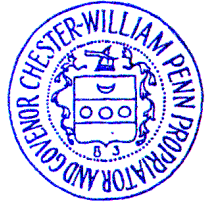




# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O’Leary, AICP  
Executive Director

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

Chester County Planning Commission

Video/Audio Meeting  
August 12, 2020

## AGENDA

- 2:00 p.m. 1. CALL TO ORDER
- A. Chairman’s Welcome *Chairman*
- 2:05 p.m. 2. ACTION ITEMS
- B. Public Comment on Agenda Items
  - C. Approval of Commission Meeting Minutes – July 8, 2020 *Commission*
  - D. Act 247 Reviews – July 2020 Applications *Act 247 Team*
    - 1) Subdivision and Land Development Plan Reviews (20)
    - 2) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews (7)
  - E. Act 537 Reviews- July 2020 Applications *Carol Stauffer*
    - 1) Major Applications (0)
    - 2) Minor Applications (5)
      - East Whiteland Township; Malvern Hunt WWTP Decommissioning; Consistent
      - Easttown Township; Fritztown DP; Consistent
      - Upper Oxford Township; Samuel Esch; Consistent
      - West Caln Township; Marcus King; Consistent
      - Willistown Township; Troutbeck Farm; Consistent
- 2:30 p.m. 3. DISCUSSION AND INFORMATION ITEMS
- F. eTools – Growth Boundaries and Agricultural Zoning *Carol Stauffer/Wes Bruckno*
  - G. Design & Technology Division Update *Paul Fritz*
  - H. Environment and Infrastructure Division Update *Brian Styche*
  - I. Community Planning Division *Karen Marshall*
    - 1) Town Tours Update *Libby Horwitz*
    - 2) Housing & Non-Residential Construction Reports
  - J. Directors Report *Brian O’Leary*
    - 1) Updated 2020 Work Program
  - K. Public Comment
- 4:00 p.m. 4. ADJOURNMENT

# Action Items



# THE COUNTY OF CHESTER



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MINUTES: Regular Monthly Meeting  
Chester County Planning Commission

Zoom Video/Audio  
July 8, 2020

MEMBERS PRESENT: Kevin C. Kerr, Chair; Dr. Douglas Fasick, Vice-Chair; Nathan Cline; Matthew Hammond; Michael Heaberg; Molly Morrison; Martin Shane; Angela Thompson-Lobb.

STAFF PRESENT: Brian O’Leary, Director; Carol Stauffer, Assistant Director; Glenn Bentley; Wes Bruckno; Carolyn Conwell; Beth Cunliffe; Susan Elks; Paul Farkas; Paul Fritz; Rachael Griffith; Gene Huller; Austin Kerley; Jake Michael; Ian Mix; Carolyn Oakley; Chris Patriarca; Eric Quinn; Nancy Shields; Jeannine Speirs; Elle Steinman; Brian Styche; Diana Zak.

VISITORS: William Todd.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held via Zoom audio/video on Wednesday, July 8, 2020 was called to order at 2:01 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 JUNE 10, 2020 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. SHANE, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews – June 2020:

There were 14 Subdivision and Land Development Reviews prepared in June.

A MOTION TO APPROVE THE 14 SUBDIVISION AND LAND DEVELOPMENT REVIEWS FOR JUNE 2020 WAS MADE BY MS. MORRISON, SECONDED BY MR. SHANE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following application: SD-05-20-16339; LD-06-20-16354; LD-06-20-16349.

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

There were 10 Comprehensive Plan, Zoning and Subdivision Ordinance Amendments, and Miscellaneous Reviews prepared in June.

A MOTION TO APPROVE THE 10 COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENTS AND MISCELLANEOUS REVIEWS FOR JUNE 2020 WAS MADE BY MR. SHANE, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

There were no major Act 537 plans in June 2020.

There were 6 minor Act 537 plans in June 2020.

A MOTION TO APPROVE THE 6 MINOR ACT 537 REVIEWS FOR JUNE 2020 WAS MADE BY DR. FASICK, SECONDED BY MR. SHANE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

PRESENTATION: Adaptive Reuse eTool:

The eTools provide background information, examples, and links for 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>.

Ms. Speirs provided the Commission an overview of the Adaptive Reuse eTool. Adaptive reuse is the process of repurposing buildings for viable new uses and modern functions other than those originally intended to address present-day needs. 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 29 municipal assistance projects that staff is monitoring or working on. Ms. Elks updated the Commission on a few from the monthly report.

Due to the current Covid19 pandemic, a virtual Town Tours and Village Walks program will begin on July 16, 2020 starting in Phoenixville. More information can be found at <https://chescoplanning.org/HisResources/TownTours.cfm>.

Staff are continuing to work on an economy report.

The Housing Choices Committee met on June 24, 2020 via Zoom. A Fall 2020 Housing Forum event and video will be planned at a later date.

Staff will meet with the Chester County Department of Community Development regarding an Urban Centers forum on July 10, 2020. Planning will begin for a fall Urban Centers Forum event.

Design and Technology Division Update:

The Design & Technology Division continued to support staff in making progress on the 2020 work program.

The 247 plan reviewers processed plan reviews and collected data on municipal open space plans and ordinances.

The GIS staff assisted staff in preparing comprehensive plan maps, historic atlas updates, and maps for the report on Chester County's economy.

The Graphics staff assisted staff with day-to-day needs and report layouts, including the economy report.

Mr. Fritz reported activity for subdivision and land development reviews from January through June 2020. There have been 77 plans, 1,557 proposed residential lots/units, 1,092,505 square feet of proposed non-residential building space, and 47 submissions of ordinance, comprehensive plan, and conditional use plan submittals reviewed. All plans have been consistent with Landscapes3.

#### Environment and Infrastructure Division Update:

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

In mid-June, PennDOT announced the completion of the US 322 Bridge replacement nearest Sugar Bridge Road in East and West Bradford Townships.

On June 17, Planning Commission staff along with the Facilities, and Parks & Preservation Departments met with the Chester County Commissioners via WebEx to present a development strategy for priority trail segments within the county. E&I staff's preparation for the meeting included the creation of a county trails map; identification of development priorities; determining probable costs for the next 8-10 years; preparation of grant applications to DCNR/C2P2 and DCED/GTRP for the Struble Trail extension; and the creation of an online map.

#### Chester County Trails Update:

Ms. Griffith presented an update on Chester County trails. Priority projects include completing the Schuylkill River Trail, connecting Struble Trail to Marsh Creek and beyond, extending Chester Valley Trail west, and connecting to Lancaster County's Enola Low-Grade Trail.

Ms. Griffith updated the Commission and staff on the Southern Chester County Circuit Trail feasibility study. This project is identified in Landscapes3 and seeking to identify a feasible alignment. Potential routes have been identified but many of them are on private properties. A public meeting is scheduled for July 14, 2020.

The Design and Technology team has completed the new online Circuit Trails status map. The map includes existing and proposed trails along with design, engineering, and construction information. The map will be updated as changes occur and can be found at:  
<https://www.chescoplanning.org/resources/mapping/circuittrails/>.

#### Landscapes3 Metrics:

Mr. Michael presented the results for the Landscape3 metrics, which covered 18 topic areas within the six goal areas: Preserve, Protect, Appreciate, Live, Prosper, and Connect.

Each metric compared current year data (2019) with base year data (2018). For the most part, there were no major changes over this period. This was the first metric report compiled since Landscapes3

was adopted in November 2018. More information on the plan, goals, and metrics can be found at <https://chescoplanning.org/Landscapes3/1-Goals.cfm>.

Director's Report:

Staff are working to update the Planning Commission work program and will present the draft at the August 12, 2020 meeting.

Mr. O'Leary announced that Community Planner Kate Clark has completed her AICP certification.

Public Comment:

There were no public comments.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE MEETING ADJOURNED AT 3:59 PM.

Respectfully submitted,

A handwritten signature in black ink that reads "Brian N. O'Leary". The signature is written in a cursive style with a large, sweeping initial "B".

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.

# Act 247 Reviews

# Subdivision & Land Development








# Act 247 Reviews of Proposed Development




during July 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 Landscapes3

## Landscapes3

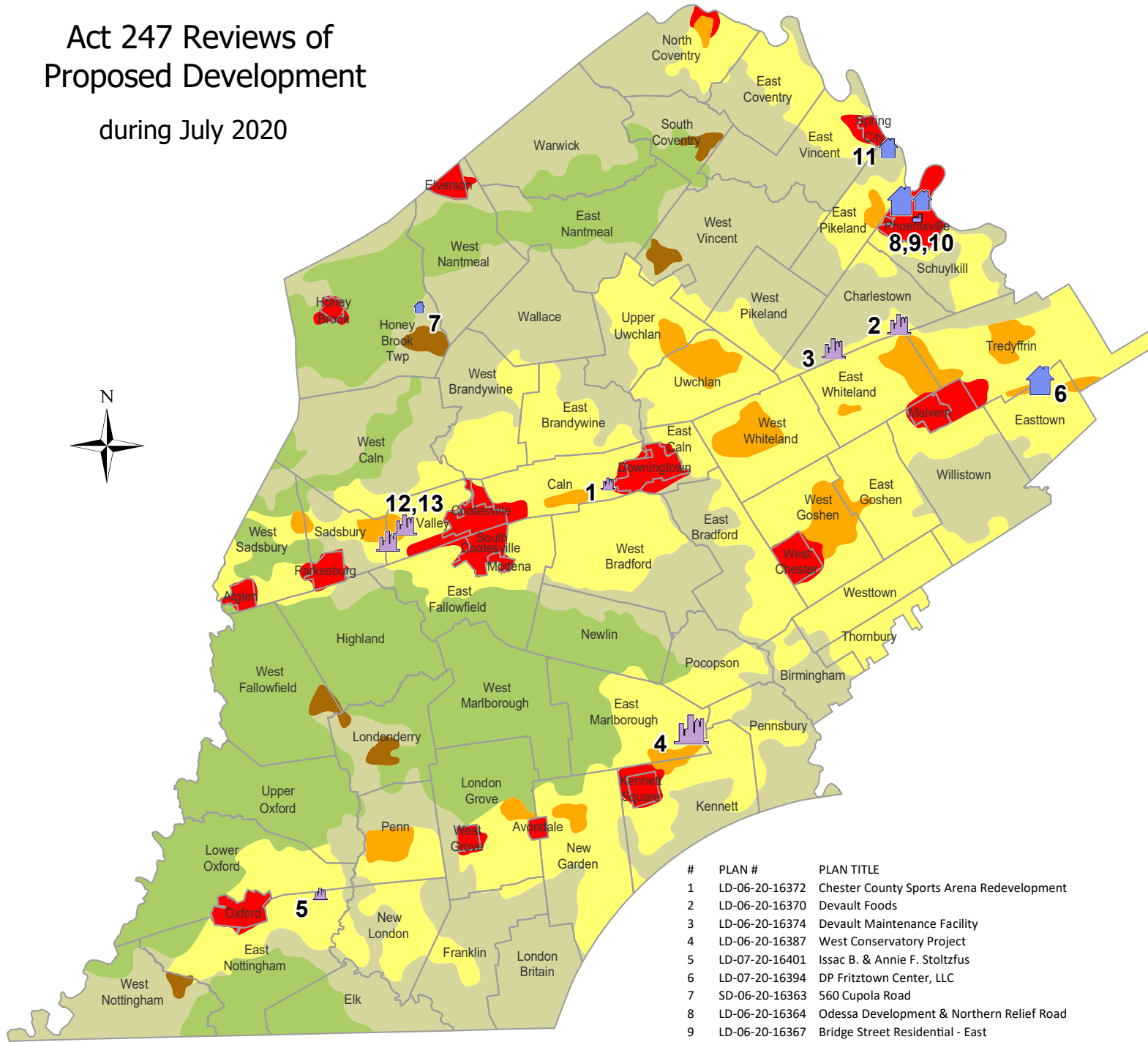
### Growth Areas

-  Urban Center
-  Suburban Center
-  Suburban
-  Rural Center

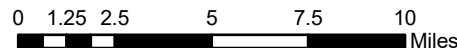
### Rural Resource Areas

-  Rural
-  Agricultural

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



#	PLAN #	PLAN TITLE
1	LD-06-20-16372	Chester County Sports Arena Redevelopment
2	LD-06-20-16370	Devault Foods
3	LD-06-20-16374	Devault Maintenance Facility
4	LD-06-20-16387	West Conservatory Project
5	LD-07-20-16401	Issac B. & Annie F. Stoltzfus
6	LD-07-20-16394	DP Fritztown Center, LLC
7	SD-06-20-16363	560 Cupola Road
8	LD-06-20-16364	Odessa Development & Northern Relief Road
9	LD-06-20-16367	Bridge Street Residential - East
10	SD-07-20-16402	Inspirations Build & Design, LLC
11	SD-06-20-16381	Hunsberger Tract
12	LD-05-20-16351	97,598 S.F. Machine Shop
13	LD-07-20-16403	Micronic Manufacturing USA



## Subdivision and Land Development Reviews 7/1/2020 to 7/31/2020

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)
Caln Township	LD-06-20-16372	Chester County Sports Arena Redevelopment	7/14/2020	32.03	Commercial	1	4,104	Commercial Sports/Recreation	1		Yes
Caln Township	SD-06-20-16371	Chester County Sports Arena Redevelopment	7/14/2020	26.36	Commercial	1		Commercial Sports/Recreation			Yes
Charlestown Township	LD-06-20-16370	Devault Foods	7/1/2020	18.76	Industrial	2	62,600	Industrial Addition to Existing	2		Yes
Charlestown Township	LD-06-20-16374	Devault Maintenance Facility	7/2/2020	27.55	Institutional	3	66,000	Institutional Utility	3		Yes
East Brandywine Township	SD-06-20-16390	Hillendale Subdivision WWTP	7/10/2020	58.31	Institutional Agricultural	2		Institutional Lot Line Revision Agricultural Open Space Conservation		0	Yes
East Marlborough Township	LD-06-20-16387	West Conservatory Project	7/16/2020	315.10	Commercial	4	119,620	Commercial Unique	4		Yes
East Nottingham Township	LD-07-20-16401	Issac B. & Annie F. Stoltzfus	7/27/2020	4.01	Agricultural	1	3,440	Agricultural Unique			Yes
Easttown Township	LD-07-20-16394	DP Fritztown Center, LLC	7/28/2020	2.06	Apartment	67		Residential Apartment			Yes
Easttown Township	SD-07-20-16393	DP Fritztown Center, LLC	7/28/2020	2.06	Apartment	1		Residential Apartment			Yes
Elk Township	SD-07-20-16398	Kimberly A. Carrick and Ronald F. Carrick	7/17/2020	3.29	Single Family Residential	2		Residential Single Family Residential			Yes
Honey Brook Township	SD-06-20-16363	560 Cupola Road	7/14/2020	1.15	Single Family Residential	2		Residential Single Family Residential			Yes
Lower Oxford Township	SD-07-20-16408	Michael F. Widdoes	7/28/2020	114.04	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Farm/Pasture Land			Yes
Phoenixville Borough	LD-06-20-16364	Odessa Development & Northern Relief Road	7/10/2020	14.01	Apartment	500		Residential Apartment		0	Yes

## Subdivision and Land Development Reviews 7/1/2020 to 7/31/2020

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)
Phoenixville Borough	LD-06-20-16367	Bridge Street Residential - East	7/10/2020	0.54	Apartment Commercial	34	6,500	Residential Apartment Commercial Restaurant	1	0	Yes
Phoenixville Borough	SD-06-20-16366	Odessa Development & Northern Relief Road	7/10/2020	14.01	Apartment	4		Residential Apartment			Yes
Phoenixville Borough	SD-07-20-16402	Inspirations Build & Design, LLC	7/27/2020	1.00	Single Family Residential	3		Residential Single Family Residential		0	Yes
Spring City Borough	SD-06-20-16373	Villages at Spring Hill	7/1/2020	39.85	Single Family Residential	7		Residential Single Family Residential			Yes
Spring City Borough	SD-06-20-16381	Hunsberger Tract	7/8/2020	8.19	Nursing Home/Assisted Living	30		Residential Nursing Home/Assisted Living		525	Yes
Valley Township	LD-05-20-16351	97,598 S.F. Machine Shop	7/11/2020	8.29	Industrial	1	99,998	Industrial Manufacturing	1	0	Yes
Valley Township	LD-07-20-16403	Micronic Manufacturing USA	7/27/2020	6.52	Industrial	1	28,564	Industrial Manufacturing			Yes
<b>Grand Totals of Subdivision and Land Development Reviews</b>		<b>20 Reviews</b>		<b>697.13 Acres</b>		<b>668 Lots/Units</b>	<b>390,826 Non-Res. Sq. Feet</b>		<b>12 Non-Res. Bldgs.</b>	<b>525 Linear Feet Roadway</b>	

There are **20** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

## Unofficial Sketch Plan Evaluations

7/1/2020 to 7/31/2020

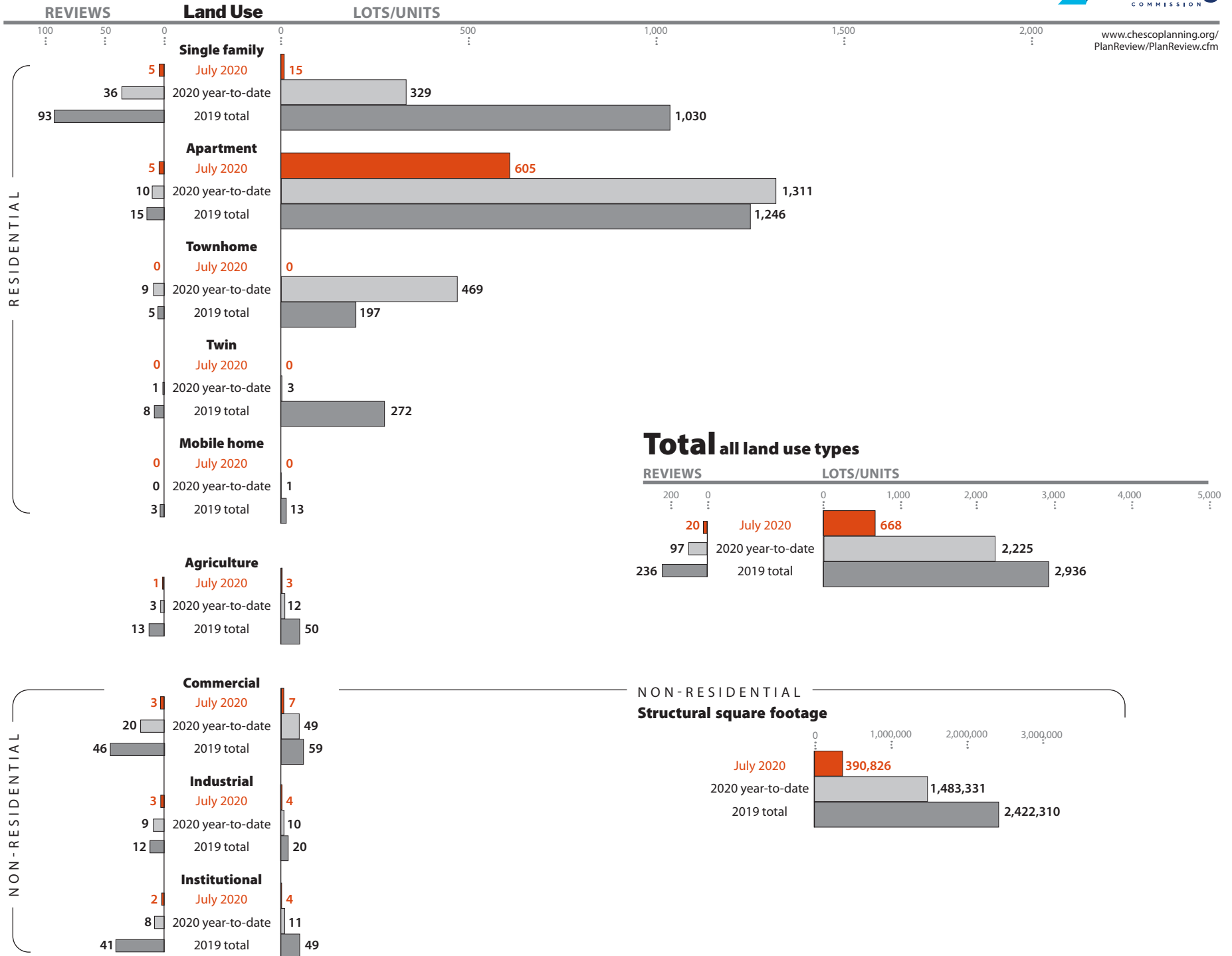
Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
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No Unofficial Sketch Plan Evaluations were conducted during this timeframe.

# Subdivision and Land Development Applications July 2020



[www.chescoplanning.org/PlanReview/PlanReview.cfm](http://www.chescoplanning.org/PlanReview/PlanReview.cfm)



# Subdivision & Land Development Letters





# THE COUNTY OF CHESTER



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

July 14, 2020

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

Re: Preliminary/Final Subdivision and Land Development Plan - Chester County Sports Arena  
Redevelopment  
# Caln Township - SD-06-20-16371, LD-06-20-16372

Dear Mrs. Denne:

A preliminary/final subdivision and land development plan entitled "Chester County Sports Arena Redevelopment", prepared by DL Howell & Associates, Inc., and dated May 15, 2020, was received by this office on June 8, 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 Lincoln Highway (Business Route 30), east of Wedgewood Road
Site Acreage:	26.36 acres
Lots/Units:	3 lots to be merged into one lot; 1 structure
Non-Res. Square Footage:	4,104 square foot addition to existing structure
Proposed Land Use:	Sports/Recreation
New Parking Spaces:	115 additional spaces
Municipal Land Use Plan Designation:	Thorndale Village/Mixed Use
UPI#:	35-5-9, 39-5-9.1, 39-5-10.3

**PROPOSAL:**

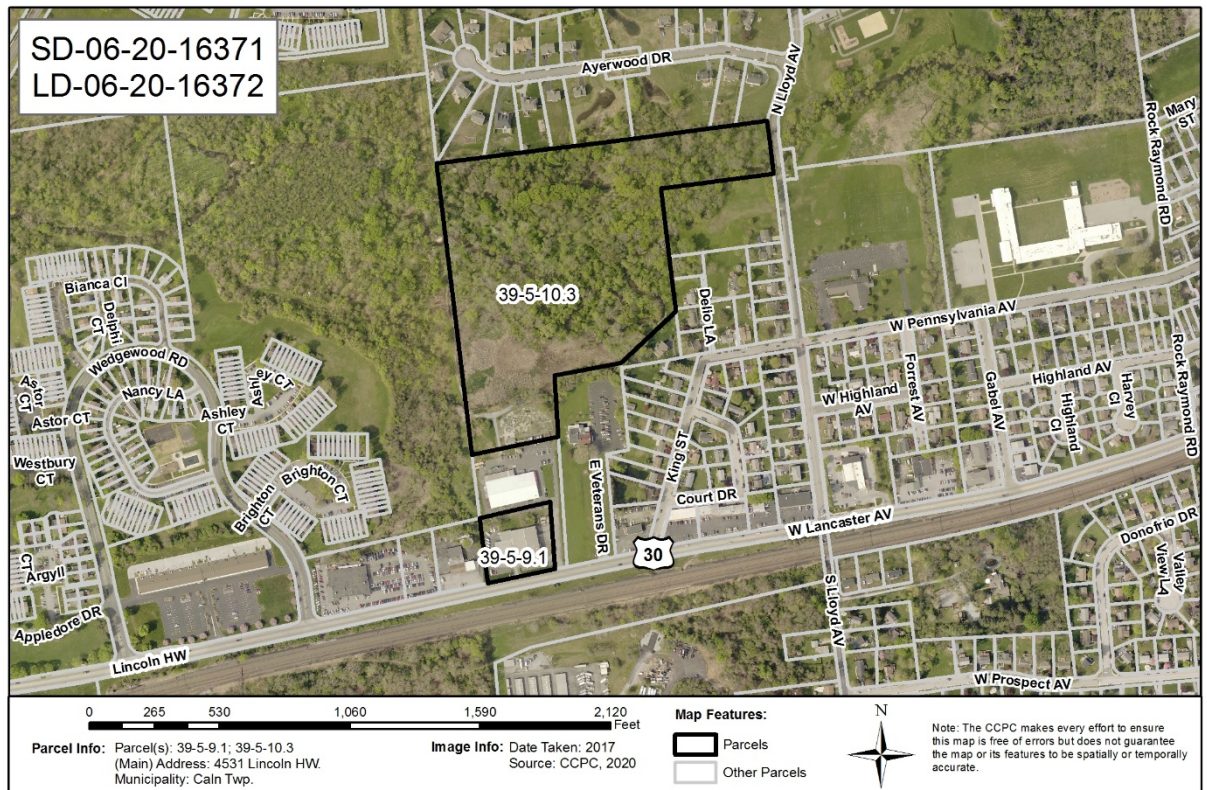
The applicant proposes the merger of three lots into one lot and additions totaling 4,104 square feet to an existing structure. The site is served by public water and sewer facilities. The applicant’s plan indicates that the site is located in the Caln Township R-2 Low to Medium Density Residential, and Lincoln Highway Overlay District - Zone 2.

**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.

**COUNTY POLICY:**

**LANDSCAPES:**

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



**WATERSHEDS:**

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

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

**Watersheds** can be accessed at [www.chesco.org/water](http://www.chesco.org/water).



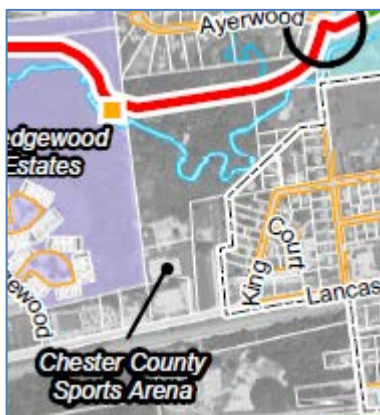
PRIMARY ISSUES:

3. The applicant's plan indicates that the site is located in the Caln Township R-2 Low to Medium Density Residential and Lincoln Highway Overlay District - Zone 2. The copy of the Caln Township Zoning Map in our office appears to show this site in the C-1 Highway Commercial district, and the applicant should verify the site's zoning designation.



*Detail of Chester County Sports Arena Redevelopment  
Preliminary/Final Subdivision and Land Development Plan*

4. The Beaver Creek Trail was proposed as part of the Chester Valley Trail West alignment and in a separate Beaver Creek Trail Feasibility Study completed by Brandywine Conservancy and CCPC in 2019. Both these plans recommend a multi-use trail on the north side of Beaver Creek through the Sports Complex property. This alignment is shown below:



*Detail of the Beaver Creek Trail  
Conceptual Alignment -  
Caln and Downingtown*

Page: 4

Re: Preliminary/Final Subdivision and Land Development Plan - Chester County Sports Arena Redevelopment

# Caln Township - SD-06-20-16371, LD-06-20-16372

The entire Chester Valley Trail West and Beaver Creek Trail map is available at:

[file:///shared/planning/transportation/Multi-Modal%20and%20Trails/Beaver%20Creek%20Trail/Report/DRAFT/Conceptual alignment 8x11.pdf](file:///shared/planning/transportation/Multi-Modal%20and%20Trails/Beaver%20Creek%20Trail/Report/DRAFT/Conceptual%20alignment%208x11.pdf)>

We recommend that the applicant build this portion of the trail, or dedicate an easement to facilitate the development of the trail. We also recommend that the Township contact the Chester County Department of Facilities (telephone # 610-344-6220) prior to the Township taking official action on the subdivision and land development plan.

5. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at [www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm), classifies Lincoln Highway (Business Route 30) as a major arterial. The Handbook (page 183) recommends an 80 foot-wide right-of-way for major arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the City/Borough/Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Lincoln Highway. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
6. The 2017 Caln Township Comprehensive Plan contains a number of recommendations regarding West Lincoln Highway, specifically concerning the incorporation of street trees. We suggest that the Township consider whether the Lincoln Highway streetscape improvement recommendations in the Township Comprehensive Plan would apply to this site.

#### 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.

Page: 5

Re: Preliminary/Final Subdivision and Land Development Plan - Chester County Sports Arena  
Redevelopment

# Caln Township - SD-06-20-16371, LD-06-20-16372

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

Sincerely,

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

Wes Bruckno, AICP  
Senior Review Planner

cc: Chester County Conservation District  
DL Howell & Associates, Inc.  
JLLAR, LLC  
Chester County Conservation District



# THE COUNTY OF CHESTER



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

July 1, 2020

Linda Csete, Manager/Secretary  
Charlestown Township  
PO Box 507  
Devault, PA 19432-0507

Re: Final Land Development - Devault Foods  
# Charlestown Township - LD-06-20-16370

Dear Ms. Csete:

A final land development plan entitled "Devault Foods", prepared by Light-Heigel & Associates, Inc., and dated June 2, 2020, was received by this office on June 5, 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.

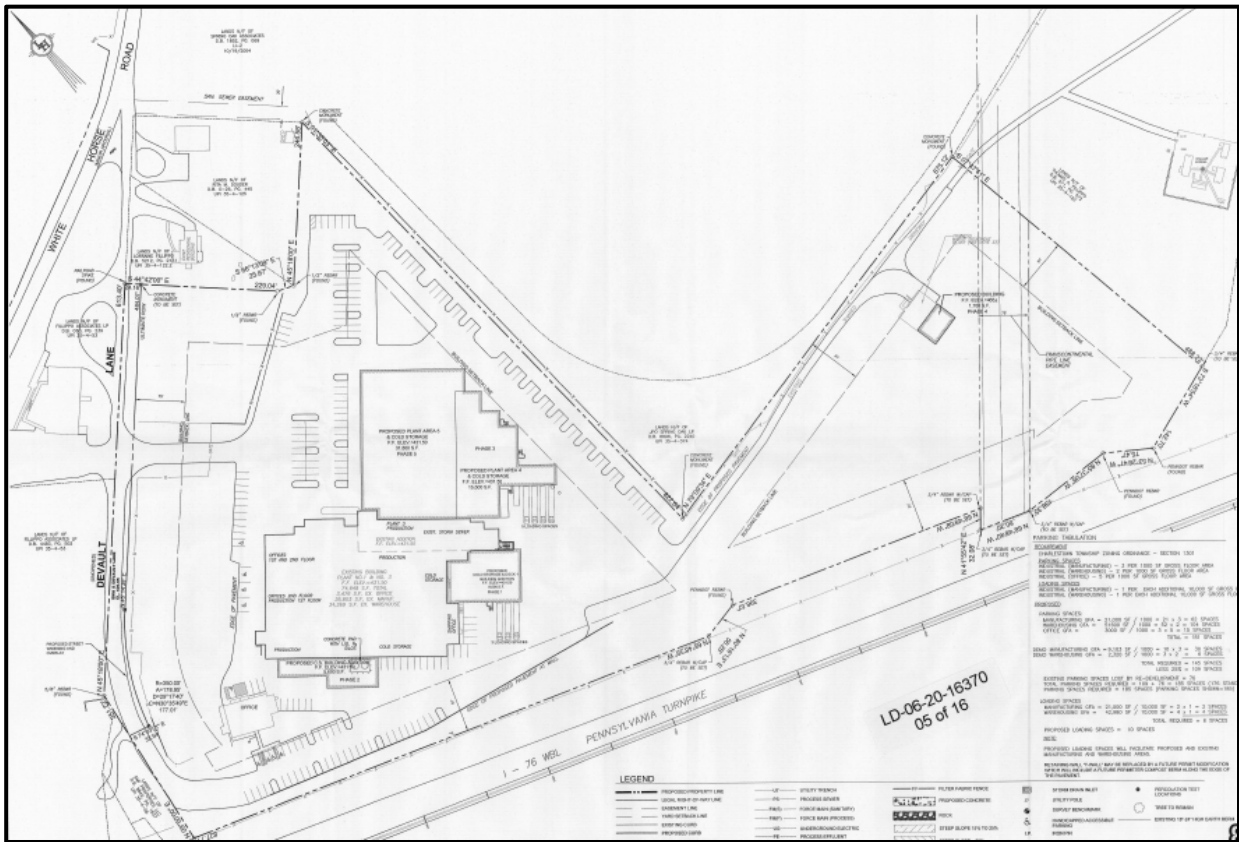
**PROJECT SUMMARY:**

Location:	north of the Pennsylvania Turnpike, east of Devault Lane
Site Acreage:	18.76
Lots/Units:	2
Non-Res. Square Footage:	62,600
Proposed Land Use:	Addition to Existing
Parking Spaces:	185
Municipal Land Use Plan Designation:	Mixed Use
UPI#:	35-4-123

**PROPOSAL:**

The applicant proposes the construction of a 62,600 square foot industrial building/building addition, and 191 parking spaces. The project site, which will be served by public water and public sewer, is located in the B-1 Business-1 zoning district. The zoning data on sheet 1 of the plan indicates that the zoning classification of the project is an expansion of an existing non-conforming use in the LI-2 zoning district.

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



Detail of Sheet 5 of the plan

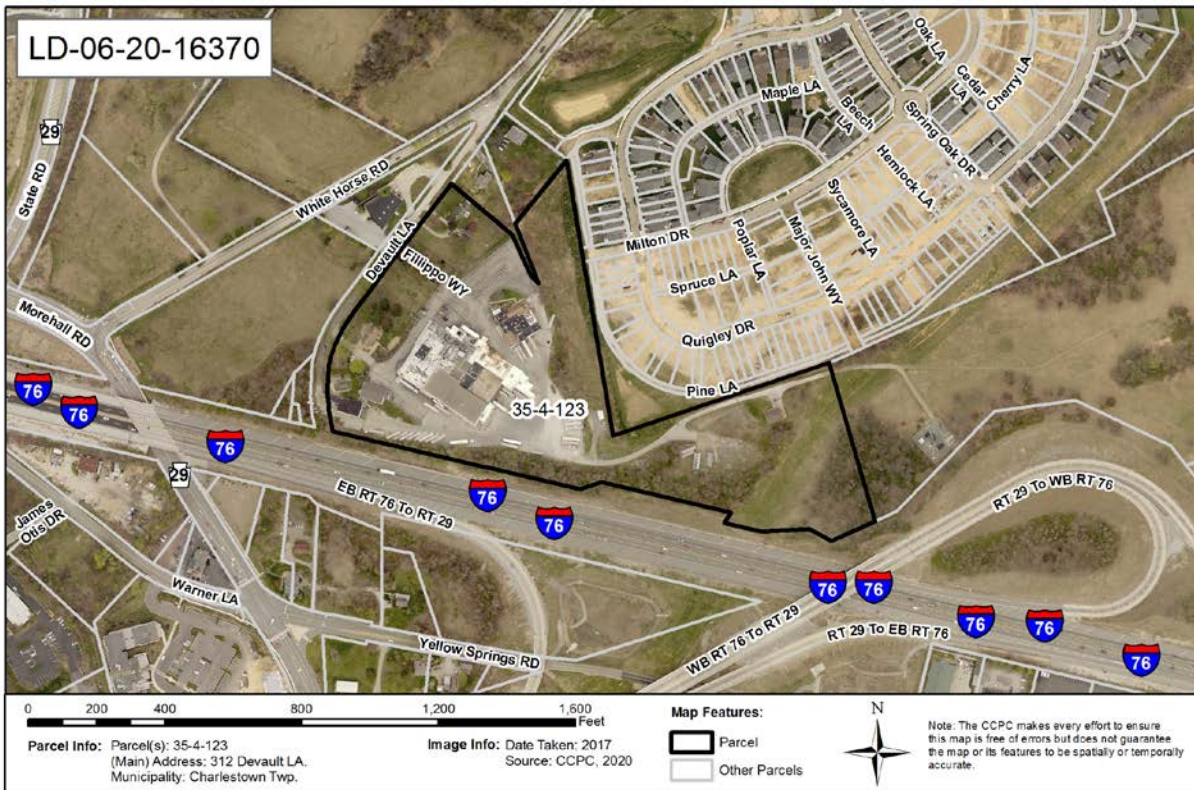
**COUNTY POLICY:**

**LANDSCAPES:**

1. The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. The proposed land development is consistent with the objectives of the **Suburban Landscape**. The Future Land Use Map in the 2019 Phoenixville Regional Comprehensive Plan designates this site as Mixed Use; the proposed use is consistent with that designation.

**WATERSHEDS:**

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed land development is located at the boundary between the Pickering Creek and Valley Creek watersheds, with most of the construction proposed on the Valley Creek side of the boundary. Both watersheds are designated as Special Protection watersheds. **Watersheds'** highest priority land use objectives within the Valley Creek watershed are: reduction of stormwater runoff, restoration of water quality of "impaired" streams, and protection/enhancement of historic, cultural and recreational resources. **Watersheds** can be accessed at [www.chesco.org/water](http://www.chesco.org/water).



PRIMARY ISSUES:

3. Sheet 1 of the plan indicates that the applicant was granted conditional use approval for construction on steep and very steep slopes on March 7, 2005. The Township should verify that the proposed plan is consistent with all conditions imposed as part of the conditional use approval.
4. Since the project is located in Special Protection Watersheds the applicant should ensure that storm events during construction of the facility do not carry sediment and/or contaminants downstream to adjoining properties in either the Pickering Creek or Valley Creek watersheds. The plan should include design elements that capture any spilled fuels, hydraulic fluids or other contaminants before they enter the stormwater management system. The applicant should also consider maximizing tree canopy over asphalt pavement areas, installing permeable pavement systems to reduce impervious area and replacing surplus asphalt coverage with vegetation.
5. The proposed building expansion brings this industrial use closer to the adjoining residential development. The Township and the applicant should ensure that the proposal is consistent with all screening and buffering ordinance requirements and all applicable design standards related to lighting, noise and odor. The Township and the applicant should consider measures that could be incorporated into the plan to reduce off-site effects, such as trees and shrubs in addition to what is proposed, fencing and or installation of trees and shrubs on adjoining residential properties with their permission.

Page: 4  
Re: Final Land Development - Devault Foods  
# Charlestown Township - LD-06-20-16370

ADMINISTRATIVE ISSUES:

6. 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.
7. The applicant should contact the Pennsylvania Turnpike Commission related to the potential need for additional right-of-way to accommodate the proposed Turnpike widening.
8. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Charlestown 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: Devault Foods Inc.  
Light-Heigal & Associates, Inc.  
Chester County Conservation District



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

July 2, 2020

Linda Csete, Manager/Secretary  
Charlestown Township  
PO Box 507  
Devault, PA 19432-0507

Re: Preliminary/Final Land Development - Devault Maintenance Facility  
# Charlestown Township - LD-06-20-16374

Dear Ms. Csete:

A preliminary/final land development plan entitled "Devault Maintenance Facility", prepared by Maser Consulting, and dated May 15, 2020, was received by this office on June 5, 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:	south side of the PA Turnpike, west of Yellow Springs Road
Site Acreage:	27.55
Lots/Units:	3 buildings
Non-Res. Square Footage:	66,000
Proposed Land Use:	Utility
New Parking Spaces:	74
Municipal Land Use Plan Designation:	Rural
UPI#:	35-3-96.3-E, 35-3-98-E, 35-3-97.1-E, 35-3-96.5-E, 35-7-69-E, 35-3-96.4-E, 35-3-96-E, 35-3-95-E, 35-3-96.1-E, 35-3-97-E

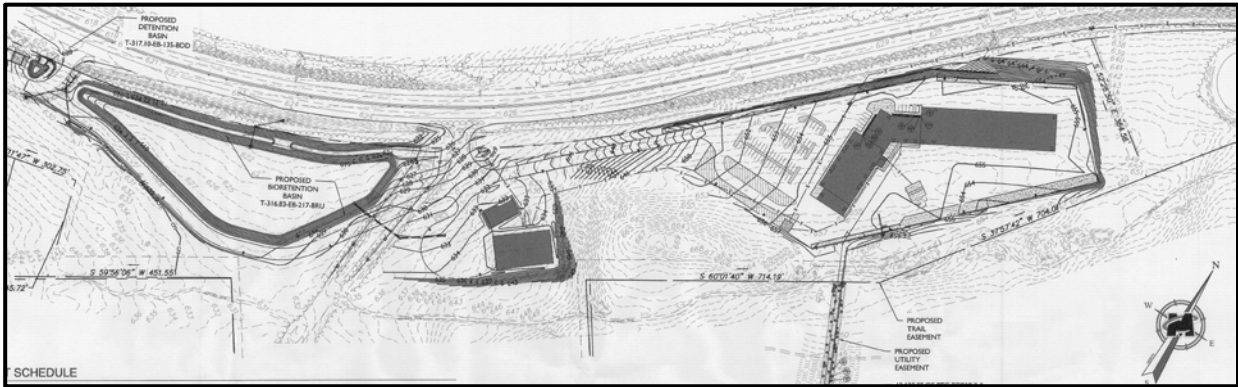
**PROPOSAL:**

The applicant proposes the construction of a new Turnpike Maintenance Facility consisting of three buildings totaling 66,000 square foot, associated outdoor storage facilities and 74 parking spaces on several parcels totaling 44.3 acres. The project site, which will be served by public water and public sewer, is located in the FR-Farm Residential zoning district.

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







*Detail of Sheet 18 of the land development plan*

**PRIMARY ISSUES:**

3. The plans note that a ten thousand gallon diesel underground storage tank (UST) and a six thousand gallon gasoline UST will be installed to the south of the planned maintenance facility.
  - a. The applicant should ensure that these USTs are registered with the Department of Environmental Protection (DEP) and are installed, operated, maintained, and repaired in accordance with DEP regulations.
  - b. Data from the USDA's Web Soil Survey show that the site is underlain by Edgemont Channery Loam, which is characterized as having high hydraulic conductivity. Chester County Health Department records show that several residences located down-slope of the proposed project site along Deerfield Drive are supplied by private water wells. Given these site conditions, the applicant should consider installing monitoring wells around the planned fueling station and storage area to assist with early detection of any potential groundwater contamination that could result from leaks or spills of petroleum products.
  - c. A surface water intake operated by Aqua America is located in the lower reaches of the Pickering Creek Watershed below the Pickering Reservoir. The applicant should coordinate with Aqua to ensure that this site is included in their inventory of potential contaminate sources in the Source Water Protection Plan for this intake.
4. The plans indicate that several acres of mature woodlands will be cleared during construction. To reduce further impacts to wooded areas and natural features, the applicant should consider the following:
  - a. refining the limits of disturbance to reduce the impact to woodland vegetation, particularly on steep slopes, to the maximum extent practicable;
  - b. demarcating the limit of disturbance along any woodlands that are intended to remain with orange construction fencing to reduce unintended intrusion into these areas by construction vehicles and equipment.
5. The plans show that an area of steep slope will be cleared along the proposed utility easement between Yorktown Court and the planned maintenance facility.
  - a. The applicant should ensure that erosion and sediment control features are carefully installed and regularly inspected to limit erosion to this area during construction.

- b. After construction, the applicant should ensure that this area is quickly and sufficiently stabilized and revegetated to prevent future erosion.
  - c. After subsurface utilities are installed, water bars should be installed at regular intervals along this easement to reduce flow length and erosive potential.
  - d. Regular inspection of this area should be included in the PCSM Operation and Maintenance Plan. Inspections should assess vegetative cover, the health of planted trees and shrubs, and assess areas of potential erosion. Areas lacking at least 70% vegetative cover should be reseeded in a timely manner to prevent future erosion.
6. The applicant should consider using naturalized basin designs for the planned stormwater basin. Features of naturalized basins, including naturalized low-flow channels and seeding with native plant species, can increase water storage, facilitate greater evapotranspiration, increase nutrient uptake and sediment reduction, and provide additional wildlife habitat.
8. The plans show that a salt shed, mixing shed, and de-icing tanks will be constructed at the western end of the project site. Past monitoring efforts in Chester County conducted by the United State Geological Survey<sup>1</sup> have shown significantly elevated chloride levels in groundwater wells near salt storage facilities. Recent monitoring efforts by the USGS and local conservation organizations have noted elevated baseline chloride concentrations in both Valley and Pickering Creek downstream of major highway corridors. 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. To minimize this project's impact on groundwater and surface water, the applicant should ensure good housekeeping practices are followed to minimize the amount of de-icing materials that are lost during delivery, storage, and loading. These practices could include:
  - a. ensuring pavement is sloped away from storage and loading areas to minimize the volume of stormwater runoff that will flow through these areas;
  - b. loading all vehicles used for de-icing under the cover of the storage or mixing sheds;
  - c. regularly sweeping and disposing of any de-icing material that is located outside of the enclosed storage areas;
  - d. collecting runoff from de-icing, loading, and storage areas and using this for pre-wetting activities or sending it to a location for proper disposal.
9. The Township should verify that the design of the proposed lighting plan 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 Turnpike and surrounding land uses. Effective shielding of the proposed lighting will be of particular importance during the winter months after the leaves have fallen and also because of the elevation difference between the vehicles on the Turnpike and that of the light fixtures.
10. The Township should verify that any necessary ordinance relief measures to permit grading in steep slope areas have been granted and that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization.

11. The plan shows the removal of several acres of mature forest, the applicant should consider planting trees within the planned parking lot islands to increase foliar interception over the parking areas and to increase evapotranspiration of stormwater runoff.
12. Given the proposed construction of a truck wash, fueling station, and vehicle maintenance garage, the applicant should consider installing catch basin hoods in each stormwater inlet located in areas draining pavement around the maintenance facility to capture floating debris and hydrophobic organic compounds. If inlet hoods are incorporated into the stormwater management system, a schedule for routine operation and maintenance should be included in the Post Construction Stormwater Management (PCSM) Operation and Maintenance Plan.

ADMINISTRATIVE ISSUES:

13. The submitted material does not clearly indicate whether the applicant intends to include a subdivision component, i.e. consolidation of the parcels on which the proposed facility is to be constructed. We note that there are indications of parcel consolidation on sheet 3 of the submitted plan. While there is no necessity to consolidate the parcels, if it is the applicant's intent to consolidate the development parcels, an official subdivision plan as required by Act 247 the Pennsylvania Municipalities Planning Code will need to be submitted before that occurs.
14. 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.
15. The proposed Turnpike Maintenance Facility access drive crosses a hazardous liquid transmission pipeline operated by Sunoco Pipeline/Interstate Energy Company. Applicants should be aware that the actual location of the pipeline may not always be within the center of the easement or right-of-way. To minimize risks before and during construction, the project designer should contact the Pennsylvania One Call Center at 811 or <http://www.pa1call.org/pa811>, consistent with the provisions of Section 4(2) of Act 287 (Underground Utility Protection Act), prior to finalizing the design. The PA One Call Center should also be contacted at least 3 business days, but not more than 10 days, prior to any excavation. More information about pipeline safety can be found at the Chester County Pipeline Information Center at: <http://www.chescoplanning.org/pic/introduction.cfm>
16. We acknowledge and endorse the measures shown on the plan to accommodate the unpaved trail that roughly follows the southern perimeter of the proposed facility.
17. 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: 6

Re: Preliminary/Final Land Development - Devault Maintenance Facility

# Charlestown Township - LD-06-20-16374

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

Sincerely,

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

Glenn Bentley  
Senior Review Planner

cc: Pennsylvania Turnpike Commission  
Maser Consulting, Attn: Richard Roseberry P.E.  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Chester County Conservation District



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

July 10, 2020

Scott T. Piersol, Manager  
East Brandywine Township  
1214 Horseshoe Pike  
Downingtown, PA 19335

Re: Preliminary/Final Subdivision - Estates at Dowlin Forge Station - Hillendale WWTP Lot Line Change  
# East Brandywine Township - SD-06-20-16390

Dear Mr. Piersol:

A preliminary/final subdivision plan entitled "Estates at Dowlin Forge Station - Hillendale WWTP Lot Line Change", prepared by D.L. Howell Associates and dated June 25, 2020, was received by this office on July 1, 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 Hopewell Road, north side of Dowlin Forge Road
Site Acreage:	58.31(entire tract)
Lots/Units:	3 lots/1 building
Proposed Land Use:	Lot line revision
New Parking Spaces:	No new parking spaces
Municipal Land Use Plan Designation:	Residential
UPI#:	30-3-222

**PROPOSAL:**

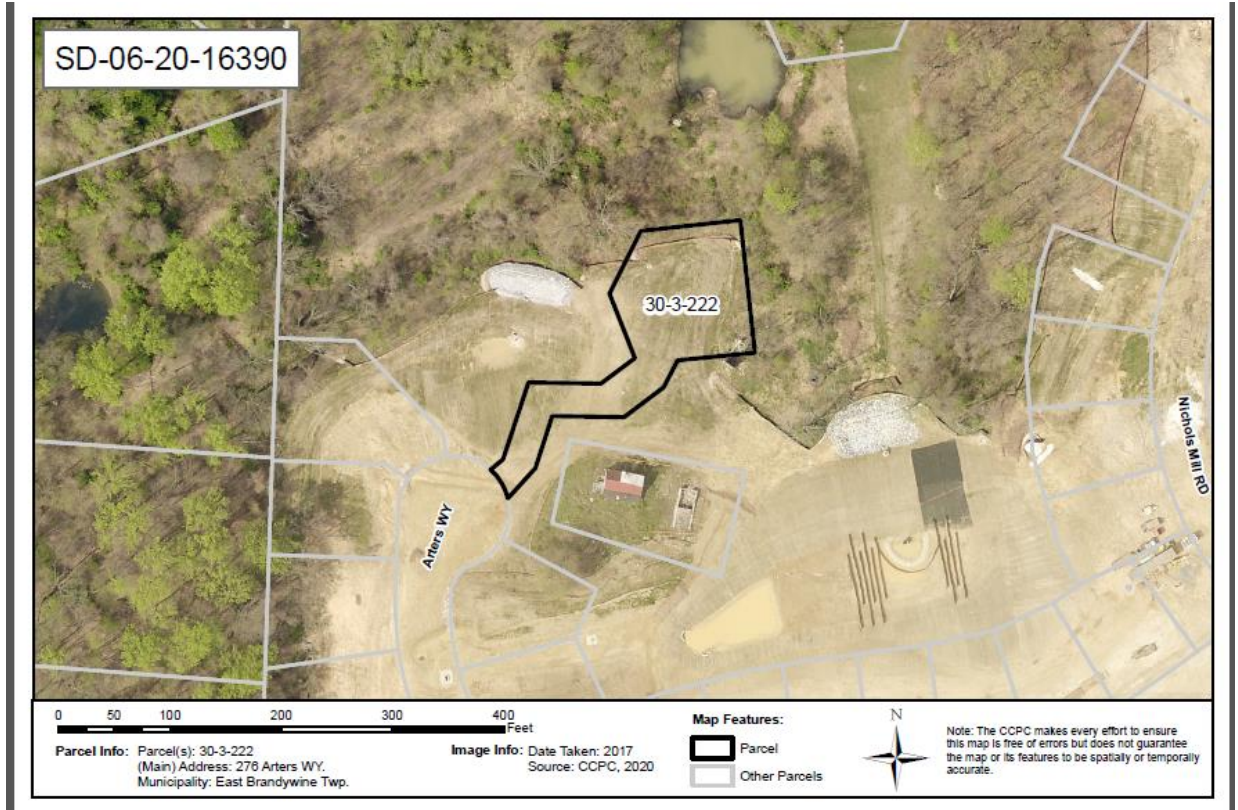
The applicant proposes the adjustment of the lot line separating three lots. The site, which contains the Estates at Dowlin Forge/Hillendale Forge subdivision sewage treatment facility, is located in the East Brandywine Township R-1 Residential/MHP Mobile Home Park Overlay zoning district. The plan revises lot line boundaries so that the sewage treatment facility is located on one lot. No additional development is proposed by this subdivision.

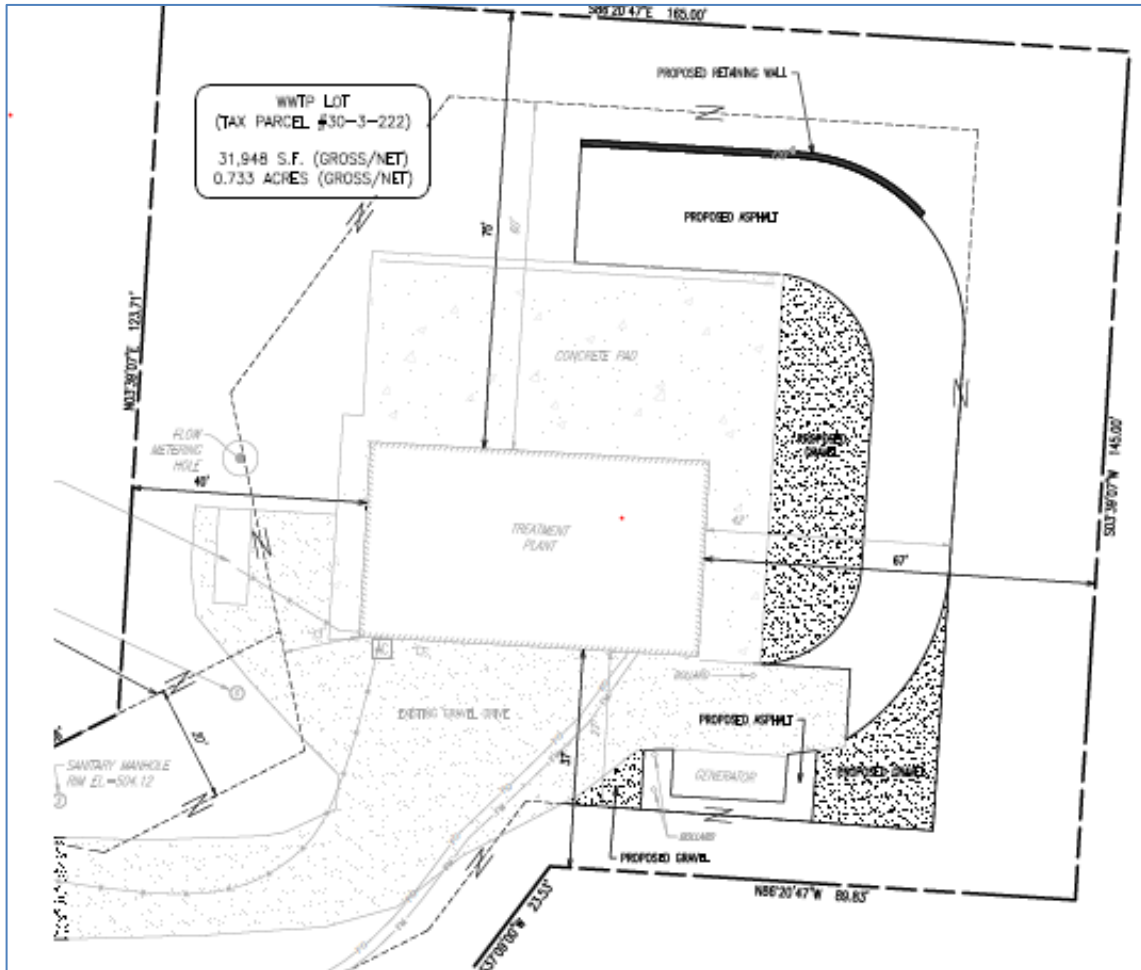
**RECOMMENDATION:** The County Planning Commission has no planning issues with this subdivision plan. All Township issues should be resolved before action is taken on this plan.

**COUNTY POLICY:**

**LANDSCAPES:**

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





*Detail of Estates at Dowlin Forge Station - Hillendale WWTP Lot Line Change Preliminary/Final Subdivision Plan*

ADMINISTRATIVE ISSUE:

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



Page: 4

Re: Preliminary/Final Subdivision - Estates at Dowlin Forge Station - Hillendale WWTP Lot Line  
Change

# East Brandywine Township - SD-06-20-16390

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

Sincerely,

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: D.L. Howell Associates  
MDG Downingtown LP



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O’Leary, AICP  
Executive Director

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

July 16, 2020

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

Re: Preliminary/Final Land Development - West Conservatory Project  
# East Marlborough Township - LD-06-20-16387

Dear Mr. Lovekin:

A preliminary/final land development plan entitled "West Conservatory Project", prepared by Pennoni Associates, Inc., and dated June 19, 2020, was received by this office on June 25, 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:	south side of East Street Road, east and west sides of Conservatory Road
Site Acreage:	315.10
Lots/Units:	4 buildings
Non-Res. Square Footage:	119,620
Proposed Land Use:	Unique
New Parking Spaces:	127
Municipal Land Use Plan Designation:	Institutional
UPI#:	61-6-54, 61-6-57

**PROPOSAL:**

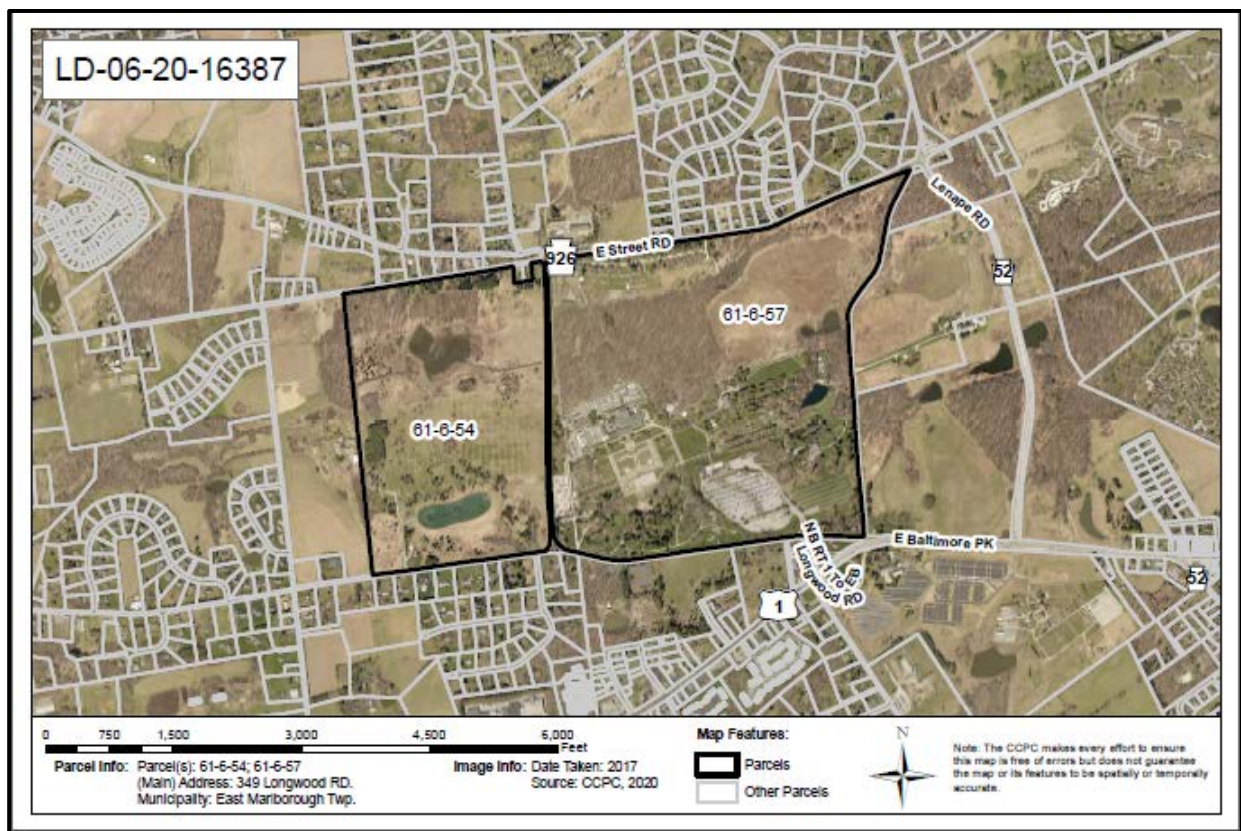
The applicant proposes the construction of four buildings totaling 119,620 square feet, 127 parking spaces and associated facilities. The project site, which is served by onsite water and sewer facilities, is located in the ESI-Educational, Scientific & Institutional zoning district.

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

**COUNTY POLICY:**

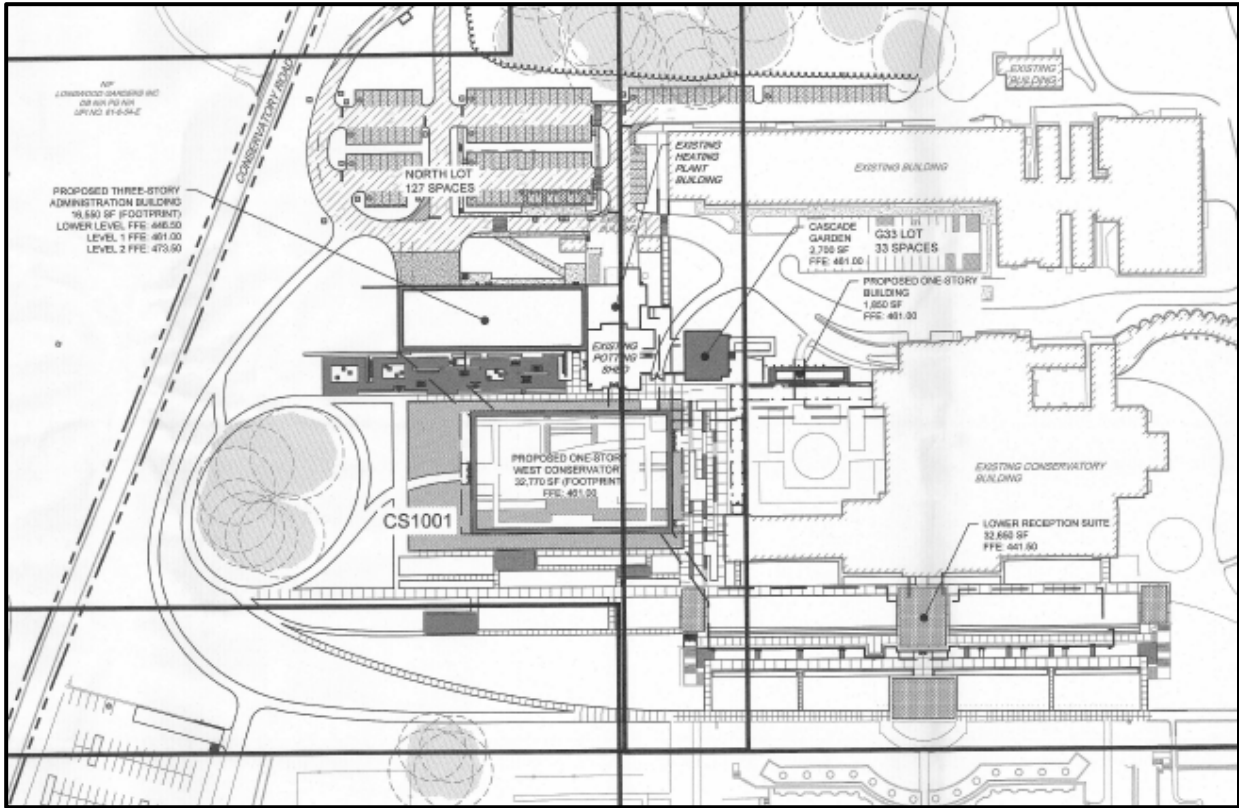
**LANDSCAPES:**

1. The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. The proposed land development is consistent with the objectives of the **Suburban Landscape**. This site is designated Institutional on the Future Land Use map in the 2011 Unionville Area Regional Comprehensive Plan.



**WATERSHEDS:**

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



Sheet 15 Detail - Proposed Conservatory Area Improvements

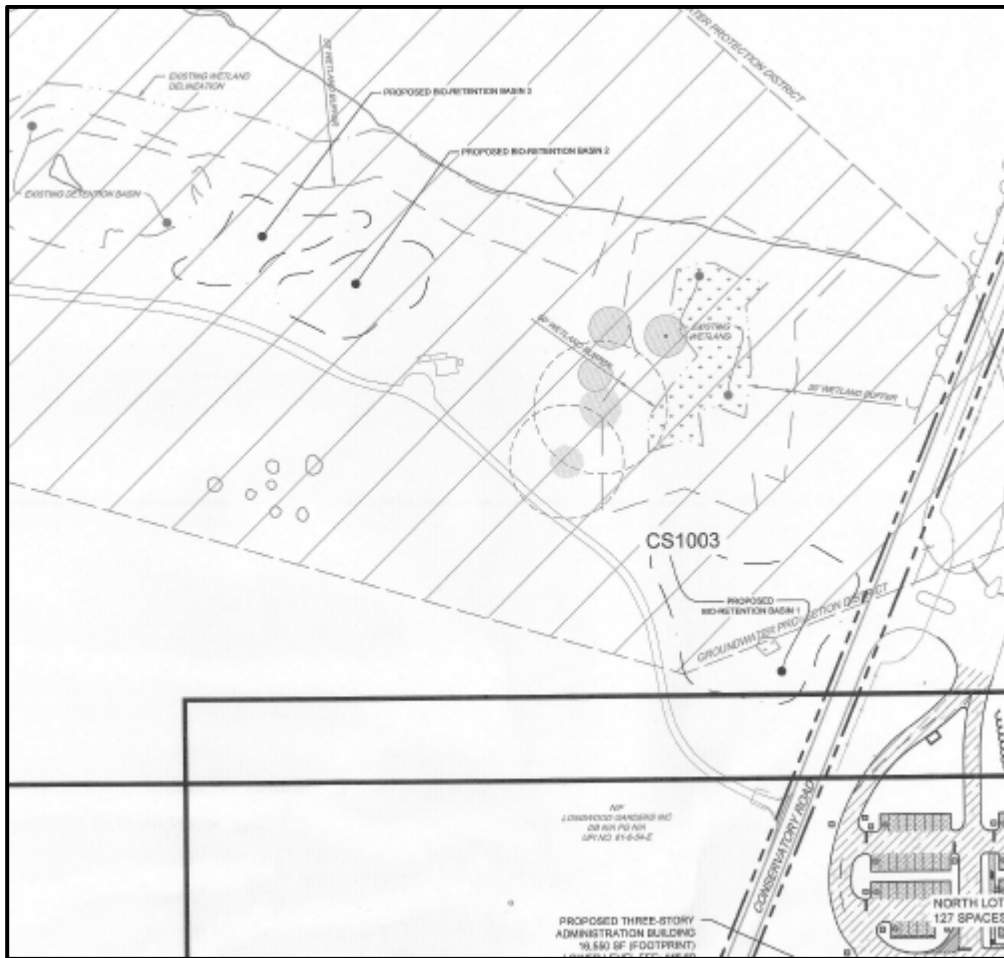
PRIMARY ISSUES:

3. The applicant should review its emergency plans for the evacuation of visitors and staff to address changes in procedures and routes necessitated by the proposed construction activity. All proposed changes to the emergency procedures should be forwarded to local emergency service providers.
4. The plan indicates some significant grading is proposed to the east and west of the Administration Building. The Township should ensure that the design of the slopes is consistent with all ordinance requirements related to permitted grades and slope stabilization measures.
5. The applicant should consider utilizing a water recycling system for the conservatory operation. Such a system would permit continued operation during water use restriction periods, and conserve water in normal conditions.

ADMINISTRATIVE ISSUES:

6. The applicant is requesting two waivers from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
7. The Township should verify that the design and location of all proposed outdoor lighting conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on Conservatory Road.

8. The text on Sheet CS-0501 is illegible on the version of the plan submitted for our review. If the text is also illegible on the version submitted to the Township, it should be corrected before the Township takes action on this submission.
9. The applicant should contact the office of the Chester County Conservation District (CCCD) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
10. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.



*Detail of Sheet 15 Proposed Improvements on the West Side of Conservatory Road*

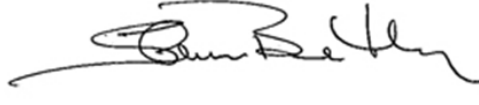
Page: 5

Re: Preliminary/Final Land Development - West Conservatory Project

# East Marlborough Township - LD-06-20-16387

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

Sincerely,

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

Glenn Bentley  
Senior Review Planner

cc: Longwood Gardens, Inc. Attn: Kenneth Grablewski  
Pennonni Associates, Inc.  
Chester County Conservation District



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

July 27, 2020

P.J. Scheese, Zoning Officer  
East Nottingham Township  
158 Election Road  
Oxford, PA 19363

Re: Final Land Development - Issac B. & Annie F. Stoltzfus  
# East Nottingham Township - LD-07-20-16401

Dear Ms. Scheese:

A final land development plan entitled "Issac B. & Annie F. Stoltzfus", prepared by Concord Land Planners and Surveyors, Inc. and dated August 12, 2019, was received by this office on July 13, 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:	West side of Crawl Toot Road
Site Acreage:	4.01 acres
Lots/Units:	1 lot; 1 additional structure proposed
Non-Res. Square Footage:	3,120 square feet
Proposed Land Use:	Commercial
New Parking Spaces:	17 spaces
Municipal Land Use Plan Designation:	Suburban
UPI#:	69-3-30.1

**PROPOSAL:**

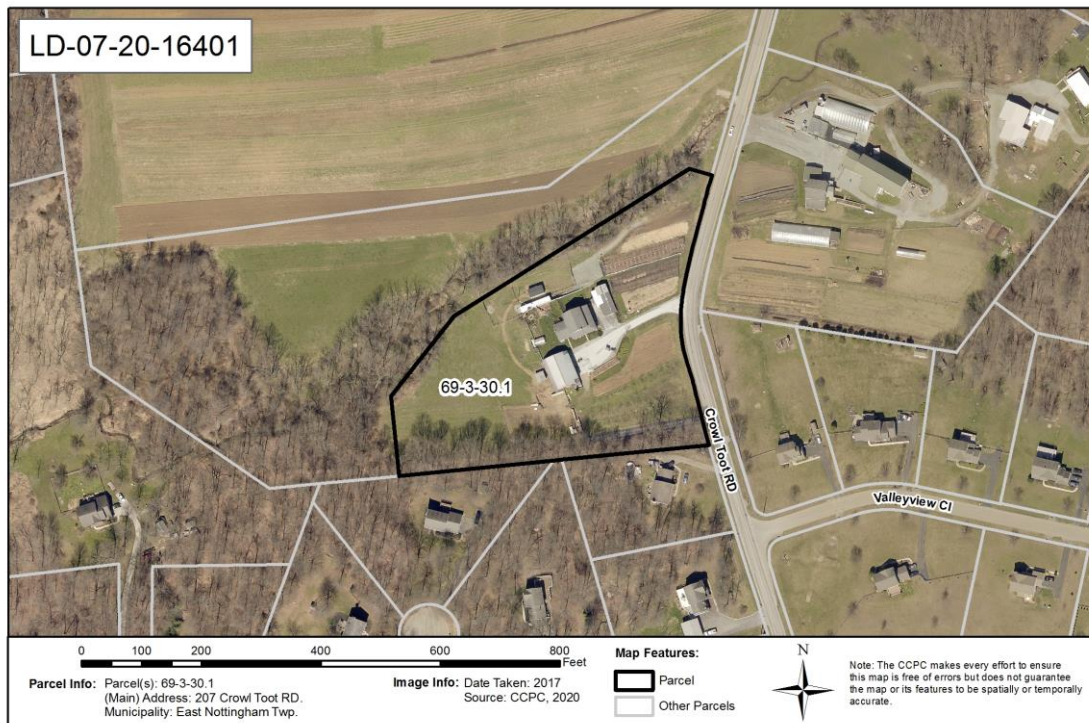
The applicant proposes the construction of a 3,120 square foot structure and 17 parking spaces. The site, which will be served by on-site water and on-site sewer facilities, is located in the East Nottingham Township R-2 zoning district. The site contains a dwelling and associated structures.

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

**COUNTY POLICY:**

**LANDSCAPES:**

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



**WATERSHEDS:**

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the McDonald Run subbasin of the Big Elk Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are
  - protect ground water resources,
  - implement comprehensive stormwater management, and
  - protect vegetated riparian corridors

**Watersheds** can be accessed at [www.chesco.org/water](http://www.chesco.org/water).

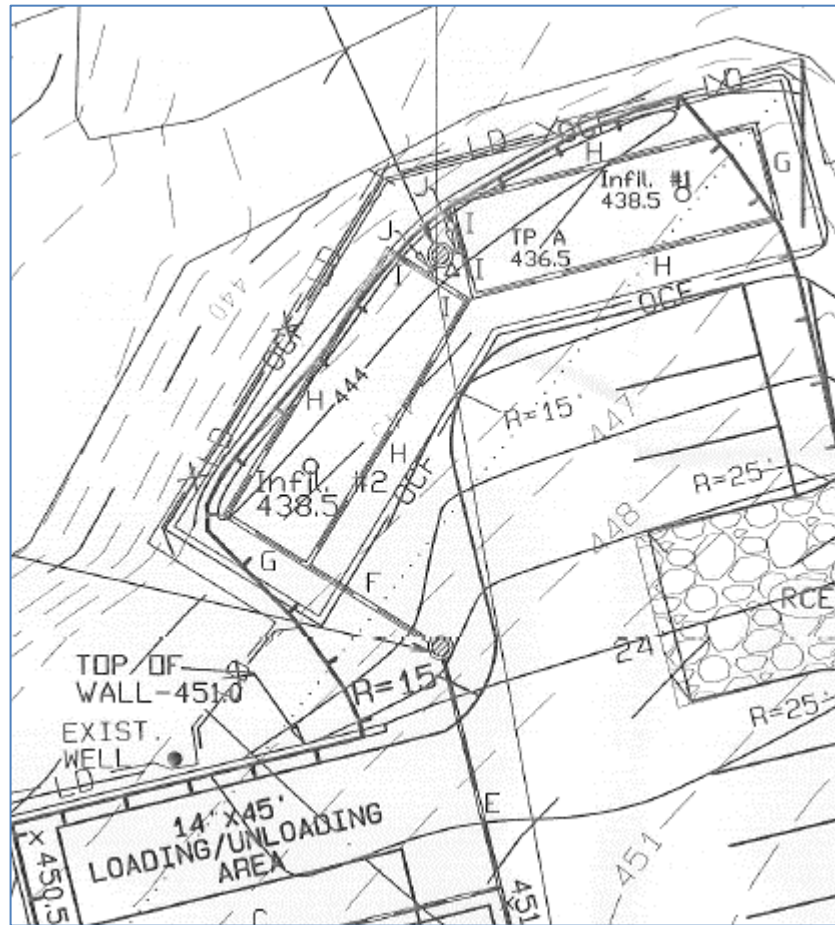




*Detail of Issac B. & Annie F. Stoltzfus  
Final Land Development Plan*

PRIMARY ISSUES:

3. No landscaping appears on the plan, and the applicant has requested a waiver from East Nottingham Township's landscaping requirements. We suggest some landscaping, including shade trees, is appropriate within and around the parking area to help reduce stormwater runoff and make the lot more aesthetically pleasing.
4. The applicant should clarify the proposed land use for the proposed structure, and the Township should determine if the provided parking conforms to the Zoning Ordinance's requirements for the R-2 District.
5. The parking lot design does not provide suitable vehicle maneuvering room in two locations (see proposed plan below). The northernmost parking space would require awkward maneuvering to exit the space in reverse. The applicant should provide a hammerhead similar to the south end of the parking lot to alleviate this issue. The parking spaces next to the vehicular entrance may also require awkward maneuvering to enter. Typically, parking spaces should be located so that a vehicle can maneuver at least 20 feet from a vehicular entrance. Landscaped islands adjacent to the vehicular entrance would be more appropriate.



*Detail of the infiltration areas and well*

6. The applicant and the Township should determine whether a sidewalk between the proposed structure and the existing building on the site may be beneficial and could improve pedestrian access between the two uses. Also, the applicant and the Township should consider whether it may be possible for the existing driveway to serve both structures. A shared entrance would eliminate the need for the additional curb cut, alleviate the awkward vehicle maneuvering in the proposed parking lot, and provide a safer driving experience.
7. The Township Engineer should review the design of the stormwater infiltration features on the site regarding their proximity to the nearby water well and the need to prevent infiltration into the well.

ADMINISTRATIVE ISSUES:

8. 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.

Page: 5

Re: Final Land Development - Issac B. & Annie F. Stoltzfus

# East Nottingham Township - LD-07-20-16401

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

Sincerely,

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

Wes Bruckno, AICP  
Senior Review Planner

cc: Concord Land Planners and Surveyors, Inc.  
Chester County Health Department  
Chester County Conservation District  
Issac B. & Annie F. Stoltzfus



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O’Leary, AICP  
Executive Director

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

July 28, 2020

Daniel C. Fox, Manager  
Easttown Township  
566 Beaumont Road  
Devon, PA 19333

Re: Final Subdivision and Land Development - DP Fritztown Center, LLC  
# Easttown Township – SD-07-20-16393 and LD-7-20-16394

Dear Mr. Fox:

A Final Subdivision and Land Development Plan entitled "DP Fritztown Center, LLC", prepared by Inland Design, and dated June 10, 2020, was received by this office on July 2, 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 Lancaster Avenue (Route 30), west of Old Lancaster Avenue
Site Acreage:	2.06
Lots/Units:	1 Proposed Lot; 67 proposed apartment units
Non-Res. Square Footage:	0
Proposed Land Use:	67 unit apartment building
New Parking Spaces:	118
Municipal Land Use Plan Designation:	Village of Berwyn
UPI#:	55-2G-7.1, 55-2G-5

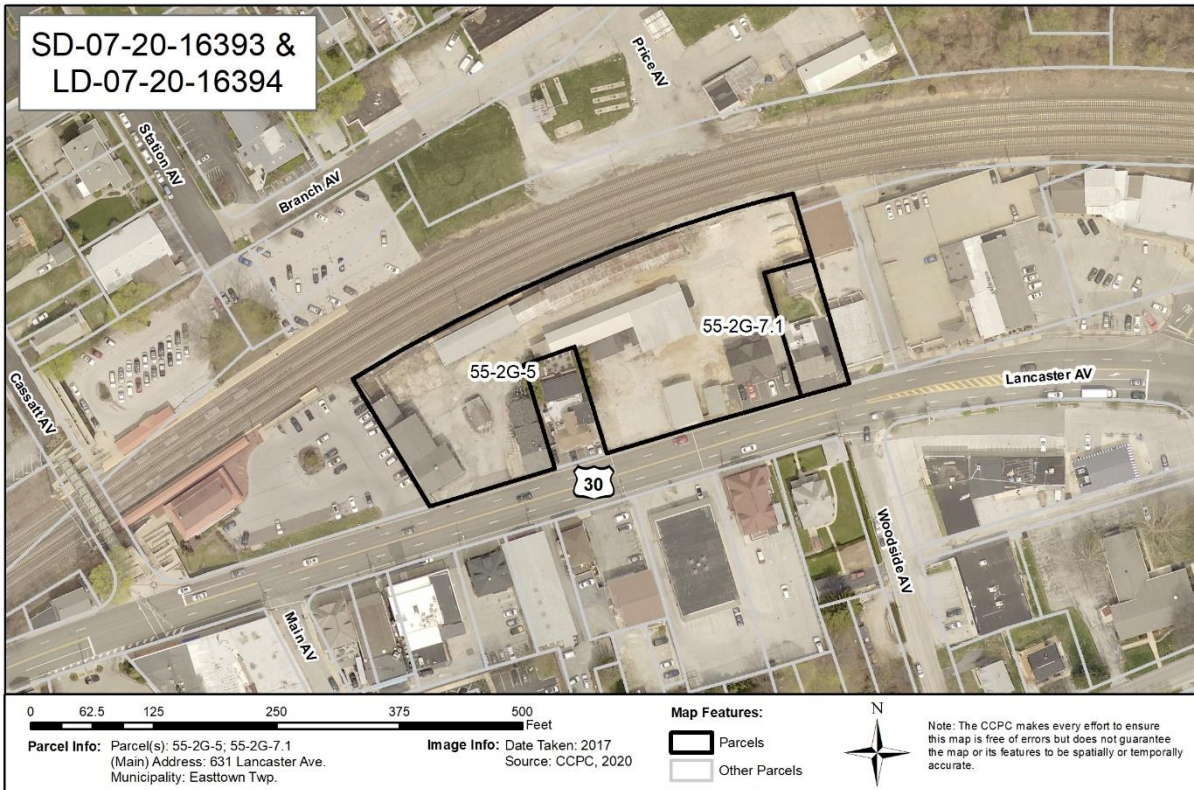
**PROPOSAL:**

The applicant proposes the consolidation of two parcels totaling 2.06 acres into one parcel, along with the construction of a four-story 67 unit apartment building and 118 parking spaces. The site will be served by two driveways; the eastern driveway will be egress-only. The existing buildings will be removed. The project site, which will be served by public water and public sewer, is located in the VB Village Business zoning district. Building elevations were included with the final plan submission, and the Zoning Data table on Sheet 1 indicates that the building will have a fourth-story setback greater than 10 feet. Additionally, a Transportation Impact Study, prepared by Traffic Planning and Design, Inc., dated December 12, 2019 and last revised June 9, 2020, was included with the final plan submission.

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

**BACKGROUND:**

1. The Chester County Planning Commission previously reviewed a preliminary subdivision and land development proposal for this site, which addressed the construction of a 71 unit apartment building and 125 parking spaces (CCPC# SD-01-20-16207 and LD-01-20-16208, dated January 29, 2020). It is our understanding that preliminary plan approval was granted by the Township Board of Supervisors on May 18, 2020. We note that the Waivers Approved table on Sheet 1 indicates that the Township granted one waiver from the setback requirements for infiltration basins set forth in Section 388-18.K.2 of the Township Code, along with waivers from the plan content provisions in Section 400-22.B and 400-23.B of the Township Subdivision and Land Development Ordinance.
2. The April 17, 2017 Township Board of Supervisor meeting minutes indicate that the Supervisors approved the demolition of the Class 1 Historic Resource at 631 Lancaster Avenue (UPI# 55-2G-5), following the review and recommendation of the zoning permit application for demolition by the Township Historical Commission and Township Planning Commission, with the building materials from this demolition to be salvaged and reused to complete the Tredyffrin Historic Preservation Trust’s Log Cabin rehabilitation project. It is our understanding that this demolition occurred in 2017.

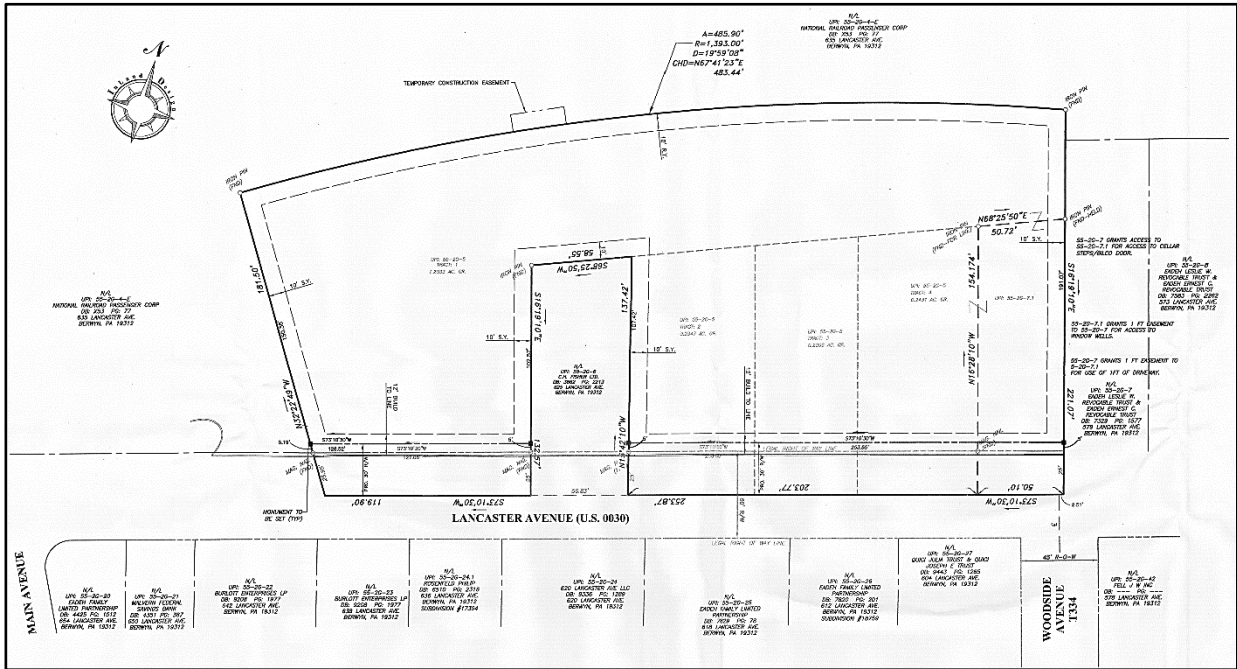


**COUNTY POLICY:**

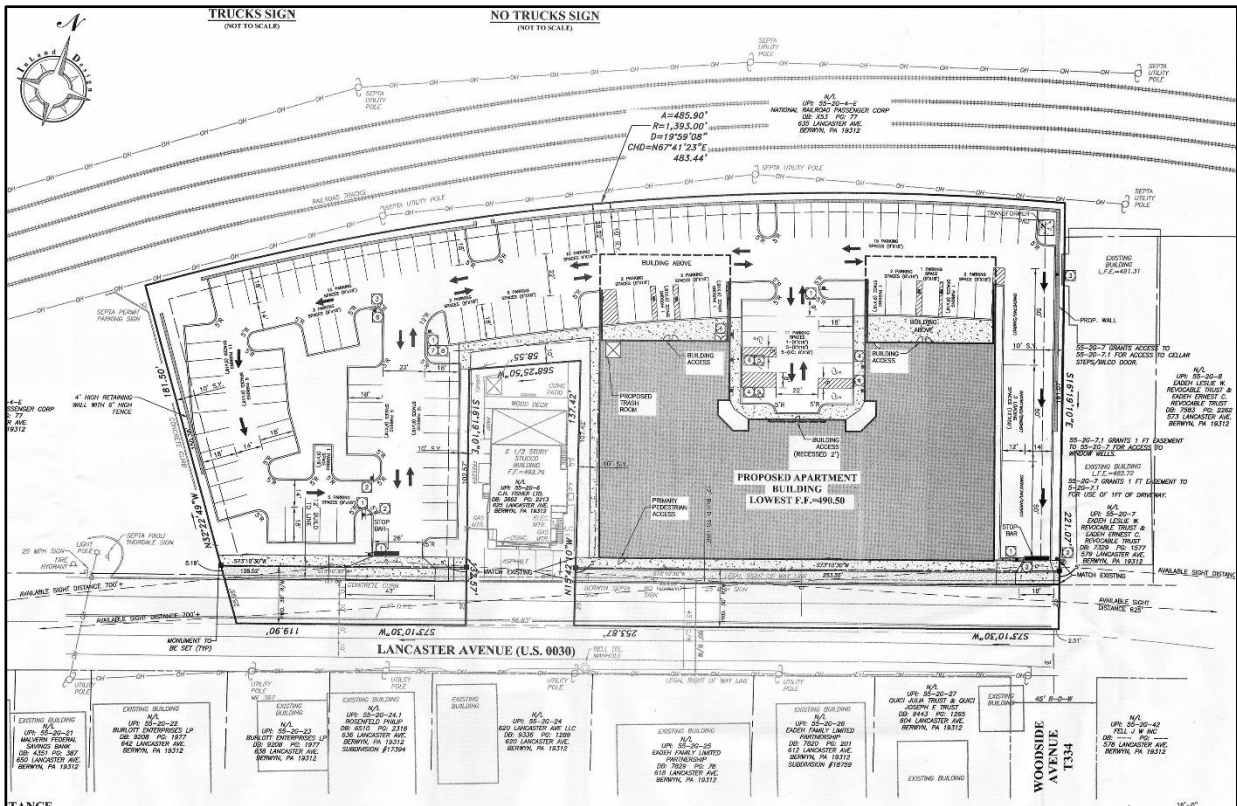
**LANDSCAPES:**

3. The project site is located within the **Suburban Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan, to the immediate north of a **Suburban Center Landscape**

designation. As stated in our previous review, the proposed subdivision and land development plan is consistent with the objectives of the **Suburban Landscape**. The County Planning Commission supports redevelopment efforts in the growth area designations in **Landscapes 3**.



Plan Detail, Sheet 2: DP Fritztown Center, LLC



Plan Detail, Sheet 3: DP Fritztown Center, LLC

WATERSHEDS:

4. **Watersheds**, the water resources component of **Landscapes3**, indicates the proposed development is located within the Darby Creek watershed. **Watersheds’** highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of “impaired” streams, and increase public access to and recreational use of streams. **Watersheds** can be accessed at [www.chesco.org/water](http://www.chesco.org/water).

PRIMARY ISSUES:

Design Issues:

5. In our previous review, the County Planning Commission recommended that the sidewalk path be extended to the adjoining Berwyn Commuter Train Station to the west. Additionally, the Commission recommended that consideration should be provided for a clearly defined pedestrian route from the apartment building to the train station in order to facilitate the safe passage of pedestrians through or around the parking area.

We acknowledge the final plan indicates the sidewalk path will extend to the adjoining parcel boundary to the west. We also acknowledge, and endorse, that one of the recommendations in the Transportation Impact Study for both driveways (page 11) is to “work with PennDOT and Easttown Township to provide ADA/Pedestrian facilities, specifically interconnection with the adjacent SEPTA Train Station...” “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.

6. In our previous review, we recommended that the applicant and Township provide a vegetative buffer between the sidewalk on Lancaster Avenue and the parking area on the westernmost portion of the site. We acknowledge and endorse the reconfiguration of the parking lot as part of the final plan submission, and that the landscaping plan (Sheet 23) shows that landscaping will be provided between the sidewalk and the parking area on the westernmost portion of the site.
7. As previously stated, careful consideration to noise and odor issues from the adjoining Berwyn Tavern site should be provided in the design of the building facades facing the tavern (the west elevation is provided below).



Sheet A-002 Detail - West Elevation: DP Fritztown Center, LLC

Page: 5

Re: Final Subdivision and Land Development - DP Fritztown Center, LLC

# Easttown Township – SD-07-20-16394 and LD-7-20-16394

8. As previously stated, 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](http://www.chesco.org/documentcenter/view/27029).
9. While the site plan depicts the general location of a “trash room” at the northwest corner of the proposed building, the applicant should also identify the location of any outdoor refuse disposal and recycling bin areas, along with all associated landscaping/screening measures.
10. In our previous review letter, we stated that the applicant should demonstrate how snow disposal (i.e. snow storage) will be handled for this development. While we acknowledge that the Parking Area Maintenance Requirements table on Sheet 9 identifies how snow and ice will be managed, consideration should be provided for a designated snow disposal area(s) on the project site.

Outdoor Lighting:

11. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 24) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

ADMINISTRATIVE ISSUES:

12. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality. We note that the Final Post Construction Stormwater Management Narrative, prepared by Inland Design, and dated June 10, 2020, indicates that the stormwater best management practices (bmp’s) utilized for this project include three subsurface infiltration basins, and landscape restoration.
13. The site plan indicates that there are three easements between UPI# 55-2G-7.1 and the adjoining parcel to the east (UPI# 55-2G-7). If these easements will remain, then the details of these easements should be incorporated into the deeds of the affected lots.
14. A Pennsylvania Department of Transportation (PennDOT) permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
15. The applicant should contact the office of the Chester County Conservation District (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.



Page: 6

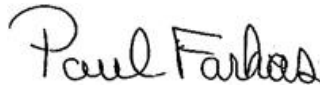
Re: Final Subdivision and Land Development - DP Fritztown Center, LLC

# Easttown Township – SD-07-20-16394 and LD-7-20-16394

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

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Easttown 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: DP Fritztown Center, LLC  
Inland Design  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Chester County Conservation District



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

July 17, 2020

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

Re: Final Subdivision - Kimberly A. Carrick and Ronald F. Carrick  
# Elk Township - SD-07-20-16398

Dear Ms. Kukoda:

A final subdivision plan entitled "Kimberly A. Carrick and Ronald F. Carrick", prepared by Crossan-Raimato, Inc, and dated June 8, 2020, was received by this office on July 6, 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 Kings Row Road, north of Lewisville Road
Site Acreage:	3.29
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Rural
UPI#:	70-2-15.1, 70-2-15

## **PROPOSAL:**

The applicant proposes the revision of the property lines between two existing lots to create two conforming lots. The project site is located in the R-1 zoning district. No new sewage disposal or water supply is proposed.

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

**COUNTY POLICY:**

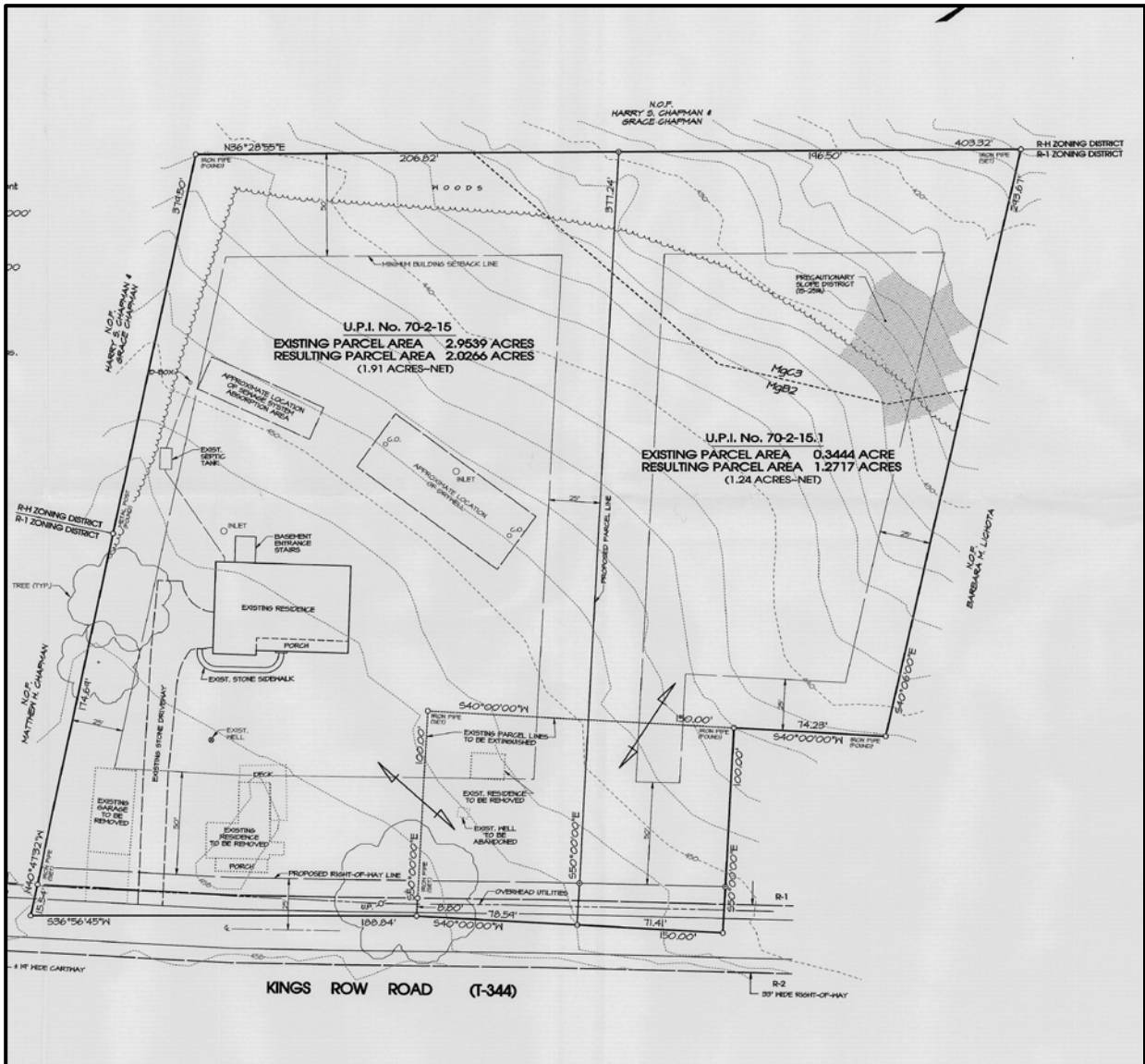
**LANDSCAPES:**

1. The project site is located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The proposed subdivision is consistent with the objectives of the **Rural Landscape**. The site is located within the Rural land use designation on the future land use map in the 2012 [Oxford Region Multimunicipal Comprehensive Plan](#). The proposed subdivision is consistent with the recommended strategies for this designation.



**WATERSHEDS:**

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



Detail of the Subdivision Plan

**PRIMARY ISSUES:**

3. The plan indicates that the right-of-way width on the west side of Kings Row Road is to be increased to 25 feet from the centerline of the road. This right-of-way width is appropriate for a local access road. We recommend that the area within the proposed right-of-way be offered for dedication to the appropriate agency to accommodate future road and/or utility improvements.
4. The Township should verify if the existing residence with the porch on proposed parcel 70-2-15 is considered a historic resource and if so, whether it could be preserved as an Accessory Dwelling Unit under the provisions of Article XII of the Zoning Ordinance. Preservation of this dwelling would support the Land Use & Housing Objective C in the Township's 2018 Comprehensive Plan. Saving this house from demolition also preserves a home that could serve as an affordable housing unit, and supports Appreciate Objective A and Live Objective B of Landscapes3.

Page: 4

Re: Final Subdivision - Kimberly A. Carrick and Ronald F. Carrick

# Elk Township - SD-07-20-16398

ADMINISTRATIVE ISSUES:

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

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Elk 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: Kimberly A. & Ronald F. Carrick  
Crossan Raimato, Inc.



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

July 14, 2020

Steven Landes, Township Manager  
Honey Brook Township  
PO Box 1281  
Honey Brook, PA 19344

Re: Preliminary Subdivision - 560 Cupola Road  
# Honey Brook Township - SD-06-20-16363

Dear Mr. Landes:

A preliminary subdivision plan entitled "560 Cupola Road", prepared by Edward B. Walsh & Associates Inc., and dated December 6, 2019, was received by this office on June 5, 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: East side of Cupola Road, north of Grieson Road  
Site Acreage: 1.15 acres  
Lots: 2 lots  
Proposed Land Use: Single Family Residential  
Municipal Land Use Plan Designation: Rural/Agriculture  
UPI#: 22-8-41

**PROPOSAL:**

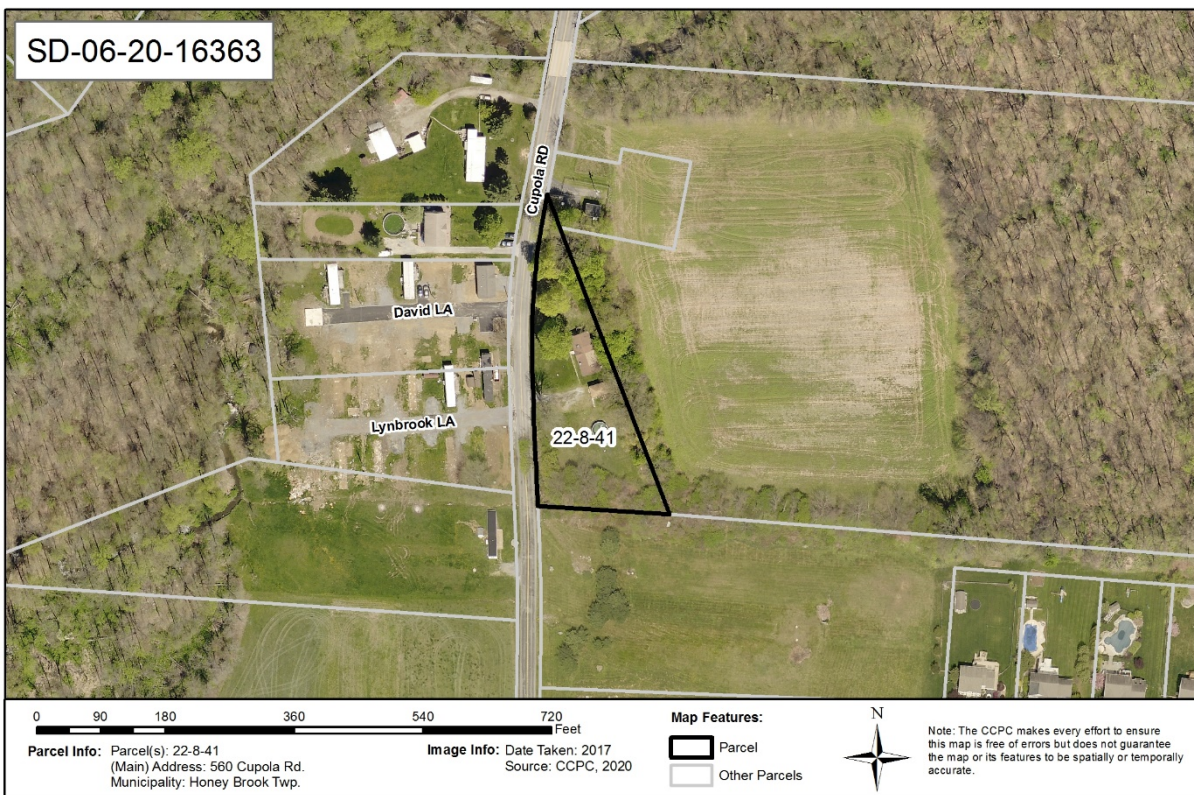
The applicant proposes the creation of two lots. A dwelling is currently located on Lot 2, and an additional dwelling is proposed to be located on Lot 1. The site, which will be served by on-site water and public sewer facilities, is located in the Honey Brook Township NR-Neighborhood Residential zoning district.

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

**COUNTY POLICY:**

**LANDSCAPES:**

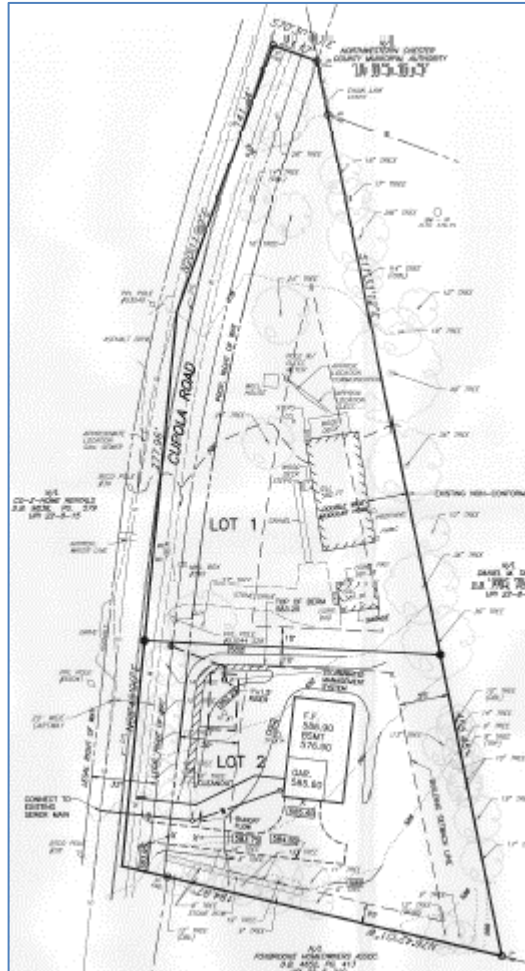
1. The site is located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive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



**WATERSHEDS:**

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

**Watersheds** can be accessed at [www.chesco.org/water](http://www.chesco.org/water).



***Detail of 560 Cupola Road  
Preliminary Subdivision Plan***

**PRIMARY ISSUE:**

3. The applicant should show the sewer connection for Lot 1.

**ADMINISTRATIVE ISSUES:**

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



Page: 4  
Re: Preliminary Subdivision - 560 Cupola Road  
# Honey Brook Township - SD-06-20-16363

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

Sincerely,

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

Wes Bruckno, AICP  
Senior Review Planner

cc: Edward B. Walsh & Associates Inc.  
Chester County Health Department  
Chester County Conservation District  
James and Kimberly Ford



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

July 20, 2020

Terri B Dugan, Codes Enforcement Officer  
Lower Oxford Township  
220 Township Road  
Oxford, PA 19363

Re: Final Subdivision - Michael F. Widdoes  
# Lower Oxford Township - SD-07-20-16408

Dear Ms. Dugan:

A final subdivision plan entitled "Michael F. Widdoes", prepared by Concord Land Planners and Surveyors, Inc., and dated June 29, 2020, was received by this office on July 13, 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:	east side of Lancaster Pike, south of Street Road
Site Acreage:	114.04
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential, Farm/Pasture Land
Municipal Land Use Plan Designation:	Agricultural
UPI#:	56-8-2.6, 56-8-3

## **PROPOSAL:**

The applicant proposes the creation of 2 lots. The project site, is located in the R-1 Residential zoning district. No new sewage disposal or water supply is proposed.

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

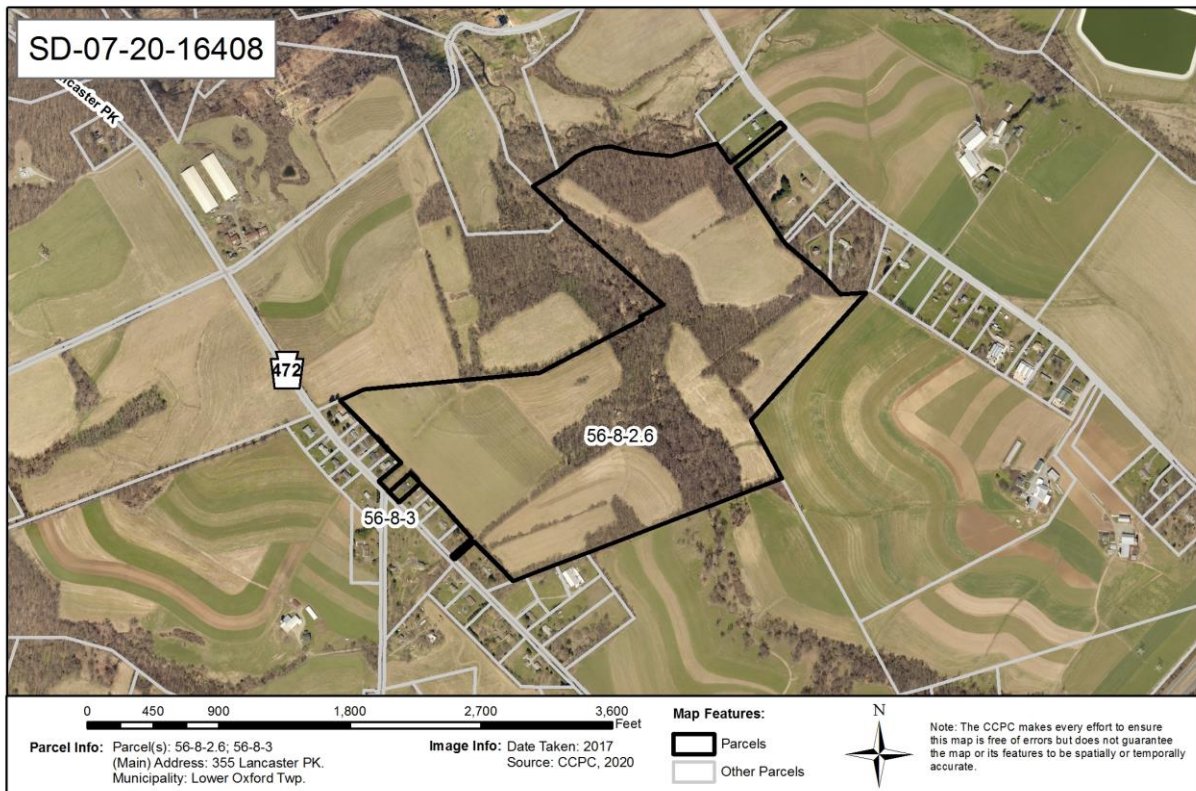
**BACKGROUND:**

1. The Chester County Planning Commission has previously reviewed a subdivision proposal for this site. That review, CCPC# SD-05-18-15445, dated June 13, 2018, addressed the creation of two agricultural parcels from the existing 113.6 acre parcel. Our records indicate that this subdivision was not approved by Lower Oxford Township Supervisors.

**COUNTY POLICY:**

**LANDSCAPES:**

2. The project site is located within the **Agricultural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Agricultural Landscape** is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. The proposed subdivision is consistent with the objectives of the **Agricultural Landscape**. This proposal is also consistent with recommended strategies of the Agricultural land use category specified on the Future Land Use map in the Oxford Region Multimunicipal Comprehensive Plan.



**PRIMARY ISSUE:**

3. The owners of the agricultural parcel (56-8-2.6) should verify that the parcel has sufficient access to Route 472 for continued agricultural operation.



Page: 4  
Re: Final Subdivision - Michael F. Widdoes  
# Lower Oxford Township - SD-07-20-16408

6. According to County Tax Assessment records, the project site appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) to determine if this proposal could affect the applicant's tax status. Additional information on this topic is provided online at: [www.chesco.org/256/Act-319--Clean-Green](http://www.chesco.org/256/Act-319--Clean-Green).
7. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, 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 Lower Oxford Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

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

Glenn Bentley  
Senior Review Planner

cc: Michael F. Widdoes  
Benuel and Sylvia E. Stoltzfus and Amos S. and Barbara S. Fisher  
Concord Land Planners and Surveyors, Inc.  
Geoff Shellington, Chester County Parks and Preservation  
Chester County Assessment Office



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

July 10, 2020

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

Re: Final Land Development - Bridge Street Residential - East  
# Phoenixville Borough - LD-06-20-16367

Dear Mr. Boelker:

A final land development plan entitled "Bridge Street Residential - East", prepared by Barry Isett & Associates Inc., and dated June 4, 2020, was received by this office on June 17, 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:	south side Bridge St., east and west sides of Prospect St.
Site Acreage:	0.54
Lots/Units:	34
Non-Res. Square Footage:	7,600
Proposed Land Use:	Apartment, Restaurant, Retail
New Parking Spaces:	56
Municipal Land Use Plan Designation:	Mixed Use
UPI#:	15-9-173, 15-9-260

**PROPOSAL:**

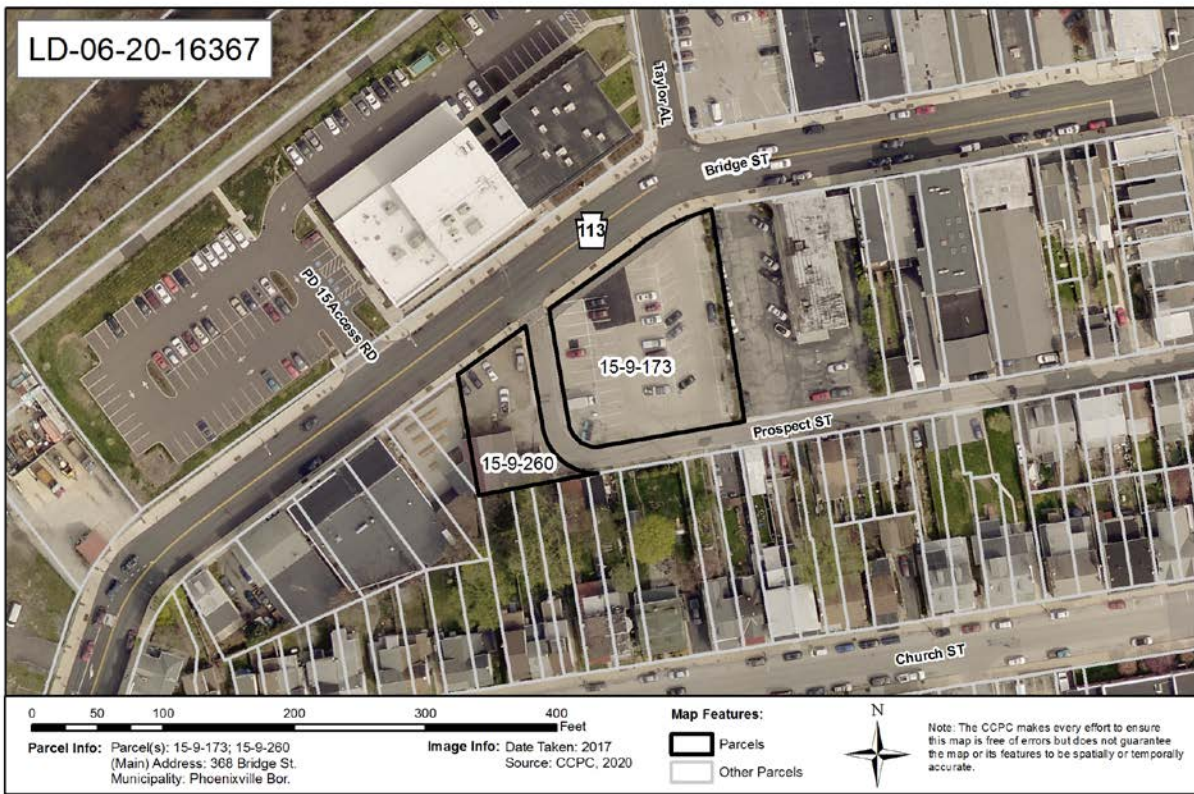
The applicant proposes the construction of a five-story building with 7,600 square feet of commercial space and 33 residential units with 56 parking spaces on the lower levels and the improvement of a portion of Prospect Street for two-way movement. The project site, which will be served by public water and public sewer, is located in the TC-Town Center zoning district. The submission also included an architect's floor plan sketches for the layout of the upper and lower parking levels and the layout for the 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> residential floors.

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

**COUNTY POLICY:**

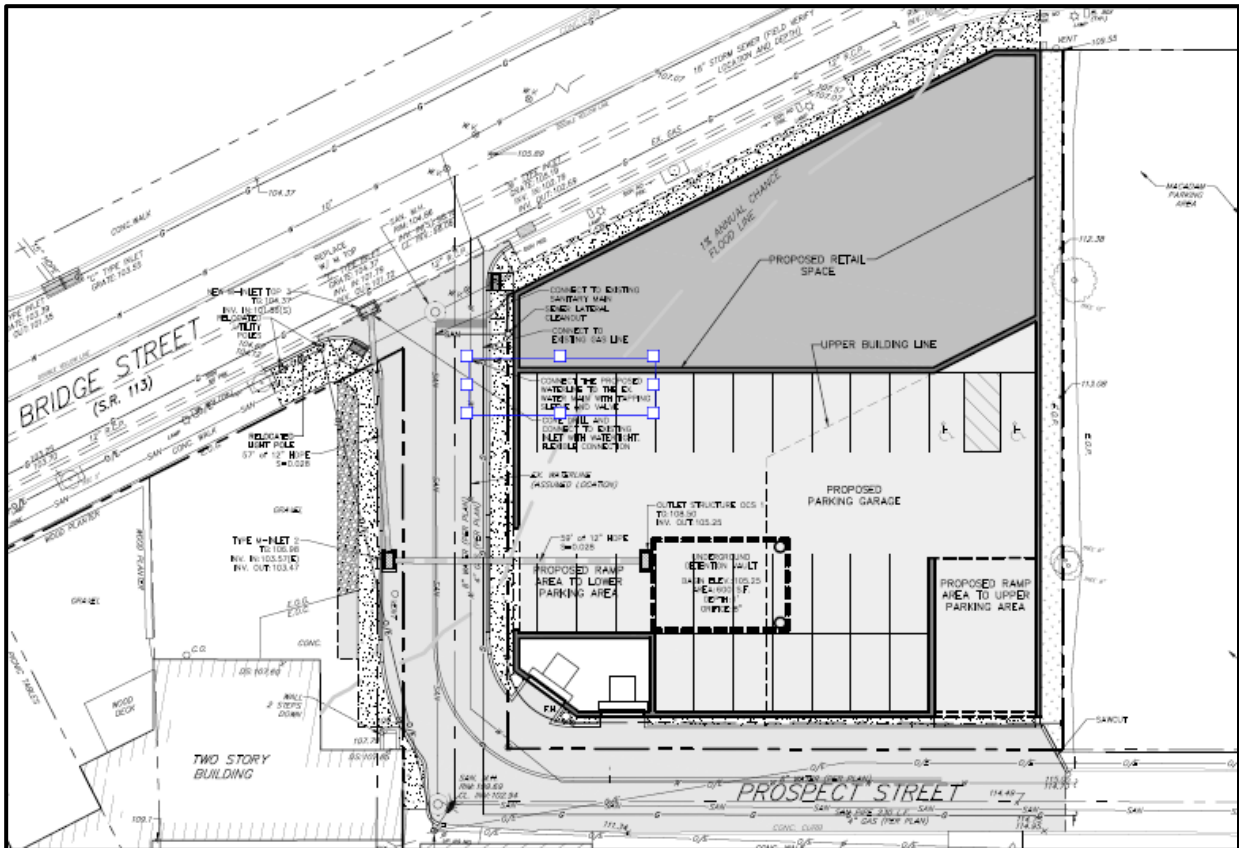
**LANDSCAPES:**

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



**WATERSHEDS:**

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



*Detail of Sheet UP-1 of the plan*

**PRIMARY ISSUES:**

3. The plan should show the location of all building access points, the elevator/s and the emergency stair well/s.
4. The floor plan of the fifth floor shows an area designated as commercial space. The Borough should verify that commercial and residential uses sited on the same floor in a multi-story building is consistent with all ordinance requirements.
5. The Borough should verify that the proposed stacked parking arrangement used in this plan is consistent with ordinance requirements.
6. The submitted material presents two different figures for the proposed commercial square footage, 7,600 square feet and 6,500 square feet. This discrepancy should be resolved prior to the Borough taking action on this submission.
7. The plan should indicate whether the turning movements from the two-way traffic portion of Prospect Street onto Bridge Street is restricted to a right turn out only.
8. The plan indicates that the proposed building façade will have a five foot setback at the fifth floor. We suggest that the setback occur at the third floor to better relate to the vertical proportions of the nearby traditional street wall pattern.



Page: 4

Re: Final Land Development - Bridge Street Residential - East

# Phoenixville Borough - LD-06-20-16367

9. While a multi-story building is appropriate in this location, the proposed height should coordinate with the existing character along Bridge Street (i.e. two to three story buildings).
10. The plan should include secure under cover bicycle parking, we suggest that there appears to be areas on the parking levels that can't be utilized for vehicle parking, but could accommodate a lockable bicycle enclosure with bicycle rack.
11. The Borough and the applicant should discuss the need for affordable housing in Phoenixville, specifically offering some affordable units in the proposed building.

ADMINISTRATIVE ISSUES:

12. The applicant should contact PennDOT related to obtaining a Highway Occupancy Permit for the driveway to the lower parking level from Bridge Street.
13. 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.
14. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office.

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

Sincerely,



Glenn Bentley  
Senior Review Planner

cc: Thomas A. Clark, Jr.  
Barry Isett & Associates, Inc.  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Chester County Conservation District



# THE COUNTY OF CHESTER



COMMISSIONERS  
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Josh Maxwell  
Michelle Kichline

Brian N. O’Leary, AICP  
Executive Director

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

July 10, 2020

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

Re: Final Subdivision & Land Development - Odessa Development & Northern Relief Road  
# Phoenixville Borough – SD-06-20-16366 & LD-06-20-16364

Dear Mr. Boelker:

A final subdivision and land development plan entitled "Odessa Development & Northern Relief Road", prepared by BL Companies, and dated May 8, 2020, was received by this office on June 10, 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: south side of Fillmore Street, east of Township Line Road  
Site Acreage: 14.01  
Lots/Units: 500  
Proposed Land Use: Apartment/Assisted Living  
New Parking Spaces: 422  
Municipal Land Use Plan Designation: Mixed Use  
UPI#: 15-4-56.1, 15-4-56

**PROPOSAL:**

The applicant proposes the construction of a 500 residential units in four buildings and 422 parking spaces. The project site, which will be served by public water and public sewer, is located in the MG-Mixed Use Growth 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/land development plan.**

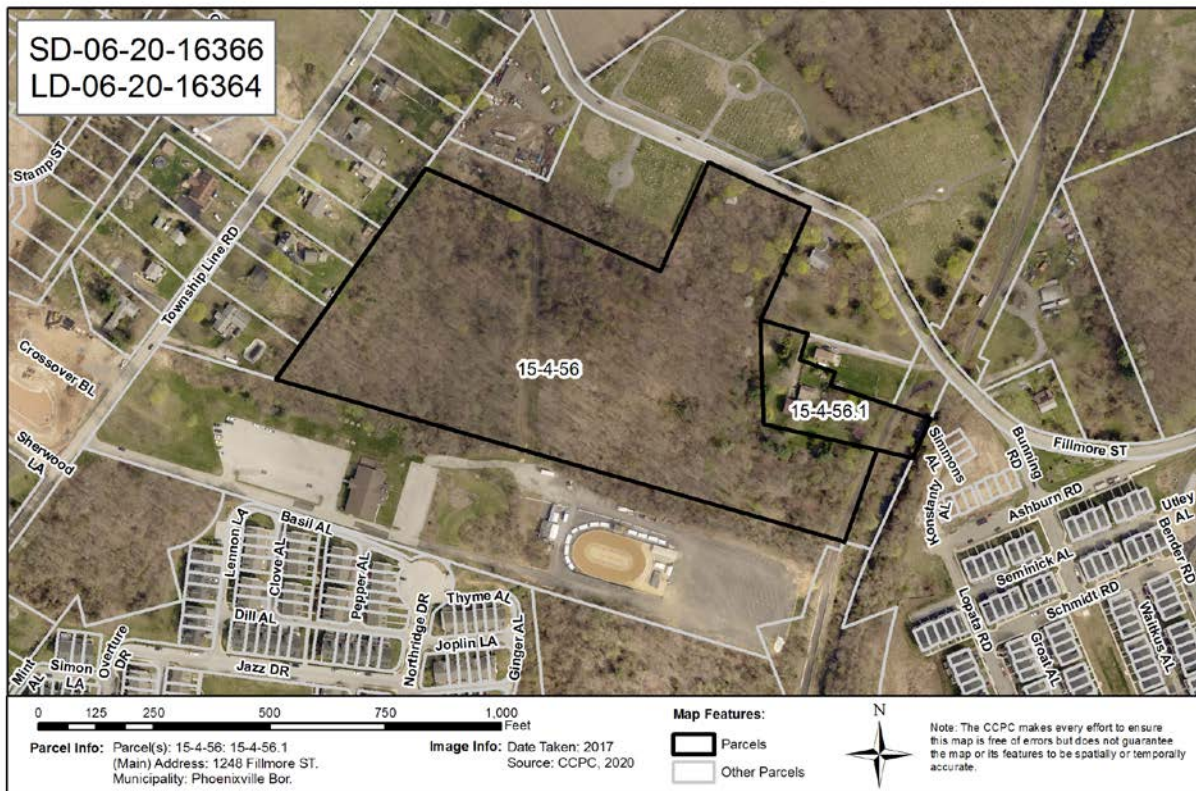
**BACKGROUND:**

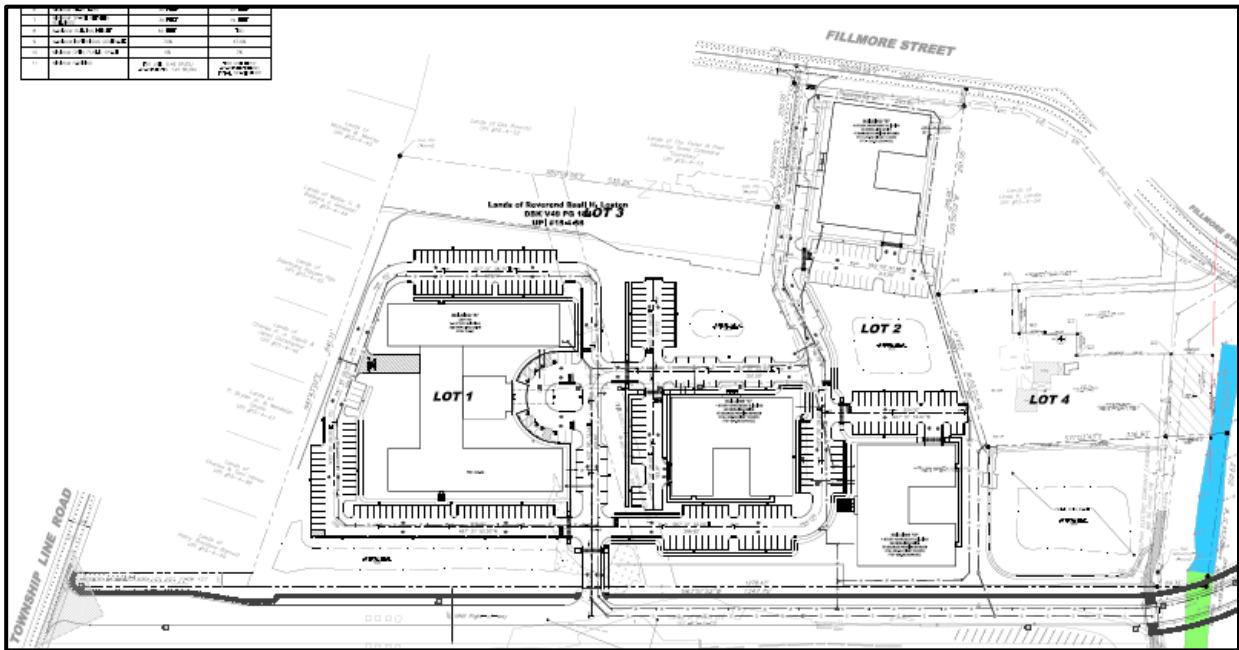
1. The Chester County Planning Commission has previously reviewed a preliminary subdivision and land development for this site. Those reviews, CCPC#s SD-07-15-12256 and LD-07-15-12257 dated August 5, 2015, proposed the construction of 260 residential units in an assisted living/independent care building and 240 units in three apartment buildings with a total of 422 parking spaces.

**COUNTY POLICY:**

**LANDSCAPES:**

2. The project site is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. The proposed subdivision/land development is consistent with the objectives of the **Urban Center Landscape**. The Future Land Use Map in the 2019 Phoenixville Regional Comprehensive Plan designates this site as Mixed Use.





Detail of Sheet RP-01 of the plan

WATERSHEDS:

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

PRIMARY ISSUES:

4. Given the significant increase of new impervious cover, the applicant should consider the following actions to increase infiltration and evaporation of stormwater:
  - a. Utilizing permeable paving materials in suitable locations, such as the planned sidewalks and parking spaces, to increase infiltration and decrease runoff volumes.
  - b. Installing a green roof on at least a small section on one of the planned 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 lot design. These features can reduce runoff volumes by increasing infiltration and promoting evapotranspiration while offering aesthetic benefits to the property.
5. This submission includes the road construction of a portion of the Northern Relief Road. The original idea for this road involves relocation of a portion of Route 113, in order to divert through traffic and avoid the highway being routed through downtown Phoenixville. This concept has been supported by a variety of people and groups for many years. If the proposed road is to be used as a

portion of a relocated Route 113, then it needs to be designed and constructed in coordination with PennDOT standards.

If the road is not to be utilized as part of a relocated Route 113, the Borough and the applicant should ensure that the final design meets the intent of the Northern Relief Route, such as diverting some of the traffic off the current highway routing through the Borough. We suggest that the proposed road align with Crossover Boulevard where it intersects with Township Line Road to create a regular four-way intersection. This would require the applicant and the Borough to work with the owners of Tax Parcel # 15-4-58 to achieve this alignment.

6. The plan shows a 6 foot-wide sidewalk on the north side of the proposed Northern Relief Route. We recommend that proposed sidewalk be upgraded to meet the requirements of a multi-use trail and as the appropriate design for a feeder trail to the Schuylkill River Trail. We recommend a minor redesign to create a 10 foot wide asphalt trail to match the surface of the existing trail on Crossover Boulevard.
7. At final buildout, this facility will accommodate a significant residential population, they should be able to safely walk within the development and to surrounding community amenities and businesses. We suggest that the following pedestrian circulation facilities be improved to make internal connections and provide links to off-site destinations:
  - Extend the sidewalk on the east side of Building D on the eastern portion of the site by 65' +/- to meet up with the multiuse trail on the north side of the Northern Relief Road.
  - Construct a sidewalk from Building B to Fillmore Street which extends along the south side of the road to the property line in both directions.
  - Create a sidewalk connections at the SE corner of building C to the west and across the access drive to the east.
  - Construct a sidewalk and crosswalk connection on the west side of Building C across the access drive to link to the multi-use trail on the north side of Northern Relief Road.
  - The trail around the stormwater basin and public open space at the southeast corner of the site should be connected to the development's pedestrian network.
8. The plan and aerial photography indicates the site is mostly wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. If development or earth disturbance is going to encroach upon existing woodlands, the removal of trees should be limited to the minimum area needed for the dwelling(s)/building(s) and support facilities. The limits of tree removal should be clearly shown on the plan and "limits of disturbance" should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the "limit of disturbance" to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.
9. The overall design should incorporate a central green open space that is easily accessible. This would provide the residents with a space for community events, a place to meet their neighbors and a pleasant destination for pedestrians and residents using a wheelchair. Such a space would provide an opportunity to retain some of the existing trees on the site as key elements of a landscaped green, that if properly designed could be used for much of the year.

10. Sheet 4 of the plan indicates that the use and height of Building A, at the northwest corner of the development, are “TBD” - To Be Determined. This is unusual for a final land development plan, the Borough should thoroughly consider this issue before taking action on a plan with undefined elements.
11. The Post Construction Stormwater Management (PCSM) Narrative notes that vegetation in the planned bioretention basins will uptake and evapotranspire the required runoff difference between the pre- and post-construction two-year storm event. Given the designed role of vegetation in facilitating required runoff reductions, the applicant should include specific requirements to regularly inspect the health, species composition, and vegetative coverage within the bioretention basins in the Ownership and Maintenance (O&M) Plan to ensure they continue to function as designed. The O&M Plan should also include requirements to replace dying or dead vegetation with suitable replacements in a timely manner.
12. The plans note that a waiver was granted from Section 613.4.F of the Borough’s Subdivision and Land Development Ordinance, which limits the slopes of earthen detention basin embankments to 25%. The plans indicate that a retaining wall will be constructed adjacent to planned Bioretention Basin 5 and will extend to the south of Building D and Bioretention Basin 4.
  - a. The O&M plan should include routine inspection and maintenance of the slopes above, below, and at the ends of the planned retention wall to prevent future erosion, limit the delivery of sediment to the bioretention basin, and to check for 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.
13. The plans note that excess stormwater from the planned bioretention basins will be discharged into the existing railroad grade at the southeast corner of the property, which drains to French Creek. The applicant should ensure that appropriate energy dissipation measures are installed at this outlet to reduce the potential of erosion and scour down-gradient of the discharge point.
14. Stormwater from all buildings will be directed into the planned stormsewer system and bioretention basins. Please ensure that all roof drains have appropriate measures (e.g. leaf traps, gutter guards, or regular cleanouts) to prevent clogging by unwanted debris, and include requirements for regular inspection of these features in the O&M Plan to ensure this system functions as designed.
15. Sheet 2 of the plan shows proposed subdivision activity in which the primary development parcel will be subdivided into lots 1 and 2, however the proposed property line between these parcels is not clearly delineated. If it is the applicant’s intent to create these lots, we recommend that the plan be revised to address this issue. We also note that lots 3 and 4 shown on the same sheet already exist; unless they are being adjusted, they should not be identified on the plan.

16. The plans indicate that a delineated wetland located near the proposed access point to the planned Northern Relief Road will be graded over during construction.
  - a. Section 22-503.2 of the Borough’s Subdivision and Land Development Ordinance notes that “wetlands... shall be preserved in subdivisions and land development”; Section 22-503.3 states that a 25 foot setback shall be maintained around the perimeter all wetlands. The Chester County Water Resources Authority encourages the applicant to preserve the integrity of these wetlands by incorporating this area into the site design as open space.
  - b. There is no mention in the plan documents that a waiver from these requirements was sought or obtained. If these wetlands will be removed, the applicant should submit a formal request for a waiver to these requirements.

ADMINISTRATIVE ISSUES:

17. The plan indicates that twelve waivers from the provisions of the Borough Subdivision and Land Development have been granted. Prior to granting final plan approval, Borough Council should verify that the plan conforms to the decision issued and any conditions of approval issued by the Council have been incorporated into the final plan.
18. The Borough should verify that all necessary ordinance relief measures to permit grading in steep slope areas have been granted and that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization. The Borough and the applicant should discuss the need for fences at the top of the proposed retaining walls.
19. The zoning information on Sheet 2 of the plan indicates that the proposed minimum separation between buildings is 19 feet where the ordinance requirement is 30 feet, however none of the four proposed buildings appear to be that close to each other. This measurement should be verified and the plan revised as required.
20. A General Note on Sheet 15 of the plan indicates that the existing PECO overhead power lines that cross the site are to be relocated, but the relocated route for these lines is not shown on the plan. If these lines are to be relocated on this site, the approximate location should be shown on the plan, particularly if they are to be placed underground.
21. 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
22. 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.

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Re: Final Subdivision & Land Development - Odessa Development & Northern Relief Road  
# Phoenixville Borough – SD-06-20-16366 & LD-06-20-16364

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

Sincerely,

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

Glenn Bentley  
Senior Review Planner

cc: Franklin Phoenixville, L.P.  
BL Companies. Attn: Kestra Kelly  
Chester County Health Department  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Chester County Conservation District





# THE COUNTY OF CHESTER



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Executive Director

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Government Services Center, Suite 270  
601 Westtown Road  
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(610) 344-6285 Fax (610) 344-6515

July 27, 2020

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

Re: Final Subdivision - Inspirations Build & Design, LLC, 421 South Street  
# Phoenixville Borough - SD-07-20-16402

Dear Mr. Boelker:

A final subdivision plan entitled "Inspirations Build & Design, LLC", prepared by Inland Design, and dated July 9, 2020, was received by this office on July 17, 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: east side of South Street, west side of North Street  
Site Acreage: 0.69  
Lots/Units: 3 lots  
Proposed Land Use: Single Family Residential  
Municipal Land Use Plan Designation: High Density Residential  
UPI#: 15-5-55

**PROPOSAL:**

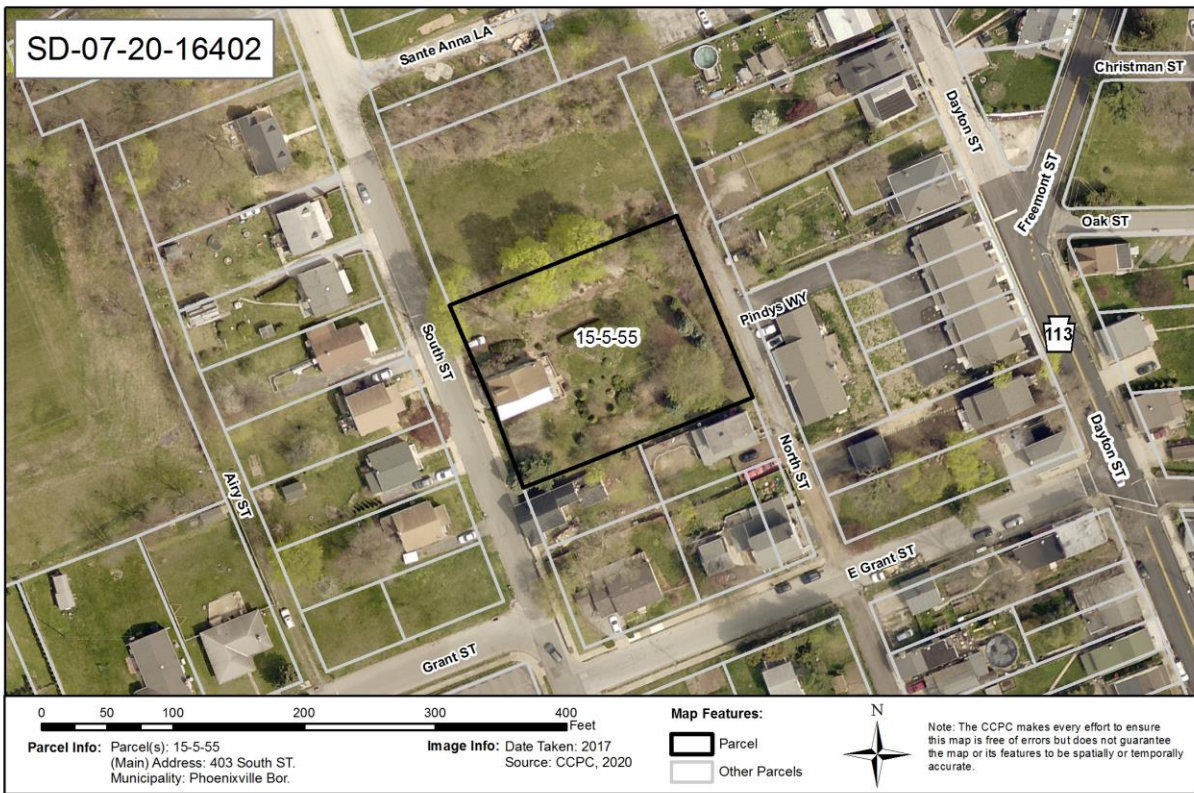
The applicant proposes the creation of 3 lots from a 0.69 acre parent parcel. The project site, which will be served by public water and public sewer, is located in the RI-Residential Infill zoning district.

**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:**

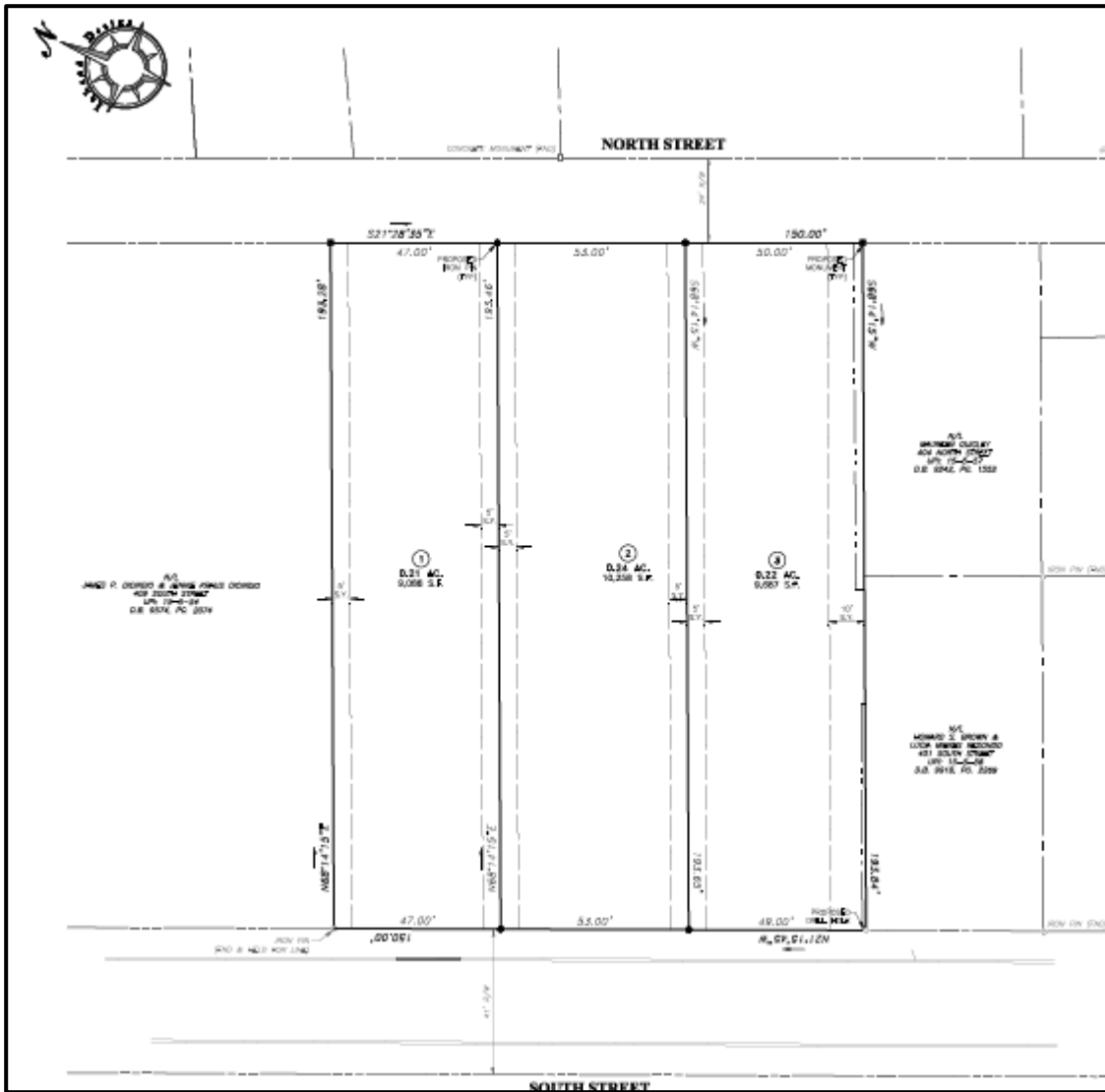
**LANDSCAPES:**

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. The proposed subdivision is consistent with the objectives of the **Urban Center Landscape**.



**PRIMARY ISSUES:**

2. Sheet 4 of the plan indicates that there might be encroachment issues with proposed lot #3 and the neighboring property fronting on North Street. The applicant and that land owner should use the opportunity offered by this subdivision activity to resolve this issue.
3. It appears that residential development on proposed lots #1 & #3 will necessitate the removal of established trees and other landscaping. The Borough and the applicant should consider measures that could be implemented to preserve as much of the existing landscaping as possible. In addition street trees should be planted along the South Street frontage of these lots.



*Detail of Sheet 3 of the Subdivision Plan*

**ADMINISTRATIVE ISSUES:**

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

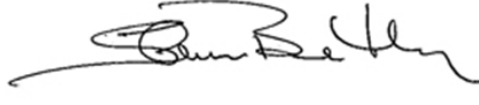
Page: 4

Re: Final Subdivision - Inspirations Build & Design, LLC, 421 South Street

# Phoenixville Borough - SD-07-20-16402

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

Sincerely,

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

Glenn Bentley  
Senior Review Planner

cc: INSPIRATION, BUILD & DESIGN, LLC, Attn: Jack Barbary  
Inland Design Attn: Joel D. Comanda



# THE COUNTY OF CHESTER



COMMISSIONERS  
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Government Services Center, Suite 270  
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West Chester, PA 19380-0990  
(610) 344-6285 Fax (610) 344-6515

July 1, 2020

Dennis Rittenhouse, Manager  
Spring City Borough  
6 S. Church Street  
Spring City, PA 19475

Re: Preliminary/Final Subdivision - Villages at Spring Hill  
# Spring City Borough - SD-06-20-16373

Dear Mr. Rittenhouse:

A preliminary/final subdivision plan entitled "Villages at Spring Hill", prepared by Bursich Associates, Inc., and dated June 2, 2020, was received by this office on June 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 subdivision for your consideration.

**PROJECT SUMMARY:**

Location: east side of Pikeland Avenue, south of South Church Street  
Site Acreage: 39.85  
Lots/Units: 7 lots  
Proposed Land Use: Single Family Residential  
Municipal Land Use Plan Designation: MDR-Medium Density Residential  
UPI#: 14-7-71, 14-7-64, 14-7-70, 14-7-57, 14-7-63, 14-7-65, 14-7-53

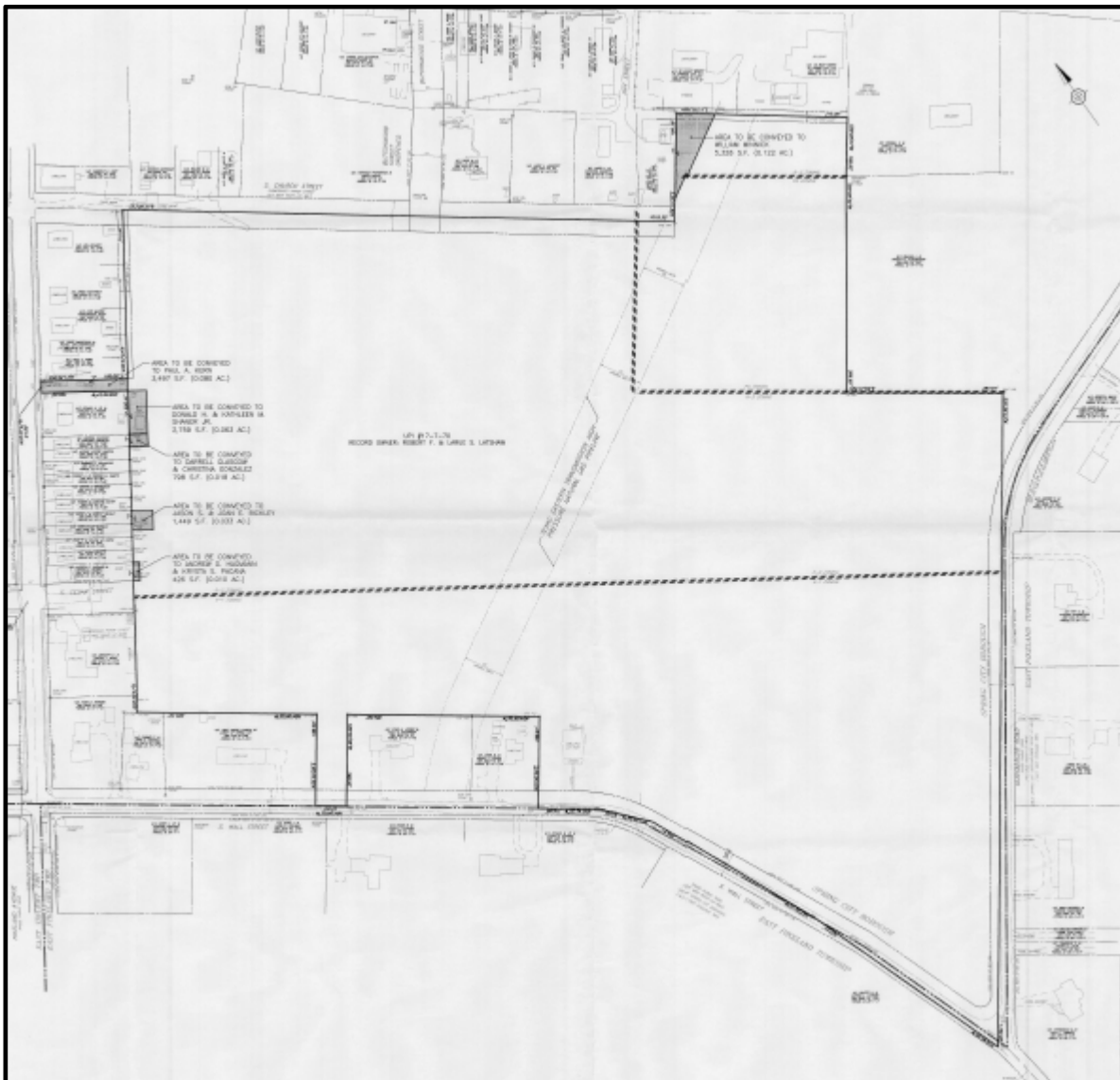
**PROPOSAL:**

The applicant proposes adjusting the property lines of 7 parcels to add small areas to six adjacent parcels. The project site, which is be served by public water and sewer service, is located in the R-2, R-3, PN-Planned Neighborhood zoning districts.

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

**BACKGROUND:**

1. The Chester County Planning Commission has previously reviewed a preliminary subdivision proposal for this site. That review, CCPC# SD-04-19-15863, dated May 2, 2019, addressed the creation of 174 residential lots, on a 39.83 acre parcel utilizing the provisions of the Mixed Residential Community overlay district.

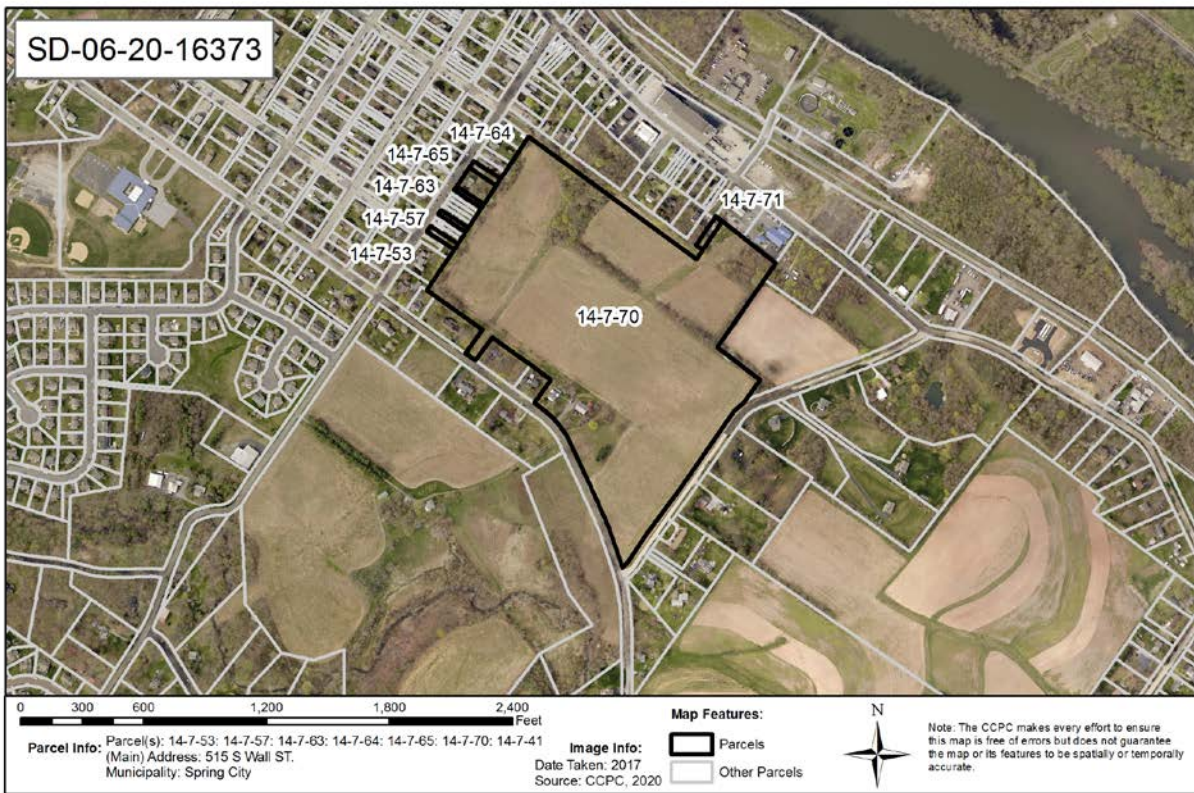


*Detail of Sheet 2 of the plan*

**COUNTY POLICY:**

**LANDSCAPES:**

- 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**.



**PRIMARY ISSUES:**

- The applicant, the Borough and the individual parcel owners should verify that any applicable easement or right-of-way provisions associated with the subdivision activity have been incorporated into the revised deeds of the affected parcels.

**ADMINISTRATIVE ISSUES:**

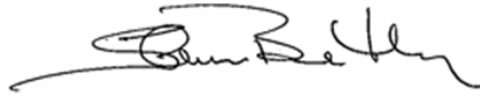
- According to County Tax Assessment records, the project site appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) to determine if this proposal could affect the applicant's tax status. Additional information on this topic is provided online at: [www.chesco.org/256/Act-319--Clean-Green](http://www.chesco.org/256/Act-319--Clean-Green).

Page: 4  
Re: Preliminary/Final Subdivision - Villages at Spring Hill  
# Spring City Borough - SD-06-20-16373

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

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

Sincerely,

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

Glenn Bentley  
Senior Review Planner

cc: Bursich Associates, Inc.  
Chester County Assessment Office





# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

July 8, 2020

Dennis Rittenhouse, Manager  
Spring City Borough  
6 South Church Street  
Spring City, PA 19475

Re: Preliminary/Final Subdivision - Hunsberger Tract  
# Spring City Borough - SD-06-20-16381

Dear Mr. Rittenhouse:

A preliminary/final subdivision plan entitled "Hunsberger Tract", prepared by Bursich Associates, Inc. and dated March 31, 2020, was received by this office on June 15, 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 the intersection of South Main Street and Hunsberger Road. The municipal boundary with East Pikeland Township is to the south.
Site Acreage:	8.19 acres
Units:	30 dwelling units
Proposed Land Use:	Twin dwellings
Municipal Land Use Plan Designation:	Medium Density Residential
UPI#:	14-7-75

**PROPOSAL:**

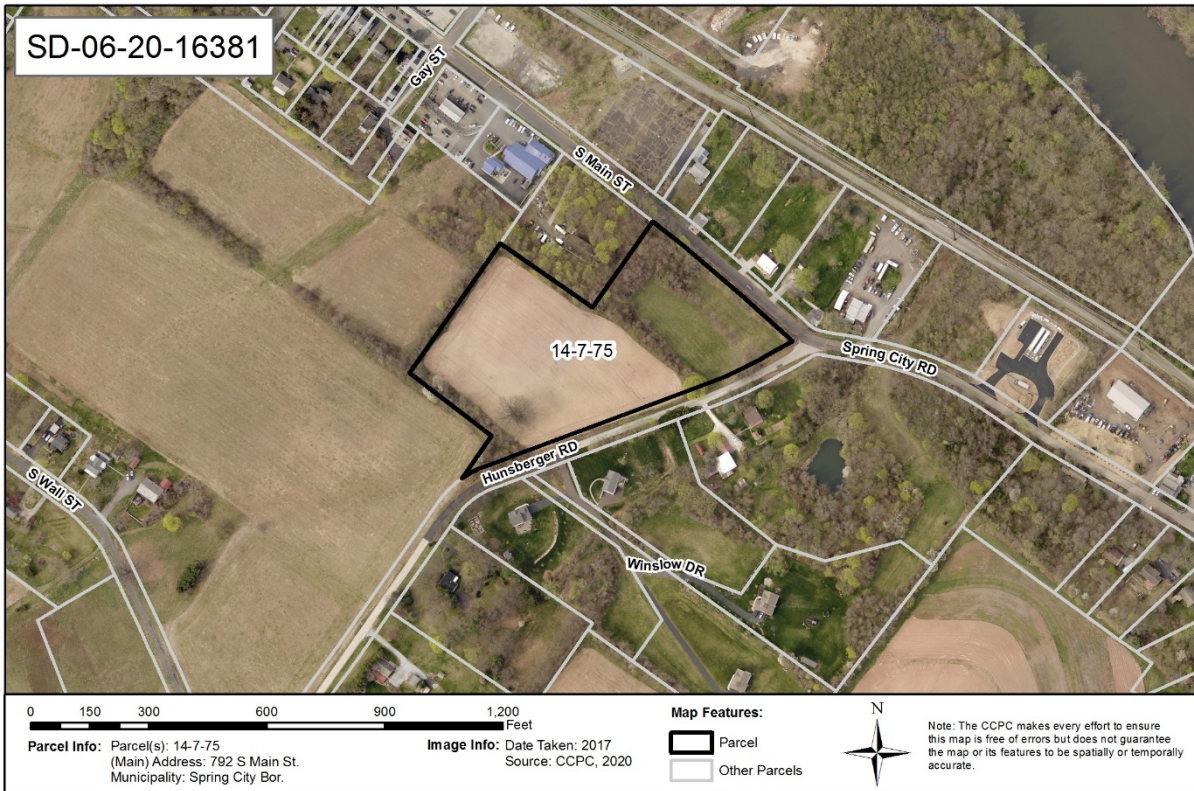
The applicant proposes the creation of 30 lots. The site, which will be served by public water and public sewer facilities, is located in the Spring City Borough R-2 Medium Density Residential Zoning District, R-3 High Density Residential Zoning District, and in the PN Planned Neighborhood Zoning District.

**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 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**.





*Detail of Hunsberger Tract  
Preliminary/Final Subdivision Plan*

**WATERSHEDS:**

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

- implement comprehensive stormwater management,
- restore water quality of "impaired" streams, and
- protect vegetated riparian corridors.

***Watersheds*** can be accessed at [www.chesco.org/water](http://www.chesco.org/water).

**PRIMARY ISSUES:**

3. The submission indicates that this is a subdivision plan, but it appears that the plan submitted to the Chester County Planning Commission does not include bearings and distances. In addition, General Note 26 indicates that this is a plan for land development and General Note 27 indicates that the actual location of the proposed units is not final. The applicant and the Borough should clarify how the lots will be recorded.
4. The Borough should consider requiring a temporary turnaround on Pecan Lane, until the connecting adjacent roadway is completed.
5. The plan indicates a Homeowners' Association will be responsible for the proposed common

facilities. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any common held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the Borough to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance.

6. We suggest that the basin on the site can serve as an attractive site amenity in addition to providing a utilitarian function. We recommend that the applicant provide a walking trail from the west side of Pecan Road so that the residents on Pecan Road can gain direct access to the basin.
7. The open space on the site can be further enhanced in addition to providing a trail to the basin. The applicant should also consider other amenities in the open space, such as benches. Information on pedestrian access designs is available in the Pedestrian Facilities Design Element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update). The Handbook is available online at: [www.chesco.org/documentcenter/view/27042](http://www.chesco.org/documentcenter/view/27042).
8. It appears that the garage doors will comprise a significant percentage of each unit's front façade. Therefore, we suggest that the applicant incorporate design features that could help mitigate the imposing visual effects of the garage doors, such as recessing the doors, providing the garage doors with windows, or providing the garage doors with roof canopies that can provide visual relief and shading.
9. We endorse the installation of sidewalks into the plan. Sidewalks are an essential design element for new construction in the **Urban Center Landscape**. "Connect" Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas.
10. The Borough should verify that all necessary ordinance relief measures to permit grading in steep slope areas have been granted and that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization.

ADMINISTRATIVE ISSUES:

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

Page: 5  
Re: Preliminary/Final Subdivision - Hunsberger Tract  
# Spring City Borough - SD-06-20-16381

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Spring City 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 "Wes Bruckno". The signature is written in a cursive, slightly slanted style.

Wes Bruckno, AICP  
Senior Review Planner

cc: Bursich Associates, Inc.  
William and Waneta Hunsberger  
Chester County Conservation District



# THE COUNTY OF CHESTER



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

July 11, 2020

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

Re: Final Land Development - 97,598 S.F. Machine Shop  
# Valley Township - LD-05-20-16351

Dear Ms. Rambo:

A final land development plan entitled "97,598 S.F. Machine Shop ", prepared by DL Howell, dated December 17, 2018 and last revised on May 15, 2020, was initially received by this office on May 20, 2020, but the completed application was not received by this office until June 11, 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:	South side of Waverly Boulevard, west of Washington Lane and east of the municipal boundary with Sadsbury Township
Site Acreage:	8.296 acres
Lot:	1 lot; one structure
Non-Res. Square Footage:	99,998 square feet
Proposed Land Use:	Industrial
New Parking Spaces:	100 spaces
Municipal Land Use Plan Designation:	Suburban
UPI#:	38-4-5.3C

**PROPOSAL:**

The applicant proposes the construction of a 99,998 square foot industrial building and 100 parking spaces. (The plan’s title is “97,598 S.F. Machine Shop”, but the plan itself shows a 99,998 square foot building.) The site, which will be served by public water and public sewer facilities, is located in the Valley Township I-Industrial zoning district.

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

**BACKGROUND:**

The Chester County Planning Commission previously reviewed an earlier version of this submission, and our comments were forwarded to the Township in a letter dated January 18, 2019 (refer to CCPC # 12-18-15719). The current submission is generally similar to the earlier submission, and therefore we are repeating our comments on that earlier submission.

**COUNTY POLICY:**

**LANDSCAPES:**

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

**WATERSHEDS:**

2. *Watersheds*, the water resources component of *Landscapes3*, indicates the proposed development is located within the Sucker 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](http://www.chesco.org/water).

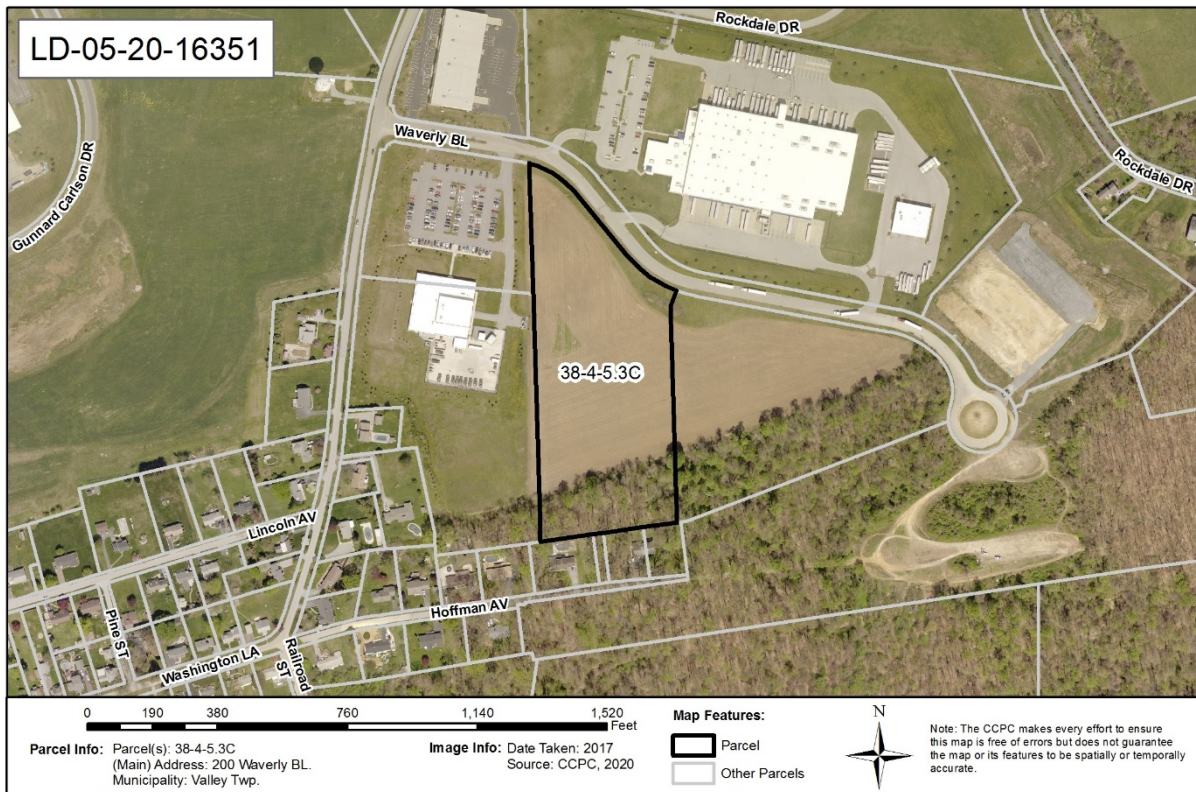
**PRIMARY ISSUES:**

3. The 247 form that was submitted with the application indicated that the plan was submitted as a Preliminary/Final plan, but the Township has notified us that it is a final plan.
4. The Township's emergency service providers should be requested to review the plan to ensure that safe access and egress is provided for this site.
5. We recommend that special attention be applied to the landscaping and lighting at the south of the site due to the proximity of the nearby residential area. Truck movements in this area,

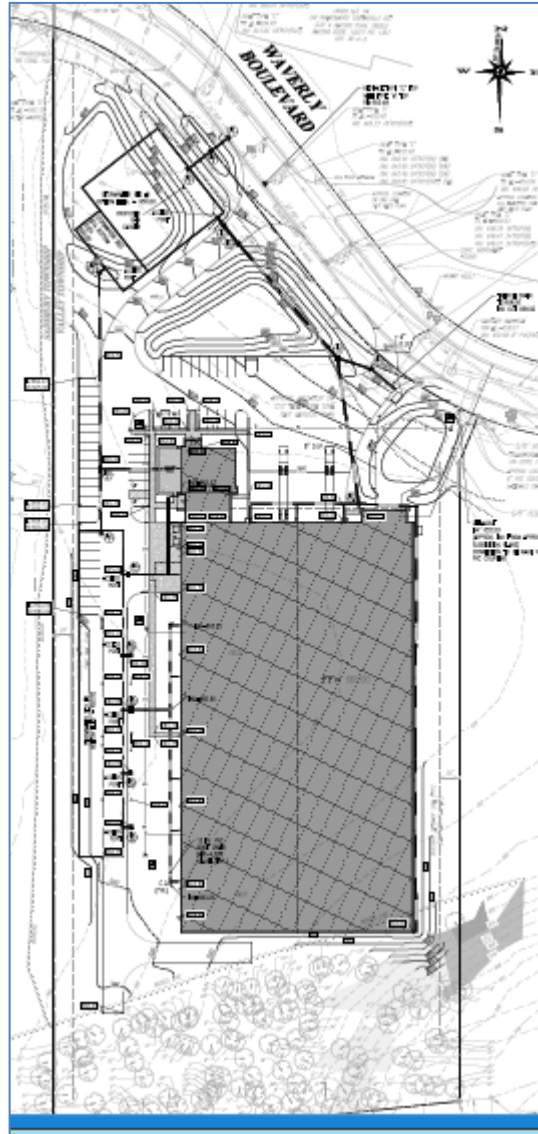
especially if conducted early or late in the day, may disturb residents in this area. A short fence to shield truck headlights could also be considered along the southern portion of the site (see the details on page 4 below).

6. All site lighting should also be downward-pointing to limit “skyglow”, to reduce glare on surrounding areas and to limit potential conflicts with aviation traffic at the nearby G.O. Carlson Airport. In general, the applicant should use the minimum amount of light intensity that is necessary to safely illuminate the facility. Suggestions regarding the design of outdoor lighting are found in the Chester County Planning Commission’s “Outdoor Lighting” eTool, at:

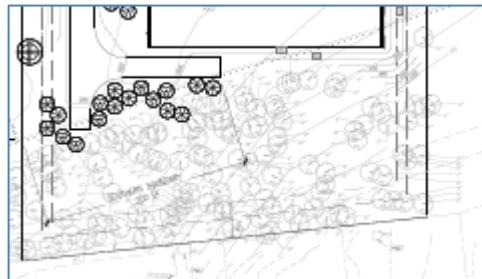
<http://www.chescoplanning.org/MuniCorner/Tools/OutDoorLighting.cfm>







*Detail of 97,598 S.F. Machine Shop  
Preliminary/Final Land Development Plan*



*Detail of southern portion  
of 97,598 S.F. Machine Shop*

Page: 5  
Re: Final Land Development - 97,598 S.F. Machine Shop  
# Valley Township - LD-05-20-16351

7. The plan shows 100 parking spaces. We suggest that the applicant and the Township evaluate the actual anticipated parking demand for this facility, 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 (such as the spaces on the west site of the site). The reserve spaces could be installed in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.
8. The Township 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 more information on this issue.

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Wes Bruckno, AICP  
Senior Review Planner

cc: DL Howell  
Chester County Conservation District  
Linda Shank, Sadsbury Township Secretary  
Chester County Department of Emergency Services Technical Division



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O’Leary, AICP  
Executive Director

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

July 27, 2020

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

Re: Preliminary/Final Land Development - Micronic Manufacturing USA  
# Valley Township - LD-07-20-16403

Dear Ms. Rambo:

A preliminary/final land development plan entitled "Micronic Manufacturing USA", prepared by Commonwealth Engineers Inc. and dated June 16, 2020, was received by this office on July 13, 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:	South of Aviation Way (Aviation Way is noted as “Earhart Drive” according to Chester County records), northwest of Lindbergh Boulevard
Site Acreage:	6.52 acres
Lots/Units:	1 lot, 1 structure
Non-Res. Square Footage:	28,564 square feet
Proposed Land Use:	Manufacturing
New Parking Spaces:	72 spaces
Municipal Land Use Plan Designation:	Suburban Center
UPI#:	38-2-163

**PROPOSAL:**

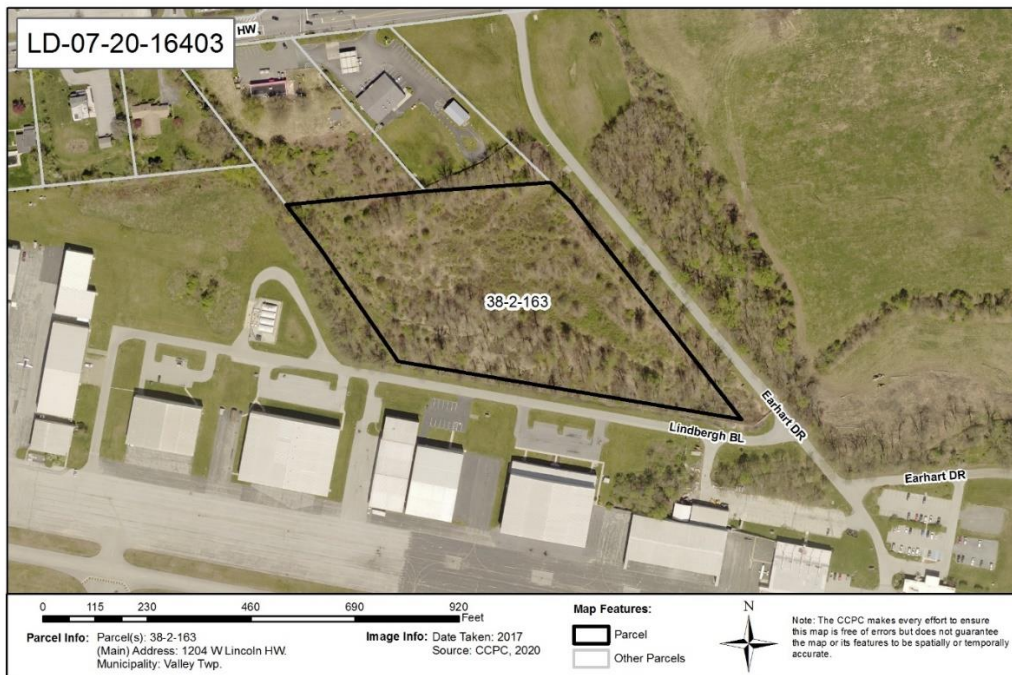
The applicant proposes the construction of a 28,564 square foot industrial building and 72 parking spaces. The site, which will be served by public water and public sewer facilities, is located in the Valley Township Planned Development zoning district. The site is located along Aviation Way and Lindbergh Boulevard, which are both private roads.

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

**COUNTY POLICY:**

**LANDSCAPES:**

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

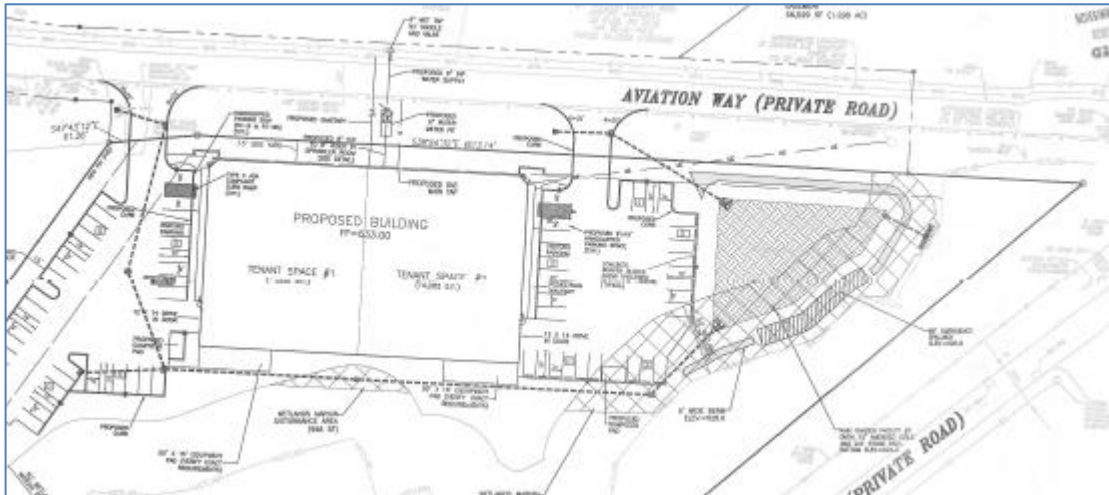


**WATERSHEDS:**

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Sucker 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](http://www.chesco.org/water).

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.



***Detail of Micronic Manufacturing USA  
Preliminary/Final Land Development Plan***

**PRIMARY ISSUES:**

3. The Township's emergency service providers should be requested to review the plan to ensure that safe access and egress is provided for this site, including the south side of the structure. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
4. The applicant proposes 72 parking spaces, as required by the Valley Township Zoning Ordinance. We suggest that the applicant and the Township evaluate the actual anticipated parking demand for this development, and determine if all the proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserved spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.
5. The 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.
6. The applicant should verify that the proposed land development plan is consistent with all Federal Aviation Administration requirements related to the height of structures, lighting, taxi-ways, aircraft hangars, location of parking areas, etc., including any contemporary regulations on airport security.

Page: 4  
Re: Preliminary/Final Land Development - Micronic Manufacturing USA  
# Valley Township - LD-07-20-16403

7. Sheet 5 identifies an “area of protected sensitive/special value species”. The applicant should elaborate on how this area will be protected.
8. We suggest that the applicant attempt to naturalize the shape and landscaping in and around the stormwater basin to improve its aesthetic qualities.
9. The applicant should provide a sidewalk along the front of the building to permit pedestrians to walk from one unit to the other. If the Township is planning on an area-wide sidewalk installation program in the future, the applicant should participate. Sidewalks are an essential design element for new construction in the **Suburban Center Landscape**. “Connect” Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas.

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Wes Bruckno, AICP  
Senior Review Planner

cc: Micronic Manufacturing USA  
Bridgewater RE, LLC  
Commonwealth Engineers Inc.  
Chester County Conservation District

# Proposed Plan and Ordinance Reviews





# ORDINANCE PROPOSALS

7/1/2020 to 7/31/2020

The staff reviewed proposals for:

	Total
Zoning Ordinance Amendments	7
<b>TOTAL REVIEWS</b>	<b>7</b>

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Charlestown Township	ZA-06-20-16391	7/17/2020	<p><b>Proposed - Zoning Ordinance Amendment</b></p> <p>The amendment adds Live\Work units and apartments to be sited above retail or office space in the TND District Area 3 as a by-right use. The area and bulk provisions for the TND District Area 3 are revised to clarify the existing provision and set a maximum ground floor area of 3,000 sq. ft. for Live\Work units and apartments above retail or office space.</p>	Consistent
Kennett Square Borough	ZA-06-20-16378	7/1/2020	<p><b>Proposed - Zoning Ordinance Amendment</b></p> <p>The proposed zoning ordinance amendment revises the separation distance between the use and the existing or proposed required off-street parking. This distance will be increased for uses in the C-1, C-2 and TBO districts to match the current 1,500 foot measurement applicable to uses in the OI-1 district.</p>	Consistent
London Grove Township	ZA-06-20-16392	7/22/2020	<p><b>Proposed - Zoning Ordinance Amendment</b></p> <p>Wireless Communications Ordinance Amendment</p>	Consistent
Tredyffrin Township	ZA-06-20-16385	7/10/2020	<p><b>Proposed - Zoning Ordinance Amendment</b></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. The Commission reviewed an earlier version of this amendment on February 21, 2020 (CCPC# ZA-01-20-16218).</p>	Consistent
Upper Uwchlan Township	ZA-06-20-16386	7/7/2020	<p><b>Proposed - Zoning Ordinance Amendment</b></p> <p>Wireless Communications Ordinance</p>	Consistent



MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Valley Township	ZA-07-20-16399	7/23/2020	<b>Proposed - Zoning Ordinance Amendment</b> Amendment to Natural Resource Standards	Consistent
West Chester Borough	ZA-06-20-16368	7/8/2020	<b>Proposed - Zoning Ordinance Amendment</b> The Borough proposes the creation of a Planned University Campus zoning district, along with changing the zoning designation of the parcels located on the south side of Sharpless Street between South New Street and South High Street from IS Institutional to PUC Planned University Campus.	Consistent

**TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 7**

**TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 7**

# Ordinance Review Letters



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

July 17, 2020

Linda Csete, Manager/Secretary  
Charlestown Township  
PO Box 507  
Devault, PA 19432-0507

Re: Zoning Ordinance Amendment – Live-work Units & Apartments sited above retail/office TND,  
Area 3  
# Charlestown Township - ZA-06-20-16391

Dear Ms. Csete:

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 June 29, 2020. We offer the following comments to assist in your review of the proposed zoning ordinance amendment.

## DESCRIPTION:

1. The Township proposes the following amendments to its zoning ordinance:
  - A. The permitted uses applicable to the TND District Area 3 of Section 2211.1.A are revised to add Live-work units and apartments above retail and/or offices;
  - B. The Area and Bulk regulations pertaining to the TND District Area 3 are revised to indicate that the existing provision 27-2212.1.F(1) is applicable to single story and/or single use buildings and a new subsection 27-2212.1.F(2) sets a ground floor area limit of 3,000 square feet for buildings where Live-work units and apartments could be sited above retail and/or offices.

## COMMENT:

2. The Township should consider the need for external access to Live-work units and apartments above retail and office if, as the definition of the term Live-work unit indicates, that people other than the proprietor of the lower floor store or office are permitted to be residents of the Live-work unit or apartment.

Page: 2

Re: Zoning Ordinance Amendment – Live-work Units & Apartments sited above retail/office TND,  
Area 3

# Charlestown Township - ZA-06-20-16391

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

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

Sincerely,

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

Glenn Bentley  
Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

July 1, 2020

Russell H. Drumheller III, Codes Enforcement Officer  
Kennett Square Borough  
120 Marshall Street  
Kennett Square, PA 19348

Re: Zoning Ordinance Amendment – Alternative Required Parking Standards  
# Kennett Square Borough - ZA-06-20-16378

Dear Mr. Drumheller III:

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 June 12, 2020. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

**DESCRIPTION:**

1. The Borough proposes to revise the separation distance between the use and the existing or proposed required off-street parking of Section 23-65(a)(5)(D). This distance will be increased for uses in the C-1, C-2 and TBO districts to match the current 1,500 foot measurement applicable to uses in the OI-1 district.;

**COMMENTS:**

2. The proposed amendment is appropriate.

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

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

Sincerely,

Glenn Bentley  
Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

July 22, 2020

Dawn Maciejczyk, Secretary  
London Grove Township  
327 Rose Hill Road Suite, 100  
West Grove, PA 19390

Re: Zoning Ordinance Amendment – Wireless Communications  
# London Grove Township - ZA-06-20-16392

Dear Ms. Maciejczyk:

The Chester County Planning Commission has reviewed the proposed London Grove Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on June 29, 2020. We offer the following comments to assist in your review of the proposed London Grove Township Zoning Ordinance amendment.

## DESCRIPTION:

1. London Grove Township proposes to comprehensively amend Zoning Ordinance Section 27-1836 “Wireless Communications Facilities”. Its notable provisions include:
  - A. Definitions of relevant terms;
  - B. Tower-based and non-tower-based wireless communications facilities are regulated separately:
    - i. non-tower facilities are to be permitted in all zoning districts and are subject to size and other specified physical regulations;
    - ii. co-location is encouraged and required on non-tower facilities located in public rights-of-way, and
    - iii. tower-based wireless communications facilities are permitted by conditional use in the C-Commercial, the ISU-Industrial, Special Use, and in the I Industrial districts, with setback, landscaping and other regulations;
    - iv. tower-based wireless communications facilities less than 50 feet in height (this height restriction is repeated in various parts of the ordinance) are permitted by conditional use along the rights-of-way of Route 1, Route 41, Route 841, State Road and West Baltimore Pike regardless of the underlying zoning district,
    - v. provisions for requiring the removal of communications facilities in public rights-of-way when required by the municipality (such as for road widening), as well as for the removal of discontinued or abandoned facilities;
  - C. “Small Wireless Facilities” are to be separately regulated in another Township ordinance due to recent Federal Communications Commission regulations;
  - D. The use of “Stealth” visual technologies are required; and
  - E. A provision is included that specifically states that the intent of the ordinance is to comply with federal and state laws.

COMMENTS:

2. We acknowledge that the ordinance is intended to comply with regulations promulgated by the Federal Communications Commission, by which certain provisions regulating wireless communications facilities will be located in Township regulations that are not within its Zoning Ordinance.
3. We endorse the requirement for the use of “stealth” designs.
4. The ordinance requires landscaping and the removal of graffiti, and we endorse the provision requiring the applicant to provide the name of a person and contact information that will be needed to ensure compliance with these provisions.
5. The ordinance requires applicants to insure and indemnify the Township regarding proposed wireless communications facilities. While we understand that the Township wishes to protect itself against damage or other claims, we do not believe that the Township requires applicants to indemnify the Township when other large structures are proposed, such as silos or billboards. The Township may wish to elaborate on the need for such indemnification when applicants propose to construct wireless communications facilities.
6. Section 27-1836 D.(1)(h) prohibits non-tower wireless communications facilities to be located on historic buildings or structures, but allows them to be located on such structures if the structures are owned by municipal, county or state-owned governments and the wireless facilities are “...designed to be unnoticeable and will not negatively impact the historic nature of the building or structure.” The Township should also consider whether wireless communications facilities should be permitted on historic buildings or structures in private ownership, provided that they are required to be “...designed to be unnoticeable and will not negatively impact the historic nature of the building or structure”; i.e., subject to the same provisions that would apply if they were to be located on publicly-owned structures. The Township may wish to ask the Township Planning Commission for recommendations regarding the placement of wireless communications facilities on historic structures, with the intent of further limiting possible adverse effects on such structures.
7. Section 27-1836 D. appears twice on the amendment that was submitted to the County Planning Commission; it appears as first as “Section 27-1836 D. General requirements for all non-tower wireless communications facilities” and again as “Section 27-1836 D. Non-tower wireless communications facilities outside the rights-of-way”.

**RECOMMENDATION: London Grove 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,



Wes Bruckno, AICP  
Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

July 10, 2020

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

Re: Zoning Ordinance Amendment - Signs  
# Tredyffrin Township – ZA-06-20-16385

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 June 18, 2020. We note that a clean copy and an annotated (redline) copy of the draft ordinance, last revised June 17, 2020, were submitted for our review. We offer the following comments to assist in your review of the proposed amendment.

## DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
  - A. 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 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.

## BACKGROUND:

2. The County Planning Commission reviewed an earlier version of this amendment on February 21, 2020 (CCPC# ZA-01-20-16218). Most of the revisions to the current submission appear to be minor in nature.

## COMMENTS:

3. As stated in our previous review, the proposed sign regulations appear to be comprehensive and appropriately regulate a wide range of sign types.
4. As previously stated, the Township should determine if the paragraph following Section 208-123.C on page 4 should be formally identified as Section 208-123.D.

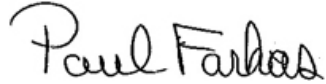


Page: 2  
Re: Zoning Ordinance Amendment - Signs  
# Treduffrin Township – ZA-06-20-16385

**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 style with a large, prominent initial "P".

Paul Farkas  
Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

July 7, 2020

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

Re: Zoning Ordinance Amendment – Wireless Communications  
# Upper Uwchlan Township - ZA-06-20-16386

Dear Ms. Jonik:

The Chester County Planning Commission has reviewed the proposed Upper Uwchlan Township Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on June 19, 2020. We offer the following comments to assist in your review of the proposed Upper Uwchlan Township Zoning Ordinance amendment.

## DESCRIPTION:

1. Upper Uwchlan Township proposes the following amendments to its Zoning Ordinance:
  - A. Regulate where tower-based Wireless Communications Facilities (WCF) may be located within public rights-of-way (including listing locations along identified roads where specified tower designs are permitted, by conditional use in public rights-of-way);
  - B. Clarify that “Small Wireless Facilities”, as defined by the Federal Communications Commission, are to be governed by a separate ordinance and design guidelines;
  - C. Clarify permit fees, and
  - D. Update provisions in the Ordinance to ensure that the Township’s regulations comply with Federal laws.

## COMMENTS:

2. Section 5 of the amendment specifies that Small Wireless Facilities, as defined by the Federal Communications Commission, are to be governed by a separate ordinance that will not be part of the Township’s Zoning Ordinance in order to comply with Federal regulations.
3. We have no comments on the remainder of the amendment, which contain provisions that are consistent with those found in other current municipal regulations. We also acknowledge that the intent of the amendment also is to comply with Federal regulations.

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

Page: 2

Re: Zoning Ordinance Amendment – Wireless Communications

# Upper Uwchlan Township - ZA-06-20-16386

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 style with a long horizontal stroke at the end.

Wes Bruckno, AICP  
Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

July 23, 2020

Carol L. Lewis, Township Manager  
Valley Township  
890 West Lincoln Highway  
PO Box 467  
Coatesville, PA 19320

Re: Zoning Ordinance Amendment - Natural Resource Standards  
# Valley Township - ZA-07-20-16399

Dear Ms. Lewis:

The Chester County Planning Commission has reviewed the proposed Valley Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on July 9, 2020. We offer the following comments to assist in your review of the proposed Valley Township Zoning Ordinance amendment.

## **DESCRIPTION:**

1. Valley Township proposes to amend the Township Zoning Ordinance regarding the regulation of steep slope areas, generally identified as those areas falling into two categories of slopes from 15% to 25%, and greater than 25%, including the following provisions;
  - a. Limitations on the amount of site disturbance permitted on the two slope categories (30% for slopes from 15% to 25%, and 15% for slopes over 25%);
  - b. Maximum lot coverages are specified for lots with slope areas from 15% to 25%, and on lots containing slope areas over 25%;
  - c. Revisions on how areas of steep slope are calculated;
  - d. Minimum buildable areas are specified for lots with steep slope areas, although these provisions are not applied when development is proposed under the provisions of the Conservation (C) Zone;
  - e. Required lot areas are increased for lots with areas of steep slope;
  - f. A definition of Buildable Area is included, which shall not include areas within the required yards, and
  - g. These slope areas will apply to both residential and non-residential developments.

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

Page: 2  
Re: Zoning Ordinance Amendment - Natural Resource Standards  
# Valley Township - ZA-07-20-16399

**COMMENTS:**

2. The proposed provisions will help preserve areas of steep slope from unnecessary disturbance. While some of the provisions may have the effect of encouraging larger lots to meet the exclusions of steep slope areas that would no longer be permitted to be disturbed, it may have the effect of encouraging development in the Conservation (C) Zone. We note that the Conservation Zone permits lots of 6,000 square feet, and this amendment can have the effect of encouraging the use of smaller lots in the C Zone and increasing density in appropriate areas while protecting other areas that consequently would not be developed.
3. The Township should determine whether the steep slope regulations will apply to artificially-created slope areas.

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, flowing style.

Wes Bruckno, AICP  
Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

July 8, 2020

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

Re: Zoning Ordinance and Zoning Map Amendment - PUC Planned University Campus District  
# West Chester Borough – ZA-06-20-16368

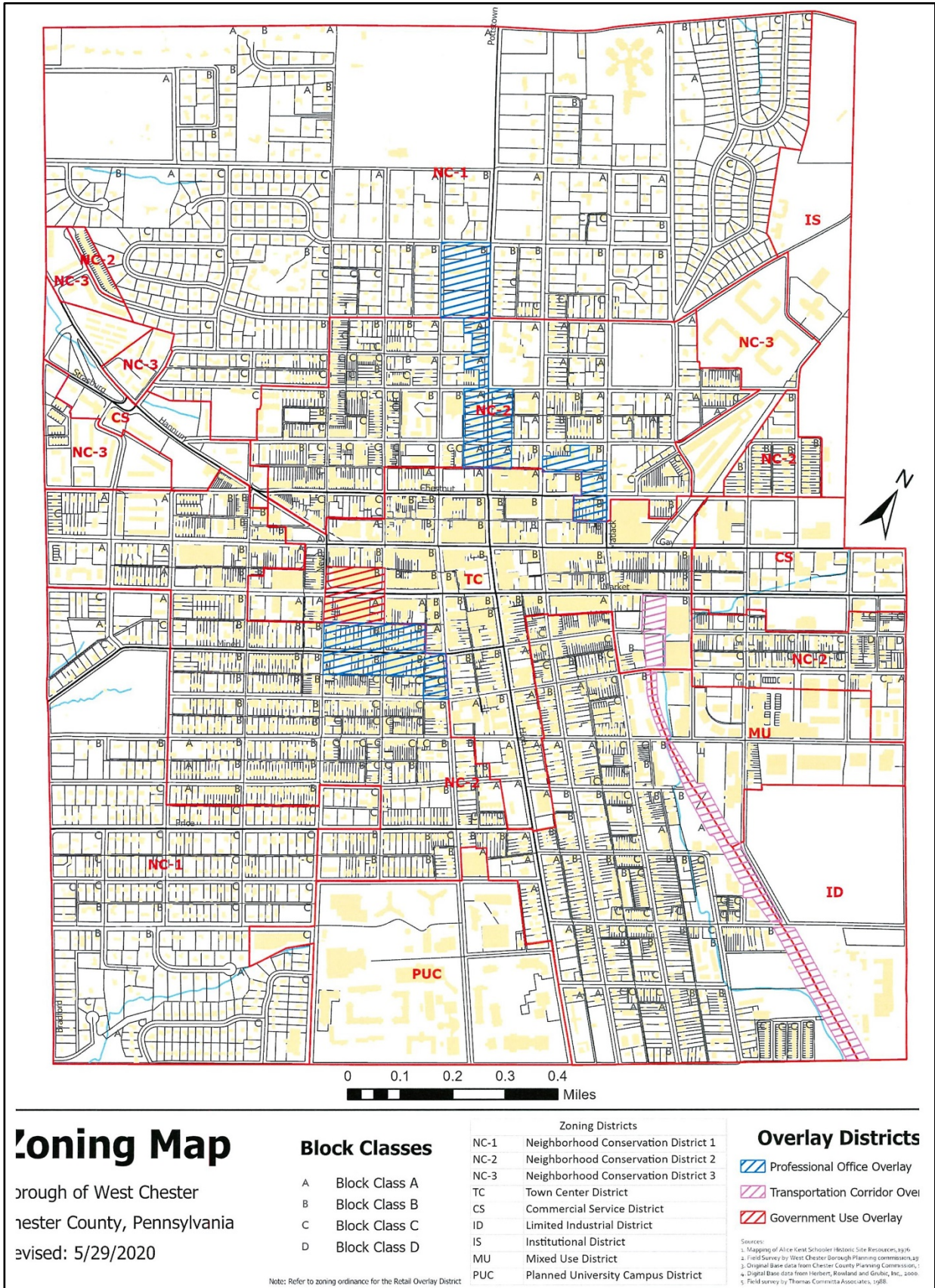
Dear Mr. Gore:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance and Zoning Map Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on June 8, 2020. We offer the following comments to assist in your review of the proposed amendment.

## DESCRIPTION:

1. The Borough proposes the following amendments to its Zoning Ordinance:
  - A. Add the following definitions to Section 112-7: Athletic Facility – Intercollegiate Competition Use; Athletic Facility – Recreational Use; Auditorium; Educational Facilities; Offices, Administrative and Faculty; On-Campus; Parking Garage; Parking Lot, Surface; Perimeter Setback; PUC Area; Student Recreation Center; Student Services; University; University Campus; University Food Service Facilities; University Bookstore Facilities; University Gymnasium; University Health and Counseling Facilities; University Physical Plant Facilities; and Utility Uses, Facilities and Structures;
  - B. Amend the definition of Student Housing in Section 112-7; and
  - C. Add a new zoning district, the Planned University Campus District. Purpose and Intent, Use Regulations, Area and Bulk Regulations, and University Campus Plan submission requirements are provided. We acknowledge that the purpose and intent of the District, as set forth in the introductory language in Section 112-141, is to recognize the unique character and interrelated complexities of appropriately regulating the campus use of West Chester University. We also note that the required materials and components of the University Campus Plan, which requires conditional use approval, are: an Enrollment Report and Projection Analysis, Housing Report and Analysis, Campus Transportation Study, a Campus Parking Study, a Conceptual Stormwater Management Strategy, and a Master Site Plan.
2. The Borough proposes to change the zoning designation of the list of parcels provided in Section 5 of the draft Ordinance from IS Institutional to PUC-Planned University Campus. We acknowledge that a revised Borough zoning map, dated May 29, 2020, is provided in Exhibit A of the draft Ordinance.

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



Detail, Exhibit A: Proposed Zoning Map

AREA EVALUATION:

The following land use policies and regulations are relevant to the proposed PUC District, which is generally situated on the south side of Sharpless Street between South New Street and South High Street:

3. Water and Sewer Facilities: According to County mapping records, this area of the Borough is served by public water and public sewer facilities.
4. Municipal Comprehensive Plan: Map 8-Future Land Use Plan in the Borough's 2017 Comprehensive Plan indicates that the proposed PUC District is located in the "Institutional or Institutional Overlay" designation.

LANDSCAPES:

5. The proposed PUC District 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 zoning ordinance amendment and zoning map amendment are consistent with the objectives of *Landscapes3*.

COMMENTS:

6. We acknowledge that one of the overarching planning goals of the Borough's 2017 Comprehensive Plan & Urban Center Revitalization Plan is to "strengthen community partnership with West Chester University to collectively address a range of issues related to preserving quality of life in the Borough" (page 11). While this amendment appears to be consistent with the overarching goals in the Borough's Comprehensive Plan, the Borough should ensure that the draft amendment is generally consistent with the more specific plan recommendations. In addition to the recommendations set forth on pages 28 through 31, entitled "Focus Area Five: West Chester University," the plan also recommends that the Borough seek safe connections and enhanced linkages to the University, stores, schools, parks and trails within West Chester and neighboring municipalities (page 35).
7. We acknowledge that proposed Section 112-141.A states that one of the purposes of the amendment is to plan for orderly, coordinated unified development of the University Main Campus and related uses by developing uniform standards with adjacent municipalities. It is our understanding that West Chester Borough and West Goshen Township, in consultation with West Chester University, have been working towards the creation of zoning that encompasses the current properties owned by West Chester University. The County Planning Commission reviewed the Planned University Main Campus Overlay District amendment from West Goshen Township on April 3, 2020 (CCPC# ZA-03-20-16290). While we have no record of West Goshen Township taking action on this amendment (as of July 2, 2020), we note that the corresponding definitions, and University Campus Plan requirements, are generally identical in nature. The Borough and West Goshen Township should continue to coordinate their reviews of the proposed ordinance language, in order to ensure that consistent standards and terminology are adopted in both municipal ordinances.

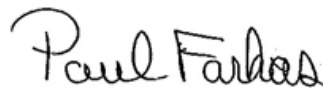


Page: 4  
Re: Zoning Ordinance and Zoning Map Amendment - PUC Planned University Campus District  
# West Chester Borough – ZA-06-20-16368

8. Section 112-144.A states that no land development or change in use of an existing building from a use of that land or building not previously utilized by the University shall occur in this zoning district except in compliance with this Article. For clarity purpose, the Borough should identify if this requirement would also apply to a change in use of an existing building that is currently utilized by the University.
9. We suggest that multimodal transportation options such as pedestrian and bicycle facilities be added to the list of strategies and initiatives to be included in a Transportation Demand Management (TDM) Plan, as set forth in Section 112-147.A(1).
10. Section 112-152.D states that, after submission and approval of the initial University Campus Plan, the Master Site Plan which is approved by conditional use by the Board shall be valid for a period of ten (10) years from the date of approval. We suggest that the Borough and University review the plan at five (5) year intervals to determine if updates are needed prior to the ten year mark.
11. Prior to taking action on this amendment, the Borough should ensure that they have met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the PA Municipalities Planning Code (PA MPC).
12. While the document title on page 1 and the introductory language in Section 6 on page 6 indicate that the PUC District will be added to the Borough Zoning Ordinance as a “new Article XXII,” there is an existing Article XXII in our copy of the Borough Zoning Ordinance, the Transportation Corridor Overlay District. Additionally, Section 112-144.A and Section 112-144.B on page 9 both appear to identify the proposed PUC District as Article XXIII. These issues should be clarified by the Borough.
13. Portions of the text are cut off on each side of the zoning map legend provided in Exhibit A. The Borough should ensure that the complete text is provided in the map legend of the adopted zoning map.

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

Sincerely,



Paul Farkas  
Senior Review Planner

cc: West Chester University (Attn. Brian Nagle, Esquire, MacElree Harvey, Ltd)  
Casey LaLonde, Manager, West Goshen Township  
Amanda M. Cantlin, Manager, East Bradford Township  
William Etheridge, Director of Planning & Zoning, Westtown Township

# Act 537 Reviews

# Act 537 Reviews for Chester County

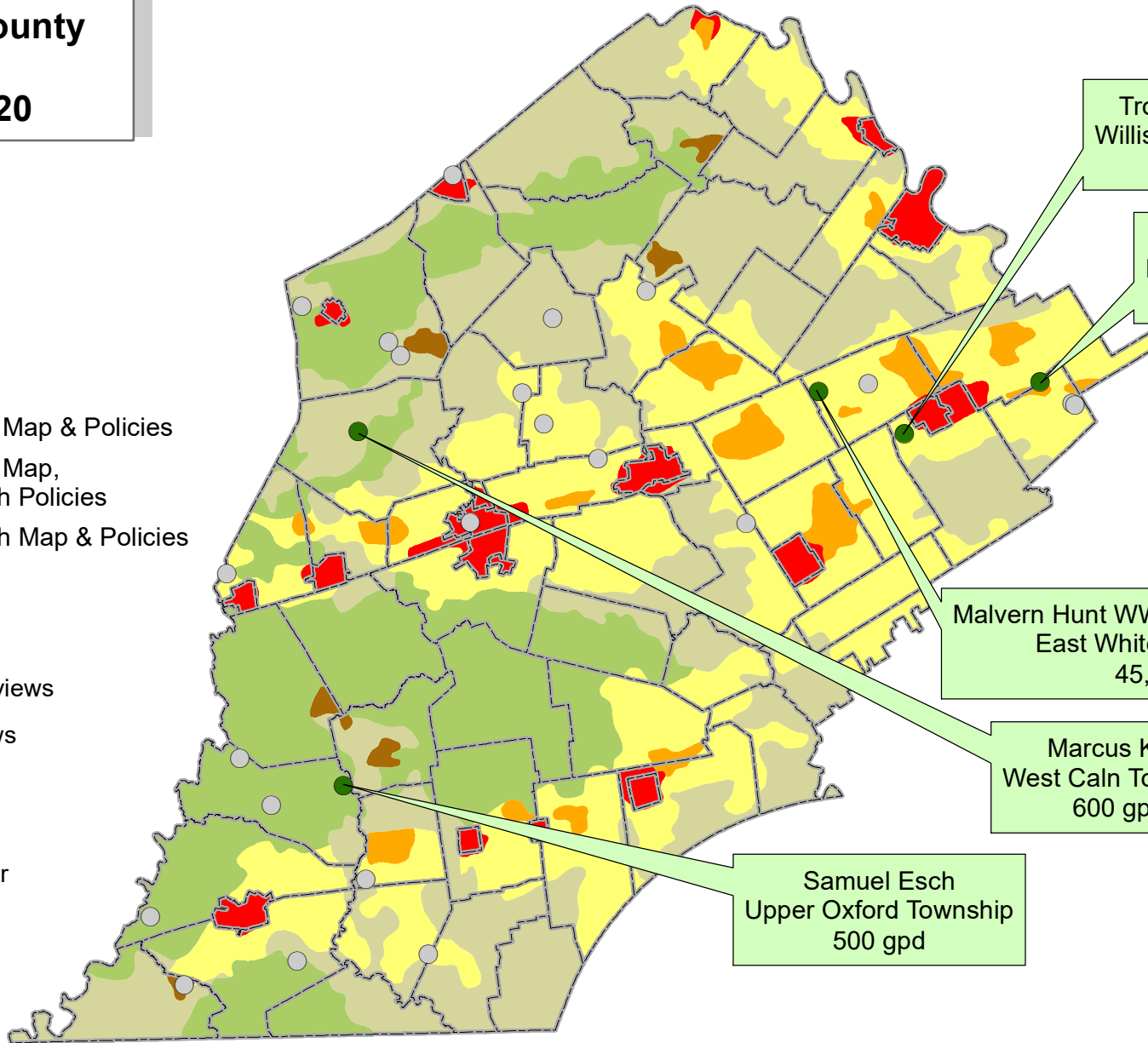
July 2020



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

## Legend

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



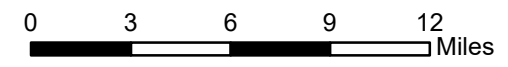
Malvern Hunt WWTP Decommissioning  
East Whiteland Township  
45,549 gpd

Troutbeck Farm  
Willistown Township  
9,900 gpd

Fritztown DP  
Easttown Township  
18,425 gpd

Marcus King  
West Caln Township  
600 gpd

Samuel Esch  
Upper Oxford Township  
500 gpd



Map prepared August 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.



## ENVIRONMENTAL PLANNING ACTIVITIES

### *Sewage Facilities Planning*

#### MAJOR REVISIONS TO MUNICIPAL PLANS:

#### MINOR REVISIONS TO MUNICIPAL PLANS:

##### **East Whiteland Township, Malvern Hunt Wastewater Treatment Plant Decommissioning**

The applicant, East Whiteland Township, is proposing to decommission the existing community wastewater treatment plant at Malvern Hunt. The site is located off of Swedesford Road, near the intersection with Bacton Hill Road. The amount of wastewater to be transferred to the municipal system is 45,549 gpd. The project is to be served by a public sewage disposal system, managed by East Whiteland Township and the Valley Forge Sewer Authority. This project is designated as a Suburban, and is consistent with *Landscapes3*.

##### **Easttown Township, Fritztown DP**

The applicant is proposing residential development of 67 apartments on 2.06 acres. The site is located on Lancaster Avenue, adjacent to the Berwyn train station. The amount of wastewater to be generated for the proposal is 18,425 gpd. The project is to be served by a public sewage disposal system managed by Easttown Township and Valley Forge Sewer Authority. This project is designated as a Suburban Landscape, and is consistent with *Landscapes3*.

##### **Upper Oxford Township, Samuel Esch**

The applicant is proposing a single family farm dwelling on 53.8 acres. The site is located on Ewing Road, adjacent to Forest Manor Road. The amount of wastewater to be generated for the proposal is 500 gpd. The project is to be served by an on-lot sewage disposal system. This project is designated as an Agricultural Landscape, and is consistent with *Landscapes3*.

##### **West Caln Township, Marcus King**

The applicant is proposing a single family dwelling on 30.96 acres. The site is located on Sandy Hill Road, south of the intersection with Shank Lane. The amount of wastewater to be generated for the proposal is 600 gpd. The project is to be served by an on-lot sewage disposal system. This project is designated as a Rural Landscape with Natural Features, and is consistent with *Landscapes3*.

##### **Willistown Township, Troutbeck Farm**

The applicant is proposing a residential development of 36 single family houses on 64.32 acres. The site is located on Monument Road, near the intersection with Hickory Lane. The amount of wastewater to be generated for the proposal is 9,900 gpd. The project is to be served by a public sewage disposal system managed by the Valley Forge Sewer Authority. 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.

8/12/2020

# 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 Malvern Hunt WWTP Decommissioning, East Whiteland Township

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

1. Date plan received by county planning agency. June 15, 2020
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency July 24, 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?<br>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?<br>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?<br>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? <b>Not Known.</b><br>If yes, describe impacts   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project?   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance?  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 10. Does this proposal meet the zoning requirements of the ordinance? <u>N/A</u>  |

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

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/>            | <input type="checkbox"/>            | 11. Have all applicable zoning approvals been obtained? <b>N/A</b>   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? <b>No</b>  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 13. Does this proposal meet the requirements of the ordinance? <b>N/A</b><br>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?<br>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? <b>Not known</b> 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?<br>If yes, is the proposed waiver consistent with applicable ordinances. <b>Not Known</b><br>If no, describe inconsistencies  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 17. Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>According to our records, all municipalities have updated their stormwater management ordinances to be consistent with Chester County's PA DEP approved stormwater management (SWM) plan, dated July 2, 2013.</u> |

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICPTitle: Senior Environmental Planner

Signature: \_\_\_\_\_

Date: 7/24/2020Name 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  does not indicate that the Planning Module is consistent with Township planning.** Please be advised that DEP may require additional information from the municipality and/or applicant to determine consistency with local planning and/or to show references to Act 537 planning and applicable municipal ordinances.

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

PC53-07-20-16416

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  
Charles Faulkner, PE, Pennoni Associates, Inc.  
John Nagel, East Whieland Township



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

**Note to Project Sponsor:** To expedite the review of your proposal, one copy of your completed planning package and 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 Fritztown DP, Easttown Township

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

- Date plan received by county planning agency. June 12, 2020
- Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
- Date review completed by agency July 15, 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?<br>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?<br>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?<br>If yes, describe impact:  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 7. Will any known historical or archaeological resources be impacted by this project? <b>Not Known.</b><br>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? <b>N/A</b>  |



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

- |                                     |                                     |     |  |
|-------------------------------------|-------------------------------------|-----|--|
| <input type="checkbox"/>            | <input type="checkbox"/>            | 11. | Have all applicable zoning approvals been obtained? <b>N/A</b>   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 12. | Is there a county or areawide subdivision and land development ordinance? <b>No</b>  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 13. | Does this proposal meet the requirements of the ordinance? <b>N/A</b><br>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?<br>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? <b>Not known</b> 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?<br>If yes, is the proposed waiver consistent with applicable ordinances. <b>Not Known</b><br>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: 7/15/2020Name of County or Areawide Planning Agency: Chester County Planning Commission

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

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

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

This project was reviewed under Act 247 as Case Number SD-07-20-16393.

PC53-07-20-16397

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  
 Jason Dempsey, DP Fritztown, LLP  
 Daniel Fox, Easttown Township  
 Evan Pellegrino, Inland Design



**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 Samuel Esch, Upper Oxford Township

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

- Date plan received by county planning agency. June 15, 2020
- Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
- Date review completed by agency July 27, 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 Agricultural Landscape. The vision for the Agricultural Landscape is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. On-lot sewage disposal is supported in this landscape, except where public health requires alternatives.</u>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 3. Does this proposal meet the goals and objectives of the plan?<br>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?<br>If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as Exceptional Value Waters or High Quality Waters. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: <u>The project will disturb a limited amount of prime agricultural land, but will support continued agricultural production which is consistent with the Landscapes3 Vision for Agriculture, which supports housing to meet the needs of farm labor and farm family growth, and very low density residential development.</u>  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?<br>If yes, describe impact:   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 7. Will any known historical or archaeological resources be impacted by this project? <b>Not Known.</b><br>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? <b>N/A</b>   |

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? <b>N/A</b>   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 12. | Is there a county or areawide subdivision and land development ordinance? <b>No</b>  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 13. | Does this proposal meet the requirements of the ordinance? <b>N/A</b><br>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?<br>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? <b>Not known</b> 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?<br>If yes, is the proposed waiver consistent with applicable ordinances. <b>Not Known</b><br>If no, describe inconsistencies  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 17. | Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>According to our records, all municipalities have updated their stormwater management ordinances to be consistent with Chester County's PA DEP approved stormwater management (SWM) plan, dated July 2, 2013.</u> |

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICPTitle: Senior Environmental Planner

Signature: \_\_\_\_\_

Date: 7/27/2020Name 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  does not indicate that the Planning Module is consistent with Township planning. Please be advised that DEP may require additional information from the municipality and/or applicant to determine consistency with local planning and/or to show references to Act 537 planning and applicable municipal ordinances.

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

PC53-07-20-16419

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



**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 Marcus King, West Caln Township

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

1. Date plan received by county planning agency. July 02, 2020
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency July 28, 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 Rural Landscape. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. On-lot sewage disposal, or very limited public or community sewer service to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this landscape. The parcel also contains a portion of the county's Natural Landscapes, which is an overlay of all other landscapes and consists 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. Sewage facility impacts should be minimized in this landscape, and natural resources should be preserved or restored.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 3. Does this proposal meet the goals and objectives of the plan?<br>If no, describe goals and objectives that are not met <u>While this project is located within the Natural Features Overlay, the proposed single family residence construction will not disturb these features, and is therefore consistent with Landscapes3.</u>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 4. Is this proposal consistent with the use, development, and protection of water resources?<br>If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters, Stony Run. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?<br>If yes, describe impact:   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 7. Will any known historical or archaeological resources be impacted by this project? <b>Not Known.</b><br>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? <b>N/A</b>   |

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? <b>N/A</b>   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 12. | Is there a county or areawide subdivision and land development ordinance? <b>No</b>  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 13. | Does this proposal meet the requirements of the ordinance? <b>N/A</b><br>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?<br>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? <b>Not known</b> 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?<br>If yes, is the proposed waiver consistent with applicable ordinances. <b>Not Known</b><br>If no, describe inconsistencies  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 17. | Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>According to our records, all municipalities have updated their stormwater management ordinances to be consistent with Chester County's PA DEP approved stormwater management (SWM) plan, dated July 2, 2013.</u> |

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICPTitle: Senior Environmental Planner

Signature: \_\_\_\_\_

Date: 7/28/2020Name 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  does not indicate that the Planning Module is consistent with Township planning. Please be advised that DEP may require additional information from the municipality and/or applicant to determine consistency with local planning and/or to show references to Act 537 planning and applicable municipal ordinances.

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

PC53-07-20-16424

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  
Marcus King, Site Contact  
Tom Siedenbuehl, West Caln Township  
Paul Rosone, PR Environmental Designs, Inc.



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

**Note to Project Sponsor:** To expedite the review of your proposal, one copy of your completed planning package and 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 Troutbeck Farms, Willistown Township

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

- Date plan received by county planning agency. June 12, 2020
- Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
- Date review completed by agency July 15, 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?<br>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?<br>If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as Exceptional Value Waters (Crum Creek Watershed) and High Quality Waters (Ridley Creek Watershed). These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?<br>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? <b>Not Known.</b><br>If yes, describe impacts   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project?   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance?  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 10. Does this proposal meet the zoning requirements of the ordinance? <u>N/A</u>  |

Yes	No	SECTION C. AGENCY REVIEW (continued)	
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- |                                     |                                     |     |  |
|-------------------------------------|-------------------------------------|-----|--|
| <input type="checkbox"/>            | <input type="checkbox"/>            | 11. | Have all applicable zoning approvals been obtained? <b>N/A</b>   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 12. | Is there a county or areawide subdivision and land development ordinance? <b>No</b>  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 13. | Does this proposal meet the requirements of the ordinance? <b>N/A</b><br>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?<br>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? <b>Not known</b> 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?<br>If yes, is the proposed waiver consistent with applicable ordinances. <b>Not Known</b><br>If no, describe inconsistencies  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 17. | Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>According to our records, all municipalities have updated their stormwater management ordinances to be consistent with Chester County's PA DEP approved stormwater management (SWM) plan, dated July 2, 2013.</u> |

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICPTitle: Senior Environmental Planner

Signature: \_\_\_\_\_

Date: 7/15/2020Name 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  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 Coutny Planning Commission previously reviewed a project with the same parcels, under Act 247, as Case Number SD-06-18-15453.

PC53-07-20-16396

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  
Ted Moser, Site Contact  
Sally Slook, Willistown Township  
Daniel Hudson, Evans Mill Environmental, LLC

# Discussion and Information Items





# eTools – Growth Boundaries and Agricultural Zoning



# Design and Technology



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

## MEMORANDUM

**To:** Chester County Planning Commission  
**From:** Paul Fritz, Director, Design & Technology Division  
**Date:** August 1, 2020  
**Re:** Planning Commission Board Meeting Monthly Report

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The Design & Technology Division continued to support staff in making progress on the 2020 work program.

The 247 plan reviewers processed plan reviews and continued to collect existing data on municipal open space plans and ordinances. For the month of July, seven zoning ordinance amendments and 20 land developments were reviewed.

The GIS staff assisted staff in preparing maps for draft comprehensive plans, historic atlas projects, and the annual housing report.

The Graphics staff assisted staff with day-to-day needs and report layouts, including the Parkesburg Comprehensive Plan and Farm Products Guide. The Graphics staff also helped film and edit the video presented at the July 30 Town Tours & Village Walks event highlighting Hibernia Mansion. In addition, preliminary design improvement renderings were prepared for the initial development of the Tredyffrin Comprehensive Plan

# Environment & Infrastructure

# Environment & Infrastructure Division

July 2020

## Southern Chesco Circuit Trail Public Meeting Summary

By all accounts, the first large scale virtual public meeting CCPC held via Zoom for the Southern Chesco Circuit Trail Feasibility Study was a rousing success. Unforeseen technical glitches aside – which were handled masterfully by Beth, Nancy and Suzanne – the meeting had well over 100 attendees. Opening remarks by Commissioners Moskowitz, Maxwell, and Kichline and the following presentation delivered by Senior Trails & Open Space Planner Rachael Griffith included spanish translation. Breakout rooms had CCPC staff leading discussion with groups and tracking comments to an online WikiMap where attendees were encouraged to offer their suggestions then or at another time. Overall, the biggest surprise was many being in favor of the US Route 1 alternative, which will be further explored for its feasibility before a recommended route may be determined later this year.

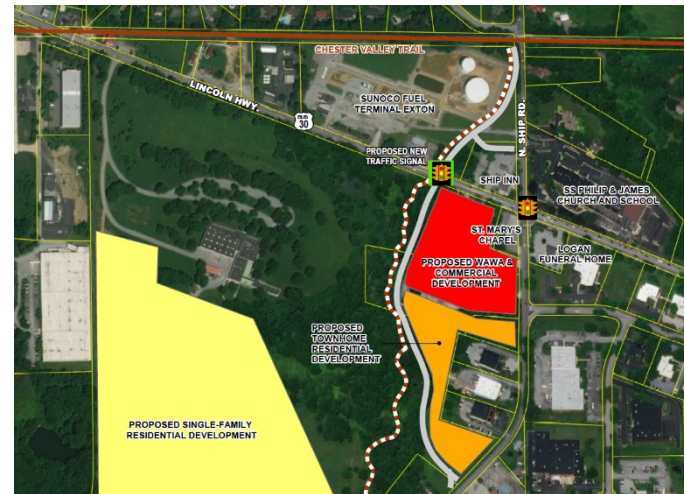
## PennDOT Multimodal Awards

On July 16th, Governor Wolf announced the awards for the latest round of the PennDOT Multimodal Transportation Fund program. Statewide there were 27 projects in 23 counties receiving a total of \$30.2 million.

The sole recipient in Chester County was West Whiteland Township who received \$940,000 toward the **Ship Road Couplet** project. The Ship Road Couplet will be a southbound only lane that will veer southwest just south of the Chester Valley Trail to a new signalized intersection at Business Route 30. The couplet will then continue south and reconnect with the existing Ship Road before the Exton Bypass. The existing Ship Road in this stretch will become northbound only. Included with



US Route 1.



Ship Road Couplet, West Whiteland Township.

the southbound lane will be the construction of a multi-use trail connection that may ultimately serve as the connector between the existing CVT and the future P&T section of the CVT.

For more information including all recipients statewide, please review the Governor's [press release](#).

## Pipelines Update

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

- PA PUC has launched an investigation into the sinkholes that have been developing along business Route 30. [http://www.puc.pa.gov/about\\_puc/press\\_releases.aspx?ShowPR=4401](http://www.puc.pa.gov/about_puc/press_releases.aspx?ShowPR=4401)
- Williams Gas has pre-filed with FERC for a new project, Regional Energy Access, to move gas in PA and NJ, largely through existing infrastructure. It is very similar to the Northeast Supply Enhancement project that was recently denied permits from NY and NJ and subsequently abandoned by Williams. The Regional Energy Access project proposes upgrades to Compressor Station 200 in East Whiteland, Chester County. <https://www.williams.com/expansion-project/regional-energy-access/>
- The Pipeline Safety Advisory Board met on 7/30. A representative from Sunoco/Energy Transfer spoke about the subsidence along Business Route 30, and the upcoming work by the Exton Library. The group plans to form a subcommittee to explore the new Williams project listed above.

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

August 2020

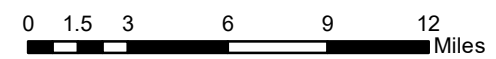
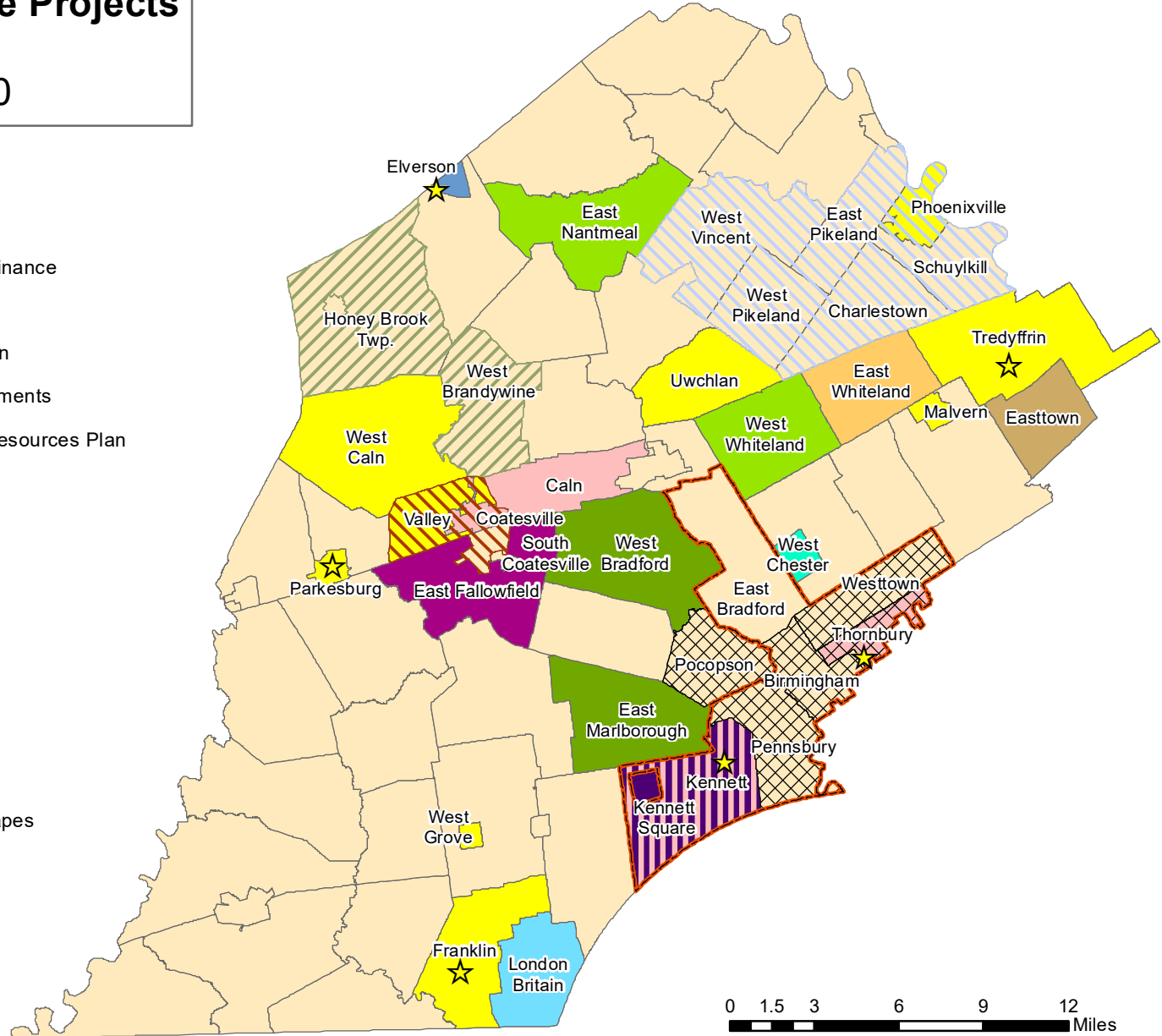


### Single Municipality

- Comprehensive Plan
- Subdivision and Land Development Ordinance
- 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
- Active Transportation Plan
- ★ VPP Technical Services Contract

### 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



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





# COMMUNITY PLANNING REPORT

August 2020 (Activities as of 07/31/20)

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

## MUNICIPAL ASSISTANCE

The following summarizes significant municipal assistance activity with a contractual obligation, including Vision Partnership Program (VPP) cash grant and technical service projects as well as projects primarily funded through outside sources (such as NPS), categorized under Single Municipality or Multi-municipal. Non-contractual staff tasks are noted under Other Projects and recent VPP inquiries are also identified. *New information is italicized.*

### SINGLE MUNICIPALITY

#### 1. Caln Township – Zoning Ordinance Update

Percent Completed: 0%      Contract Term: 8/20 – 7/22      Consultant: Ray Ott & Associates      Monitor: Mark Gallant

The Township will be updating their Zoning Ordinance, implementing recommendations from their 2017 comprehensive plan and creating a cohesive ordinance that encourages appropriate development. *The Township has selected Ray Ott & Associates to assist them with their update.*

#### 2. City of Coatesville – Zoning Ordinance Update

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

Coatesville is proposing to update their Zoning Ordinance with a focus on streamlining, clarifying, and simplifying the existing ordinance. Revisions to existing overlays will be undertaken, although the zoning map of base districts is not anticipated to be significantly revised.

#### 3. East Fallowfield Township – Newlinville Village Master Plan

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

The Township is developing 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 task force met for a site walk on June 15<sup>th</sup>. The first public workshop is scheduled for September 30<sup>th</sup>.*

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

Percent Completed: 80%      Contract Term: 6/19 – 5/21      Consultant: Brandywine Conservancy      Monitor: Kate Clark

*The task force has been provided a full draft plan for review and comment. A public information meeting will be held via Zoom on August 19<sup>th</sup>.*

**5. East Nantmeal Township – Historic Resource Survey**

Percent Completed: 0%      Contract Term: TBD      Consultant: Richard Grubb & Associates      Monitor: Jeannine Speirs

East Nantmeal is proposing to create a historic resource survey for the purposes of supporting their historic preservation provisions in their existing ordinances. PHMC guidelines will be followed for development and submission of data, including use of Survey123.

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

Percent Completed: 70%      Contract Term: 12/18 – 11/20      Consultant: Natural Lands      Monitor: Chris Patriarca

*The Task Force will have their first meeting since March with a scheduled Zoom meeting on August 4. At this meeting the Task Force will review the draft plan and discuss next steps. An extension will likely be requested as a result of COVID-19 delays.*

**7. Easttown Township – Devon Visioning and Regulatory Amendments**

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

The Planning Commission review is on hold as a result of COVID-19 at the discretion of the Township as the meetings are attracting significant public interest. An extension will likely be requested as a result of COVID-19 delays.

**8. Elverson Borough – Active Transportation Plan**

Percent Completed: 0%      Contract Term: 7/20 – 12/21      Consultant: Chester County Planning Commission      Lead Planners: Mark Gallant & Rachael Griffith

With the Planning Commission acting as the consultant, a team of Community Planning and Environment/Infrastructure staff will assist Elverson in developing a borough-wide plan to improve the trail and sidewalk network. The final product will provide a map of the recommended network including identification of facility type and renderings at key locations, recommendations for amenities such as benches and interpretation signage, and a plan for implementation. The effort will build from a focus on trails and sidewalks in their 2014 Comprehensive Plan. *The first Task Force meeting in September will focus on review of the Existing Conditions Inventory and Assessment.*

**9. Franklin Township – Comprehensive Plan**

Percent Completed: 10%      Contract Term: 4/20 – 3/22      Consultant: Chester County Planning Commission      Lead Planner: Jeannine Speirs

With the Planning Commission acting as the consultant, Franklin Township will develop a new comprehensive plan that will focus on issues and opportunities of greatest priority and on recommendations that will assist the Township in future strategic efforts. *A virtual Community Workshop is planned to be held in August or September. The online survey is to begin in August. The project Task Force is very interested and provides a good deal of input on each step of the project. Draft existing conditions mapping is completed. CCPC's intern has assisted in drafting the existing conditions narrative.*

**10. Kennett Township – Zoning Ordinance**

Percent Completed: 75%      Contract Term: 4/18 – 12/20      Consultant: Chester County Planning Commission      Lead Planner: Jeannine Speirs

The consolidated TND design guidelines are completed to the extent they can be with the associated Township Subcommittee and are now with the Township Planning Director. *The Township continues to review materials.*

**11. London Britain Township – Subdivision and Land Development Ordinance Update**

Percent Completed: 0%      Contract Term: 7/20 – 6/22      Consultant: Brandywine Conservancy      Monitor: Kate Clark

London Britain is proposing to update their Subdivision and Land Development Ordinance (SLDO). The update would be comprehensive, and include a focus on stormwater management provisions (particularly green infrastructure), development design standards, resource conservation and green space standards, and design standards for villages. The contract has been executed.

**12. Malvern Borough – Comprehensive Plan**

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

Malvern is proposing updating their existing comprehensive plan, which was adopted in 2012. The Borough’s overarching vision is to retain Malvern’s small town character while supporting housing options and expanding the pedestrian network. The land use, housing, economic development, and transportation plans will be critical elements of the new plan. The Borough will continue their commitment to protection of environmentally sensitive areas with updated policies. The Borough is working through final details of the scope of work for the contract, and has selected Brandywine Conservancy to act as the lead consultant.

**13. 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

*A public meeting is scheduled for August 13, 2020 and a public hearing for October 19, 2020. A full draft was distributed to the task force in late July, and will be posted on the Borough’s website prior to the public meeting. A recorded presentation will also be posted on the Borough website in advance of the August 13<sup>th</sup> public meeting, which will be held via Zoom.*

**14. Phoenixville Borough – Comprehensive Plan**

Percent Completed: 0%      Contract Term: 8/20 – 7/22      Consultant: Herbert, Rowland, and Grubic      Monitor: Chris Patriarca

Phoenixville is proposing updating their existing municipality-specific comprehensive plan, which was adopted in 2011. This plan will follow the policies of the Phoenixville Region Comprehensive Plan, and provide additional focus to key items. Multi-modal accessibility, sustainability, affordable and accessible housing, sustained revitalization, and access to trails and recreation options are anticipated to be critical elements of the new plan. *The contract has been executed.*

**15. Thornbury Township – Zoning Ordinance**

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

*The Planning Commission will have their formal public meeting and make their recommendation to the Board of Supervisors at their August meeting. The Board of Supervisors will have their first review of the draft ordinance at their August work session. An extension is underway as a result of COVID-19 delays, but adoption is anticipated still in late fall/early winter.*

**16. Tredyffrin Township – Comprehensive Plan**

Percent Completed: 45%      Contract Term: 10/19 – 9/21      Consultant: Chester County Planning Commission      Lead Planner: Chris Patriarca

The task force completed their initial review of the Connectivity chapter and draft renderings at their June meeting. *They will start their review of the Economic Development chapter, several renderings, and the Green Routes Pedestrian Network mapping at their August meeting.*

**17. Uwchlan Township – Comprehensive Plan and Official Map Update**

Percent Completed: CP - 85% OM - 85%      Contract Term: 8/18 – 7/20      Consultant: Robert Smiley      Monitor: Mark Gallant

An extension for the project is out to the Township for signature. Adoption of both the Comprehensive Plan and Official Map may be delayed into the fall to facilitate an “in person” public meeting and public hearing. *Submission of a final draft of the Comp Plan and Official Map and Ordinance for Act 247/VPP review is anticipated soon.*

**18. Valley Township – Comprehensive Plan**

Percent Completed: 85%      Contract Term: 2/19 – 1/21      Consultant: Comitta & Assoc./Pennoni      Monitor: Mark Gallant

*The Township submitted the final draft of the Plan for Act 247/VPP Review in late June and anticipates moving forward with adoption in accordance with the 45-day review period.*

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

Percent Completed: 0%      Contract Term: 5/20 – 4/22      Consultant: Brandywine Conservancy      Monitor: Mason Gilbert

West Bradford will be developing an Open Space, Recreation, and Environmental Resources Plan (OSRER) to replace their 1993 plan. This updated OSRER would guide use of funds from a recently enacted tax increase that was specific to the need for open space funds, as well as determine the best use for the almost 200 acres of land previously part of Embreeville Hospital. The plan will also address greenways, conceptual trail planning, and recreation programming, and include resource mapping and a botanical assessment. Background work for the project is underway, and a kick-off meeting is being planned for late August or early September.

**20. West Caln Township – Comprehensive Plan**

Percent Completed: 80%      Contract Term: 2/19 – 1/21      Consultant: Ray Ott & Assoc./N. Sarcinello      Monitor: Kate Clark

A full draft plan has been distributed to the task force. A task force meeting is scheduled for August 17<sup>th</sup> to review the draft document prior to scheduling a public information meeting.

**21. West Chester Borough – High Street Corridor Study**

Percent Completed: 80%      Contract Term: 11/19 – 4/21      Consultant: Traffic, Planning, & Design      Monitor: Kevin Myers, Mason Gilbert

*The Borough is determining when and how to share the most recent plan draft, which may be through multiple existing Borough meetings.*

**22. West Grove Borough – Comprehensive Plan**

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

West Grove is proposing to develop a new Comprehensive Plan; their existing plan was adopted in 2003. Since 2003 West Grove’s demographics have changed significantly, and the new plan will include a focus on multimodal options, revitalization, recreation, and public engagement. Multiple consultant proposals are being evaluated and selection is anticipated to take place soon.

**23. West Whiteland Township – Historic Resource Survey Update**

Percent Completed: 20%      Contract Term: 11/19 – 10/21      Consultant: Commonwealth Heritage Group      Monitor: Jeannine Speirs

*The most recent project task force meeting was in July. CHG prepared and provided a draft database template to PHMC to ensure it is compatible with their online database.*

## MULTI-MUNICIPAL

### 24. Brandywine Battlefield Strategic Landscapes Plans – Phase 3

Percent Completed: 10%      Contract Term: 8/19 – 12/22      Consultant: Chester County Planning Commission      Lead Planner: Jeannine Speirs

Research work with Archives and the consultant has begun as has coordination with Delaware County Planning. *Coordination with Chester County Historical Society is underway on their new permanent exhibit that will feature battlefield interactive mapping. A stakeholder meeting with the Battlefield Task Force Historic Resources and Heritage Interpretation Subcommittee occurred in June. The consultant work plan of tasks based on the scope of professional services is being completed.*

### 25. Brandywine Battlefield Group – BB Heritage Interpretation Plan

Percent Completed: 10%      Contract Term: 2/20 – 7/22      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 will develop a heritage interpretation plan. 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. Recently preserved properties and their role in visitor experience will be addressed. The plan will provide the vision, narrative, and actions for how the many implementing entities can provide an engaging visitor experience that is cohesive. *The 1<sup>st</sup> project Advisory Committee meeting was held in July. Project goals have been drafted and background draft mapping completed. A large tract of important battlefield land near Dilworthtown is newly preserved by NALT, who has joined the project as a stakeholder. The project meshes well with the Phase 3 Battlefield project in that it will vet feasible heritage interpretive strategies in a public forum, while the Phase 3 project will vet where events of 1777 occurred.*

### 26. Coatesville Area – Economic Development Study

Percent Completed: 90%      Contract Term: 6/19 – 11/20      Consultant: 4Ward Planning      Monitor: Kevin Myers

The draft of the study was reviewed by the municipalities in June. *An online public meeting was held July 23<sup>rd</sup>. The task force will provide any additional comments prior to a VPP Review and the governing bodies considering the study for formal acceptance.*

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

Percent Completed: 0%      Contract Term: 3/20 – 8/21      Consultant: Brandywine Conservancy      Monitor: Mark Gallant

The townships will develop a trail feasibility study for a new, 2.5 mile multimodal trail between Rt 322 and Icedale Road, 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 and improve public access to Icedale Lake. *The Task Force met on July 15<sup>th</sup> and reviewed preliminary mapping and goals.*

## 28. Kennett Square Borough/Kennett Township – Regulatory Updates

Percent Completed: 70%

Contract Term: 5/18 – 10/20

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. A contract extension has been completed. Communication continues with the Borough to determine their next steps.

## 29. Phoenixville Region – Comprehensive Plan Update

Percent Completed: 5%

Contract Term: 3/20 – 2/22

Consultant: Theurkauf Design and Planning

Monitor: Susan Elks

The July meeting covered drafts for land use, environmental resources, and energy conservation/sustainability as they related to West Pikeland.

## 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. East Brandywine Township – Sustainability Plan, Comprehensive Plan (January 2020)
3. East Coventry Township – Recreation Planning (May 2019)
4. East Pikeland Township – Sustainability Plan (February 2020)
5. Highland Township – Comprehensive Plan (December 2019)
6. Kennett Square Borough – Parking & Multimodal Study (May 2019)
7. Londonderry Township – (May 2020)
8. Modena Borough – Community Facility Visioning/Feasibility Study (August 2019)
9. New London Township – Comprehensive Plan (May 2020)
10. North Coventry Township – Recreation Planning (May 2019)
11. Oxford Borough – Comprehensive Plan (January 2020)
12. Parkesburg Borough – Economic Study (May 2019)
13. Pennsbury Township – Historic Project (January 2020)
14. Phoenixville Region – Renewable Energy Planning (May 2020)

15. South Coatesville Borough – Comprehensive Plan (February 2020)
16. Thornbury Township – Subdivision and Land Development Ordinance (2016, 2020)
17. Unionville Region – Comprehensive Plan (September 2019)
18. Upper Uwchlan Township – Historic Resource Survey (July 2019)
19. West Vincent Township – Park and Trail Plan (July 2018, January 2020)
20. West Nottingham Township – Transportation Study (January 2020)
21. Willistown Township – Comprehensive Plan (May 2020)

## 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: Due to the current pandemic, a virtual tour program was planned for July and August. *The first tour, for Phoenixville, had just under 200 log-ins for the event, and the second tour, for Historic Sugartown, had just over 200 log-ins. Videos of the events are being posted after their live presentation. As of the end of July, the Phoenixville video had over 200 views. The rest of the schedule includes Hibernia, Historic Yellow Springs, West Chester, and Kennett Square.*

### 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 soon (see Municipal Assistance for updates). Planning meetings continue for the historic markers that are funded by a \$45,000 grant from The PA Society of Sons of the Revolution and its color guard. The event scheduled for May 5, 2020 to celebrate installation of East Marlborough's sign at Galer Winery has been rescheduled for May 2021. East Bradford has ordered their sign. The master plan for Birmingham Hill was initiated by the Brandywine Conservancy but the public meeting was held by Zoom on May 27, 2020. The Historic Resource Subcommittee met by Zoom on June 30, 2020 to review the progress on the Interpretive Signage Project.

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 and historic districts are being back-checked. Individual properties are being added.

DESCRIPTION: Historic Atlas NEW Projects

STATUS: Upper Oxford Township, Lower Oxford Township, Franklin Township, New Garden Township, North Coventry Township, Westtown Township, Parkesburg Borough, and London Britain 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 and Digital Sign Controversy
  - Friends of the Barnard House proposal to manage the Barnard House in Pocopson Township
  - New Garden Township Historic Resource Ordinance
  - Upper Uwchlan and West Chester Historic Resource Survey
  - White Clay Creek Preserve Historic Resource Subcommittee and Evans House National Register Nomination
- C. Supporting training of historical commissions, committees, and Historic Architectural Review Boards, predominantly through the Chester County Historic Preservation Network. 2020 events:
  - Leadership luncheon was held on 2/8/2020 and was well attended (CCPC hosts).
  - Annual Spring Training Workshop – Held on 3/7/2020, the event had over 70 participants at the Brandywine Conservancy for training on the identification of historic resources for research versus protection standards. CCHPN was the host.
  - Volunteer Recognition Dinner has been rescheduled for 6/23/2021.

#### **5. Chester County Historic Preservation Officer Activities/Reviews**

- Section 106 reviews - ongoing:
  - Mansion Road Bridge
  - West Brandywine Roundabout
  - Twin Bridges
  - Ross Fording Road Bridge
  - Reviews for Chester County owned resources:



- Bridge #35, Lincoln Bridge
  - Reynard's Mill Road Bridge #167 –
  - Pigeon Creek Bridge #207
  - Latshaw's Mill Bridge #255
  - Jefferis Bridge #111 -
  - Watermark Bridge #21
  - Lincoln Bridge #35 –
- 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; assisting in updating the CC bridge review process

## **6. Heritage Tourism/Education**

- Working with 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 and has begun regular updates to the expanded membership base which includes municipal historic organizations and non-profit heritage sites. The new Chester County Cultural Heritage Task Force is working with the CCHPN to communicate with members and develop a strategy for a Cultural Heritage and Ag Tourism program for Chester County.
- Iron and Steel Heritage Partnership: Managing a heritage tourism consortium of destinations and sites. The updated brochure has been printed, and the annual meeting scheduled for April 16, 2020 has been rescheduled for April 2021.
- Quakers and the Underground Railroad: The Kennett Underground Railroad Center has formed an Educational Center in Kennett Borough as part of the Kennett Heritage Center. Advising the Heritage Center and its relationship to regional heritage projects including the Campaign of 1777, Juneteenth, and the Underground Railroad.
- Rural History Confederation: The RHC will be co-hosting the Iron and Steel Heritage Annual Meeting in April 2021.
- 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. Technical assistance to Kennett Heritage Center. Heritage Center initiatives underway in Phoenixville, Chadds Ford, East Bradford, and being considered in West Chester.
- Voices Underground – New initiative of Lincoln University.

## ECONOMIC

- **CCEDC Coordination** – Regular contact regarding the Route 1 and Route 724 initiatives halted due to COVID-19.
- **Employment Data** – Finalizing the presentation of employer/employee number data in map format with the Design and Technology Division; will be updated quarterly with new data.
- **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** – Drafting report.
- **State of the County Economy Report** – Initial draft complete for a report on the state of Chester County’s economy, *awaiting final comments*.

## HOUSING

- **Housing Choices Committee** – A meeting of the Housing Choices Committee took place June 24.
- **Costs of Housing** – Work has commenced on this product.
- **Housing for an aging population** – Completed data collection and analysis for a report on senior housing, drafting report.
- **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.
- **Residential Construction Report** – *Finalizing 2019 report for new online format.*
- **Video** – Work is underway to prepare videos for A+ Homes.
- **Presentations** – None at this time.

## URBAN CENTERS

- **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** – Participating on task force for Atglen Borough Master Parks Plan (PA DCNR funded). Limited support for Atglen zoning amendments.
- **Potential technical assistance** – Atglen (zoning ordinance updates), Kennett Square (official map or Accessory Dwelling Unit study), West Grove (zoning amendments for breweries), Downingtown (signs, parking, TND).
- **Meeting Attendance** – Participation in meetings for economic development through Historic Kennett Square, the Western Chester County Chamber of Commerce, the Atglen parks plan, and 2<sup>nd</sup> Century Alliance.
- **Tools** – Supporting the update of multiple online tools, including mixed-use development, traditional neighborhood development, form-

based codes, *food trucks, main streets, and urban greenspace.*

- **Urban Center Webpage** –Updates for this webpage are underway and *should go live in August.*
- **DCD Coordination** –CRP application scoring was completed on May 18, 2020 in conjunction with CCDCD staff.
- **Urban Center Forum** –*Fall 2020 event planning is underway in conjunction with CCDCD. This event will be held virtually and is likely to be a two part series focused on Main Streets, addressing both recovery and design. The National Main Street Program will be a guiding structure, and new etools will be developed for distribution. CCPC’s Economy Report and Urban Centers Design Guide will be shared as well.*
- **DVRPC TCDI representative** –The DVRPC RTC and Board approved both Chester County TCDI applications for their full amount and applicable parties were notified on May 28, 2020. Projects include the Kennett Region Micro-Transit Study and Devault Trail Activation Feasibility Study.
- **Active Transportation Inventory work** – *Initial reviews and recommendations completed for all urban centers.*
- **Presentations:** *Susan Elks will attend a Zoom meeting with Spring City to discuss comprehensive plans in early August.*

# Director's Report

Changes are shown in yellow.

# Chapter 1

## 2020 Work Program

The 2020 Work Program lists proposed projects and events for 2020 that implement Landscapes3. This work program is structured around the six goal areas of Landscapes3 – Preserve, Protect, Appreciate, Live, Prosper, and Connect – plus work activities that implement the Landscapes vision and map.

These projects and events are larger scale efforts that have a distinct beginning and ending point and require more production and communications support. Major ongoing planning activities, which do not involve significant production or communications work, are listed at the end of this Chapter.

### Preserve Goal

#### Inventory of Open Space Plans and Ordinances

Create a map and inventory of open space plans and open space ordinances, including true agricultural zoning, conservation/cluster ordinances, and transfer of development rights.

*Lead Division – Design and Technology*

*2020 Time Frame – First three quarters of year*

*Staff Resources – Moderate*

*Communications – Level I*

*Scoping Meetings Needed - Yes*

#### Open Space Preservation Updated Mapping and Data (POST)

Prepare annual summary of the amount and type of permanently protected open space in Chester County. Update map to reflect eased areas on properties.

*Lead Division – Environment and Infrastructure*

*2020 Time Frame – First quarter of year*

*Staff Resources – Limited*

*Communications – Level I*

*Scoping Meetings Needed - No*

### Protect Goal

#### Environmental and Energy Advisory Board

Support the creation of a new Environment and Energy Advisory Board.

*Lead Division – Administration*

*2020 Time Frame – Second quarter of the year*

*Staff Resources – Limited*

*Communications – Level I*

*Scoping Meetings Needed – No*

### **Climate Action Plan**

Oversee preparation of a climate action plan for the county and work with new Environment and Energy Advisory Board on this initiative.

*Lead Division – Administration*

*2020 Time Frame – Full year*

*Staff Resources – Moderate*

*Communications – Level III*

*Scoping Meetings Needed – Yes*

### **Municipal Outreach Program for Natural Resource Protection**

Continue program for assisting municipalities with their natural resource protection ordinances.

*Lead Division – Community Planning*

*2020 Time Frame – Fourth quarter of year*

*Staff Resources – Moderate*

*Communications – Level I*

*Scoping Meetings Needed - Yes*

### **Support for Watersheds Plan Update**

Provide support to the Water Resources Authority (WRA) while it updates the *Watersheds* plan and Act 167 stormwater planning.

*Lead Division –Environment and Infrastructure*

*2020 Time Frame – Second half of year*

*Staff Resources – Limited*

*Communications – Level I*

*Scoping Meetings Needed - No*

### **50 Ways Your Community Can Help Protect Our Planet**

Prepare a summary document, referencing eTools and planning guides, showing how wild-centered greening, human-centered greening, smart growth, transportation choices, and alternative energy can make our suburbs more sustainable.

*Lead Division –Administration*

*2020 Time Frame – First Quarter of Year*

*Staff Resources – Limited*

*Communications – Level II*

*Scoping Meetings Needed - No*

## **Appreciate Goal**

### **Brandywine Battlefield Phase 2**

Complete the public plan portion of phase 2 of the Brandywine Battlefield study that examines the southern approaches to the battle.

*Lead Division –Community Planning*

*2020 Time Frame – Second and third quarters of year*

*Funding – ABPP grant*

*Staff Resources – Moderate*

*Communications – Level I*

*Scoping Meetings Needed - Yes*

### **Brandywine Battlefield Phase 3**

Begin phase 3 of the Brandywine Battlefield study that examines the battlefield area.

*Lead Division –Community Planning*

*2020 Time Frame – Last three quarters of year*

*Funding – ABPP grant*

*Staff Resources – Moderate*

*Communications – Level I*

*Scoping Meetings Needed - Yes*

### **Adaptive Reuse Design Guide**

Complete design guide and sample ordinance provisions for the adaptive reuse of historic properties, potentially as part of a team of partners.

*Lead Division –Community Planning*

*2020 Time Frame – Second half of year*

*Staff Resources –Moderate*

*Communications – Level II*

*Scoping Meetings Needed - Yes*

### **Town Tours and Village Walks**

Continue Town Tour and Village Walks program, but in a virtual format with 6 remote events. Use Town Tour kickoff as Appreciate goal event.

*Lead Division – Community Planning*

*2020 Time Frame – First three quarters of year*

*Staff Resources – Moderate*

*Communications –Level II*

*Scoping Meetings Needed – No*

## **Live Goal**

### **Affordable Housing Zoning eTools and Case Studies**

Expand housing related eTools and case studies.

*Lead Division – Community Planning*

*2020 Time Frame – Full year*

*Staff Resources – Limited*

*Communications – Level I*

*Scoping Meetings Needed - No*

### **Opportunities for Affordable Housing on Public Land/Buildings**

Create maps for municipalities that shows possible sites for affordable housing on land that they own.

*Lead Division – Design and Technology*

**2020 Time Frame – Second half of year**

*Staff Resources – Limited*

*Communications – Level I*

*Scoping Meetings Needed - Yes*

### **Analysis of the Costs of Housing**

Prepare an analysis of housing costs to determine the best opportunities for reducing these costs.

*Lead Division – Community Planning*

**2020 Time Frame – Last three quarters of year**

*Staff Resources – Limited*

*Communications –Level I*

*Scoping Meetings Needed - Yes*

### **Analysis of Housing Needs for an Aging Population**

Prepare an analysis of the expected housing needs of an aging population.

*Lead Division – Community Planning*

**2020 Time Frame – Last three quarters of year**

*Staff Resources – Moderate*

*Communications – Level I*

*Scoping Meetings Needed - Yes*



### **Housing Summit**

Coordinate the convening of a **virtual** second housing summit to advocate for A+ Homes, focusing on municipalities and developers.

*Lead Division – Community Planning*

*2020 Time Frame – Second half of year*

*Staff Resources – Limited*

*Communications –Level III*

*Scoping Meetings Needed - Yes*

### **A+ Homes Video**

Prepare a video highlighting the need for affordably-priced housing in Chester County.

*Lead Division – Community Planning*

***2020 Time Frame – Last three quarters of year***

*Staff Resources – Limited*

*Communications – Level II*

*Scoping Meetings Needed - Yes*

### **Housing Units Built and Sales Prices**

Prepare annual housing price and units built report.

*Lead Division – Environment and Infrastructure*

***2020 Time Frame – Second and third quarters of year***

*Staff Resources – Limited*

*Communications –Level I*

*Scoping Meetings Needed - No*

### **Census Complete Count Committee**

Work with county Complete Count Committee to encourage participation in the 2020 Census.

*Lead Division – Administration*

***2020 Time Frame – First three quarters of year***

*Staff Resources – Significant*

Communications – Level III

Scoping Meetings Needed - No

## Prosper Goal

### Reinvestment Map Analysis and Outreach

Complete an interactive map that identifies potential opportunities for redevelopment of existing developed nonresidential properties and conduct outreach efforts to encourage use of this new tool.

Lead Division –Community Planning

2020 Time Frame – Full year

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - No

### Main Streets eTools

Prepare a series of eTools to guide municipalities about Main Street issues.

Lead Division –Community Planning

2020 Time Frame – Second half of year

Staff Resources – Moderate

Communications – Level II

Scoping Meetings Needed - Yes

### Support for Economic Recovery Plan

Provide support for economic recovery planning efforts, working with CCEDC, DCD, and the Commissioners' office.

Lead Division –Administration

2020 Time Frame – Second half of year

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - No

### Inventory of County's Largest Employers

Complete the inventory of the county's largest employers and fine tune the use of this new tool.

Lead Division – Community Planning

2020 Time Frame – Full year

*Staff Resources – Limited*

*Scoping Meetings Needed - Yes*

### **Urban Centers Forum**

Work with the Department of Community Development to hold a virtual version of the annual Urban Centers Forum.

*Lead Division – Community Planning*

*2020 Time Frame – Second half of year*

*Staff Resources – Limited*

*Communications – Level II*

*Scoping Meetings Needed - Yes*

### **County Economy Report**

Create a statistical report about the county's economy, working with CCEDC.

*Lead Division – Community Planning*

*2020 Time Frame – Second and third quarters of year*

*Staff Resources – Moderate*

*Communications – Level I*

*Scoping Meetings Needed – No*

### **Non-Residential Construction Report**

Track non-residential construction in the county.

*Lead Division – Community Planning*

*2020 Time Frame – First three quarters of year*

*Staff Resources – Limited*

*Communications – Level I*

*Scoping Meetings Needed - Yes*

### **Farm Product Guide**

Update annual guide to farm products in Chester County. This product is targeted at consumers.

*Lead Division – Agricultural Development (The Agricultural Development Council (ADC) oversees the work program for the Agricultural Development division.)*

*2020 Time Frame – First half of year*

*Staff Resources – Moderate*

*Scoping Meetings Needed - No*

### **Agriculture Economic Development Study**

Proceed with preparation of an agriculture economic development study that will recommend strategies to keep agriculture strong in the county.

*Lead Division – Agricultural Development (The Agricultural Development Council (ADC) oversees the work program for the Agricultural Development division.)*

**2020 Time Frame – Second half of year**

*Staff Resources – Limited*

*Scoping Meetings Needed - No*

## **Connect Goal**

### **Municipal Active Transportation Inventory and Outreach**

Complete analysis of municipal plans and ordinances for multi-modal provisions and prepare list of recommended ordinance amendments for pedestrian, bicycle, and transit provisions.

*Lead Division – Environment and Infrastructure*

**2020 Time Frame – First three quarters of year**

*Funding – TCDI grant from DVRPC*

*Staff Resources – Significant*

*Communications – Level II*

*Scoping Meetings Needed - No*

### **Elverson Active Transportation Plan for a Municipality**

As a follow-up to the Active Transportation Inventory, prepare an active transportation plan for Elverson Borough.

*Lead Division – Environment and Infrastructure*

*2020 Time Frame – Second half of year*

*Staff Resources – Moderate*

*Communications – Level I*

*Scoping Meetings Needed - Yes*

### **Southern Chester County Circuit Trail Feasibility Study**

Begin an analysis of possible routes for a southern Chester County Circuit trail that would connect the urban and suburban centers south of Route 1 with a proposed Circuit trail along the Brandywine Creek.

*Lead Division – Environment and Infrastructure*

*2020 Time Frame – Full year*

*Funding – Regional Trails Program, William Penn Foundation*

*Staff Resources – Moderate*

*Communications - Level II*

*Scoping Meetings Needed - Yes*

### **Interactive Circuit Trail Status Map**

Develop an interactive map that identifies the project status for the Circuit Trails in Chester County.

*Lead Division – Environment and Infrastructure*

*2020 Time Frame – First half of year*

*Staff Resources – Limited*

*Communications – Level I*

*Scoping Meetings Needed - No*

### **Interactive Trail Map and Inventory**

Develop an up-to-date inventory of trails in the county and begin developing an interactive on-line map of these trails.

*Lead Division – Environment and Infrastructure*

*2020 Time Frame – Full year*

*Staff Resources – Limited*

*Communications – Level I*

*Scoping Meetings Needed - No*

### **Non-Transportation Infrastructure Needs**

Prepare background analysis of current service and anticipated needs for sewage, water, and stormwater facilities.

*Lead Division – Environment and Infrastructure*

*2020 Time Frame – Second half of year*

*Staff Resources – Limited*

*Communications – Level I*

*Scoping Meetings Needed - Yes*

### **Transportation Event**

Coordinate the convening of a transportation summit that will also function as an Active Transportation Inventory public meeting.

*Lead Division – Environment and Infrastructure*

*2020 Time Frame – Third quarter of year*

*Staff Resources – Moderate*

*Communications – Level II*

## **Landscapes Vision and Map**

### **Landscapes3 Annual Progress Report**

Produce 2019 progress report that tracks the metrics in Landscapes3 while also highlighting implementation successes during the year.

*Lead Division – Administration*

**2020 Time Frame – First three quarters of year**

*Staff Resources – Moderate*

*Communications – Level II*

*Scoping Meetings Needed - No*

### **Suburban Center Design Guide**

Create a Suburban Center Design Guide, following the format for the Urban Centers guide.

*Lead Division – Design and Technology*

**2020 Time Frame – Full year**

*Staff Resources – Moderate*

*Communications – Level I*

*Scoping Meetings Needed - Yes*

### **Suburban Design Guide**

Create a Suburban Design Guide, following the format for the Urban Centers guide.

*Lead Division – Design and Technology*

**2020 Time Frame – Last half of year**

*Staff Resources – Moderate*

*Communications – Level I*

*Scoping Meetings Needed - Yes*

### **E-Tools Update**

Complete updating and modernizing the e-tools, which introduce municipal officials and the public to various planning topics. These e-tools describe the topic, provide examples, and contain resource links.

*Lead Division – Administration*

*2020 Time Frame – Full year*

*Staff Resources – Significant*

*Communications – Level II*

*Scoping Meetings Needed - No*

### **Kennett Township Zoning Ordinance**

Complete update of Kennett Township’s zoning ordinance to implement recommendations in the new township comprehensive plan, while incorporating ordinance changes being prepared by a consultant for implementing the *Kennett Region Economic Development Study*.

*Lead Division – Community Planning*

**2020 Time Frame – Full year**

*Staff Resources – Moderate*

*Communications – Level I*

*Scoping Meetings Needed - No*

### **Thornbury Township Zoning Ordinance**

Complete update of Thornbury Township’s zoning ordinance to implement recommendations in the new township comprehensive plan.

*Lead Division – Community Planning*

**2020 Time Frame – First three quarters of year**

*Staff Resources – Moderate*

*Communications – Level I*

*Scoping Meetings Needed - No*

### **Parkesburg Comprehensive Plan**

Complete implementable comprehensive plan for Parkesburg that might focus on economic development, downtown revitalization, open space, recreation, and connectivity.

*Lead Division – Community Planning*

*2020 Time Frame – First three quarters of year*

*Staff Resources – Moderate*

*Communications – Level I*

*Scoping Meetings Needed - No*

### **Tredyffrin Comprehensive Plan**

Prepare new implementable comprehensive plan for Tredyffrin that might focus on office park reinvention, Paoli revitalization, trails, walkability, recreation, and connectivity.

*Lead Division – Community Planning*

*2020 Time Frame – Full year*

*Staff Resources – Significant*

*Communications – Level I*

*Scoping Meetings Needed - No*

### **Franklin Comprehensive Plan**

Prepare new implementable comprehensive plan for Franklin Township.

*Lead Division – Community Planning*

*2020 Time Frame – Last half of year*

*Staff Resources – Moderate*

*Communications – Level I*

*Scoping Meetings Needed - Yes*

### **Thornbury Subdivision and Land Development Ordinance**

Prepare an updated subdivision ordinance for Thornbury Township.

*Lead Division – Community Planning*

*2020 Time Frame – Last half of year*

*Staff Resources – Moderate*

*Communications – Level I*

*Scoping Meetings Needed - No*

## **Major Ongoing Planning Activities**

The following planning activities are very important elements of the department’s work program and recur constantly throughout the year. These activities typically need limited, bur recurring, support from production and communications.

### **Act 247 Review Letters for Subdivisions, Land Developments, Ordinances, and Plans**

### **Vision Partnership Program Cash Grant Monitoring**

### **Pipeline Information Center**

### **Demographic Data Updates**

### **Coordination with Partners in the Transportation, Conservancy, Natural Resources, Housing, Agricultural, Economic Development, and Historic Communities**

### **Geographical Information Systems Updates**



# Public Comment