



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

Chester County Planning Commission

Government Services Center, Room 270
March 11, 2020

AGENDA

- 2:00 p.m. 1. CALL TO ORDER *Chairman*
- A. Chairman's Welcome *Chairman*
2. PRESENTATION
- B. John Yurick, P.E., PTOE, PTP - McMahon Associates, Inc.
VPP Cash Grant Projects Presentation
- 2:25 p.m. 3. ACTION ITEMS
- C. Public Comment on Agenda Items
- D. Approval of Commission Meeting Minutes – February 12, 2019 *Commission*
- E. Act 247 Reviews – February 2020 Applications *Act 247 Team*
- 1) Subdivision and Land Development Plan Reviews (10)
- 2) Comprehensive Plan, Zoning and Subdivision Ordinance
Amendment, Miscellaneous Reviews (11)
- F. Act 537 Reviews- February 2020 Applications *Carolyn Conwell*
- 1) Major Applications (0)
- 2) Minor Applications (1)
West Sadsbury Township; Freedom Life Church; Consistent
- 2:45 p.m. 4. DISCUSSION AND INFORMATION ITEMS
- G. eTools: Aging & Accessibility *Carol Stauffer*
Kate Clark/ Libby Horwitz/Chris Patriarca
- H. Design & Technology Division Update *Paul Fritz*
- I. Environment and Infrastructure Division Update *Brian Styche*
- J. Community Planning Division Update *Susan Elks*
- K. Directors Report *Brian O'Leary*
- L. Public Comment
- 3:45 p.m. 4. ADJOURNMENT

Action Items



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MINUTES: Regular Monthly Meeting
Chester County Planning Commission
February 12, 2020

Government Services Center
Suite 270
West Chester, PA 19380

MEMBERS PRESENT: Kevin C. Kerr, Chair; Nathan Cline; Stephanie Duncan; Michael Heaberg; E. Martin Shane; Angela Thompson-Lobb.

STAFF PRESENT: Brian O'Leary, Director; Carol Stauffer, Assistant Director; Glenn Bentley; Wes Bruckno; Beth Cunliffe; Susan Elks; Paul Farkas; Paul Fritz; Gene Huller; Chris Patriarca; Jeannine Speirs; Brian Styche; Suzanne Wozniak.

VISITORS: There were no visitors.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission, held at the Government Services Center on Wednesday, February 12, 2020 was called to order at 2:02 P.M. by Chair Kevin Kerr.

ACTION ITEMS:

PUBLIC COMMENT ON ACTION ITEMS:

There were no comments.

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE JANUARY 8, 2020 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. SHANE, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Appointment of Vision Partnership Program Subcommittee:

A MOTION TO NOMINATE MR. KERR, MR. HEABERG AND MR. SHANE TO SERVE AS THE 2020 VISION PARTNERSHIP PROGRAM SUBCOMMITTEE WAS MADE BY MR. CLINE, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews – January 2020:

There were 17 Subdivision and Land Development Reviews prepared in January.

A MOTION TO APPROVE THE 17 SUBDIVISION AND LAND DEVELOPMENT REVIEWS FOR JANUARY 2020 WAS MADE BY MR. HEABERG, SECONDED BY MR. SHANE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Comprehensive Plan, Zoning and Subdivision Ordinance Amendments, Miscellaneous Reviews – January 2020:

There were 3 Comprehensive Plan, Zoning and Subdivision Ordinance Amendments, and Miscellaneous Reviews prepared in December.

A MOTION TO APPROVE THE THREE COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENTS AND MISCELLANEOUS REVIEWS FOR JANUARY 2020 WAS MADE BY MR. SHANE, SECONDED BY MS. THOMPSON-LOBB, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

There were no major Act 537 plans in January 2020.

There were six minor Act 537 plans in January 2020.

A MOTION TO APPROVE THE SIX MINOR ACT 537 REVIEWS FOR JANUARY 2020 WAS MADE BY MR. CLINE, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

2019 Annual Report:

A MOTION TO APPROVE THE 2019 ANNUAL REPORT WAS MADE BY MR. SHANE, SECONDED BY MS. THOMPSON-LOBB, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

PRESENTATION: eTools - Housing:

The eTools provide background information, examples, and links to municipalities and interested citizens on a wide variety of zoning and planning topics. These tools are available at <https://www.chescoplanning.org/MuniCorner/AllTools.cfm>.

Mr. Patriarca provided the Commission an overview of the housing eTools for accessory dwelling units, affordable housing bonuses, and housing rehabilitation. Ms. Speirs provided the Commission with an overview of the residential conversions eTool. Staff are continuing to update the tools and will be presenting them to the Commission as they are completed.

Community Planning Division Update:

Ms. Elks discussed continuing municipal assistance projects, historic preservation, housing, and economic development for 2020 within the Community Planning Division. There are currently 23 municipal assistance projects that staff is monitoring or working on. Ms. Elks updated the Commission on a few from the monthly report.

Ms. Marshall and staff coordinated the historic commission leadership luncheon that was held Saturday, February 8, 2020. This event supports training of historical commissions, committees, and Historic Architectural Review Boards. Approximately 50 municipalities were represented.

A Housing Choices Committee meeting was held January 29, 2020 to review 2020 work program items, discuss input on housing costs, and housing for an aging population.

Mr. Myers is coordinating with the Department of Community Development on the Community Revitalization Program (CRP). This program supports development and redevelopment through revitalization efforts in Chester County's urban centers. The 2020 CRP application period is open until Thursday March 26, 2020. Eligible applicants include Chester's County's 15 boroughs and the City of Coatesville.

The opportunity to submit for the first round of the Vision Partnership Program (VPP) was opened on January 8, 2020 with the deadline on February 21, 2020. Eleven municipalities attended pre-submittal meetings, and 10 - 14 applications are expected at this time.

The Town Tours and Village Walks 2020 is a series of free summer strolls through historic neighborhoods, hamlets, villages and sites in Chester County. The 2020 series is being developed now, the theme is "Architecture, Artistry, and Personal Expression." Ten programs are being developed.

Design and Technology Division Update:

Mr. Fritz discussed continuing projects for 2020 within the Design & Technology Division.

Mr. Fritz introduced Ian Mix as the newest graphics specialist in the Design and Technology Division. Mr. Mix started in the division on February 3, 2020.

Mr. Fritz presented information to the Commission about the Urban Centers Design Guide. As designated on the county's Landscapes map, Urban Center Landscapes encompass the county's 15 boroughs, the City of Coatesville, and portions of neighboring townships that have Urban Center Landscape characteristics.

This is the first of six design guides the Planning Commission is preparing for Chester County's Landscape categories. Each document will offer guidance on planning principles and design elements that will improve the character of new development. The document can be viewed at <https://chescoplanning.org/MuniCorner/PlanningGuides.cfm>.

2019 Year in Review:

Mr. Farkas provided an overview of the proposals reviewed in 2019 as well as the trends we saw over the past year in plan review and ordinance submissions. The number of proposed lots/units reviewed in 2019 was lower at 2,936 lots/units compared to 5,064 units reviewed in 2018. The proposed non-residential structural square footage reviewed in 2019 was 2,185,219 square feet compared to 2,049,973 square feet reviewed in 2018. Ninety-one percent of the proposed residential lots/units and 87 percent of non-residential structural square footage were located within a growth area designation of Landscapes2 and Landscapes3, the County Comprehensive Plan. Much of the non-residential square footage outside of growth areas was for agriculture.

Planning Commission Staff conducted 170 ordinance, comprehensive plan, and conditional use reviews in 2019. This figure is slightly higher than the 135 reviews in 2018.

The frequently submitted ordinance topics in 2019 included: Signage regulations, 9 municipalities; Wireless communications, 7 municipalities; Age-restricted housing, 6 municipalities; Historic preservation, 5 municipalities; and, Medical marijuana, 4 municipalities.

Environment and Infrastructure Division Update:

Mr. Styche discussed continuing projects for 2020 within the Environment and Infrastructure Division.

PennDOT held a public meeting on January 29, 2020 at the Wagontown Fire Company to present preliminary plans for the Route 82 interchange of the U.S. 30 Bypass. Approximately 100 members of the public were present to review and provide feedback on the four design alternatives.

The Route 82 Project is one of a series of plans for the upgrade and reconstruction of the U.S. 30 Bypass in Chester County. More information about the Route 82 Project and the other programmed improvements for U.S. 30 can be found on the project website, www.us30-chesco.com.

The Brandywine Conservancy presented their Beaver Creek Trail Feasibility Study to the Caln Township Commissioners. This three-mile proposed trail will connect Manor Avenue (US 322) in the Borough of Downingtown at the eastern end to Municipal Drive in Caln at the western end, mostly paralleling the Beaver Creek. This trail may eventually be part of the Circuit trail network with connections between local parks and the Struble Trail and Chester Valley Trail.

During January there was activity with the Census Champion initiative. A series of emails were sent out to civic groups asking if they would like to participate in promoting the census. In January, we heard from many of them and as a result have signed up 20 groups who will be participating in distributing census materials. The planning commission has currently distributed over 4,800 brochures and over 500 posters.

Director's Report:

Mr. O'Leary provided the Commission with a new spring event flyer highlighting upcoming events that the Planning Commission is hosting and includes:

- Spring Planners' Forum will be held at the Brandywine Conservancy on March 4, 2020.
- Earth Day event (Protect goal) is scheduled for April 21, 2020.
- Open Space Summit (Preserve goal) will be planned for May 20, 2020.
- Town Tours and Village Walks kickoff (Appreciate goal) will be held June 11, 2020.

The Planning Commission Services brochure has been updated and copies were provided to the Commission members.

The Chester County Commissioners will be appointing a new Environmental and Energy Advisory Board. One of the initial goals of this board is to establish a climate action plan for Chester County. The members of the board will include Chester County residents along with representatives of businesses, energy organizations, municipalities, land conservancies and county departments.

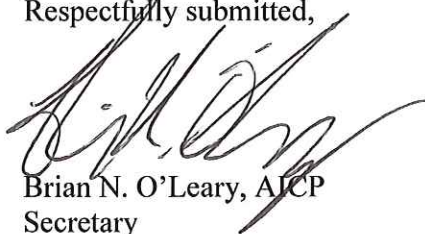
Public Comment:

There were no public comments.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE MEETING ADJOURNED AT 3:40 PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Brian N. O'Leary".

Brian N. O'Leary, AICP
Secretary

BNO/slw

Note: Complete reports are a part of the Chester County Planning Commission files and can be reviewed at the Planning Commission Office.

DR

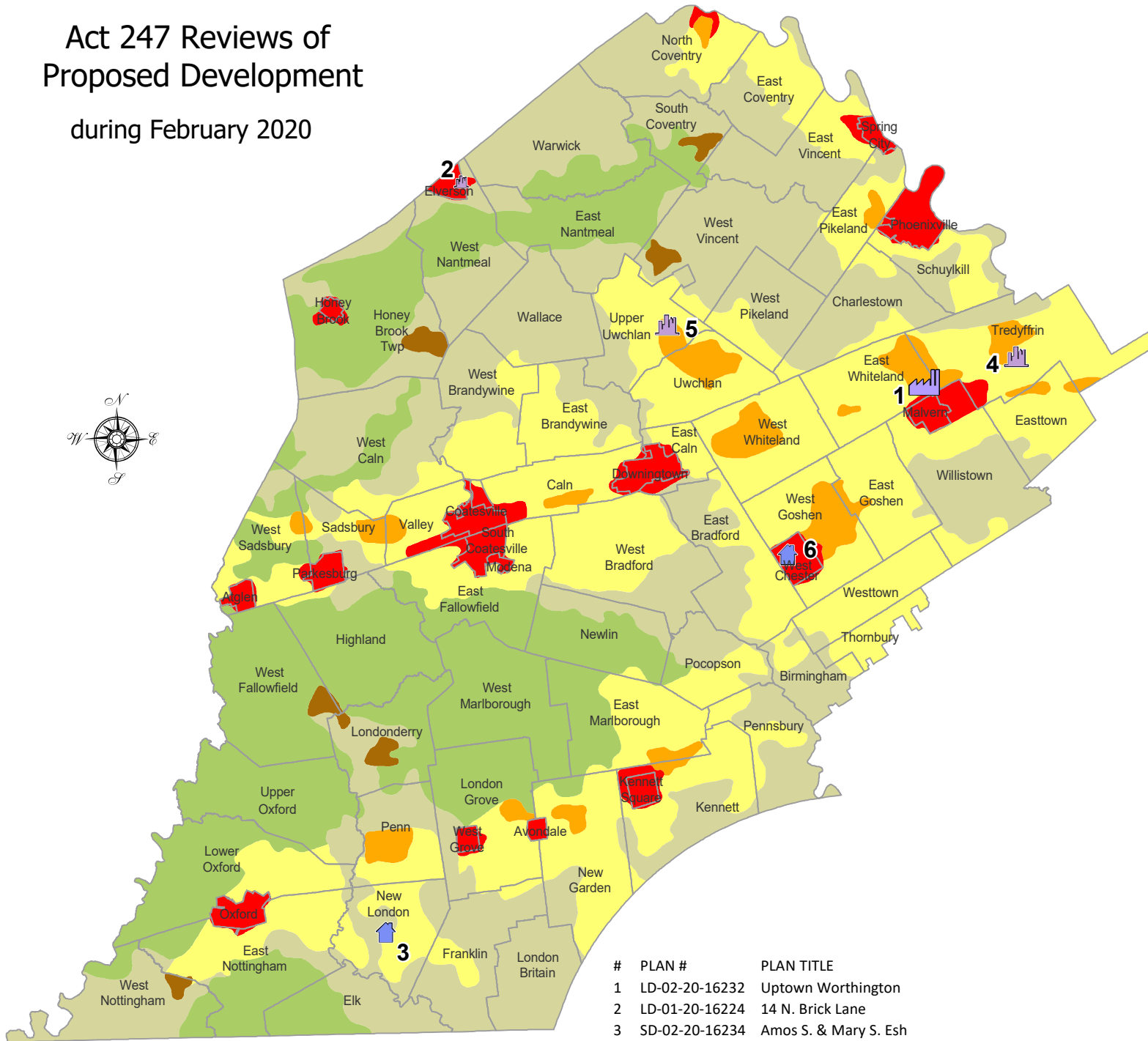
Act 247 Reviews

Subdivision & Land Development



Act 247 Reviews of Proposed Development

during February 2020



Symbols

Residential Lots/Units

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

Non-Residential Square Feet

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

Other

- Mixed Use
- Not Consistent with Landscapes 3

Landscapes³

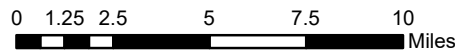
Growth Areas

- 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	LD-02-20-16232	Uptown Worthington
2	LD-01-20-16224	14 N. Brick Lane
3	SD-02-20-16234	Amos S. & Mary S. Esh
4	LD-01-20-16209	Berwyn Sports Club
5	LD-01-20-16227	Byers Station "Final Plan for Lot 2A & 2B of Parcel 5C"
6	SD-02-20-16231	217 Lafayette Street



Subdivision and Land Development Reviews 2/1/2020 to 2/29/2020

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes ³ (Yes, No, N/R)
East Marlborough Township	SD-02-20-16228	R. Bruce McNew	2/14/2020	23.36	Single Family Residential	2		Residential Single Family Residential			Yes
East Whiteland Township	LD-02-20-16232	Uptown Worthington	2/26/2020	103.01	Apartment Commercial Commercial Commercial	511	294,104	Residential Apartment Commercial Office Building Commercial Retail Commercial Unique	11	4,260	Yes
Elverson Borough	LD-01-20-16224	14 N. Brick Lane	2/21/2020	1.35	Commercial	1	4,300	Commercial Office Building	1		Yes
New London Township	SD-02-20-16234	Amos S. & Mary S. Esh	2/14/2020	9.35	Single Family Residential Mobile Home	3		Residential Single Family Residential Residential Mobile Home			Yes
Tredyffrin Township	LD-01-20-16209	Berwyn Sports Club	2/3/2020	10.97	Commercial	1	39,636	Commercial Sports/Recreation	2		Yes
Upper Uwchlan Township	LD-01-20-16227	Byers Station "Final Plan for Lot 2A & 2B of Parcel 5C"	2/25/2020	13.43	Townhouse Commercial	57	26,573	Residential Townhouse Commercial Retail	2	2,160	Yes
Upper Uwchlan Township	SD-01-20-16226	Byers Station "Final Plan for Lot 2A & 2B of Parcel 5C"	2/25/2020	13.43	Townhouse Commercial	2		Residential Townhouse Commercial Retail			Yes
West Chester Borough	SD-02-20-16231	217 Lafayette Street	2/26/2020	0.18	Twin	3		Residential Twin			Yes
West Sadsbury Township	SD-01-20-16212	Petersheim	2/3/2020	38.70	Single Family Residential	3		Residential Single Family Residential			Yes
West Sadsbury Township	SD-02-20-16229	Christian K. Stoltzfus	2/7/2020	18.20	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Farm/Pasture Land			Yes

Grand Totals of Subdivision and Land Development Reviews	10 Reviews	231.98 Acres	585 Lots/Units	364,613 Non-Res. Sq. Feet	16 Non-Res. Bldgs.	6,420 Linear Feet Roadway
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There are **10** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

Unofficial Sketch Plan Evaluations

2/1/2020 to 2/29/2020

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.

Subdivision & Land Development Letters





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February 14, 2020

Neil Lovekin, Manager
East Marlborough Township
721 Unionville Road
Kennett Square, PA 19348

Re: Final Subdivision - R. Bruce McNew
East Marlborough Township - SD-02-20-16228

Dear Ms. Christopher:

A final subdivision plan entitled "R. Bruce McNew", prepared by Register Associates, Inc., and dated January 9, 2020, was received by this office on January 29, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	west side of Unionville Wawaset Road, south of Mitchell Farm Lane
Site Acreage:	23.36
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Single Family Residential/Natural
UPI#:	61-2-27.1, 61-2-27

PROPOSAL:

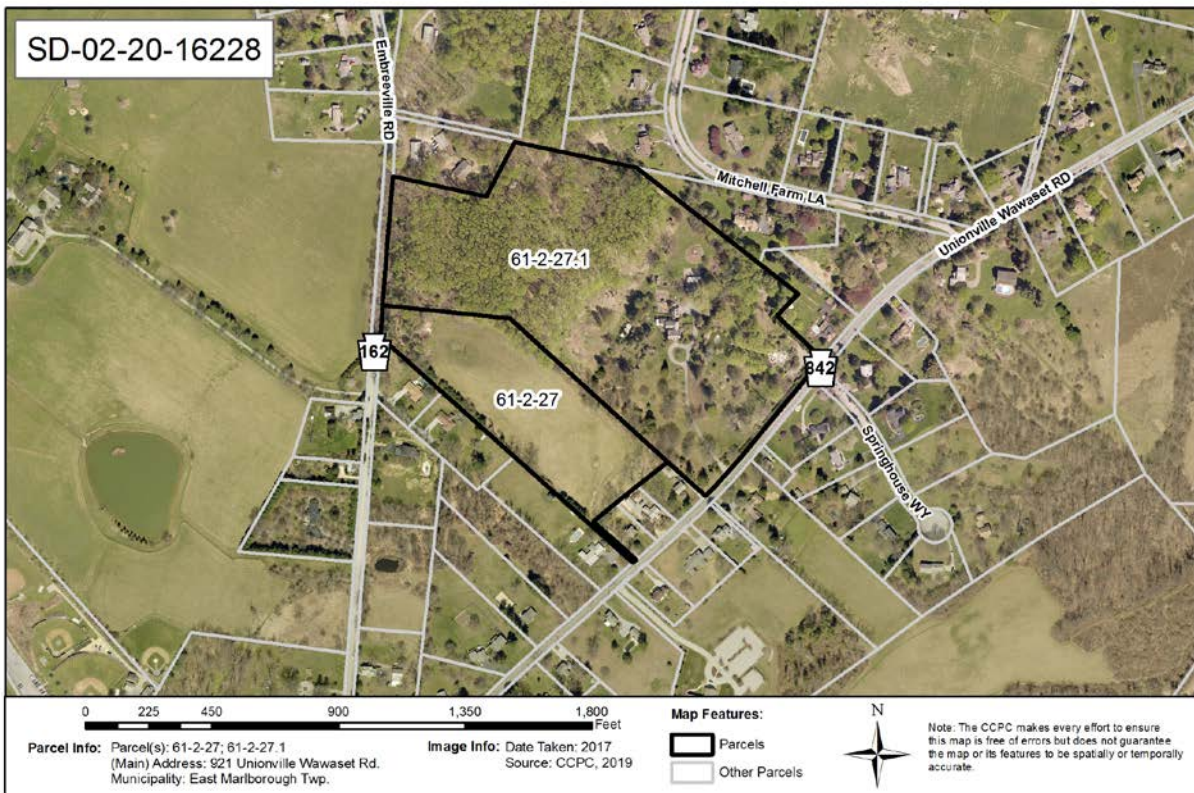
The applicant proposes the creation of 2 lots. The project site, which will be served by on-site water and sewer, is located in the RB-Residential B zoning district.

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

COUNTY POLICY:

LANDSCAPES:

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



PRIMARY ISSUES:

2. If development is being considered for Lot 2, we encourage the applicant to submit a sketch plan for any future development. A sketch plan allows the applicant to take advantage of County and municipal expertise and consider design recommendations prior to preparing a fully engineered preliminary or final plan. Alternately, if the applicant is considering conservation of proposed lot #2, we recommend that they contact one of the local conservation organizations.

Page: 3
Re: Final Subdivision - R. Bruce McNew
East Marlborough Township - SD-02-20-16228

ADMINISTRATIVE ISSUES:

3. The applicant is requesting nine (9) waivers from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
4. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: R. Bruce McNew
Regester Associates, Inc
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT



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February 26, 2020

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

Re: Final Land Development - Uptown Worthington
East Whiteland Township – LD-02-20-16232

Dear Mr. Barner:

A Final Land Development Plan entitled "Uptown Worthington", prepared by Taylor Wiseman & Taylor, and dated September 28, 2012, and last revised on January 31, 2020, was received by this office on January 31, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

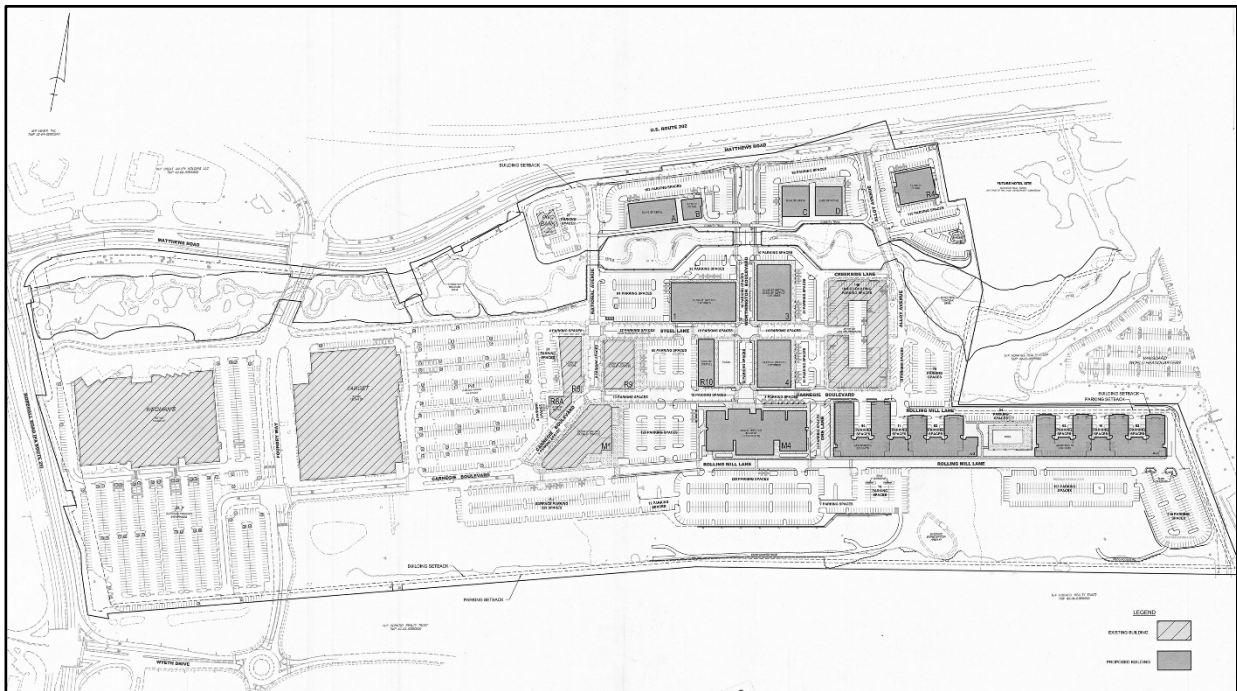
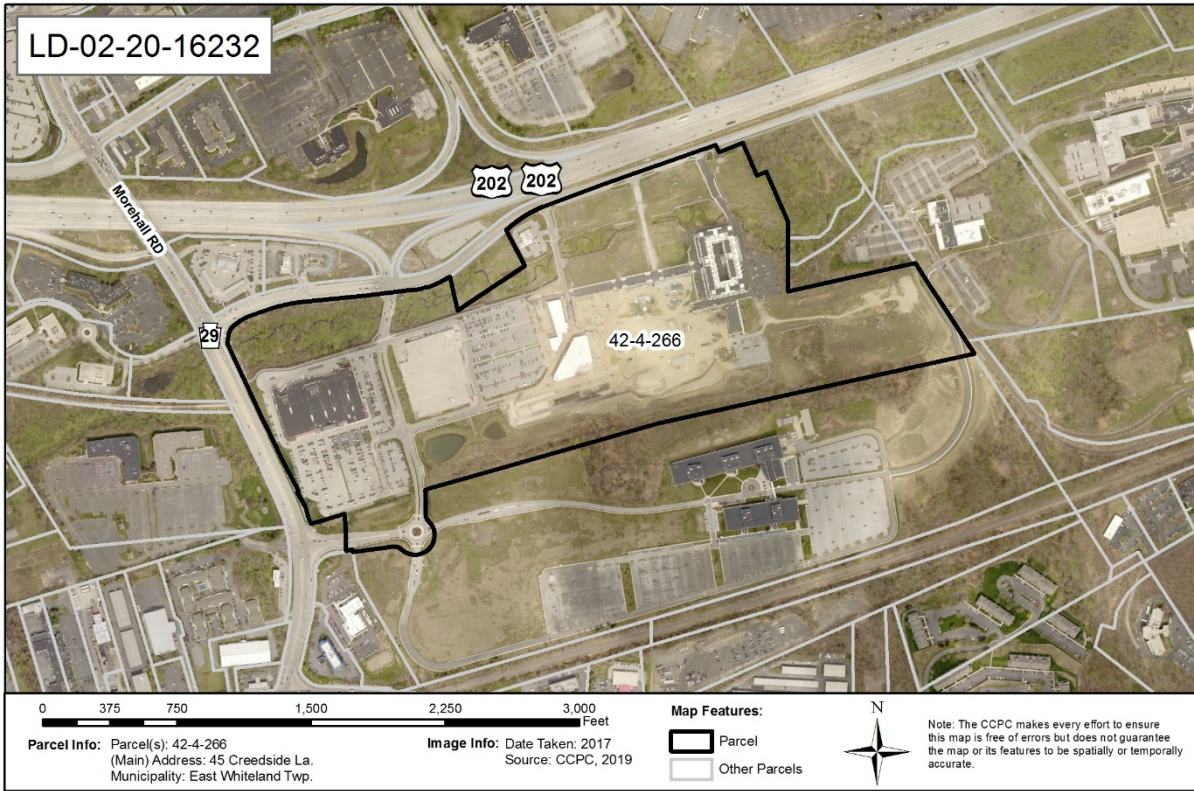
PROJECT SUMMARY:

Location:	the south side of Matthews Road, and the east side of Morehall Road
Site Acreage:	103.01
Existing Lots/Units:	1 existing lot; 7 existing buildings (a 253 unit apartment building, 5 office and retail buildings, and a bank building with drive-through facilities)
Proposed Land Use:	500 apartment units in two buildings; and 10 buildings containing 294,104 square feet of retail space, office space and a movie theater
New Parking Spaces:	2,323
Municipal Land Use Plan Designation:	High Density Mixed Use
UPI#:	42-4-266

PROPOSAL:

The applicant proposes the construction of 10 buildings containing 294,104 square feet of retail space, office space, and a movie theater, and 500 apartment units in two buildings in the central and easternmost portion of the site. The site plan indicates that seven buildings, including the Target, Wegmans, and Royal Worthington apartment buildings, have already been constructed. A Phasing Plan is provided on Sheet 82. The project site, which will be served by public water and public sewer, is located in the ROC/R Regionally-Oriented Commercial/Residential zoning district. Building elevations were not included with the plan submission. The project site adjoins Tredyffrin Township to the east.

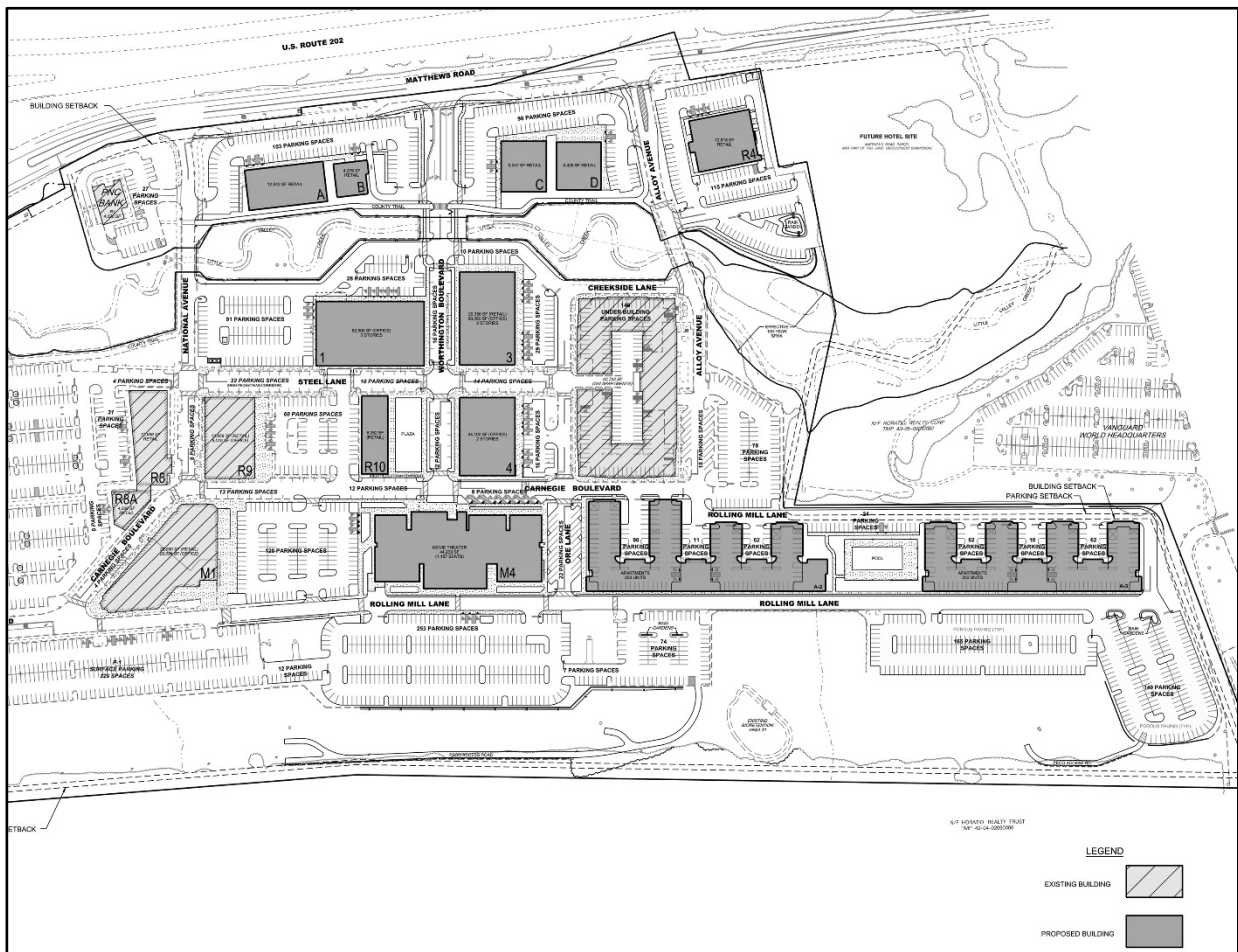
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, particularly the Chester Valley Trail alignment issues discussed in comment #4, and all Township issues should be resolved before action is taken on this land development plan.



Site Plan Detail, Sheet 16: Final Land Development - Uptown Worthington

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed numerous subdivision and land development plan submissions for the Uptown Worthington site, the latest of which, CCPC# LD-1-14-9174, dated February 3, 2014, addressed the construction of 677,430 square feet of mixed-use development and 753 apartment units for Phases 2-6 of the project (Phases 1 and 1A of the project, containing 281,568 square feet of retail space, had already been constructed). According to our records, this plan was approved by the Township on May 11, 2016. According to our comparison between the 2016 approved plan and the current plan submission, the total number of buildings for the entire development (including buildings that have already been constructed) has been reduced from 23 to 19 and the overall non-residential structural square footage has been reduced from 958,998 to 662,062 square feet. While the total number of apartment units has not changed (an overall total of 753 apartment units will be provided in three buildings, one of which has been constructed), it appears that, with the exception of the easternmost apartment building, the placement and configuration of all proposed buildings has been revised from the previously approved plan.



*Site Plan Detail, Sheet 16 (Central and Eastern Area of Project Site):
Final Land Development - Uptown Worthington*

COUNTY POLICY:

LANDSCAPES:

2. The project site is located within the **Suburban Center Landscape** and **Natural Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. The proposed land development is consistent with the objectives of the **Suburban Center Landscape**.

WATERSHEDS:

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

PRIMARY ISSUES:

Chester Valley Trail:

4. Sheets 49 and 50, County Trail Plan – A and County Trail Plan - B respectively, depict the location of the Chester Valley Trail corridor along the northern portion of the project site. The site plan indicates that four retail buildings (Buildings A-D) will be located to the immediate north of a portion of the proposed trail corridor. We recommend that the applicant consider working with the County and Township to determine the potential for maintaining the existing County Trail alignment along the frontage of Matthews Road east of National Avenue, rather than routing the County Trail between the back of Buildings A-D and the fenced retaining wall along the Little Valley Creek floodplain.
5. We recommend that the developer contribute to the construction of the pedestrian bridge that is planned to be installed at the Chester Valley Trail over Route 29.

Design Issues:

6. The site plan indicates that the proposed movie theater will be located at the southern end of Washington Boulevard. We suggest that the applicant design the movie theater entrance to create a distinct and attractive terminal vista at the southern end of Washington Boulevard.
7. We suggest that the applicant and Township consider re-orienting Building R-10, by rotating it 90 degrees counterclockwise and re-orienting the adjoining parking area to the west, in order to create a street wall along the north side of Carnegie Boulevard in this area of the project site. A consistent street wall that is visually interesting and has active ground floor uses promotes pedestrian activity.

8. The applicant should identify if drive-through service will be provided for Building R-4, the 12,818 square foot retail building in the northeastern portion of the project site. If so, the Township should verify that adequate vehicular stacking distances are provided for the drive-through facilities.
9. While we acknowledge that the applicant is requesting waivers from the Township's landscaping requirements (which is further discussed in comment #16), we suggest that the applicant and Township provide additional trees and shrubs within the parking areas in front of the proposed apartment buildings, in order to provide shade protection, capture rainwater runoff, and enhance the aesthetics of the property.
10. The County Planning Commission recently reviewed a land development plan for the adjoining 6.43 acre parcel to the east along the south side of Matthews Road, which addressed the construction of two hotel buildings totaling 126,220 square feet (CCPC# LD-09-19-16084, "WaterWalk Hotel," dated October 23, 2019). As stated in our review of the WaterWalk Hotel development, sidewalks/crosswalk areas should be provided to permit direct pedestrian access from the hotel buildings to the adjoining Uptown Worthington development to the west.
11. The current plan submission indicates that structured parking will no longer be provided on the south-central portion of the site; surface parking will be provided in this area instead. We suggest that the applicant provide the conceptual plans for any future development activity envisioned for this portion of the project site.

Access and Circulation:

12. The applicant should provide the total number of required and proposed parking spaces for the entire development. We note that the parking calculation table on Sheet 2 indicates that these figures do not include Wegmans and Target.

If the overall number of proposed parking spaces for the entire development is more than required, then we suggest that the applicant and the Township evaluate the anticipated parking demand and determine whether the number of 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.

13. The applicant and Township should consider providing dedicated bicycle parking, particularly for the proposed apartment buildings. Bicycle racks should be located in visible areas near building entrances and/or areas of pedestrian activity such as bus shelters, and they should be located under a shelter or building overhang to provide shelter from the elements. Additional information on this topic is provided in the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: www.chesco.org/documentcenter/view/27029.
14. The Township's emergency service providers should be requested to review the plan to ensure that they can safely navigate the proposed development when completed. We note that a Fire Truck Maneuverability Plan is provided on Sheet 47.

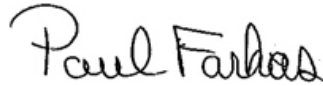
ADMINISTRATIVE ISSUES:

15. Land disturbance and land development activities that occur within the (East) Valley Creek watershed must comply with the applicable stormwater management ordinance standards as approved in the *Valley Creek Watershed Act 167 Stormwater Management Plan* (February 2011). We acknowledge that the Post Construction Stormwater Management Report, prepared by Taylor Wiseman & Taylor, dated January 29, 2020, indicates that most of the stormwater management facilities were installed during the prior phases of construction.
16. The Landscape Requirements Checklist on Sheet 55 indicates that the applicant is requesting three waivers from the landscaping requirements 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.
17. We suggest that the applicant and Township consider additional riparian buffer plantings along Little Valley Creek. *Landscapes3* supports the comprehensive protection and restoration of the county's ecosystems, including riparian corridors ("Protect" Objective B, page 63). We acknowledge General Note 4 on Sheet 2 states that the applicant has received a conditional letter of map revision approval from the Federal Emergency Management Agency (FEMA) for the activities along Little Valley Creek.
18. 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.
19. The applicant should contact the office of the Chester County Conservation District (CCCD) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
20. The square footage figures for Building 3 and Building 4 provided on Sheet 16 do not match the information provided on Sheet 2 and Sheet 18. This should be corrected by the applicant. It is our understanding that the non-residential structural square footage figures provided in the Building Gross Leasable Area Square Footage Breakdown table on Sheet 2 are correct.
21. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

Page: 7
Re: Final Land Development - Uptown Worthington
East Whiteland Township – LD-02-20-16232

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: Worthington Associates Holding, LP
Taylor Wiseman & Taylor
Chester County Conservation District
Matt Baumann, Assistant Manager, Tredyffrin Township
David Stauffer, Chester County Department of Facilities
Robert J. Kagel, County Administrator, County of Chester



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February 21, 2020

Lori Kolb, Secretary
Elverson Borough
101 South Chestnut Street, PO Box 206
Elverson, PA 19520

Re: Final Land Development - 14 N. Brick Lane
Elverson Borough - LD-01-20-16224

Dear Ms. Kolb:

A final land development plan entitled "14 N. Brick Lane", prepared by Hopkins and Scott Inc. and dated January 9, 2020, was received by this office on January 29, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	Northwest intersection of East Main Street (State Route 23) and North Brick Lane (a private street)
Site Acreage:	1.35 acres
Lots/Units:	1 lot; 1 structure proposed
Non-Res. Square Footage:	4,300 square feet
Proposed Land Use:	Office and storage building
New Parking Spaces:	9 spaces
Municipal Land Use Plan Designation:	Commerce
UPI#:	13-2-40.1B

PROPOSAL:

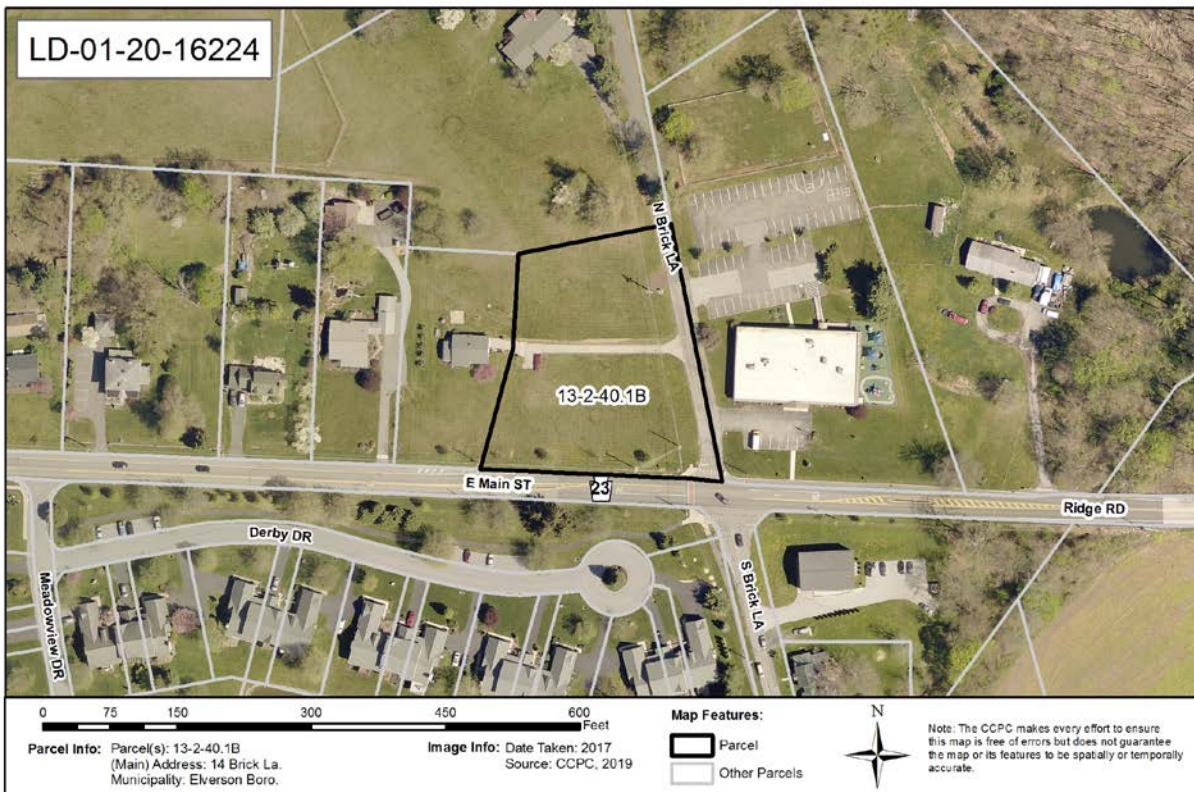
The applicant proposes the construction of a 4,300 square foot office and storage building and nine parking spaces. The site, which will be served by public water and public sewer facilities, is located in the Elverson Borough TC-Town Center zoning district. A driveway on North Brick Lane (a private street) is proposed.

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

COUNTY POLICY:

LANDSCAPES:

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



WATERSHEDS:

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

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



*Detail of 14 N. Brick Lane
Final Land Development Plan*

PRIMARY ISSUES:

3. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies East Main Street (State Route 23) as a minor arterial. The Handbook (page 183) recommends an 80 foot-wide right-of-way for minor arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Borough contact PennDOT to determine the appropriate right-of-way to be reserved for this section of East Main Street. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDot.
4. "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. We recommend that the applicant incorporate sidewalks into the plan. Sidewalks are an essential design element for new construction in the **Urban Center Landscape**, and we note that a crosswalk is located at the intersection of East Main Street and North Brick Lane. Figure 5-4 Transportation Needs in the 2014 Elverson Borough Comprehensive Plan shows "proposed sidewalks" along this portion of East Main Street.

Section 618.A.A.1.c. of the Elverson Borough Subdivision and Land Development Ordinance states "Sidewalks shall be required: along all streets in a commercial zone." This development is located within the TC District which is intended as a mixed-use residential/commercial district where sidewalks would be appropriate to facilitate pedestrian access and connectivity.

In addition, Figure 5-4 shows "Proposed Trails" along the portion of North Brick Lane adjoining the applicant's site, and "Gateway Enhancements" in the area of the intersection of East Main Street and North Brick Lane. The Borough and the applicant should strive to implement the trail and "Enhancement" recommendations in the Borough's Comprehensive Plan.

Page: 4
Re: Final Land Development - 14 N. Brick Lane
Elverson Borough - LD-01-20-16224

5. The plan shows a driveway passing over the applicant's parcel to UPI # 13-4-97 to the west; this driveway is proposed to be abandoned. The applicant and Township should clarify how the parcel at UPI # 13-4-97 will gain access to a public roadway.
6. The Borough and the applicant should strive to design the structure to be architecturally compatible with the surrounding area. We suggest that a flat roof design should be avoided if possible, and architectural materials and finishes should be consistent with the other structures in the area, many of which are single-family and attached dwellings.

ADMINISTRATIVE ISSUES:

7. The applicant should contact the office of the Chester County Conservation District for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
8. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, and the Assessment Office.

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Lotharlish LLC
Sproul Hill Associates
Hopkins and Scott Inc.
Chester County Health Department
Chester County Conservation District



THE COUNTY OF CHESTER



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February 14, 2020

Trish Fagan, Secretary
New London Township
PO Box 1002
New London, PA 19360

Re: Final Subdivision - Amos S. & Mary S. Esh
New London Township - SD-02-20-16234

Dear Ms. Fagan:

A final subdivision plan entitled "Amos S. & Mary S. Esh", prepared by Concord Land Planners and Surveyors, Inc., and dated January 9, 2020, was received by this office on February 4, 2020. 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:	on the east side of State Road, south of Windy Hill Drive
Site Acreage:	9.35
Lots/Units:	3 lots
Proposed Land Use:	Single Family Residential, Mobile Home
Municipal Land Use Plan Designation:	Residential
UPI#:	71-1-52.1D, 71-1-52.1A

PROPOSAL:

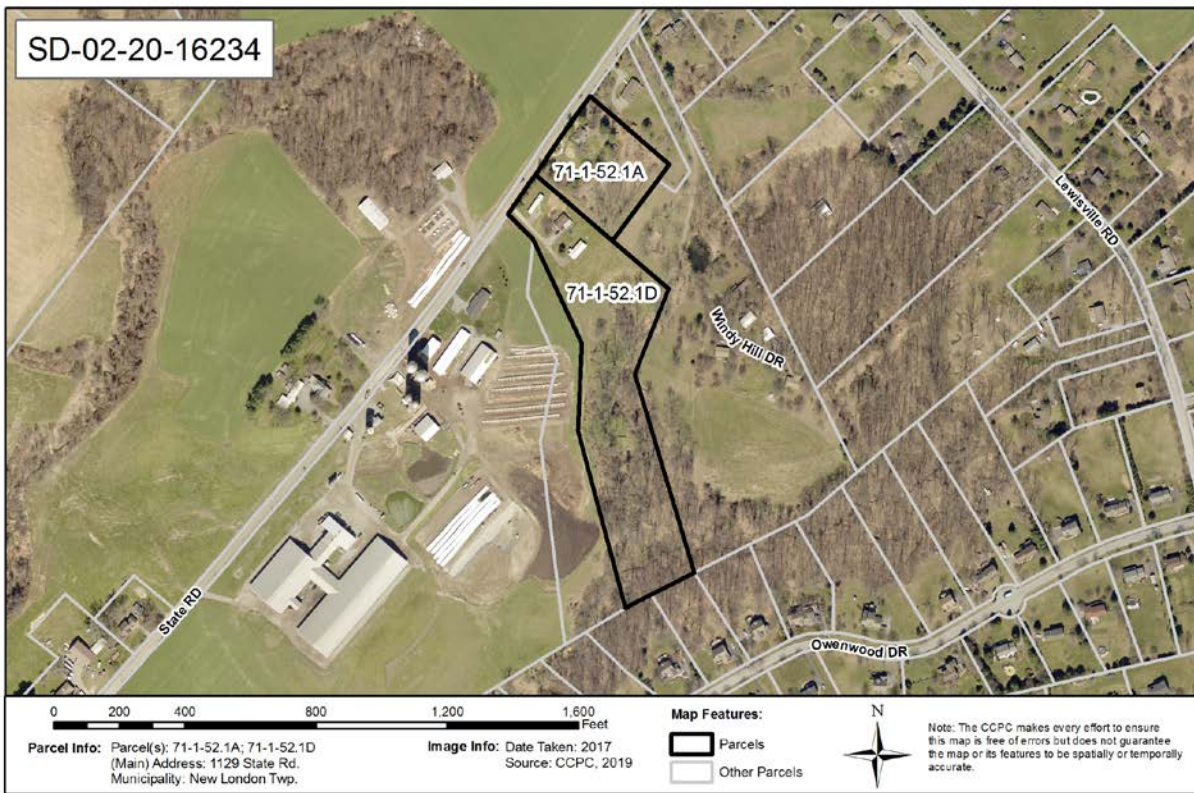
The applicant proposes the creation of 3 lots from two adjoining existing lots. The project site is located in the R-2 zoning district. No new sewage disposal or water supply is proposed.

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

COUNTY POLICY:

LANDSCAPES:

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



PRIMARY ISSUES:

2. The Act 247 Referral form submitted with the plan and plan note #3 indicate that the lots will be served by on-site water and sewer service, however the plan does not show a well location for the newly created parcel. An existing/proposed well location should be shown on the plan to demonstrate that minimum isolation distances between the on-site sewage facilities and the well can be achieved.
3. The plan does not list any waivers from the provisions of the Subdivision and Land Development Plan; the Township should ensure that the plan meets the minimum content requirements for a final subdivision plan.

Page: 3
Re: Final Subdivision - Amos S. & Mary S. Esh
New London Township - SD-02-20-16234

4. It appears that the three existing dwellings will continue to be accessed using the existing driveway from State Road. The applicant should consider creating an access easement from State Road to the newly created parcel to ensure perpetual access to that parcel.

ADMINISTRATIVE ISSUES:

5. The area within the ultimate right-of-way on the south side of State Road should be offered for dedication to accommodate road and utility improvements.
6. The plan indicates that the existing dwelling on the new parcel is to be relocated, it does not indicate if the existing shed to the west of the dwelling will also be relocated.
7. Details of the location and any use restrictions associated with the Existing Domestic Waterline Easement should be incorporated into the deeds of both parcels that it crosses.
8. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

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

Sincerely,



Glenn Bentley
Senior Review Planner

cc: Amos S. & Mary S. Esh
Concord Land Planners and Surveyors, Inc.



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February 3, 2020

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

Re: Preliminary Land Development - Berwyn Sports Club
Tredyffrin Township – LD-01-20-16209

Dear Mr. Baumann:

A Preliminary Land Development Plan entitled "Berwyn Sports Club", prepared by Site Engineering Concepts, LLC, and dated December 19, 2019, was received by this office on January 9, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Land Development for your consideration.

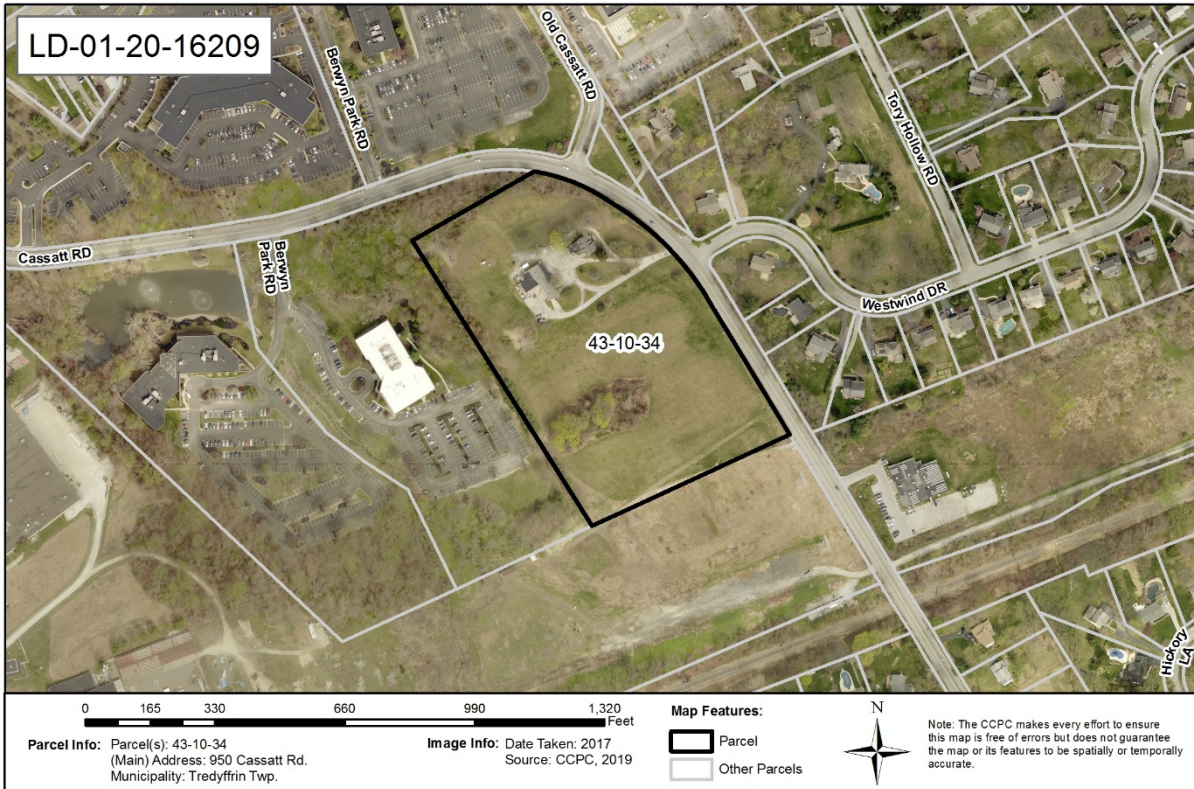
PROJECT SUMMARY:

Location:	the west side of Cassatt Road (State Route 1007), south of West Swedesford Road
Site Acreage:	10.97
Lots/Units:	1 Lot
Non-Res. Square Footage:	39,636
Proposed Land Use:	Sports/Recreation
New Parking Spaces:	100
Municipal Land Use Plan Designation:	Residential-Low Density; and Office/Business Park
UPI#:	43-10-34

PROPOSAL:

The applicant proposes the construction of an indoor turf field building and a storage building totaling 39,636 square feet, three outdoor athletic fields, and 100 parking spaces. The existing building will be removed. The project site, which will be served by public water and public sewer, is located in the R-1 Residential zoning district. The Narrative Summary document indicates that the proposed recreational facility, which requires special exception approval in the R-1 Residential district, will be primarily used for athletic training and practices for members and their guests. A Transportation Impact Analysis, prepared by Traffic Planning and Design, Inc., dated December 19, 2019, was included with the plan submission.

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



BACKGROUND:

1. The Chester County Planning Commission previously reviewed a zoning amendment petition to facilitate the development of a residential care facility on this site. CCPC# ZA-10-17-15150, dated November 15, 2017, addressed amendments to the purpose statement, cases of conflict, coverage requirements, and density requirements of the IO Institutional Overlay district. It is our understanding, according to the July 16, 2018 Township Board of Supervisors meeting minutes, that this amendment petition was not approved by the Township.

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

3. **Watersheds**, the water resources component of **Landscapes3**, indicates the proposed development is located within the (East) Valley Creek watershed. **Watersheds'** highest priority land use

objectives within this watershed are: reduce stormwater runoff, restore water quality of “impaired” streams, and protect/enhance historic, cultural and recreational resources. *Watersheds* can be accessed at www.chesco.org/water.



Site Plan Detail, Sheet 3: Preliminary Land Development - Berwyn Sports Club

PRIMARY ISSUES:

Access and Circulation:

4. The site plan depicts a variable width right-of-way along the west side of Cassatt Road (State Route 1007), with 30 feet provided on the west side of Cassatt Road where the proposed driveway entrance will be located. The County Planning Commission’s Multimodal Circulation Handbook (2016 Update) classifies Cassatt Road as a major collector road. The Handbook (page 183) recommends an 80 foot-wide right-of-way for major collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Cassatt Road. The Circulation Handbook is available online at: www.chescoplanning.org/resources/PubsTransportation.cfm.
5. The applicant and Township should consider providing dedicated bicycle parking. Bicycle racks should be located in visible areas near building entrances and/or areas of pedestrian activity such as bus shelters, and they should be located under a shelter or building overhang to provide shelter from the elements. Additional information on this topic is provided in the County Planning Commission’s Multimodal Circulation Handbook (2016 Update), which is available online at: www.chesco.org/documentcenter/view/27029.

6. The applicant and Township should investigate the feasibility of providing sidewalks, in order to allow pedestrian access from the residential area to the east. We note the project site is situated along the Green Routes Network as shown on both the Land Use Plan, and Park, Recreation and Open Space Network maps in the Township's Comprehensive Plan. Additionally, consideration should be provided for pedestrian connectivity to Old Cassatt Road, in order to facilitate the (long-term) development of pedestrian access to the Chester Valley Trail corridor to the north. "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.
7. The applicant should demonstrate how direct pedestrian access will be provided to each of the athletic fields. For instance, while the site plan depicts the location of stairs to the northern (aka upper) grass field, it does not depict a dedicated path to reach these steps without traversing the other outdoor fields.
8. The applicant and Township should consider providing dedicated bus/truck parking spaces for the proposed facilities.
9. We suggest that the applicant and Township investigate the feasibility of off-site overflow parking for this facility. While the Parking Requirements table on Sheet 3 indicates that the applicant meets the minimum parking requirements of the Township Zoning Ordinance, the proposed parking area may not be adequate if the fields are ever utilized for athletic tournaments. We note that the adjoining parcel to the south (UPI# 43-10-20, owned by PECO) may be an appropriate location for overflow parking.

Outdoor Lighting:

10. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 8) 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.
11. The applicant should clearly identify if outdoor lighting will be provided for any of the three outdoor athletic fields. The lighting plan appears to indicate that outdoor lighting will only be provided for the parking facilities.

Natural Features Protection:

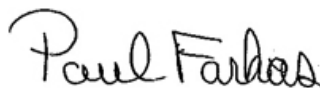
12. The site is underlain by carbonate geology in which the presence or potential may exist for formation and/or expansion of solution channels, sinkholes and other karst features. These features can present risk of collapse and groundwater contamination that often can be overcome and avoided with careful 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.
13. The site plan depicts the location of three retaining walls. The Township engineer should verify that the design of the slopes are consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization.

ADMINISTRATIVE ISSUES:

14. The applicant's December 20, 2019 cover letter indicates that a special exception has been requested by the applicant to permit the proposed recreational facility in the R-1 Residential district. The Township should not grant final plan approval prior to the Zoning Hearing Board granting special exception approval for this project. The final plan should accurately note the Zoning Hearing Board's decision, including any conditions of approval issued by the Board.
15. Land disturbance and land development activities that occur within the (East) Valley Creek watershed must comply with the applicable stormwater management ordinance standards as approved in the *Valley Creek Watershed Act 167 Stormwater Management Plan* (February 2011).
16. The applicant should identify the hours of operation of the proposed facilities.
17. The applicant should contact the office of the Chester County Conservation District (CCCD) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
18. 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.
19. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Berwyn Sports Club, Inc.
Devon Construction Services
Site Engineering Concepts, LLC
Mine Road Partners LP
Chester County Conservation District
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT



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February 25, 2020

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

Re: Final Subdivision and Land Development Plan- Byers Station "Final Plan for Lot 2A & 2B of Parcel 5C"
Upper Uwchlan Township - SD-01-20-16226, LD-01-20-16227

Dear Ms. Jonik:

A final subdivision and land development plan entitled "Byers Station "Final Plan for Lot 2A & 2B of Parcel 5C", prepared by Bohler Engineering, dated March 25, 2019 and last revised on August 16, 2019, was received by this office on January 28, 2020. 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 Station Boulevard, between Pottstown Pike (State Route 100) and Graphite Mine Road
Site Acreage:	13.43 acres
Lots/Units:	2 lots; 55 townhouse dwellings, 2 office/retail/restaurant buildings
Non-Res. Square Footage:	26,573 square feet
Proposed Land Use:	Townhouse, retail, commercial
New Parking Spaces:	165 (residential) 170 (non-residential)
Municipal Land Use Plan Designation:	Village
UPI#:	32-4-1090

PROPOSAL:

The applicant proposes the creation of two lots, 55 townhouse dwellings and two office/retail/restaurant buildings. The site, which will be served by public water and sewer facilities, and is located in the Upper Uwchlan Township C1 Village Commercial and in the R4 Residential zoning district.

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

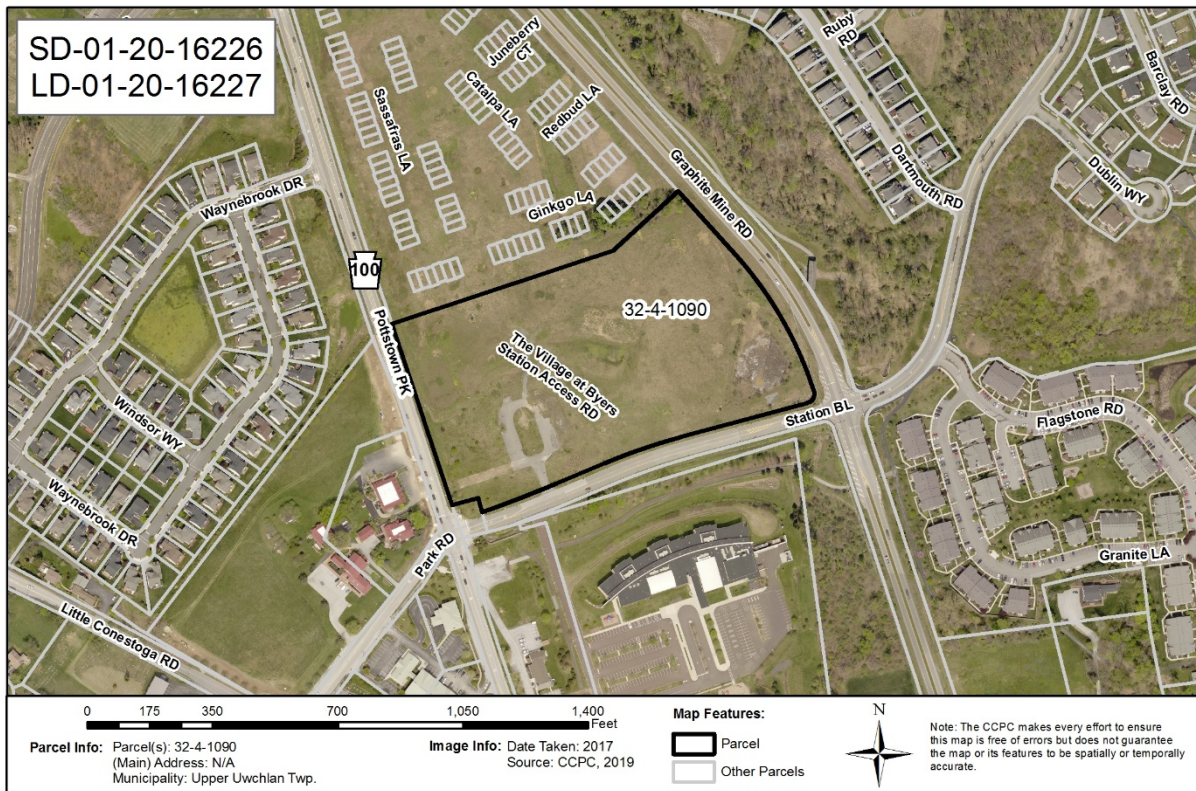
BACKGROUND:

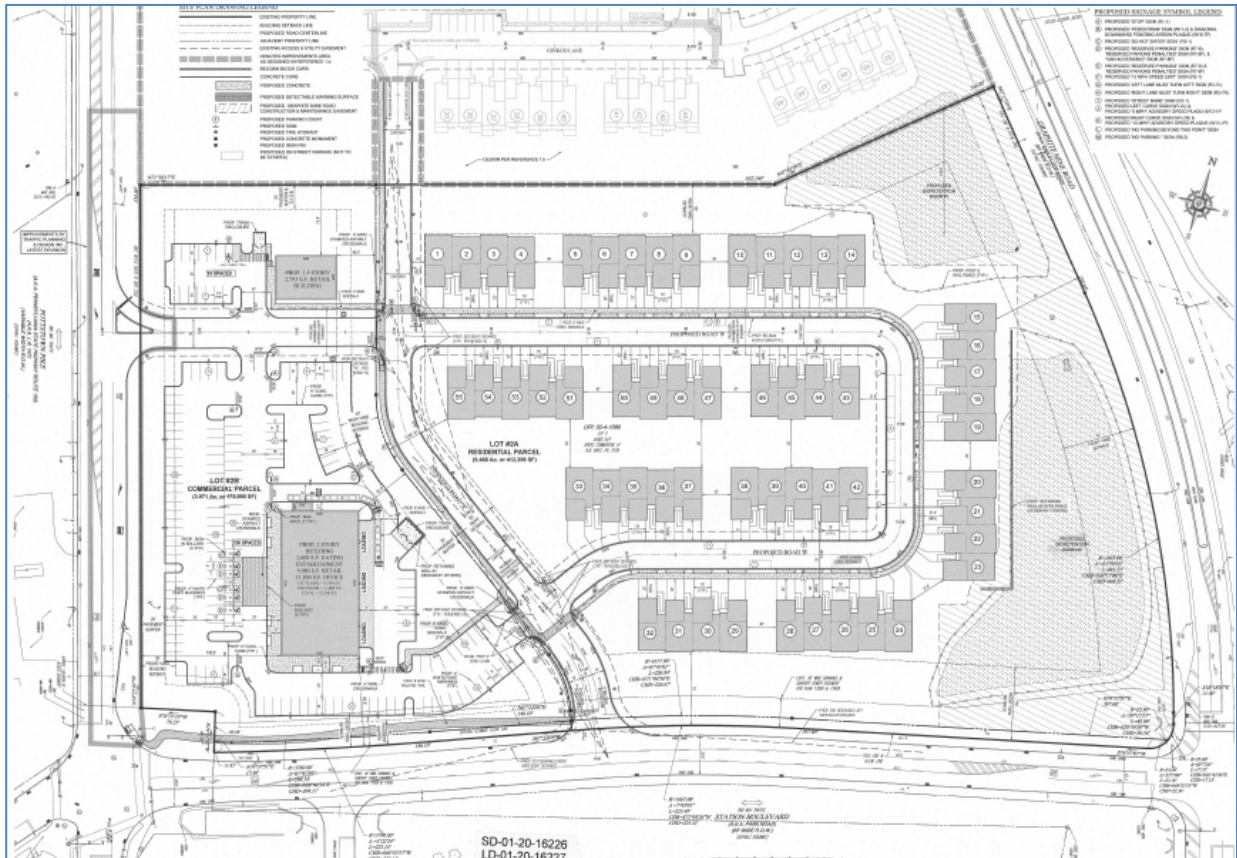
1. The Chester County Planning Commission has previously reviewed a land development proposal for this site. That review, CCPC# 6-16-13973, dated June 16, 2016, addressed the construction of 121 residential units and 363 parking spaces, was approved by the Township on May 15, 2017.

COUNTY POLICY:

LANDSCAPES:

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





*Detail of Byers Station "Final Plan for Lot 2A & 2B of Parcel 5C"
Final Subdivision and Land Development Plan*

WATERSHEDS:

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

- implement comprehensive stormwater management,
- protect vegetated riparian corridors, and
- protect first order streams.

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

PRIMARY ISSUES:

4. We endorse the incorporation of sidewalks into the plan, but we suggest that sidewalks be provided along all of the roadways. The applicant has requested a waiver from the provisions of the Township Subdivision and Land development Ordinance that requires sidewalks on both sides of residential roads. Sidewalks are considered an essential element for new construction in the **Suburban Center**. "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.

Page: 4

Re: Final Subdivision and Land Development Plan- Byers Station "Final Plan for Lot 2A & 2B of Parcel 5C"

Upper Uwchlan Township - SD-01-20-16226, LD-01-20-16227

The commercial/residential/office uses are disjointed and could benefit from further connection to one another through including the sidewalk on both sides of the residential property, and connecting trail linkages. This could further be done with providing street trees along Proposed Road A.

5. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Pottstown Pike (State Route 100) as a Major Arterial roadway. The Handbook (page 193) recommends a 150 foot-wide right-of-way for Major Arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Pottstown Pike. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication.
6. The 2009 Upper Uwchlan Township Open Space, Recreation and Environmental Resources Plan's "Pedestrian Trails" map 6.3, and the "Bicycle Routes" map 6.4, both show existing and proposed trails, destination features, and nearby "Village Streetscape Projects". We recommend that the applicant and the Township work together to help implement these policies.
7. The Township should assess whether the on-street parking is adequately distributed.
8. We suggest that the applicant consider providing a central open space area. Such an area could be located to the east of Proposed Road A and provided with streetscaping along Proposed Road A to better connect with the commercial portion of the parcel and create a better sense of place.
9. The applicant has requested a waiver from the provisions of the Township Subdivision and Land Development Ordinance that requires landscapes islands at the end of rows of parking spaces that are not 15 feet in width. We suggest that appropriate landscape plant materials should be identified and placed in these areas.
10. The applicant should consider integrating the bioretention/raingarden basins into the site's design as an amenity for the residential area. We suggest that low-impact walkways could provide opportunities for passive recreation such as walking and birdwatching. Access pathways could be provided around the perimeters of the basins, as well as possibly at the top of the retaining wall.

STORMWATER CONSIDERATIONS:

11. A substantial portion of the planned 156 space parking lot on the southwest side of the planned commercial building drains to a single stormwater inlet (IN206). Runoff from heavy precipitation events or clogging of this inlet could result in standing water in the parking area. The applicant should consider reducing the area of impervious cover that drains to this inlet by modifying the grade of the parking lot to drain to one or more additional stormwater inlets, by adding an another stormwater inlet, or by installing porous pavement on a section of the parking area.
12. Given the high percentage of planned impervious cover, the applicant should consider the following:

- a. Utilizing permeable paving materials in suitable locations, such as the planned sidewalks, driveways, walking paths, and parking spaces to increase infiltration and decrease runoff volumes.
 - b. Installing a green roof on at least a small section of the planned commercial buildings. Green roofs reduce the volume of stormwater runoff while also providing an aesthetic outdoor educational resource and reducing heating and cooling costs.
 - c. Incorporating raingardens, additional vegetated islands, or concrete planters into the parking lots adjacent to the planned commercial buildings. Raingardens can reduce runoff volume by increasing infiltration and promoting evapotranspiration while offering aesthetic benefits to the property.
 - d. Installing curb extensions with raingardens at suitable location on the planned residential roadways to reduce the volume or runoff from these impervious areas.
13. It is not clear from the plan documents available for our review where downspouts for the planned residences will discharge. Downspouts on residential properties should be directed into lawns or the planned vegetated swales to increase stormwater infiltration and to reduce the burden on the stormwater management system.
14. Steep slopes above and adjacent to the planned retaining wall southeast of proposed lot 23 increase the risk of accelerating stormwater runoff and causing sheet and rill erosion on the disturbed soils, particularly around the ends of the planned retention wall.
- a. The O&M plan should include routine inspection and maintenance of these slopes and the ends of the planned retention wall to prevent future erosion, limit the delivery of sediment loads to the bioretention basin and determine and address any deterioration of the integrity of the retention wall system.
 - b. The O&M plan should require annual inspections of the structural integrity and drainage systems of the planned retaining wall and immediate repairs should be required.
 - c. The applicant should consider installing shrub species and other ground-covering vegetation upslope of the planned retaining wall to further stabilize soils, increase sediment trapping, and slow runoff prior to entering the planned retention basin. Vegetation should be planted far enough away from the planned walls to avoid future root growth disturbing the wall's integrity and impacting the fill and drainage system behind the wall.

NATURAL FEATURES PROTECTION:

15. The headwaters of Pickering Creek is designated as a natural reproduction trout stream by the Pennsylvania Fish and Boat Commission. New development and impervious cover increases the risk of thermal degradation in this stream system, which could impact wild trout populations. The applicant should consider the following to minimize thermal impacts to the adjacent streams:
- a. Incorporating additional trees and shrubs on the slopes draining to the parking lot adjacent to the planned commercial buildings;
 - b. Ensuring runoff from the site, especially prior to the installation and completion of the stormwater management system, does not flow directly into Pickering Creek;
 - c. Promoting infiltration in the planned vegetated swales by incorporating additional shrubs and other low ground-covering vegetation.

Page: 6

Re: Final Subdivision and Land Development Plan- Byers Station "Final Plan for Lot 2A & 2B of Parcel 5C"

Upper Uwchlan Township - SD-01-20-16226, LD-01-20-16227

16. The Chester County Water Authority supports the use of raingarden mix to naturalize the planned bioretention basins. The naturalization of basins can improve nutrient and sediment uptake and improve wildlife and pollinator habitat. To further reduce the volume of stormwater generated from this site, the applicant should consider incorporating additional features of naturalized basins, such as installing low-flow channels and sediment forebays to promote greater infiltration.
17. The applicant should consider incorporating rain gardens around or adjacent to planned inlets IN204, IN216, and IN322 and around planned headwalls HW01 and HW02 to slow stormwater runoff, facilitate infiltration, and reduce the volume of stormwater entering the planned bioretention basins.
18. The applicant should consider conducting annual mowing after July 15th in the planned bioretention basins and vegetated swales to reduce mortality to ground-nesting and meadow-nesting bird species.
19. Given the limited space for outdoor recreation, the applicant should consider installing a walking path around the planned bioretention basins. Educational signage could be added to provide residents with information on stormwater management and the benefits of naturalized basins. The planned stormwater infrastructure and naturalized basins will provide an excellent opportunity to demonstrate to residents the principles and practices of low-impact stormwater management design and maintenance, and the importance of watershed stewardship.
20. Given the development of new roadways, driveways, and sidewalk areas, the applicant should consider establishing a de-icing plan and material storage area that minimizes the volume of de-icing chemicals and pollutants that will directly infiltrate to the groundwater or runoff to streams. Monitoring results throughout Chester County show rapid increases in baseline chloride concentrations, and pronounced spikes in chloride levels are often observed after winter precipitation events. Reducing chloride runoff from all pavement sources as well as roads is increasingly needed to minimize impacts to water resources.

ADMINISTRATIVE ISSUES:

21. The applicant should contact the office of the Chester County Conservation District for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
22. A Pennsylvania Department of Transportation 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.
23. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, and the Assessment Office.

Page: 7

Re: Final Subdivision and Land Development Plan- Byers Station "Final Plan for Lot 2A & 2B of Parcel 5C"

Upper Uwchlan Township - SD-01-20-16226, LD-01-20-16227

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Bohler Engineering
Byers Retail Acquisition Limited
LandTrust Properties, Inc.
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District
Chester County Water Authority



THE COUNTY OF CHESTER



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February 26, 2020

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

Re: Final Subdivision - 217 Lafayette Street
West Chester Borough – SD-02-20-16231

Dear Mr. Gore:

A Final Subdivision Plan entitled "217 Lafayette Street", prepared by Edward B. Walsh & Associates Inc., and dated August 30, 2019, was received by this office on January 30, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

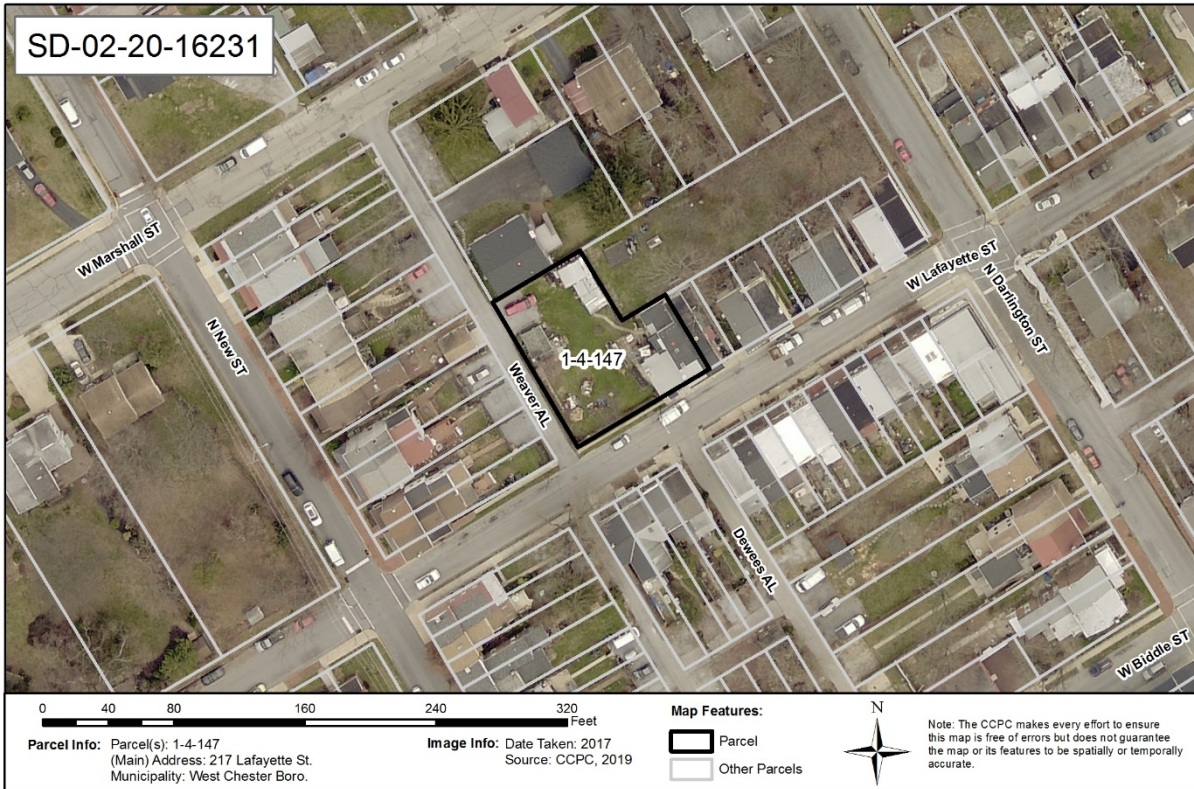
PROJECT SUMMARY:

Location:	the northeast corner of West Lafayette Street and Weaver Alley
Site Acreage:	0.18
Lots/Units:	3 Lots
Proposed Land Use:	Twin Residential Lots
Municipal Land Use Plan Designation:	Medium Density Neighborhood Conservation
UPI#:	1-4-147

PROPOSAL:

The applicant proposes the creation of 3 residential lots. A twin dwelling unit will be constructed on Lot 1 and Lot 2. While a site plan note indicates that the existing dwelling on Lot 3 will be reconstructed, the existing accessory buildings will be removed. The project site, which will be served by public water and public sewer, is located in the NC-2 Neighborhood Conservation-2 (Block Class C) zoning district.

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



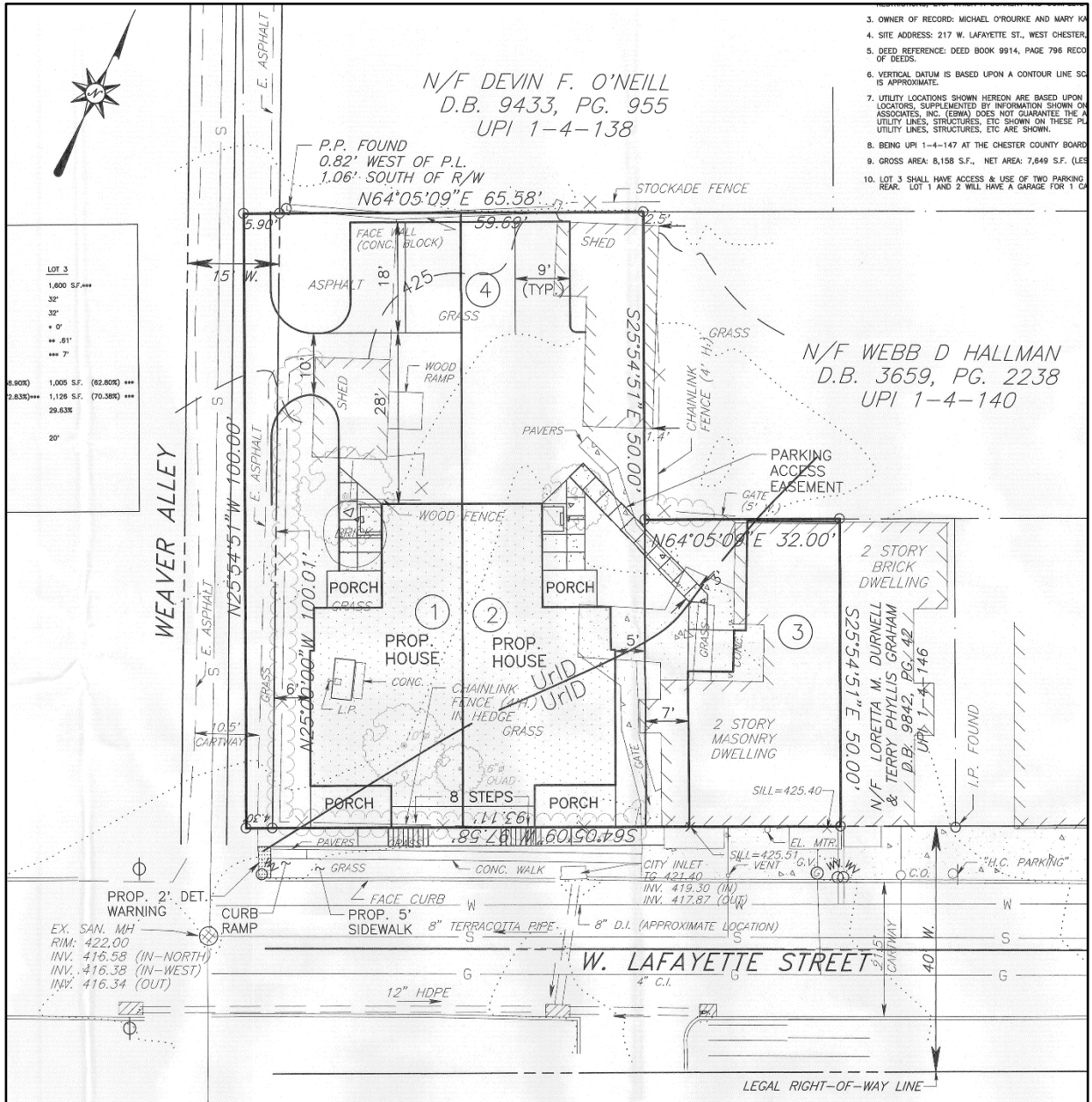
COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Urban Center Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems. The proposed subdivision 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 Taylor Run subbasin of the Brandywine Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of "impaired" streams, and protect vegetated riparian corridors. **Watersheds** can be accessed at www.chesco.org/water.



Site Plan Detail, Sheet 2: Final Subdivision - 217 Lafayette Street

PRIMARY ISSUES:

3. The parking data table indicates that Lot 3 will have access to two of the four shared parking spaces located on the northernmost portion of Lots 1 and 2. The details of this shared parking arrangement should be incorporated into the deeds of all three lots.
4. We acknowledge, and endorse, the site plan note indicating that a 5 foot wide sidewalk will be provided on West Lafayette Street. Sidewalks are an essential design element in the **Urban Center Landscape**.

5. No landscaping plan was included with the plan submission. We suggest that the applicant and Borough incorporate vegetation, such as street trees, into the site design in order to help restore some of the natural process required to manage stormwater, and create a healthier urban environment.

ADMINISTRATIVE ISSUES:

6. While the Zoning Data table on Sheet 1 indicates that variances are required from the minimum lot area, side yard, building coverage and impervious coverage requirements of the Borough Zoning Ordinance, a note on the Act 247 County Referral Form appears to indicate that the Borough Zoning Hearing Board granted these requested variances on November 11, 2019. If this is correct, then the Borough should verify that the plan conforms to the decision issued by the Zoning Hearing Board prior to granting final plan approval. The details of the Zoning Hearing Board's decision, including any conditions of approval, should be provided on the approved plan.
7. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.

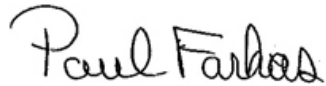
We note the applicant is requesting one waiver from Section 94-306 of the Borough Stormwater Management Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

8. A plan note on Sheet 7 indicates that the individual property owner will be responsible for the ownership and maintenance of all stormwater management facilities on their lot. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill their operation and maintenance requirements for these facilities.
9. We suggest that the Erosion and Sedimentation Control Plan include a plan note that grants a blanket easement to the Borough giving them or their assignee(s) the right to enter the properties at any time to perform routine inspections of the stormwater management facilities, as set forth in Chapter 94-Stormwater Management of the Borough Code.
10. Erosion and Sedimentation Control Note 11 on Sheet 6 contains a reference to the Delaware County Conservation District, rather than the Chester County Conservation District. This should be corrected by the applicant.
11. Underground Stone Bed Operations & Maintenance Note / Construction Sequence Note 12 on Sheet 7 contains a reference to the "Township," rather than West Chester Borough. This should be corrected by the applicant.
12. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

Page: 5
Re: Final Subdivision - 217 Lafayette Street
West Chester Borough – SD-02-20-16231

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: Michael & Mary Kay O'Rourke
Edward B. Walsh & Associates, Inc.



THE COUNTY OF CHESTER



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Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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February 3, 2020

Cindy Mammarella, Manager
West Sadsbury Township
6400 North Moscow Road
Parkesburg, PA 19365

Re: Final Subdivision - Petersheim
West Sadsbury Township - SD-01-20-16212

Dear Ms. Mammarella:

A final subdivision plan entitled "Petersheim", prepared by Snyder Surveying and dated January 7, 2020, was received by this office on January 16, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	North side of Quarry Road, to the west of Octorara Trail
Site Acreage:	38.70 acres
Lots:	3 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Rural
UPI#:	36-3-8.1, 36-3-1.1, 36-3-8.2

PROPOSAL:

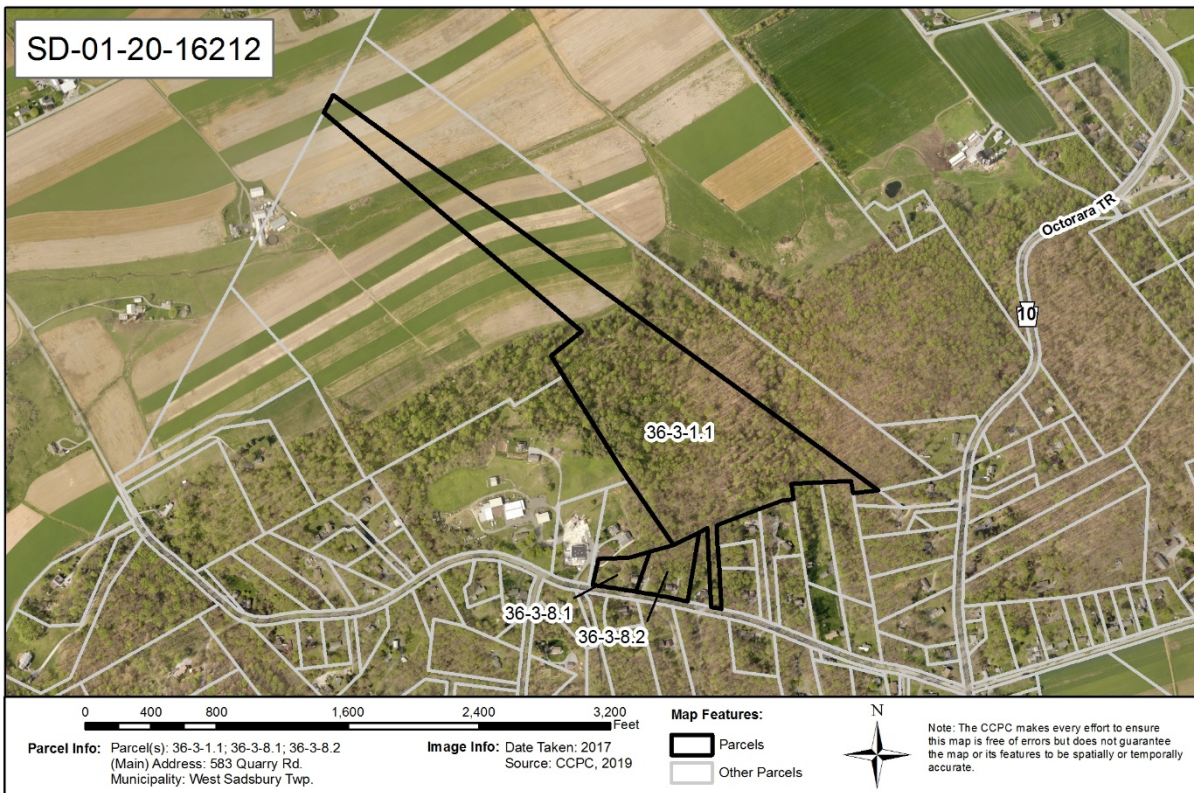
The applicant proposes the adjustment of the lot lines separating three lots. The site, which contains two dwellings and associated structures, is served by on-site water and sewer facilities and is located in the West Sadsbury Township RU-Rural zoning district. No development is proposed by this subdivision except for the construction of a 1,280 square foot horse barn, proposed to be located on the site of a 356 square foot shed that is to be removed.

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

COUNTY POLICY:

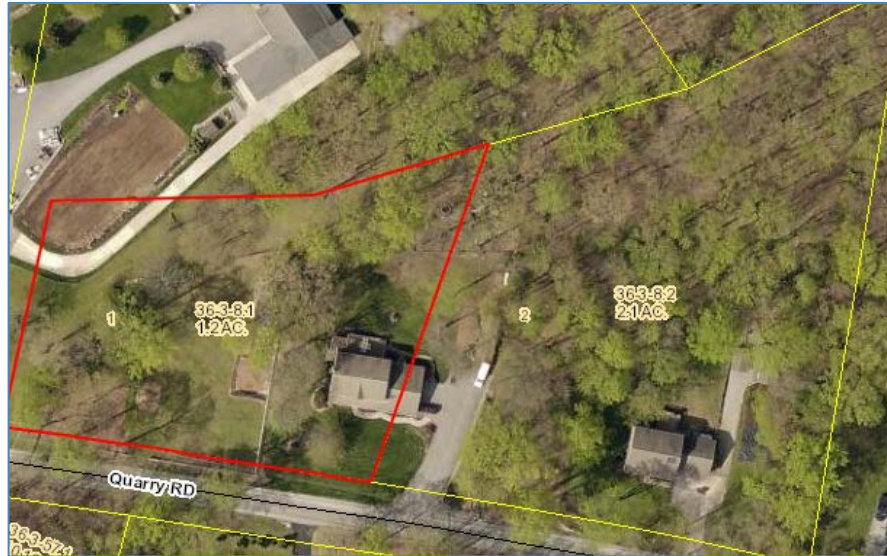
LANDSCAPES:

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

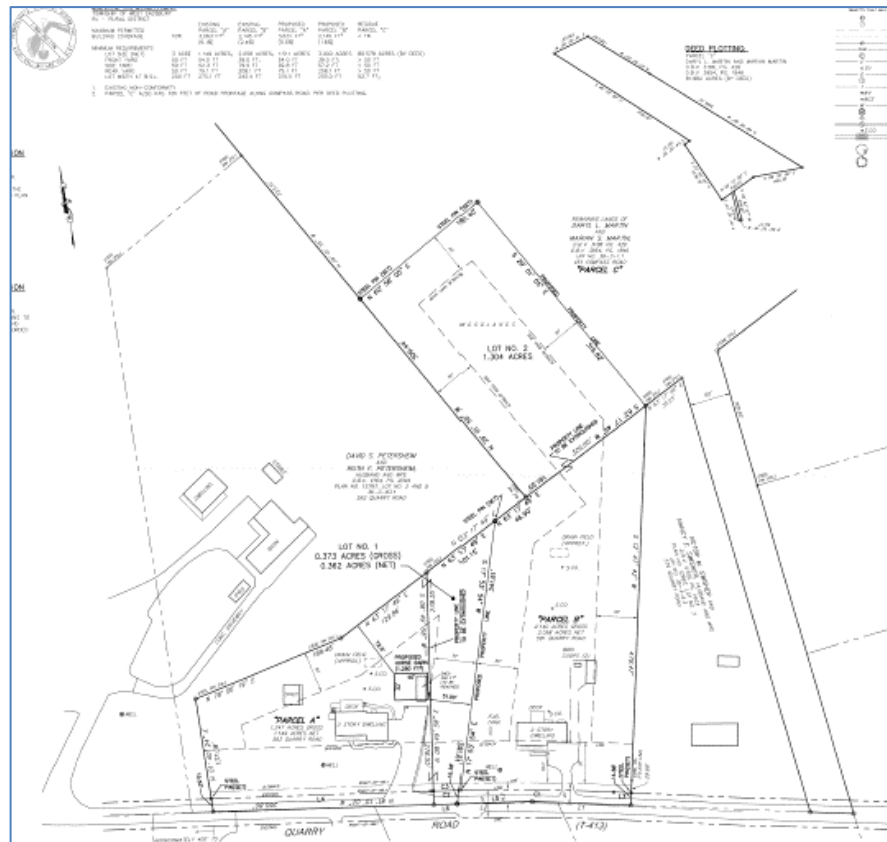


PRIMARY ISSUES:

2. The lot lines shown on the applicant's plan do not exactly correspond with the lot lines shown in Chester County records. The lot line separating UPI #6-3-8.1 and UPI #36-3-8.2 is shown on County records as passing through the dwelling, but the applicant's plan shows this lot line located farther to the east (see the detail below). The applicant should confirm the lot line locations as shown on the plan.



Detail of the lot line separating UPI #6-3-8.1 and UPI #36-3-8.2 as shown on County records



Detail of Petersheim Final Subdivision Plan

- Due to the overall size of these parcels, their irregular shapes and their locations in the **Rural Landscape**, the Township may wish to request the applicant to share any future development plans for these parcels.

Page: 4
Re: Final Subdivision - Petersheim
West Sadsbury Township - SD-01-20-16212

ADMINISTRATIVE ISSUE:

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

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,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Snyder Surveying
David and Ruth Petersheim
Countryville Lawn Furniture
Chester County Health Department



THE COUNTY OF CHESTER



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Brian N. O'Leary, AICP
Executive Director

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February 7, 2020

Cindy Mammarella, Manager
West Sadsbury Township
6400 North Moscow Road
Parkesburg, PA 19365

Re: Final Subdivision - Christian K. Stoltzfus
West Sadsbury Township - SD-02-20-16229

Dear Ms. Mammarella:

A final subdivision plan entitled "Christian K. Stoltzfus", prepared by Snyder Surveying and dated November 8, 2019, was received by this office on January 29, 2020. 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 Limeville Road, west of North Blackhorse Road
Site Acreage:	18.20 acres
Lots:	2 lots
Proposed Land Use:	Single Family Residential, Farm/Pasture Land
Municipal Land Use Plan Designation:	Agricultural
UPI#:	36-3-37.1, 36-2-4

PROPOSAL:

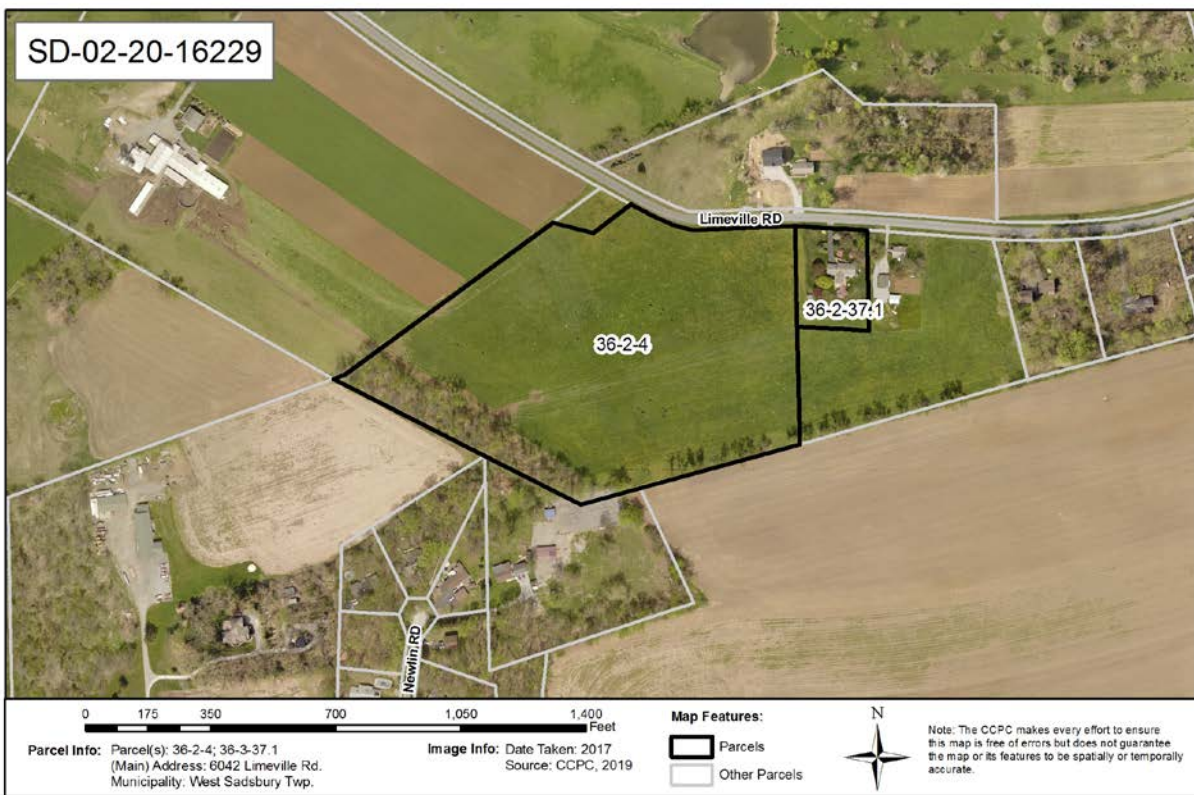
The applicant proposes the adjustment of the lot line separating two lots. The site, which is served by on-site water and on-site sewer facilities, is located in the West Sadsbury Township Ag-Agricultural zoning district. The site contains one dwelling that will remain, and no change to the site's access onto Limeville Road is proposed.

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

COUNTY POLICY:

LANDSCAPES:

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



COMMENT:

2. Most of the parcels to the north of this site and to the south of Windmill Road are within agricultural security zones. We suggest the Township and the applicant consider ways to preserve this area for agricultural use.

ADMINISTRATIVE ISSUE:

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

Page: 3
Re: Final Subdivision - Christian K. Stoltzfus
West Sadsbury Township - SD-02-20-16229

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,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Snyder Surveying
Christian K. Stoltzfus
Chester County Health Department

Proposed Plan and Ordinance Reviews





ORDINANCE PROPOSALS

2/1/2020 to 2/29/2020

The staff reviewed proposals for:	Total
Miscellaneous Ordinance (Misc.) Updates	1
Subdivision and Land Development Ordinance (SLDO) Amendments	2
Zoning Map Amendments	2
Zoning Ordinance Amendments	6
TOTAL REVIEWS	11

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Caln Township	SA-02-20-16230	2/20/2020	Proposed - SLDO Amendment Consultant Fee Reimbursement and ZHB Membership Number	Not Relevant
Caln Township	ZA-02-20-16264	2/20/2020	Proposed - Zoning Ordinance Amendment Increasing ZHB Membership to Five	Not Relevant
Elk Township	MU-01-20-16221	2/3/2020	Proposed - Misc Update High tunnel stormwater management exemption	Consistent
Phoenixville Borough	SA-02-20-16255	2/14/2020	Proposed - SLDO Amendment Adding provisions related to Transmission Pipelines, including: Definitions, Supplemental Regs, and Affiliated Surface Land Uses	Consistent
Phoenixville Borough	ZA-02-20-16248	2/14/2020	Proposed - Zoning Ordinance Amendment Regulating surface land uses affiliated with transmission pipelines.	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Tredyffrin Township	ZA-01-20-16218	2/21/2020	<p>Proposed - Zoning Ordinance Amendment</p> <p>The Township proposes to amend its signage standards in Article XXV of the Zoning Ordinance, along with amending the existing definition of "sign" in Section 208-6. The proposed ordinance language addresses digital changeable copy signs, and billboards.</p>	Consistent
Tredyffrin Township	ZA-01-20-16219	2/21/2020	<p>Proposed - Zoning Ordinance Amendment</p> <p>The Township proposes to delete assisted-living facility as a permitted use in the C-1 Commercial District.</p>	Not Relevant
Valley Township	ZM-01-20-16222	2/3/2020	<p>Proposed - Zoning Map Amendment</p> <p>New zoning map</p>	Consistent
West Goshen Township	ZM-01-20-16220	2/11/2020	<p>Proposed - Zoning Map Amendment</p> <p>Zoning Map Amendment: UPI# 52-7-29.1, 940 S. Walnut St. (C-3 Limited Highway Commercial to R-3 Residential)</p>	Consistent
Westtown Township	ZA-01-20-16216	2/20/2020	<p>Proposed - Zoning Ordinance Amendment</p> <p>The Township proposes to replace Article XVIII-Signs of the Township Zoning Ordinance with the proposed language set forth in the draft Ordinance. The County Planning Commission reviewed an earlier version of this amendment on June 20, 2019 (CCPC# ZA-05-19-15925).</p>	Consistent
Westtown Township	ZA-01-20-16217	2/13/2020	<p>Proposed - Zoning Ordinance Amendment</p> <p>The County Planning Commission recently reviewed a zoning amendment pertaining to revisions to the A/C Agricultural/Cluster Residential District standards, and revisions to the Flexible Development Procedure standards in Article IX of the Township Zoning Ordinance (CCPC# ZA-07-19-15979, dated July 26, 2019). According to our records, this zoning amendment was adopted by the Township on August 19, 2019 (Township Ordinance No. 2019-05). The current amendment proposes to repeal this recently adopted ordinance.</p>	Not Relevant

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 7

TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 7

Ordinance Review Letters



THE COUNTY OF CHESTER



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February 20, 2020

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

Re: Subdivision and Land Development Ordinance Amendment
Caln Township - SA-02-20-16230

Dear Mrs. Denne:

The Chester County Planning Commission has reviewed a proposed amendment to the Caln Township Subdivision and Land Development Ordinance 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 February 4, 2020. We offer the following comments to assist in your review of the proposed Caln Township Subdivision and Land Development Ordinance amendment.

DESCRIPTION:

The amendment establishes a consultant fee schedule consistent with the Township's "Consultant Reimbursement Policy", the requirement for filing a consultant fee escrow fund upon the submission of a subdivision plan or land development plan, an inspection fee escrow fund, provisions for reimbursing the Township for its expenses pursuant to the reviews of subdivision or land development applications, payment schedules, dispute resolution process, and the return of excess funds. This escrow fund may be used to reimburse Township payments to its consultants, which may include but are not limited to architects, attorneys, certified public accountants, engineers, geologists, land surveyors, landscape architects or planners.

BACKGROUND:

This amendment to the Caln Township Subdivision and Land Development Ordinance was concurrently submitted to the Chester County Planning Commission with an amendment to the Caln Township Zoning Ordinance proposing to expand the membership of the Township Zoning Hearing Board from three members to five members. The Chester County Planning Commission has reviewed that in a separate letter; refer to CCPC # ZA-02-20-16264.

COMMENTS:

1. The Township Solicitor should verify that the amendment is consistent with the Pennsylvania Municipalities Planning Code, and include the specific section of the Code that authorizes the reimbursement fund.
2. We suggest that the Township consider amending its "Consultant Reimbursement Policy" to allow it to be reimbursed for fees it may pay to professionals who advise the Township in its

Page: 2
Re: Subdivision and Land Development Ordinance Amendment
Caln Township - SA-02-20-16230

reviews of proposed amendments to the Township Subdivision and Land Development Ordinance and Township Zoning Ordinance, when such amendments are not proposed by the Township.

RECOMMENDATION: The Township should consider the comments in this letter before acting on the proposed amendment to the Caln Township Subdivision and Land Development Ordinance.

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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February 20, 2020

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

Re: Zoning Ordinance Amendment - Increasing ZHB Membership to Five
Caln Township - ZA-02-20-16264

Dear Mrs. Denne:

The Chester County Planning Commission has reviewed a proposed amendment to the Caln Township Zoning Ordinance as submitted pursuant to the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on February 4, 2020. We offer the following comments to assist in your review of the proposed Caln Township Zoning Ordinance amendment.

DESCRIPTION:

The Township proposes to amend its Zoning Ordinance by expanding the membership of the Township Zoning Hearing Board from three members to five members, and appointing at least one but not more than three residents to serve as alternate members.

BACKGROUND:

This amendment to the Caln Township Zoning Ordinance was concurrently submitted to the Chester County Planning Commission with an amendment to the Caln Township Subdivision and Land Development Ordinance relating to establishment of a consultant fee schedule consistent with the Township's "Consultant Reimbursement Policy. That amendment was reviewed by the Chester County in a separate letter; refer to CCPC # SA-02-20-16230.

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

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

Sincerely,

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

February 3, 2020

Terri Kukoda, Elk Township
Secretary/Treasurer
952 Chesterville Road, PO Box 153
Lewisville, PA 19351

Re: Stormwater Management Ordinance Amendment
Elk Township - MU-01-20-16221

Dear Ms. Kukoda:

The Chester County Planning Commission has reviewed the proposal as submitted by Elk Township. The referral for review was received by this office on January 24, 2020. While we have no official review comments under the provisions of the Pennsylvania Municipalities Planning Code, we offer the following comments to assist in your review of the submission.

DESCRIPTION:

On April 18, 2018, the Pennsylvania General Assembly passed Act 15, related to High Tunnels, as an amendment to the Pennsylvania Stormwater Management Act (Act 167) of 1978. The effect of Act 15 is to exempt High Tunnels from some provisions of the Stormwater Management Act. Act 15 defines a High Tunnel as a structure which is used for the production, processing, keeping, storing, sale or shelter of an agricultural commodity as defined in Section 2 of the Pennsylvania Farmland and Forest Land Assessment Act of 1974, or for the storage of agricultural equipment or supplies, and is constructed with the materials specified in this Act. Elk Township proposes to amend the Elk Township Stormwater Management Ordinance to reflect the provisions of Act 15, along with a definition for the term "High Tunnel".

The following exemption criteria are identified in Section 1 of the draft Ordinance:

- i. The High Tunnel or its flooring does not result in an impervious area exceeding 25% of all structures located on the owner's total contiguous land area;
- ii. The High Tunnel meets one of the following:
 - (1) The High Tunnel is located at least 100 feet from any perennial stream or watercourse, public road or neighboring property line;
 - (2) The High Tunnel is located at least 35 feet from any perennial stream or watercourse, public road, or neighboring property line and located on land with a slope not greater than seven percent (7%); or
 - (3) The High Tunnel is supported with a buffer or diversion system that does not directly drain into a stream or other watercourse by managing stormwater runoff in a manner consistent with the requirements of this Ordinance (i.e., the Township Stormwater Management Ordinance).

Section 2 of the amendment includes a definition of High Tunnel.

Page: 2
Re: Stormwater Management Ordinance Amendment
Elk Township - MU-01-20-16221

COMMENTS:

1. The submission includes **SECTION I, SECTION II, SECTION 4, SECTION 5** and **SECTION 6**, but no **SECTION III** (or 3).
2. In Section I of the proposed Ordinance, Subsection i, the Township may wish to clarify that the High Tunnel exemption will not result in an impervious area exceeding 25% of all structures located on the owner's total contiguous land area, as well as any other applicable maximum impervious coverage limit in the Township's Zoning Ordinance.

RECOMMENDATION: While the proposed ordinance language appears to be consistent with Act 15, the Township should act on the proposed amendment according to the recommendations of the Township Engineer and the Township Solicitor.

We request an official copy of the decision made by the Board of Supervisors. This will allow us to maintain a current file copy of your ordinance.

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

February 14, 2020

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

Re: Zoning & Subdivision and Land Development Ordinance Amendments – Setbacks & Surface
Land Uses affiliated with Transmission Pipelines
Phoenixville Borough - ZA-02-20-16248 & SA-02-20-16255

Dear Mr. Boelker:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance and Subdivision and Land Development Ordinance Amendments as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on February 6, 2020. We offer the following comments to assist in your review of the proposed amendments.

DESCRIPTION:

1. The Borough proposes the following amendments to its Zoning & Subdivision and Land Development Ordinances:
 - A. Adding seven (7) definitions to Sections 22-201 & 27-202 related to transmission pipelines, their content and associated facilities;
 - B. Adding a new subsection 27-602 to the Supplemental Regulations in the Zoning Ordinance addressing Surface Land Uses affiliated with Transmission Pipelines, and
 - C. Adding a new subsection 22-433.G to the Design Standards addressing Buffer Standards and Setbacks from Transmission Pipelines.
 - D. We note that the proposed language closely follows the Model Ordinance provisions as listed on the Chester County Pipeline Information Center website, which presents the Planning Commission's currently recommended regulatory guidelines Chester County municipalities.

LANDSCAPES:

2. Phoenixville Borough site is located within the **Urban Center Landscape** designation of **Landscape3**, 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 effective regulation of Transmission Pipelines in an **Urban Center Landscape** is critical to safety and well-being of all Borough residents.

COMMENTS:

3. The reference to the Definitions section of the Subdivision and Land Development Ordinance in Section 1 of the amendment should be revised to read Section 22-201, not 27-202.
4. The last part of the definition of the term “Transmission Pipelines” in the Subdivision and Land Development Ordinance amendment includes the phrase that begins: “Revise the definition for “Structure”....” It appears that the definition should not include this phrase.
5. In the language proposed in Section 22-433.G.2.A(1) of the Subdivision and Land Development Ordinance related to Setbacks, the final sentence should be clarified to indicate which of the larger setbacks, the 750’, the 500’ or the 200’, setbacks are applicable for “...yard area or other setbacks...”
6. The provisions related to the Consultation Zone of proposed Section 22-433.G.2.B(1) of the Subdivision and Land Development Ordinance should be clarified to indicate how an applicant will determine that their proposal is within the consultation zone. The Borough should ensure that applicants are aware of these new provisions. The CCPC Interactive Pipeline Map could be used as an initial reference although not for specific pipeline locations. For this purpose use the National Pipeline Mapping System. These maps are available on the Chescoplanning.org website at: <https://www.chescoplanning.org/pic/mapping.cfm>
7. In the proposed zoning ordinance amendment a blank line needs to be added between Subsections 27-602.1.C and 1.D.

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

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

Sincerely,



Glenn Bentley
Senior Review Planner



THE COUNTY OF CHESTER



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Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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February 21, 2020

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

Re: Zoning Ordinance Amendment - Signs
Tredyffrin Township – ZA-01-20-16218

Dear Mr. Baumann:

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 22, 2020. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. Tredyffrin Township proposes the following amendments to its Zoning Ordinance:
 - A. Delete the existing definition of “Sign” in Section 208-6, to be replaced by the proposed language in Section I of the draft Ordinance; and
 - B. Delete Article XXV, Signs, in its entirety, to be replaced by the proposed language in Section II of the draft Ordinance. We note that the the proposed ordinance language addresses digital changeable copy signs, which are permitted in the C-1 and C-2 Commercial districts as part of or in conjunction with a freestanding sign and may be no more than 10 square feet of the total permitted sign area. This Ordinance also addresses billboards, which are permitted to be between 60 square feet and 300 square feet depending on the posted speed limit of the road abutting the lot on which the billboard is located. Billboards are permitted by conditional use in select zoning districts in accordance with the standards set forth in Section 208-131.

COMMENTS:

2. The proposed sign regulations appear to be comprehensive and appropriately regulate a wide range of sign types.
3. The County Planning Commission recommends the reasonable regulation of changeable message signs because they are designed to compete for drivers’ attention. The Township should review the Digital and Electronic Signs Planning Tool on the Commission’s website for additional issues to consider prior to finalizing the proposed ordinance language. For instance, consideration should be provided for the maximum transition time between changes in the message (for example, one second). This tool, which includes links to model ordinance language, is available online at: www.chescoplanning.org/MuniCorner/Tools/DigitalSigns.cfm.

Page: 2
Re: Zoning Ordinance Amendment - Signs
Tredyffrin Township – ZA-01-20-16218

Another source of information that the Township should review the research from the American Association of State Highway and Transportation Officials (AASHTO), regarding roadside advertising and driver distraction, which is summarized at:

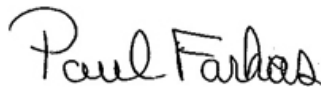
<http://www.chescoplanning.org/municorner/etools/pdf/NAHBAFINAL-Wachtel.pdf>.

4. In its review of the proposed ordinance language in Section 208-123, the Township should determine if the paragraph following Section 208-123.C on page 4 should be formally identified as Section 208-123.D.

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

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

Sincerely,

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

Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
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Josh Maxwell
Michelle Kichline

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Executive Director

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February 21, 2020

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

Re: Zoning Ordinance Amendment – Assisted-Living Facility, C-1 Commercial District
Tredyffrin Township - ZA-01-20-16219

Dear Mr. Baumann:

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 22, 2020. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. Tredyffrin Township proposes to delete assisted-living facility as a permitted use in the C-1 Commercial District.

COMMENTS:

2. The County Planning Commission previously reviewed a zoning amendment that proposed the addition of an assisted-living facility to the list of uses permitted by-right in the C-1 Commercial District (CCPC# ZA-8-12-6563, dated September 10, 2012). According to our records, this amendment was adopted by the Township on September 17, 2012. Since the adoption of this amendment, the County Planning Commission has reviewed three proposals for assisted-living facilities in the Township's C-1 zoning district:
 - A. CCPC# LD-5-13-7953, "Sage Senior Living at 1450 & 1456 Lancaster Avenue," dated June 7, 2013, addressed the construction of a 83,133 square foot assisted-living facility on a 2.07 acre site situated on the south side of Lancaster Avenue west of Glenn Avenue. According to our records, this proposal was approved by the Township on July 18, 2013.
 - B. CCPC# LD-12-15-13008, "Brightview – Wayne," dated December 18, 2015, addressed the construction of a 181,481 square foot (196 bed) assisted-living facility on a 2.98 acre site situated on the east side of East Conestoga Road north of Lancaster Avenue. According to our records, this proposal was approved by the Township on May 3, 2017.
 - C. CCPC# LD-07-19-15974, "1580, 1600, 1690 and 1692 Russell Road," dated July 23, 2019, addressed the construction of a 114,128 square foot assisted-living facility on a 5.78 acre site situated on the south side of Russell Road west of Old Lancaster Road. It is our understanding that this proposal was approved by the Township on November 21, 2019.

We note that, if this amendment is adopted, any existing assisted-living facility in the C-1 District would become a nonconforming use, requiring the use of a variance under some circumstances.

Page: 2
Re: Zoning Ordinance Amendment – Assisted-Living Facility, C-1 Commercial District
Tredyffrin Township - ZA-01-20-16219

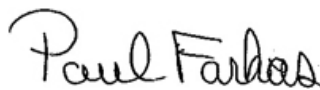
3. An assisted-living facility is also a by-right permitted use in the Township’s C-2 Commercial District. The Township might want to consider, as part of a future zoning amendment, permitting assisted-living facilities by conditional use rather than by-right. The conditional use process allows the Township to “...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of...the zoning ordinance” (Section 913.2(a), PA Municipalities Planning Code).
4. Assisted-living facilities can help in the Township’s long-term efforts to provide a diversity of housing opportunities (as currently set forth in Section 3.5: Housing Plan of the Township’s Comprehensive Plan); in addition, assisted-living facilities generally serve as a good transitional use from residential to office/commercial areas, and generally do not create significant levels of traffic. *Landscapes3*, the 2018 County Comprehensive Plan, projects 146,000 new county residents between 2015 and 2045, with the senior population anticipated to nearly double during this timeframe. “Live” Objective C of *Landscapes3* supports safe and accessible places for people of all ages and abilities, from children through seniors, through the development of affordable housing, community facilities, and amenities.

Additionally, the County recently launched the A+ Homes initiative, a joint effort of the County Planning Commission, Department of Community Development, and Housing Choices Committee, that focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible, and assisted-living facilities can support these efforts. Additional information on the A+ Homes initiative is available online at:
<https://www.chescoplanning.org/Housing/aPlusHomes.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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Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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February 3, 2020

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

Re: Zoning Map Amendment – Revised Zoning Map
Valley Township - ZM-01-20-16222

Dear Ms. Rambo:

The Chester County Planning Commission has reviewed the proposed Valley Township Zoning Map amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on January 24, 2020. We offer the following comments to assist in your review of the proposed Valley Township Zoning Map amendment.

DESCRIPTION:

1. Valley Township proposes to amend its Zoning Ordinance by revising its Zoning Map. The proposed Zoning Map, dated January 16, 2020, differs from the current map, dated June 22, 2015, by rezoning two parcels located on the north side of Valley Road; one parcel is to be rezoned from R-2 Residential to HC Highway Commercial, and an adjacent parcel is to be rezoned from HC Highway Commercial to R-2 Residential. This rezoning appears to be intended to recognize the existing land uses on these two parcels.

LANDSCAPES:

2. The portion of the Valley Township Zoning Map that is proposed for the rezoning is generally 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 zoning map amendment is consistent with the objectives of the **Urban Center Landscape**.

COMMENTS:

3. Prior to taking action on this amendment, the Township should ensure that the draft Zoning Map amendment is generally consistent with its comprehensive plan, as set forth in Section 603(j) of the Pennsylvania Municipalities Planning Code. The 2003 Valley Township Comprehensive

Page: 2
Re: Zoning Map Amendment – Revised Zoning Map
Valley Township - ZM-01-20-16222

Plan's "Proposed Land Use Goals Landscape Objective Areas" map appears to place the relevant portion of the zoning map amendment within the "Suburban" land use category.

The proposed amendment also appears to be generally consistent with the future land use map in the proposed Valley Township 2020 Comprehensive Plan update.

4. The Township may wish to highlight the locations of the proposed zoning map changes more clearly.
5. Prior to taking action on this amendment, the Township should ensure that it has met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the Pennsylvania Municipalities Planning Code).

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

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

cc: Carol Lewis, Valley Township Manager



THE COUNTY OF CHESTER



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Brian N. O'Leary, AICP
Executive Director

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

February 11, 2020

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

Re: Zoning Map Amendment – Rezoning UPI# 52-7-29.1 from C-3 to R-3
West Goshen Township - ZM-01-20-16220

Dear Mr. LaLonde:

The Chester County Planning Commission has reviewed the proposed West Goshen Township Zoning Map amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on January 23, 2020. We offer the following comments to assist in your review of the proposed West Goshen Township Zoning Map amendment.

DESCRIPTION:

1. West Goshen Township proposes to change the zoning of UPI# 52-7-29.1, located at 940 South Walnut Street, from C-3 Limited Highway Commercial to R-3 Residential. The site is bisected by the municipal boundary with Westtown Township, and contains a dwelling within the Westtown Township portion. Commercial land uses are located to the north and west of this site, and single-family dwellings are located to the east and south.

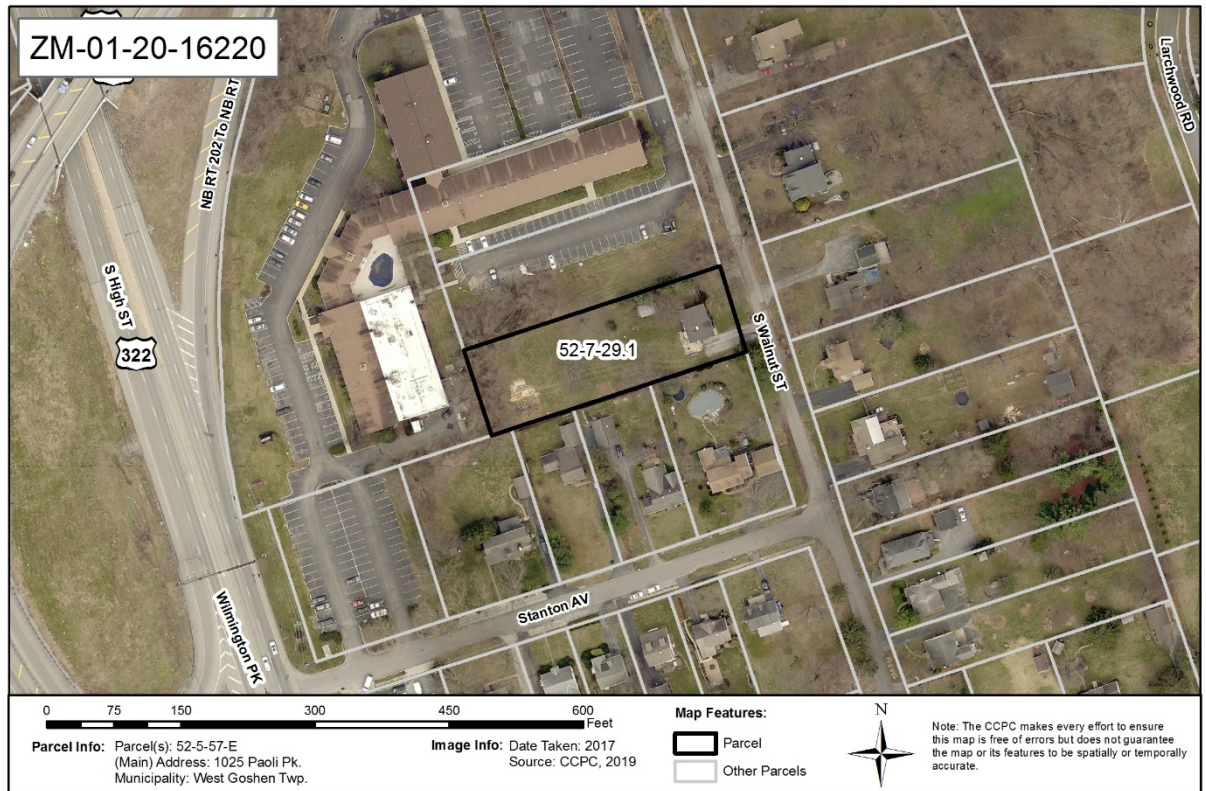
LANDSCAPES:

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

COMMENTS:

3. As stated in Comment 1, the site is bisected by the municipal boundary with Westtown Township. The 2017 Westtown Township Comprehensive Plan's Future Land Use map places the Westtown Township portion of the site, as well as the area immediately to the south of the site, within the Neighborhood Conservation category. The Westtown Township Zoning Ordinance places the site and the adjoining areas within the R-2 Suburban Residential district, although a C-1 Commercial district is nearby to the west.

4. The 2019 West Goshen Township Comprehensive Plan’s Future Development Plan map places the site within the Commercial, Office, Industrial Infill category. The West Goshen Township Zoning Ordinance currently places this site within the C-3 Limited Highway Commercial district, although an R-3 Residential district is located immediately to the east.



5. The site contains a dwelling, and the proposed rezoning appears to conform the site’s zoning to its current land use. The site is approximately 30,056 square feet, and the West Goshen Zoning Ordinance requires lots in this district to contain not less than 18,000 square feet when both public water and sewer facilities are provided. Therefore, it appears that this rezoning would not add to the site’s potential for development by subdivision under the R-3 district’s provisions.

The sites to the north and west contain commercial land uses, and single-family dwellings are located to the east and south in Westtown Township. This lot, which is somewhat larger than the other residential lots in the vicinity (with no further subdivision) acts as a transition between the commercial land uses to its north and west and the single-family dwellings to the east and south.

6. If West Goshen Township decides to proceed with this rezoning, the Township should consider also revising their comprehensive plan to create consistency as set forth in Section 603(j) of the Pennsylvania Municipalities Planning Code:

“Zoning ordinances adopted by municipalities shall be generally consistent with the municipal or multimunicipal comprehensive plan or, where none exists, with the municipal statement of community development objectives and the county comprehensive plan. If a municipality amends its zoning ordinance in a manner not generally consistent with its comprehensive plan, it shall concurrently amend its comprehensive plan in accordance with Article III.”

Page: 3

Re: Zoning Map Amendment – Rezoning UPI# 52-7-29.1 from C-3 to R-3

West Goshen Township - ZM-01-20-16220

7. Prior to taking action on this amendment, the Township should ensure that it has have met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the Pennsylvania Municipalities Planning Code

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

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: William Ethridge, Westtown Township Director of Planning and Zoning



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

February 20, 2020

William Ethridge, AICP, Director of Planning & Zoning
Westtown Township
P.O. Box 79
Westtown, PA 19395

Re: Zoning Ordinance Amendment - Signs
Westtown Township – ZA-01-20-16216

Dear Mr. Ethridge:

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 initially received by this office on January 22, 2020, and a revised version of this amendment was received on January 28, 2020; this review addresses the revised version of the amendment received on January 28, 2020. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. Westtown Township proposes to replace Article XVIII-Signs of the Township Zoning Ordinance with the proposed language set forth in the draft Ordinance. It is our understanding that this comprehensive amendment to the signage regulations is intended to make them content-neutral, as a direct result of the 2015 United States Supreme Court decision on the "Reed vs. Town of Gilbert" case, which addressed the distinction between content-based versus content-neutral regulations. Amended billboard standards are provided, and the proposed ordinance language will also allow LED lighting as a part of signs. Furthermore, the proposed standards include the addition of signage-related definitions in proposed Section 170-1802.

COMMENTS:

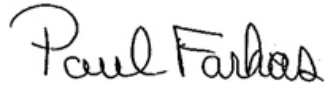
2. The County Planning Commission reviewed an earlier version of this amendment on June 20, 2019 (CCPC# ZA-05-19-15925). We note that the revisions in the latest version of this amendment are generally minor in nature. We have no additional comments on the latest version of this amendment.

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

Page: 2
Re: Zoning Ordinance Amendment - Signs
Westtown Township – ZA-01-20-16216

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

Sincerely,

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

Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
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February 13, 2020

William Ethridge, AICP, Director of Planning & Zoning
Westtown Township
P.O. Box 79
Westtown, PA 19395

Re: Zoning Ordinance Amendment – Repeal Township Ordinance 2019-05
Westtown Township – ZA-01-20-16217

Dear Mr. Ethridge:

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 22, 2020. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The County Planning Commission previously reviewed two versions of a zoning amendment pertaining to revisions to the A/C Agricultural/Cluster Residential District standards, and revisions to the Flexible Development Procedure standards in Article IX of the Township Zoning Ordinance, the latest of which occurred on July 26, 2019 (CCPC# ZA-07-19-15979). According to our records, this zoning amendment was adopted by Westtown Township on August 19, 2019 (Township Ordinance No. 2019-05). The current amendment proposes to repeal this recently adopted ordinance.

COMMENTS:

2. It is our understanding that, while the Township proposes to repeal Ordinance 2019-05 at this time due to a procedural matter, it intends to re-adopt this Ordinance at a later date. While we have no additional comments on the current proposal to repeal Township Ordinance 2019-05, we believe the re-adoption of this ordinance would be beneficial for historic preservation purposes.

RECOMMENDATION: The Township should proceed in accordance with the recommendations of its Solicitor.

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

Act 537 Reviews

Act 537 Reviews for Chester County

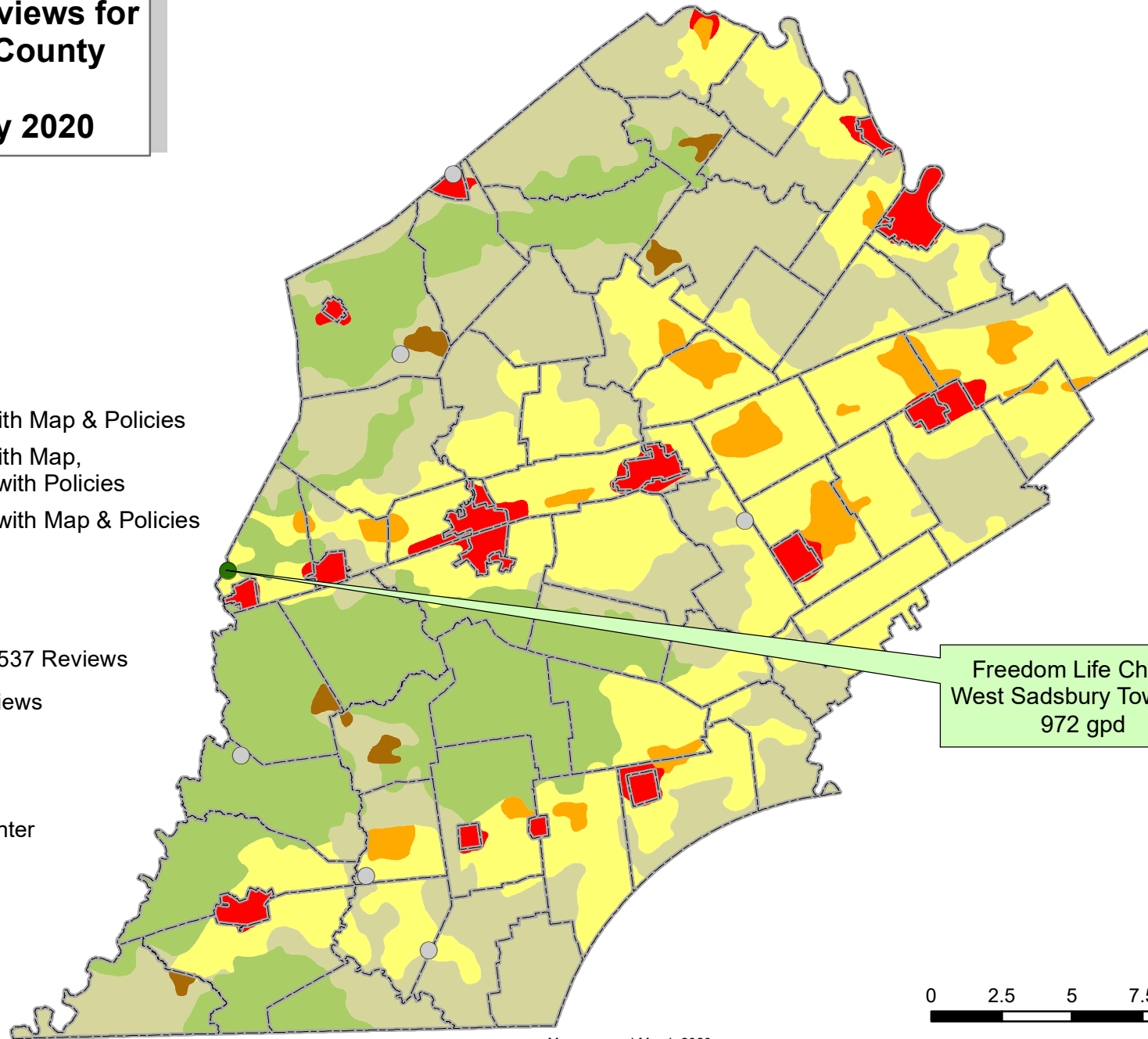
February 2020



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

Legend

- February Act 537 Reviews
- Previous Reviews
- Agricultural
- Rural Center
- Suburban Center
- Urban Center
- Rural
- Suburban



Freedom Life Church
West Sadsbury Township
972 gpd



Map prepared March 2020

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 11, 2020

ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

None

MINOR REVISIONS TO MUNICIPAL PLANS:

West Sadsbury Township, Freedom Life Church

The applicant is proposing a church development on 31.4 acres. The site is located on Gap Newport Pike (Route 41). The amount of wastewater to be generated for the proposal is 972 gpd. The project is to be served by individual on-lot sewage disposal systems. This project is designated as a Suburban Landscape, and is consistent with *Landscapes3*.

Action Requested

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

3/11/2020

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 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 Freedom Life Church, West Sadsbury Township

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

- Date plan received by county planning agency. February 26, 2020
- Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
- Date review completed by agency February 14, 2020

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Suburban Landscape. The vision for the Suburban Landscape is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Both on-lot and public sewer systems are supported in this landscape.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: <u>*Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, although it does not appear that any proposed development activity will encroach upon them. The applicant should be aware that placement of fill in wetlands is regulated by Section 404 of the Clean Water Act (1977) and PA DEP Chapter 105 Rules and Regulations.</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

Yes	No	SECTION C. AGENCY REVIEW (continued)	
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- | | | | |
|-------------------------------------|-------------------------------------|-----|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. | Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. | Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. | Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. | Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. | Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. | Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
If yes, is the proposed waiver consistent with applicable ordinances. Not Known
If no, describe inconsistencies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. | Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>According to our records, all municipalities have updated their stormwater management ordinances to be consistent with Chester County's PA DEP approved stormwater management (SWM) plan, dated July 2, 2013.</u> |

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICPTitle: Senior Environmental PlannerSignature: Date: 2/14/2020Name 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 not indicate that the Planning Module is consistent with Township planning. Please be advised that DEP may require additional information from the municipality and/or applicant to determine consistency with local planning and/or to show references to Act 537 planning and applicable municipal ordinances.

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

This project was previously reviewed under Act 247 as Case Number LD-07-19-15980.

PC53-02-20-16262

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
Samuel Mastellar, Site Contact
Cindy Mammarella, West Sadsbury Township
Adam Browning, Penn's Trail Environmental LLC

Discussion and Information Items



eTools: Aging & Accessibility



Design and Technology

Environment & Infrastructure

Environment & Infrastructure Division

February 2020

Exton Station Ribbon Cutting

SEPTA celebrated the Exton Station improvements with a ribbon cutting ceremony on the morning of March 2nd. on the west side of the inbound platform. In attendance were many dignitaries including: SEPTA General Manager Leslie Richards; Terry Garcia-Crews from the Federal Transit Administration; PennDOT Executive Deputy Secretary George W. McAuley Jr.; State Sen. Andy Dinniman; State Rep. Kristine Howard; Vice Chair of West Whiteland Township Supervisors Theresa Santalucia, and all three Chester County Commissioners – Josh Maxwell, Michelle Kichline and Chair Marian Moskowitz who offered remarks as part of the ceremony program.

The Exton Station Reconstruction Project was a coordinated effort to upgrade the station's Americans with Disabilities Act compliance. SEPTA installed high-level boarding platforms that allow customers to enter or exit any train car without the use of steps. This project has improved service for all passengers by reducing the dwell time at the station.

The Exton Station Reconstruction Project received funding from Act 89 of 2013, which has supported transportation infrastructure improvement projects throughout the Commonwealth of Pennsylvania. Future phases will include the development of a bus loop / drop off area, expanded parking, and pedestrian connections to Main Street at Exton and the Chester Valley Trail.



Brandywine Creek Water Trail Feasibility Study

The Brandywine Conservancy announced that the DRAFT Brandywine Creek Water Trail Feasibility Study is now available for public review and comment. The study reflects more than a year's work and includes guidance provided by a Study Advisory Committee and input from hundreds of individuals who either participated at public meetings or completed an online public survey. The Environment & Infrastructure Division partnered with the Brandywine Conservancy to develop the study with funding provided by the William Penn Foundation.

The study examines the opportunities, constraints, and challenges presented by a water trail and provides recommendations regarding access, safety, trail amenities, educational opportunities, environmental considerations, long-term stewardship of the Brandywine, and potential partnerships to promote and manage the Water Trail. The draft report, its appendices, and an opportunity to provide input (until March 31st) is available at the following link:

<https://www.brandywine.org/conservancy/projects/brandywine-water-trail>

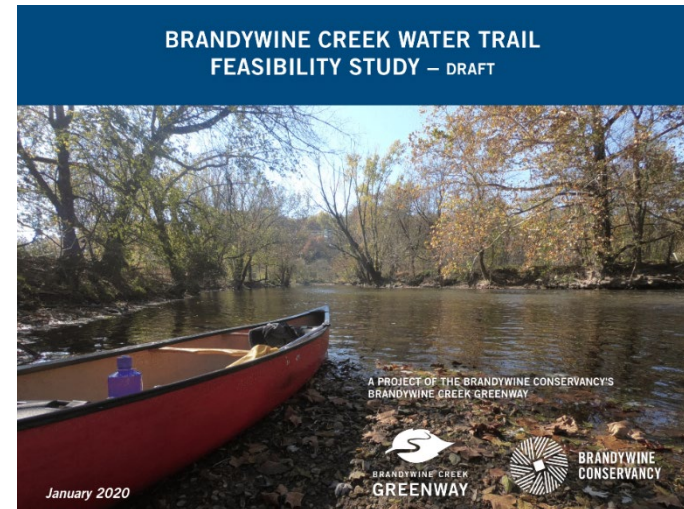
Pipelines Update

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

- The County filed an emergency injunction against Sunoco, but in mid-February, a state appeals court judge ruled that the County did not show that it would suffer "irreparable injury" if Sunoco were allowed to continue installing the ME2 pipeline on two county-owned properties – the Exton Library and the Chester Valley Trail.
- PA PUC approved a settlement with Sunoco Pipeline for the leak in New Morgan, Berks County, which leaked 840 gallons of natural gas liquids, in the amount of \$200,000.
- PHMSA is accepting applications for the FY 2020 Technical Assistance Grants. Applications are due 3/19/2020. <https://www.phmsa.dot.gov/grants/pipeline/technical-assistance-grants-tag> Both CCPC and DES have used these grants in the past to advance pipeline safety and information in Chester County
- The hearing against Energy Transfer's hiring of state constables as private, armed and uniform security has been set for April 2, 2020.

For more news on pipeline happenings, please visit the county's Pipeline Information Center 'Pipelines in the News' webpage:

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



Community Planning

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



Community Planning

Municipal Assistance Projects

March 2020

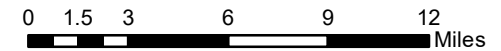
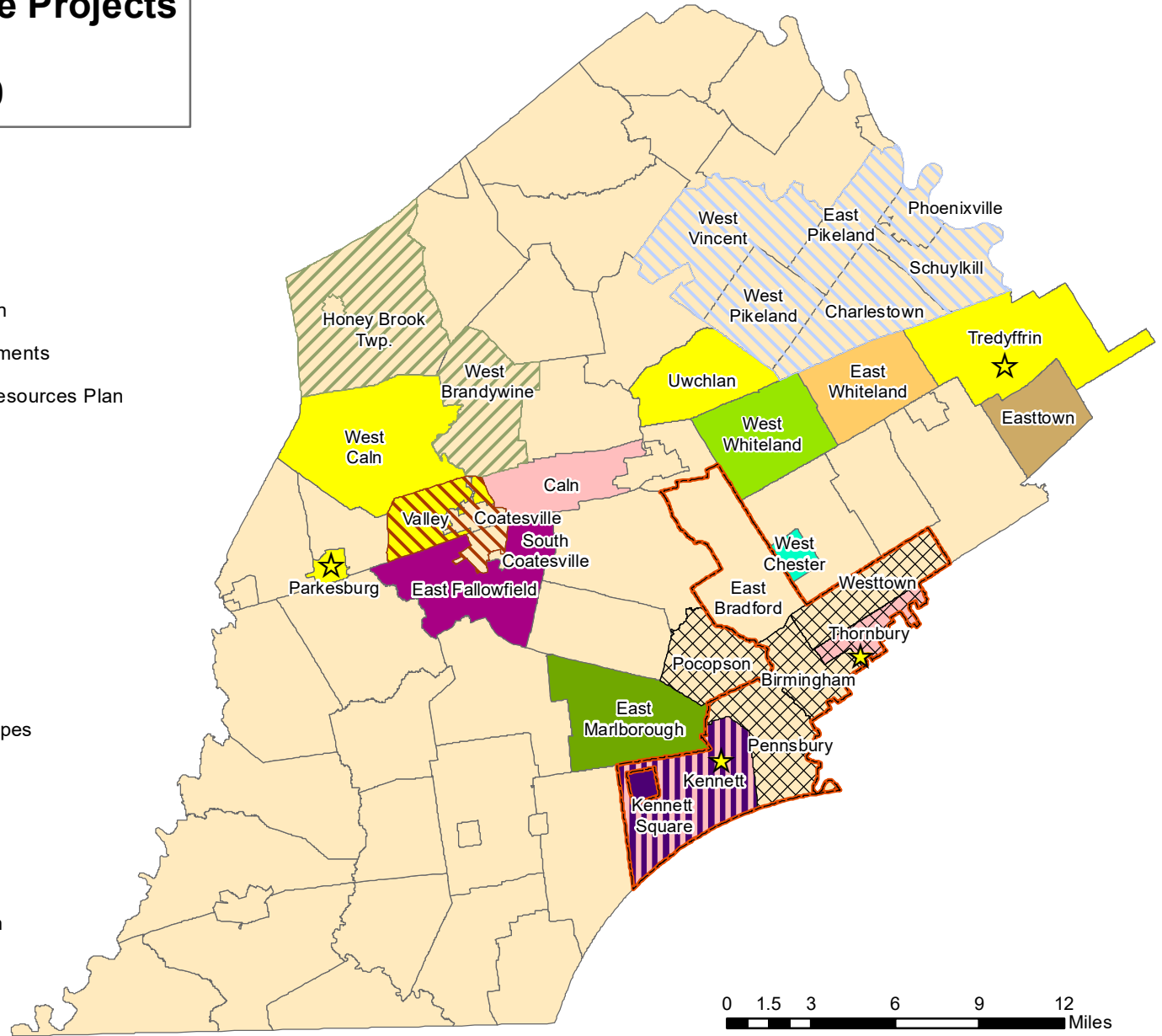


Single Municipality

-  Comprehensive Plan
-  Zoning Ordinance
-  Open Space, Parks, and Recreation Plan
-  Devon Visioning and Regulatory Amendments
-  Open Space, Recreation, and Natural Resources Plan
-  Village Master Plan
-  Historic Resource Survey
-  Corridor Study
-  VPP In-Kind Contracts

Regional Projects

-  Brandywine Battlefield Heritage Interpretation Plan
-  Brandywine Battlefield Strategic Landscapes Plan Phase 3
-  Kennett Square/Kennett Township Regulatory Updates
-  Economic Development Study
-  Icedale Trail Feasibility Study
-  Phoenixville Region Comprehensive Plan Update



Sources: Municipalities - Chester County DCIS/GIS; VPP Tracking created by CCPC, 2020.



COMMUNITY PLANNING REPORT

March 2020 (Activities as of 02/28/20)

Community Planning activities are reported under the following categories: Municipal Assistance, Historic Preservation, Housing, and Urban Planning.

MUNICIPAL ASSISTANCE

The following summarizes significant municipal assistance activity with a contractual obligation, including Vision Partnership Program (VPP) cash and technical service grant 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: 0% Contract Term: TBD Consultant: TBD Monitor: TBD

The Township is proposing to update their Zoning Ordinance, implementing recommendations from their 2017 comprehensive plan and creating a cohesive ordinance that encourages appropriate development. Specific focus will be on clarifying zoning along Route 30, which serves as a key business area and includes the SEPTA train station. Provisions related to stormwater, pedestrian connections, open space/recreation, mixed use, and historic preservation will be updated. Recent development pressure has created a desire to more comprehensively address proposed development, but previous pressure created multiple zoning amendments that are not serving to advance an integrated community. *The Township has distributed a Request for Proposals to start the consultant selection process.*

2. East Fallowfield Township – Newlinville Village Master Plan

Percent Completed: 0% Contract Term: 2/20 – 7/21 Consultant: Thomas Comitta & Associates Monitor: Mason Gilbert

The Township is proposing development of a village master plan for the Newlinville area of the Township (along Route 82, immediately south of South Coatesville). The plan would create a vision and implementation tasks for development of a walkable community that provides a mix of residential and commercial services, addressing streetscaping, zoning uses, design guidelines, and public improvements while presenting a concept plan/renderings. The plan would implement recommendations from the 2015 Comprehensive Plan, including fostering economic development in the Township. *The kickoff meeting took place February 26, 2020. Three members of the public attended the meeting and may join the formal task force (two own property within Newlinville).*

3. East Marlborough Township – Open Space, Recreation, and Natural Resources Plan

Percent Completed: 20% Contract Term: 6/19 – 5/21 Consultant: Brandywine Conservancy Monitor: Kate Clark

The February 2020 meeting discussed the results of the stakeholder interviews. The task force is meeting in March for a field view of the new township park and to see other recreational offerings in the area.

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

Percent Completed: 65% Contract Term: 12/18 – 11/20 Consultant: Natural Lands Monitor: Chris Patriarca

The task force will continue review the full draft in March.

5. Easttown Township – Devon Visioning and Regulatory Amendments

Percent Completed: 75% Contract Term: 1/19 – 12/20 Consultant: Glackin Thomas Panzak Monitor: Chris Patriarca

The initial draft ordinance was forwarded from the task force to the Planning commission at their August meeting. The Planning Commission will continue their review in *March*. The meetings are attracting significant public interest.

6. Kennett Township – Zoning Ordinance

Percent Completed: 75% Contract Term: 4/18 – 3/20 Consultant: Chester County Planning Commission Lead Planner: Jeannine Speirs

The task force is reviewing supplemental regulations, which is the last first draft provisions. *The task force has reviewed draft consolidated TND design guidelines. An amendment will be required to complete this project.*

7. Parkesburg Borough – Comprehensive Plan and Revitalization Plan

Percent Completed: 70% Contract Term: 10/18 – 9/20 Consultant: Chester County Planning Commission Lead Planner: Mark Gallant

The task force reviewed the revised future land use map and categories and discussed a few outstanding issues at their February meeting. They were presented with the first four chapters of the plan in February and the rest will be provided in March.

8. Thornbury Township – Zoning Ordinance

Percent Completed: 80% Contract Term: 10/18 – 9/20 Consultant: Chester County Planning Commission Lead Planner: Chris Patriarca

The task force completed their review in February and the Planning Commission will start their review in March.

9. Tredyffrin Township – Comprehensive Plan

Percent Completed: 15% Contract Term: 10/19 – 9/21 Consultant: Chester County Planning Commission Lead Planner: Chris Patriarca

The first public meeting is scheduled for March 2, 2020. The task force will review the chapter for community services and facilities at their March meeting.

10. Uwchlan Township – Comprehensive Plan and Official Map Update

Percent Completed: 70% Contract Term: 8/18 – 7/20 Consultant: Robert Smiley Monitor: Mark Gallant

The consultant submitted a full draft of the plan in January 2020. Work will begin on the official map in the first quarter of 2020, while the task force simultaneously provides comment on the Comprehensive Plan. *Adoption of both the comprehensive plan and official map are anticipated by summer 2020.*

11. Valley Township – Comprehensive Plan

Percent Completed: 65% Contract Term: 2/19 – 1/21 Consultant: Comitta & Assoc./Pennoni Monitor: Mark Gallant

A full draft of the Comprehensive Plan was distributed for review and discussion at the January 2020 meeting. *The draft will be forwarded to the Planning Commission in March and adoption is anticipated in late spring 2020.*

12. West Caln Township – Comprehensive Plan

Percent Completed: 35% Contract Term: 2/19 – 1/21 Consultant: Ray Ott & Assoc./N. Sarcinello Monitor: Kate Clark

The February 2020 meeting discussed focus chapters including transportation and septic systems. The March 2020 meeting will discuss future land use.

13. West Chester Borough – High Street Corridor Study

Percent Completed: 15% Contract Term: 11/19 – 4/21 Consultant: Traffic, Planning, & Design Monitor: Kevin Myers, Mason Gilbert

The first public meeting/open house (January 30, 2020) was well attended. The next task force meeting is scheduled for April 2020.

14. West Whiteland Township – Historic Resource Survey Update

Percent Completed: 10% Contract Term: 11/19 – 10/21 Consultant: Commonwealth Heritage Group Monitor: Jeannine Speirs

The consultant developed types of items to survey, which was approved by the task force. Field work will begin in the early spring.

MULTI-MUNICIPAL

15. Brandywine Battlefield Strategic Landscapes Plans – Phase 3

Percent Completed: 5% Contract Term: 8/19 – 12/22 Consultant: Chester County Planning Commission Lead Planner: Jeannine Speirs

The RFP is anticipated to go out in March.

16. Brandywine Battlefield Group – BB Heritage Interpretation Plan

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

Along with East Bradford, Kennett, Pennsbury, Thornbury, and Westtown, and with outside funding support from Chadds Ford Township, Birmingham Township is proposing development of a heritage interpretation plan to promote thematic and physical heritage interpretation. The plan will build from previous efforts to finalize locations for Heritage Centers, identify key sites for limited public interpretation purposes, develop interpretation narratives, develop driving and walking tours, and promote public education, small-scale heritage tourism, visitor safety, as well as pedestrian connections, as possible. Properties that have been recently preserved and their role in visitor experience would be addressed. The plan would provide a cohesive vision, narrative, and actions for how the many implementing entities can create a visitor experience that allows the public to engage with local history and interact with remaining landscapes and resources.

17. Coatesville Area – Economic Development Study

Percent Completed: 50% Contract Term: 6/19 – 11/20 Consultant: 4Ward Planning Monitor: Kevin Myers

Individual municipal public meetings were held January 20, 21, and 23, 2020 to review preliminary findings. The task force met in February and the consultant is preparing a first draft of recommendations for March distribution.

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

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

Honey Brook Township and West Brandywine Township are proposing development of a trail feasibility study for the “Icedale Trail”. This would be a new multimodal off-road trail of approximately 2.5 miles between Rt 322 and Icedale Road, potentially utilizing a former railroad corridor and riparian areas along the West Brandy Brandywine Creek, and crossing parcels owned by the PA Fish and Boat Commission. The trail would provide a recreation option for nearby residential areas, including two mobile home parks, and improve public access to Icedale Lake.

19. Kennett Square Borough/Kennett Township – Regulatory Updates

Percent Completed: 70% Contract Term: 5/18 – 4/20 Consultant: LRK/JVM Studio Monitor: Kevin Myers

The Township is progressing with reviewing/commenting on the draft materials in coordination with the larger township full ordinance update. Borough council met on February 3, 2020 and voted to not transition the draft materials from the task force to the Planning Commission. Borough Council met on February 18, 2020 and voted to further consider the policies and assumptions for the project (ordinance amendments). The next steps for the Borough portion of the project are unclear and further coordination will be necessary. A contract extension will be required for project completion.

20. Phoenixville Region – Comprehensive Plan Update

Percent Completed: 0% Contract Term: TBD Consultant: Theurkauf Design and Planning Monitor: Susan Elks

West Pikeland Township is going through the required steps to join the existing Phoenixville Region. Updating the recently adopted Phoenixville Region Comprehensive Plan to address West Pikeland, and its place within the Region, would advance this effort, and strengthen the existing Region.

OTHER PROJECTS

- **eTool preparation** – full division
- **Longwood Gardens Cooperative Planning Project** – Zoning Amendments; Susan Elks
- **Oxford Region** – Administration assistance to the regional planning group; Mark Gallant
- **Internal County Coordination** – Transportation: Kevin Myers; Emergency Services: Chris Patriarca; Community Development: Libby Horwitz, Kevin Myers, Karen Marshall, Chris Patriarca, and Jeannine Speirs; Housing Authority of Chester County: Libby Horwitz and Chris Patriarca; Facilities: Karen Marshall and Jeannine Speirs; Water Resources Authority: Karen Marshall

VPP INQUIRIES

1. Atglen Borough – Zoning Amendments (April 2019); Economic Study (May 2019)
2. Coatesville – Zoning Ordinance Update (February 2020)
3. East Brandywine Township – Sustainability Plan, Comprehensive Plan (January 2020)
4. East Coventry Township – Recreation Planning (May 2019)
5. East Nantmeal Township – Historic Resource Survey (January 2020)
6. East Pikeland Township – Sustainability Plan (February 2020)
7. Elverson Borough – Trail Study (July 2019)
8. Franklin Township – Comprehensive Plan (May 2019)
9. Highland Township – Comprehensive Plan (December 2019)
10. Kennett Square Borough – Parking & Multimodal Study (May 2019)
11. London Britain Township – SLDO Update (December 2019)
12. Londonderry Township – (May 2019)
13. Malvern Borough – Comprehensive Plan (May 2019)
14. Modena Borough – Community Facility Visioning/Feasibility Study (August 2019)
15. North Coventry Township – Recreation Planning (May 2019)
16. Oxford Borough – Comprehensive Plan (January 2020)
17. Parkesburg Borough – Economic Study (May 2019)
18. Pennsbury Township – Historic Project (January 2020)
19. Phoenixville Borough – Comprehensive Plan (January 2020)
20. South Coatesville Borough – Comprehensive Plan (February 2020)
21. Thornbury Township – Subdivision and Land Development Ordinance (2016)
22. Unionville Region – Comprehensive Plan (September 2019)
23. Upper Uwchlan Township – Historic Resources Survey (July 2019)
24. West Bradford Township – Open Space, Park and Recreation Plan (December 2019)
25. West Grove Township – Comprehensive Plan (December 2019)
26. West Vincent Township – Park and Trail Plan (July 2018, January 2020)
27. West Nottingham Township – Transportation Study (January 2020)
28. Willistown Township – Comprehensive Plan (May 2019)

HISTORIC PRESERVATION

1. Town Tours and Village Walks 2019

DESCRIPTION: A series of free summer strolls through historic neighborhoods, hamlets, villages and sites in Chester County.

STATUS: The 2020 series is being developed; the theme is “Architecture, Artistry, and Personal Expression.” Six walking tours, one lecture, and two bus tours are currently scheduled, and Kennett Occupation Day on September 10th will be included on the schedule.

2. Brandywine Battlefield Task Force

DESCRIPTION: Coordinate with outside entities on the conservation and protection of properties within the battlefield, and reviewing development proposals that may negatively impact critical battlefield resources. Develop an interpretive plan for the Battlefield.

STATUS: The plan led by the Brandywine Conservancy and Birmingham Township for interpretation of the Battlefield *should get underway in March (see Municipal Assistance for updates)*. A \$45,000 grant from The PA Society of Sons of the Revolution and its color guard for 15 historic markers was received in 2019 and planning meetings continue. *An event is scheduled for May 5, 2020 to celebrate installation of East Marlborough’s sign at Galer Winery.* The master plan for Birmingham Hill was initiated by the Brandywine Conservancy and the draft will be completed early in 2020.

DESCRIPTION: Coordination assistance on land conservation subcommittee.

STATUS: Brandywine Conservancy and Delaware County Planning are leading this effort. The Director of Delaware County Planning will chair and land conservancies and municipalities will be invited to be on the subcommittee.

3. Historic Resource Mapping:

DESCRIPTION: National Register properties interactive map

STATUS: Landmarks are complete; historic districts are 90% complete. *Publicly accessible individual properties will be addressed next.*

DESCRIPTION: Historic Atlas NEW Projects

STATUS: Upper Oxford Township, Lower Oxford Township, Franklin Township, New Garden Township, North Coventry Township, Westtown Township in process.

DESCRIPTION: Historic Atlas Updates

STATUS: Charlestown Township, West Bradford Township, East Goshen Township, West Whiteland Township, East Marlborough Township in process.

DESCRIPTION: Kennett Square Borough National Register District update

STATUS: In process

4. Technical Assistance:

- A. Directing professionals, municipalities, and owners to historic registration information regarding historic properties - ongoing.
- B. Providing support for historic preservation projects – ongoing. Projects include:
 - Birmingham Township Brandywine Battlefield Landmark Connectivity Plan
 - Coatesville School District’s Heritage Center at the Gardner-Beale House
 - East Nantmeal Township Historic Resource Survey
 - Franklin Township Historical Commission Route 896 Improvements
 - Friends of the Barnard House proposal to manage the Barnard House in Pocopson Township
 - New Garden Township Historic Resource Ordinance
 - Upper Uwchlan Township Historic Resource Survey
 - West Bradford Township Historic Resource Survey and Historic Resource Ordinance
 - White Clay Creek Preserve Historic Resource Subcommittee
- C. Supporting training of historical commissions, committees, and Historic Architectural Review Boards, predominantly through the Chester County Historic Preservation Network. Planning for 2020 events initiated:
 - Leadership luncheon was held on 2/8/2020 *and was well attended (CCPC hosts)*.
 - Annual Spring Training Workshop – 3/14/2020 (CCHPN hosts).
 - Volunteer Recognition Dinner 6/24/2020 (CCHPN hosts).

5. Chester County Historic Preservation Officer Activities/Reviews:

- Section 106 reviews - ongoing:
 - Mansion Road Bridge
 - Darlington Corners at 926/202
 - Mill Road Bridge
 - Twin Bridges
 - Ross Fording Road Bridge
 - Howell Road Bridge
 - Reviews for Chester County owned resources:
 - Reynard’s Mill Road Bridge #167 – in design
 - Pigeon Creek Bridge #207 – in design
 - Latshaw’s Mill Bridge #255 – Historical Commission approved design
 - Jefferis Bridge #111 - preliminary
 - Watermark Bridge #21 – no adverse effect
 - Keim Street Bridge #220 – adverse effect, finalizing MOA
- Fricks Lock Schuylkill River Trail head development

- Crebilly Farm, Westtown Township, and the Route 926/202 intersection project
- Assistance with Act 247 reviews and comprehensive planning as requested by peers
- National Reg. Nominations: Langoma Mansion, West Nantmeal Township; Passtown Elementary School, Valley Township; Beaver Creek Milling District, Caln & East Brandywine Townships, Kennett Square Borough Update.
- Assisting Chester County Facilities Department and Chester County Department of Open Space and Parks with review of their historic structures.

6. Heritage Tourism/Education:

- *Working with Senator Dinniman's office, the CCHPN and CC Historical Society have started discussions regarding funding for historic resource preservation and interpretation. CCHPN hosted a meeting on February 26, 2020 with approximately 80 attendees.*
- *Iron and Steel Heritage Partnership: Assisting Natural Lands Trust/Hopewell Big Woods Project to develop a scenic byway management plan application for Route 23 from Valley Forge National Historical Site to Elverson Borough. Managing a heritage tourism consortium of destinations and sites. The updated brochure has been printed, and the annual meeting is April 16, 2020.*
- *Quakers and the Underground Railroad: Advising the Kennett Underground Railroad Center (KURC). An app and self-guided tour are being developed. The KURC has rented an office in Kennett Borough.*
- *Rural History Confederation: No recent activity.*
- *Harriet Tubman Scenic Byway Initiative: Interest is growing in developing Kennett Borough as a focus for underground railroad interpretation as part of the initiative, which extends from the Harriett Tubman Underground Railroad National Historical Park to Independence Mall in Philadelphia.*
- *Campaign of 1777: See Brandywine Battlefield Task Force.*
- *The first Heritage Center and Kiosk opened in Marshalltown Village in late 2018. Heritage Center initiatives underway in Kennett Square, Phoenixville, Chadds Ford, East Bradford, and being considered in West Chester.*
- *Voices Underground – New initiative of Lincoln University, Longwood Gardens, and Kennett Area Underground Railroad.*

ECONOMIC

- **CCEDC Coordination** – *Regular contact regarding the Route 1 and Route 724 initiatives.*
- **Employment Data** – *Finalizing the initial presentation of employer/employee number data in map format with the Design and Technology Division; will be updated quarterly with new data (updated to include 2019 quarter 3 and quarter 4 information).*
- **Reinvestment Opportunities Map** – *Working to refine how properties should be displayed on a map of reinvestment/redevelopment opportunities at developed sites, focused within the Landscapes3 growth areas.*
- **Non-Residential Construction Report** – *Reviewing status of non-residential construction projects for 2019 report.*
- **State of the County Economy Report** – *Beginning work on development of a report on the state of Chester County's economy.*

HOUSING

- **Housing Choices Committee** – A meeting was held January 29, 2020 to review 2020 work program items, discuss input on housing costs and housing for an aging population.
- **Costs of Housing** – *Work will begin on this product this spring.*
- **Housing for an aging population** – *Work will begin on this product this spring.*
- **Housing eTools** – Updates are largely complete, although resources and examples will continue to be added as appropriate.
- **Case Studies** – Planned: Whitehall and Steel Town.
- **Housing Forum** – Fall 2020 event will be planned at a later date.
- **Presentations** – *Met in February 2020 with the East Brandywine Ordinance Update Task Force on the A+ Homes initiative.*

URBAN CENTERS TECHNICAL ASSISTANCE

- **VPP Support** – Monitoring of cash grants to West Chester Borough (corridor study), Kennett Square (regulatory updates), and Coatesville/South Coatesville (economic development study); support for the revitalization component of the technical service project to update the Parkesburg comprehensive plan.
- **Technical assistance underway** – Support for a Western Chester County developable sites map, limited support for Atglen zoning amendments.
- **Potential technical assistance** – Atglen (zoning ordinance updates), Kennett Square (official map)
- **Meeting Attendance** – Participation in meetings for economic development through Historic Kennett Square, the Western Chester County Chamber of Commerce, the Atglen parks plan, and 2nd Century Alliance.
- **Tools** – Supporting the update of multiple online tools, including mixed-use development, traditional neighborhood development, and form-based codes.
- **Urban Center Webpage** – Developing content updates for this webpage.
- **DCD Coordination** – Focused on CRP application process at this time (February opening, March deadline).
- **Urban Center Forum** – Fall 2020 event will be planned at a later date.
- **DVRPC TCDI representative** – *2020 round closed February 21, 2020.*
- **Active Transportation Inventory work** – initial reviews completed for all urban centers.
- *Spring City contacted the Planning Commission in late February regarding a potential comprehensive plan update.*

Director's Report

Public Comment