'Leary, AICP
Executive Director

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

MEMORANDUM

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

For the month of August, 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. Also, research on agricultural-related zoning for the county's municipalities continued.

The GIS staff assisted the Community Planning Division with municipal mapping requests and work program projects. Staff also addressed data requests from outside entities and assisted Parks + Preservation with their annual Land Evaluation and Site Assessment (LESA).

The Graphics team assisted with various products, including a rack card promoting rural road safety and conceptual development illustrations for the West Sadsbury Comprehensive Plan.

Director's Report

2024 Work Program Informal Discussion



POTENTIAL 2024 WORK PROGRAM PROJECTS

(New projects are highlighted in yellow)

2023 Work Program Projects	Status of 2023 Projects
PRESERVE GOAL - 2023	
Municipal Open Space Outreach	Completed
Open Space Pres. Updated Mapping and Data (POST)	Completed
Preserved Open Space Map	Completed by end of 2023
Open Space Summit	Completed
PROTECT GOAL - 2023	
Solar Ordinance Inventory and Outreach	Completed
Sustainability Summit	Completed by end of 2023
Sustainable Practices for HOAs	On track
Woodland and Tree Conservation	Completed
Convene a Municipal Sustainability Cohort	Completed
Keep PA Beautiful Affiliate Implementation	Ongoing
APPRECIATE GOAL - 2023	
Brandywine Battlefield Phase 3	Completed by end of 2023
Adaptive Reuse Design Guide	Completed by end of 2023
Town Tours & Village Walks	Completed
Leadership Luncheon	Completed
Heritage Tourism Study	Completed by end of 2023
Village Preservation Guide	Completed by end of 2023
LIVE GOAL - 2023	
County Workforce Housing Implementation	Ongoing
Housing Summit	Completed
Adaptable Housing Guide	Completed by end of 2023
Accessible Housing Locations Guide	On track
Chester County Housing Report	Completed
PROSPER GOAL - 2023	
Urban Centers Forum	Completed by end of 2023
County Economy Website Area	Completed by end of 2023
Non-Residential Construction Report	Completed
Farm Product Guide	Completed
Municipal Outreach on Agriculture	On track
Commissioner Tours of Farms	Completed by end of 2023
Agricultural Awards Programs	Completed by end of 2023
Farm Tales Library Series	Ongoing
Ag Producer Annual Meeting	On hold
Farm Suitability Tool for Municipalities	On track
Advancing Sustainability Reporting in Ag Sector	On track
CONNECT GOAL - 2023	
Public Transportation Plan Update, Phase Two	Completed by end of 2023
Non-Transportation Infrastructure Needs	Completed by end of 2023
Transportation Summit	Completed
Countywide Trail Master Plan	Completed by end of 2023
Transportation Improvement Inventory	Completed
Transportation Priority Projects	Completed
Transportation Outreach in Rural & Ag Communities	Completed by end of 2023
DVRPC Safety Program	On track

Proposed 2024 Work Program Projects
PRESERVE GOAL - 2024
Prepare mini Open Space plan prototype
Open Space Pres. Updated Mapping and Data (POST)
Open Space Summit
PROTECT GOAL - 2024
Protect Event
Sustainable Practices for HOAs
Woodland and Tree Conservation Implementation
County Implementation of Climate Action Plan
APPRECIATE GOAL - 2024
Town Tours & Village Walks
Leadership Luncheon
Heritage Tourism Plan Implementation
LIVE GOAL - 2024
Starter Home Initiative
Housing Summit
Accessible Housing Locations Guide
Chester County Housing Report
Land Bank Implementation
PROSPER GOAL - 2024
Urban Centers Forum
Non-Residential Construction Report
Farm Product Guide
Municipal Outreach on Agriculture
Commissioner Tours of Farms
Agricultural Awards Programs
Farm Tales Library Series
Farm Suitability Tool for Municipalities
Advancing Sustainability Reporting in Ag Sector
CONNECT GOAL - 2024
Better Bus Stops Pilot Project
Transportation Summit
Municipal Connector Trail Project
Chester Valley Trail Extension to Downingtown
Municipal Transportation Improvements Guide/Tool
DVRPC Safety Program

POTENTIAL 2024 WORK PROGRAM PROJECTS

(New projects are highlighted in yellow)

2023 Work Program Projects	Status of 2023 Projects
LANDSCAPES VISION and MAP - 2023	
Assessment of Landscapes3 Implementation	Completed by end of 2023
L3 Annual Progress Report (2022)	Completed
Rural Landscapes Design Guide	Completed by end of 2023
Assessment of Design Standards in Growth Areas	On hold
Municipal Officials Education Outreach	On track
Kennett Township SALDO	On track
Oxford Region Comprehensive Plan	On track
Oxford Borough Comp Plan	Completed by end of 2023
Pennsbury Historic Preservation Ordinance	Completed by end of 2023
East Caln Township Comp Plan	On track
East Vincent Zoning Ordinance Update	On track
East Bradford Zoning Ordinance Update	On track
West Grove Zoning Ordinance Update	On track
West Sadsbury Comp Plan	On track

Proposed 2024 Work Program Projects	
LANDSCAPES VISION and MAP - 2024	
Future Trends Report and Event for Landscapes3	
Future Trends Vision	
L3 Annual Progress Report (2023 data)	
Agricultural Landscapes Design Guide	
Assessment of Design Standards in Growth Areas	
Municipal Officials Education Outreach	
Kennett Township SALDO	
Oxford Region Comprehensive Plan	
East Caln Township Comp Plan	
East Vincent Zoning Ordinance Update	
East Bradford Zoning Ordinance Update	
West Grove Zoning Ordinance Update	
West Sadsbury Comp Plan	
Comprehensive Plan or Ordinance for Urban Center	
Comprehensive Plan or Ordinance for Township	