



THE COUNTY OF CHESTER



COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

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 351 East

Hybrid Meeting
March 13, 2024

AGENDA

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

A. Chair's Welcome

Chair

2. PUBLIC COMMENT

Chair

3. PRESENTATION

B. Planning Kennett Connections Overview

Bill Deguffroy, CCPC

Brian Donovan, Bowman

Christina Norland, Square Roots Collective

2:25 p.m. 4. ACTION ITEMS

C. Approval of Commission Meeting Minutes – February 14, 2024

Commission

D. Act 247 Reviews – February 2024 Applications

Act 247 Team

1) Subdivision and Land Development Plan Reviews (18)

- | | |
|------------------------------|----------------|
| 1. City of Coatesville | SD-01-24-17962 |
| 2. East Fallowfield Township | LD-01-24-17969 |
| 3. East Nantmeal Township | SD-01-24-17949 |
| 4. East Pikeland Township | LD-02-24-17986 |
| 5. East Pikeland Township | SD-02-24-17985 |
| 6. East Pikeland Township | LD-02-24-17983 |
| 7. East Pikeland Township | SD-02-24-17982 |
| 8. Honey Brook Township | LD-01-24-17959 |
| 9. Honey Brook Township | LD-01-24-17958 |
| 10. Schuylkill Township | LD-01-24-17966 |
| 11. Schuylkill Township | SD-01-24-17967 |
| 12. Valley Township | LD-01-24-17975 |
| 13. Valley Township | SD-01-24-17974 |
| 14. West Caln Township | SD-01-24-17973 |
| 15. West Goshen Township | SD-01-24-17981 |
| 16. West Sadsbury Township | SD-01-24-17971 |
| 17. West Whiteland Township | SD-01-24-17972 |
| 18. West Whiteland Township | LD-01-24-17965 |

2) Comprehensive Plan, Zoning and Subdivision Ordinance
Amendment, Miscellaneous Reviews (11)

- | | |
|-----------------------------|----------------|
| 1. East Brandywine Township | SA-01-24-17954 |
| 2. East Caln Township | CP-01-24-17950 |

- | | |
|---------------------------|----------------|
| 3. Honey Brook Borough | ZA-01-24-17980 |
| 4. Oxford Borough | CP-12-23-17946 |
| 5. Phoenixville Borough | ZA-02-24-17997 |
| 6. Wallace Township | ZA-01-24-17979 |
| 7. West Bradford Township | ZA-01-24-17960 |
| 8. West Goshen Township | SA-01-24-17978 |
| 9. West Goshen Township | ZA-01-24-17976 |
| 10. West Goshen Township | ZA-01-24-17977 |
| 11. Westtown Township | ZA-01-24-17963 |

- E. Act 537 Reviews- February 2024 Applications *Carrie Conwell*
- 1) Major Applications (0)
 - 2) Minor Applications (3)
 1. Kennett Township, Greenwood Elementary School Expansion, 62-1-36.3, Consistent
 2. London Grove Township, Yeatman Tract, 59-5-126; Somewhat Inconsistent
 3. Lower Oxford Township, Steven Smoker, 56-2-18.2, Consistent

2:45 p.m. 5. DISCUSSION AND INFORMATION ITEMS

- F. Agricultural Development Council Update *Brian O'Leary*
- G. Sustainability Division Update *Rachael Griffith*
- H. Multimodal Transportation Planning Division Update *Brian Styche*
- I. Design & Technology Division Update *Paul Fritz*
1. Village Preservation Guide *Brian O'Leary/Paul Fritz*
- J. Community Planning Division Update *Bill Deguffroy*
1. Non-Residential Construction Report *Libby Horwitz*
- K. Director's Report *Brian O'Leary*

4:00 p.m. 6. ADJOURNMENT

Action Items



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MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid – GSC Suite 351 East
February 14, 2024

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

MEMBERS PRESENT VIA ZOOM: Doug Fasick.

STAFF PRESENT IN PERSON: Brian O'Leary, Executive Director; Carol Stauffer, Assistant Director; David Blackburn; Wes Bruckno; Carrie Conwell; Beth Cunliffe; Bill Deguffroy; Paul Farkas; Paul Fritz; Rachael Griffith; Gene Huller; Heather Jacobson; Al Park; Nancy Shields; Brian Styche.

STAFF PRESENT VIA ZOOM: Glenn Bentley; Chris Bittle; Steve Buck; Gwen Duli; Carolyn Oakley; Chris Patriarca; Patty Quinn; Elle Steinman; Sally Warren; Diana Zak.

VISITORS PRESENT IN PERSON: Peter Benton; Nan Benton.

VISITORS PRESENT VIA ZOOM: Caitlin Reinert; Mr. Wilson.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person at the Government Services Center Suite 351 East and via Zoom audio/video on Wednesday, February 14, 2024, was called to order at 2:00 P.M. by Chair Michael Heaberg.

Mr. Heaberg welcomed Frank Furman as the newest Chester County Planning Commission board member.

PUBLIC COMMENT: None.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE JANUARY 10, 2024, MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. HAMMOND, SECONDED BY MR. WRIGHT, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Approval of the 2023 Chester County Planning Commission Annual Report:

Mr. O'Leary gave an overview and summary of CCPC's 2023 Annual Report and noted that the board is required to send the Annual Report to the County Commissioners by March 1, 2024. The report contains a chairman's welcome message from Mr. Heaberg; development trends in 2023;

Vision Partnership Program implementation; the six Landscapes3 goals area – How we Preserve, How we Protect, How we Appreciate, How we Live, How we Prosper, and How we Connect; a message from Mr. O’Leary; budget figures; and a staff directory.

A MOTION TO APPROVE THE 2023 CHESTER COUNTY PLANNING COMMISSION ANNUAL REPORT WAS MADE BY MS. COSENTINO, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Endorsement of the Heritage Tourism Plan:

Mr. Blackburn introduced Peter Benton, Principle of Heritage Strategies. Heritage Strategies was the primary consultant contracted to develop the county’s Heritage Tourism Plan. Mr. Benton presented an overview and summary of the plan. The project has four parts: Heritage Tourism Plan; Visitor Analysis and Marketing Plan; Creative Campaign; and Capacity Building. The Heritage Tourism Plan contains six chapters: Introduction and Concept; Themes and Storylines; Presentation and Visitor Experience; Heritage Tourism Programs; Placemaking and Visitor Services; and Management and Implementation. Chapter two’s primary themes include: The Natural Landscape; The Cultural Landscape; Evolving Values; The Philadelphia Campaign; Iron and Steel; and Creative Expression. Chapter four’s programs include: Website and Orientation; Outdoor Exhibit Program; Community Interpretive Program; Public Art and Landscape Installations; Step-on Guide Program; Living History Troupe; Small Group Tours; Traveling Exhibit; and Preservation and Enhancements Programs. The plan identifies over 70 publicly accessible attractions including five national, 39 regional, and 27 community attractions. America250PA Chester County will be the implementing entity for the plan through 2027.

A public meeting has been scheduled on February 22, 2024 for public input and comment on the plan. The plan is also located on the CCPC website with an area for public comment located here: <https://www.chescoplanning.org/Historic/HeritageTourism.cfm>.

A MOTION TO ENDORSE THE HERITAGE TOURISM PLAN WAS MADE BY MR. CLINE, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews:

There were nine (9) Subdivision and Land Development Reviews prepared in January 2024.

A MOTION TO APPROVE THE NINE (9) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY DR. FASIC, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Comprehensive Plan, Zoning and Subdivision Ordinance Amendments, Miscellaneous Reviews:

There were five (5) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, and Miscellaneous Reviews prepared in January 2024.

A MOTION TO APPROVE THE FIVE (5) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MR. WRIGHT, SECONDED BY MR. CLINE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

Ms. Conwell presented the Commission with one (1) minor Act 537 review for the month of January 2024.

A MOTION TO APPROVE THE ONE (1) MINOR ACT 537 REVIEW WAS MADE BY MR. CLINE, SECONDED BY MR. FURMAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:Community Planning Division Update:

Mr. Deguffroy noted that the Oxford Borough Comprehensive Plan and Valley's West Lincoln Highway Corridor Master Plan have been adopted.

Next, Mr. Deguffroy noted the following 2024 VPP grant round 1 dates: February 5 – grant round opened, March 1 – pre-application meeting deadline, March 22 – grant applications due by 4pm, and May 8 – grant awards announced. A virtual grants meeting will be held in coordination with other county departments on February 15 to educate municipal officials on available county grants.

Mr. Deguffroy discussed the Oxford region Comprehensive Plan Update to the 2012 Regional Comprehensive Plan, which is led by Mark Gallant. A public kickoff meeting is scheduled for February 28, 2024, 6p-8p, at the Herr's Visitor Center.

Agricultural Development Council Update:

Mr. O'Leary reported that Ms. Lane has taken a position with the Parks and Preservation department but will be managing the Agriculture Development Council over the next couple of months while the County Commissioners assess the role of the ADC within the county.

Next, Mr. O'Leary reported that ag zoning letters have been sent out to seven more municipalities by Wes Bruckno. Nine more municipal ag zoning letters are currently being prepared and will be sent soon.

In addition, Ms. Griffith has received feedback from the ADC about conducting a survey regarding sustainability and agricultural, and the Farm Guide is almost finished and due to be available in late April or early May.

Sustainability Division Update:

Ms. Griffith introduced Heather Jacobson, the Sustainability Division's spring intern.

Next, Ms. Griffith reported that the Environmental and Energy Advisory Board's Clean Energy sub-committee held a Solar Adopter's Conference on January 18, 2024 at the nth Innovation Center, Coatesville. Approximately 105 were in attendance and some of the topics included solar for schools, microgrids and energy storage, funding for solar, C-PACE financing, and site selection.

Multimodal Transportation Division Update:

Mr. Styche reported that the commonwealth financing authority announced the PA DCED Act 13 awards recipients. Chester County received awards totaling \$1,425,349 which consisted of the following: Greenways, Trails, and Recreation program received eight awards totaling \$1,035,074;

Watershed Restoration and Protection program received three awards totaling \$367,755; and the Sewage Facilities program received one award totaling \$22,500.

Next, Mr. Styche reported on the Transportation Alternatives Set Aside (TASA) Awards, which consist of a regional fund that is initially awarded and a statewide pool where recommendations are made. The following Chester County projects have received regional funding: Upper Uwchlan's Route 100 pedestrian path received \$1,000,000; and East Whiteland's Sidley road to Chester Valley trail connection received \$1,850,000. The following projects were in the statewide pool recommendations: Upper Uwchlan's Route 100 pedestrian path for an additional \$700,000; and East Coventry's Frick's Lock building, asking \$503,351.

Lastly, Mr. Styche noted that the Trails Master Plan and the Transportation Plan Update are wrapping up. Outreach to agricultural communities regarding transportation issues has begun. The CVT website is completed and live. Eleven municipalities have adopted the county's Complete Streets policy.

Design and Technology Division Update:

Mr. Fritz introduced Paul Farkas. Mr. Farkas gave an Act 247 review summary on 2023 plans and ordinances including: Proposed Residential Lots and Units for Single Family, Twins, Townhomes, Apartments and Mobile Homes; Proposed Non-Residential Structure Square Footage for Commercial-Office, Commercial-Hotels/Resorts/Inns, Commercial-Retail, Industrial, Institutional, and Agricultural; Percentage of Proposed Development Activity in Growth Area Designations of *Landscapes3*; county map showing the location of the reviews; and the ten municipalities with the most proposed residential lots/units. Mr. Farkas highlighted reviews conducted by CCPC, approved by the municipality in 2023, and endorsed to permit recording.

Lastly, Mr. Farkas reported on the following 2023 Ordinance Review categories: Comprehensive Plans, Curative Amendments, Miscellaneous Ordinance Amendments/Updates, Official Maps, SLDO Amendments/Updates, and Zoning Ordinance Amendments/Map Amendments/Updates. Frequently reviewed ordinance topics include: signage standards, accessory dwelling units, historic preservation, and keeping of animal standards.

Mr. Fritz reported that the fifth design guide, the Rural Landscapes Design Guide, is complete. Mr. Fritz shared the rural resource area map, noting that 50% of municipalities have rural landscapes. The rural landscape is the largest county landscape consisting of 35% of the county. The guide is organized around the landscapes vision including 16 planning principles and seven design elements. The design guide's purpose includes: promote open space protection, interconnected greenways, and rural character in development; and protect ag activity and restore the environment. The design guide's audience includes: developers; design professionals, engineers, and planners; municipal attorneys, elected officials, and admin staff; businesses; and the general public. Each of the planning principles include: rationale, county examples, supportive policies, municipal plan example policy, and online tools. Each of the design elements include: rationale, design considerations, regulatory strategies, and online tools.

Mr. Fritz introduced Al Park. Mr. Park summarized how the design guides' modeling images and illustrations were created.

Lastly, Mr. Fritz noted that the five design guides are posted on the CCPC website here: <https://www.chescoplanning.org/MuniCorner/PlanningGuides.cfm>. Work on the final landscapes design guide, *Agricultural Landscapes Design Guide*, will begin this year.

Director's Report:

Mr. O'Leary reported that the Chester County Commissioners approved DVRPC's Vision Zero contract.

Next, Mr. O'Leary noted that a webpage that reports the CVT's project status has been created and is now live. Mr. O'Leary shared and highlighted elements of the webpage located here:
<https://www.chescoplanning.org/transportation/cvt-ProjectStatus.cfm>

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:55 PM WAS MADE BY MR. WRIGHT, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,



Brian N. O'Leary, AICP
Secretary

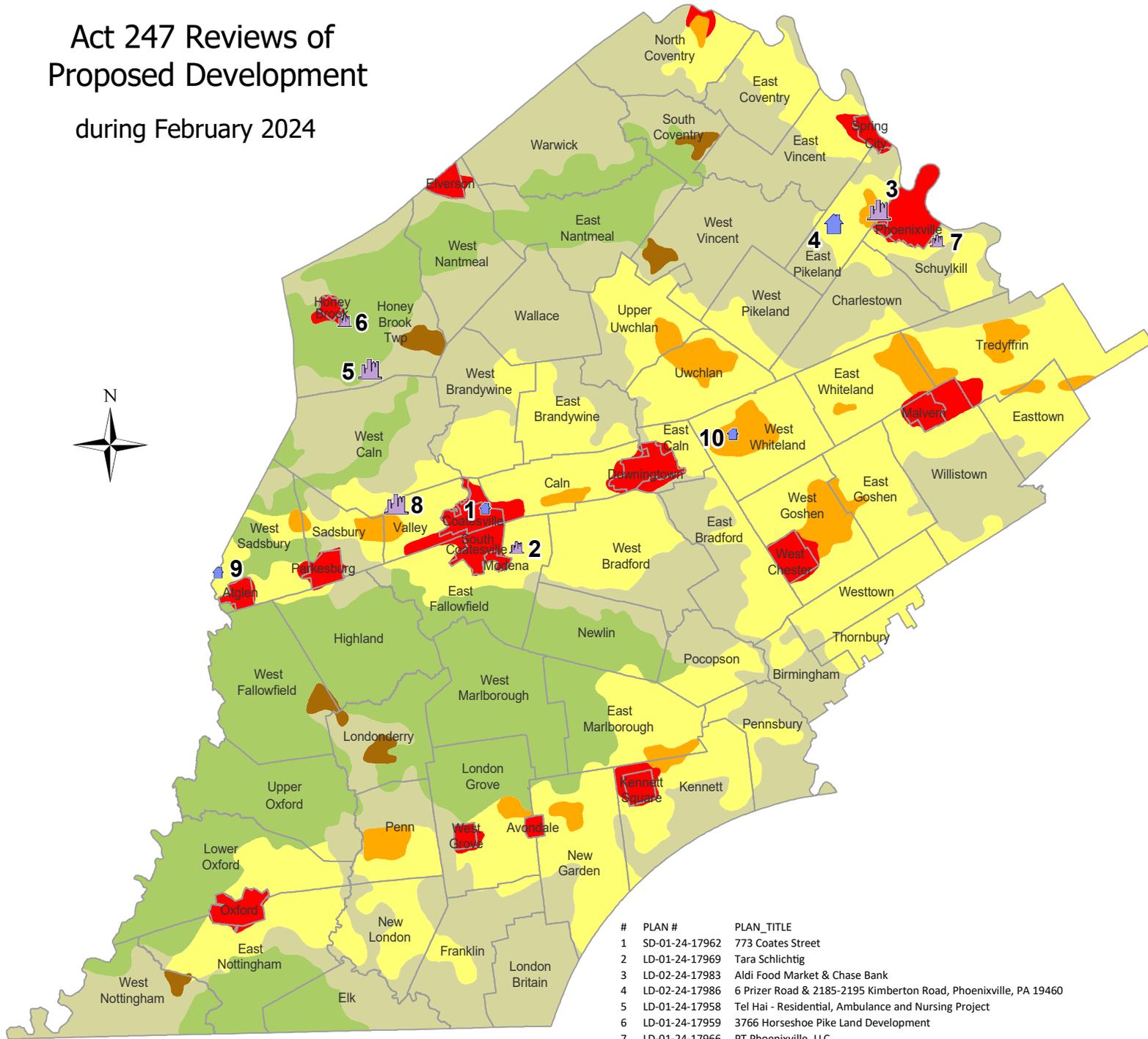
BNO/ncs

DRAFT

Act 247 Reviews

Subdivision & Land Development

Act 247 Reviews of Proposed Development during February 2024



Symbols

Residential Lots/Units

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

Non-Residential Square Feet

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

Other

- Mixed Use
- Not Consistent with Landscapes³

Landscapes³

Growth Areas

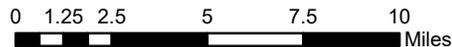
- Urban Center
- Suburban Center
- Suburban
- Rural Center

Rural Resource Areas

- Rural
- Agricultural

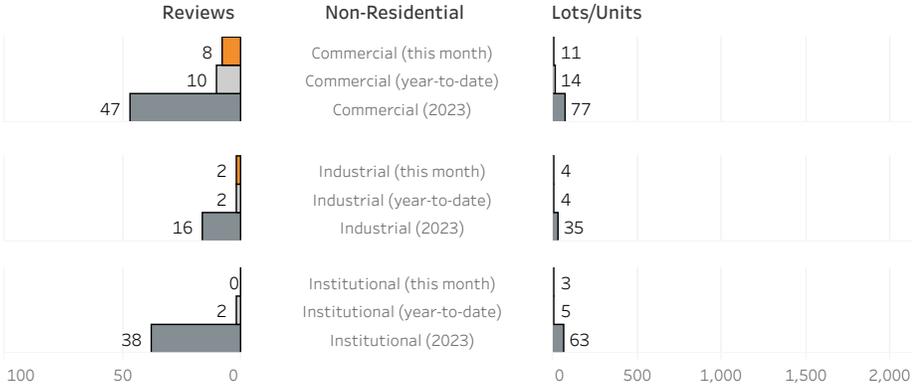
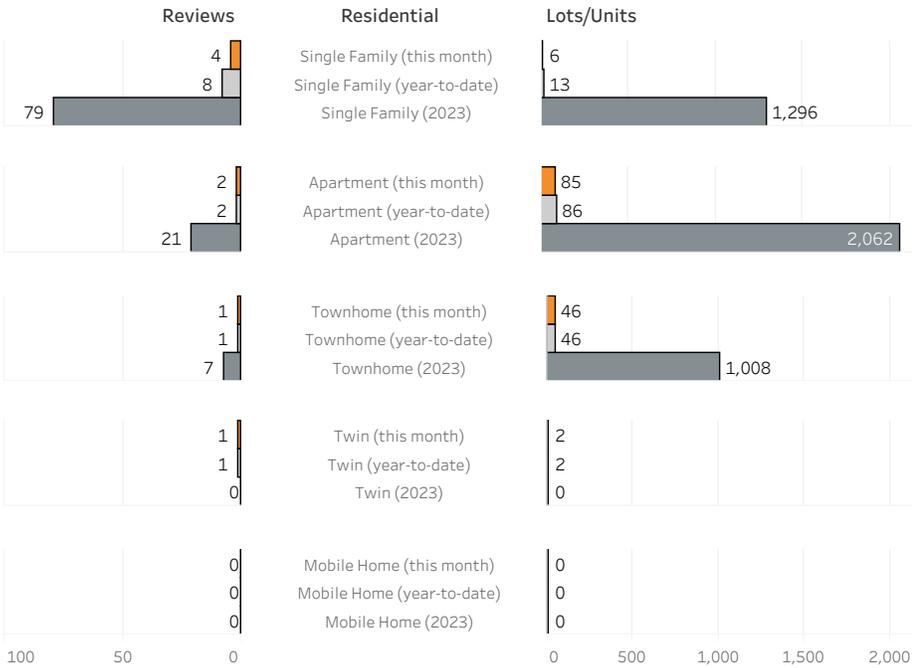
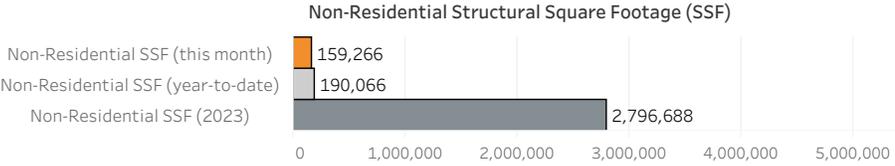
Note: Excludes lot line revisions, lot consolidations, second reviews, sketch plans, and surface parking, UNLESS those reviews cited unique or significant community impacts.

#	PLAN #	PLAN_TITLE
1	SD-01-24-17962	773 Coates Street
2	LD-01-24-17969	Tara Schlichtig
3	LD-02-24-17983	Aldi Food Market & Chase Bank
4	LD-02-24-17986	6 Prizer Road & 2185-2195 Kimberton Road, Phoenixville, PA 19460
5	LD-01-24-17958	Tel Hai - Residential, Ambulance and Nursing Project
6	LD-01-24-17959	3766 Horseshoe Pike Land Development
7	LD-01-24-17966	PT Phoenixville, LLC
8	LD-01-24-17975	440 Highlands Boulevard
9	SD-01-24-17971	Preliminary/Final Subdivision & Land Development Plan for M21 Capital Development
10	LD-01-24-17965	Bush Auto



Subdivision and Land Development Applications

February 2024



Subdivision and Land Development Reviews 2/1/2024 to 2/29/2024

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)
City of Coatesville	SD-01-24-17962	773 Coates Street	2/26/2024	0.23	Twin	2		Residential Twin		0	Yes
East Fallowfield Township	LD-01-24-17969	Tara Schlichtig	2/12/2024	11.94	Commercial Single Family Residential	2	3,262	Commercial Unique Residential Single Family Residential	1		Yes
East Nantmeal Township	SD-01-24-17949	MacKay Two-Lot Final Minor Subdivision	2/26/2024	86.60	Single Family Residential	2		Residential Single Family Residential		0	Yes
East Pikeland Township	LD-02-24-17983	Aldi Food Market & Chase Bank	2/28/2024	9.74	Commercial	2	23,155	Commercial Shopping Center	2	0	Yes
East Pikeland Township	LD-02-24-17986	6 Prizer Road & 2185-2195 Kimberton Road, Phoenixville, PA 19460	2/16/2024	0.52	Apartment	6		Residential Apartment			Yes
East Pikeland Township	SD-02-24-17982	Aldi Food Market & Chase Bank	2/28/2024	9.74	Commercial	2		Commercial Shopping Center		0	Yes
East Pikeland Township	SD-02-24-17985	6 Prizer Road & 2185-2195 Kimberton Road, Phoenixville, PA 19460	2/16/2024	0.52	Apartment	1		Residential Apartment			Yes
Honey Brook Township	LD-01-24-17958	Tel Hai - Residential, Ambulance and Nursing Project	2/5/2024	149.10	Townhouse Apartment Institutional	124	63,200	Residential Townhouse Residential Apartment Institutional Nursing Home/Assisted Living	2	1,200	Yes
Honey Brook Township	LD-01-24-17959	3766 Horseshoe Pike Land Development	2/5/2024	1.60	Commercial Townhouse	3	6,000	Commercial Unique Residential Townhouse	1	0	Yes
Schuylkill Township	LD-01-24-17966	PT Phoenixville, LLC	2/9/2024	2.70	Commercial	1	6,049	Commercial Convenience Store	1		Yes
Schuylkill Township	SD-01-24-17967	PT Phoenixville, LLC	2/9/2024	2.70	Commercial	2		Commercial Convenience Store			Yes

Subdivision and Land Development Reviews 2/1/2024 to 2/29/2024

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)
Valley Township	LD-01-24-17975	440 Highlands Boulevard	2/23/2024	8.40	Industrial	2	57,600	Industrial Warehouse			Yes
Valley Township	SD-01-24-17974	440 Highlands Boulevard	2/23/2024	8.40	Industrial	2		Industrial Warehouse			Yes
West Caln Township	SD-01-24-17973	Emanuel Zook Subdivision	2/26/2024	26.15	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Farm/Pasture Land			Yes
West Goshen Township	SD-01-24-17981	West Goshen Township Across Lands of Mark & Michelle Brubaker	2/27/2024	5.47	Single Family Residential Institutional	2		Residential Single Family Residential Institutional Utility	0		Yes
West Sadsbury Township	SD-01-24-17971	Preliminary/Final Subdivision & Land Development Plan for M21 Capital Development	2/12/2024	27.27	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Unique			Yes
West Whiteland Township	LD-01-24-17965	Bush Auto	2/28/2024	10.49	Commercial	1		Commercial Retail			Yes
West Whiteland Township	SD-01-24-17972	Bush Auto	2/28/2024	10.49	Commercial	1		Commercial Retail			Yes
Grand Totals of Subdivision and Land Development Reviews		18 Reviews		372.06 Acres		159 Lots/Units	159,266 Non-Res. Sq. Feet		7 Non-Res. Bldgs.	1,200 Linear Feet Roadway	

There are **18** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to **Landscapes³**.

Unofficial Sketch Plan Evaluations

2/1/2024 to 2/29/2024

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 2/1/2024 to 2/29/2024

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)
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No Conditional Use Reviews were conducted during this timeframe.

Subdivision & Land Development Letters



THE COUNTY OF CHESTER



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February 26, 2024

James Logan, Manager
 City of Coatesville
 1 City Hall Place
 Coatesville, PA 19320

Re: Preliminary/Final Subdivision - 773 Coates Street
 # City of Coatesville - SD-01-24-17962

Dear Mr. Logan:

A preliminary/final subdivision plan entitled "773 Coates Street", prepared by Edward B. Walsh and Associates and dated December 27, 2023, was received by this office on February 2, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	Northwest intersection of Coates Street and Prospect Avenue
Site Acreage:	0.23 acres
Lots/Units:	2 lots/2 units
Proposed Land Use:	Residential
New Parking Spaces:	4 spaces
UPI#:	16-2-100

PROPOSAL:

The applicant proposes the creation of two lots, two attached dwellings and four parking spaces. The site, which will be served by public water and public sewer facilities, is located in the City of Coatesville RN-3 zoning district.

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

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 Re: Preliminary/Final Subdivision - 773 Coates Street
 # City of Coatesville - SD-01-24-17962

intensity. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems. The proposed subdivision is consistent with the objectives of the **Urban Center Landscape**.



WATERSHEDS:

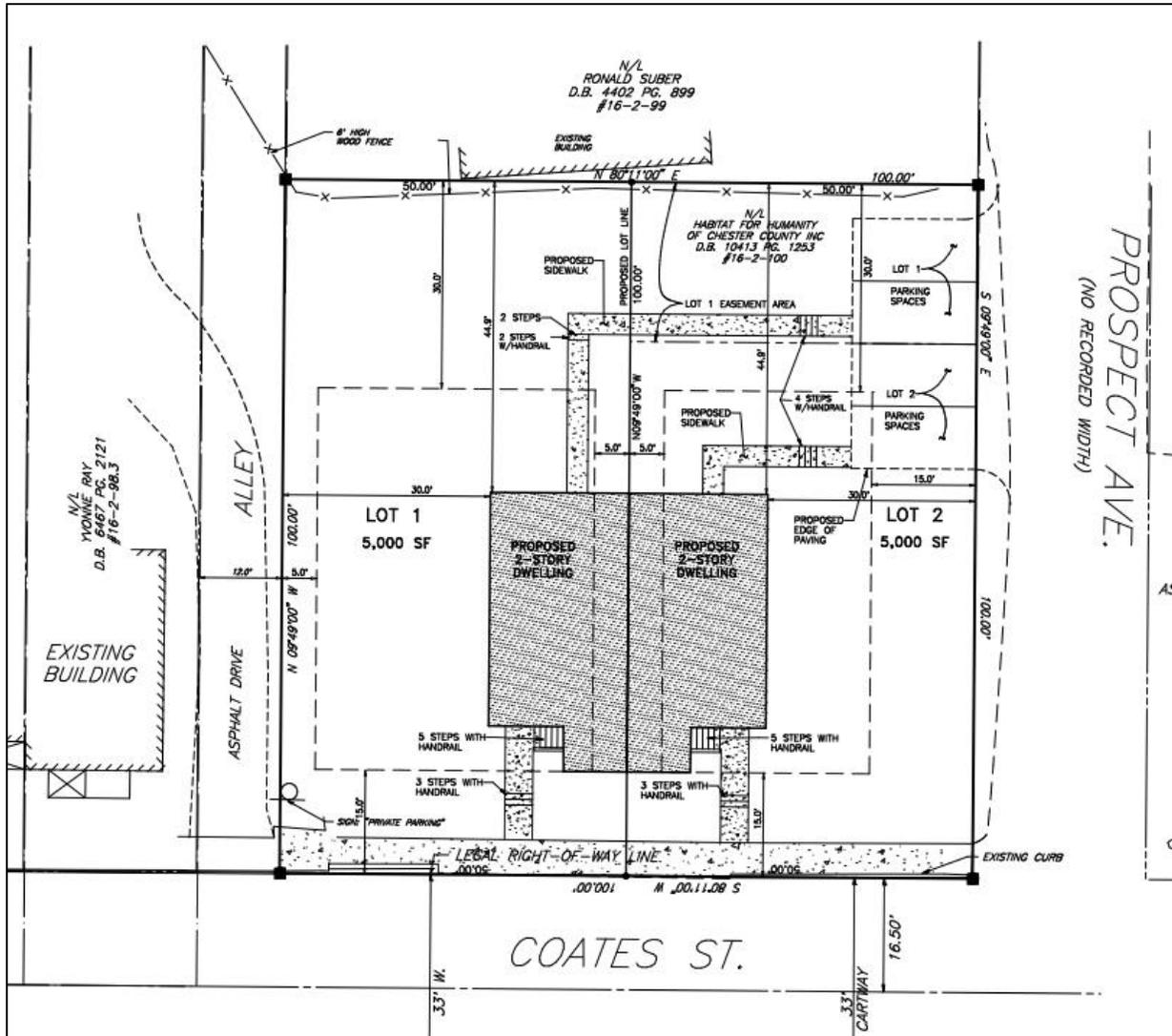
2. ***Watersheds***, the water resources component of ***Landscapes3***, indicates the proposed development is located within the Brandywine Creek watershed. ***Watersheds'*** highest priority land use objectives within this watershed are:

- 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.

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 Re: Preliminary/Final Subdivision - 773 Coates Street
 # City of Coatesville - SD-01-24-17962



*Detail of 773 Coates Street
 Preliminary/Final Subdivision Plan*

PRIMARY ISSUES:

4. The proposed dwellings appear to have similar setbacks from Coates Street as the other dwellings in this area, and the twin dwelling design is also consistent with the surroundings. We endorse this sensitivity to the characteristics of the neighborhood. The applicant should attempt to provide front porches to further reflect the architectural character of the area.
5. The City and the applicant should discuss whether Prospect Avenue should be improved, because the areas to the north of the applicant's site can potentially be further developed. The sidewalk in front of the applicant's site should be evaluated to determine if it needs to be repaired.
6. The City Engineer should review the erosion and sedimentation plan to ensure that adjacent parcels are not affected by stormwater runoff from this site.

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Re: Preliminary/Final Subdivision - 773 Coates Street
City of Coatesville - SD-01-24-17962

7. The applicant proposes to use an easement on Lot 2 to provide two off-street parking spaces and a walkway access to Lot 1. Instead, the City and the applicant should consider utilizing the "Alley" to the west of the site to provide access to a parking area that could be constructed in the rear yard area of Lot 1 (although this would probably require the removal of additional trees on Lot 1). This arrangement could avoid the use of the easement and also reduce some of the impervious surface on the tract by eliminating some of the sidewalk area on Lot 2 that would serve Lot 1.
8. The plan and aerial photography indicate that a portion of the site contains mature trees. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. We recommend that 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.

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 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, the Health Department, and the municipality.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of the City of Coatesville. 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: Habitat for Humanity of Chester County, Inc.
Edward B. Walsh and Associates
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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

February 12, 2024

Scott M. Swichar, Secretary
East Fallowfield Township
2264 Strasburg Road
East Fallowfield, 19320-4437

Re: Preliminary/Final Land Development - Tara Schlichtig
East Fallowfield Township - LD-01-24-17969

Dear Mr. Swichar:

A preliminary/final land development plan entitled "Tara Schlichtig", prepared by Howell Engineering and dated December 7, 2023, was received by this office on January 23, 2024. 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 Goosetown Road, west of Misty Patch Road
Site Acreage:	11.94 acres
Units:	1 new structure
Non-Res. Square Footage:	3,262 square feet
Proposed Land Use:	Commercial, Single Family Residential
New Parking Spaces:	8 additional spaces
Municipal Land Use Plan Designation:	RI - Residential Infill
UPI#:	47-5-98

PROPOSAL:

The applicant proposes the construction of a 3,262 square foot commercial building and eight parking spaces. The site, which will be served by on-site water and on-site sewer facilities, is located in the East Fallowfield Township R-1 Low Density Residential zoning district. The site contains one dwelling that will remain.

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

Page: 2
 Re: Preliminary/Final Land Development - Tara Schlichtig
 # East Fallowfield Township - LD-01-24-17969

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**.



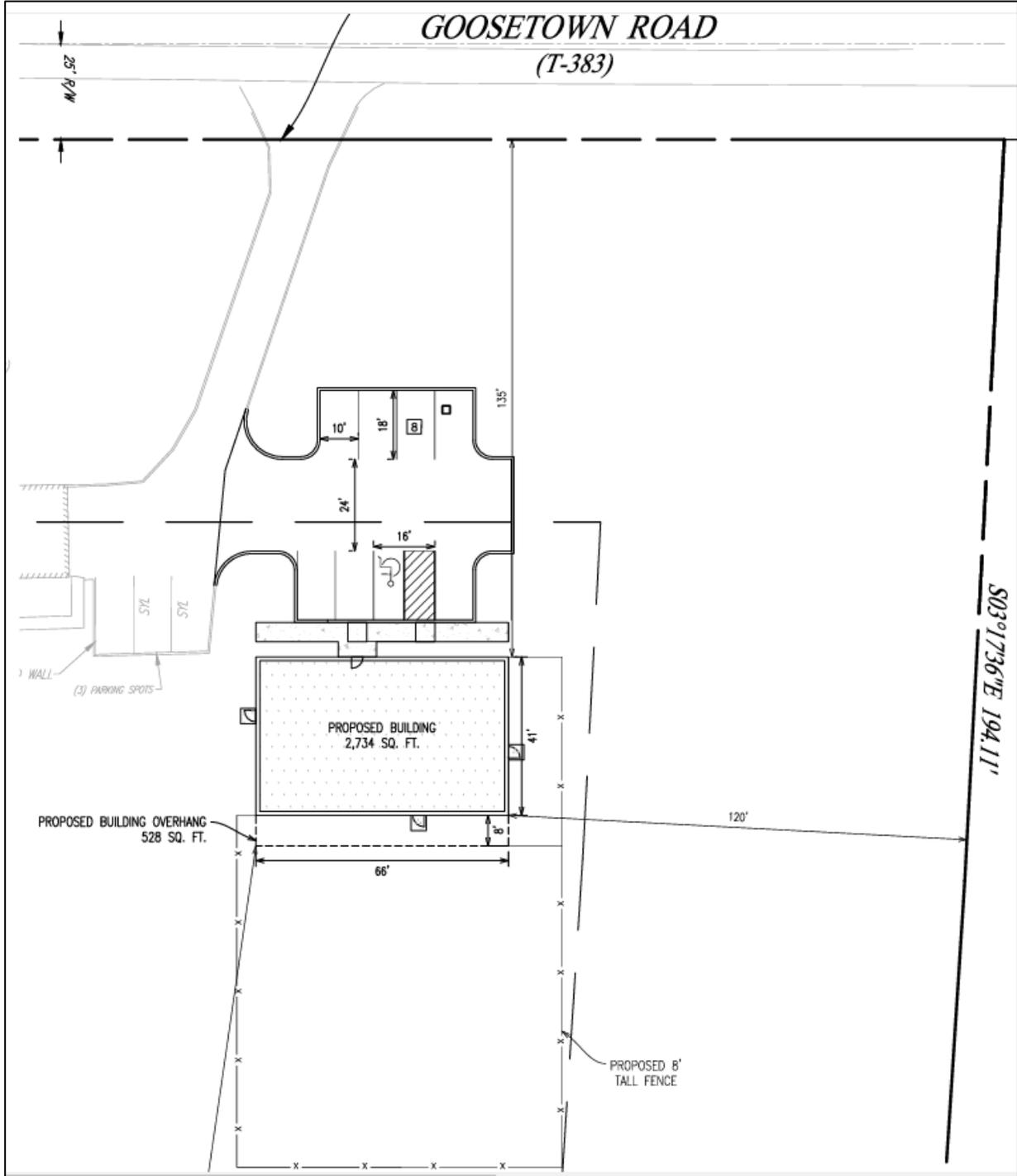
WATERSHEDS:

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

Page: 3
Re: Preliminary/Final Land Development - Tara Schlichtig
East Fallowfield Township - LD-01-24-17969

- 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 Tara Schlichtig
Preliminary/Final Land Development Plan

Page: 4
Re: Preliminary/Final Land Development - Tara Schlichtig
East Fallowfield Township - LD-01-24-17969

PRIMARY ISSUES:

4. The Act 247 referral form that was submitted with the land development plan indicates that a special exception for the proposed land use (a dog grooming facility) was approved by the Township although the date of the approval was not provided. Lot and yard requirement variances from Section 27-503 were also mentioned on the Act 247 referral form. The applicant should show on the plan any specific conditions of the special exception or variance that may have been imposed by the Township Zoning Hearing Board. Also, the Township may want to ask the applicant how the provisions of the East Fallowfield Township Zoning Ordinance Sections 27-1716.1.B. and C., relating to noise reduction and sound insulation, will be demonstrated on the plan.
5. General Notes 16 and 20 on the plan states that the Township will have the right to access the stormwater facilities through an easement to perform inspections, etc., and that the property owner will apparently be responsible for the ownership and maintenance of the stormwater facilities. Ongoing efforts by the municipality may be needed to educate the owners so that they can fully understand and fulfill the operation and maintenance requirements for these facilities.
6. The applicant should submit the Operations and Management Plan for the stormwater facilities to the 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.
7. Subsurface infiltration stormwater management practices are not appropriate for areas that will receive runoff with high sediment loads. 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.
8. The applicant should connect the proposed sidewalk to the existing three bay parking area.
9. The applicant should move the proposed parking area to the rear or side of the new building so the parking area is not viewed from the public right-of-way, which can change the residential character of the site's context. If this is not feasible, attractive landscaping should be installed to screen views of parked vehicles from the public right-of-way.

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>.

Page: 5
Re: Preliminary/Final Land Development - Tara Schlichtig
East Fallowfield Township - LD-01-24-17969

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, the Health Department, and the municipality.

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Howell Engineering
Chester County Health Department
Tara Schlichtig
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

Brian N. O'Leary, AICP
 Executive Director

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

February 26, 2024

Susan Rutherford, Secretary/Treasurer
 East Nantmeal Township
 3383 Conestoga Road
 Glenmoore, PA 19343

Re: Final Subdivision - MacKay Two-Lot Final Minor Subdivision
 # East Nantmeal Township - SD-01-24-17949

Dear Ms. Rutherford:

A final subdivision plan entitled "MacKay Two-Lot Final Minor Subdivision", prepared by Howell Engineering and dated November 14, 2023, was received by this office on January 29, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	East side and rear of Potts School Road
Site Acreage:	86.60 acres
Lots:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Agricultural
UPI#:	24-9-46

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 East Nantmeal Township AP Agricultural Preservation zoning district. An eastern portion of the tract is located in Upper Uwchlan Township. This parcel is within a Natural Lands Trust easement, and as noted in General Note 10 in the Plan's Description paragraph, "...through correspondence with Natural Lands Trust and East Nantmeal Township, the applicant has determined that this subdivision may be permitted under the condition that no development occurs."

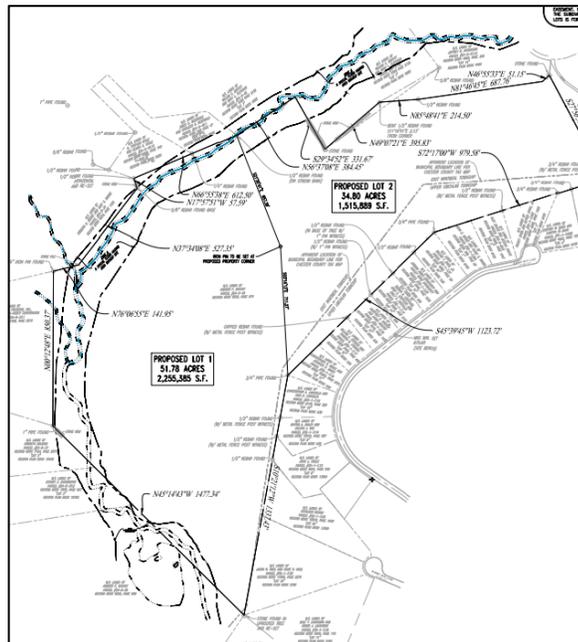
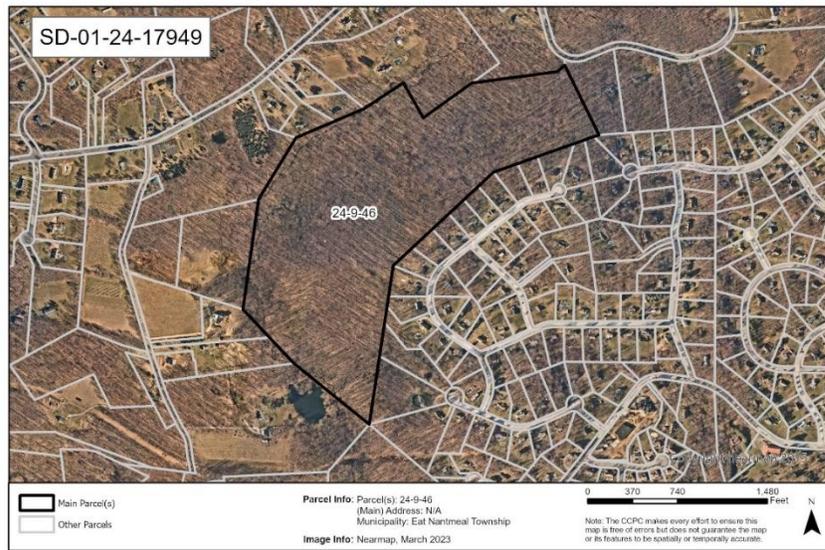
RECOMMENDATION: The Chester County Planning Commission has no planning issues with this subdivision application. All East Nantmeal Township issues should be resolved before action is taken on this plan.

Page: 2
Re: Final Subdivision - MacKay Two-Lot Final Minor Subdivision
East Nantmeal Township - SD-01-24-17949

COUNTY POLICY:

LANDSCAPES:

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



*Detail of MacKay Two-Lot
Final Minor Subdivision Final Subdivision Plan*

Page: 3
Re: Final Subdivision - MacKay Two-Lot Final Minor Subdivision
East Nantmeal Township - SD-01-24-17949

ADMINISTRATIVE ISSUE:

2. 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 municipality.

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Howell Engineering
Andres McKay
Tony Scheivert, Upper Uwchlan Township Manager
Chester County Health Department



THE COUNTY OF CHESTER



COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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

February 28, 2024

Mark Donovan, Zoning Officer
East Pikeland Township
PO Box 58
Kimberton, PA 19442-0058

Re: Preliminary/Final Subdivision & Land Development - Aldi Food Market & Chase Bank
East Pikeland Township - SD-02-24-17982 & LD-02-24-17983

Dear Mr. Donovan:

A Preliminary/Final Subdivision and Land Development Plan entitled "Aldi Food Market & Chase Bank", prepared by Dynamic Engineering Consultants PC, and dated January 23, 2024, was received by this office on February 8, 2024. 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:	east side of Schuylkill Road, north of Township Line Road
Site Acreage:	9.74
Lots/Units:	2 units
Non-Res. Square Footage:	23,155
Proposed Land Use:	Shopping Center
New Parking Spaces:	115
Municipal Land Use Plan Designation:	Mixed Use
UPI#:	26-3-135.2, 26-3-132, 26-3-133, 26-3-134

PROPOSAL:

The applicant proposes the consolidation of four existing lots into two commercial lots and the construction of a 19,680 square foot Aldi Food Market and a 3,475 square foot Chase Bank with drive-through service. The project site, which will be served by public water and sewer, is located in the C-Commercial zoning district.

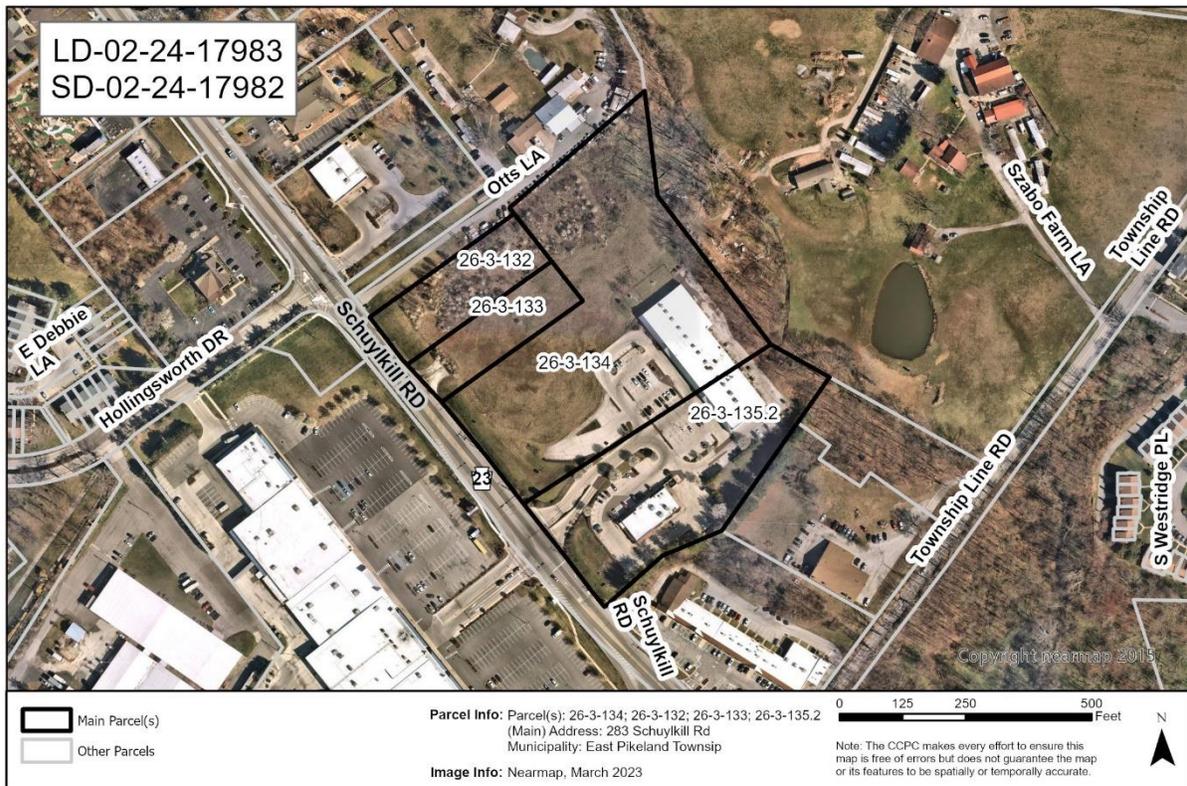
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this subdivision and land development plan.

Page: 2
 Re: Preliminary/Final Subdivision & Land Development - Aldi Food Market & Chase Bank
 # East Pikeland Township - SD-02-24-17982 & LD-02-24-17983

COUNTY POLICY:

LANDSCAPES:

- The project site is located within the **Suburban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. The proposed subdivision/land development is consistent with the objectives of the **Suburban Center 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:

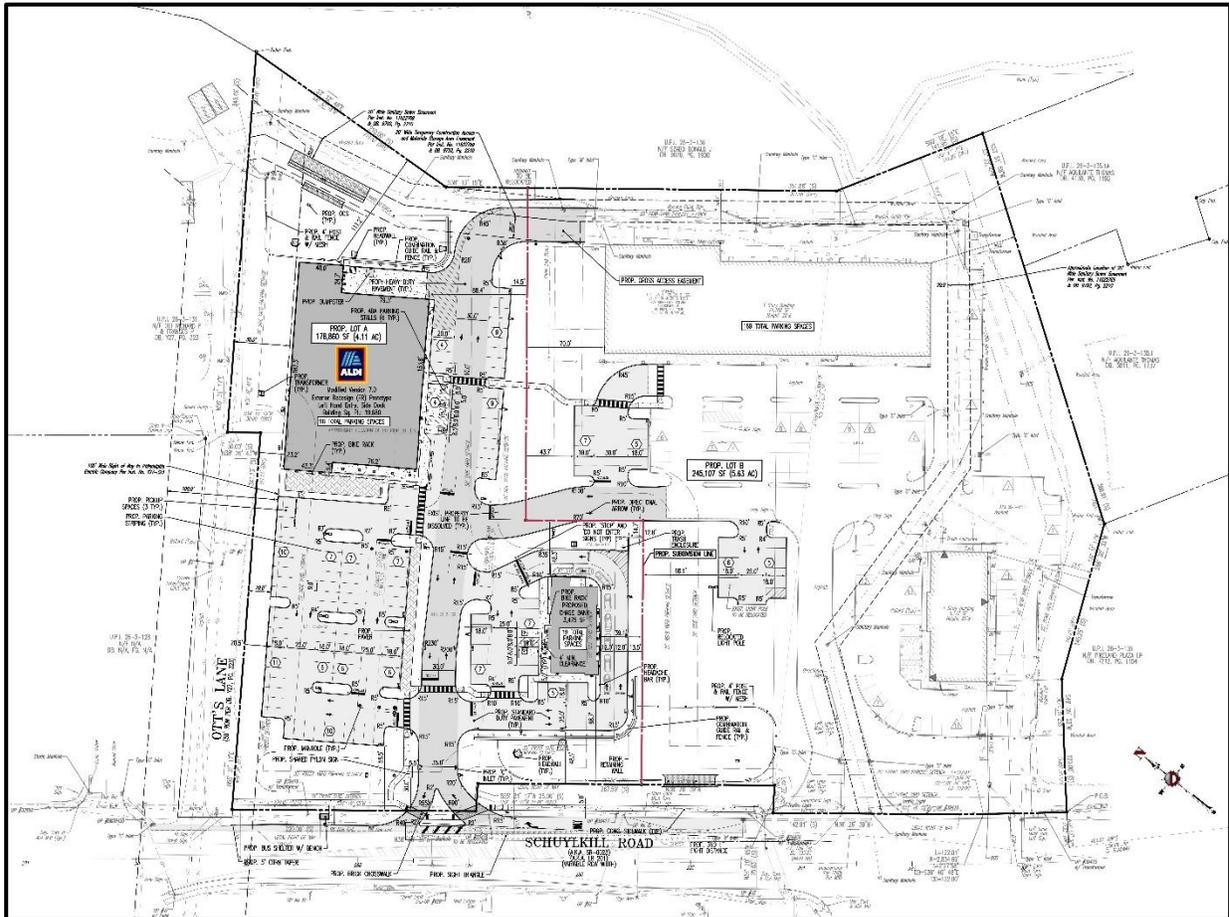
- The proposed Aldi Food Market building has large roof area that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the

Page: 3
 Re: Preliminary/Final Subdivision & Land Development - Aldi Food Market & Chase Bank
 # East Pikeland Township - SD-02-24-17982 & LD-02-24-17983

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/>.



Detail of Sheet 5 of the plan.

4. 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>.
5. We suggest that the applicant consider moving the Aldi Food Market building closer to Schuylkill Road with a setback from Route 23 the same as the proposed Chase Bank and the Advance Auto Parts store on the other side of Ott's Lane. This would help to frame the Route 23 Corridor with

Page: 4
 Re: Preliminary/Final Subdivision & Land Development - Aldi Food Market & Chase Bank
 # East Pikeland Township - SD-02-24-17982 & LD-02-24-17983

buildings rather than parking lots. It would also better define the corner lot. These are characteristics desired in Suburban Centers as outlined on page 25 of the Suburban Center Landscape Design Guide. <https://www.chescoplanning.org/MuniCorner/PDF/SuburbanCenterDesignGuide.pdf>

6. The Township and the owner of Parcel B should discuss how the proposed sidewalk along the Route 23 frontage of Lot A could be extended to the south to connect to the existing sidewalk.
7. The Township should verify that the proposed plantings on the northwest corner of Lot A will be sufficient to screen the rear façade of the Aldi Food Market building.
8. We commend the applicant for incorporating a bus stop with shelter and a connecting sidewalk to the proposed facilities into the plan. Sheet 24 of the plan shows a bench and trash receptacle to serve commuters using the bus stop.
9. On Sheet 3 of the plan, under the heading Variances Granted the plan indicates that the Township Zoning Hearing Board (ZHB) has granted six (6) waivers from the provisions of the Township Zoning Ordinance. We recommend that the date of the ZHB hearing when these variances were granted be included in these notes.

WATER RESOURCES COMMENTS:

--- Water Resources Information ---

East Pikeland Township

Unnamed tributary to French Creek, Schuylkill River Basin

FEMA: the eastern-most corners of the property are in the 500-year floodplain

MS4 community: Yes

Unnamed tributary to French Creek currently attains its designated use for aquatic life

Designated use: Trout Stocking Fisheries

10. In the northern portion of the parcel that overlaps with the 500-year floodplain, the applicant should ensure that as little as possible of the established floodplain is disturbed during construction activities.
11. For all stormwater management facilities on site, the final property owner/manager should be supplied with detailed maintenance plans and schedules to ensure the long-term functionality of those facilities.
12. The applicant should consider developing a snow management plan ahead of the first winter following construction. After winter storm events, snow should not be plowed into or piled up in the rain gardens as doing so could compromise their short and long-term functionality.

ADMINISTRATIVE ISSUES:

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

Page: 5
Re: Preliminary/Final Subdivision & Land Development - Aldi Food Market & Chase Bank
East Pikeland Township - SD-02-24-17982 & LD-02-24-17983

14. The Township should verify that the submission is consistent with any Woodland Disturbance ordinance provisions.
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, the Assessment Office, and the municipality.

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: ALDI, INC.
Dynamic Engineering Consultants, PC
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District
Chester County Water Resources Authority



THE COUNTY OF CHESTER



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Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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

February 16, 2024

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

Re: Preliminary/Final Subdivision & Land Development - 6 Prizer Road & 2185-2195 Kimberton Road, Phoenixville, PA 19460
East Pikeland Township -SD-02-24-17985 & LD-02-24-17986

Dear Mr. Donovan:

A Preliminary/Final Subdivision & Land Development Plan entitled "6 Prizer Road & 2185-2195 Kimberton Road, Phoenixville, PA 19460", prepared by Yohn Engineering, LLC, and dated January 22, 2024, was received by this office on February 7, 2024. 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:	north side of Kimberton road, east of Prizer Road
Site Acreage:	0.52
Lots/Units:	1 lot/6 units
Non-Res. Square Footage:	No additional
Proposed Land Use:	Apartment
New Parking Spaces:	10
Municipal Land Use Plan Designation:	Village
UPI#:	26-2Q-7, 26-2Q-6

PROPOSAL:

The applicant proposes the consolidation of two existing parcels and the construction of a 6 unit residential Apartment Building totaling 4,824 square feet with 10 additional parking spaces. The project site, which will be served by public water and public sewer, is located in the KV-Kimberton Village 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/land development plan.

Page: 2
 Re: Preliminary/Final Subdivision & Land Development - 6 Prizer Road & 2185-2195 Kimberton Road, Phoenixville, PA 19460
 # East Pikeland Township -SD-02-24-17985 & LD-02-24-17986

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/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 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.

Page: 4
 Re: Preliminary/Final Subdivision & Land Development - 6 Prizer Road & 2185-2195 Kimberton Road, Phoenixville, PA 19460
 # East Pikeland Township -SD-02-24-17985 & LD-02-24-17986

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.

ADMINISTRATIVE ISSUES:

5. The applicant should be commended for creating a design that includes streetscape improvements, use of shared parking and the reduction of impervious surface for the proposed parcel.
6. This proposal includes new parking area. The applicant should consider providing canopy over portions of the parking lot that incorporates photovoltaic energy systems, which can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Canopies can also reduce the heat island effect of the paved areas, and electric vehicle charging stations can be incorporated into the parking areas under the canopies. Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.
7. Sheet 2 of the plan indicates that the applicant has an agreement with the owner of a neighboring property to provide 10 additional parking spaces. The Township should review this agreement to ensure that it will be in place for the foreseeable future. Also, in a Village setting on-street parking may be appropriate, particularly for the non-residential uses and it has the additional advantage of lowering vehicle speed in areas where it is permitted.
8. The Township should review the zoning ordinance provision in Section 1102.1, to verify that the 12,000 square feet minimum lot area for every principle building with use or combination of uses is still appropriate for attracting the kind of mixed uses the Township envisages in the Kimberton Village zoning district. A smaller minimum lot area and/or allowing multiple buildings on a lot by right may be more in line with the intent of the district.
9. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office and the municipality.

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: Biscardi Properties, LLC
 Yohn Engineering, LLC
 Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

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

February 5, 2024

Warren K. Obenski, Manager/Secretary
 Honey Brook Township
 500 Suplee Road
 Honey Brook, 19344

Re: Preliminary/Final Land Development - Tel Hai - Residential, Ambulance and Nursing Project
 # Honey Brook Township - LD-01-24-17958

Dear Mr. Obenski:

A preliminary/final land development plan entitled "Tel Hai - Residential, Ambulance and Nursing Project", prepared by RGS Associates and dated December 22, 2023, was received by this office on January 22, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	North of Beaver Dam Road, west of Park Road, east of Treeline Drive
Site Acreage:	149.10 acres
Units:	124 units
Non-Res. Square Footage:	63,200 square feet
Proposed Land Use:	Townhouse, Apartment, Nursing Home/Assisted Living
New Parking Spaces:	109 spaces
Municipal Land Use Plan Designation:	Rural/Agriculture
UPI#:	22-10-55-E

PROPOSAL:

The applicant proposes the construction of a 57,800 square foot nursing wing addition and a 5,400 square foot ambulance center addition to nursing home/assisted living facilities, totaling 63,200 square feet, and 109 parking spaces. An additional 78 apartments will be constructed in three structures, and 46 separate cottages will be constructed, totaling 124 additional units. The project, which will be served by an existing on-site water and on-site sewer facility, and is located in the Honey Brook Township Agricultural zoning district.

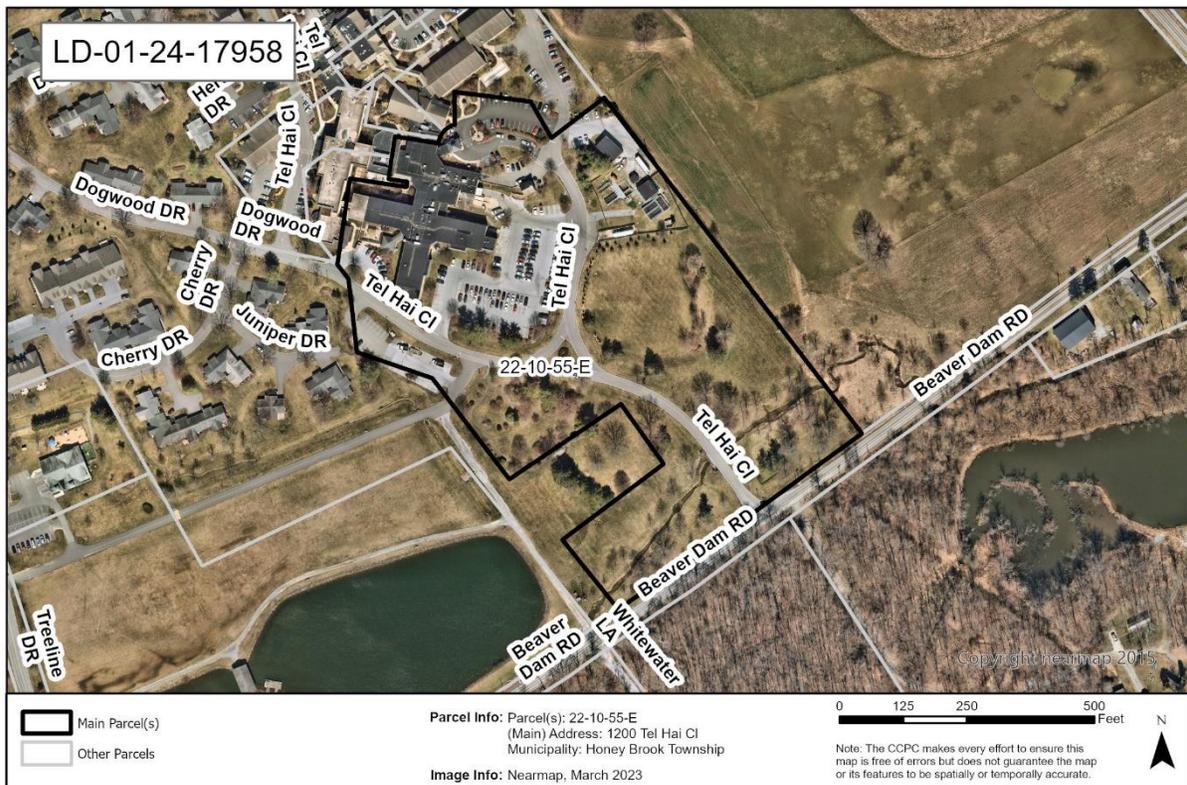
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Honey Brook Township issues should be resolved before action is taken on this land development plan.

Page: 2
 Re: Preliminary/Final Land Development - Tel Hai - Residential, Ambulance and Nursing Project
 # Honey Brook Township - LD-01-24-17958

COUNTY POLICY:

LANDSCAPES:

1. The site is located within the **Agricultural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. This landscape consists of large concentrations of active and diverse farm operations along with related support services. The vision for the **Agricultural Landscape** is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. The proposed land development is not consistent with the objectives of the **Agricultural Landscape** but is consistent with the existing land uses on the site.



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.

Page: 3

Re: Preliminary/Final Land Development - Tel Hai - Residential, Ambulance and Nursing Project
Honey Brook Township - LD-01-24-17958

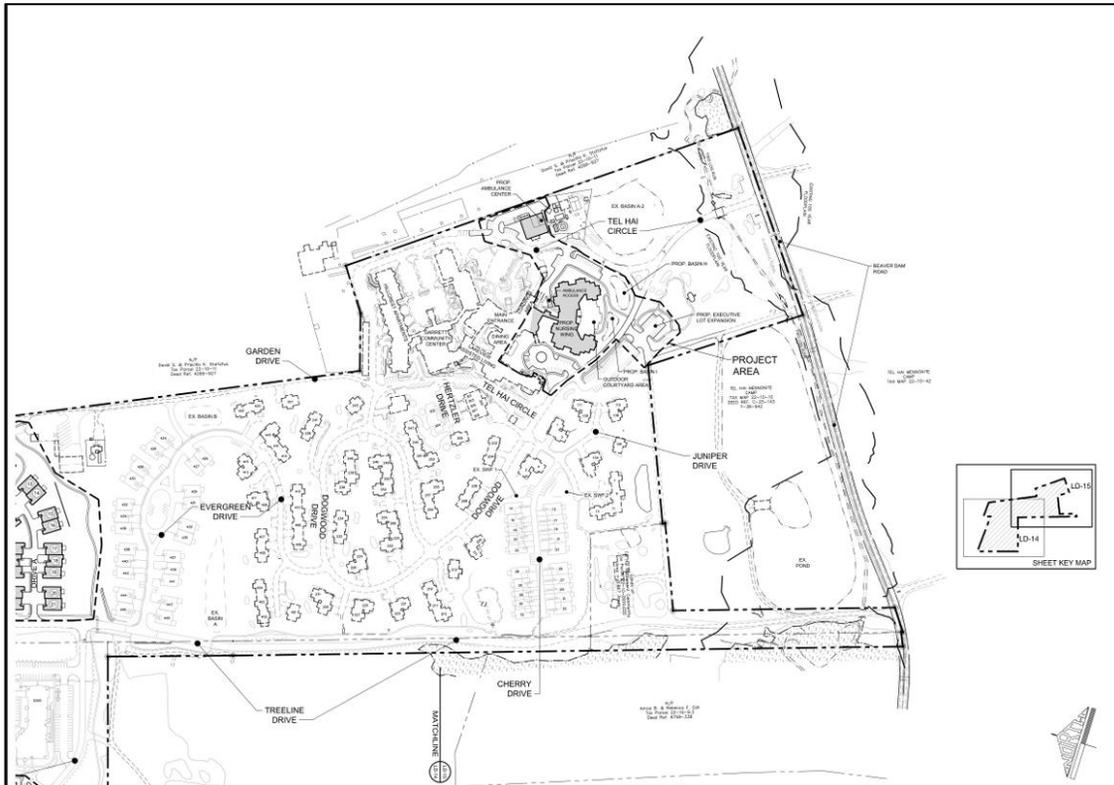
PRIMARY ISSUES:

3. 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. We recommend that the Township Engineer review and comment on the applicant's traffic study, and should also be aware that some proximate seasonal activities, such as corn mazes, may create atypical traffic volumes during certain times of the year.
5. 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.
6. The applicant should strive to retain as much of the wooded areas on the site as possible and replace trees whenever appropriate. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. 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.



Page: 4

Re: Preliminary/Final Land Development - Tel Hai - Residential, Ambulance and Nursing Project
Honey Brook Township - LD-01-24-17958



*Details of Tel Hai - Residential, Ambulance and Nursing Project
Preliminary/Final Land Development Plan*

7. We endorse the use of sidewalks and walkways on the site. PennDOT's Design Manual 2-Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act (ADA) recommend that sidewalks be a minimum of 5 feet in width. Additional information on this topic is provided in the Pedestrian Facilities Design Element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: www.chesocplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm.
8. The rain gardens and stormwater management basins can serve as passive recreational amenities if provided with access by pathways.
9. The Township should ensure that this proposal provides for in-building coverage for public safety and emergency service radio communications. The applicant should contact the Chester County Department of Emergency Services Technical Division at 610-344-5000 for additional information on this issue.

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>.

Page: 5

Re: Preliminary/Final Land Development - Tel Hai - Residential, Ambulance and Nursing Project
Honey Brook Township - LD-01-24-17958

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: RGS Associates
Tel Hai Retirement Community
Chester County Health Department
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS

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Brian N. O'Leary, AICP
Executive Director

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February 5, 2024

Warren K. Obenski, Manager/Secretary
Honey Brook Township
500 Suplee Road
Honey Brook, 19344

Re: Final Land Development - 3766 Horseshoe Pike Land Development
Honey Brook Township - LD-01-24-17959

Dear Mr. Obenski:

A final land development plan entitled "3766 Horseshoe Pike Land Development", prepared by Carta Engineering and dated December 18, 2023, was received by this office on January 22, 2024. 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 Horseshoe Pike (State Route 322), east side of Village Square
Site Acreage:	1.60 acres
Lots/Units:	3 units
Non-Res. Square Footage:	6,000 square feet
Proposed Land Use:	Commercial, residential
New Parking Spaces:	7 spaces
Municipal Land Use Plan Designation:	Mixed Use Residential
UPI#:	22-7-77.1

PROPOSAL:

The applicant proposes the construction of a 6,000 square foot commercial building, two dwellings and seven parking spaces. The site, which will be served by public water and public sewer facilities, is located in the Honey Brook Township Mixed Use Commercial 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.

Page: 2
 Re: Final Land Development - 3766 Horseshoe Pike Land Development
 # Honey Brook Township - LD-01-24-17959

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**.



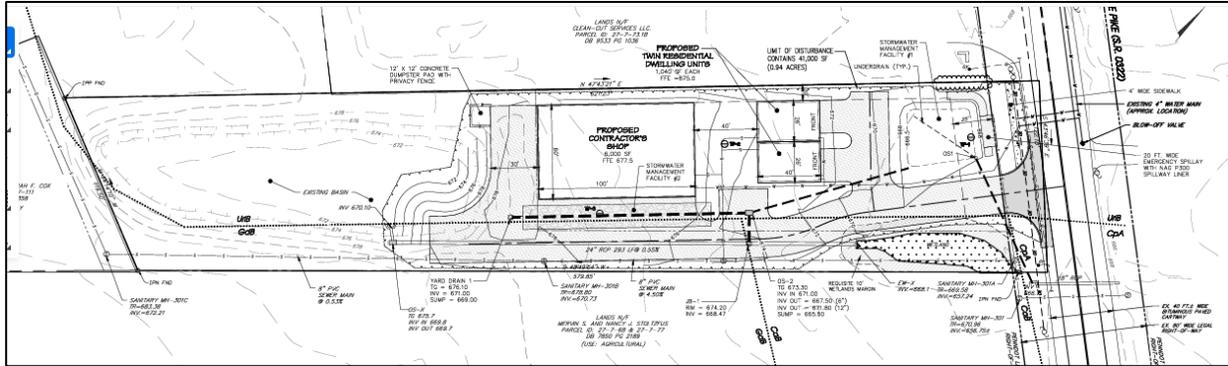
WATERSHEDS:

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.

Page: 3
 Re: Final Land Development - 3766 Horseshoe Pike Land Development
 # Honey Brook Township - LD-01-24-17959

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 3766 Horseshoe Pike Land Development
 Final Land Development Plan*

PRIMARY ISSUES:

3. The Honey Brook Township Zoning Hearing Board issued a variance to the applicant on August 21, 2023, which included Condition B, stating that “The applicant shall maintain the landscaping buffer on the north side of the property, and shall maintain and replace the landscaping buffer as needed from time to time in order to provide a buffering effect.” This Condition appears to be subjective and we suggest that the Township specify the conditions when this landscaping buffer must be maintained and replaced.
4. No landscaping plan was submitted to the County. We recommend that the applicant and the Township ensure that adequate landscaping is provided on this site, and we further recommend that additional landscaping be placed along the southern lot line, similar to the landscaping on the parcel to the north (“Village Square”, UPI # 27-7-73.1B).
5. The southeast part of the site contains wetlands. Placement of fill in wetlands is regulated by the U.S. Army Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977). The Pennsylvania Department of Environmental Protection regulates all activities that affect bodies of water, including wetlands, under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management. The applicant should contact these agencies to determine if future development activity will require a permit. The Township should request documentation of these contacts or permit(s) before approving the plan.
6. The applicant should consider moving the parking for the proposed residential units to the rear of the building. Parking to the side or rear of buildings in **Urban Center Landscapes** improves the appearance of the development viewed from the public right-of-way. If the parking area cannot be repositioned behind the building, attractive landscaping should be planted to screen views of parked vehicles from the public right-of-way.

Page: 4
Re: Final Land Development - 3766 Horseshoe Pike Land Development
Honey Brook Township - LD-01-24-17959

7. The applicant should seek an agreement with the owner of the parcel to the north (UPI # 27-7-73.1B) to jointly use the existing driveway on that northern parcel; this could reduce construction costs and stormwater runoff and potentially reduce vehicle conflicts on Horseshoe Pike. This arrangement can also potentially help protect the wetland area on the site by moving the disturbed areas farther away.
8. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Horseshoe Pike (State Route 322) as a major arterial. The Handbook (page 183) recommends an 80 foot-wide right-of-way for major arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Horseshoe Pike. We suggest that this area be identified as a dedicated right-of-way and be offered for dedication to PennDOT.
9. The proposed sidewalk is only four feet wide. PennDOT's Design Manual 2-Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act (ADA) recommend that sidewalks be a minimum of 5 feet in width. Additional information on this topic is provided in the Pedestrian Facilities Design Element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm.
10. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.

ADMINISTRATIVE ISSUES:

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 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 municipality.

Page: 5
Re: Final Land Development - 3766 Horseshoe Pike Land Development
Honey Brook Township - LD-01-24-17959

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Carta Engineering
Vernon MacIntyre
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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February 9, 2024

Laurie Getz, Jr., Manager
Schuylkill Township
111 Valley Park Road
Phoenixville, PA 19460

Re: Preliminary/Final Land Development - PT Phoenixville, LLC
Schuylkill Township – SD-01-24-17967 & LD-01-24-17966

Dear Ms. Getz,

A Preliminary/Final Subdivision and Land Development Plan entitled "PT Phoenixville, LLC", prepared by Bohler Engineering, and dated January 12, 2024, was received by this office on January 18, 2024. 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:	NW corner of Valley Forge Road & North Whitehorse Road
Site Acreage:	2.70
Lots/Units:	2 lots/1 unit
Non-Res. Square Footage:	6,049
Proposed Land Use:	Convenience Store
New Parking Spaces:	52
Municipal Land Use Plan Designation:	Mixed Use - PRCP
UPI#:	27-6A-31, 27-6A-33.1, 27-6A-33, 27-6A-32

PROPOSAL:

The applicant proposes the reconfiguration of four existing parcels to create two commercial parcels and the construction on one of the parcels of a 6,049 square foot convenience store with 10 gasoline pumps and 52 parking spaces. The project site, which will be served by public water and public sewer, is located in the C-Commercial zoning district.

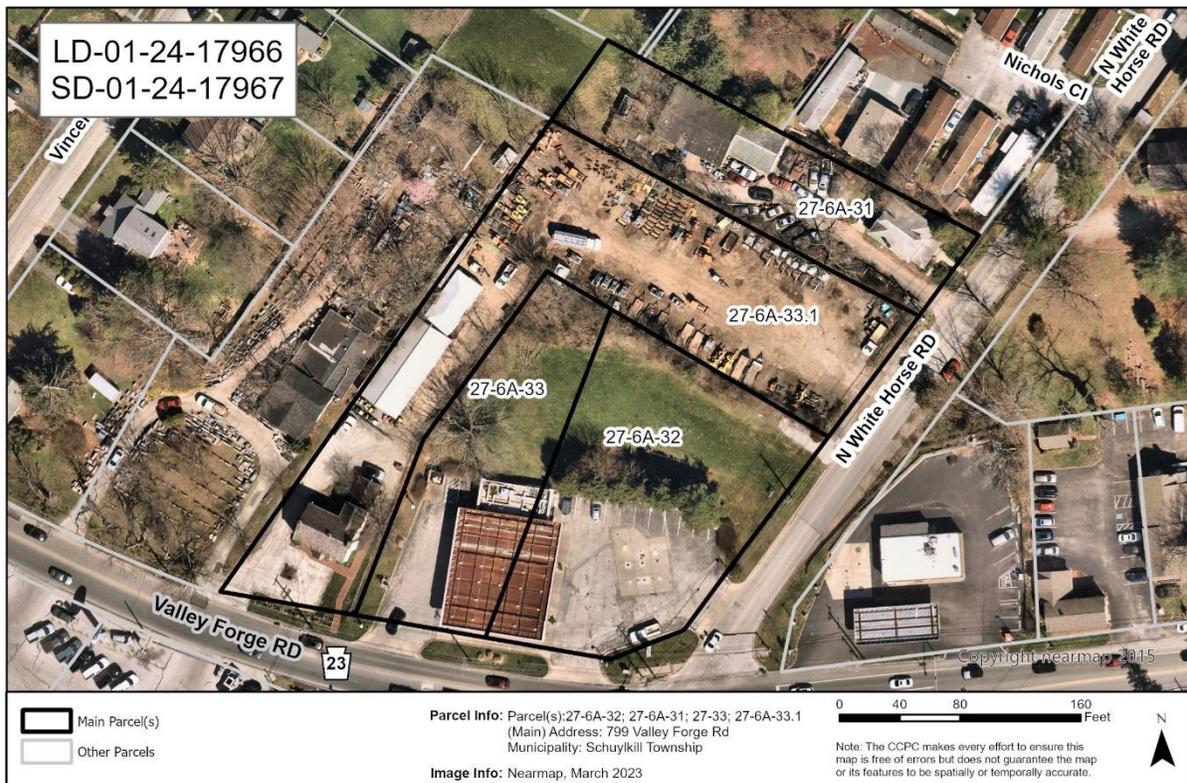
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, and all Township issues should be resolved before action is taken on this subdivision & land development plan.

Page: 2
 Re: Preliminary/Final Land Development - PT Phoenixville, LLC
 # Schuylkill Township – SD-01-24-17967 & LD-01-24-17966

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 & 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 Pickering Creek subbasin of the Schuylkill River watershed. **Watersheds'** highest priority land use objectives within this watershed are: implementation of comprehensive stormwater management, protection of vegetated riparian corridors, and protection of first order streams. **Watersheds** can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

- Sheet C-101 of the plan indicates that the plan received conditional use approval by the Township on October 11, 2023, but does not indicate if any conditions were attached to that approval. The Township should verify that the plan is consistent with any conditions imposed as part of the grant of conditional use approval. We also recommend that the conditions be listed on the plan so that all reviewing the plans have ready access to them.

Page: 3

Re: Preliminary/Final Land Development - PT Phoenixville, LLC

Schuylkill Township – SD-01-24-17967 & LD-01-24-17966

4. It appears that some additional right-of-way has been added along both road frontages. The Township, the applicant and PennDOT should meet to discuss the need for any additional right-of-way on Valley Forge (PA Route 23) and N. Whitehorse Roads to accommodate future road and or intersection improvements. Identifying additional right-of-way needs prior to plan approval could avoid redesign or redevelopment later.
5. The applicant and the Township should discuss how safe on-site pedestrian movement can be achieved between the store front and fueling stations as well as the perimeter parking. This could take the form of pavement markings, signage, pavement surface treatment or any other effective method.
6. Sidewalk widths should meet PennDOT standards to accommodate all users. We also recommend that sidewalks be separated from the curb with an adequately wide strip to buffer pedestrians from the roadways, improve sight distances at vehicle entrances and provide room for landscaping and street trees.
7. The Post Construction Stormwater Management Plans indicate that subsurface infiltration practices will be utilized to manage a portion of the site's stormwater runoff. The applicant should submit the Operations and Management Plan for the stormwater facilities to the Township, which should be reviewed by the municipal engineer. To ensure this system continues to function as designed, the applicant and/or those responsible for future maintenance should strictly adhere to the inspection schedule included in the Operation and Maintenance Plan. Appropriate pre-treatment Best Management Practices (BMPs) should be installed to remove sediment and other debris from runoff before it discharges to the planned subsurface infiltration system. Sediment, oil, grease, or other debris should be regularly removed from these pretreatment BMPs.

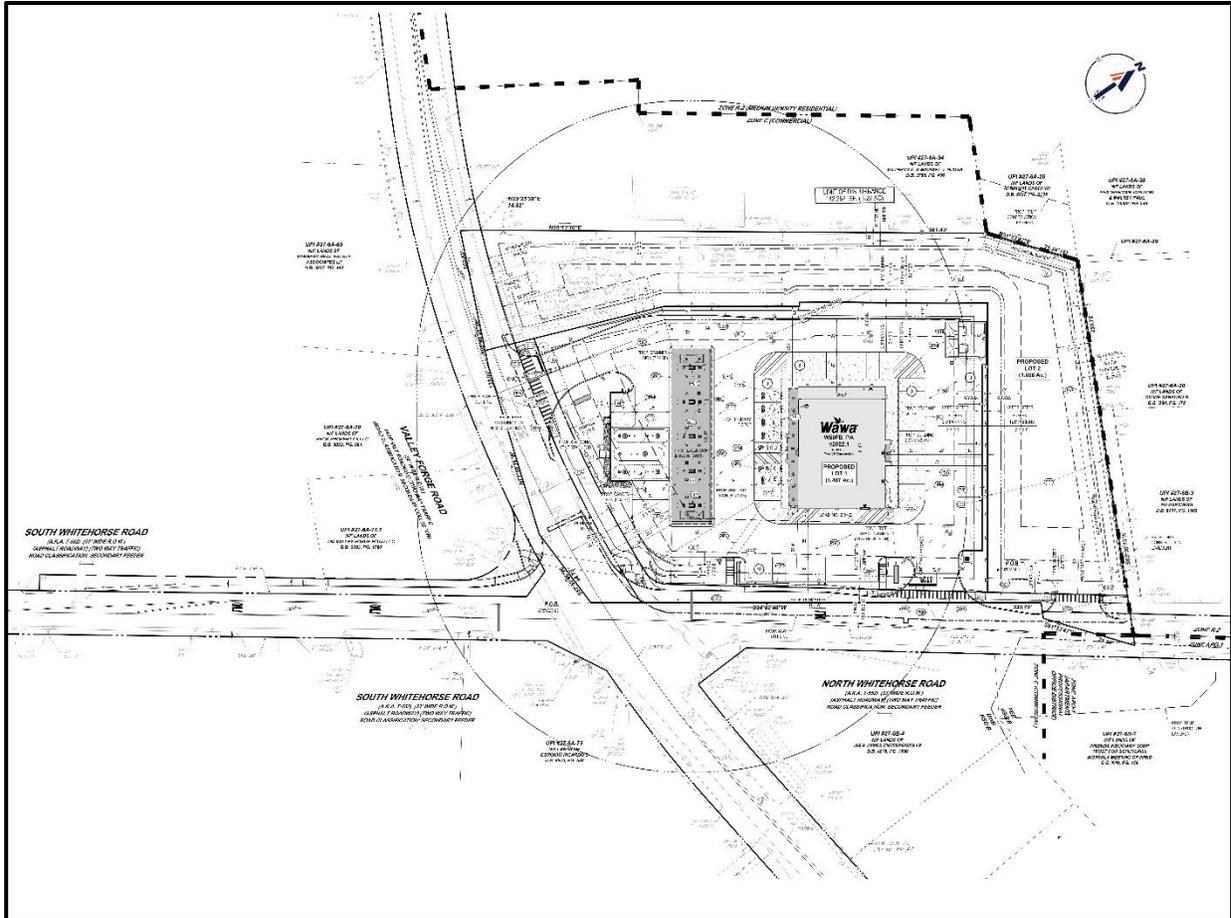
Subsurface infiltration stormwater management practices are not appropriate for areas that will receive runoff with high sediment loads. Particular care should be taken during construction to prevent compaction of the soil below the system and to minimize the delivery of sediment to this system from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

8. We commend the applicant for reducing the number of access points to the facility from that of the existing use. Because of the location of this site, at a signalized intersection, we suggest that certain movements be restricted, specifically left turns exiting the site, because of limited sight distances or difficulties entering the roads because of queuing traffic stopped at the intersection. We note the island designed to prevent left turns at the exit onto Valley Forge Road. Signage and traffic islands could be incorporated into the plan to preclude these movements.
9. We also suggest that the existing use on proposed lot #2 be accessed from the convenience store parcel. This will simplify movements to and from both uses and permit a sidewalk to be constructed to the western lot line of lot 2 along its Valley Forge Road frontage.

Page: 4
 Re: Preliminary/Final Land Development - PT Phoenixville, LLC
 # Schuylkill Township – SD-01-24-17967 & LD-01-24-17966

ADMINISTRATIVE ISSUES:

10. The plan indicates that variances were granted on April 11, 2023, and December 11, 2023. Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by the Township Zoning Hearing Board, and any conditions of approval issued by the Board should be indicated on the final plan.



Detail of Sheet C-302

11. The applicant is requesting three (3) 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.
12. The Township should verify that the design and location of all proposed outdoor lighting as shown on the proposed outdoor lighting plan (Sheet #L-201) 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.
13. The applicant should consider creating some parking spaces equipped with electric vehicle charging stations, where customers could recharge their vehicles during lunch or a coffee break.

Page: 5
Re: Preliminary/Final Land Development - PT Phoenixville, LLC
Schuylkill Township – SD-01-24-17967 & LD-01-24-17966

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

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: PT Phoenixville, LLC
Bohler Engineering
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



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Executive Director

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February 23, 2024

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

Re: Preliminary/Final Subdivision and Land Development Plan- 440 Highlands Boulevard
Valley Township - SD-01-24-17974, LD 01-24-17975

Dear Ms. Rambo:

A preliminary/final subdivision and land development plan entitled "440 Highlands Boulevard", prepared by Nave Newell and dated January 19, 2024, was received by this office on January 25, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development plan for your consideration.

PROJECT SUMMARY:

Location:	North side of Highlands Boulevard, east of Fox Chase Road
Site Acreage:	8.40 acres
Lots/Units:	2 lots, 1 additional structure
Non-Res. Square Footage:	57,600 square feet
Proposed Land Use:	Industrial
New Parking Spaces:	76 spaces
Municipal Land Use Plan Designation:	Economic Development
UPI#:	38-2-393

PROPOSAL:

The applicant proposes the creation of two lots and the construction of a 57,600 square foot industrial facility and 76 parking spaces. 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 currently includes a 49,055 square foot industrial facility on proposed Lot 1.

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.

Page: 2

e: Preliminary/Final Subdivision and Land Development Plan- 440 Highlands Boulevard
 # Valley Township - SD-01-24-17974, LD 01-24-17975

COUNTY POLICY:

LANDSCAPES:

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



WATERSHEDS:

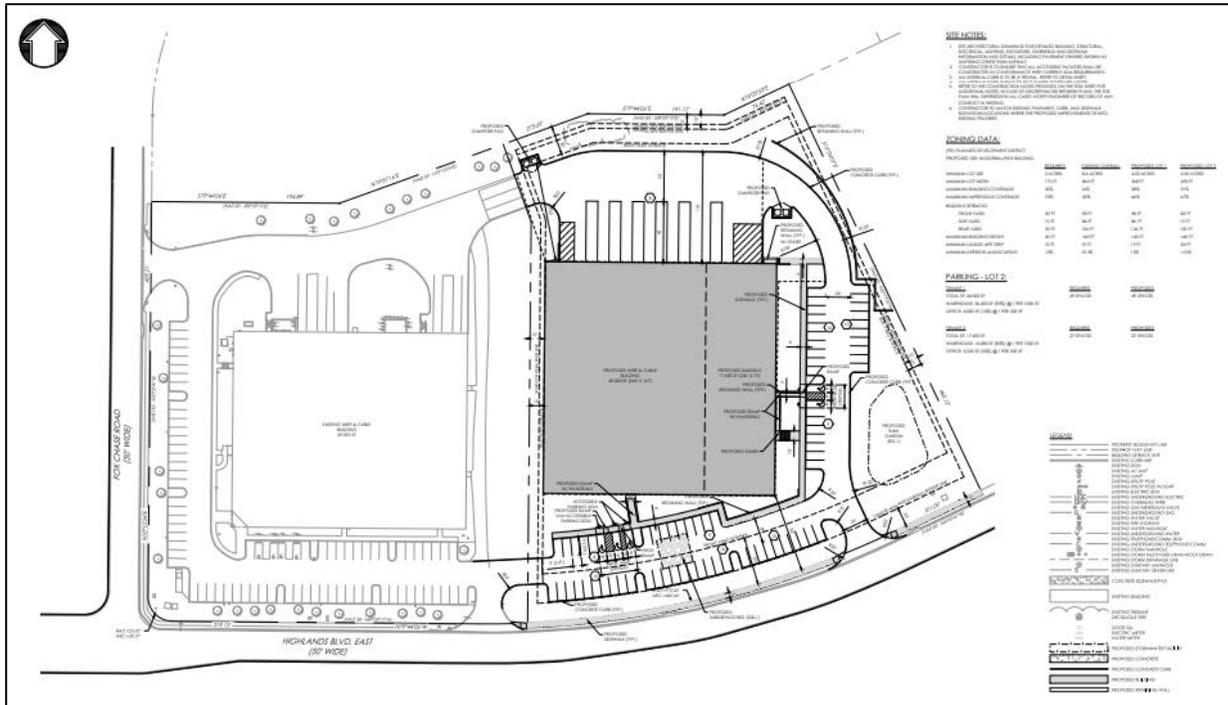
2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Brandywine Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are:
 - reduce stormwater runoff,
 - restore water quality of "impaired" 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: 3

e: Preliminary/Final Subdivision and Land Development Plan- 440 Highlands Boulevard
 # Valley Township - SD-01-24-17974, LD 01-24-17975



*Detail of 440 Highlands Boulevard
 Subdivision and Land Development Plan*

PRIMARY ISSUES:

4. As additional development is proposed in this area, we recommend that the Township work with applicants to complete the sidewalk system. Sidewalks are an essential design element for new construction in the **Suburban Landscape**. “Connect” Objective C of **Landscapes3**, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas.
5. 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.
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.
7. The plan shows 76 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.
8. The Township Engineer should review and comment on the applicant’s traffic impact study and a review of the potential impacts posed by this project.

Page: 4
 e: Preliminary/Final Subdivision and Land Development Plan- 440 Highlands Boulevard
 # Valley Township - SD-01-24-17974, LD 01-24-17975

9. 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 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/>.
10. This facility may offer opportunities for employees who own electric vehicles to charge their vehicles on-site. We recommend that the Township review the Electric Vehicles Planning eTool on the County Planning Commission's website for additional issues to consider. This eTool is available online at: <https://www.chescoplanning.org/MuniCorner/eTools/19-ev.cfm>.

More information on electric vehicle parking standards is provided in PennDOT's Electric Vehicle Supply Equipment Development Guidebook for Pennsylvania Local Governments (dated April 14, 2022), which is available online at:

<https://www.penndot.pa.gov/ProjectAndPrograms/Planning/EVs/Pages/EV-Model-Ordinance-Toolkit.aspx>.

11. The applicant should also consider providing canopies over portions of the paved areas that incorporate photovoltaic energy systems, which can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Canopies can also reduce the heat island effect of the paved areas, and electric vehicle charging stations can be incorporated into the parking areas under the canopies. Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.
12. The design of the proposed stormwater management facilities includes rain gardens. The County Planning Commission endorses the use of such innovative stormwater management practices. We support the use of raingarden seed mix to naturalize the infiltration basin area. The applicant should consider selecting seed mixes that contain the greatest percentage of native vegetation.
13. The applicant's plans indicate that subsurface infiltration practices will be utilized to manage a portion of the site's stormwater runoff. The applicant should submit the operations and management plan for the stormwater facilities to the Township, which should be reviewed by the 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.
14. 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 placed in areas that will remain easily

Page: 5
e: Preliminary/Final Subdivision and Land Development Plan- 440 Highlands Boulevard
Valley Township - SD-01-24-17974, LD 01-24-17975

accessible. These access points should be designed to allow for the occasional removal of accumulated sediment.

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Nave Newell
Eastern Highlands Partners, LLC
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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

February 26, 2024

Kim Milane-Sauro, Manager
West Caln Township
721 West Kings Highway
Coatesville, PA 19320

Re: Preliminary/Final Subdivision - Emanuel Zook Subdivision
West Caln Township - SD-01-24-17973

Dear Ms. Milane-Sauro:

A preliminary/final subdivision plan entitled "Emanuel Zook Subdivision", prepared by Impact Engineering Group, dated August 4, 2023 and revised December 18, 2023, was received by this office on February 2, 2024. 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 Beacon Light Road, east of Compass Road and Octorara Trail (State Route 10)
Site Acreage:	26.15 acres
Lots:	2 lots
Proposed Land Use:	Single Family Residential, Agricultural
Municipal Land Use Plan Designation:	Agricultural Preservation
UPI#:	28-7-22

PROPOSAL:

The applicant proposes the creation of two lots from a tract located in West Caln Township and Sadsbury Township, with a proposed single-family detached dwelling and a garage/barn as well as a personal workspace and storage area to be constructed on proposed Lot 1 in the West Caln Township portion of the site, which is within the West Caln Township Agricultural Preservation zoning district. The site is served by on-site water and sewer facilities. The tract currently contains a dwelling and associated agricultural structures on proposed Lot 2 in Sadsbury Township, which will remain. The subdivision was submitted to the Chester County Planning Commission by West Caln Township (where Lot 1 and the proposed dwelling and associated structures will be constructed).

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 subdivision plan.

Page: 2
 Re: Preliminary/Final Subdivision - Emanuel Zook Subdivision
 # West Caln Township - SD-01-24-17973

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 development is consistent with the objectives of the **Agricultural Landscape**.



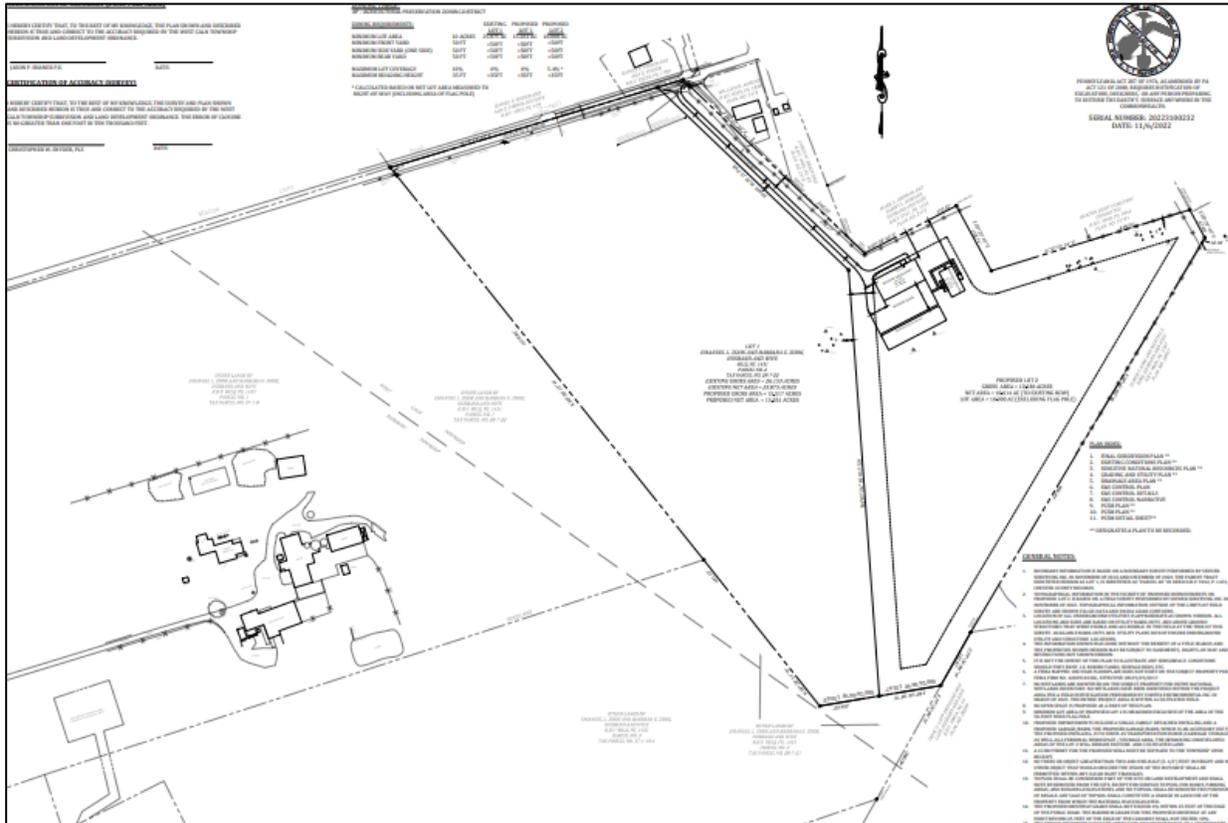
WATERSHEDS:

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

Page: 3
 Re: Preliminary/Final Subdivision - Emanuel Zook Subdivision
 # West Caln Township - SD-01-24-17973

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 Emanuel Zook Subdivision
 Preliminary/Final Subdivision Plan*

PRIMARY ISSUES:

4. GENERAL NOTE 10 on the plan indicates that the remaining undeveloped areas of lot 2 will remain pasture and cultivated land. The entire tract is within the **Agricultural Landscape** designation of [Landscapes3](#), and is within the West Caln Township Agricultural Preservation zoning district as well as in the Sadsbury Township Rural Residential zoning district. Therefore, we suggest that the applicant consider deed-restricting this tract from further non-agricultural 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: Preliminary/Final Subdivision - Emanuel Zook Subdivision
West Caln Township - SD-01-24-17973

ADMINISTRATIVE ISSUES:

5. 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>.
6. 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, the Health Department, and the municipality.

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: Emanuel L. Zook and Barbara G. Zook
Impact Engineering Group
Linda Shank, Sadsbury Township Secretary
Chester County Health Department
Chester County Parks + Preservation
Chester County Conservation District



THE COUNTY OF CHESTER



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Executive Director

PLANNING COMMISSION

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

February 27, 2024

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

Re: Preliminary/Final Subdivision - West Goshen Township Across Lands of Mark & Michelle Brubaker
West Goshen Township – SD-01-24-17981

Dear Mr. Bashore:

A Preliminary/Final Subdivision Plan entitled "West Goshen Township Across Lands of Mark & Michelle Brubaker", prepared by HRG Engineering & Related Services, and dated November 2023, was received by this office on February 6, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

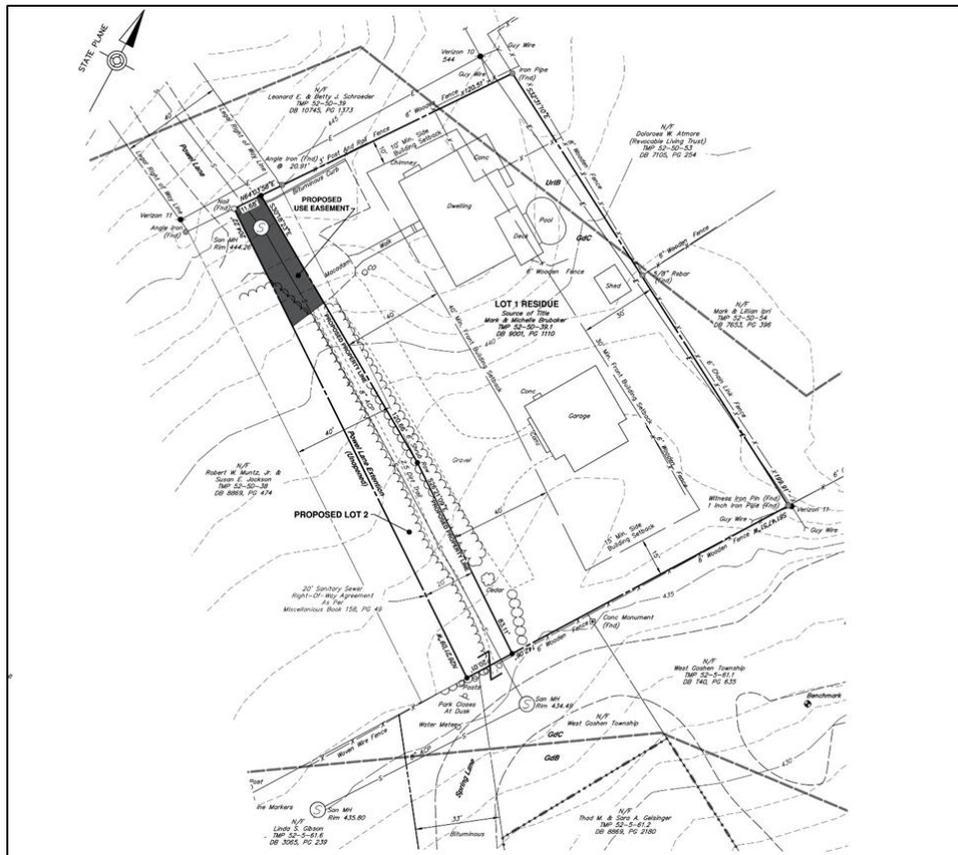
Location:	east side of Spring Lane, north of West Chester Pike
Site Acreage:	5.47
Lots/Units:	2 lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential, Utility
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Residential Infill Development; and Existing Public Park/Open Space
UPI#:	52-5-61.1-E, 52-5D-39.1

PROPOSAL:

The applicant proposes the conveyance of Lot 2, an 0.082 acre portion of UPI# 52-5D-39.1, to UPI# 52-5-61.1-E. No new sewage disposal or water supply is proposed as part of this submission. The project site is located in the R-3 Residential zoning district.

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

Page: 2
Re: Preliminary/Final Subdivision - West Goshen Township Across Lands of Mark & Michelle Brubaker
West Goshen Township – SD-01-24-17981



Site Plan Detail, Sheet 2: West Goshen Township Across Lands of Mark & Michelle Brubaker

Page: 3
Re: Preliminary/Final Subdivision - West Goshen Township Across Lands of Mark & Michelle
Brubaker
West Goshen Township – SD-01-24-17981

COUNTY POLICY:

LANDSCAPES:

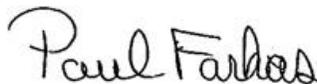
1. The project site is located within the **Suburban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. The proposed subdivision is consistent with the objectives of the **Suburban Center Landscape**.

ADMINISTRATIVE ISSUES:

2. The site plan depicts the location of a proposed use easement on Lot 2 for the benefit of Lot 1 (the remaining acreage of UPI# 52-5D-39.1). The details of this easement should be incorporated into the deeds of both lots.
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, the Assessment Office, and the municipality.

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: HRG Engineering & Related Services
Mark & Michelle Brubaker



THE COUNTY OF CHESTER



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Eric M. Roe

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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February 12, 2024

James Kinney, Interim Secretary
West Sadsbury Township
6400 North Moscow Road
Parkesburg, PA 19365

Re: Preliminary/Final Subdivision - Preliminary/Final Subdivision & Land Development Plan for
M21 Capital Development
West Sadsbury Township - SD-01-24-17971

Dear Mr. Kinney:

A preliminary/final subdivision plan entitled "Preliminary/Final Subdivision & Land Development Plan for M21 Capital Development", prepared by the Lancaster Civil Engineering Company and dated January 18, 2024, was received by this office on January 23, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	Northwest intersection of Zook Road and Zion Hill Road
Site Acreage:	27.27 acres
Lots:	2 lots
Proposed Land Use:	Single Family Residential, Agricultural
Municipal Land Use Plan Designation:	Low Density Residential
UPI#:	36-4-39

PROPOSAL:

The applicant's tract is located in West Sadsbury Township in Chester County, and in Sadsbury Township and Christiana Borough in Lancaster County. The subdivision proposes to divide the applicant's tract along the Chester/Lancaster County line. A dwelling and agricultural structures are proposed for the lot in West Sadsbury Township, which will be served by on-site water and on-site sewer facilities and is located in the West Sadsbury Township Low Density Residential zoning district. Additionally, a 11,200 square foot contractor's shop and associated parking areas are proposed for the Sadsbury Township, Lancaster County portion of the tract.

This plan was submitted to the Chester County Planning Commission by West Sadsbury Township, Chester County, and this letter includes comments only on the portion of the plan located in West Sadsbury Township.

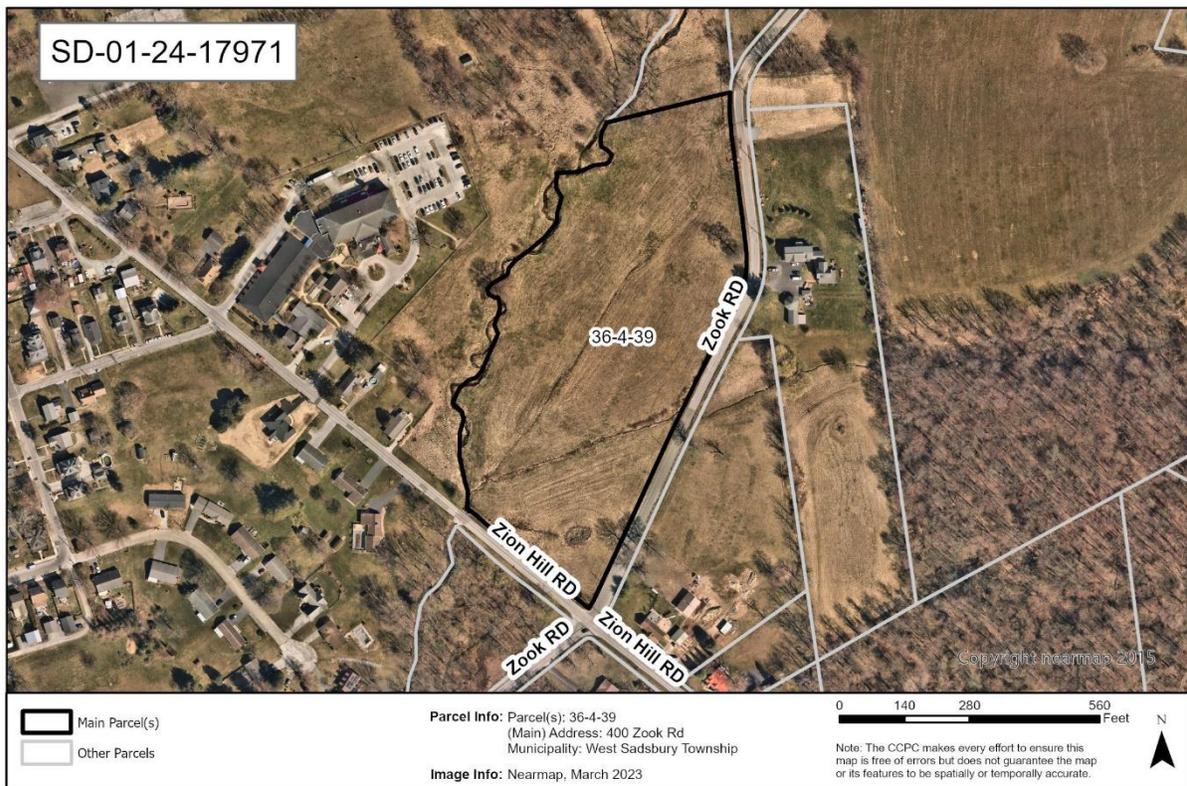
Page: 2
 Re: Preliminary/Final Subdivision - Preliminary/Final Subdivision & Land Development Plan for
 M21 Capital Development
 # West Sadsbury Township - SD-01-24-17971

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

COUNTY POLICY:

LANDSCAPES:

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



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Re: Preliminary/Final Subdivision - Preliminary/Final Subdivision & Land Development Plan for
M21 Capital Development

West Sadsbury Township - SD-01-24-17971

WATERSHEDS:

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

- restore water quality of “impaired” streams and ground water,
- reduce agricultural nonpoint source pollutants, and
- implement comprehensive stormwater management.

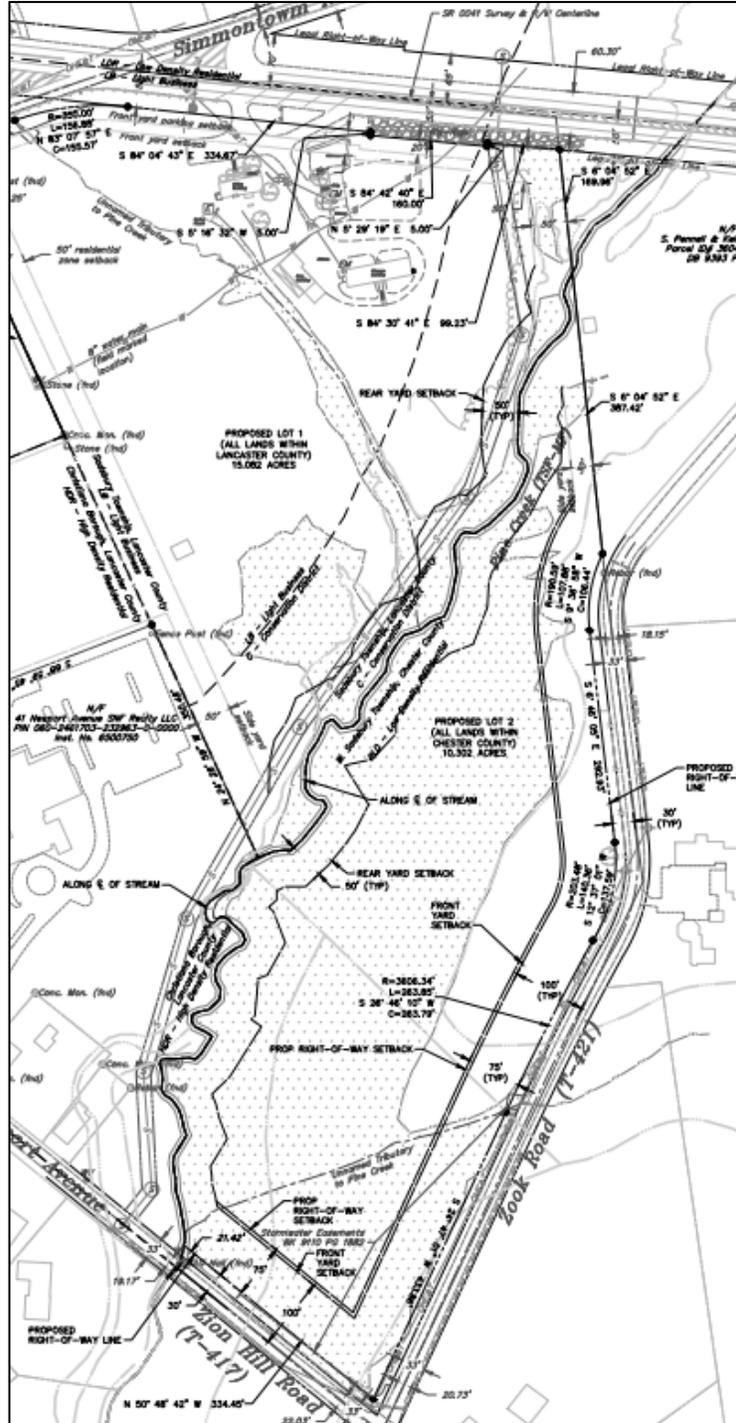
Watersheds can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

3. The West Sadsbury Township portion of the site contains extensive wetland and floodplain areas. Although it does not appear that any development activity will encroach into the floodplain or wetlands, we note that the County Planning Commission does not support development in the floodplain or wetlands, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems. The applicant should also be aware that placement of fill in wetlands is regulated by the Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977) and the Department of Environmental Protection under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management.

Therefore, we suggest that the applicant consider deed-restricting the Chester County portion of 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: Preliminary/Final Subdivision - Preliminary/Final Subdivision & Land Development Plan for
M21 Capital Development
West Sadsbury Township - SD-01-24-17971



Detail of Preliminary/Final Subdivision & Land Development Plan for M21 Capital Development Preliminary/Final Subdivision Plan

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Re: Preliminary/Final Subdivision - Preliminary/Final Subdivision & Land Development Plan for
M21 Capital Development
West Sadsbury Township - SD-01-24-17971

ADMINISTRATIVE ISSUES:

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

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 Sadsbury 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: Lancaster Civil Engineering Company
M21 Capital
Chester County Parks + Preservation
Chester County Health Department
Chester County Conservation District
Jeffery S. Priddy, Chairman, Sadsbury Township, Lancaster County, Board of Supervisors
Robin D. Coffroth, President, Christiana Borough, Lancaster County, Borough Council



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Executive Director

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

February 28, 2024

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

Re: Final Subdivision and Land Development - Bush Auto
West Whiteland Township – SD-01-24-17972 and LD-01-24-17965

Dear Mr. Weller:

A Final Subdivision and Land Development Plan entitled "Bush Auto", prepared by Howell Engineering, and dated November 8, 2023, was received by this office on January 29, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed plan for your consideration.

PROJECT SUMMARY:

Location:	southeast corner of West Lincoln Highway (SR 3070) and South Whitford Road (SR 3069)
Site Acreage:	10.49
Lots/Units:	2 existing lots; 1 proposed lot
Non-Res. Square Footage:	0
Proposed Land Use:	Commercial Retail (automobile sales)
New Parking Spaces:	131
Municipal Land Use Plan Designation:	OCR Office Commercial Retail, IBP Industrial & Business Park, and Naturally Constrained Land; and Character Area 3 – Lincoln Highway and Whitford Road Corridors Plan
UPI#:	41-5-130, 41-5-130.1

PROPOSAL:

The applicant proposes the consolidation of two existing lots into one lot, along with the construction of 131 parking spaces in coordination with the re-use of an existing 2,570 square foot autobody repair facility for automobile sales. The project site, which will be served by on-site water and public sewer, is located in the O/C Office/Commercial, and I-1 Limited Industrial zoning districts. A Transportation Impact Assessment, prepared by Traffic Planning and Design, Inc., dated August 14, 2023 and last revised November 30, 2023, was included with the plan submission. This assessment indicates that a portion of the proposed parking facilities will be utilized for new car storage associated with an existing automobile dealership (Exton Nissan) located to the east of the site.

Page: 2
 Re: Final Subdivision and Land Development - Bush Auto
 # West Whiteland Township – SD-01-24-17972 and LD-01-24-17965

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



COUNTY POLICY:

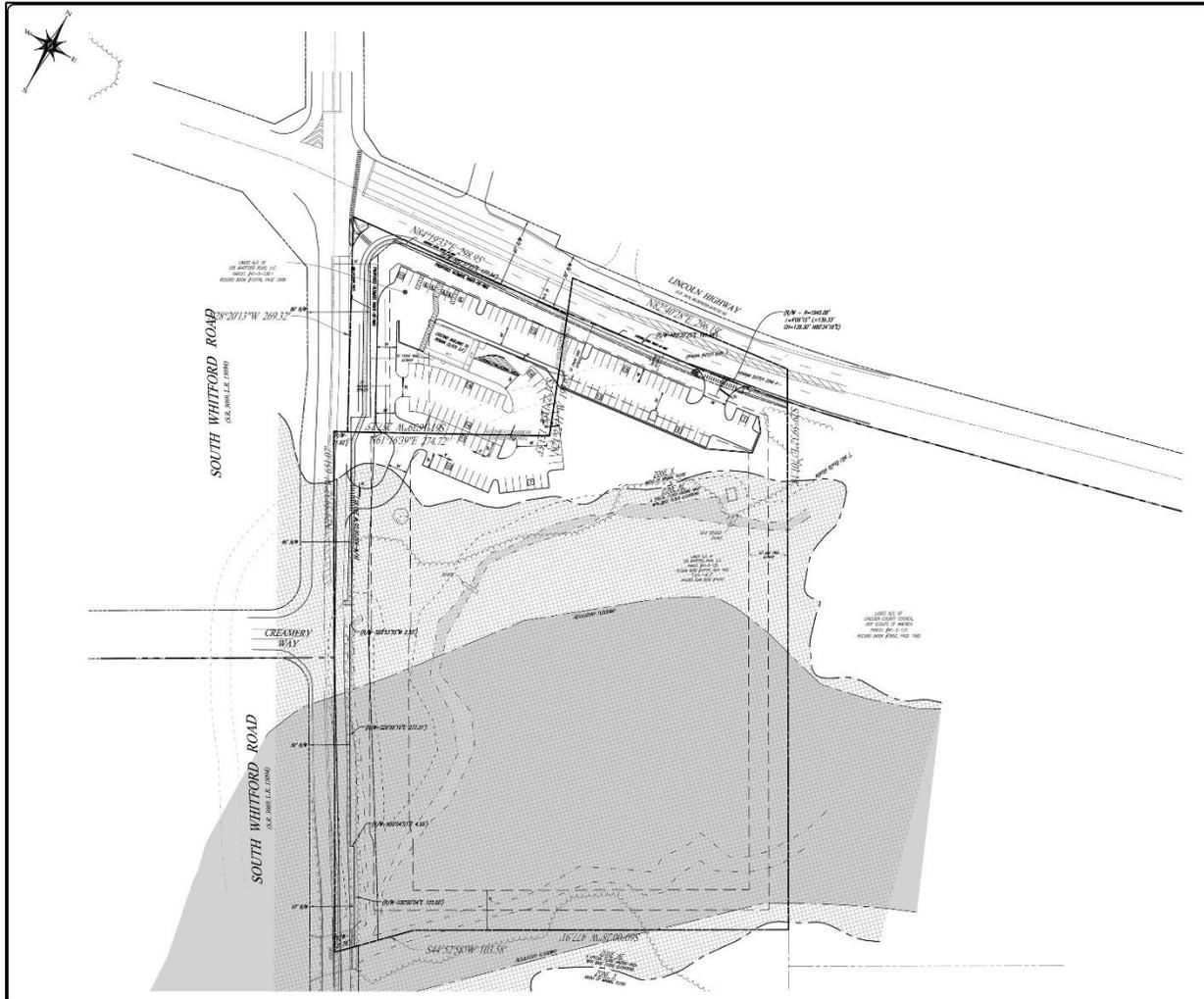
LANDSCAPES:

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

WATERSHEDS:

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

Page: 3
 Re: Final Subdivision and Land Development - Bush Auto
 # West Whiteland Township – SD-01-24-17972 and LD-01-24-17965



Site Plan Detail, Sheet 5: Final Subdivision and Land Development - Bush Auto

PRIMARY ISSUES:

Historic Preservation:

3. While the existing commercial building on UPI# 41-5-130.1 and a stone spring house on UPI# 41-5-130 will remain, the site plan indicates that all the other buildings, including the “Oaklands Farm Tenant House,” will be removed. The Township’s April 2022 Historic Resources Map and Sites Listing document indicates that UPI# 41-5-130 contains three historic resources, which include the stone spring house (Township Site #110.03), and the Oaklands Tenant House (Township Site #110.01). We note that the Township’s Historic Designation for the Oaklands Farm Tenant House is “Class 2 – Historical Architectural Significance.”

The Township should reserve granting final plan approval until the proposal has been reviewed by the Township’s Historical Commission. The applicant and Township should mitigate any negative impacts on the integrity of the stone spring house, and there should be preservation and adaptive reuse of the Oaklands Farm Tenant House, which could occur with the removal of less than 10 parking spaces near the site. “Appreciate” Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional

Page: 4
Re: Final Subdivision and Land Development - Bush Auto
West Whiteland Township – SD-01-24-17972 and LD-01-24-17965

information on this issue is available online at:
www.chescoplanning.org/Landscapes3/1c-Appreciate.cfm.

Access and Circulation:

4. We endorse the installation of sidewalks along the West Lincoln Highway. Sidewalks are an essential design element for new construction in the **Suburban Center Landscape**. Additionally, the Township’s 2019 Official Map, and 2019 Bicycle and Pedestrian Connections Map, both identify that sidewalks should be provided along this section of the West Lincoln Highway.
5. The site plan indicates that the proposed sidewalk along South Whitford Road will end at its intersection with Creamery Road. While we acknowledge the environmental constraints of the southern portion of the project site, we suggest that the applicant and Township investigate the feasibility of providing pedestrian access along South Whitford Road to the adjoining parcel to the south, particularly as part of any future roadway improvements envisioned for this section of South Whitford Road (we note the Official Map identifies this section of South Whitford Road for roadway improvements). Consideration should also be provided that a multi-use trail, rather than just a sidewalk, be provided along South Whitford Road, for walkability and biking.
6. The site plan and the Transportation Impact Assessment both indicate that the driveway entrance on the West Lincoln Highway will be a right-in/right-out/left-in driveway. We recommend that the applicant and Township consider changing this entrance to right-in/right-out only.
7. The site-related recommendations identified in the Transportation Impact Assessment include optimizing the traffic signal timings at the Lincoln Highway/Whitford Road intersection, along with providing a pedestrian crosswalk and associated ADA ramps on the eastern leg of this intersection. The Township engineer and PennDOT should both review the findings of this study. We note the Township’s Bicycle and Pedestrian Connections Map identifies that crosswalks, and pedestrian signals, be provided at this intersection.
8. The site plan depicts proposed ultimate rights-of-way on both the West Lincoln Highway and South Whitford Road. We recommend that the applicant and the Township contact PennDOT to determine the appropriate rights-of-way to be reserved for these roadway sections. We suggest that these areas be identified as a dedicated right-of-way, and be offered for dedication to the appropriate agency.

Natural Features Protection:

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. If development or earth disturbance is going to encroach upon existing woodlands, the removal of trees should be limited to the minimum area needed for the building(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.

Page: 5
 Re: Final Subdivision and Land Development - Bush Auto
 # West Whiteland Township – SD-01-24-17972 and LD-01-24-17965

10. The site is underlain by carbonate geology in which the presence or potential may exist for formation and/or expansion of solution channels, sinkholes, and other karst features. These features can present risk of collapse and groundwater contamination that often can be overcome and avoided with careful stormwater management design. The location, type, and design of stormwater facilities and best management practices (BMPs) should be based on a site evaluation conducted by a qualified licensed professional that ascertains the conditions relevant to formation of karst features, and the PA BMP Manual or other design guidance acceptable to the Municipal Engineer.
11. The site contains land within the 100 year flood plain. Although it does not appear that any development activity will encroach into the floodplain, we note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems.
12. The site contains delineated wetlands. Although it does not appear that any development activity will encroach into the delineated wetland area, the applicant should be aware that placement of fill in wetlands is regulated by the Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977) and the Department of Environmental Protection under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management.

Design Issues:

13. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 16) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

ADMINISTRATIVE ISSUES:

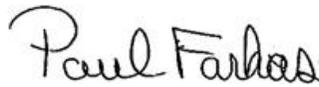
14. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
15. The Waivers Requested note on Sheet 1 indicates that the applicant is requesting a waiver from riparian buffer area (RBA) requirements set forth in Section 270-15.T 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.
16. 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.

Page: 6
Re: Final Subdivision and Land Development - Bush Auto
West Whiteland Township – SD-01-24-17972 and LD-01-24-17965

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

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Bush Auto Group
Exton Nissan
Howell Engineering
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District

Proposed Plan and Ordinance Reviews



ORDINANCE PROPOSALS

2/1/2024 to 2/29/2024

The staff reviewed proposals for:

	Total
Comprehensive Plans	2
Subdivision and Land Development Ordinance (SLDO) Amendments	2
Zoning Ordinance Amendments	7
TOTAL REVIEWS	11

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Brandywine Township	SA-01-24-17954	2/8/2024	Proposed - SLDO Amendment Amendments to trail standards	Consistent
East Caln Township	CP-01-24-17950	2/9/2024	Proposed - Comprehensive Plan Comprehensive Plan Update	Consistent
Honey Brook Borough	ZA-01-24-17980	2/22/2024	Proposed - Zoning Ordinance Amendment Posting of financial security for stormwater management facilities	Not Relevant
Oxford Borough	CP-12-23-17946	2/1/2024	Proposed - Comprehensive Plan Oxford Borough has submitted the Hearing Draft of the 2024 Oxford Borough Comprehensive Plan.	Consistent
Phoenixville Borough	ZA-02-24-17997	2/27/2024	Proposed - Zoning Ordinance Amendment The proposed zoning ordinance amendment adds a definition for "Skill Games Use" to Section 27-202, permits the use by Cond. Use in the CD Corridor Development zoning district and adds Specific Conditional Use Standards to Section 27-301.2A(2), which prohibit operation of the Use on Sundays and between 11 pm and 7 am on the other days of the week and prohibits people less than 18 years of age participating in Skill Games and/or being in a Skill Games establishment.	Not Relevant

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Wallace Township	ZA-01-24-17979	2/23/2024	Proposed - Zoning Ordinance Amendment Definition of building height, imposing a fire/EMS impact fee.	Consistent
West Bradford Township	ZA-01-24-17960	2/21/2024	Proposed - Zoning Ordinance Amendment amend the definition of design review committee (DRC) and to add a definition for primary facade; Section 450-45.A to clarify applicability of the TND-2 district provisions; Section 450-48.B(8) to amend the design guideline for the width of the primary facade of a building in the TND-2 district; Section 450-52 related to the procedures for review of development in the TND-2 district; to revise Section 450-48.A-5 of the Manual of General Design Guidelines to update the definition of primary facade; and to delete Section 450-48.A.27.d of the Manual of General Design Guidelines	Consistent
West Goshen Township	SA-01-24-17978	2/22/2024	Proposed - SLDO Amendment The Township proposes to add regulations for electric vehicle parking to Article V - Development and Design Standards of the Township SLDO. Definitions related to electric vehicles and electric vehicle charging stations will be added to Section 72-6.	Consistent
West Goshen Township	ZA-01-24-17976	2/23/2024	Proposed - Zoning Ordinance Amendment The Township proposes to add "motorcycle sales and sale of related merchandise and the operation of a repair shop for the motorcycles..." to the list of uses permitted by conditional use in the I-2 Light Industrial District. Off-street parking requirements are also provided.	Consistent
West Goshen Township	ZA-01-24-17977	2/23/2024	Proposed - Zoning Ordinance Amendment The Township proposes to amend the standards for maximum building height for new buildings, along with the maximum number of permitted guest rooms, for an historic inn, which is permitted by conditional use in the R-3B Flexible Design Conservation District Zone C.	Consistent
Westtown Township	ZA-01-24-17963	2/7/2024	Proposed - Zoning Ordinance Amendment The Township proposes various amendments to Article XVII, Off-Street Parking and Loading, of its Zoning Ordinance.	Consistent

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 9

TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 9

Ordinance Review Letters



THE COUNTY OF CHESTER



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February 7, 2024

Luke Reven, Township Manager
 East Brandywine Township
 1214 Horseshoe Pike
 Downingtown, PA 19335

Re: Subdivision and Land Development Ordinance Amendment – Trail Standards
 # East Brandywine Township - SA-01-24-17954

Dear Mr. Reven:

The Chester County Planning Commission has reviewed the proposed East Brandywine 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 January 8, 2024. We offer the following comments to assist in your review of the proposed Subdivision and Land Development Ordinance amendment.

DESCRIPTION:

1. East Brandywine Township proposes to revise its Subdivision and Land Development Ordinance regarding trail construction standards. The revisions are included in a submission to the Chester County Planning Commission dated October 26, 2023.
 - A. Alternative trail surface trail cross sections are included;
 - B. Construction specifications for alternative surfaces are included, and
 - C. Examples of alternative surfaces (in addition to typical trail surfaces) are included in an appendix.

COMMENTS:

2. The amendment permits the Board of Supervisors, following consideration of a recommendation by the Township Engineer, to authorize the use of alternative surfacing materials and construction specifications. Alternative materials can include crushed stone compacted with fine particles, "Soilcement", stone chips, resin-based stabilizer as a flexible surface in sensitive areas, sand or stone dust, mown grass or boardwalk, porous paving and wood chips (as the least preferred alternative). These alternative materials can be used in areas of frequent flooding, waterlogged soils, and riparian corridors.
3. The amendment can increase trail design flexibility to best match the levels of anticipated trail usage while maintaining environmental protections.
4. The Township should ensure that the reference to "Soilcement" does not involve a trademarked material. "Cement-modified soils" may be a better generic term for this material.

Page: 2
Re: Subdivision and Land Development Ordinance Amendment – Trail Standards
East Brandywine Township - SA-01-24-17954

5. When wood chips are used in trails (as the least preferred alternative), the Township should ensure that a program of periodic inspection and replacement of the wood chips is established.

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner



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February 9, 2024

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

Re: Comprehensive Plan Update
East Caln Township - CP-01-24-17950

Dear Ms. Kelly:

The Chester County Planning Commission has reviewed the proposed East Caln Township Comprehensive Plan update 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 January 3, 2024. We offer the following comments to assist in your review of the proposed Comprehensive Plan update.

DESCRIPTION:

1. Funding was provided by East Caln Township and through the Chester County Vision Partnership Program, sponsored by the Chester County Board of Commissioners. This Plan has been prepared in conjunction with the principles of the Chester County's Comprehensive Plan's policies in *Landscapes3*, as a means of achieving greater consistency between local and county planning programs.

LANDSCAPES:

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

The areas of the Township adjacent to Downingtown Borough are located within the **Urban Landscape**. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems.

Page: 2
 Re: Comprehensive Plan Update
 # East Caln Township - CP-01-24-17950

Relatively-small areas within the south and the northwest portions of the Township are located within the **Rural Landscape**. This landscape often evolves from a village at an historic crossroads that has expanded over time. 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 East Caln Township Comprehensive Plan update is consistent with the objectives of the **Suburban, Urban and Rural Landscapes**.

The Township Comprehensive Plan update also includes “**Key Issues and Opportunities**”, which provide overviews of the major strengths on which to build East Caln’s future development, and which are consistent with [Landscapes3](#) policies:

East Caln Township Comprehensive Plan’s “Key Issues and Opportunities”:

Community Mobility Connections. This **Key Issue** is consistent with the following *Landscapes3* recommendations:

- Connect Recommendation 1: Advance implementation of transportation improvements.
- Connect Recommendation 2: Advance multimodal transportation.
- Connect Recommendation 7: Create a countywide interconnected trail network.

Natural and Environmental Resources. This **Key Issue** is consistent with the following *Landscapes3* recommendation:

- Protect Recommendation 1: Promote benefits of natural resource protection.

Parks and Recreation. This **Key Issue** is consistent with the following *Landscapes3* recommendation:

- Live recommendation 10: Enhance and expand recreational opportunities.

Commercial and Economic Development. This **Key Issue** is consistent with the following *Landscapes3* recommendations:

- Prosper Recommendation 6: Create and grow businesses.
- Prosper Recommendation 8: Ensure economic development strategies remain responsive.

Township Services and Facilities. This **Key Issue** is consistent with the following *Landscapes3* recommendations:

- How We Live Recommendation 8: Provide exemplary emergency services.
- How We Live Recommendation 9: Support emergency service responders.

Future Land Use. This **Key Issue** is consistent with the following *Landscapes3* recommendation:

- Live Goal: Nurture diverse and well-rounded communities with a balance of residential opportunities and convenient access to community facilities, services, and amenities.

COMMENTS:

3. The Comprehensive Plan update is well-organized, with informative illustrations and supporting captions. The appendices at the end of the document include background and supplemental information, context, a summary of the public survey results, and a compilation of maps, and are easy to access while allowing the Plan’s Goals, Objectives, Recommendations, and actions to be clearly presented.

Page: 3
Re: Comprehensive Plan Update
East Caln Township - CP-01-24-17950

4. To assist in the Plan's implementation, we recommend that all members of the East Caln Township Board of Supervisors, the Township Planning Commission, and Zoning Hearing Board, be provided with official copies after adoption.
5. The Township may wish to consider creating a separate checklist of all the Plan's **Recommendations** and **Actions** to be distributed to all Township Boards and Commissions. This checklist should then be routinely consulted by the Township's Boards and Commissions as they review any matter that may relate to the Plan. This continuous review can help implement the Plan's policies.

RECOMMENDATION: The County Planning Commission commends East Caln Township on updating their Comprehensive Plan. The County Planning Commission supports the adoption of the Comprehensive Plan update.

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Chris Patriarca, CCPC



THE COUNTY OF CHESTER



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February 22, 2024

Janis A. Rambo, Secretary
Honey Brook Borough
PO Box 249
Honey Brook, PA 19344

Re: Zoning Ordinance Amendment – Financial Security for Stormwater Management Facilities
Honey Brook Borough - ZA-01-24-17980

Dear Ms. Rambo:

The Chester County Planning Commission has reviewed the proposed Honey Brook Borough Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The Borough also submitted proposed amendment to Part 1 GENERAL PROVISIONS of the Code of Honey Brook Borough, which is not subject to review by the County Planning Commission under the provisions of the Pennsylvania Municipalities Planning Code. The referral for review was received by this office on January 26, 2024. We offer the following comments to assist in your review of the proposed Borough Zoning Ordinance amendment.

DESCRIPTION:

1. Honey Brook Borough proposes to amend **Section 23-110. Financial Security** in Part 1 GENERAL PROVISIONS of the Code of Honey Brook Borough regarding the posting of financial security to the Borough for stormwater management facilities "...in conjunction with SWM Site Plan approval *if no subdivision/land development plan is required.*" (Emphasis added). This part of the Borough's submission is not subject to review by the County Planning Commission under the provisions of the Pennsylvania Municipalities Planning Code, and we have no official comments on this part of the amendment.
2. A second part of the submission revises **Section 27-1307. Issuance of Use and Occupancy Permit** of the Honey Brook Borough Zoning Ordinance. This Section permits the Zoning Officer to issue a temporary use and occupancy permit to enable partial occupancy of a building pending completion of construction, subject to conditions. The amendment to **Subsection 27-1307.D.** of this Section will require the Zoning Officer to "...include the posting of financial security for any unfinished stormwater management improvements required to be made pursuant to applicable ordinances or regulations, or pursuant to an approved SWM Site Plan..." as a required condition of issuing the temporary use and occupancy permit.

Page: 2
Re: Zoning Ordinance Amendment – Financial Security for Stormwater Management Facilities
Honey Brook Borough - ZA-01-24-17980

COMMENT:

3. When the proposed amendment to **Subsection 27-1307.D.** of the Zoning Ordinance is considered in conjunction with the proposed amendment to **Section 23-110. Financial Security** in Part 1 GENERAL PROVISIONS of the Code of Honey Brook Borough, it appears that the proposed Zoning Ordinance amendment may authorize the Borough (through the Borough Zoning Officer) to require the issuance of financial security for stormwater management facilities when no subdivision or land development plan is required (see the emphasized reference in Comment 1 above). Section 509 of the Pennsylvania Municipalities Planning Code includes provisions for the deposit of financial security to cover the costs of completing stormwater management facilities, among other elements, but these provisions are within the context of a subdivision or land development plan. The Township Solicitor should verify that the proposed amendments do not indirectly exceed the limits imposed in Section 509 of the Pennsylvania Municipalities Planning Code by allowing the Zoning Officer to take an action that not specifically authorized in the Municipalities Planning Code.

RECOMMENDATION: Honey Brook Borough should act on this amendment according to the recommendations of the Borough Solicitor.

We request an official copy of the decision made by Honey Brook Borough, 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



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February 1, 2024

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

Re: Comprehensive Plan Update
 Act 247 Review Number - CP-12-23-17946

Dear Ms. Garcia-Allen:

The Chester County Planning Commission has reviewed the proposed Comprehensive Plan as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 301.3. The referral for review was received by this office on December 21, 2023. We offer the following comments to assist in your review of the proposed Comprehensive Plan.

DESCRIPTION:

- Over the last several years Borough staff, stakeholders, residents and County Planners have been meeting to craft the Oxford Borough Comprehensive Plan, which is now approaching adoption. The Borough has organized the Comprehensive Plan into six chapters. They are: 1. Community Amenities, Resources and Community Interaction, 2. Circulation, Connectivity, and Safety, 3. Economic Vitality and Community Revitalization, 4. Land Use, Housing, and Community Character, 5. Borough Services and Infrastructure, and 6. Action Plan. The plan also contains four Appendices that provide background information and include: a Community Profile, Checklist of Revitalization Elements, Public Participation and a Glossary of Terms and Acronyms used in the plan.

LANDSCAPES:

- Oxford 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. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems. The proposed Oxford Borough Comprehensive Plan is consistent with **Landscapes3**.

Page: 2
Re: Comprehensive Plan Update
Oxford Borough - CP-12-23-17946

COMMENTS:

3. We commend the Borough for compiling a document that thoroughly and concisely identifies issues that are key to the continued improvement and revitalization of Oxford Borough. The plan includes a close analysis of the causes and effects felt in the community, then suggests courses of action to resolve, alleviate and/or offset the issues. The text is well-organized and it is accompanied by graphics and photographs that illustrate the topics being discussed. This document should serve the Borough admirably for the coming decade.
4. To assist in the Plan's implementation, we recommend that all members of Borough Council, the Borough Planning Commission and Zoning Hearing Board, be provided with official copies after adoption.

RECOMMENDATION: The County Planning Commission commends the Borough on updating their Comprehensive Plan and supports adoption of the plan.

We request an official copy of the decision made by Borough Council, 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,



Glenn Bentley
Senior Review Planner

cc: Mark Gallant, Chester County Planning Commission



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February 27, 2024

Dave Boelker, Director of Planning and Code Enforcement
Phoenixville Borough
351 Bridge Street
Phoenixville, PA 19460

Re: Zoning Ordinance Amendment – Skill Games Use
Phoenixville Borough - ZA-02-24-17997

Dear Mr. Boelker:

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 January 2, 2024. 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. Adding a definition of “Skill Games Use” to Section 27-202 Definitions.
 - B. The Skill Games Use is added to the table of uses permitted by conditional use and it would be permitted in the CD – Corridor Development zoning district; and
 - C. Additional Conditional Use Standards for Specific Uses in Section 27-301.2A(2)(h) include:
 - (1) Prohibiting the operation of Skill Game Uses on Sundays and prohibiting the hours of operation of the Use between 11:00 pm and 7:00 am on the other days of the week.
 - (2) Participants in Skill Games have to be at least 18 years old, also persons under 18 years of age are prohibited entering a Skill Games establishment.

BACKGROUND:

2. Skill Games are an off-shoot of the modern gambling slot machine, but they designed to skirt local gambling regulations by introducing a “skill” component to the game scenario. The player inserts their money (in a variety of forms) and plays for the chance to win, returning more money than was initially invested. In recent years Skill Games have proliferated across the Commonwealth. Since they were introduced, it is estimated that between 50,000 and 80,000 machines are in use in Pennsylvania. The machines are being used in small businesses, clubs, lodges, fire houses and similar establishments. While Skill Games can generate additional income for small businesses, they have also been reported to create problems associated with crime, nuisance and issues of gambling addiction. A recent Commonwealth Court Decision (November 2023) found that Skill Game machines are not illegal. Currently in the state legislature there are bills to ban and

Page: 2
Re: Zoning Ordinance Amendment – Skill Games Use
Phoenixville Borough - ZA-02-24-17997

alternately, to regulate and tax Skill Games. Local lawmakers across the state are also reviewing the same wide range of options in response to the growth of Skill Game industry.

COMMENTS:

3. It is our understanding that the Borough intends to regulate Skill Game Parlors as a principle use, where the sole use of the property is Skill Games, rather than small commercial uses that have a couple of machines. If this is the case, the proposed Definition should be revised to clarify that intent.
The Borough may also wish to consider regulating Skill Games as an accessory use permitted by conditional use within specific uses in the CD district, such as a Tavern/Bar. If regulated by conditional use, additional requirements could be established such as the maximum number of machines permitted within each establishment. Another option could be to only allow it as an accessory use versus a stand-alone use. Any of these options should be considered upon additional guidance and input from the Borough's Solicitor.
4. The proposed use has the potential to become a nuisance, the ordinance amendment addresses some of the potential issues and locates the use away from residential areas to a corridor that has good access should issues arise. The proposed language is appropriate.

RECOMMENDATION: The Borough should consider the comments in this letter and any additional guidance from the Borough Solicitor 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



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February 23, 2024

Betty Randzin, Secretary
Wallace Township
PO Box 670
Glenmoore, PA 19343

Re: Zoning Ordinance Amendment - Definition of Building Height, Imposing a Fire/Emergency
Medical Services Impact Fee
Wallace Township - ZA-01-24-17979

Dear Ms. Randzin:

The Chester County Planning Commission has reviewed the proposed Wallace Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on January 26, 2024. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

DESCRIPTION:

1. Wallace Township proposes the following amendments to its Zoning Ordinance:
 - A. The definition of BUILDING HEIGHT is revised;
 - B. Section 1811 (Fees) is amended to incorporate a Fire and EMS Impact fee in the amount of \$500.00 (per dwelling unit or new commercial use/unit).

COMMENTS:

2. The revised definition of BUILDING HEIGHT is clear and adequately descriptive.
3. Section 1811 of the Zoning Ordinance is to be amended to incorporate the following: "Among other fees, each building permit for a new dwelling unit or new commercial use (or unit thereof) shall be accompanied by a Fire and EMS Impact fee in the amount of \$500.00 (per dwelling unit or new commercial use/unit). The Pennsylvania Municipalities Planning Code allows municipalities to impose only two types of fees: offsite public transportation capital improvement fees under the provisions of Article V-A, and recreation fees (upon agreement with the applicant or developer) under the provisions of Section 503(11). We recommend that the Township place the Fire and EMS Impact fee in another part of the municipal code, where such fees are specifically authorized, instead of placing these fees in the Zoning Ordinance. The Township Solicitor should advise the Township on this matter.
4. Comments 5, 6 and 7 in this letter will become generally irrelevant if the Township relocates the proposed Fire and EMS Impact fees to another part of the Township Code. However, these comments are included to suggest some clarifying language.

Page: 2
Re: Zoning Ordinance Amendment - Definition of Building Height, Imposing a Fire/Emergency
Medical Services Impact Fee
Wallace Township - ZA-01-24-17979

5. The phrase “from time to time” appears twice in the same sentence in the proposed amendment.
6. The proposed amendment to Section 1811 references “other fees” but should also identify the Township’s fee schedule to which the “other fees” phrase applies. Also, the proposed amendment should clarify whether the current Section 1811 will be completely replaced by this amendment, or will the new language be added to the existing Section 1811.
7. Finally, we suggest that the phrase, “...or new commercial use (or unit thereof)...” should be clarified to specify whether the fee would apply to a change of a particular type of commercial use in an existing structure, or only to a completely-new commercial use in a new structure.

RECOMMENDATION: Wallace 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 Wallace 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



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February 7, 2024

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

Re: Zoning Ordinance Amendment - Off-Street Parking and Loading
 # Westtown Township – ZA-01-24-17963

Dear Mr. Altshul:

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 January 17, 2024. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes the following amendments to Article XVII, Off-Street Parking and Loading, of its Zoning Ordinance:
 - A. Amend the parking space size standards set forth in Section 170-1702.A(3);
 - B. Amend the handicapped parking requirements in Section 170-1704.A;
 - C. Update the section reference provided at the end of Section 170-1705.B(1);
 - D. Correct a typographical error in Section 170-1705.B(6)(b);
 - E. Update the section reference provided at the end of Section 170-1705.B(8);
 - F. Amend the shared parking standards in Section 170-1706;
 - G. Amend the parking reserve area standards in Section 170-1707, including amending the introductory language to state that the number of parking spaces to be constructed may be up to 30% less than the number required, only when the following conditions are met;
 - H. Amend the parking standards for single-family residential dwellings set forth in Section 170-1708.C, by adding that they shall also comply with the location requirements set forth in Section 170-1701.D;
 - I. Amend the shopping center parking standards set forth in Section 170-1709.A; and
 - J. Add a new subsection C to Section 170-1709, that would allow the number of parking spaces for an existing shopping center to be reduced to 3.5 for each 1,000 square feet of gross leasable area, following review and approval of a parking study in accordance with the standards in this section.
2. It is our understanding that the proposed shopping center parking standards in Section 170-1709.C would accommodate the construction of a bank building with drive-through facilities in the Marketplace at Westtown Shopping Center located on the south side of West Chester Pike east of Manley Road, along with others that meet the requirements of the proposed ordinance language. The County Planning Commission supports the reduction in the required number of parking spaces and the concept of shared parking in appropriate situations to reduce impervious surfaces and reduce stormwater runoff.

Page: 2
 Re: Zoning Ordinance Amendment - Off-Street Parking and Loading
 # Westtown Township - ZA-01-24-17963

It is also our understanding that the applicant has submitted a sketch plan to the Township for this development in accordance with the proposed parking standards. While not required by Act 247, the Pennsylvania Municipalities Planning Code, this sketch plan submission has not been submitted for our review. We note that the County Planning Commission offers reviews of sketch plans at no cost to the applicant or municipality.

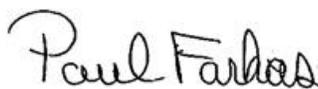
COMMENTS:

3. We suggest that the shared parking standards set forth in Section 170-1706.A should also require that the applicant address the maintenance responsibilities, lighting, and snow removal of shared parking areas, particularly for those areas where more than one property owner may be involved.
4. While proposed Section 170-1709.C provides for the reduction of parking spaces for an existing shopping center, Section 9 of the draft Ordinance proposes to increase the minimum number of parking spaces required for a shopping center provided in Section 170-1709.A from 4.5 parking spaces for each 1,000 square feet of gross leasable area, or fraction thereof, to 5 spaces. The Township should provide their rationale for this proposed increase at this time.
5. For clarity purposes, the Township should clearly identify in Section 170-1709.C(1) what would trigger the review and approval of a parking study required for a reduction in the number of parking spaces for an existing shopping center.
6. Additional information on parking facility policy and design issues, including links to reference materials, is provided in the following documents available on the County Planning Commission website:
 - Parking Facilities: Policy Planning eTool - <https://www.chescoplanning.org/MuniCorner/Tools/ParkingPolicy.cfm>.
 - Parking Facilities: Design Planning eTool - <https://www.chescoplanning.org/MuniCorner/Tools/ParkingDesign.cfm>.
 - Parking Design Element, Multimodal Circulation Handbook (2016 Update) - <https://www.chescoplanning.org/MuniCorner/MultiModal/14-Parking.cfm>.

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

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

Sincerely,



Paul Farkas
 Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
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February 21, 2024

Joseph Antonelli, Director of Planning and Zoning
 West Bradford Township
 1385 Campus Drive
 Downingtown, PA 19335

Re: Zoning Ordinance Amendment - Design Review Committee, TND-2 Design Guidelines and Provisions, Manual of General Design Guidelines
 # West Bradford Township - ZA-1-24-17960

Dear Mr. Antonelli:

The Chester County Planning Commission has reviewed the proposed West Bradford Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on January 10, 2024. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

DESCRIPTION:

1. West Bradford Township proposes the following amendments to its Zoning Ordinance:
 - A. Amending the definition of Design Review Committee (DRC);
 - B. Adding a definition for Primary Façade;
 - C. Clarification of the applicability of the Traditional Neighborhood Development (TND-2) District provisions;
 - D. Amending the design guidelines regarding the width of the primary façade of a building in the TND-2 District;
 - E. Revision to the procedures for review of development in the TND-2 District;
 - F. Revision to a section of the Manual of General Design Guidelines to reflect the updated definition of Primary Façade;
 - G. Deletion of a portion of the Manual of General Design Guidelines for consistency with the other parts of the amendment, and
 - H. The inclusion of an attachment to address a simplified review process in the TND-2 District.

BACKGROUND:

2. The Chester County Planning Commission reviewed an earlier version of this amendment, and our comments were forwarded to the Township in a letter dated November 16, 2023 (refer to CCPC # ZA-10-23-17894). The Township addressed our comments on that previous review in this current submission.

Page: 2

Re: Zoning Ordinance Amendment - Design Review Committee, TND-2 Design Guidelines and Provisions, Manual of General Design Guidelines
West Bradford Township - ZA-1-24-17960

3. In addition to the revisions noted above, this submittal includes a new table titled “Attachment 1A TND-2 District Summary of Design & Approvals Process – Simplified Approach”. This new addition is expected to clarify and simplify the approvals process in the TND-2 District. We have no further comments on the proposed amendment.

RECOMMENDATION: The Chester County Planning Commission supports the adoption of the West Bradford Township Zoning Ordinance amendment.

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

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

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

February 22, 2024

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

Re: Subdivision and Land Development Ordinance Amendment - Electric Vehicles and Electric Vehicle Charging Stations
West Goshen Township – SA-01-24-17978

Dear Mr. Bashore:

The Chester County Planning Commission has reviewed the proposed Subdivision and Land Development Ordinance (SLDO) 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 January 25, 2024. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. West Goshen Township proposes the following amendments to its SLDO:
 - A. Add definitions for the following terms to Section 72-6: Electric Vehicle (EV); Electric Vehicle Charging Levels; Electric Vehicle Readiness Levels; Electric Vehicle Charging Station (EVCS); and Electric Vehicle Parking Space (EVPS); and
 - B. Add Vehicular Parking standards to Article V - Development and Design Standards. Electrical vehicle capability requirements, electric vehicle charging station installation requirements, and electric vehicle charging station and site standards, are provided.

COMMENTS:

2. We endorse the Township's efforts towards incorporating electric vehicle charging station and site standards into the Township Code. Electric vehicles help reduce carbon emissions, improve air quality, and promote energy efficiency. Additionally, local regulations that promote the provision of electric charging stations can advance the use and practicality of electric vehicles, which is consistent with the objective set forth in *Landscapes3*, the 2018 County Comprehensive Plan, to support a resilient and clean energy network (page 131). This initiative also supports the greenhouse gas reduction goals of the 2021 Chester County Climate Action Plan.
3. We recommend that the Township review the Electric Vehicles Planning eTool on the County Planning Commission's website for additional issues to consider prior to finalizing the proposed ordinance language. This eTool, which includes links to model ordinance language, is available online at: <https://www.chescoplanning.org/MuniCorner/eTools/19-ev.cfm>.

Page: 2
Re: Subdivision and Land Development Ordinance Amendment - Electric Vehicles and Electric Vehicle Charging Stations
West Goshen Township – SA-01-24-17978

Additional information on electric vehicle parking standards, including a model ordinance, is provided in PennDOT's Electric Vehicle Supply Equipment Development Guidebook for Pennsylvania Local Governments (dated April 14, 2022), which is available online at: <https://www.penndot.pa.gov/ProjectAndPrograms/Planning/EVs/Pages/EV-Model-Ordinance-Toolkit.aspx>.

4. While the introductory language in Section 2 of the draft Ordinance states that a new Section 72-36.1 shall be added, the text provided below identifies this new section as Section 72-36.2 instead. This should be clarified by the Township.
5. The definition of electric vehicle readiness levels includes a sub-definition for the term “Fully Functional EVCS.” The phrase “Fully Functional,” which is not utilized in the draft ordinance language, does not appear to be a commonly used term for electric vehicle charging standards. Consideration should be provided by the Township for changing the name of this definition to “EVCS.”
6. While the term “EV Installed parking spaces” is utilized in Section 72-36.2.A, there is no definition provided for this term. This should be clarified by the Township.
7. We suggest that the Township consider an exemption from the proposed electric vehicle standards for parking lots under a certain size. We note the PennDOT Model Ordinance language recommends that businesses with 25 or fewer spaces are not required to install make-ready or electric vehicle supply equipment (EVSE), also known as charging locations.
8. We suggest that the Township change the title of Section 72-36.2.B from “Electric Vehicle Readiness Requirements” to “Electric Vehicle Capability Requirements,” because these requirements are for parking spaces to be EV-capable, and not EV-ready.
9. It is not clear whether the standards provided in subsections (1) through (3) of Section 72-36.2.B require 20 percent of the parking spaces to be EV-capable for future Level 2 EVCS, or are 20 percent of the spaces required to have Level 2 EVCS installed. This should be clarified by the Township.
10. The Township should provide their rationale for including manufacturing in their list of uses provided in 72-36.2.B(1) for requiring at least 20 percent, or a minimum of one parking space, whichever is larger, be EV-capable spaces.
11. We suggest the Township consider incorporating the EV-capable and EVCS charging installation requirements into a single section, in order to make the ordinance language more user-friendly. For example, while the EV-capable standards for any new multi-family dwelling development or redevelopment are provided in Section 72-36.2.B(3), the EVCS charging installation requirements are provided separately in Section 72-36.2.C(3).

RECOMMENDATION: The County Planning Commission supports the adoption of the proposed SLDO amendment, after consideration of the comments in this review letter.

Page: 3
Re: Subdivision and Land Development Ordinance Amendment - Electric Vehicles and Electric
Vehicle Charging Stations
West Goshen Township – SA-01-24-17978

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

Sincerely,

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

Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

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

February 23, 2024

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

Re: Zoning Ordinance Amendment – Motorcycle Sales, I-2 Light Industrial District
West Goshen Township – ZA-01-24-17976

Dear Mr. Bashore:

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 January 25, 2024. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Add “Motorcycle sales and sale of related merchandise and the operation of a repair shop for the motorcycles as an accessory use thereto, provided that the lot on which the use is proposed does not abut a Residential Zoning District” to the list of uses permitted by conditional use in the I-2 Light Industrial District;
 - B. Amend the introductory language to Section 84-38.B, the area and bulk regulations of the I-2 Light Industrial District; and
 - C. Add an off-street parking space requirement for “Motorcycle sales, with accessory repair shop and/or merchandise store” to Section 84-55.I, of 2.5 spaces per 1,000 square feet of gross floor area dedicated to the sale of motorcycles or related merchandise, plus 1.0 parking spaces per motorcycle service bay.
2. According to the online copy of the Township Zoning Ordinance available at <https://ecode360.com/10796167>, “motorcycle sales and the operation of a repair shop for the motorcycles as an accessory use thereto” is currently permitted by conditional use in the Township’s C-5 General Highway Commercial and MPD Multipurpose zoning districts.
3. It is our understanding that the purpose of this amendment is to allow for the establishment of a motorcycles sales shop on a 2.7 acre parcel (UPI# 52-5-218.1A, 897 South Matlack Street) located at the northwest corner of South Matlack Street and Route 202. Our comments about future development considerations for this site commence on page 2 of this review letter.

Page: 2
 Re: Zoning Ordinance Amendment – Motorcycle Sales, I-2 Light Industrial District
 # West Goshen Township – ZA-01-24-17976

COMMENTS – ZONING AMENDMENT:

4. According to the Township’s Zoning Map (dated September 17,2019), there are currently five I-2 zoning map designations in the Township: the west side of Route 100 and the west side of Phoenixville Pike, south of Greenhill Road; the east side of Phoenixville Pike and the north side of the Route 322 Bypass; the north side of Turner Lane between Fernhill Road and Old Fernhill Road; the east side of Westtown Road north of its intersection with Route 202; and the north and south side of Route 202, between Rosedale Avenue and the West Goshen/Westtown Township boundary. These areas of the Township are generally located in either the **Suburban Center Landscape** or **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. Additionally, the areas along the stream corridors are also located within the **Natural Landscape** designations.

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 vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. As an overlay of all other landscapes, the county’s **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources.

Motorcycle sales and service is an appropriate use in the **Suburban Center Landscape** and **Suburban Landscape** designations if appropriate actions are taken to protect nearby residential areas from potential impacts.

5. Prior to taking action on this amendment, the Township should ensure that this proposal is generally consistent with the Township’s Comprehensive Plan. We note the Township’s current I-2 zoning map designations are generally located in the “Commercial, Office, Industrial Infill” designation of the Future Development Plan in the Township’s 2019 Comprehensive Plan. We also note that the purpose of the I-2 District, as set forth in Section 84-38.A of the Township Zoning Ordinance, is to “...provide areas for a wide variety of industrial and selected business uses seeking attractive settings where lot sizes and industrial and business uses would tend to be smaller than those in the I-1 District.”

FUTURE DEVELOPMENT CONSIDERATIONS, UPI# 52-5-218.1A:

As stated in comment #3, it is our understanding that the purpose of this amendment is to allow for the establishment of a motorcycles sales shop on a 2.7 acre parcel (UPI# 52-5-218.1A, 897 South Matlack Street) located at northwest corner of South Matlack Street and Route 202. We offer the following comments to assist the applicant and Township in its review of any future development activity on this site:

Page: 3
 Re: Zoning Ordinance Amendment – Motorcycle Sales, I-2 Light Industrial District
 # West Goshen Township – ZA-01-24-17976



6. The project site is located within the **Suburban Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan (we note that an unnamed tributary to the Chester Creek traverses the southeastern portion of the project site). The proposed use is appropriately located within a **Suburban Landscape** designation, with appropriate restrictions applied to avoid conflicts with adjacent residential zoning districts.
7. We recommend that the applicant and Township consider providing additional landscaping/vegetative screening between the parking areas for the building and the adjoining roadway network.
8. It is our understanding that the preliminary engineering and environmental studies have begun for the ‘US 202 and High Street Interchange’ (MPMS# 118024) Project, also known as the “S.R. 0202, Section CWM (US 202: Oakbourne Rd. to Matlack St.) Highway Improvement Project.” This project includes the Matlack Street intersection and the segments of Route 202 south of this location. Part of the improvements slated for this project include additional turn lanes on eastbound Matlack Street to northbound US 202, as well as removal of the drop lanes southbound from that intersection, and the ability for both northbound US 202 lanes approaching from the south to continue north (whereas now it is right lane only). We recommend that the applicant and Township contact PennDOT regarding the right-of-way impacts of this project on UPI# 52-5-218.1A (please contact PennDOT Project Manager Madeleine C. Fausto, telephone # 610-205-6848).

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

Page: 4
Re: Zoning Ordinance Amendment – Motorcycle Sales, I-2 Light Industrial District
West Goshen Township – ZA-01-24-17976

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 style with a large initial "P".

Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



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February 23, 2024

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

Re: Zoning Ordinance Amendment - Historic Inn,
 R-3B Flexible Design Conservation District Zone C
 # West Goshen Township – ZA-01-24-17977

Dear Mr. Bashore:

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 January 25, 2024. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The County Planning Commission previously reviewed a zoning amendment submission from West Goshen Township which proposed the addition of an "Historic Inn" to the list of uses permitted by conditional use in the R-3B Flexible Design Conservation District Zone C, added a corresponding definition to Section 84-8, along with adding area and bulk requirements for an Historic Inn to Section 84-16.C (CCPC# ZA-10-22-17390, dated November 4, 2022). According to our records, this amendment was adopted on December 6, 2022. The current amendment submission proposes the following revisions to the previously adopted ordinance:
 - A. Change the maximum building height for new buildings in Section 84-14.6.C(6), from "two stories, not to exceed 35 feet" to "40 feet but no higher than the highest peak of the roof of the historic inn"; and
 - B. Change the maximum number of guest rooms permitted on the lot with the Historic Inn, as set forth in Section 84-14.6.C(9), from 60 to 80.
2. The Greystone Hall site (UPI# 52-3J-599 and 52-5-613, 49.31 acres) is situated on the south side of Aram Avenue west of Phoenixville Pike within the Woodlands at Greystone development. It is our understanding that the purpose of the historic inn standards is to allow for the adaptive reuse of the existing mansion and carriage house on this site into an historic inn.

LANDSCAPES:

3. The Township's R-3B District Zone C designation, generally located on the west side of Phoenixville Pike north of the West Chester Bypass, is located within the **Suburban Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains

Page: 2
 Re: Zoning Ordinance Amendment - Historic Inn,
 R-3B Flexible Design Conservation District Zone C
 # West Goshen Township – ZA-01-24-17977

a focus on residential neighborhoods, with enhancements in housing diversity and affordability. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. As stated in our previous review, the adaptive reuse of the existing buildings for an historic inn is an appropriate use in the **Suburban Landscape**. The County Planning Commission encourages the preservation, rehabilitation and adaptive reuse of historic resources.

COMMENTS:

4. We recommend that the Township, in its review of the amended ordinance standards, along with any future development activity proposed for the Greystone Hall site, consider the recommendations set forth in the County Planning Commission's Adaptive Reuse planning eTool, which is available online at:
<https://www.chescoplanning.org/MuniCorner/eTools/02-AdaptiveReuse.cfm>.

We note that, with the proposed height increase, new buildings could compete, rather than be ancillary, in visual character with historic buildings and result in historic buildings no longer being the focus of the site. Since historic buildings can be expensive to maintain and retrofit for modern uses, this equalization of historic and modern buildings could render the historic buildings being considered obsolete in the future.

5. We also recommend that the applicant and Township consider the issues raised in comments #9 through #13 of our previous review in its review of any future development activity proposed for this site. In particular, the Township should reserve taking action on a conditional use application for the proposed historic inn use until the proposal has been reviewed by the Township's Historical Commission. "Appreciate" Objective A of **Landscapes3**, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at: www.chescoplanning.org/Landscapes3/1c-Appreciate.cfm.

Additionally, as stated in comment #11 of our previous review, the continued and future use and economic viability of historic buildings should be a focus of the proposed redevelopment of this site.

6. While not required by Act 247, the Pennsylvania Municipalities Planning Code, we note that the County Planning Commission offers reviews of conditional use applications at no cost to the applicant or municipality.

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

Page: 3
Re: Zoning Ordinance Amendment - Historic Inn,
R-3B Flexible Design Conservation District Zone C
West Goshen Township – ZA-01-24-17977

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

Act 537 Reviews



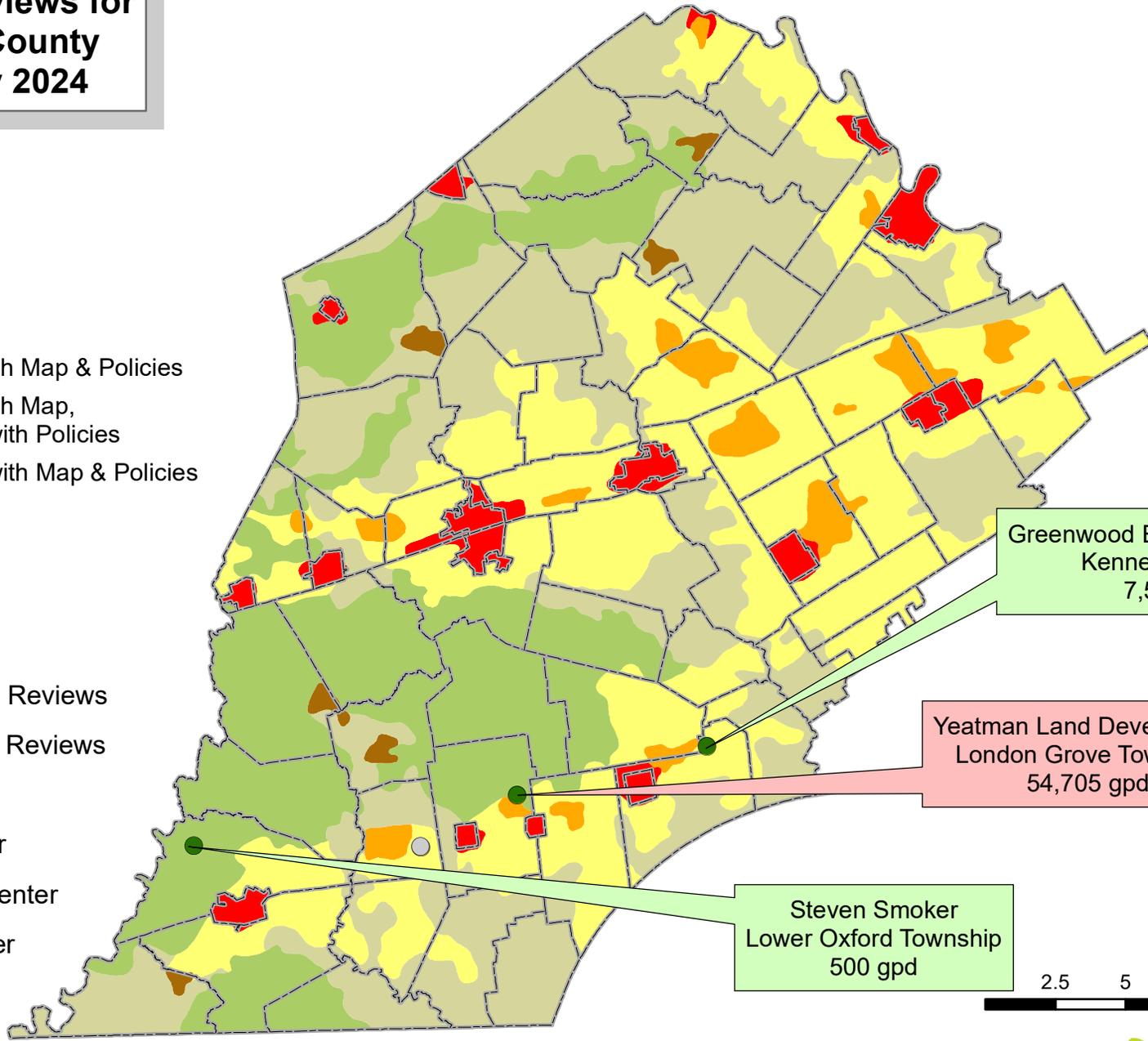
Act 537 Reviews for Chester County February 2024

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

Legend

- February Act 537 Reviews
- Previous Act 537 Reviews

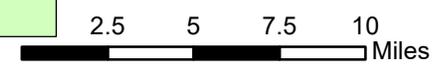
- Agricultural
- Rural Center
- Suburban Center
- Urban Center
- Rural
- Suburban



Greenwood Elementary School
Kennett Township
7,500 gpd

Yeatman Land Development
London Grove Township
54,705 gpd

Steven Smoker
Lower Oxford Township
500 gpd



Map prepared March 2024
Data Sources:
Act 537 Review - created by Chester County Planning Commission, 2018;
Landscapes3 - Chester County Municipalities - Chester County DCIS/GIS;
Planning Commission, November 29, 2018.



Chester County Planning Commission
March 13, 2024

ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

None

MINOR REVISIONS TO MUNICIPAL PLANS:

Kennett Township, Greenwood Elementary School Renovations/Expansion

The applicant is proposing a school renovation and expansion on approximately 24.5 acres. The site is located on Greenwood Road, near the intersection with Pierre Drive. The amount of wastewater for the project is 7,500 gpd. The project is to be served by a community on-lot sewage disposal system. This project is designated as a Suburban Landscape and is consistent with *Landscapes3*.

London Grove Township, Yeatman Tract

The applicant is proposing a residential development of 286 lots (133 SFD and 153 TH) on 76.9 acres. The site is located on Willow Glen Road, near the intersection with Route 41. The amount of wastewater for the project is 54,705 gpd. The project is to be served by a public sewage disposal system, managed by the London Grove Township Municipal Authority. This project is designated as an Agricultural Landscape and a Suburban Center Landscape and is somewhat inconsistent with *Landscapes3*.

Lower Oxford Township, Steven Smoker

The applicant is proposing a residential development of one additional lot on approximately 10 acres. The site is located on Scroggy Road. The amount of wastewater for the project is 500 gpd. The project is to be served by a small flow treatment facility with onsite land disposal, due to high nitrates. This project is designated as an Agricultural Landscape and is consistent with *Landscapes3*.

Action Requested

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

3/13/2024

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 Greenwood Elementary School, Kennett Township

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

1. Date plan received by county planning agency. January 04, 2024
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency February 16, 2024

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 Policy Plan, was adopted in 2018. Watersheds 2045, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2024.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Suburban Landscape. The vision for the Suburban Landscape is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Both on-lot and public sewer systems are supported in this landscape.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, <u>N/A</u> 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? <u>N/A</u> |

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

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
If yes, is the proposed waiver consistent with applicable ordinances. Not Known
If no, describe inconsistencies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>PA DEP approved the County Stormwater Management Ordinance in November 2022. Per PA DEP requirements, all municipalities were required to adopt the updated ordinance requirements by May 2023. Individual municipalities should be consulted regarding the specific stormwater ordinance regulations in effect in their municipality. For more information, 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: 2/15/2024Name 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 under PA Act 247 as case number LD-08-23-17785 and was consistent with Landscapes3.

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.

PC53-02-24-17995

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
George Wolhafa, Site Contact
Diane Hicks, Kennett Township
Steve Dadio, CPSS, Value Engineering, 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 Steven Smoker, Lower Oxford Township

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

1. Date plan received by county planning agency. January 08, 2024
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency February 16, 2024

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 Policy Plan, was adopted in 2018. Watersheds 2045, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2024.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use?
<u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Agricultural Landscape. The vision for the Agricultural Landscape is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. On-lot sewage disposal is supported in this landscape, except where public health requires alternatives.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

Yes No SECTION C. AGENCY REVIEW (continued)

- 11. Have all applicable zoning approvals been obtained? **N/A**
- 12. Is there a county or areawide subdivision and land development ordinance? **No**
- 13. Does this proposal meet the requirements of the ordinance? **N/A**
If no, describe which requirements are not met
- 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency This project proposes to utilize a small flow treatment system with land disposal due to high nitrates, which is consistent with the Act 537 Plan as it maintains onlot disposal.
- 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? **Not known** If yes, describe
- 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
If yes, is the proposed waiver consistent with applicable ordinances. **Not Known**
If no, describe inconsistencies
- 17. Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? PA DEP approved the County Stormwater Management Ordinance in November 2022. Per PA DEP requirements, all municipalities were required to adopt the updated ordinance requirements by May 2023. Individual municipalities should be consulted regarding the specific stormwater ordinance regulations in effect in their municipality. For more information, please visit the Chester County Water Resources Authority at <http://www.chesco.org/water>

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICP

Title: Senior Environmental Planner

Date: 2/15/2024

Signature: _____



Name of County or Areawide Planning Agency: Chester County Planning Commission

Address: Government Services Center, Suite 270

601 Westtown Road

P.O. Box 2747

West Chester, PA 19380-0990

Telephone Number: (610) 344-6285

SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)

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

A project on this parcel was reviewed under Act 247, however, there was no development proposed at the time, only a subdivision of the parent parcel. The Case number was SD-06-20-16362.

PC53-02-24-17996

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
Steven Smoker, Site Contact
Deborah Kinney, Lower Oxford
Jeff Miller, Evans Mill Environmental LLC



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

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

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

Project Name & Municipality Yeatman Tract, London Grove Township

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

1. Date plan received by county planning agency. January 19, 2024
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency February 29, 2024

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>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds 2045, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2024.</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use?
<u>*According to the Landscapes map adopted in 2018, approximately one quarter of the proposed land development includes land designated as the Suburban Center Landscape. The vision for this 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. Approximately three-quarters of the proposed subdivision/land development includes land designated as the Agricultural Landscape. The vision for this 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. As proposed, the project is consistent with the Suburban Center portion of the proposal, but generally inconsistent with the Agricultural Landscape portion of the project. We do note that the local zoning for this site is for Medium Density Residential.</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met <u>Although a portion of the proposed project is located within the Suburban Center Landscape, the majority of the parcel is located within the Agricultural Landscape, which is outside of the designated growth area.</u> |
| <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." The project is within the White Clay Creek Watershed, all of which is part of the White Clay Creek and its Tributaries National Wild and Scenic River. We recommend that the municipality, prior to taking action on this application, 1) Contact the White Clay Creek National Wild & Scenic River at mpec@whiteclay.org to determine whether this application is consistent with the Management Plan for this National Wild and Scenic River and 2) review your municipal ordinances to determine if they are consistent with the Management Plan for this National Wild and Scenic River. The Management Plan may be viewed at http://whiteclay.org/resources/watershed-management-plan/</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: <u>The project will disturb a significant amount of prime agricultural land which is inconsistent with the Landscapes3 Vision for Agriculture which seeks to support very limited growth, and growth that is primarily related to agricultural uses in an effort to preserve prime agricultural soils and farming operations. Additionally, this parcel is listed as being enrolled in PA Act 319.</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

Yes No SECTION C. AGENCY REVIEW (continued)

- 11. Have all applicable zoning approvals been obtained? **N/A**
- 12. Is there a county or areawide subdivision and land development ordinance? **No**
- 13. Does this proposal meet the requirements of the ordinance? **N/A**
If no, describe which requirements are not met
- 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency
- 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? **Not known** If yes, describe
- 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
If yes, is the proposed waiver consistent with applicable ordinances. **Not Known**
If no, describe inconsistencies
- 17. Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? PA DEP approved the County Stormwater Management Ordinance in November 2022. Per PA DEP requirements, all municipalities were required to adopt the updated ordinance requirements by May 2023. Individual municipalities should be consulted regarding the specific stormwater ordinance regulations in effect in their municipality. For more information, please visit the Chester County Water Resources Authority at <http://www.chesco.org/water>

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICP

Title: Senior Environmental Planner

Signature: 

Date: 2/29/2024

Name of County or Areawide Planning Agency: Chester County Planning Commission

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

SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)

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

This project was previously reviewed under PA Act 247 as Case Number SD-08-23-17827 and was somewhat consistent with Landscapes3.

PC53-02-24-17998

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
TR Moser, RJM Yeatman
Kenneth Battin, London Grove Township
Daniel Hudson, Evans Mill Environmental, LLC

Discussion and Information Items

Agricultural Development Council Update

Sustainability Division Update

Sustainability Division

Monthly Activities Report – March 2024

Summary:

- **Open Space Municipal Outreach Completed.** Outreach to all 73 municipalities has concluded. Information shared included existing parks and preserved open space in each municipality, “potentially preservable land”, access to parks from residential areas, policies, plans and regulations in place and that could be put in place to further advance open space, and partner organizations that could help implement the policies, plans and regulations. A summary of outreach responses will be presented at the 3/13 meeting.
- **HOA survey completed.** CCPC developed two surveys: one for HOA board members, and one for HOA residents, to determine interest in and capacity to implement sustainability initiatives within HOAs. The survey was open from November through mid-February. Approximately 120 people responded to the survey for board members, and approximately 800 people responded to the survey for residents. Overall there was significant interest in implementing more sustainable practices, but costs and community buy-in are significant issues.
- **HOA Sustainability Summit.** An event for HOA board members, managers, and residents to highlight sustainability initiatives for HOAs has been scheduled for 4/30 from 6-8 p.m. at the Downtown CCIU. Topics will include presentations from HOAs highlighting their sustainability projects; sustainable landscaping; solar in HOAs; and tree care.

Environmental and Energy Advisory Board

- The EEAB’s Clean Energy Subcommittee met on 2/21. They discussed the potential of creating “spin off” presentations of the Solar Adopter’s Conference for specific audiences, including municipalities and agricultural producers, including agrivoltaics.

Multimodal Transportation Planning Division

Multimodal Transportation Planning Division

February 2024

Circuit Trails Development

In early February, the responsibility to manage the development of new Circuit Trails projects in Chester County was assigned to the MTP Division. Due to short staffing and other priorities resulting in these projects languishing for the past couple years, Planning/MTP will now be in charge of moving these trail projects forward:

- P&T Corridor – Chester Valley Trail (CVT) Extension to Downingtown
- CVT IVa: one mile extension of the CVT to Oaklands Corporate Center
- CVT West: Enola Low Grade Trail extension into Atglen Borough
- Struble Trail Extension to Marsh Creek State Park

Trails Planner Steve Buck and Division Director Brian Styche are excited about this work and are in process of transferring the duties from Facilities, developing the work plans necessary to manage the design consultants, and expediting these projects to the construction phase. The CVT IVa and Struble Trail projects will be put out to bid this summer while the P&T and Enola Low Grade efforts will be beginning the design phase.

Chester Valley Trail Project Status Webpage

As mentioned at last month's Board meeting, a new webpage was created to convey the status of the many current design and construction projects associated with the Chester Valley Trail (CVT). This page will monitor the status of the three CVT projects the MTP Division recently assumed management duties for plus the longer range CVT West: Downingtown to Atglen project. Kudos to Steve Buck and Carolyn Oakley who did a great job assembling and posting this new webpage in short order, found here:

<https://www.chescoplanning.org/transportation/cvt-ProjectStatus.cfm>



Chester County Planning Commission

Home | Planning Topics | Transportation | Trail Planning | Chester Valley Trail Project Status

Transportation

Chester Valley Trail Project Status

Chester Valley Trail Project Status

The Chester Valley Trail (CVT) is part of the **Circuit Trail network**, a planned 800+ mile multi-use trail network throughout greater Philadelphia. The existing CVT runs through the heart of Chester County and is the most heavily used trail within the County Parks system. The CVT begins at the Schuylkill River Trail in Berwyn, Montgomery County and currently ends along Commerce Drive in West Whiteland Township, Chester County.

Latest News

- January 2024** – PennDOT installs additional safety fencing and "No Trespassing" signs at the Downingtown Trestle bridge. (CVT P&T)
- November 2023** – West Mt. Island complexors ship Road coupler that includes a new subpath along Ship Road connecting the existing CVT to the future eastern terminus of the P&T extension. (CVT P&T)
- October 2023** – Chester County is awarded grant funding from PA DEP's Community Conservation Partnerships Program for Phase 1 (CVT P&T).
- March 2023** – PennDOT regulates earthmoving setting on underside of Downingtown Trestle bridge. (CVT P&T)
- December 2022** – PennDOT acquires P&T corridor from Norfolk Southern. (CVT P&T)

P&T DCNR Applications

On Friday, February 23rd, the county's Trails Coordination crew from Planning, Facilities, Parks + Preservation, and Finance met with the County Administrators, Solicitor's Office, Recorder of Deeds, and Risk Manager to provide an overview and seek direction on how to proceed with trail development within the Philadelphia & Thorndale rail corridor. While Phase one design funding has been secured, applications for future development phases can be made this April through PA DCNR's Community Conservation Partnerships Program (C2P2). In addition to providing guidance on other P&T Corridor related issues, the Administration confirmed that the following applications be made, as recommended by the Trails Coordination crew:

- **Boot Road Trailhead** – this will be a re-submission of last year's unsuccessful application to acquire three (3) parcels along Boot Road identified in the CVT Extension to Downingtown FS/MP as a proposed trailhead. Negotiations have begun with the landowner and if this application is successful the county will not lose any progress due to a recently submitted waiver of retroactivity.
- **Phase Two Design: Downingtown Trestle Rehabilitation** – due to the additional time in engineering anticipated for this project, the need to make this bridge secure for trail use sooner than later, and with the funding necessary for its improvement scheduled to be included in the FY25 TIP Update, this will be the next logical step in developing the CVT within the P&T corridor.

Steps have already begun with the submission of a Design Only Justification letter to DCNR, and a briefing on how we may improve our previous Boot Road application from DCNR representatives. PA DCNR C2P2 applications are due this year on Wednesday, April 3rd at 4pm.



Design & Technology Division Update





THE COUNTY OF CHESTER



COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Brian N. O’Leary, AICP
Executive Director

PLANNING COMMISSION

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

MEMORANDUM

To: Chester County Planning Commission
From: Paul Fritz, Director, Design & Technology Division
Date: Feb 29, 2024
Re: Planning Commission Board Meeting Monthly Report

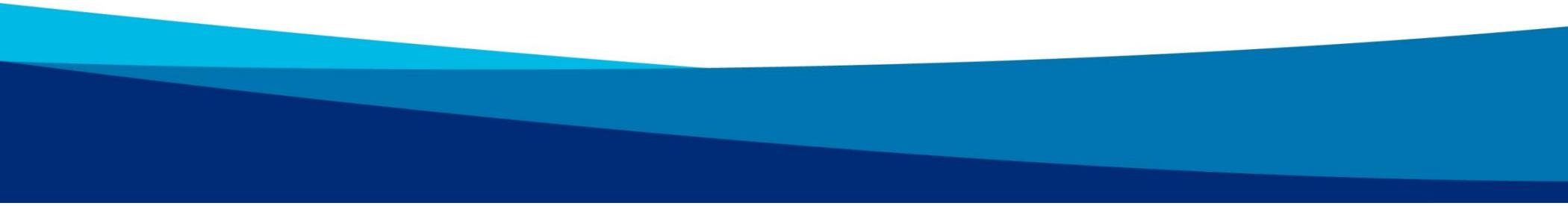
For the month of February, the Design & Technology Division performed reoccurring tasks and supported planning staff with short term and work program related projects.

The 247 planners reviewed and processed plan and ordinance submittals. Preparation of an agritainment eTool commenced and research on agricultural-related zoning for the county’s municipalities continued.

The GIS staff assisted the Community Planning and Sustainability Divisions with mapping and analysis requests for work program projects. Staff also addressed data and map requests from outside entities, including an updated zoning map for Kennett Square Borough.

The Graphics team assisted with various ongoing projects, including the Village Preservation Design Guide, 2024 Farm Guide, and an urban tre

Village Preservation Design Guide



Village Preservation Design Guide

CHESTER COUNTY, PA





Prepared by the Chester County Planning Commission
March 2024

Chester County Planning Commission Members

Michael C. Heaberg, Chair

Nathan M. Cline, P.E., Vice Chair

Roberta Cosentino

Stephanie Duncan

Dr. Douglas Fasick

Frank Furman

Matthew Hammond, P.E.

Molly Morrison

Andy Wright, AICP, PP, PTP



Chester County Board of Commissioners

Josh Maxwell

Marian Moskowitz

Eric Roe

Village Preservation Design Guide

Chester County, PA

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YELLOW SPRINGS

TOWN TO...
VILI...
WKS...
THURSDA...
JULY 18...
8 PM...
77 74

LINCOLN BUILDING

1685

CHAPTER 1

Introduction

About this guide

Villages help define the character of Chester County

The county supports village planning

Threats to villages

Village types

Village locations

Municipal list of villages



Unionville, East Marlborough Township

About this guide

This guide provides specific guidance for village planning, using many local municipal planning documents and initiatives as examples, and also provides detailed design guidance, using local municipal zoning ordinances as examples. The guide is full of pictures, maps, drawings, and ordinance citations from nearby villages that demonstrate that village preservation can be very successful here in Chester County.

Chapter 2 includes five planning steps.

Chapter 3 defines design standards.



Elverson Borough

Villages help define the character of Chester County

One of the defining characteristics of Chester County is its villages and hamlets, which dot the county's rural landscapes and provide a core historic identity to many suburban areas.

These villages are a key element in the county's sense of place. Villages, along with the county's classic downtowns, farmsteads, historic bridges, stone walls, mills, crossroad inns, and country estates, are part of the county's built environment, which is layered over the county's farmland, open space, woodlands, and stream valleys to create Chester County's enduring sense of place that so many residents and visitors cherish.

Due to changing business needs, evolving living preferences, and ongoing development pressure, many county villages have changed dramatically or even effectively disappeared over time. Because of this, the county planning commission has prepared this guide to help local municipalities preserve their villages, while allowing these villages to change and grow to remain relevant in their communities.



Marshallton, West Bradford Township



St. Peters Village, Warwick Township

The county supports village planning



The county’s comprehensive plans have always recognized the critical importance of villages to Chester County’s character and sense of place. *Landscapes3*, the county’s 2018 comprehensive plan, builds on this tradition by including many of the county’s villages in a “Significant Historic Landscapes” map, which is an overlay to the Landscapes Map.

There are six overarching themes in *Landscapes3*:



The **APPRECIATE goal** is very applicable to village preservation:

Preserve the historic resources and landscapes that define our cultural heritage to inspire the future through tangible connections to our shared past.

Each **APPRECIATE objective** applies to the preservation of the county’s villages:

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

Village preservation relationship: When villages are not the planned growth area for a community, they should be preserved within their rural context, with rural land and farmland surrounding the village

- B** Protect historic town centers and villages for continued prominence in our future growth and sense of place.

Village preservation relationship: Village preservation is key to this objective, particularly for villages in growing areas

- C** Identify and foster historic and natural resource connections to advance their protection and maintain quality of life.

Village preservation relationship: This objective is most applicable to villages located along streams, where the village and stream have been intimately connected, often with the village growing up around a mill that used water power

- D** Preserve the stories of our cultural heritage and connect them to our residents and our future.

Village preservation relationship: Villages are a key part of the county’s story, but they should not be considered museums and should remain vital parts of contemporary places

- E** Protect historic viewsheds as a critical component of our sense of place and character.

Village preservation relationship: Villages provide historic viewsheds in many communities and often have the most prominent and clearcut sense of place in the whole community

Threats to villages

In the past, the county had more villages, but some have ceased to exist because of changing economic forces or the growth of urban and suburban areas. Many of the county's current villages are threatened by a variety of forces, which include:

- Obsolescence of buildings
- Demand for Land
- Traffic

Obsolescence of buildings

Most village buildings were constructed in the nineteenth century and do not automatically meet the needs of contemporary homeowners and businesses; however, they can be retrofitted, expanded, and changed to remain viable buildings. Local municipalities should make this process as easy as possible by allowing adaptive reuse, using building codes that are adaptable for historic buildings, permitting expansions, and ensuring that improvements can be made without going through a cumbersome variance process. The Chester County Planning Commission has a number of adaptive reuse resources and guides.

Historic residential building in Warwick Village, Warwick Township.



Demand for Land

In high-growth areas, the demand for land can significantly raise land prices so it becomes worthwhile for developers to raze village buildings for alternative uses. Local municipalities should limit this possibility as much as possible through zoning that encourages the retention of historic buildings, historic districts that control development, and opportunities for development in more appropriate locations.



Traffic

The county's villages were not built for automobiles, tractor trailers, or high-speed highways. Most villages have been adversely affected by modern transportation. Some have only been moderately affected through higher traffic speeds and a lack of parking while others have been dramatically affected by highway expansions, extremely high traffic speeds through the village, and large trucks creating vibrations and noise. Local municipalities should work to calm traffic in villages, provide alternative access points to properties, regulate off-street parking, support alternative routes around villages, and oppose inappropriate highway widenings.



Through good planning, local municipalities can help their villages not only survive these threats but also thrive in an ever-changing world.

Village types

The term village is not easy to precisely define, but, in Chester County, villages are clusters of historic buildings, typically built in rural settings by a variety of owners over time, with nineteenth century and other pre-automobile buildings dominating the village.

The county's villages will normally have a central focus, smaller lots, buildings close to each other, a variety of land uses, and a distinct edge, although not all of these characteristics will be seen in every village.

Villages are smaller than towns, which usually have more diverse land uses, a much larger number of buildings, a clear downtown area, and a well-defined urban street grid system.

Except for Elverson, all of the county's sixteen urban centers are considered towns rather than villages. In addition, early suburbs of the county's urban centers and early-twentieth century neighborhoods with an extensive street grid system are not considered villages. These include South Pottstown, Pottstown Landing, Hayti, Pomeroy, Westwood, Berwyn, Paoli, Devon, and other areas along the Main Line.

The three main types of villages are hamlet, traditional village, and growth area village.

Charlestown, Charlestown Township



Hamlet

A hamlet is a small grouping of historic buildings, usually five to ten, often without a major non-residential building.

Fairville, Pennsbury Township



Traditional Village

A traditional village has a larger number of buildings, usually more than 10 historic buildings, and includes some retail commercial or institutional uses.

Sadsbury, Sadsbury Township

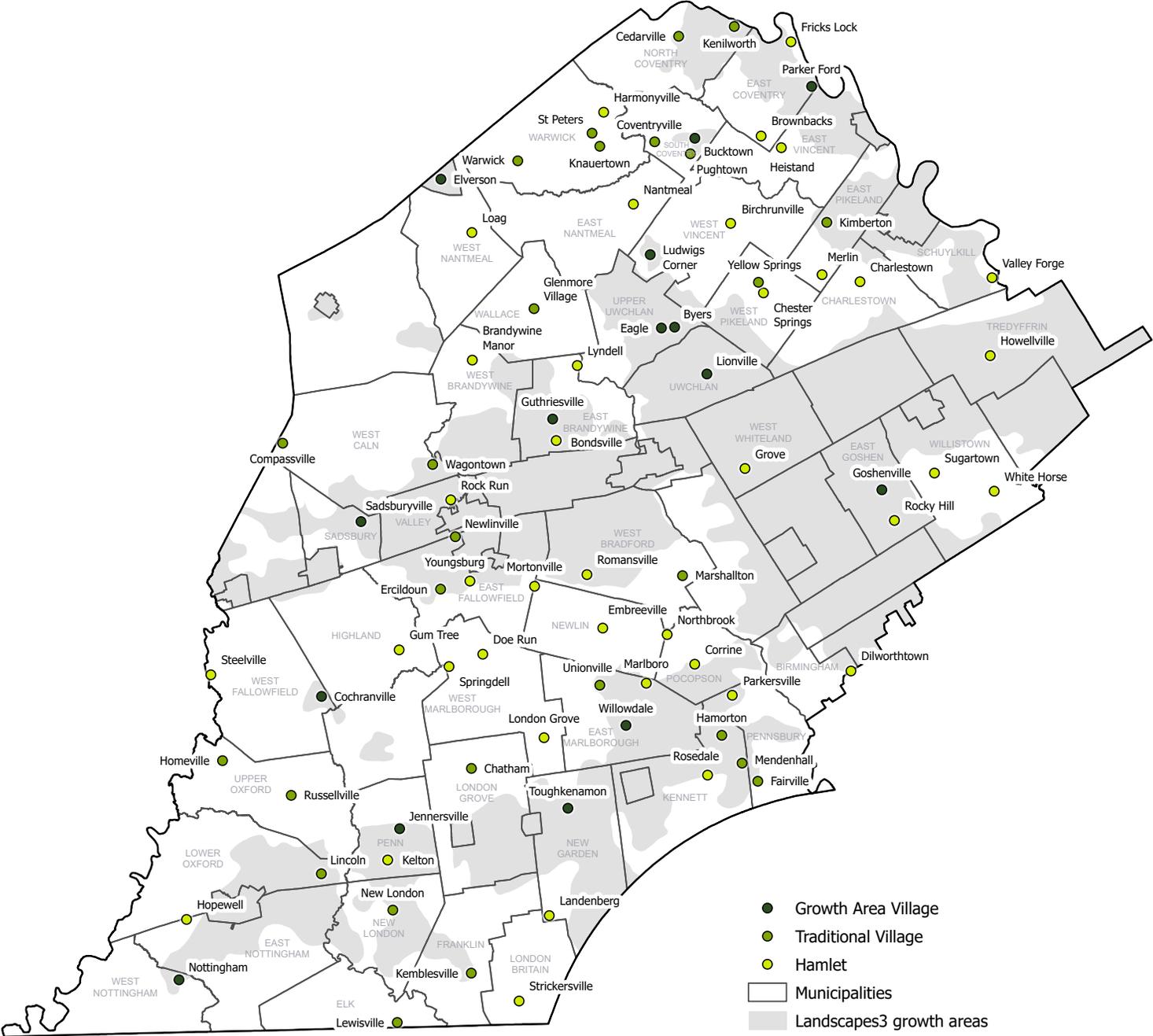


Growth Area Village

A growth area village has a core group of at least five historic buildings and is located within extensive new development.

Village locations

Currently, Chester County has 80 villages, which are located across the county. These villages run the gamut from small hamlets of a few buildings to large, mixed-use places with many services and utilities. Overall, the county has 39 hamlets, 26 traditional villages, and 15 growth area villages. Some of these villages are quite vibrant and active, while others are small clusters of homes that are easy to overlook.



Municipal list of villages

Municipality	Village	Village Type
Birmingham Township	Dilworthtown	Hamlet
Charlestown Township	Charlestown	Hamlet
East Brandywine Township	Guthriesville	Growth Area Village
	Bondsville	Hamlet
	Lyndell	Hamlet
East Coventry Township	Parker Ford	Growth Area Village
	Brownbacks	Hamlet
	Fricks Lock	Hamlet
East Fallowfield Township	Ercildoun	Traditional Village
	Newlinville	Traditional Village
	Youngsburg	Hamlet
East Goshen Township	Goshenville	Growth Area Village
	Rocky Hill	Hamlet
East Marlborough Township	Unionville	Traditional Village
	Willowdale	Growth Area Village
	Marlborough	Hamlet
East Nantmeal Township	Nantmeal	Hamlet
East Nottingham Township	Hopewell	Hamlet
East Pikeland Township	Kimberton	Traditional Village
	Merlin	Hamlet
East Vincent Township	Heistand	Hamlet
Elk Township	Lewisville	Traditional Village
Elverson	Elverson	Growth Area Village
Franklin Township	Kemblesville	Traditional Village
Highland Township	Gum Tree	Hamlet
Kennett Township	Hamorton	Traditional Village
	Mendenhall	Traditional Village
	Rosedale	Hamlet
London Britain Township	Strickersville	Hamlet
London Grove Township	Chatham	Traditional Village
Lower Oxford Township	Lincoln	Traditional Village
New Garden Township	Toughkenamon	Growth Area Village
	Landenberg	Hamlet
New London Township	New London	Traditional Village
Newlin Township	Embreeville	Hamlet
	Mortonville	Hamlet
North Coventry Township	Cedarville	Traditional Village
	Kenilworth	Traditional Village
Penn Township	Jennersville	Growth Area Village
	Kelton	Hamlet

Municipality	Village	Village Type
Pennsbury Township	Fairville	Traditional Village
	Parkersville	Hamlet
Pocopson Township	Northbrook	Hamlet
	Corrine	Hamlet
Sadsbury Township	Sadsburyville	Growth Area Village
Schuylkill Township	Valley Forge	Hamlet
South Coventry Township	Coventryville	Traditional Village
	Pughtown	Traditional Village
	Bucktown	Growth Area Village
Tredyffrin Township	Howellville	Hamlet
Upper Oxford Township	Russellville	Traditional Village
	Homeville	Traditional Village
Upper Uwchlan Township	Eagle	Growth Area Village
	Byers	Growth Area Village
Uwchlan Township	Lionville	Growth Area Village
Valley Township	Rock Run	Hamlet
Wallace Township	Glenmoore	Traditional Village
Warwick Township	Warwick	Traditional Village
	St Peters	Traditional Village
	Knauertown	Traditional Village
	Harmonyville	Hamlet
West Bradford	Marshallton	Traditional Village
	Romansville	Hamlet
West Brandywine Township	Brandywine Manor	Hamlet
West Caln Township	Compassville	Traditional Village
	Wagontown	Traditional Village
West Fallowfield Township	Steelville	Hamlet
	Cochranville	Growth Area Village
West Marlborough Township	Doe Run	Hamlet
	Springdell	Hamlet
	London Grove	Hamlet
West Nantmeal Township	Loag	Hamlet
West Nottingham Township	Nottingham	Growth Area Village
West Pikeland Township	Chester Springs	Hamlet
	Yellow Springs	Traditional Village
West Vincent Township	Ludwigs Corner	Growth Area Village
	Birchrunville	Hamlet
West Whiteland Township	Grove	Hamlet
Willistown Township	Sugartown	Hamlet
	White Horse	Hamlet



St. Peters, Warwick Township

CHAPTER 2

Planning Steps

Village preservation should be built into the planning efforts of every municipality that has a village. This chapter discusses the following steps to take when planning for villages:

- STEP 1** Identify your villages
- STEP 2** Understand your village character
- STEP 3** Plan for future land use
- STEP 4** Plan for preservation
- STEP 5** Plan for village-wide improvements

Planning for a community's villages might arise in a variety of circumstances. If the municipality is preparing a comprehensive plan, the plan should incorporate recommendations for village areas. Special historic property inventories and analyses might also trigger village studies. Sometimes, particularly when historic buildings are razed or an inappropriate use is built in a village, community members request a special village study. And, finally, municipalities that are updating their zoning ordinances should examine their village areas.

STEP 1

Identify your villages

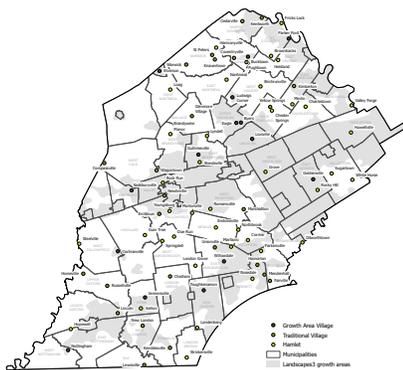
Consult available inventory resources as part of the planning initiation process.

When planning for villages, the first step is to identify if a municipality has any villages. On the face of it, this process should be fairly straightforward using historical documents and local knowledge of the community, and it usually is; however, it should be noted that villages can cease to exist. In addition, the definition of a village can be difficult to pin down.

The most common way that villages cease to exist as an intact, historic unit and community focal point is that they get swallowed up by suburban and strip commercial development and highways. Exton in Chester County is an example of this type of village. Although the township has done an excellent job of encouraging the preservation of individual historic buildings, there no longer is a cohesive village in Exton. King of Prussia in Montgomery County is a more extreme example of this type of development and its impact on a village.

Villages and hamlets can also cease to exist because of long term neglect, obsolescence, and demolition. There are places in the county that once had full villages surrounding a mill or other prominent use that, through the slow process of economic obsolescence, no longer really function as a village, with only a few buildings remaining.

Determining when a village ends and something else begins can also be difficult. At what point does a village become a town? Generally, towns are larger in scale, have some larger buildings and attached buildings, and have streetscapes and street views that are more urban in character. For Chester County, all of the county's boroughs, except for Elverson, and the City of Coatesville are considered towns, as well as a few parts of the Main Line, such as Paoli and Berwyn. Most of these locations have portions of their community that have a village character that would benefit from the planning and design guidance for villages.



Refer to pages 13-15 to see Chester County locations containing **village character**.

When determining if a community has a village, the following resources, in addition to this guide, could be helpful as a starting place:

County inventory resources

Landscapes3

The county's 2018 comprehensive plan.

Village Planning Handbook, A Guide for Community Planning

This excellent 1993 handbook focuses on the history of villages, issues to consider when planning for villages, and processes for conducting a village planning program. Municipalities that are just getting started on their village preservation efforts should consult this Handbook.

Historical Atlas of Chester County, Pennsylvania

This 1998 publication, prepared by the Chester County Planning Commission, shows reprints of municipal maps from the 1883 Breous Farm Atlas, which shows villages and hamlets that existed at that time.



Local level inventory resources

Comprehensive Plans

Most municipalities in the county have one or more comprehensive plans, and most of these plans identify village areas, with some plans providing detailed historic background information. These plans are a critical resource for identifying villages.

Historic Studies and Inventories

Chester County is blessed with many historic commissions that produced historic studies and inventories. Concentrations of historic buildings may indicate a village.

National Register Properties

National Register eligible and listed historic resources and districts can also provide useful information for understanding potential village locations and characteristics.

Local Knowledge

Most importantly, local knowledge, supplemented by windshield surveys and walking tours, is a critical source of information about a community's villages.

PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM – PHOTOSITE PLAN SHEET			
Pennsylvania Historic and Museum Commission, Bureau of Historic Preservation Commonwealth Keystone Building, 2 nd Floor, 400 North Street, Harrisburg, PA 17108-1826			
Survey Code:	101	Historic / Other Name:	Murray Cabinet Shop
Tax Parcel:	24-5-04	Address:	358 Nantmeal Road
County:	Chester	Municipality:	East Nantmeal Township
101 Murray Cabinet Shop			
Photograph 1. Building, facing N			
Photographer: Seb Hinshaw			
Date: 9/2020			

STEP 2

Understand your village character

Inventory and analyze the village setting, type, buildings, land use, road system, and infrastructure.

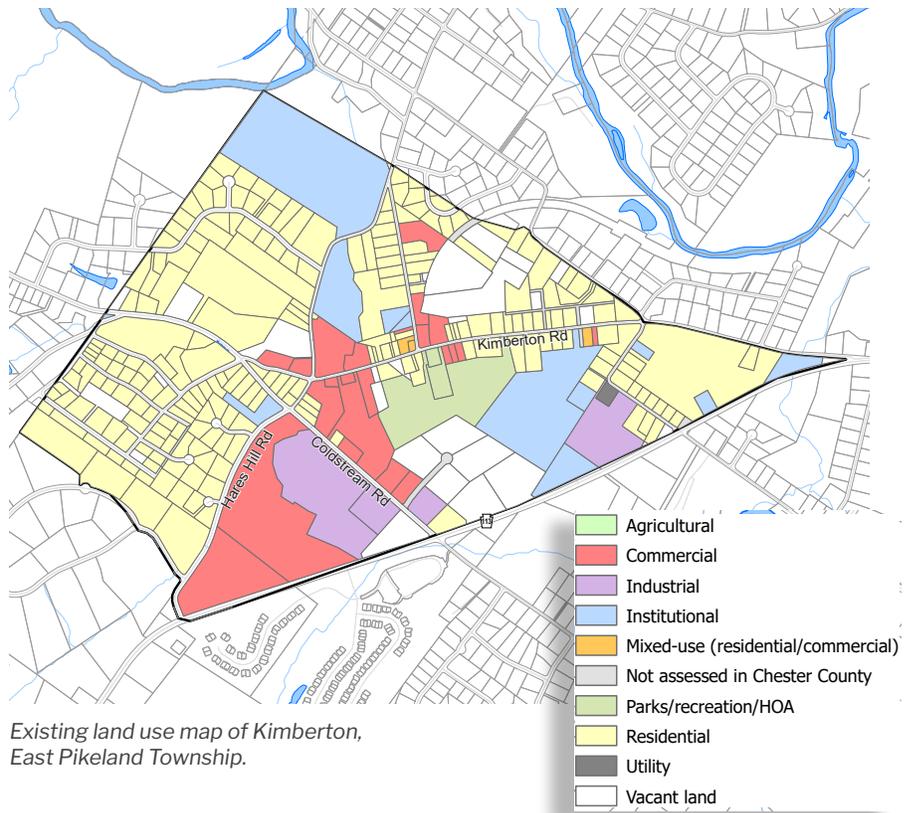
Buildings and Land Use

As a first step, it is critical to know how many buildings are in a village and how these buildings are used, whether they are residential, commercial, or institutional. Additionally, a full understanding of the historic significance (see p. 28) and parking for these buildings is necessary. Are there large parking lots located in front of the buildings? Is parking handled in barns and garages behind the buildings?

Outbuildings, such as barns and large garages, can have a strong impact on village character. Their general size and location should be inventoried as part of the village inventory process. The outbuildings in London Grove village, for example, are very prominent when the village is approached from northbound Newark Road.



Outbuildings in London Grove, West Marlborough Township.



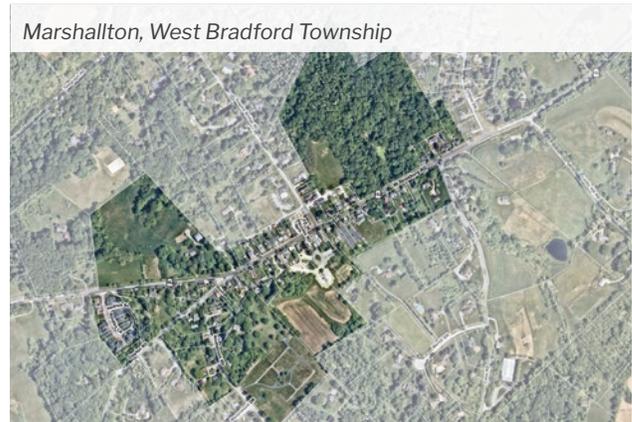
Existing land use map of Kimberton, East Pikeland Township.

Village Setting

Traditionally, villages have been in rural settings; however, over time, as suburbanization has spread, many villages have found themselves surrounded by suburban development. Understanding the context of the village's location, including whether or not it is in a national register district, is important for planning purposes.

Rural

Many of the county's villages still exist in rural settings, surrounded by farms, preserved open space, woodlands, and limited new development. Marshallton and Unionville are examples of a rural village, although development is creeping up to both of these villages.



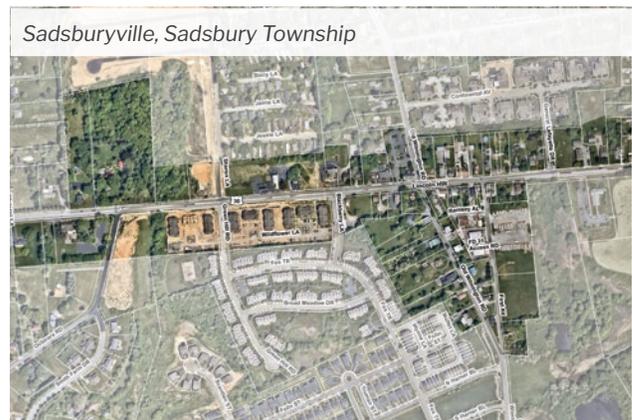
Suburban with Distinct Edges

Although some villages are in the midst of suburban development, this development is low density enough or different enough in character that the village has kept a distinct identity. Byers and Cedarville villages are examples of this type of village.



Suburban or Urban Core

Other villages have become the focus of growth and new development in a community yet have maintained enough of a core to be identified as a village. Sadsburyville and Eagle are examples of a village within a core of development.



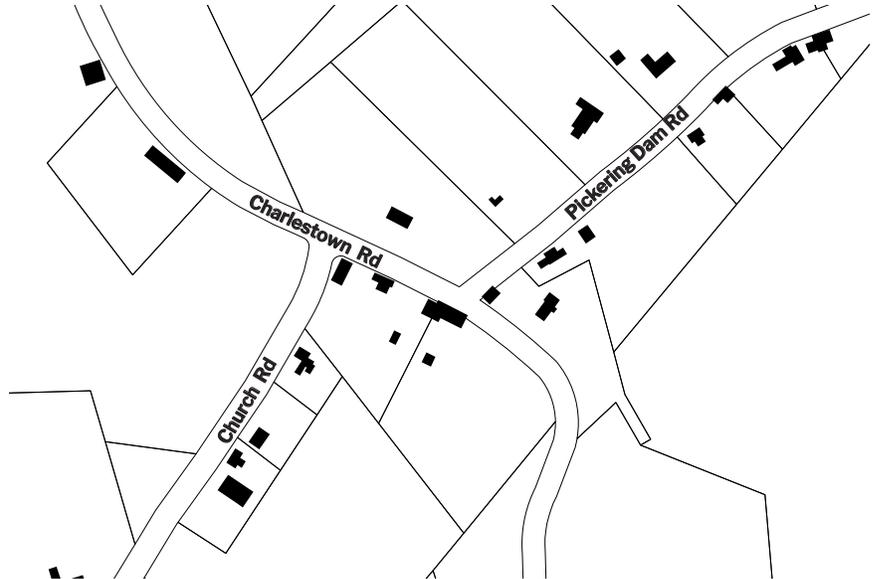
Village Type

For planning purposes in Chester County, there are three main types of villages: hamlet; traditional village; and growth area village.

Hamlet

A hamlet is a small grouping of historic buildings, usually five to ten, with most of these buildings residential, although there may be a church, retail store, or other non-residential building anchoring the hamlet. Usually, hamlets are clustered around street intersections, such as Sugartown or Birchrunville. Others are linear in character along a major road, such as Youngsburg or Chester Springs. Still others are associated with a past employer, such as Bondsville or Rock Run.

Charlestown, Charlestown Township



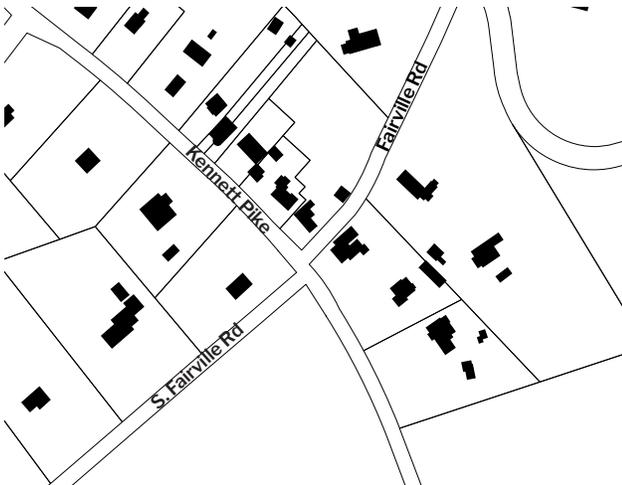
Traditional Village

A traditional village usually has more than 10 historic buildings. Most traditional villages contain some retail commercial or institutional uses, but not all have these uses. For example, Cedarville, Warwick, and Homeville are almost exclusively residential. At the other end of the spectrum, there are many traditional villages with a fully mixed-use character, with retail businesses and institutions that attract visitors from beyond the village itself. Kimberton, St. Peters, Marshallton, Unionville, New London, and Fairville are a few examples of this type of village. Most villages fall somewhere between these two extremes.

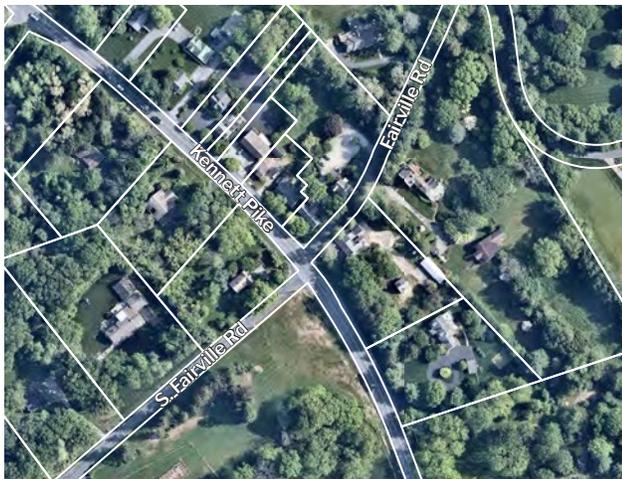
Growth Area Village

A growth area village has a core group of at least five historic buildings and is located within extensive new development that has affected the character of the village. Generally, the historic buildings in the village are clustered together and have maintained their integrity as a historic place. In most cases, the new development is located to one side of the historic village, such as in Parker Ford, Cochranville, or Guthriesville. In other cases, however, the new development has come to dominate the historic village, such as in Eagle, Jennersville, or Bucktown.

Fairville, Pennsbury Township



Toughkenamon, New Garden Township



Road System and Access

Many of the county's villages, especially larger linear ones, were built on major roads in a time when people moved about by walking, horse, carriage, or wagon. The advent of motorized vehicles has had a strong effect on the county's villages, particularly where these roads have remained major routes. Understanding the road system is important for understanding potential planning solutions for a village.



Route 1 in Hamorton, Kennett Township

Multi-Lane Highway or Other Major High-Traffic Highway

Villages that are next to a multi-lane highway or other highway with significant traffic volumes can be very negatively impacted by these roads. The most clearcut example of this type of village is Hamorton, which is at the intersection of Route 52 and four-lane Route 1; however, other villages can also be heavily influenced by the road system. Bucktown at the intersection of Routes 100 and 23 has major car and truck traffic going through it that has adversely affected the village.



Route 41 in Chatham, London Grove Township

Significant Two-Lane Highway

Many of the county's villages are on significant two-lane highways that affect the village, but not as dramatically as those on the very highest-traffic roads. Guthriesville and Chatham are examples of villages where the traffic volumes are significant and must be taken into account in planning efforts.



Flowering Springs Road in Birchrunville, West Vincent Township

Other Highways and Local Roads

Some villages are blessed to be located on more local roads that do not have significant pass-through traffic. These villages are still adversely affected by vehicles, but the impact is minimal. Kimberton, Birchrunville, and St. Peters are examples of this type of village.

Village Utilities

It is important to understand the utilities serving a village, particularly the sewage, water, stormwater, and broadband utilities.

Many village lots are relatively small and have traditionally been served by on-lot sewage and water wells. Over time, these sewage systems can fail, leading to pressure to provide public sewers, which is very expensive. At times, municipalities have subsidized the cost of extending public sewers to villages by allowing significant new development around the village.

Like public sewer, public water can be expensive but has more manageable costs.

With a few notable exceptions, most villages are on relatively high land and have limited stormwater problems; nevertheless, these villages may impact downstream properties since most villages don't have stormwater control. As opportunities arise, villages should incorporate contemporary stormwater best management practices, particularly low impact development stormwater facilities.

Cellular and broadband service is another important utility for villages, particularly if a village has commercial or institutional properties. If a village does not have adequate service, local municipalities may want to help foster the provision of this service.

STEP 3

Plan for Future Land Use

Upon understanding village character, communities must make two critical land use decisions.

Inside the Village

Communities must decide if they want the village to fully retain its current land uses or to change. Usually, the major question is whether to allow the village to become more commercial in character through the conversion of existing homes to other uses or the construction of new buildings.

Allowing a village to become more commercial provides alternative uses for historic buildings that might not be marketable as homes. On the other hand, the commercialization of a village will change its character and, if solid zoning and historic preservation regulations are not in place, could lead to the complete change or disappearance of the village.

If a community wants to see land uses change in a village, it should consider conducting a market analysis to determine the demand for retail, office, and institutional uses, as well as the suitability of properties within the village to meet this demand.



Residential uses in Russellville, Upper Oxford Township.



Residential uses in Cedarville, North Coventry Township.



Commercial uses in St. Peters, Warwick Township.

Surrounding the Village

The second critical land use decision relates to the village’s context. There are a few different approaches to take with this decision. From a historic preservation perspective, the best approach is to keep the historic village within its historic open space and agricultural context as much as possible. With this approach, the land around the village would, ideally, be zoned for agricultural zoning, with very low densities and much preserved land. Alternatively, the area around the village might be zoned for low density residential, with, once again, as much preserved land as possible.

The second common approach is to make the village the focus of future growth in a community, with land near the village designated for higher density residential development and commercial uses. This approach is most appropriate in more suburbanizing communities that do not have another natural location for required development, particularly if the village will be or already is served by public sewers and water. A risk of this approach is that the village can get overwhelmed. To avoid this, the village itself should have strong protection and design standards while new development next to the village is required to have a village character.



Eagle Village, Upper Uwchlan Township.



Aerial view of Sadsburyville, Sadsbury Township showing growth concentrated around village.



Birdseye view of New London, New London Township showing village core and open land designated for village-style new development.

STEP 4

Plan for Preservation

The most critical aspect of village preservation is doing as much as possible to preserve the historic buildings that exist in the village. The following techniques will support historic building preservation:

PRESERVATION TOOL

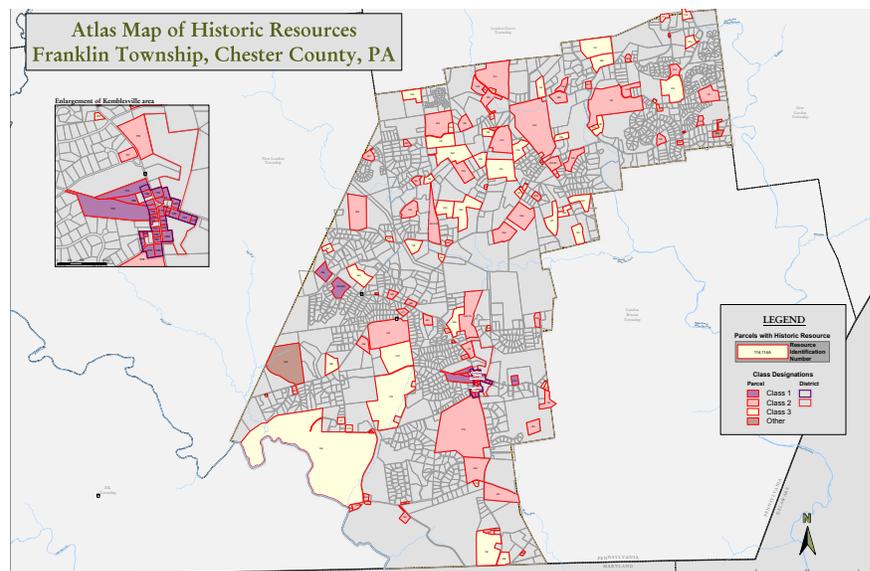
Historic Properties Inventory

An important first step in preserving historic buildings in a village is identifying these buildings. Certainly, buildings that are listed on the National Register or that are eligible for listing should be included in a municipal inventory. After an inventory is completed, some property owners may want to add their properties to the National Register.

In Chester County, a municipal inventory might include the following aspects:

Atlas (or List)

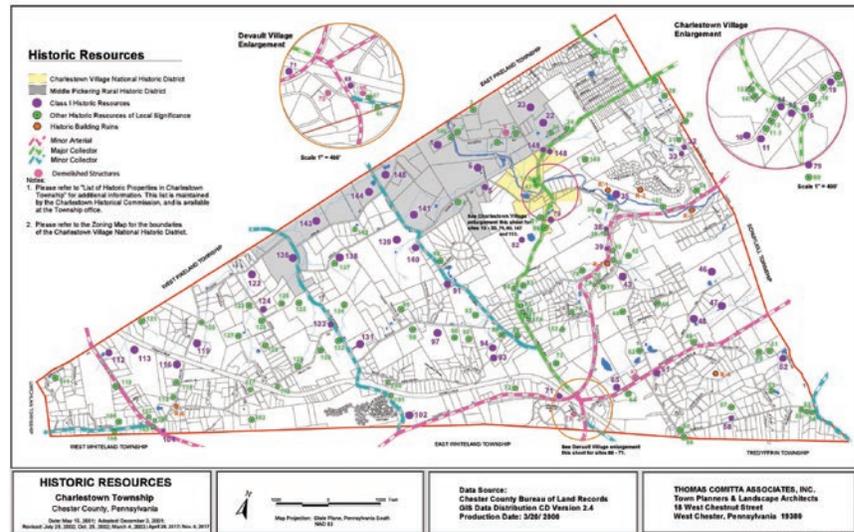
An atlas is a preliminary or “windshield” catalogue of all structures 50 years and older that provides an overview of the extent and location of resources. The 50-year mark is the established federal benchmark for historic resources planning, but it is not meant to exclude consideration of newer resources, if appropriate. Most historic buildings in villages will be more than 100 years old and predate the advent of the automobile.



The Franklin Township atlas map was completed in 2021.

Inventory

An inventory considers Atlas information to determine which resources to protect by regulations and other methods. As with other regulations, resource designation criteria are used, which provide clarity and objectivity. The Inventory table and/or map is incorporated into the regulations.



A list of historic properties in Charlestown Township is maintained by the Charlestown Historical Commission.



Historic property in Sugartown, Willistown Township.

Survey

A survey is a more detailed analysis of the resources in an Atlas. A survey can provide architectural, site, history, and other information useful for building alteration reviews. In Chester County, a Survey often takes the form of an exterior architectural, site, and historic context analysis with property level history (e.g. deed research), occurring on a limited basis. Using PHMC (Pennsylvania Historical and Museum Commission) digital survey forms provides consistency of core information. PHMC has specific forms and guides for different types of surveys and should be contacted to ensure the correct forms are being used for the survey in question.

Community Participation

A community outreach process helps gather input on the appropriate type and extent of historic resource protection measures, as well as their application and implementation. It also creates a forum in which the community can continue to be involved in historic resource planning efforts. Municipal historic commissions or other similar entities can serve as community liaisons.

PRESERVATION TOOL

Historic Districts

The most powerful tool municipalities have for the preservation of buildings in a village is the creation of a formal historic district through Act 167 of 1961, the Historic District Act. Act 167 regulations focus primarily on preserving the physical aspects of the historic built environment in a defined area, such as a village.

In Chester County, Act 167 historic districts have often been used to preserve the character, context, and architecture of concentrated historic areas in villages, including existing structures and new construction. In popular culture, these districts can be associated with overly strict architectural and aesthetic design standards for existing buildings and new construction; however, the enabling law is written broadly and allows flexibility and latitude and does not require stringent standards.

Although used infrequently, Act 167 historic districts can prohibit demolition, unless a certification of appropriateness is received demonstrating that no other option is available for a property. Municipalities can list specific standards that must be met to qualify for a certificate.

What is the difference between a National Register Historic District and a locally regulated Act 167 district?

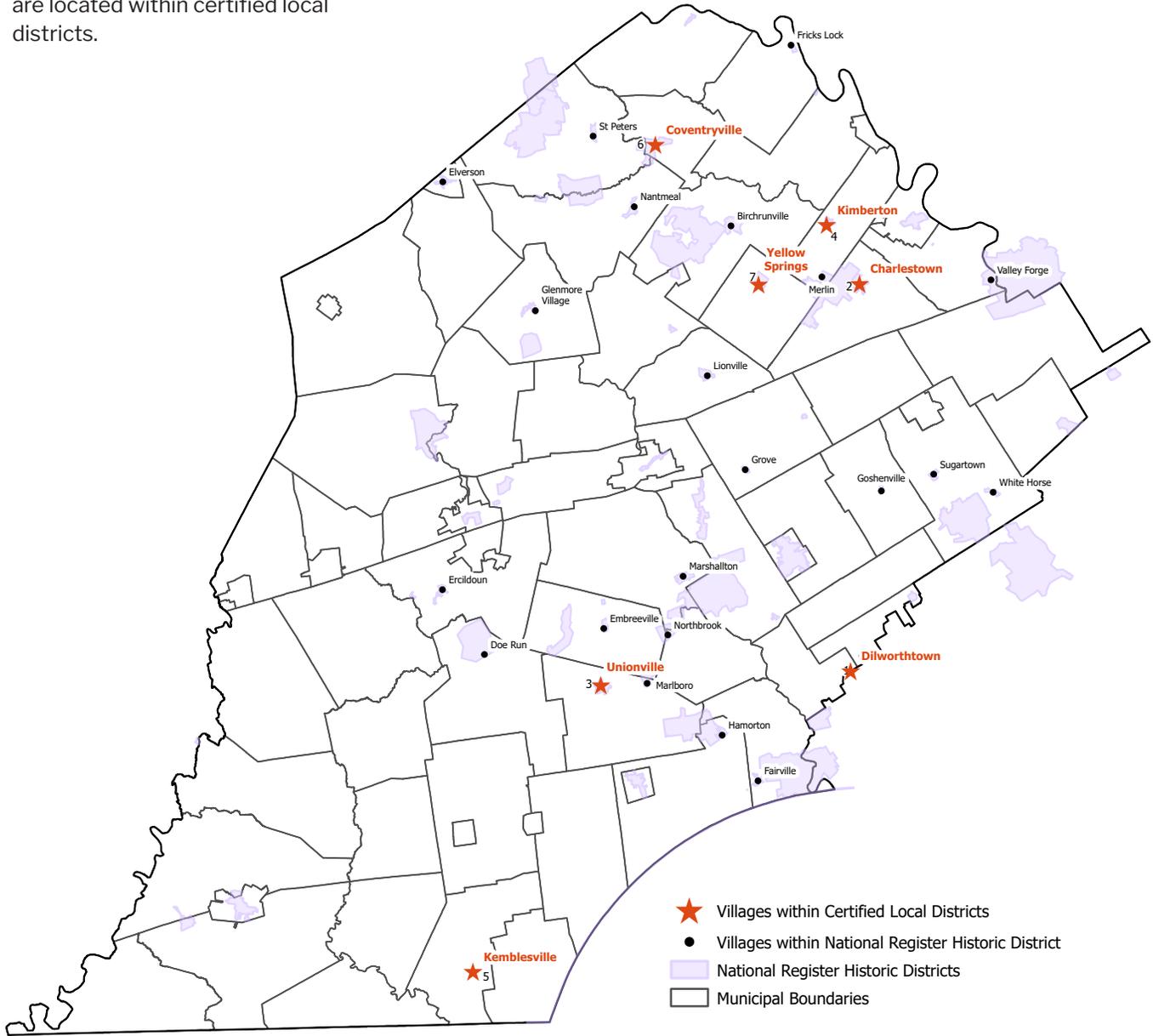
A National Register Historic District is a district designated by the National Park Service as worthy of preservation and is listed on the National Register of Historic Places. National Register districts may or may not be locally regulated but are afforded some protection by municipal oversight when federal funds are used in a project that can have a negative effect on historic resources. Listing in the National Register of Historic Places does not necessarily protect buildings within a historic district from being altered or demolished whereas the historical integrity of structures located within an Act 167 historic district are provided protection through the Historic District Ordinance.



The Glenmoore National Register Historic District encompasses approximately 50 buildings in Wallace Township.

Chester County Villages within Act 167 Certified Local Districts

Seven Chester County villages are located within certified local districts.



- ★ Villages within Certified Local Districts
- Villages within National Register Historic District
- National Register Historic Districts
- Municipal Boundaries

Certified Local Districts

- 1 Birmingham Township Historic District
- 2 Charlestown Village Historic District
- 3 Village of Unionville Historic District
- 4 Kimberton Historic District
- 5 Kemblesville Historic District
- 6 Coventryville Historic District
- 7 Chester Springs Historic District

PRESERVATION TOOL

Historic Preservation Zoning

The state Municipalities Planning Code (MPC), which governs municipal planning and zoning, notes in its purpose section that one of its intents is to “...promote the preservation of this Commonwealth’s natural and historic resources ...” Under the zoning section, the MPC states that “Zoning ordinances ...may permit, prohibit, regulate, restrict, and determine: (5) Protection and preservation of natural and historic resources and prime agricultural land and activities.”

There are two main zoning approaches to historic preservation:

The first zoning approach is a municipal-wide overlay ordinance for historic properties, based on an inventory of the community. This approach could be used for a concentrated village area, although it would only apply to buildings on the inventory, which might leave out important contributing buildings and would not address new buildings at all. This approach might be most appropriate for hamlets or smaller villages.

The more common zoning approach for villages is to create a distinct, mapped district that is tailored to the village’s specific characteristics. Village districts can simply be created as one of many zoning districts in a municipality. In many cases, municipalities may want to use Article VII-A, Traditional Neighborhood Development (TND), of the Pennsylvania Municipalities Planning Code, as the basis of their village zoning district. The state’s TND provisions allow zoning regulations to reflect design found in traditional places, like villages.

Traditional neighborhood development (TND) zoning can ensure redevelopment is compatible with historic villages.

Ordinance EXAMPLES

West Nottingham Township

Nottingham village and open land near this village have a Traditional Neighborhood Development option

Zoning Ordinance, Part 6. ▶

East Brandywine Township

Traditional Neighborhood Development zoning, supported by a design guide, applies to Guthriesville village.

Zoning Ordinance, Article VIII. ▶

New London Township

A Traditional Neighborhood Development Overlay District applies to New London Village.

Zoning Ordinance, Part 9. ▶

Village districts can contain specific zoning standards that encourage the preservation of historic buildings, including:

Adaptive Reuse

Many historic buildings are no longer viable for the original use, such as an old mill building or a single-family home on a busy highway without modern amenities. In these cases, allowing adaptive reuse for alternative uses encourages the buildings to remain, just not for their original purpose.



Old Stone Cider barn in Lewisville, Elk Township.



Harry's Hot Dogs in Sadsburyville, Sadsbury Township

**Ordinance
EXAMPLES**

North Coventry Township

In Cedarville village, the zoning ordinance specifically allows the adaptive reuse of existing buildings.

Zoning Ordinance, Article VI, Section 370-17. ▶

Kennett Township

Historic preservation standards in the zoning ordinance have specific standards for allowing the adaptive reuse of historic properties.

Zoning Ordinance, Article XIX, Section 244-1902. ▶

Newlin Township

The Village Overlay District allows the adaptive reuse of historic structures for various uses, such as antique stores and artist studios.

Zoning Ordinance, Article VI, Section 240-66. ▶

Prohibition on Razing of Buildings

Within their zoning, municipalities could prohibit the demolition of buildings unless a property owner gets special approval, such as a special exception or conditional use, and demonstrates that there is no other alternative for the building.

Ordinance EXAMPLES

Trappe Borough, Montgomery County

The village commercial district requires the retention and use of existing principal buildings. The ordinance allows razing of these buildings when a conditional use is received, specific conditions are met, and the property meets certain criteria.

Zoning Ordinance, Article VII, Section 340-54, B. ►



Older home reused for retail in Trappe Borough, Montgomery County.

Willistown Township

The zoning ordinance has specific provisions covering the demolition of historic buildings that discourages demolition and requires a special permit.

Zoning Ordinance, Article XXIX, Section 139-164. ►



Historic property in Sugartown, Willistown Township

Allowance of More Intense Uses in Historic Buildings

One way of encouraging the preservation of historic buildings is to only allow more intense uses within existing historic buildings. This ensures that new uses in a village, such as an office or small store, will remain in character with the village and will have an appropriate village scale.

Ordinance EXAMPLES

Lower Providence Township, Montgomery County

In Evansburg village, small-scale commercial uses are only permitted in existing buildings.

Zoning Ordinance, Article XXXV, Section 143-275. ▶



Osteria Evansburg building in Evansburg, Montgomery County

Newlin Township

The Village Overlay District for Mortonville Village only permits certain more intensive uses, such as restaurants and retail services, in historic structures.

Zoning Ordinance, Article VI, Section 240-66, C. ▶



Brandywine Outfitters in Mortonville, Newlin Township

North Coventry Township

In Cedarville village, offices, bed and breakfast uses, and residential conversions in identified historic resources, are allowed as a special exception.

Zoning Ordinance, Article VI, Section 370-17. ▶

Bonus for Historic Building Preservation

Another way of encouraging the preservation of historic buildings is putting a bonus in the ordinance. These could be bonuses for more commercial development, more residences, higher building or impervious coverages, reduced setbacks, more height, or additional uses.

Ordinance EXAMPLES

Lower Salford Township, Montgomery County

The Village Commercial District has a residential density and non-residential floor area bonus for reuse of historic buildings, which applies to the villages of Harleysville, Lederach, Mainland, and Vernfield.

Zoning Ordinance, Article XIII, Section 164-70.4, C, 2. ►



Chantilly Floral Boutique in Harleysville, Lower Salford Township, Montgomery County

West Caln Township

The Village District provides a 15% bonus on the permitted size of retail, restaurant, and office uses when they are built in an existing historic resource.

Zoning Ordinance, Article VII, Section 701, A, 3, f. ►



Compass Notary Service in historic building in Compass village, West Caln Township

West Brandywine Township

The Rural Mixed Use District allows historic buildings to exceed the district's limit of 4,000 square feet of leasable floor area.

Zoning Ordinance, Article IX, Section 200-37, C, 2. ►

Requirement for Façade Easement or Continuation of Historic Appearance

As part of the development review process and often in relationship to bonus provisions, municipalities might require that a façade easement is recorded for the property, ensuring that it maintains an appropriate historic character, or that the building keeps the integrity of a building’s historic exterior.

**Ordinance
EXAMPLES**

West Pikeland Township

For the Village Preservation District, the Board of Supervisors can require properties receiving conditional uses, special exceptions, or variances to have an appropriate means of guaranteeing adherence to village design standards. This requirement could be met through a façade easement.

Zoning Ordinance, Article VI, Section 605, A. ▶



Yellow Springs, West Pikeland Township.

West Caln Township

For uses taking advantage of bonus provisions, the Village District requires alterations to historic resources retain the general exterior integrity of the building.

Zoning Ordinance, Article XII, Section 701 ▶



Compass Property Management in historic building in Compass village, West Caln Township.

PRESERVATION TOOL

Design Guides

Often, property owners, businesses, and developers recognize that a village's character should be maintained, but they are unsure how to do so. Design guides help them understand what changes to a property are most conducive to maintaining a village character. These changes might include maintenance and repair of an existing building, additions to an existing building, or even new construction. Design guides typically contain illustrations and photographs identifying architectural elements that are most appropriate for a specific village. These might include roof slope, style, and materials; overall building bulk, shape, and rhythm; window and door placement, shape, style, and frequency; and overall building materials and character.

Municipal EXAMPLES**West Bradford Township**

A *Manual of Design Guidelines* is available for Marshallton Village.

Zoning Ordinance, Manual of Design Guidelines, Village of Marshallton, TND-2 District, 2009. ▶

Manual of Design Guidelines

West Bradford Township, Chester County, Pennsylvania



Village of Marshallton: TND-2 District

East Pikeland Township

Design standards for Kimberton Village cover a wide range of design topics, from streetscape improvements to building character.

Design Guidelines for Kimberton Village, 2007. ▶

New London Township

Village regulations include a *Manual of Written and Graphic Design Guidelines* which provide guidance on a wide range of village characteristics, such as village form, relationship of buildings to the street, and building design.

Manual of Written and Graphic Design Guidelines, New London Village, TND Overlay District, 2007. ▶

Off-Street Parking Lots

Manual of Written and Graphic Design Guidelines
New London Village - Chester County, PA



Off-Street Parking Screened with landscaping in Centreville, DE



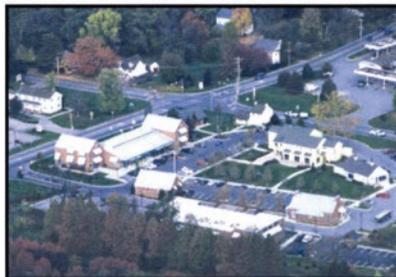
Off-Street Parking at Buckley's Tavern in Centreville, DE

Legislative Intent:

- Off-Street parking lots are intended to be located to the rear or side of buildings.

Design Guidelines:

1. Screen off-street parking with hedges and other landscaping at 36 to 42 inches in height.
2. Screen off-street parking with fences or walls at 36 to 42 inches in height.



Interior Parking, with Buildings Along Routes 82 and 926, Willowdale Town Center, Unionville, PA



Off-Street Parking Screened by Brick Wall, West Chester, PA

Page from *Manual of Written and Graphic Design Guidelines, New London Village, New London Township*

PRESERVATION TOOL

Structured Development Review Process

The development review process can have a big impact on the preservation of historic structures. Communities that have staff pre-development meetings, that use sketch plans, and that have their historic commissions review land development proposals early in the process are more likely to successfully preserve historic buildings by working with property owners and developers to find alternatives to razing or heavily altering historic buildings.



A sketch plan provides a municipality the opportunity to guide development prior to formal preliminary and final plan phases.

Municipal EXAMPLES

West Nottingham Township

The Township strongly encourages applicants to submit a sketch plan.
Zoning Ordinance, Part 6, Section 606, B. ▶

West Whiteland Township

A structured development review process encourages staff pre-development meetings and sketch plans while also emphasizing the importance of historic preservation and review by the township historical commission.
Township Development Process, 2023. ▶

PRESERVATION TOOL

Ownership of Historic Buildings

One way to guarantee historic preservation of important buildings is for the local municipality or a non-profit to own the buildings and properties. This is particularly important for landmark buildings that have particular historic significance or that define a place. Penn Township, for example, successfully restored the Red Rose Inn, a building at the intersection of Baltimore Pike and Route 796, that helps define the village of Jennersville. A nonprofit, Historic Sugartown, owns key buildings in the village of Sugartown, which are now a museum and education center.



The Red Rose Inn was purchased and rehabilitated by Penn Township.



The Saddler's Shop and House in Sugartown, Willistown Township is owned by Historic Sugartown, a non-profit dedicated to preserving and interpreting the historic village.

PRESERVATION TOOL

Community Support

Village preservation is most effective when there is clear support for the village within the broader community. This support can be bolstered with special events, educational programs, newsletters, preservation initiatives, interpretive signage, walking tours, advocacy, and public outreach. In most cases, these efforts will be led by the local municipality, but local nonprofits might also take the lead, such as the Marshallton Conservation Trust, which is focused on Marshallton village. Larger organizations can also help strengthen local community support of villages. The county, for example, runs a Town Tours and Village Walks program that frequently focuses on historic villages.

Main Street Program

Larger and more commercialized villages could potentially benefit from formalized support through the state Main Street program, which is administered by the PA Downtown Center. This program focuses on economic vitality, design, organization, and promotion. For design, the Main Street program encourages historic preservation and construction of new buildings that are compatible with the historic character of a community.

Motivated property owners

Many buildings in the county's villages have been preserved because individual property owners are interested in the unique historic character of their property and buildings, as well as the history of the village, wanting to maintain the village's historic character. Often, preservation-minded property owners attract other preservation-minded people to purchase homes in a village. Local municipalities can support these property owners by making it as easy as possible for them to maintain their properties and make appropriate upgrades.



Hosts along a Town Tours and Village Walks event in Warwick Village, Warwick Township.



Participants at a Town Tours and Village Walks event in Marshallton, West Bradford Township.

STEP 5

Plan for Improvements

To function properly, villages, like any other place, need appropriate infrastructure and improvements. Local municipalities play a key role in providing these improvements.

Traffic calming

A critical tool for slowing and managing traffic in villages is traffic calming, which involves a variety of physical improvements to streets and street edges. Within streets, these improvements might involve narrower road cartways, landscaped medians, speed bumps and speed tables, prominent crosswalks, bulb-outs at pedestrian crossings, on-street parking, roundabouts, and painted markings on the pavement. Next to streets, traffic calming elements might involve decorative street lamps, speed limit signs, stop signs, gateway signage, street trees, and other vertical elements that naturally cause drivers to slow down.



A curbed median in Sadsburyville, Sadsbury Township.

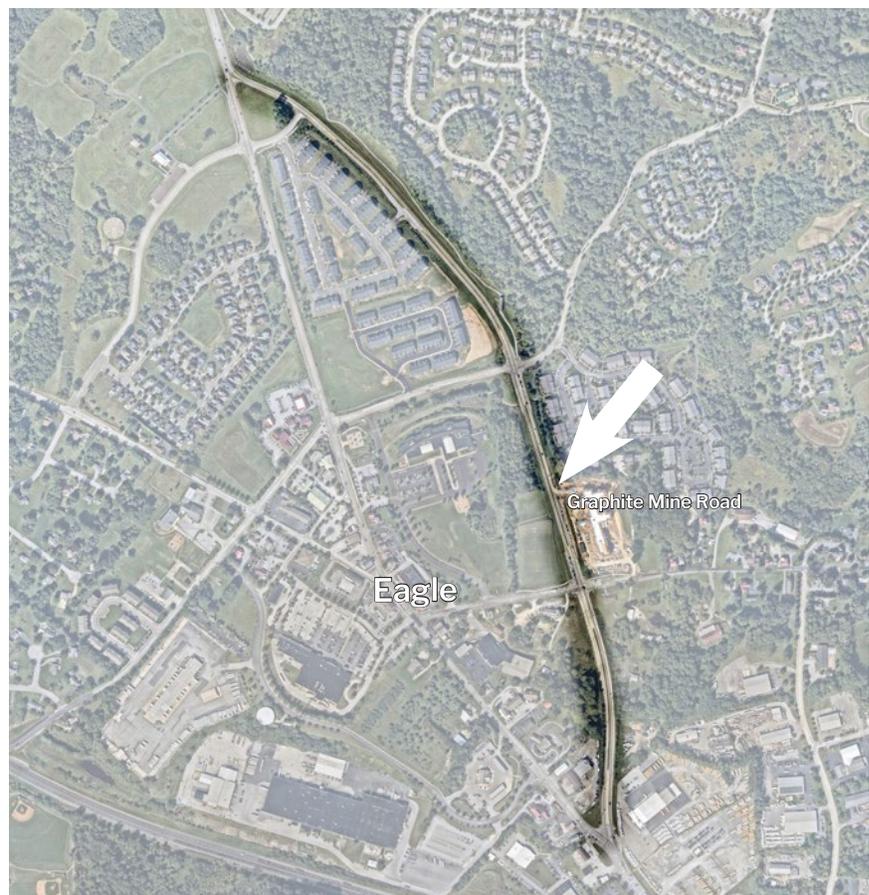


The Centreville, Delaware gateway median on Route 52.

Roads and Intersections

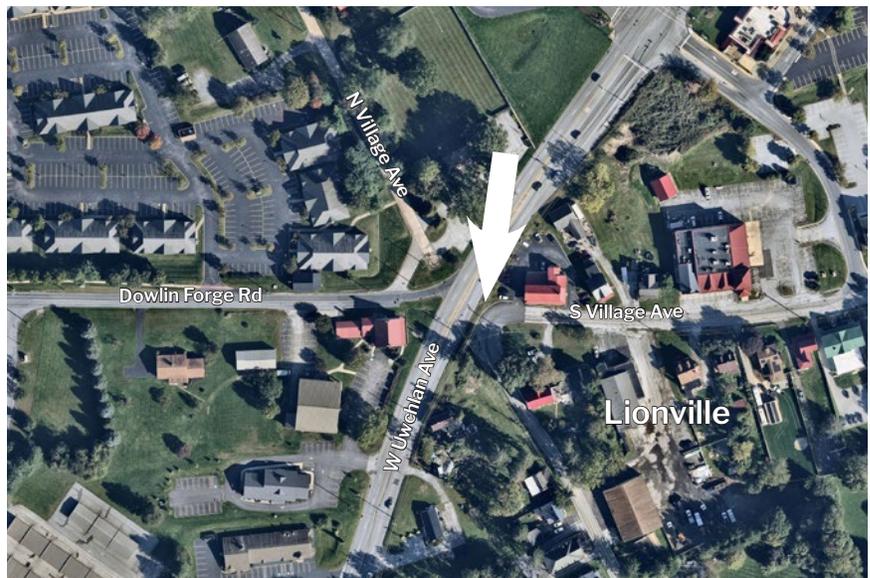
The public roads in local villages, whether they are state owned or municipally-owned, have a huge impact on a village's quality of place. Traffic volumes, speeds, noise, and vibration can all create problems for villages, making them less livable and more difficult to navigate by foot or car.

As much traffic as possible should be diverted from the village through the use of alternative truck routes, bypasses, and an interconnected system of nearby roads. Local municipalities can plan for these alternatives with their comprehensive plans, the use of official maps to reserve rights-of-way, Act 209 transportation impact fees to help fund improvements, and appropriate subdivision and land development ordinance provisions. Municipalities can implement recommended improvements by working with PennDOT and other partners to acquire funding, build roads, and install signage. Upper Uwchlan Township, for example, worked with many partners to build a bypass for the village of Eagle. In the past, PennDOT built roads that bypassed historic villages, including Russellville, Chester Springs, Parker Ford, Coventryville, and Warwick.



Graphite Mine Road is a bypass road around Eagle Village, Upper Uwchlan Township.

Traffic that is not diverted from the village should move at steady, slow, and safe speeds. In certain cases, this may involve the redesign of intersections in villages, which should be done in a context sensitive way. There may be situations where roundabouts are the best solution; other situations may lead to the closing of roads or changes in the flow of traffic. In all cases, any improvements must be designed for village users first, whether it involves pedestrians or vehicles turning into a property within the village.



Village Avenue in Lionville, Uwchlan Township no longer connects to Route 113, thereby reducing the amount of cut-through traffic.



Route 10 in Upper Oxford Township bypasses Russellville.

Alleys and common driveways

On busier roads with higher traffic speeds, it is preferable to have vehicular access to properties via alleys or common driveways. Local municipalities can encourage these facilities in a variety of ways.

In certain cases, the community might be able to work with property owners to construct an alley, common driveway, or public street behind village buildings. Hamorton Village in Kennett Township, for example, has a street behind the village buildings that provides vehicular access, which allows much safer access than from Route 1 and its very high speeds.

In cases where a municipality wants to see an alley or common driveway where none currently exists, the community can show this alley or common driveway on their official map. East Brandywine Township's official map includes a Guthriesville Village Road System area that, once built, would provide alternative access for village buildings since access from Route 322 is challenging.



Buttonwood Drive is an alley in Hamorton, Kennett Township.



Jackson Street in Unionville, East Marlborough Township.

Bridges

Some villages incorporate historic bridges that will need to be repaired or replaced. In either case, any changes to the bridge should be context sensitive, reflecting the historic character of the village. When bridges are locally owned, this is a fairly straightforward process of letting the design engineer know at the beginning of the project that historic preservation and conformity is important.

The county has an internal procedure to ensure that historic county-owned bridges are retained whenever feasible and, when they must be replaced, that the new bridge is designed to reflect historic character; nevertheless, local municipalities should make their preference known to the county whenever a county bridge is scheduled for repair or replacement.

PennDOT has a specific process, called PennDOT Connects, for getting municipal input on PennDOT projects early in the process, before critical decisions have been made and expensive engineering has commenced. Municipalities should participate in this process for historic PennDOT bridges.



The Landenberg Bridge is an 1899 truss bridge carrying Landenberg Road across White Clay Creek in Landenberg, New Garden Township.



Park Lane Bridge over East Branch of Brandywine Creek in Glenmoore, Wallace Township.

Sidewalks and pathways

In most villages, especially larger ones, pedestrians cannot safely walk in the street, given the amount and speed of vehicular traffic. These pedestrians need an off-road alternative, which might consist of sidewalks or pathways, depending on the character of the village and its surrounding area.

These sidewalks and pathways should form a complete network that connects destinations and provides safe street crossings. Missing pieces of the network should be filled in, often with local municipalities taking the lead. Funding will always be a challenge, but the state and region have special programs to support pedestrian projects.



St. Peters in Warwick Township has sidewalks with brick pavers to complement the village's historic character.



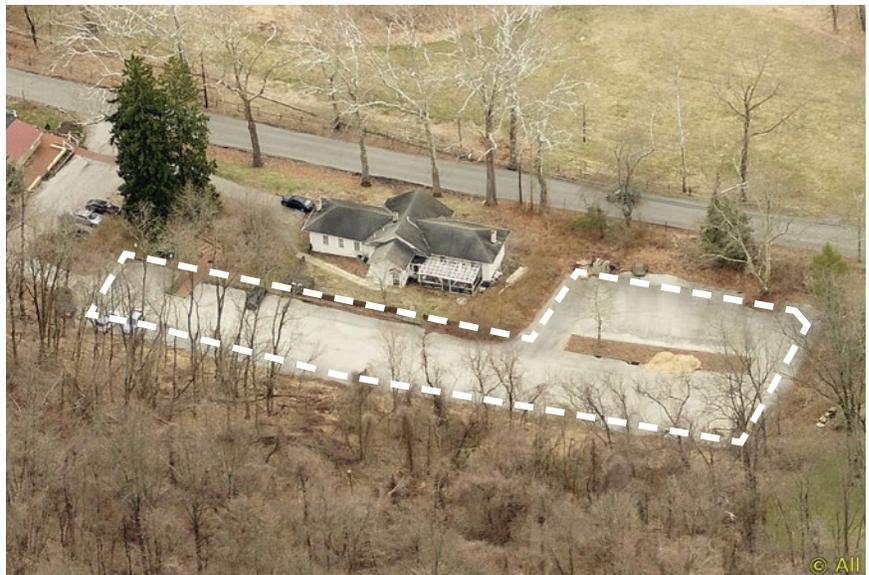
Brick sidewalk in Unionville, East Marlborough Township.

Common parking

In commercial villages or villages with parking limitations, local municipalities may want to develop a common parking area. These can be designed to safely accommodate cars and pedestrians so they do not conflict with vehicles moving through the village, while also supporting more intense uses, such as restaurants, institutions, and festivals.



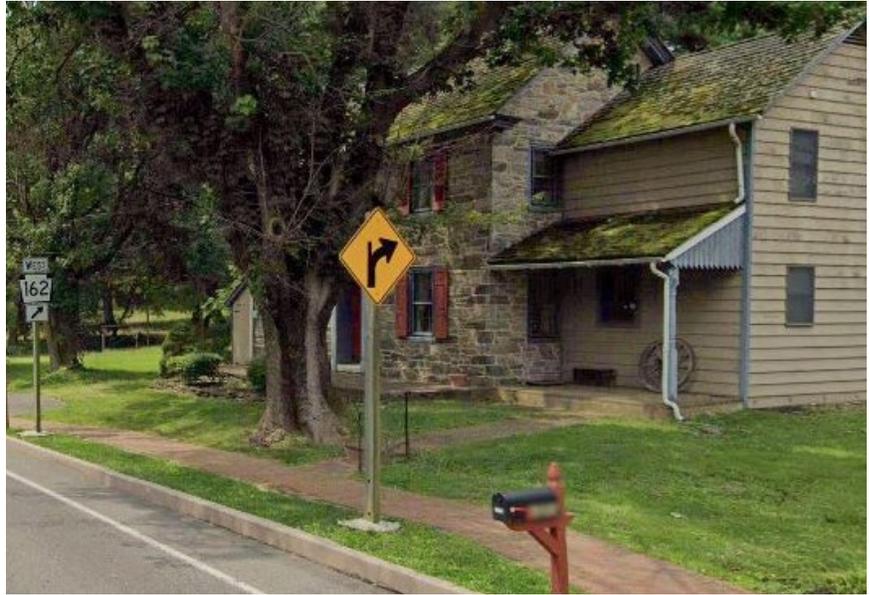
A common parking lot in St. Peter's, Warwick Township.



The parking lot behind the library in Yellow Springs, West Pikeland Township.

Streetscaping

Streetscaping can support walkability, commercial revitalization, and traffic calming. It often includes sidewalks, decorative verges, ornamental street lights, benches, crosswalks, street trees, signage, and trash cans. These streetscape elements are most common in more urban downtowns but can greatly improve the public realm of villages.



Marshallton village has interesting streetscaping designed for a more rural character, including signage and mailboxes that are installed on wooden posts rather than metal ones.



Streetscaping in Centreville, New Castle County, Delaware includes landscaped medians, street trees, brick sidewalks, and pedestrian scaled lighting.

Gateways

Gateways at the edge of villages announce that visitors have arrived in a historic village. When visitors see a gateway, they intuitively know they should slow down, look around, and visit local businesses. Gateways usually consist of a sign with the village name and landscaping around the sign. More intricate gateways might include a small sitting area, an informational kiosk, and a decorative paved area. Usually, gateways are located along busy highways leading into a village, and they are often installed at the same time as streetscaping.



Gateway sign on Route 41 in Chatham Village, London Grove Township.



Gateway sign on Route 52 in Centreville, New Castle County, Delaware.

Street trees and landscaping

Street trees have many benefits, and these benefits are magnified in historic villages that have significant traffic volumes or high traffic speeds. Street trees in villages help slow down traffic; buffer buildings from traffic light, noise, and dust; improve property values; and make the village more appealing for visitors and customers. Wherever physically feasible, street trees should be planted in villages.



Street trees along West Doe Run Road, Unionville, East Marlborough Township.



Street trees along Strasburg Road in Marshallton, West Bradford Township.

Sewers and water

Sewage can be a critical issue for villages if there are many failing on-lot sewage systems in a village. In these situations, local municipalities may need to look for alternative sewage solutions, which might include a community system focused on the village itself or the provision of full public sewage to the village. Unfortunately, providing community or public sewage can be very expensive.

The ideal scenario for villages in a more rural setting where on-site sewage is no longer feasible is a community system that uses drip or spray irrigation on fields near the village.

Public water may also be necessary in villages, especially if community or public sewers will be discharging the effluent into nearby streams. Unlike sewers, local municipalities have little control over the provision of public water.



Major underground utility projects should minimize disruption to existing streetscape amenities and/or coordinate with long range streetscape improvements to help achieve a cohesive streetscape design.



Marshallton, West Bradford Township

3

CHAPTER

Design Elements for Ordinances

Villages should have specific zoning regulations written for their unique development patterns that will help preserve historic buildings and the overall village character. This can be done by preparing village district zoning and subdivision regulations that address building character, site amenities, and transportation improvements. Village zoning should have appropriate uses, lot sizes, setbacks, and coverage standards as well as design standards that are compatible with historic character and buildings.

This section addresses three topics:

Building character

Site amenities in villages

Transportation

Under each topic are design elements that include an overview, example photographs, and an illustration to express best practices to carry out each design element. An example regulation from a local source is also provided.

Building Character

Building placement and design is a key unique element of villages, which are primarily composed of individual small-scaled buildings, relatively close to each other and local roads.

Uses Appropriate for Historic Buildings

Village districts should allow uses that naturally fit in historic village buildings and should prohibit those that do not. Generally, residential uses work well in villages, including single-family detached homes, twins, duplexes, and conversion of buildings into apartments. Townhouses and larger apartments usually are not a good fit for villages.

For mixed use villages, smaller scale commercial should be permitted, such as offices, restaurants, specialty retail shops, bed and breakfast inns, and personal service businesses. Institutional uses might also be appropriate, with larger scale ones allowed if they already exist in a village, perhaps as a special exception or conditional use.

Light industrial and maker spaces might also be appropriate in mixed use villages, which often had these uses historically. When a particular existing business needs a larger industrial building, the village district zoning could allow a larger building when it is set back from roads and located behind smaller-scaled village buildings.

There are also uses that should be prohibited in villages because they are car-oriented, require building designs and layout that do not fit into a normal village style building, or require buildings out of scale of villages because of height or overall size. These prohibited uses might include gas stations, car repair shops, car washes, large office buildings, shopping centers, most industrial uses, large retail stores, mini-storage facilities, properties with drive-through facilities, etc.



The Birchrunville Store in Birchrunville, West Vincent Township is an example of a specialty retail shop in an historic building.



The Express Stop gas station in Chatham, London Grove Township, does not reflect the village's historic building characteristics.

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Allow a range of uses

Repurposing a historic resource, such as a historic residence in a village, can create an opportunity for a new business as well as a community gathering space.

Ordinance EXAMPLES

Sadsbury Township

In Sadsburyville Village, the township allows a range of smaller-scale residential and commercial uses by right, with institutional uses permitted by special exception and potentially more impactful residential and commercial uses permitted by conditional use.

Building & Zoning Codes - Permits & Inspections ▶

West Bradford Township

For Marshallton Village, a large mixed use village in a rural setting, the township allows a range of residential, commercial, and civic uses in its Traditional Neighborhood Development 2 District.

Article VIII, Traditional Neighborhood Development-2 Section 450-46 Uses and structures ▶

Building Design and Character

Older buildings in Chester County's villages typically have a number of defining features that differentiate them from newer commercial buildings and often make them residential in appearance.

If a municipality has a historic district created under Act 167 that includes a Historical and Architectural Review Board, they can regulate the appearance of building alterations, building additions, and new buildings much more rigorously than normally allowed, including guidance on building materials, colors, and design. These municipalities should also consider having zoning guidance on top of the Act 167 regulations that reinforces village building character.

Ludwig's Village shopping center in Ludwig's Corner, West Vincent Township



Willowdale Town Center shopping center in Willowdale, East Marlborough Township



Ordinance EXAMPLES

New Garden Township

For Toughkenamon village, the zoning ordinance's R-3 Toughkenamon Residential District includes a variety of design standards for roofs, wall to window ratios, and architectural detailing.

Article VI, Section 200-31, Design standards, guidelines, and bonus provision ▶

West Pikeland Township

The design standards in the Village Preservation Districts require offsets in facades and roof lines, pitched roofs, and traditional building materials. In addition, the township has an official Act 167 historic district that applies to Chester Springs and Yellow Springs.

Article VI, Section 605, Design standards ▶



Establish building form standards

For municipalities that do not have historic districts under Act 167, the zoning ordinance can include standards that address the general form and character of the new building or addition that address roof style, windows, front doors, porches, façade variations, and building scale; however, zoning standards cannot get into architectural style and appearance.

In addition to height and façade length/footprint size, these can include:

- A Pitched roofs**
Pitched roofs, often pitched steeper than current buildings. The roof shape of a new building shall respect the type and pitch of roofs for houses of similar architectural style and on neighboring houses. Most residential roofs are traditional gable and hipped roofs; with a few mansard and gambrel roofs.
- B Front porches**
The front porch or covered entrance is a characteristic feature of many styles of historic residential architecture and plays a very important role in these buildings.
- C Varied facades**
Offsets and variations along facades.

- D Sense of entry**
Front doors with a strong sense of entry.
- E Right-sized accessory buildings**
Accessory buildings, like garages, sheds, and barns, are important elements of village character. New accessory buildings should fit in with existing ones and must be located to the rear of the main building.
- F Dormers and gables**
Dormers provide additional use and light for upper levels and can further define and enrich the building architecture. If used, dormers should be modest in size and fit the scale of the house and the roof.
- G Proportioned windows**
Windows that are taller than they are wide.
- H Small windows**
Relatively small windows interspersed uniformly across a façade.
- I Ground floor windows**
Transparent windows at ground-level facades on Main Streets.

Front Yard Setbacks and Build-to Lines

In virtually every village in Chester County, the historic buildings are relatively close to the street, creating a unique village character. New buildings that are set further back, particularly if they have parking in front, do not match traditional village character and often stand out like a sore thumb.



Historic buildings close to the street in New London, New London Township

Ordinance EXAMPLES

East Brandywine Township

Guthriesville Village is zoned TND-1, Traditional Neighborhood Development District, which requires front yards to be between 5 feet and 12 feet in depth.

Article VIII, Traditional Neighborhood Development District, Section 399-40. ▶

West Bradford Township

In Marshallton Village's Traditional Neighborhood Development-2 District, front yards are a minimum of 15 feet and a maximum of 22 feet from the curblin. New buildings are required to be close to the sidewalk, in alignment with existing building setbacks.

Article VIII, Traditional Neighborhood Development-2, Section 450-47. ▶



Establish maximum setbacks or build-to lines

To address this issue, the zoning ordinance can have small front yard setbacks, a requirement that buildings be built close to the road, or a prohibition on parking between buildings and streets.

Lot Size, Lot Width, and Side Yard Setbacks

Village lot sizes and widths can vary from village to village, and municipalities should analyze existing lot sizes and widths when preparing village commercial zoning. Making the zoning match existing lot characteristics will reduce the potential need for variances when a building is expanded or changed and will also encourage new development to more closely adhere to the existing village character.

Lot sizes often vary in villages and are sometimes larger than expected because the lots are narrow and long. Generally, village lots will have a relatively narrow lot width, when compared with typical suburban zoning, and relatively small side yards. This creates the county's classic nineteenth century village appearance, where buildings are close to each other, side to side.



A single-family detached home on a smaller lot in Marshallton Village, West Bradford Township.



New development in New London, New London Township is allowed to match traditional narrow lot widths.

Ordinance EXAMPLES

West Bradford Township

In Marshallton Village, lot dimensions in the Traditional Neighborhood Development-2 district reflect existing character. For single-family detached homes, the minimum lot size is 8,500 square feet, the minimum lot width is 36 feet, and the minimum side yard setback is 8 feet.

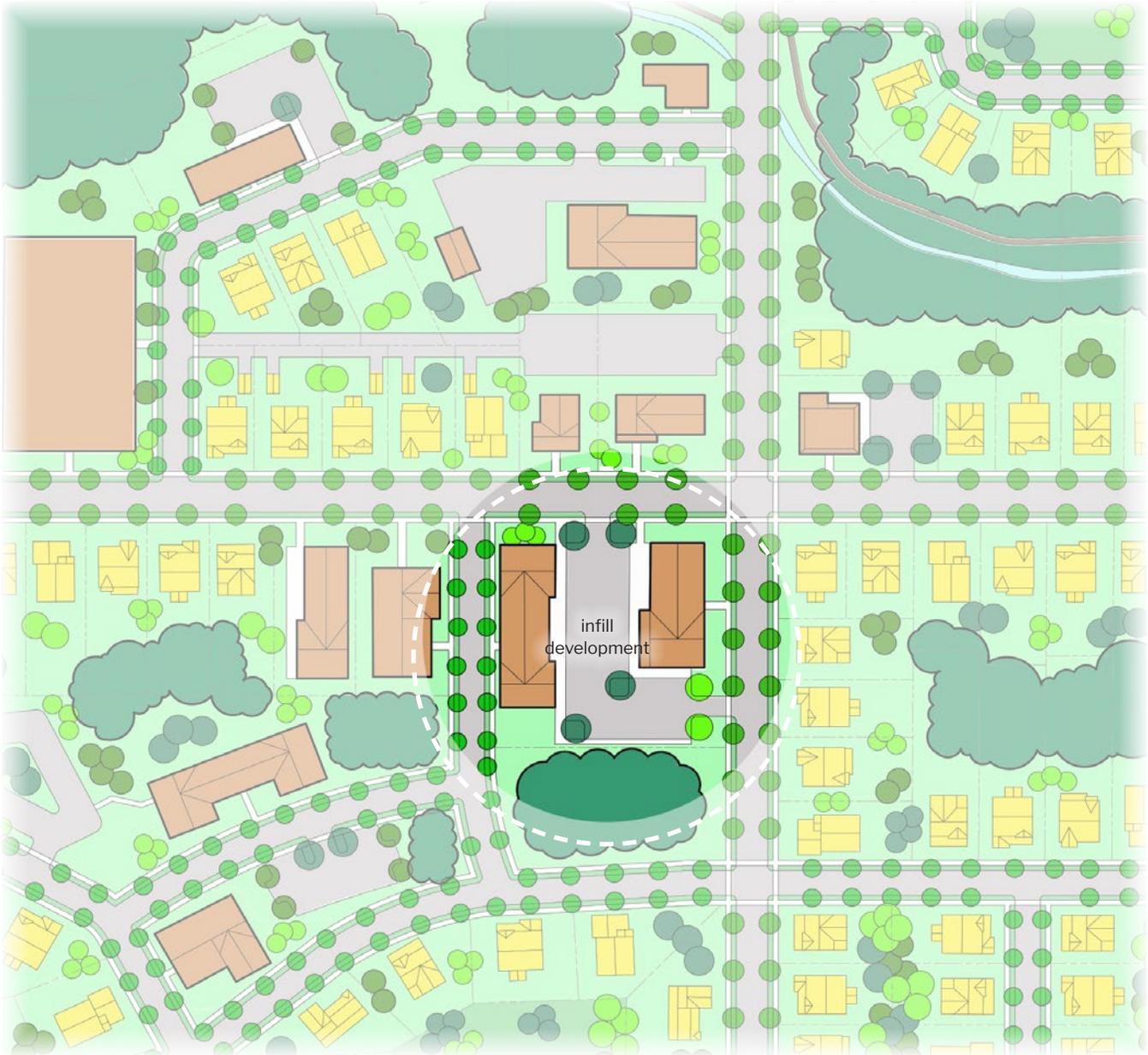
Article VIII Traditional Neighborhood Development-2 Section 450-47 Area and bulk requirements, B. ►

New London Township

The Traditional Neighborhood Development Overlay District, which applies to New London village, has a minimum lot size of 10,000 square feet, a minimum lot width of 65 feet, and a minimum combined side yard width of 15 feet for retail, office, and civic uses.

Part 22, Traditional Neighborhood Development (TND) District, Section 1-2209. ►

Illustrative Village Plan



Protect historic settlement patterns

Mixing uses and forms in a compact area reflects a traditional way of building communities. This development approach helps avoid the problems associated with sprawl development, such as low density, an auto-centric orientation, a single use focus, and a lack of distinctive character.

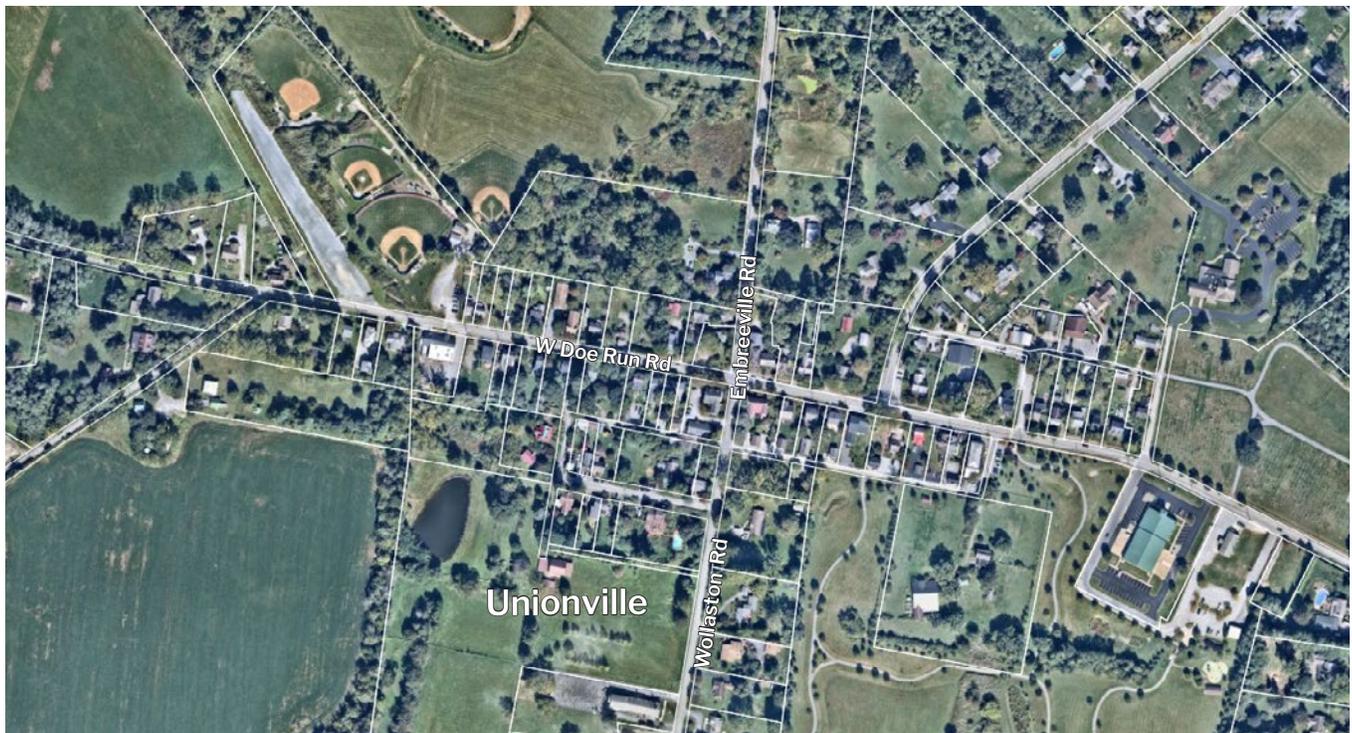
Maximum Building Footprint Size

Another common characteristic of villages is that residential and commercial buildings have a relatively small scale. Village zoning ordinances often encourage smaller-scale buildings by having maximum heights that are more common in suburban and rural communities, such as 35 or 45 feet, and having maximum façade lengths. Another technique to control building scale is to have a maximum building footprint size, which regulates the square footage of a building on the ground floor.

Industrial uses can also have larger building footprints, although newer industrial uses can often

seem out of character with villages because of their large expanses of blank walls. One method for allowing industrial uses and making sure existing ones can expand without running into variance issues, is to allow them to have a larger building footprint when they are behind smaller-scale village buildings.

Institutional uses, even historic ones, will frequently have a larger building footprint, and this should be allowed in the zoning ordinance by having a different building footprint for these uses, which are often the focal points of villages.



East Marlborough Township has standards for maximum building footprints in Unionville to ensure new development is compatible in scale with its historic development pattern.



Accommodate institutional and industrial uses

In zoning ordinances, allow flexibility with institutional building footprint sizes and allow industrial uses to have larger building footprints when the buildings are located behind smaller-scale village buildings.

Ordinance EXAMPLES

West Pikeland Township

The township has three village zoning districts. Yellow Springs is zoned V-3 Village Preservation District while Chester Springs is V-2 Village Preservation District. Both districts have a maximum building size of 3,000 square feet, with the ability to have additional building square footage on upper floors. **Article VI, Village Preservation Districts** ▶

East Marlborough Township

The C-1 Village Commercial District, which applies to Unionville, limits retail and office uses to 2,000 square feet of floor area, with increases to 5,000 square feet permitted by conditional use.

Article VII, Village Commercial District, Section 702, Use Regulations ▶

Location of Building Additions

Additions to historic buildings should not be to the front and should preferably be to the rear, although side additions that complement the building character and are set back slightly from the front façade may be appropriate in certain situations.



Building addition to the rear of the Pillars of Light and Love property in Trappe Borough, Montgomery County.

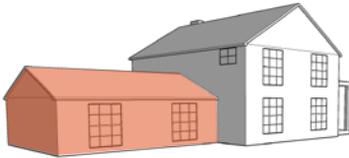


Building addition to the rear of the Sojourner Executive Suites in Harleysville, Lower Salford, Montgomery County.

Scale building additions appropriately

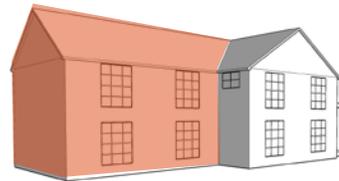
Additions should relate to the size and scale of the existing historic building. An addition should not be greater in scale than the existing building.

✓ RECOMMENDED

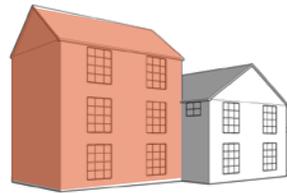


Rear addition with compatible design and scale

⊘ NOT RECOMMENDED



Rear addition with compatible design but scale is large

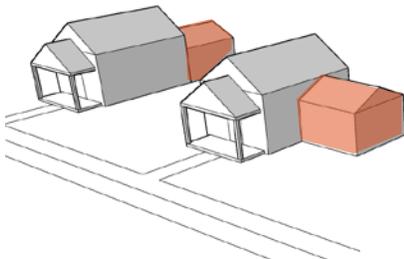


Rear addition out of scale with original building

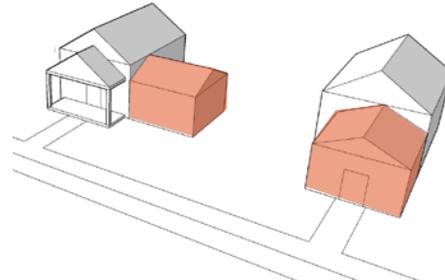
Attach building additions discreetly

Attach building additions to historic buildings at the rear. Additions to the side should be significantly set back from the existing facade.

✓ RECOMMENDED



⊘ NOT RECOMMENDED



Ordinance EXAMPLES

Lower Salford Township, Montgomery County

The VC Village Commercial District requires building additions that will be greater than 75 feet in length to be to the side or rear of an existing building constructed in 1940 or earlier.

Article XIII A VC Village Commercial District, Section 164-70.5, Additional Regulations, A, 2, 1. ▶

Trappe Borough, Montgomery County

The VC Village Commercial District requires building expansions of conditional uses, which include most of the permitted nonresidential uses, to be to the side or rear of an existing principal building.

Article VII VC Village Commercial District, Section 340-33, Conditional use standards and criteria ▶

Open Porches

Generally, enclosing porches will detract from the current historic character. If municipalities want to allow porches to be enclosed, they should incorporate design standards for these enclosures to make them as compatible with the village as possible.



St. Peter's Bakery front porch in St. Peter's village



Maintain the presence of front porches

A front porch provides a graceful transition from the public realm of the streetscape to the private realm of the building. Porches should be wide enough for furniture so they can be used as an outdoor room. Accessibility issues should be handled in an architecturally sensitive manner. Consider placing conditions upon the design of a replacement porch to maintain consistency with other buildings on a block.

Ordinance EXAMPLES

Trappe Borough, Montgomery County

The VC Village Commercial District requires the character of existing front and side porches to be maintained for conditional uses, which include most of the permitted nonresidential uses. **Article VII VC Village Commercial District, Section 340-33, Conditional use standards and criteria** ▶

West Bradford Township

In Marshallton Village, the enclosure of existing porches is prohibited. **Article VIII Traditional Neighborhood Development-2, Section 450-48 General design guidelines, B, 10.** ▶

Site Amenities

Most village properties are relatively small and will not contain significant site amenities, except for ones between the buildings and the street, such as streetscaping and signs.

Streetscaping

Streetscaping can include a wide range of improvements, including sidewalks, decorative street lights, curbs, trash receptacles, seating, wayfinding signs, and decorative verges. Most villages in the county emphasize their historic rural setting and have limited streetscaping elements, unlike the county's urban towns, which will often have very extensive streetscaping; however, some villages, like Marshallton, have effectively used streetscaping that has a more rural feel through the use of brick sidewalks, wooden posts for traffic signs, and curbing.



Street lights with banners in Skippack Village, Montgomery County



Streetscaping at the corner of Kennett Pike and Owls Nest Road in Centreville, Delaware



Require streetscaping

When municipalities have specific streetscaping requirements they want future developments to use, they should put these standards into their subdivision and land development ordinance.

Ordinance EXAMPLES

West Bradford Township

The township requires new development to install street lights in Marshallton Village that are "...the "Washington" model, post and luminaire, by Spring City Electrical Manufacturing, or alternate ..."

Article VIII, Section 450-48. ▶

West Pikeland Township

The township's village zoning allows the township to require streetscape landscaping and pedestrian amenities, including trash receptacles, benches, and bicycle racks.

Article VI, Section 605, C, 1. ▶

Street Trees

Although space in front of village buildings can be tight, street trees should be required in the municipality's subdivision and land development ordinance, with the option to waive when they are not feasible. Large specimen trees have historically been landmarks of villages.



Street trees along Kennett Pike in Mendenhall, Kennett Township.



Street trees in Fairville, Pennsbury Township.



Carefully select tree species

Plant large shade trees, where space allows, to create a more dense canopy. Consider how a mature tree canopy may affect street lighting, overhead utilities, or views of signage and building fronts. Also, carefully select and group a diversity of trees to avoid monocultures.

Ordinance EXAMPLES

Franklin Township

For Kemblesville Village, the zoning ordinance's V Village District includes special standards for protecting trees of significant size.

Part 8, Section 27-805, 1, J. ▶

West Pikeland Township

The Village Preservation Districts require five foot planting strips with shade trees between sidewalks and streets.

Article VI, Section 605, C, 3. ▶

Semi-Private Space in Front Yards

Although not as common in Chester County as some other places, many village properties create semi-private space in the front yard. This is most often achieved with a low decorative fence or wall, combined with a raised front porch, although hedges and raised front yards can also serve in this role. If a village has a well-established pattern of semi-private front yard areas, the municipality may want to require new developments to mimic this pattern.



Low stone wall in frontage area of a building in Yellow Springs

Ordinance EXAMPLES

New London Township

New London Village's design guide requires low walls and other architectural elements to form a street wall when buildings do not directly abut the sidewalk.

Part 8, Section 27-805, 1, J. ▶

West Bradford Township

The Traditional Neighborhood Development-2 district in Marshallton Village requires new development to construct structures such as picket fences, walls, arbors, trellises, and pergolas.

Article VIII, Traditional Neighborhood Development-2, Section 450-47, A, 3. ▶



Ensure new buildings enhance the existing streetscape

Develop transition standards from the public realm of the street and sidewalk to the private front yard of a new building. Transition elements may include fences, walls, hedges, porches, and stoops.

Village Signs

Signage is an extremely important element of village character. Signs should reflect the historic character of the village by being smaller in scale, less brightly lit, and, preferably, made of traditional materials. Large, auto-oriented, internally lit monopole signs do not fit in the county's villages.

In hamlets and traditional villages, the local municipality may be able to simply apply its residential sign standards to the village.

In traditional villages and growth area villages, municipalities should have a village sign section in their sign ordinance. For free standing signs, heights are frequently very limited, often no more than 8 feet; internally lit signs are prohibited; and hanging signs are encouraged. Hanging signs can be designed to hang from a crossbeam between two posts or from a brace coming from a single post. Some municipalities require the posts to be made of wood and regulate the external lights designed to illuminate the sign.

In growth area villages with significant commercial, institutional, or industrial uses, the municipality may want to allow larger signs that are internally lit. To help maintain historic community character, any larger freestanding signs could be required to be a monument sign, where no pole is used, provided there is adequate room for monument signs in front of historic buildings.



The Four Dogs Tavern in Marshallton, West Bradford Township has a projecting sign hung from a bracket.



The Old Stone Cider business in Lewisville, Elk Township has a wall sign.



The Kimberton Wellness Connection business in Kimberton, East Pikeland Township has a post sign and wall signs.



A. Avoid plastic signs

Acceptable primary signage materials include wood, metal, stone and solid plastic/composite. Translucent plastic is not an acceptable sign material. Three-dimensional and relief signage is encouraged.

B. Use dark backgrounds

Dark backgrounds, such as black, or forest green, provide good contrast to lighter color lettering and symbols and make it easier to read signs, such as this hanging sign.

C. Use a size and shape complementary to associated buildings

Signs should enhance the design of the associated building. Hanging signs and monument signs are preferred over signs mounted on single poles.



Ordinance EXAMPLES

West Vincent Township

Special sign regulations for Birchrunville Village limit the size of signs to 16 square feet, prohibit backlit illuminated signs, and limit sign poles to a maximum height of 9 feet for the pole and 7 feet for the sign.

Article XXI, Section 390-130, B. ▶

West Bradford Township

The Traditional Neighborhood Development-2 District limits the size of signs in Marshallton Village to 8 square feet and requires signs to emulate existing signs found in the village.

Article VIII, Section 450-48, I. ▶

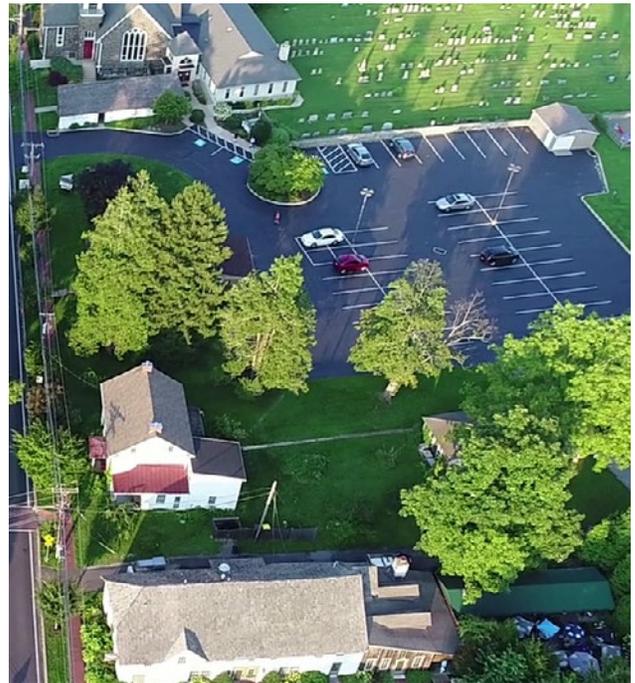
Transportation

Automobiles and other modern vehicles do not easily fit into the historic character of villages, which were not designed to accommodate these vehicles from a design, safety, use, or appearance perspective. As much as possible, the impact of cars on villages should be minimized.

Parking to side or rear of buildings

Although commercial village buildings historically had the “parking” of horses and buggies in the front of the building, this does not work in the modern transportation era. There are still some villages where cars pull directly into parking spaces in front of a commercial establishment, which means they have to back onto the abutting roads, which often have high traffic speeds. Because of safety issues, this design should be prohibited in all new land developments.

In some cases, a regular parking lot can be built between the building and street, where vehicles that are parking do not interfere with vehicles on public roads; however, this also is not ideal since it often means the vehicles conflict with pedestrians or vehicles turning into a driveway. In addition, parked cars and large paved areas do not fit into the village’s historic character.



Rear side parking in Marshallton, West Bradford Township

Ordinance EXAMPLES

New Garden Township

In the R-3 Toughkenamon Residential District, new residences are required to have garages to the side or rear of the building. When they are located to the side, they must be set back at least 15 feet from the front façade.

Article VI, Section 200-31, O, 8. ►

North Coventry Township

The V-1 Village District for Cedarville requires non-residential buildings to have off-street parking to the side or rear of the building. Garages and off-street parking for residential buildings must be located to the rear of the building with access off an alley or driveway, unless an applicant can demonstrate this is not physically feasible.

Article V, Section 370-17, D, 5. ►



Require side or rear yard parking

In most cases, municipalities should require parking to be behind or to the side of buildings facing streets, while prohibiting parking in front yards and between the front of buildings and the street. If multiple buildings are on a property, there may be parking between some of the buildings and the street with another building between the parking and the street.

Interconnected and Common Parking Lots

Because of the odd shape of village lots, which are often long and narrow, and because of the location of outbuildings, specimen trees, and historic buildings, providing on-site parking in an efficient and easily navigated manner can be challenging. Another problem is that visitors often have difficulty identifying where to turn into properties from local roads and easily end up in the wrong driveway! One way to address these problems is to encourage interconnected and common parking lots.



Interconnected parking lots in the rear yards of businesses in Lederach Village, Lower Salford Township, Montgomery County.



Incentivize parking interconnections

One way to address these problems is to encourage interconnected and common parking lots. This can be done by requiring interconnections for certain uses, such as commercial ones, or by giving bonuses for providing interconnected or common parking. These bonuses might include additional permitted uses, reduced parking requirements, more permitted density, or increased building or impervious coverage requirements.

Ordinance EXAMPLES

West Pikeland Township

The Village Preservation Districts require coordination of vehicular access to parking areas and shared parking wherever practicable.

Article VI, Section 605, B. ►

Lower Salford Township, Montgomery County

The VC Village Commercial District provides a density bonus to properties that have shared parking and driveways.

Article XIII A, Section 164.70.4. ►

Sidewalks and Pathways

Sidewalks or pathways should be required in all mixed use and growth areas villages, as well as villages surrounded by denser development or walkable destinations, such as schools. Smaller villages in rural settings do not need sidewalks or pathways.

Some communities may find that typical concrete sidewalks do not fit their villages' character. In these cases, the community may want to have pathways. Pathways might be made of different materials, such as macadam, brick, stone, or cinder; they might be narrower than a typical sidewalk; and they might meander.



Brick paved sidewalks are located on both sides of Strasburg Road in Marshallton, West Bradford Township.

Ordinance EXAMPLES

West Nottingham Township

The V-Village (Traditional Neighborhood Development) District requires sidewalks and pathways to be built in Nottingham Village.

Part 6, Section 606, H. ▶

Pennsbury Township

The VC Village Commercial zoning district requires a pedestrian orientation in villages, with sidewalks and walking paths required. It also encourages the provision of seating areas and benches.

Article XI, Sections 162-1104 and 162-1106. ▶



Create a continuous pedestrian network

Establish clearly visible and direct pedestrian paths between neighboring buildings, between buildings and outlying parking areas, and between buildings and public open space.

Common Alleys and Driveways

Village buildings are frequently close to each other, with limited room for driveways, yet, to be viable, these buildings need to be able to accommodate cars and trucks. In addition, many villages are located on high volume and/or high-speed roads, which can make turning into a narrow village driveway very hazardous.

A great way to address this problem is to have an alley in the back of the village that connects all the properties. Municipalities that have these alleys or that are developing these alleys should build standards for the alleys into their subdivision and land development ordinance to make sure the alleys remain open for general use and are built to appropriate standards.

In some cases, the common driveway might straddle the property line, while in others it may be fully in one property, with an easement allowing the abutting property to use the common driveway. Municipal ordinances can encourage common driveways through bonus provisions.



An alley provides access to parking for residences and businesses fronting Strasburg Road in Marshallton, West Bradford Township.



Consider the potential for alleys in new development

When a new principle building is proposed, if a rear alley exists adjacent to the lot, or an existing alley can feasibly be extended, it should be used to access any new vehicle garage, driveway or parking spaces.

Ordinance EXAMPLES

Pennsbury Township

The VC Village Commercial District requires residential uses to have vehicular access off a private driveway or an alley, although the ordinance provides an exception when site constraints make this access infeasible.

Article XI, Section 162-1106, D, 2. ▶

West Bradford Township

The Traditional Neighborhood Development-2 District requires alleys to the rear of village lots in Marshallton Village.

Article VIII, Section 450-49, A, 3. ▶



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**Chester County Board
of Commissioners**

Josh Maxwell
Marian Moskowitz
Eric Roe

Community Planning

Community Planning Municipal Assistance Projects

March 2024

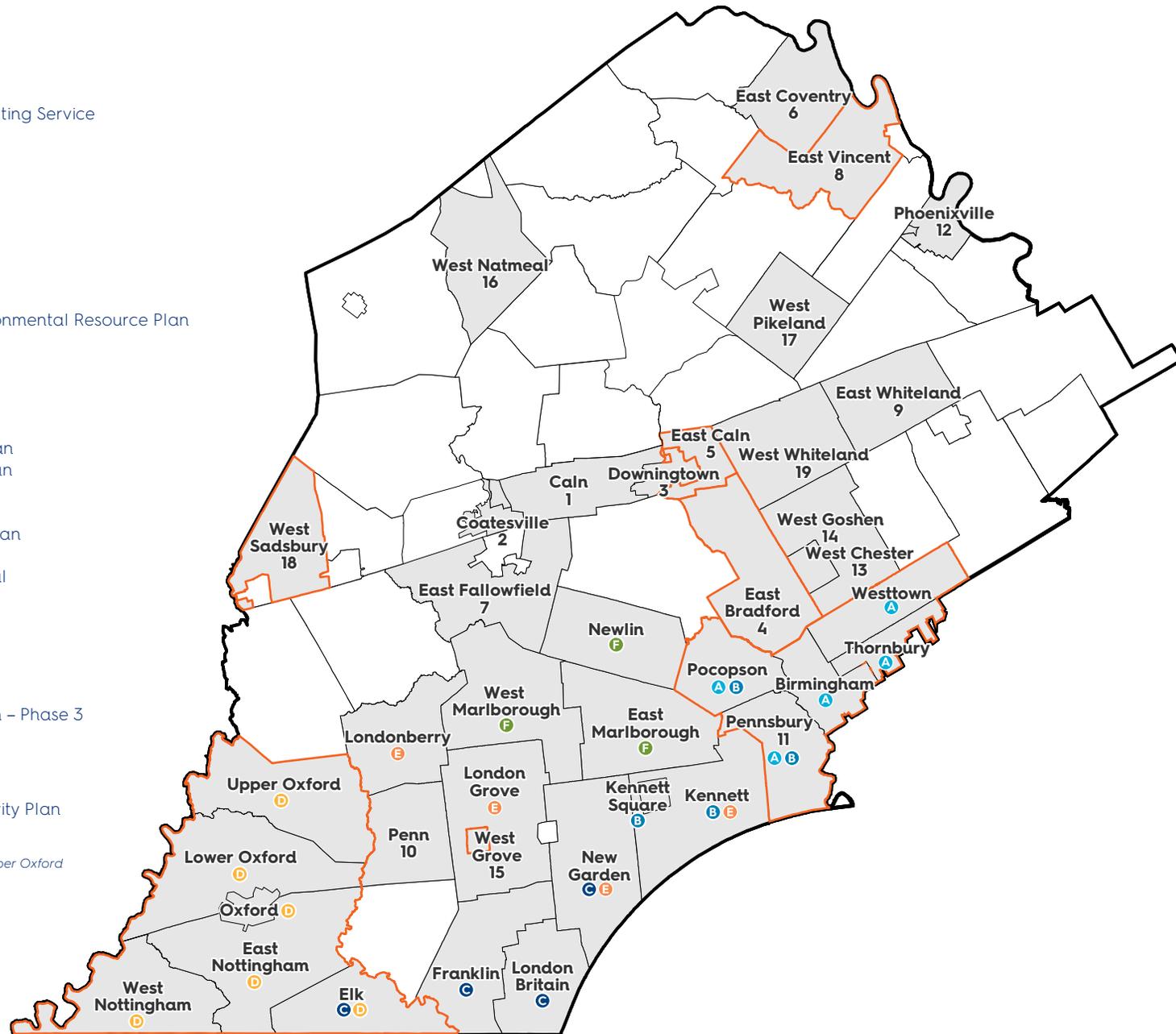
- Municipality with Ongoing VPP Project
- Municipality with Planning Commission Consulting Service

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. Penn Comprehensive Plan
11. Pennsbury Ordinance Update
12. Phoenixville Zoning Ordinance
13. West Chester Parks, Recreation, & Open Space Plan
14. West Goshen Parks, Recreation, & Open Space Plan
15. West Grove Zoning Ordinance
16. West Nantmeal Comprehensive Plan
17. West Pikeland Parks, Recreation, & Open Space Plan
18. West Sadsbury Comprehensive Plan
19. West Whiteland Parks Wayfinding Signage Manual

Multi-Municipal Projects

- A** Brandywine Battlefield Strategic Landscapes Plan – Phase 3
Birmingham, Pocopson, Pennsbury, Thornbury, Westtown
- B** Harriett Tubman Heritage Interpretation Plan
Kennett, Pennsbury, Pocopson, Kennett Square
- C** Mason-Dixon Line/
Arc Corner Heritage Interpretation and Connectivity Plan
Elk, Franklin, London Britain, New Garden
- D** Oxford Region Comprehensive Plan
Oxford, East Nottingham, West Nottingham, Elk, Lower Oxford, Upper Oxford
- E** Route 41 Corridor Improvement Study
Kennett, Londonberry, London Grove, New Garden
- F** Unionville Area Regional Comprehensive Plan
East Marlborough, Newlin, West Marlborough



COMMUNITY PLANNING REPORT

March 2024 (Activities as of 2/29/24)

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: 1/24-12/25 Consultant: Nanci Sarcinello Planning & GIS 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. *The kickoff meeting was held on February 15 with the Board of Commissioners serving as the Task Force. A general project overview was given as well as some general guidance from the Commissioners on specific areas of the ordinance to focus on as part of the update.*

2. City of Coatesville – Zoning Ordinance Update

Percent Completed: 9 9 % Contract Term: 6/21 – 5/24 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 City is working to finalize edits to the zoning amendments partly in response to CCPC's Act 247 review letter. Because of this and the adoption process, the City will need a second time extension to complete the project. A second time extension was granted for the adoption process and the updated deadline is May 31, 2024. *The amendments have been submitted for a second and final Act 247 review.*

3. Downingtown – Comprehensive Plan

Percent Completed: 3 5 % 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 borough/consultant received 920 responses from the public survey and the consultant attended several public events to gather feedback. The Community Profile (background information) and public survey results are currently under review. The first public meeting to express findings to date and gather feedback and community priorities will be held November 20th. The consultant team is now working to write/develop draft plan chapters over the next few months. The consultant is currently writing draft plan chapters and the next task force meeting will be March 18th.

4. East Bradford Township – Zoning Ordinance Update

Percent Completed: 65% Contract Term: 8/22 – 7/24 Consultant: Chester County Planning Commission Monitor: Chris Patriarca

The February meeting included a review of natural resource protection standards and the forestry supplemental use standard. The March meeting will tentatively cover historic resource protection standards.

5. East Caln Township – Comprehensive Plan

Percent Completed: 90% Contract Term: 6/22 – 5/24 Consultant: Chester County Planning Commission Monitor: Chris Patriarca

The public hearing for its adoption has been scheduled for March 20.

6. East Coventry Township – Land Use Assumptions Report

Percent Completed: 20% Contract Term: 8/23 – 7/25 Consultant: McMahon Associates, Inc. Monitor: Kate Clark

The February meeting focused on major components of the land use assumptions report. The next Task Force meeting will occur in late April to review transportation components of the report.

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

Percent Completed: 75% Contract Term: 5/23 – 10/24 Consultant: Simone Collins Monitor: Kate Clark

The draft plan will be presented at a public information meeting on February 29th. A follow up Task Force meeting is scheduled for April 25th.

8. East Vincent – Zoning Ordinance

Percent Completed: 75% Contract Term: 4/22 – 3/24 Consultant: Chester County Planning Commission Monitor: Kate Clark

The full draft ordinance will be reviewed by the Task Force at the March meeting.

9. East Whiteland Township – Zoning Ordinance

Percent Completed: 5% Contract Term: 9/23 – 8/25 Consultant: Bergmann Monitor: Chris Patriarca

A public workshop was held at the Township Building in January to gain feedback directly from residents and businessowners on current zoning-related issues. The next Task Force meeting will occur in March.

10. Penn Township – Comprehensive Plan Update

Percent Completed: 80% 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. The consultant presented a final draft of the Comprehensive Plan to the Board of Supervisors in late 2023. The Board will vote to submit the draft Plan for Act 247 Review in February and have applied for an extension (the first) to accommodate the review and adoption process.

11. Pennsbury Township – Ordinance Updates

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

Pennsbury Township will: (1) review and write an ordinance regarding the protection of specimen trees, (2) review and write an ordinance regarding the protection of riparian buffers, (3) write an ordinance regarding medical marijuana (growing, processing and dispensary operations), and (4) assess and update/adopt as appropriate, additional natural resource protection ordinance updates such as reducing the permissible rise in base flood elevation from 1' to 0'. The township has selected Brandywine Conservancy to complete this project.

12. Phoenixville Borough – Zoning Ordinance Update

Percent Completed: 20% Contract Term: 7/23 - 6/25 Consultant: Gilmore & Associates Monitor: Chris Patriarca

The February meeting focused on potential zoning map amendments and parking regulations.

13. West Chester Borough – Park, Recreation and Open Space Master Plan Update

Percent Completed: 0% Contract Term: TBD Consultant: Johnson, Mirmiran & Thompson/ Toole Rec. Monitor: TBD

West Chester Borough will update its 1986 PROS Plan which was last updated in 1992. It will focus on advancing the goals of Landscapes3 in West Chester Borough. A project team of Johnson, Mirmiran & Thompson (JMT) and Toole Recreation Planning has been selected to complete this project.

14. 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.

15. West Grove Borough – Zoning Amendments

Percent Completed: 55% 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. The February 4, 2024 meeting covered the minor administrative articles. *The March 4th and April 1st meetings will cover Definitions which will complete a full first review of the ordinance. The next step will to develop a full 2nd draft documenting all of the proposed amendments to the full ordinance, in part for review and input by the Zoning Officer, Engineer, and Solicitor as necessary.*

16. West Nantmeal Township – Comprehensive Plan Update

Percent Completed: 0% Contract Term: TBD Consultant: Castle Valley Consultants Monitor: TBD

West Nantmeal Township seeks funding to update the Comprehensive Plan, last updated in 2007. Designated Rural and Agricultural Resource Areas in Landscapes 3, the Township wishes to update the plan to reflect changing conditions over the past 17 years and to engage the public in charting the future course for the community. The township has selected Castle Valley Consultants to lead this effort.

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

Percent Completed: 15% Contract Term: 06/23 – 05/25 Consultant: Natural Lands Monitor: Chris Patriarca

The march meeting will be a joint one with the Township Open Space Advisory Committee to review the Township's open space priorities and how these will be incorporated into the plan.

18. West Sadsbury Township – Comprehensive Plan

Percent Completed: 75% Contract Term: 2/23 – 1/25 Consultant: Chester County Planning Commission Lead Planner: Kate Clark

The full draft plan will be reviewed by the Task Force at the March meeting.

19. West Whiteland Township – Parks Wayfinding Signage Manual

Percent Completed: 65% 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. At the Sept meeting, Consultant presented Survey results on design options and refined design options based on those results. Consultant is working on final draft design.

MULTI-MUNICIPAL**20. Brandywine Battlefield Strategic Landscapes Plans – Phase 3**

Percent Completed: 70% Contract Term: N/A (contract work completed) Consultant: CCPC 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. Web ready technical report and map is also being completed.

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

Percent Completed: 15% 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. The second project Task Force meeting was held in January. Consultant discussed how this Plan could interface with the County Heritage Tourism Plan in terms of possible themes. Task Force is to consider this and provide feedback on thematic direction. David Blackburn attended his first meeting of the group.

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

Percent Completed: 45%

Contract Term: 2/23 – 7/24

Consultant: McMahon Associates

Monitor: Chris Patriarca

The five municipalities are proposing a corridor plan which places community needs and values at its center. A virtual public meeting for this project was held on the evening of February 1. A public survey was open through the end of February to solicit additional feedback from the public as it relates to the corridor.

23. Harriet Tubman Underground Railroad – Path to Freedom Heritage Interpretation Plan

Percent Completed: 0%

Contract Term: TBD

Consultant: National Travel Center

Monitor: TBD

The Harriet Tubman Scenic Byway Commission member municipalities: Kennett Township (lead), Pennsbury Township, Pocopson Township, and Kennett Square Borough are requesting funds to complete a Heritage Interpretation Plan for the Harriet Tubman Underground Railroad – Path to Freedom. This grant will allow for an in-depth examination of the broader Underground Railroad story in Chester County and the region, using both Underground Railroad research materials, and direct input from Underground Railroad advocacy groups to develop a high-quality heritage interpretation plan for this very important part of Chester County history. The consultant selected for this effort is the National Travel Center.

24. Oxford Region Comprehensive Plan Update

Percent Completed: 5%

Contract Term: 1/24 – 12/26

Consultant: Chester County Planning Commission

Lead Planner: Mark Gallant

Upper Oxford, Lower Oxford, Oxford, West Nottingham, East Nottingham, and Elk will undertake an update to the 2012 Multimunicipal Comprehensive Plan. The ORPC held their first meeting for the Plan update in January where they discussed a review of regional policy. Their 2nd meeting will be a Public Meeting where they hope to attract public officials and residents to participate and get and stay involved throughout the development of the Plan update. It will be held at the Herr's visitors center in West Nottingham,

25. Unionville Area Region – Comprehensive Plan Update

Percent Completed: 70%

Contract Term: 4/22 – 3/24

Consultant: Brandywine Conservancy

Monitor: Kate Clark

The consultant team is finalizing a full draft plan and is expected to schedule a meeting in early 2024 to review the plan.

OTHER PROJECTS

- **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. Mark will continue to serve as the Region's secretary throughout the Plan update work program. Jeannine and David assist with historic resource items and heritage interpretation network items.
- **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. Spring City (comprehensive plan)
3. Kennett Square Borough (comprehensive plan)
4. South Coatesville Borough (general planning assistance)
5. West Whiteland Township (comprehensive plan)

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)
- New Garden – Zoning (November 2023)
- East Pikeland Township – Parks & Recreation Plan (January 2024)
- Kennett Square – Selected infill/redevelopment sites and “main streets” redevelopment strategy.

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 David Blackburn support from Sally Warren and additional CCPC Staff.
External Partners: CCHPN and individual site organizers/municipalities/municipal historical commissions
Status: The programs for the confirmed the date range for the '24 program (June 6/13/20/27; July 11/18/25; August 1/8/15), have been tentatively assigned:
 1. 6 June: Chester County History Center
 2. 13 June: South Coventry Twp
 3. 20 June: West Whiteland Twp
 4. 27 June: Upper Uwchlan Twp
 5. 11 July: West Bradford Twp
 6. 18 July: East Whiteland Twp
 7. 25 July: Uwchlan Twp
 8. 1 August: West Bradford Twp
 9. 8 August: North Coventry Twp
 10. 15 August: Yellow Springs

- **Training** – Conduct and support training for historical commissions, committees, and HARBs, often in coordination with CCHPN.
 Staff: David Blackburn with support from Sally Warren and Jeannine Speirs.
 External Partners: CCHPN, PHMC
 Status: The agenda and logistics were finalized for the annual Leadership Luncheon on Saturday, 23 March. The agenda was refined with assistance from the Chester County Historic Preservation Network. The agenda’s focus is an introduction of David Blackburn, the new Heritage Preservation Coordinator, a review of the work plan for America250 PA Chester County by Heather Reiffer, an overview of the Heritage Tourism Plan, and a group discussion to discuss America250 planning and events. David will facilitate the group conversation. The conversation will be framed using the principal themes defined in the Heritage Tourism Plan. Attended two of CCHPN’s Events and Program subcommittee to assist in working through the details of the agenda.
 David and Jeannine agreed to provide internal training for two planner’s meetings. In July Blackburn will provide an overview of the America250 Chester County Commission and a summary of the Heritage Tourism Plan. In August, with assistance from Blackburn and Speirs, there will be an overview of the Harriet Tubman Byway project. In November, there will be an overview of Mason-Dixon Arc Corner Heritage/Interpretive Plan in the context of the County Interpretive Network by the project's consultant team with the assistance of Jeannine.
- **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: David Blackburn with Jeannine Speirs support on select items (such as DCD Section 106 Committee and reviews of ordinance language)
 External Partners: Vary by project
 County associated 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. DCD indicated no additional input is needed for now.
 - 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 which should be completing soon. 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. Cultural

- resource mitigation for Keim Street #220 is underway.
- o 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 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: Reviewed proposal for one communication device replacement to an existing utility pole in Wayne; no significant impact. Received two information only proposals, for a potential archaeological survey at the site of a bridge replacement over the West Brandywine in Newlin Twp and completion of an archaeological survey at a bridge replacement over Pickering Creek, West Pikeland Twp. Downingtown Train Station project has been reactivated and another consulting party meeting is scheduled in February to discuss the possible demolition of a project identified historic resource in a project identified historic district for a stormwater basin. London Grove Agricultural Historic District/New Garden/ West Marlborough/London Grove - An existing large rural historic district encompasses parts of three municipalities has been evaluated by PennDot for its contributing historic resources. West Brandywine culvert – PennDoT stopped work and is assessing historic resource impacts. Schuylkill River Trail – mitigation completed. Parkesburg Train Station – review completed.

Other activity:

- o Other activity (planning /technical assistance) with potential regulatory element: Nothing to report
 - o Act 247 reviews as requested. West Whiteland Township plan submission with two identified historic resources one of which is proposed to be removed for parking.
 - o Reviews for historic resource ordinance language: Caln
 - o National Register Nomination support: Nothing new to report
- Historic Commissions and HARBs: *Blackburn worked with the Chester County Historic Preservation Network to facilitate the resolution of governance issues between the Unionville HARB and the township. CCHPN Board member John Snook will meet with the HARB member in March.*
- **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:
 - o Gardner-Beale House (Coatesville)
 - o Kemblesville demolition by neglect
 - o Friends of Barnard Station/Barnard House
 - o 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 David Blackburn 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:
 - Former county commissioner Michelle Kichline was elected as the new Chair of the America250 Chester County Commission. *Blackburn stepped down as Chair as it was a conflict of interest with his position with Planning Commission and is now the direct contact to Foundation and handle the day-to-day administration of the contract.*
 - Continued new strategy for outreach, focusing on the creation of a pool of 'ambassadors' of Commission members and community leaders to link to municipalities, organizations, communities, and businesses throughout Chester County in 2024. *Numerous small groups of speakers were created around subjects [Iron & Steel/the Philadelphia Campaign, etc.] and connections to intact groups and organizations. Clusters of speakers were also identified based on their geographic location in the County. The purpose of the ambassadors is to lay out the themes, goals, and objectives of America250PA Chester County and highlight how the assembled group can get involved in planning and promotion. Regular Zoom training sessions will be offered on a regular basis to orient and train ambassadors to the task at hand.*
 - The grant request submitted to the America250 PA Infrastructure Program made it to the second round of review. Worked with the development team of the America250 Chester County contract administrator to round up support letters for the next round of review. *Requisite materials were provided and submitted. The next round of communication is expected this spring or early summer.*
 - County Heritage Tourism Plan: The final draft of the plan was received and reviewed. The same holds true for the Marketing Plan SWELL and the Visitor Analysis from ConsultEcon. The final version was summarized the plan on 24 January in an executive session of the three county commissioners by Blackburn and Brian O'Leary. It is hoped that the Commissioners will adopt the plan in March.
 - A public meeting to launch the Tourism Plan was held on 22 February in conference room of the ground floor of the GSC. The lead for the project, Peter Benton, provided a summary of the document and questions/comments will be taken from those in attendance. *There were approximately 25 in attendance and comments were received from a single individual.*

- Comments are being accepted through 29 February. Blackburn will consolidate and pass along to the contractor. Once the final comments are incorporated, the plan can move from draft to final document.
 - Iron and Steel Heritage Partnership: Blackburn met with the Steering Committee Jim Ziegler, Director of the National Iron and Steel Museum in Coatesville. Items discussed included the status of the organization's capital campaign, their continued direct involvement on the Iron & Steel steering committee and increasing participation on the steering committee.
 - Blackburn provided a lecture to the Cultural Heritage class at West Chester University with a focus of careers in the public sector and historic preservation in Chester County.
 - Heritage Centers: Marshallton Heritage Center and Kennett Heritage Center are open. Strode's Mill Village Heritage Center plans to open in 2024. 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 funded under VPP had 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 an 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 Interpretive Site at Glen Roy Preserve in West Nottingham Township, a Heritage Center or Interpretive Site at Lincoln University, Stone House Cidery historic buildings as an Interpretive Site, and a Southwestern Chester County regional Agricultural 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: David Blackburn support from Colin Murtoff
 External Partners: PHMC, vary by project.
 Blackburn will be meeting the West Chester borough manager and HC chair concerning in March to resolve the lack of comments from their comments from a 2023 data review for the Atlas. *Jane Davidson and Tom Watson will also be participating in the meeting.* Murtoff worked with the Chair of the Unionville HARB and corrected the boundaries of the Unionville Historic District on the Atlas.
- **Adaptive Reuse Design Guide** – development of a guide specific to adaptive reuse
 Staff: Mark Gallant led with support from Jeannine Speirs, Jake Michael, Elise Davis and David Blackburn
 External Partners: Advisory Committee for the project
 Status: *Project lead Gallant will be meeting with Davis and Blackburn in early March to kick off the project.* 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 all but one of the 15 signs installed. Several sign dedication events have occurred and have received press coverage. Kennett Township will hold a sign dedication in April. There are opportunities being worked on to coordinate on heritage interpretation for education and outreach, e.g. undertaking a driving tour visitor experience 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. Jeannine is helping to coordinate regional Heritage Centers discussions with one another through meetings and conversations as well as providing information. 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. Brandywine Battlefield Task Force is planning a spring or summer working meeting to coordinate on 250th planning and with Chester County 250th and Delaware County 250th.

Phase 3: Spiers, Blackburn, O'Leary and Deguffroy met to discuss the status of Phase 3. Spiers provided and reviewed files and resources of phase 3 with Blackburn. Blackburn began review of materials to refine list for Appendix and use in Chapter 4. Blackburn worked with Murtoff to refine information related to battlefield resources in Delaware County.

ECONOMIC

- **CCEDC Coordination** – Regular contact regarding ongoing projects.
- **Reinvestment Opportunities Map** – Online presentation for municipalities complete. Initiating outreach efforts for project. *Meeting held with Coatesville and follow-up mapping to be completed.*
- **Non-Residential Construction Report** – 2023 report (2022 data) completed and posted. Review for **drafted 2024 report (2023 data) complete, finalizing online presentation.**
- **State of the County Economy Report** – 2023 report complete and posted. Data to be updated as it becomes available.

HOUSING

- **Housing Choices Committee** – Meeting held October 24th, updates were provided on CCPC and DCD work, with a conversation on the Starter Home Pilot program.
- **Missing Middle Housing** – Report complete and posted online.
- **Adaptable Housing Guide** – Initial data collection and analysis, and trend research for housing needs study complete. Drafting text for get started section Developing projection methods to identify future trends. Guide will include analysis of Census and Assessment data, review of housing trends, projection of housing needs, and potential impact of interventions on issues. Completed gathering data and information on trends and their associated housing impacts. *Working on final organization of data and strategies sections of report.*
- **Housing eTools** – Updates are complete, although resources and examples will continue to be added as appropriate.
- **Case Studies** – Pickney Hill Commons.
- **Housing Forum** – Fall 2023 forum held in November to discuss “How to Talk About Housing.” Five speakers presented on their efforts from different view points.
- **Residential Construction Report** – 2023 (2022 data) report posted. *Initiating data analysis in March 2024.*
- **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. Currently finalizing zoning recommendations and example site plans for municipalities. Threemunicipalities have received zoning recommendations and will continue to work with CCPC through either VPP grants or additional zoning language assistance. With the completion of three zoning reviews staff are able to take on additional municipalities if there is interest. Program shifted to focus on zoning assistance, completed initial zoning reviews for all participating municipalities. Working on graphic sheets to present zoning recommendations to municipalities.
- **Presentations** – No new presentations .

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), Aug 28th, Sept. 26th, Dec. 19th, next meeting Feb. 27, 2024 – B District review, Solar considerations, Billboards; 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; TMAAC (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, attended Council meeting on October 24th to discuss CCPC Technical Assistance Project for a comp plan refresh (partial update). 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; attended S Coatesville Council meeting on Oct. 24th to discuss comprehensive plan update, council expressed support for updating the plan. Continued communication with Parkesburg regarding the 70 East Second Ave (“Christmas Tree Farm”) sketch plan (and potential zoning amendment) development.
- **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 2023 urban centers forum was held November 2, 2023 with a focus on historic resources and adaptive reuse at the Downingtown STEM Academy. PHMC staff presented along with the Garage Youth Center and CCPC staff.
- **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** – C The Multimodal Transportation Division will be taking over this responsibility in the future with coordination with other staff beginning in 2024.
- **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.

Non-Residential Construction Report

<https://www.chescoplanning.org/Landuse/NonResConstruction-22.cfm>

Director's Report