



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

Chester County Planning Commission
Government Services Center – Suite 351 East

Hybrid Meeting
September 14, 2022

AGENDA

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

A. Chairman’s Welcome

Chair

2. PRESENTATION

B. East Whiteland Township

Zach Barner, Steve Brown

2:25 p.m. 3. ACTION ITEMS

C. Public comment

D. Approval of Commission Meeting Minutes – August 10, 2022

Commission

E. Act 247 Reviews – August 2022 Applications

Act 247 Team

1) Subdivision and Land Development Plan Reviews (27)

- | | |
|-------------------------------|----------------|
| 1. Caln Township | LD-07-22-17275 |
| 2. Caln Township | LD-08-22-17292 |
| 3. Caln Township | SD-07-22-17273 |
| 4. City of Coatesville | LD-07-22-17259 |
| 5. City of Coatesville | SD-07-22-17258 |
| 6. East Brandywine Township | SD-07-22-17272 |
| 7. East Coventry Township | LD-07-22-17279 |
| 8. East Whiteland Township | LD-05-22-17228 |
| 9. East Whiteland Township | SD-05-22-17226 |
| 10. Easttown Township | SD-07-22-17270 |
| 11. Franklin Township | SD-06-22-17234 |
| 12. Kennett Township | SD-07-22-17288 |
| 13. Lower Oxford Township | SD-07-22-17283 |
| 14. Malvern Borough | SD-07-22-17278 |
| 15. New London Township | SD-07-22-17276 |
| 16. Newlin Township | SD-07-22-17268 |
| 17. Penn Township | SD-07-22-17277 |
| 18. Spring City Borough | LD-07-22-17286 |
| 19. Upper Uwchlan Township | SD-07-22-17285 |
| 20. Valley Township | SD-08-22-17325 |
| 21. West Caln Township | SD-07-22-17280 |
| 22. West Chester Borough | SD-06-22-17256 |
| 23. West Goshen Township | LD-08-22-17304 |
| 24. West Goshen Township | SD-08-22-17302 |
| 25. West Marlborough Township | SD-08-22-17293 |
| 26. Westtown Township | SD-07-22-17267 |
| 27. Willistown Township | SD-07-22-17284 |

2) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews (15)

- 1. East Brandywine Township CP-07-22-17262
- 2. East Brandywine Township ZA-07-22-17260
- 3. East Goshen Township ZA-08-22-17323
- 4. Malvern Borough CP-07-22-17261
- 5. Phoenixville Borough MU-07-22-17274
- 6. Upper Uwchlan Township SA-08-22-17309
- 7. Upper Uwchlan Township ZA-07-22-17287
- 8. Upper Uwchlan Township ZA-08-22-17306
- 9. Uwchlan Township MA-08-22-17328
- 10. Valley Township ZA-08-22-17301
- 11. West Bradford Township CP-08-22-17320
- 12. West Brandywine Township ZA-07-22-17266
- 13. West Caln Township ZA-07-22-17282
- 14. West Goshen Township ZA-07-22-17281
- 15. Willistown Township ZA-07-22-17269

F. Act 537 Reviews- August 2022 Applications

Carrie Conwell

1) Major Applications (0)

2) Minor Applications (5)

- 1. East Bradford Township; 815 Guthrie Road; 51-3-4; consistent
- 2. East Brandywine Township; Preserve at Horseshoe Meadows; 30-5-212; consistent
- 3. East Vincent Township; Soltys-Seven Stars Road; 21-5-96; consistent
- 4. Lower Oxford Township; Lincoln House & Bond House; 56-4-63E; consistent
- 5. West Fallowfield Township; 554 Center Hall Road; 44-4-49; consistent

G. Agricultural Security Areas (4)

Glenn Bentley

- 1. West Bradford Township (UPI 50-4-68.8)
- 2. West Bradford Township (UPI 50-4-68.9)
- 3. West Caln Township (UPI 28-3-24.2)
- 4. Willistown Township (UPI 54-6-26.3)

2:35 p.m. 4. DISCUSSION AND INFORMATION ITEMS

H. Multimodal Transportation Planning Division Update

Brian Styche

I. Design & Technology Division Update

Paul Fritz

J. Community Planning Division Update

Bill Deguffroy

K. Agricultural Development Council Update

Hillary Krummrich

L. Sustainability Division Update

Rachael Griffith

M. Director’s Report

Brian O’Leary

4:00 p.m. 5. ADJOURNMENT



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MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid - GSC Suite 351 East
August 10, 2022

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

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

STAFF PRESENT IN PERSON: Brian O’Leary, Executive Director; Carol Stauffer, Assistant Director; Stephen Buck; Beth Cunliffe; Paul Fritz; Mark Gallant; Rachael Griffith; Gene Huller; Benny Nein; Joe Shanley; Brian Styche; Suzanne Wozniak; Andrew Zhang.

STAFF PRESENT VIA ZOOM: Glenn Bentley; Chris Bittle; Wes Bruckno; Carrie Conwell; Paul Farkas; Hillary Krummrich; Jake Michael; Chris Patriarca; Elle Steinman.

VISITORS PRESENT IN PERSON: John West.

VISITORS PRESENT VIA ZOOM: Kris McLennan.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person in the Government Services Center room 351 East and via Zoom audio/video on Wednesday, August 10, 2022 was called to order at 2:00 P.M. by Chair Michael Heaberg.

PUBLIC COMMENT:

Mr. West expressed concerns about the impact of development in Chester County, specifically West Whiteland Township, and referenced New York City policy that allows the public to take part in zoning and approval of development.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE JULY 13, 2022 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. HAMMOND, SECONDED BY MR. CLINE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews – July 2022:

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

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

Mr. Hammond recused himself from the following applications: LD-07-22-17265; LD-06-22-17247.

Mr. Cline recused himself from the following application: LD-06-22-17247.

Comprehensive Plan, Zoning and Subdivision Ordinance Amendments, Miscellaneous Reviews – July 2022:

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

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

DISCUSSION AND INFORMATION ITEMS:

Sustainability Division Update:

Ms. Griffith reported that staff continued work on the municipal open space outreach initiative, and draft outreach materials were refined. Staff has also been working on a scope of work related to the woodlands and tree-related actions in the Climate Action Plan.

Work also continued on the following projects:

- Climate Action Plan metrics, executive summary, and implementation guides
- Cluster Subdivision Design Guide
- Sewer Service Area interactive map

The Environmental and Energy Advisory Board met on 7/27/22. CCPC presented several topics including the Open Space Outreach initiative and a new grid-scale solar siting map. The Clean Energy Subcommittee presented their proposed list of outreach activities for '22-'23 which will be assisted by CCPC's Sustainability Division, CCEDC's Smart Energy Initiative, and DVRPC. The board approved their proposed initiatives which included:

- Assisting the county Facilities Dept. with energy usage benchmarking as needed,
- Developing and maintaining a list of funding resources for municipalities and school districts,
- Convening stakeholders to discuss the barriers to solar and distributed energy,
- Hosting an education series for municipal staff on adopting and implementing building energy codes,
- Developing a program for voluntary benchmarking and energy usage disclosure for large commercial/industrial buildings,
- Organizing a municipal cohort group for climate action/energy efficiency,
- Hosting an informational program for large energy users on topics related to energy efficiency, renewable energy, and case studies, and
- Promoting ordinances requiring EV-ready new construction

Ms. Griffith updated the board about the Cluster Subdivision Design Guide. There have been a few major changes that include updating the terminology from "cluster" to "conservation". The guide has been moved to an online format and the guide has shifted from highlighting each subdivision to highlighting the successful design elements in each. Other changes include shifting to a more

environmental focus and adding design elements related to sewage treatment and urban design, low-impact design, and agrihoods. Ms. Griffith then displayed the online version and discussed the sections of the guide. Phase 2 of updating the guide will include an interactive map of conservation subdivisions. Future Open Space outreach will include sending information to municipalities, making various presentations, highlighting open space in the CCPC eNewsletter and social media, and possibly presenting open space options to developers.

Multimodal Transportation Division Update:

On July 13th, Governor Wolf announced the list of projects selected to receive awards from PennDOT's "Green Light Go" program which funds traffic signal upgrades across the Commonwealth. Overall, 70 municipalities will receive over \$37.8 million from this program. Chester County recipients include:

- Tredyffrin Township – \$976,880 for upgrades to traffic signals at five intersections along Valley Forge Road,
 - Upper Uwchlan Township – \$214,930 for upgrades to traffic signals along the major corridors of Route 100 and Graphite Mine Road, including flashing yellow arrows, pedestrian countdown signals, and LED signal heads, and
 - Uwchlan Township – \$364,260 for installation of advanced radar detection, upgrade of controller assemblies, and improving generator backup connections at 14 intersections.
- TOTAL: \$1,556,070.

The Multimodal Transportation Planning Division will be kicking off two new projects this fall:

- The County-wide Trails Master Plan – this PA DCNR C2P2 funded project will be managed by the new Trails Planner, Stephen Buck, and will have its first Steering Committee meeting tentatively scheduled for mid-September.
- The Public Transportation Plan Update: Phase Two – this project will be funded by a grant from the DVRPC Transportation & Community Development Initiative (TCDI) program and will be managed by Transportation Planner Alex Sankaran.

Mr. Styche introduced new staff member Stephen Buck who has started in the Trails Planner position with an immediate focus on the new Countywide Trails Master Plan.

Design and Technology Division Update:

Mr. Fritz reported that for the month of May the Design & Technology Division performed recurring tasks and supported planning staff with short-term and work program-related projects.

The 247 planners reviewed and processed plan and ordinance submittals. Preparation of eTool updates and research for the work program's Village Preservation Guide continued.

The GIS staff assisted Community Planning with mapping requests, historic atlas updates, and work program projects. A draft interactive map showing potential grid-scale solar sites in the county was prepared.

The Graphics team assisted with various work program projects, including the design and layout of open space preservation municipal outreach materials.

Community Planning Division Update:

Mr. Gallant reported on current municipal assistance, historic preservation, housing, and economic development projects within the Community Planning Division. There are currently 28 municipal assistance projects that staff is either monitoring or preparing.

Ms. Speirs presented about the staff's technical assistance to Franklin Township for their comprehensive plan. Their last comprehensive plan was created in 2006 and updated in 2009. CCPC provided this service through the in-kind grant assistance element of Chester County's Vision Partnership Grant program. Franklin's new comprehensive plan use a priority subject-focused approach based on community input.

Mr. Gallant and Mr. Shanley updated the board members about the draft Adaptive Reuse Guide. The updated definition for adaptive reuse is now "Adaptive reuse is the process of creatively repurposing buildings for another use or function while retaining their historic, unique, or defining architectural features."

Mr. Shanley completed many individual interviews with the owners or developers of properties with adaptive reuse projects. The top recommendations coming from the interviews include: focusing on large-scope buildings, using community engagement through appreciating heritage, incorporating design elements, and addressing the lack of awareness.

The next steps for the update will be to finish the interviews, develop case studies, and develop and review plan chapters with the steering committee.

Agricultural Development Council Update:

Ms. Krummrich mentioned that this week is National Farmers Market Week. Staff are using this promotional campaign to launch a new initiative "Meet the Makers" which will be marketed via social media and will link back to a website.

Ms. Krummrich and Ms. Lane are planning a Fall farm tour specifically for Planning Commission members.

Director's Report:

There will be two new staff starting in the Planning Commission this month. Laura DeMatteo will be the new Historic Preservation Coordinator in the Community Planning Division, and Patti Quinn will be the new transportation planner in the Environment and Infrastructure division. Andrew Zhang from Conestoga High School has been assisting in the Planning Commission in an internship role.

The Chester County Commissioners recently approved a contract with Luzerne County-based Heritage Strategies LLC to prepare a heritage tourism plan for the county. The plan should be completed by January 2024.

The official organizational meeting of the America250 PA Chester County Commission was held on July 12, 2022, and the next meeting will be held on October 6, 2022.

Mr. O'Leary updated the board regarding the proposed 2023 budget. There are increases proposed that would include support for the 250PA Chester County Commission, as well as outreach efforts of the Agricultural Development Council and Sustainability division.

Staff are working on the final details to create the Fall events flyer.

The current schedule for fall events:

- September 22, 2022 - Transportation Event
- October 18, 2022 – Planners' Forum
- October 25, 2022 – Urban Centers Forum
- November 15, 2022 – Housing Forum

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:45 PM. WAS MADE BY DR. FASICK, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,

A handwritten signature in blue ink that reads "Brian N. O'Leary". The signature is written in a cursive style with a prominent initial 'B'.

Brian N. O'Leary, AICP
Secretary

BNO/slw

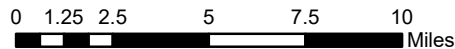
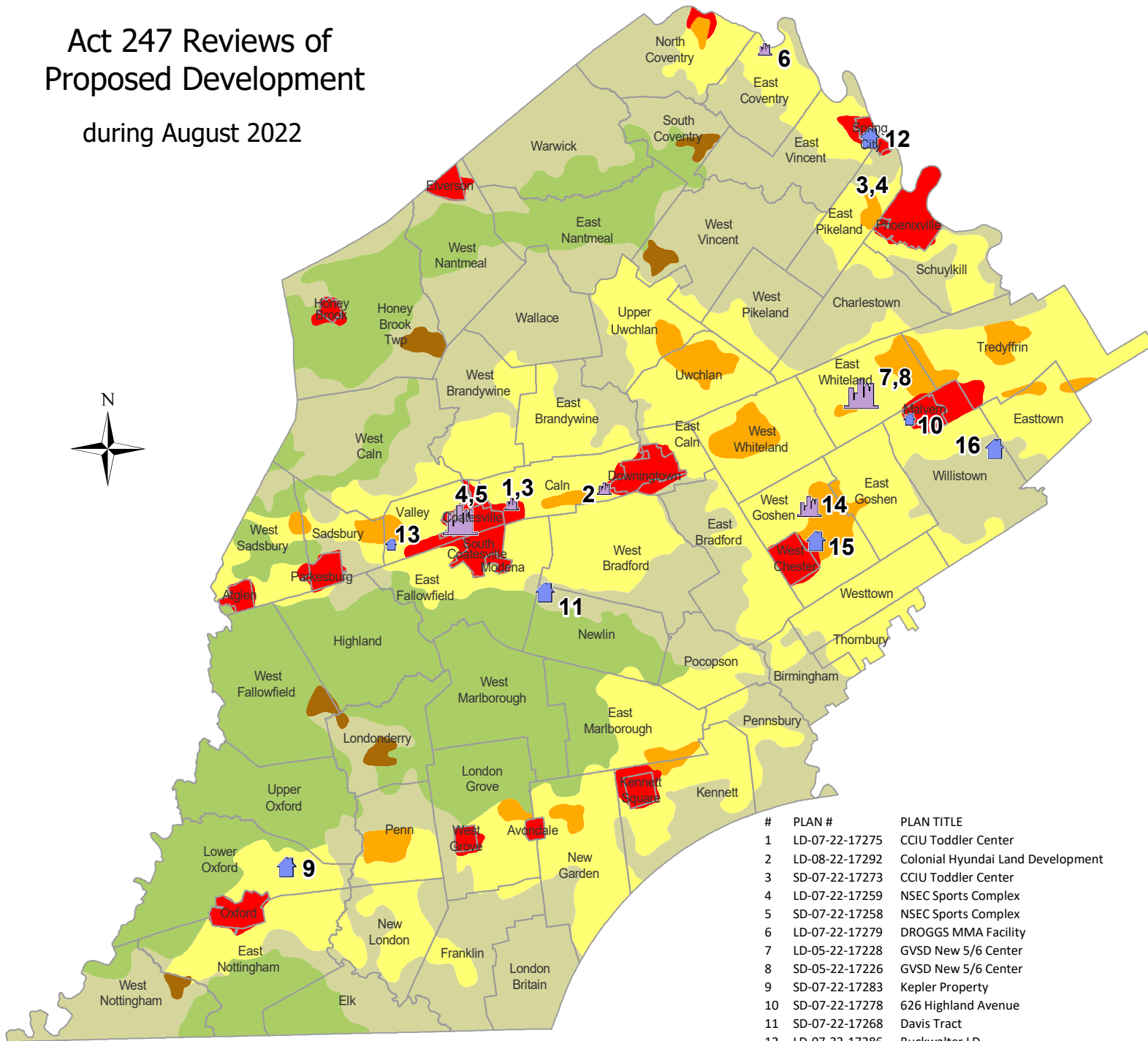
Act 247 Reviews

Subdivision & Land Development



Act 247 Reviews of Proposed Development

during August 2022



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

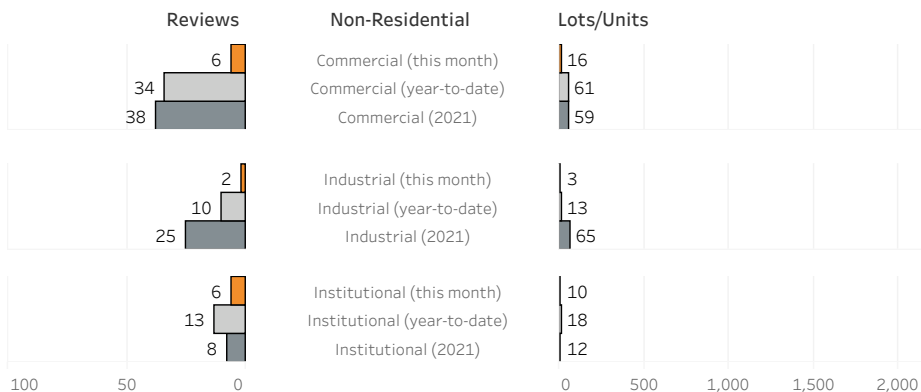
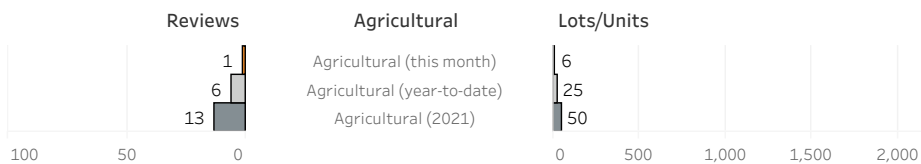
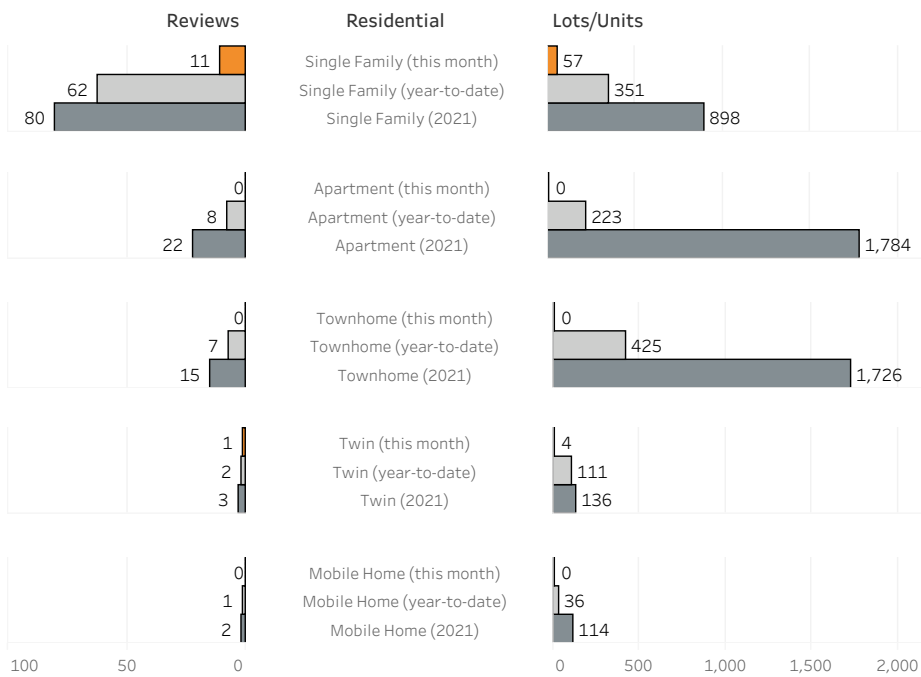
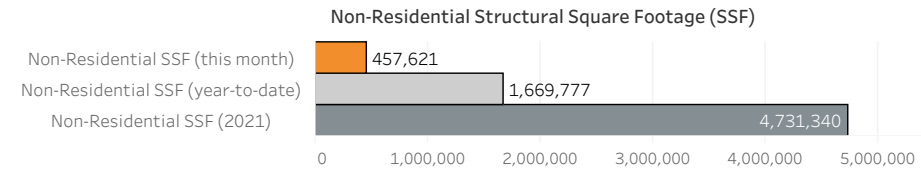
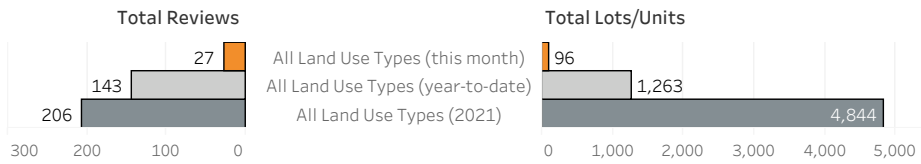
Note: Excludes lot line revisions, lot consolidations, second reviews, sketch plans, and surface parking, UNLESS those reviews cited unique or significant community impacts.

#	PLAN #	PLAN TITLE
1	LD-07-22-17275	CCIU Toddler Center
2	LD-08-22-17292	Colonial Hyundai Land Development
3	SD-07-22-17273	CCIU Toddler Center
4	LD-07-22-17259	NSEC Sports Complex
5	SD-07-22-17258	NSEC Sports Complex
6	LD-07-22-17279	DROGGS MMA Facility
7	LD-05-22-17228	GVSD New 5/6 Center
8	SD-05-22-17226	GVSD New 5/6 Center
9	SD-07-22-17283	Kepler Property
10	SD-07-22-17278	626 Highland Avenue
11	SD-07-22-17268	Davis Tract
12	LD-07-22-17286	Buckwalter LD
13	SD-08-22-17325	Valley View Lot 8
14	LD-08-22-17304	1035 Saunders Lane
15	SD-08-22-17302	Stanbery West Goshen, LLC
16	SD-07-22-17284	Rock Hill Farm Acquisitions LLC



Subdivision and Land Development Applications

August 2022



Subdivision and Land Development Reviews 8/1/2022 to 8/31/2022

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes ³ (Yes, No, N/R)
Caln Township	LD-07-22-17275	CCIU Toddler Center	8/1/2022	18.80	Institutional	2	3,300	Institutional Educational Facility	1		Yes
Caln Township	LD-08-22-17292	Colonial Hyundai Land Development	8/24/2022	3.06	Commercial	2	4,265	Commercial Retail	1		Yes
Caln Township	SD-07-22-17273	CCIU Toddler Center	8/1/2022	18.80	Institutional	2		Institutional Educational Facility			Yes
City of Coatesville	LD-07-22-17259	NSEC Sports Complex	8/5/2022	24.76	Commercial Commercial	2	245,000	Commercial Sports/Recreation Commercial Hotel/Resort/Inn	2		Yes
City of Coatesville	SD-07-22-17258	NSEC Sports Complex	8/5/2022	24.76	Commercial	6		Commercial Sports/Recreation			Yes
East Brandywine Township	SD-07-22-17272	The Estate of Elizabeth Wagoner	8/1/2022	17.63	Single Family Residential	2		Residential Single Family Residential			Yes
East Coventry Township	LD-07-22-17279	DROGGS MMA Facility	8/19/2022	3.69	Commercial	1	6,000	Commercial Sports/Recreation	1		Yes
East Whiteland Township	LD-05-22-17228	GVSD New 5/6 Center	8/4/2022	53.61	Institutional	1	172,000	Institutional Educational Facility	1		Yes
East Whiteland Township	SD-05-22-17226	GVSD New 5/6 Center	8/4/2022	53.61	Institutional	1		Institutional Educational Facility			Yes
Easttown Township	SD-07-22-17270	Saint David's Episcopal Church	8/2/2022	3.62	Institutional Single Family Residential	2		Institutional Religious Organization Residential Single Family Residential			Yes
Franklin Township	SD-06-22-17234	Lot Nos 2 and 3 - Richardson Subdivision	8/8/2022	14.64	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Open Space Conservation			Yes

Subdivision and Land Development Reviews 8/1/2022 to 8/31/2022

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes ³ (Yes, No, N/R)
Kennett Township	SD-07-22-17288	The Estate of Enrico H. Avello, Sr.	8/8/2022		Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Farm/Pasture Land			Yes
Lower Oxford Township	SD-07-22-17283	Kepler Property	8/23/2022	1.99	Single Family Residential	3		Residential Single Family Residential		0	Yes
Malvern Borough	SD-07-22-17278	626 Highland Avenue	8/3/2022	1.03	Single Family Residential	2		Residential Single Family Residential			Yes
New London Township	SD-07-22-17276	Robert B. Arrell	8/5/2022	3.19	Single Family Residential	1		Residential Single Family Residential			Yes
Newlin Township	SD-07-22-17268	Davis Tract	8/11/2022	63.40	Single Family Residential	16		Residential Single Family Residential		990	Yes
Penn Township	SD-07-22-17277	Avon Grove High School - Jennersville Site	8/5/2022	152.86	Institutional	2		Institutional Educational Facility		1,954	Yes
Spring City Borough	LD-07-22-17286	Buckwalter LD	8/11/2022	0.64	Twin	4		Residential Twin		0	Yes
Upper Uwchlan Township	SD-07-22-17285	461 Font Road	8/9/2022	4.19	Single Family Residential	2		Residential Single Family Residential		0	Yes
Valley Township	SD-08-22-17325	Valley View Lot 8	8/25/2022	21.44	Industrial Single Family Residential	2		Industrial Warehouse Residential Single Family Residential			Yes
West Caln Township	SD-07-22-17280	156 & 160 Davis Road	8/2/2022	4.19	Single Family Residential	2		Residential Single Family Residential			Yes
West Chester Borough	SD-06-22-17256	327 & 329 South High Street	8/5/2022	0.38	Commercial	1		Commercial Lot Consolidation			Yes
West Goshen Township	LD-08-22-17304	1035 Saunders Lane	8/30/2022	4.39	Industrial	2	27,056	Industrial Unique	2		Yes

Subdivision and Land Development Reviews 8/1/2022 to 8/31/2022

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)
West Goshen Township	SD-08-22-17302	Stanbery West Goshen, LLC	8/31/2022	16.98	Commercial	4		Commercial Shopping Center		0	Yes
West Marlborough Townshi	SD-08-22-17293	Richard Jones	8/23/2022	124.63	Agricultural	4		Agricultural Farm/Pasture Land			Yes
Westtown Township	SD-07-22-17267	Crebilly Farm	8/5/2022	301.06	Single Family Residential Institutional	4		Residential Single Family Residential Institutional Park		0	Yes
Willistown Township	SD-07-22-17284	Rock Hill Farm Acquisitions LLC	8/24/2022	124.59	Single Family Residential	22		Residential Single Family Residential		1,988	Yes
Grand Totals of Subdivision and Land Development Reviews		27 Reviews		1061.94 Acres		96 Lots/Units	457,621 Non-Res. Sq. Feet		8 Non-Res. Bldgs.	4,932 Linear Feet Roadway	

There are **27** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

Unofficial Sketch Plan Evaluations

8/1/2022 to 8/31/2022

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

Conditional Use Reviews

8/1/2022 to 8/31/2022

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

Subdivision & Land Development Letters





THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
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August 24, 2022

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

Re: Preliminary/Final Land Development - Colonial Hyundai Land Development
Caln Township - LD-08-22-17292

Dear Ms. Denne:

A preliminary/final land development plan entitled "Colonial Hyundai Land Development", prepared by DH Howell & Associates Inc., and dated July 15, 2022, was received by this office on August 3, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	North side of Route 30, east of Wedgewood Road
Site Acreage:	3.06 acres
Lots:	2 lots; 1 structure
Non-Res. Square Footage:	4,265 square feet
Proposed Land Use:	Auto sales
Parking Spaces:	143 spaces
Municipal Land Use Plan Designation:	Thorndale Village Mixed Use
UPI#:	39-5-10, 39-5-10.1

PROPOSAL:

The applicant proposes the construction of a 4,265 square feet addition to an auto sales building and a reconstructed 552 square foot delivery bay. The site, which is served by public water and sewer facilities, is located in the Caln Township Lincoln Highway Zone 2 Overlay zoning district.

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

COUNTY POLICY:

LANDSCAPES:

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



WATERSHEDS:

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

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.

Page: 4

Re:

Re: Preliminary/Final Land Development - Colonial Hyundai Land Development

Caln Township - LD-08-22-17292

7. A Pennsylvania Department of Transportation permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
8. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: DH Howell & Associates Inc
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Wayne Hileman and Randy Lebowitz
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
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Brian N. O’Leary, AICP
Executive Director

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

August 1, 2022

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

Re: Preliminary/Final Land Subdivision and Development - CCIU Toddler Center
Caln Township – SD-07-22-17273, LD-07-22-17275

Dear Mrs. Denne:

A preliminary/final subdivision and land development plan entitled "CCIU Toddler Center", prepared by T and M Associates and dated July 8, 2022, was received by this office on July 19, 2022. 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 preliminary/final subdivision and land development plan for your consideration.

PROJECT SUMMARY:

Location:	To the north of Business Route 30, and to the west of North Caln Road
Site Acreage:	18.80 acres
Lots/Units:	2 lots; 1 new structure
Non-Res. Square Footage:	3,300 square feet
Proposed Land Use:	Educational Facility
New Parking Spaces:	30 spaces
Municipal Land Use Plan Designation:	Major Community Facilities and Institutional Uses
UPI#:	39-3-139.2B-E, 39-3-139.2A-E

PROPOSAL:

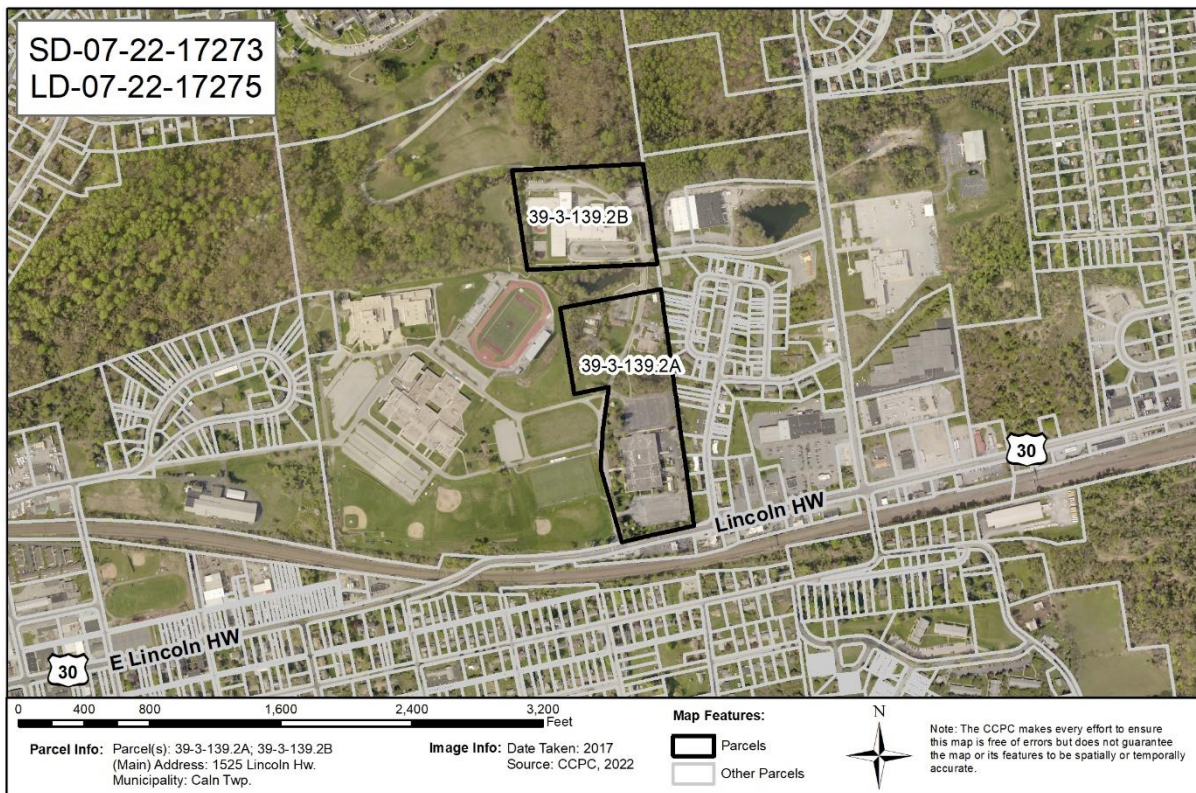
The applicant proposes the construction of a 3,300 square foot institutional building (an “Early Care and Educational Center”, also known as the “Toddler Center”) and 30 parking spaces, as well as the adjustment of the lot line separating two lots. The site, which will be served by public water and public sewer facilities, is located in the Caln Township I-Institutional zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Caln 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 **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 and land development is consistent with the objectives of the **Urban Center Landscape**.



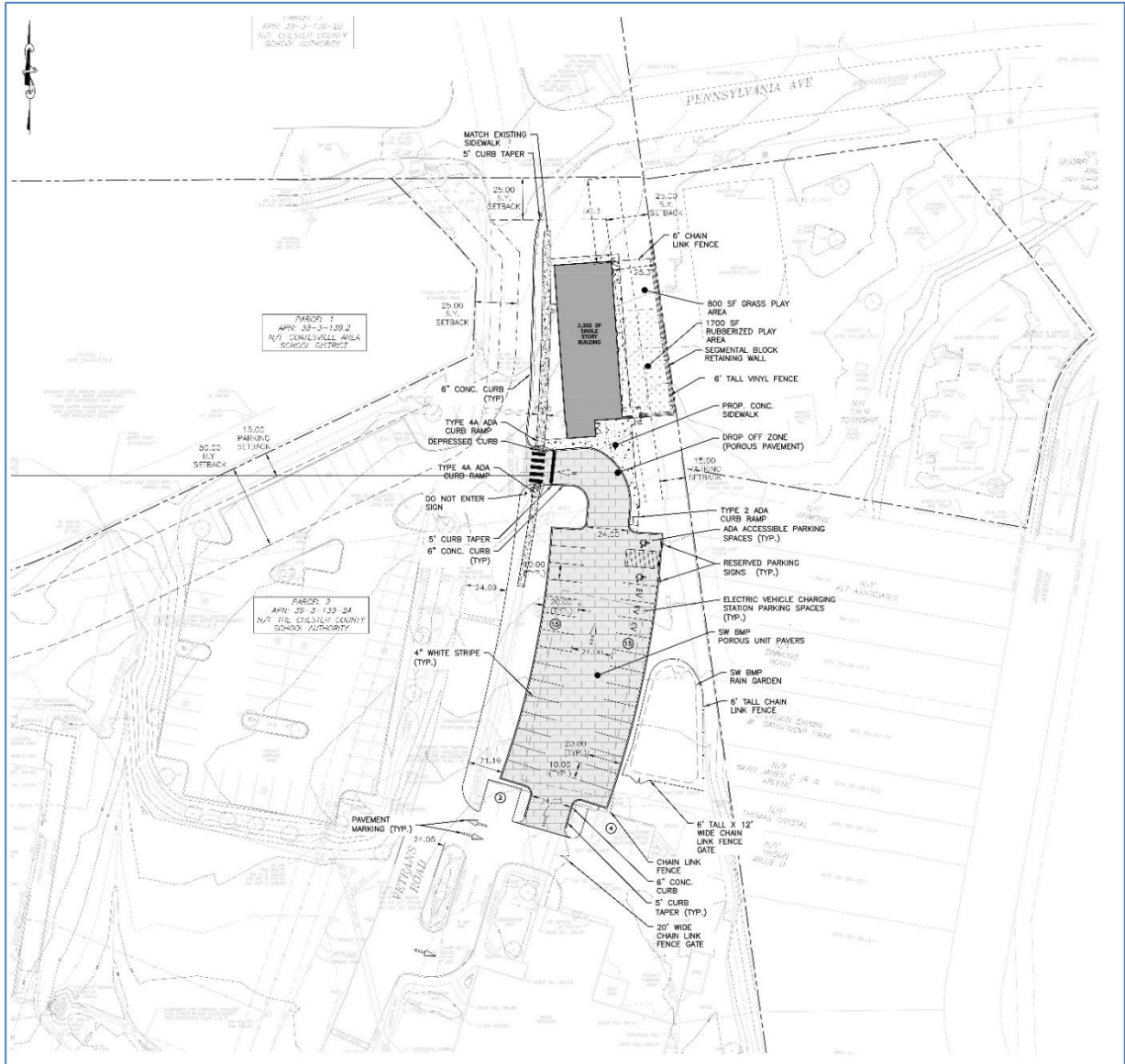
WATERSHEDS:

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

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 CCIU Toddler Center
 Preliminary/Final Land Subdivision and Development Plan**

PRIMARY ISSUES:

3. We commend the applicant for providing three charging stations for electric vehicles.
4. The Township and the applicant should review the drop-off and pick-up routines at the Toddler Center, and ensure that vehicle circulation and pedestrian movements will not conflict.
5. We recommend that the applicant provide a safe means for pedestrians to access Pennsylvania Avenue and Veterans Road using a crosswalk with universal access curb ramps.
6. This site is located in an **Urban Center Landscape** designation of [Landscapes3](#); we recommend that the applicant extend the proposed sidewalk improvements around the north corner of the property to accommodate potential sidewalks on Pennsylvania Avenue.

Page: 4

Re: Preliminary/Final Land Subdivision and Development - CCIU Toddler Center
Caln Township – SD-07-22-17273, LD-07-22-17275

7. The applicant and the Township should determine if a shared access agreement and/or easement is required due to the new parcel configuration.
8. We acknowledge that the design of the proposed stormwater management facilities includes a rain garden. The County Planning Commission endorses the use of innovative stormwater management practices. The planned stormwater infrastructure will provide an excellent opportunity to demonstrate to older students on the site (i.e., not the toddlers) the principles and practices of low impact stormwater management, design, and maintenance, and the importance of watershed stewardship, if age-appropriate explanations are provided for older students. We encourage the applicant to use this project as an educational resource for students and visitors by creating informational signage, and designing site-specific stormwater curriculum and projects that can be implemented in science classes for older students. An example of a rain garden sign is at the end of this letter
9. We recommend that the Township stress the importance of routine maintenance of the rain garden and the porous pavement. These systems require proper maintenance to perform as designed and to protect surrounding areas.
10. We have no comments on the proposed lot line adjustment.

ADMINISTRATIVE ISSUES:

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: T and M Associates
The Chester County School Authority
Chester County Conservation District
att: Rain garden sign example

Rain Gardens

This garden is designed to catch runoff and let it soak into the ground.

Rain gardens reduce flooding, replenish groundwater and remove pollutants that would otherwise flow to local waters.

Rain gardens also provide food, shelter, and water for insects, birds, and animals.



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

August 5, 2022

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

Re: Preliminary/Final Subdivision and Land Development Plan - NSEC Sports Complex
City of Coatesville - SD-07-22-17258, LD-07-22-17259

Dear Mr. Logan:

A preliminary/final subdivision and land development plan entitled "NSEC Sports Complex", prepared by D.L. Howell and Associates, Inc. and dated June 24, 2022, was received by this office on July 7, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development plan for your consideration.

PROJECT SUMMARY:

Location:	East of North First Avenue (State Route 82), north of West Lincoln Highway (Business Route 30). A portion of the site is located in Valley Township.
Site Acreage:	24.76 acres
Lots/Units:	6 lots; 2 structures
Non-Res. Square Footage:	185,500 square feet recreation facility; 100-room hotel
Proposed Land Use:	Sports/recreation, hotel
New Parking Spaces:	759 spaces
Municipal Land Use Plan Designation:	The Flats Focus Area 2: Steel Plant/Industrial Redevelopment Area, and Focus Area 1: Lincoln Highway Streetscape and Transportation Improvements Area (along the Lincoln Highway frontage)
UPI#:	38-3-29.1-E, 16-5-17-E, 16-5-16-E, 16-5-18.1-E, 16-5-18-E, 38-3-30-E

PROPOSAL:

The applicant proposes the consolidation of six lots, the construction of a 185,500 square foot recreation facility and a 100-room hotel. The site, which will be served by public water and sewer facilities, is located in the City of Coatesville Flats Redevelopment zoning district; a small portion of the site to the north is in the C-Conservation zoning district in Valley Township.

RECOMMENDATION: The County Planning Commission commends the City and the applicant for advancing a project that will provide an important amenity in Coatesville as well as help improve a “gateway area” area leading into the City. The Planning Commission recommends that the issues raised in this letter should be addressed and all Coatesville City 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 proposed zoning ordinance amendment that related to this site. That review, CCPC# ZA-03-22-17140, dated April 6, 2022, addressed an amendment including definitions of “Indoor Recreation” and “Performing Arts Center” and comprehensive amendments to the (FRD) Flats Redevelopment Overlay District. The City of Coatesville adopted the ordinance amendment on April 11, 2022.

COUNTY POLICY:

LANDSCAPES:

2. The Flats Redevelopment 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.

While the proposed recreation center and hotel are consistent with the objectives of the **Urban Center Landscape**, we encourage the City to review the design to ensure that the proposed development is also consistent with the **Urban Center Landscape** planning principles and design elements of *Landscapes3* (see comments below for details).

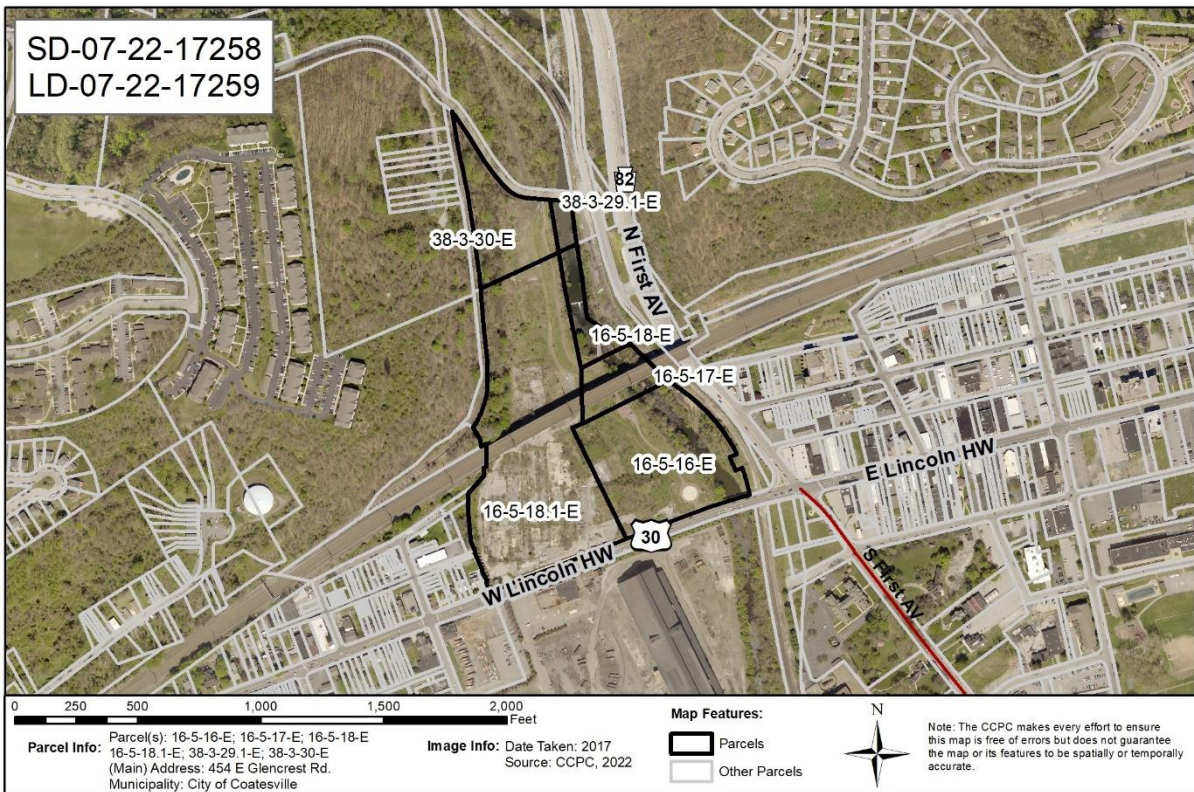
This development, with some design adjustments, should be fully celebrated as a model urban centers project both for the City and County. While the County Planning Commission supports the proposed use of this site, the applicant should take this opportunity to modify the design to more fully represent appropriate urban center principles.

WATERSHEDS:

3. *Watersheds*, the water resources component of *Landscapes3*, indicates the proposed development is located within the West Branch 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.

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.



Water Resources Information:

4. FEMA: Parking areas north of the National Railroad Passenger Corporation line are located within FEMA SFHA Zone AE; other development is located within FEMA Flood Zone X, 0.2 Annual Chance Flood Hazard

TMDL: West Branch Brandywine Creek

Impairments for West Branch Brandywine Creek: Fish Consumption—Polychlorinated Biphenyls (PCBs); Aquatic Life —Urban runoff/storm sewers (flow regime modification and siltation)

Designated uses: Warm Water Fishes and Migratory Fishes

Stormwater Management:

5. The Post Construction Stormwater Management Plans indicate that subsurface infiltration practices will be utilized to manage a portion of the site's stormwater runoff. The applicant should submit the Operations and Management Plan for the stormwater facilities to the City to function as designed, the applicant and/or those responsible for future maintenance should strictly adhere to the inspection schedule included in the Operation and Maintenance Plan. Appropriate pretreatment Best Management Practices (BMPs) should be installed to remove sediment and other debris from runoff before it discharges to the planned subsurface infiltration system. Sediment, oil, grease, or other debris should be regularly removed from these pretreatment BMPs.

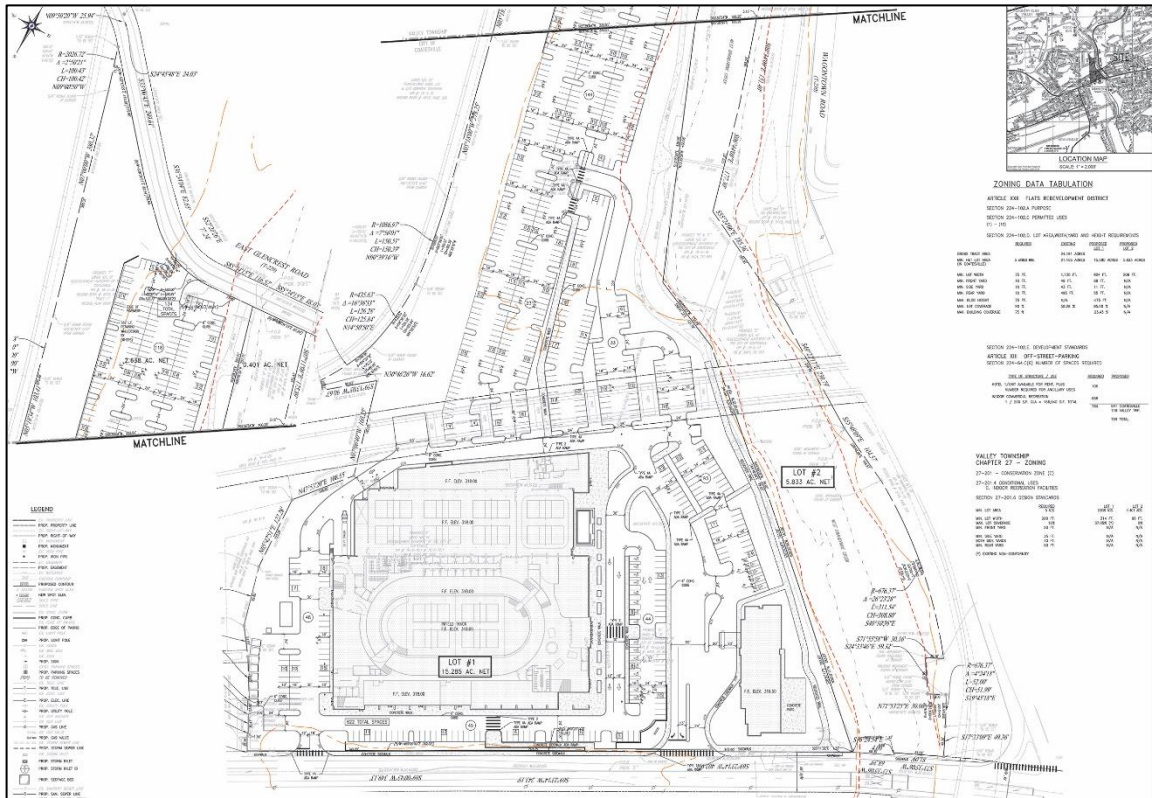
6. Subsurface infiltration stormwater management practices are not appropriate for areas that will receive runoff with high sediment loads. Care should be taken during construction to prevent compaction of the soil below the system and to minimize the delivery of sediment to this system from construction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

Natural Features Considerations:

7. Chester County Health Department records indicate that this site exhibited both soil and groundwater contamination from past industrial activities, and that remediation of this site occurred under the Pennsylvania Act 2 Land Recycling Program. The Existing Conditions and Demolition Plan (Drawing No. C02.1) shows four monitoring wells, which were presumably installed to monitor groundwater contamination, located near the southwest corner of the site along Lincoln Highway and which are intended to be removed during construction. The applicant should ensure that these wells are removed in accordance with the Chester County Health Department's standards. The applicant should also clarify if the remediation plans for this site require future monitoring of groundwater or soil conditions, if any existing groundwater monitoring wells will remain to allow for continued monitoring, or if additional wells will be constructed to facilitate future monitoring efforts.
8. The land development plan shows that a portion of this site is located within FEMA Special Flood Hazard Zone AE, and therefore is located within Coatesville's Floodplain Conservation Overlay District (Chapter 224, Article VIII). Substantial grading will occur within this zone to create new parking areas and roadways. The applicant should ensure that any construction, grading, or fill that occurs within Special Flood Hazard Zones adheres to the Design and Construction Standards included in Subsection 224-25.2 of the City's Zoning Ordinance.
9. The landscaping plan indicates that several Callery pear trees (*Pyrus calleryana*) will be planted along Lincoln Highway in front of the proposed special events center and proposed hotel. Callery pears were added to the Pennsylvania noxious weeds list in November 2021 due to their propensity to spread to naturalized areas. Nurseries and plant distributors will be required to cease sale of this species in February 2024. The applicant should replace all Callery pear trees in the planting plan with alternative native tree species. Alternative species could include flowering dogwood, eastern redbud, crabapple (*Malus sp.*), or red and sugar maple.

General Design Considerations:

10. The FRD overlay area is in a Coatesville City "gateway", particularly when entering from the north and west, and therefore occupies an important physical place in the City's redevelopment goals. We suggest that the City ensure that this development reflects appropriate urban design standards such as building setbacks, building design, and streetscaping. The Chester County Planning Commission's "Urban Center Landscapes Design Guide" contains planning principles and design elements to guide development in downtown areas; and is available at: <https://www.chescoplanning.org/MuniCorner/PlanningGuides.cfm>



**Detail of NSEC Sports Complex
Preliminary/Final Subdivision and Land Development Plan**

11. The Plans indicate the existing stone wall adjacent to the sidewalk on the north side of West Lincoln Highway will be removed and a concrete block retaining wall take its place and include an ADA ramp from the sidewalk. We commend the applicant for providing universal access to the sports complex directly from the sidewalk. We recommend, however, that a stone-faced wall be used to respect the context of West Lincoln Highway, including the solid stone railing on the bridge crossing the West Branch of the Brandywine Creek. We also recommend that additional plantings be installed between the proposed wall and the proposed adjacent parking areas so there is adequate height and density to visually buffer parked vehicles and soften the edge of the walls and minimize the wall's height impacts on walkability within the public right-of way.

Additional information on retaining walls is available in a Chester County eTool, at: <https://www.chescoplanning.org/MuniCorner/eTools/74-RetainingWalls.cfm>

12. The Existing Conditions and Demolition Plan shows that a significant portion of the Coatesville Riverwalk Brandywine Creek Trail will be relocated, and that the existing splash pad will be removed from this site. The Riverwalk, gazebos, splash pad, benches, bike racks, and adjacent green space were the result of a multi-year effort to provide an outdoor recreational green space and community gathering area for the residents of Coatesville that is within walking distance from downtown. This project received significant funding contributions from various entities, including over one million dollars from Chester County. The applicant should enhance this community space and minimize any impacts to its existing features. If specific components of

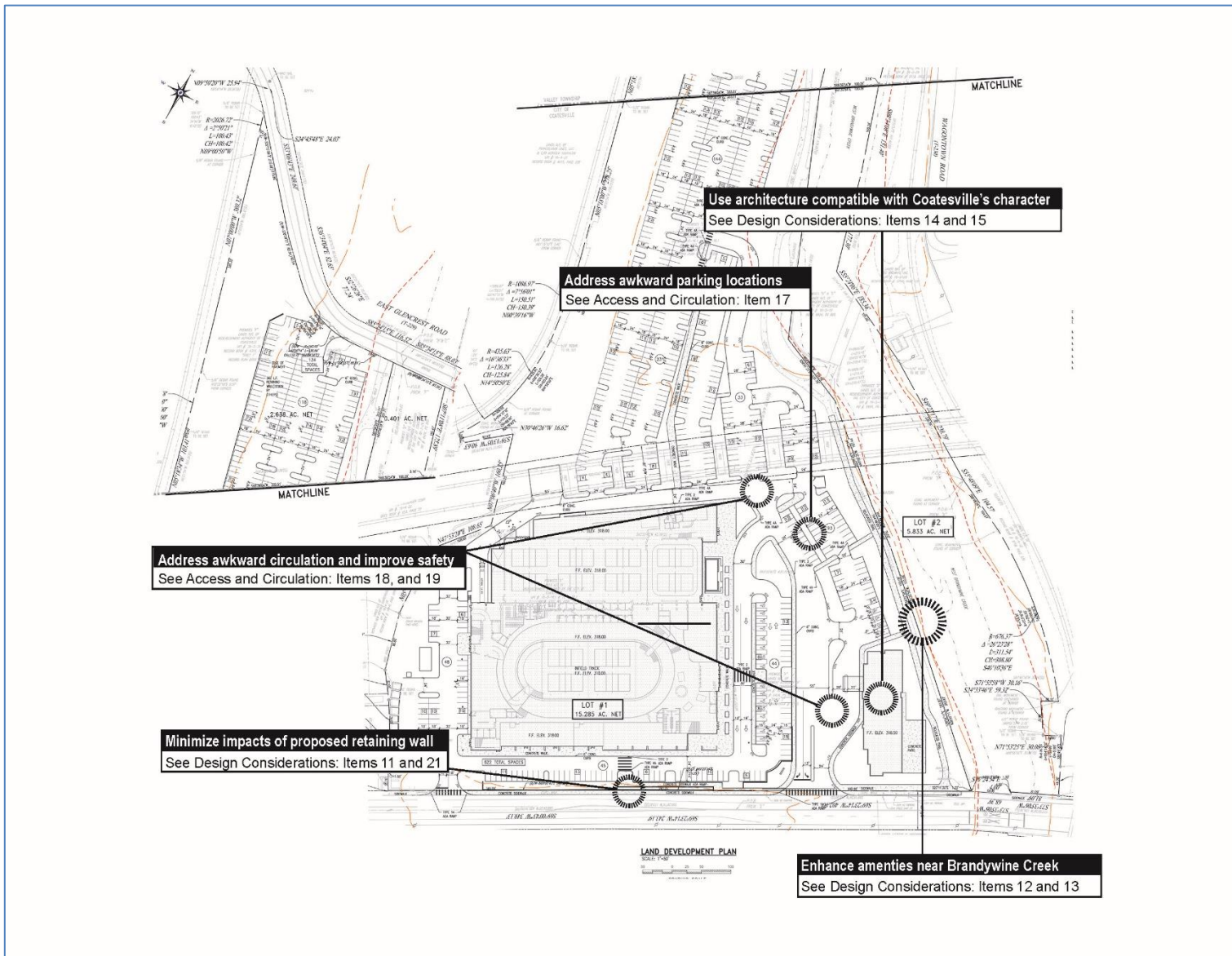
this park are removed, the applicant should replace them with equal or better features that are designed to serve the same purpose. A Chester County Planning Commission eTool on the design of public spaces is available at: <https://www.chescoplanning.org/MuniCorner/eTools/18-UniversalPublic.cfm>. Urban green spaces can also be considered; an eTool on this topic is available at: <https://www.chescoplanning.org/MuniCorner/eTools/66-UrbanGreen.cfm>

13. The Brandywine Creek Greenway Report, which is an appendix of the 2014 City of Coatesville Comprehensive Plan Addendum, identifies this site as part of a “Hub” of the Brandywine Creek Greenway trail. We highly recommend that proposed plans take greater advantage of the proximity of the Brandywine Greenway trail as a site amenity. The City should consider how the land development will relate to the Greenway trail as a land use and for its promotion as a site amenity. Coatesville City participated in the Brandywine Creek Strategic Action Plan 2014, at: <https://www.brandywine.org/sites/default/files/media/Strategic%20Action%20Plan%20Part%201.pdf>
14. Buildings should appropriately reflect and be compatible with the architectural character of Coatesville. This can include using compatible exterior materials and finishes, using compatible roof lines, and avoiding windowless walls. We recommend the use of high-quality materials on exterior facades to convey a sense of quality and permanence.
15. Due to the scale and massing of the proposed buildings, consider upper story stepbacks for floors above 35 or 40 feet to maintain a pedestrian scale along West Lincoln Highway.
16. New parking areas will be constructed adjacent to the existing Riverwalk Brandywine Creek Trail. The applicant should incorporate into the planting plan additional native trees and shrubs between this trail and the proposed parking areas north of the rail line to create a natural screening barrier between these features.

Access and Circulation:

17. The parking spaces at the eastern portion of the site appear to require vehicles to require vehicles to back out of parking spaces into a primary travel lane to exit. This may cause vehicle travel conflicts and safety concerns during times of intensive use of the sports complex and consistent traffic along this travel lane. We suggest that the design be modified to limit such potential conflicts. The Chester County Planning Commission’s eTools on parking policies and design are available at: <https://www.chescoplanning.org/MuniCorner/Tools/ParkingPolicy.cfm> and <https://www.chescoplanning.org/MuniCorner/Tools/ParkingDesign.cfm>
18. The applicant should provide internal crosswalks with signing. There are several areas on the site where pedestrians will need to safely cross vehicle travel lanes.
19. The applicant and City should evaluate the on-site vehicle circulation to minimize potential awkward intersections, awkward entrances to the facilities, and bus movement and drop-offs.
20. Bicycle racks and access should be provided. We note that there are existing bike lanes on West Lincoln Highway. 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.

21. The applicant should clarify whether the sidewalk along West Lincoln Highway will be widened. The sidewalk should be widened in this area and have a brick or landscaped verge to enhance walkability in this area and enhance the streetscape. Also, the same streetscaping that is used in the downtown area should be extended to this site.



General locational reference to letter items 11, 12, 13, 14, 15, 17, 18, 19, and 21.

22. We recommend that the applicant and City, in consultation with SEPTA/TMACC, consider providing a bus shelter. 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/27031.

23. The 2014 City of Coatesville Comprehensive Plan Addendum Appendix B-10 shows a proposed “Glencrest Road Connector” and a “W. Chestnut Street Extension”. The City and the applicant should consider how these recommendations relate to the current subdivision and land development plans.
24. We suggest that the City’s review of this plan submission would benefit from the preparation of a traffic impact study and a review of the potential impacts posed by this project. Additionally, the traffic signals in this area should be coordinated.
25. The applicant should clarify whether the western access driveway will be opposite with and aligned with the existing Cleveland Cliffs access driveway on the south side of West Lincoln Highway.
26. The applicant should clarify whether any improvements are proposed for the intersection of Glencrest and Wagontown Road. Currently, it appears that there is only a stop sign on eastbound Glencrest. The applicant should also clarify whether any improvements are proposed for the Wagontown Road and State Route 82 (Manor Road) intersection. This intersection is currently unsignalized except for stop sign(s) where eastbound Wagontown Road meets State Route 82.

General Comments:

27. The City should ensure that this proposal provides for in-building coverage for public safety and emergency service radio communications. The applicant should contact the Chester County Department of Emergency Services Technical Division at 610-344-5000 for additional information on this issue.
28. The City Fire Marshal should verify the design and location of all proposed fire-protection facilities.
29. The proposed building includes large roof areas that may offer opportunities to improve the facility’s long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate “green roofs,” “white roofs” and solar photovoltaic energy systems. Green roofs can reduce a building’s stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility’s long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at:
<https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>.
Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.
30. We recommend that the applicant consider providing electric vehicle charging stations. The stations can be located nearest the building to reduce costs for extending electrical lines, or they can be located at light poles. The provision of charging stations for electric vehicles can help increase the marketability of the facility, and some facilities have offered charging stations near building entrances as site amenities. Charging stations can encourage the wider acceptance of electric vehicles. Additional information on this topic is provided in the County Planning Commission's Electric Vehicles eTool, which is available online at:
<https://www.chescoplanning.org/MuniCorner/eTools/19-ev.cfm>.

Page: 9

Re: Preliminary/Final Subdivision and Land Development Plan - NSEC Sports Complex
City of Coatesville - SD-07-22-17258, LD-07-22-17259

31. We recommend that the applicant underground the overhead utilities located along the site's West Lincoln Highway frontage to improve the appearance of the development and adjacent streetscape.
32. We have no comments on the proposed subdivision.

ADMINISTRATIVE ISSUES:

33. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
34. A Pennsylvania Department of Transportation permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
35. 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 Coatesville City. 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: D.L. Howell and Associates, Inc.
The Redevelopment Authority of the City of Coatesville
IDG Development LLC c/o Crosby Wood
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Mark E. Cassel, AICP, Director of Service Planning, SEPTA
Chester County Conservation District
Chester County Water Resources Authority
Scott Piersol, Valley Township Secretary/Treasurer



THE COUNTY OF CHESTER



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August 1, 2022

Luke Reven, Township Manager
East Brandywine Township
12124 Horseshoe Pike
Downingtown, PA 193351153

Re: Preliminary/Final Subdivision - The Estate of Elizabeth Wagoner
East Brandywine Township - SD-07-22-17272

Dear Mr. Reven:

A preliminary/final subdivision plan entitled "The Estate of Elizabeth Wagoner", prepared by Inland Design and dated June 30, 2022, was received by this office on July 19, 2022. 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 Jefferies Road, west of Corner Ketch Road
Site Acreage: 17.63 acres
Lots: 2 lots
Proposed Land Use: Single Family Residential
Municipal Land Use Plan Designation: Agricultural (2022 Update)
UPI#: 30-2-66.1, 30-2-65

PROPOSAL:

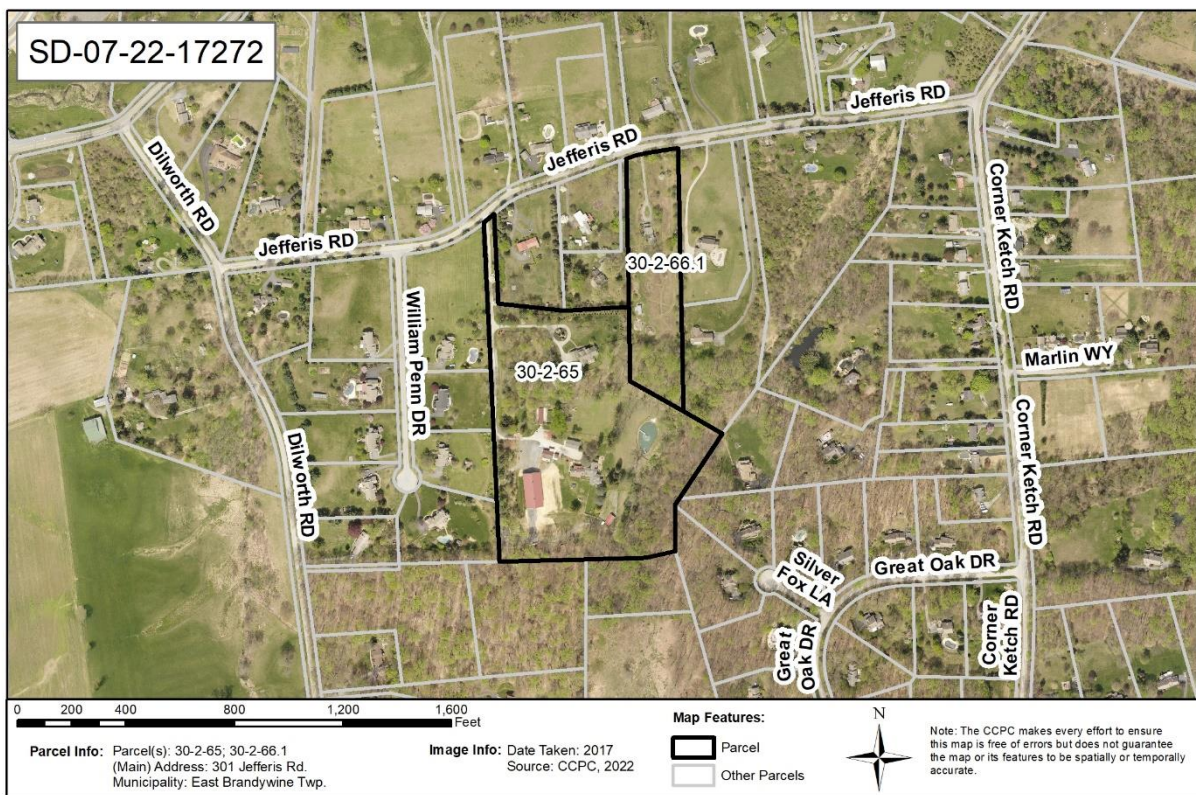
The applicant proposes the adjustment of the lot line separating two lots. The site, which is served by on-site water and sewer facilities, is located in the East Brandywine Township R-1 Residential zoning district. The tract contains two dwellings, and no additional development is proposed.

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

COUNTY POLICY:

LANDSCAPES:

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



PRIMARY ISSUE:

2. The Township should ask the applicant to show a replacement septic drainfield on proposed Lot 1. This may be important because the total lot area of Lot 1 is being reduced by this subdivision.

ADMINISTRATIVE ISSUE:

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



***Detail of The Estate of Elizabeth Wagoner
Preliminary/Final Subdivision Plan***

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

Sincerely,

Wes Bruckno

Wes Bruckno, AICP
Senior Review Planner

cc: Inland Design
Lisa Taraschi



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

August 19, 2022

David Kraynik, Manager
East Coventry Township
855 Ellis Woods Road
Pottstown, PA 19465

Re: Preliminary/Final Land Development - DROGGS MMA Facility
East Coventry Township - LD-07-22-17279

Dear Mr. Kraynik:

A preliminary/final land development plan entitled "DROGGS MMA Facility", prepared by Cornerstone Consulting and dated June 29, 2022, was received by this office on July 20, 2022. 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 New Schuylkill Road (State Route 724), west of Fricks Lock Road
Site Acreage: 3.69 acres
Lots: 1 lot
Non-Res. Square Footage: 6,000 square feet
Proposed Land Use: Sports/Recreation
New Parking Spaces: 12 spaces
UPI#: 18-1-59.3

PROPOSAL:

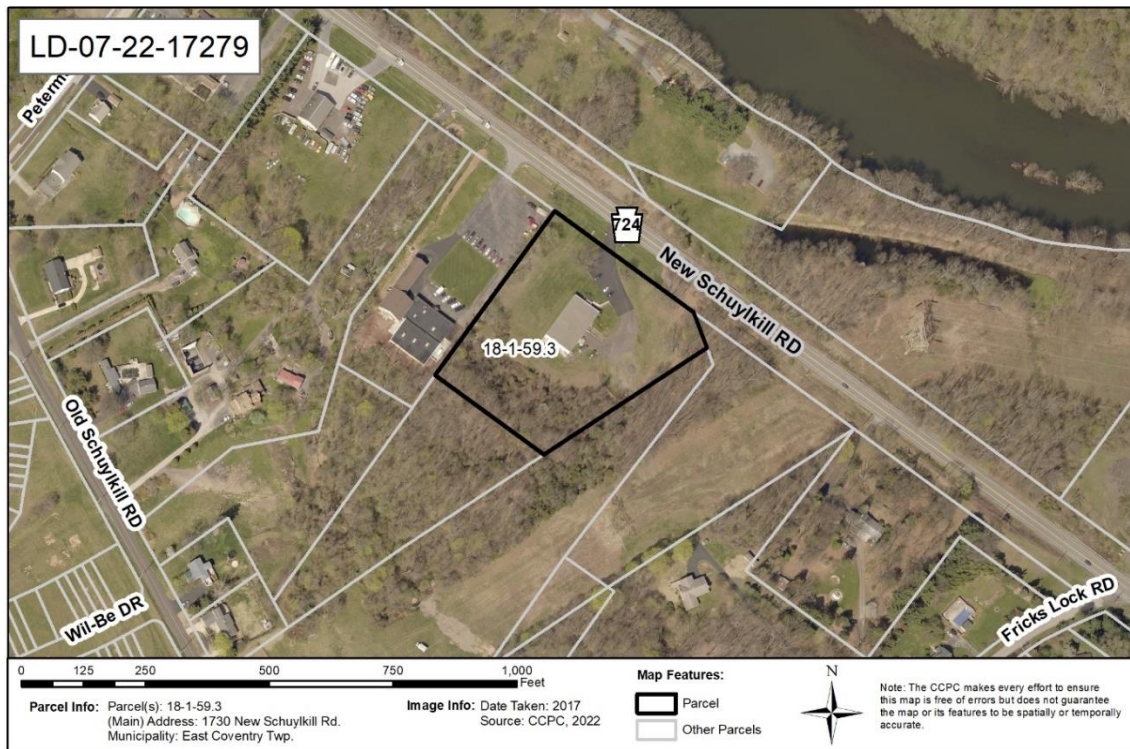
The applicant proposes the adaptive reuse of a 6,000 square foot commercial building and the paving of 12 parking spaces. The site, which is served by on-site water and on-site sewer facilities, is located in the East Coventry Township C-Commercial zoning district. A structure on the site will remain and be re-utilized as a sports facility, and a portion of an existing gravel parking area will be paved. Another gravel area on the site will be landscaped.

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

COUNTY POLICY:

LANDSCAPES:

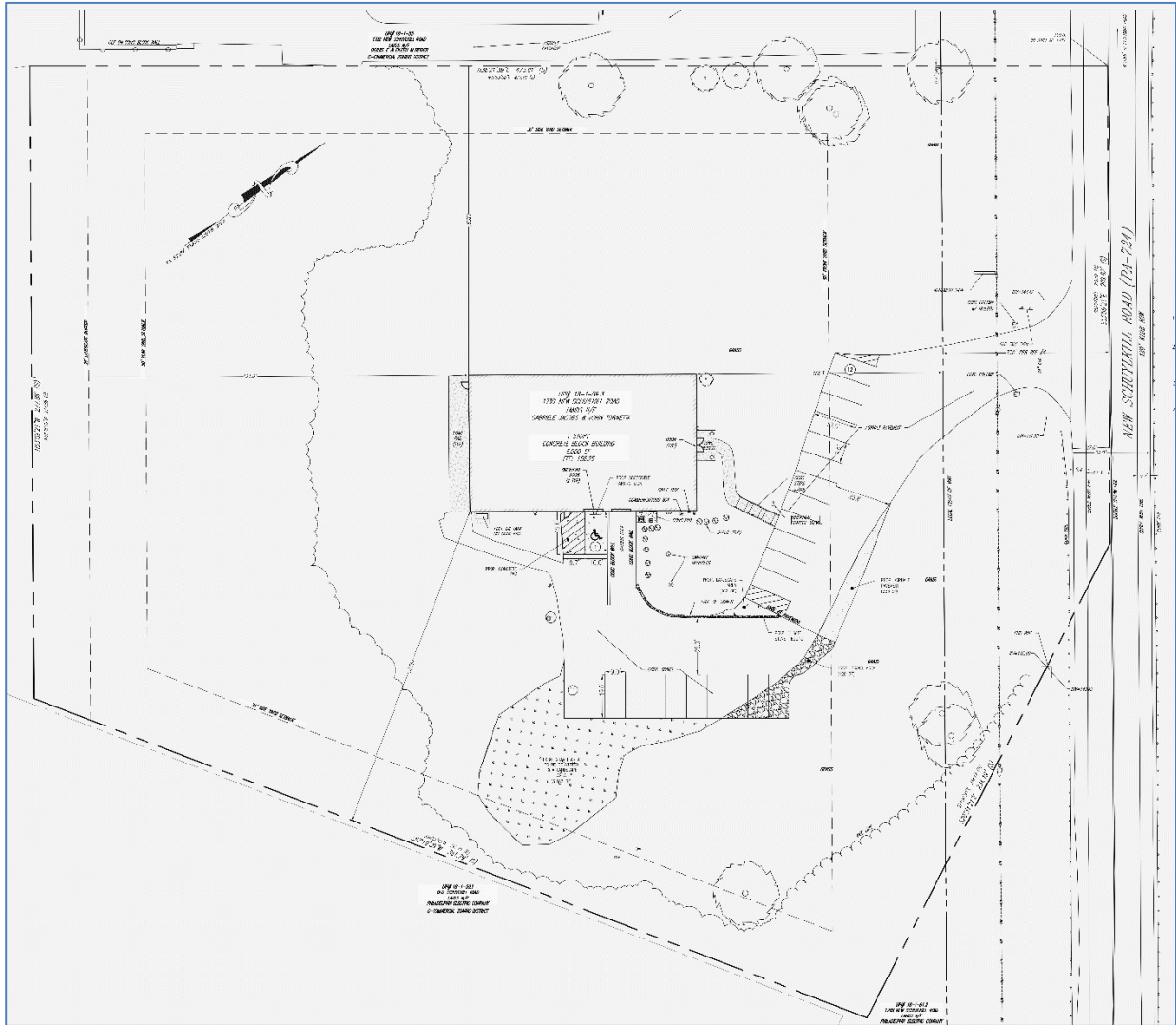
1. The site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density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



WATERSHEDS:

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

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 DROGGS MMA Facility
Preliminary/Final Land Development Plan*

PRIMARY ISSUES:

3. We commend the applicant for removing the unnecessary gravel area and landscaping this area. We recommend the installation of trees around the parking lot to assist with stormwater management and provide shade to the parking lot. We also recommend that the applicant provide additional street trees along New Schuylkill Road, and remove any dead or diseased trees in this area.
4. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies New Schuylkill Road (State Route 724) as a minor arterial. The Handbook (page 183) recommends a 100 foot-wide right-of-way for minor arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of New Schuylkill Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.

Page: 4
Re: Preliminary/Final Land Development - DROGGS MMA Facility
East Coventry Township - LD-07-22-17279

5. The parcel to the applicant's southwest (UPI 18-1-59) appears to be landlocked. The applicant and the Township may wish to take this opportunity to consider a potential access easement to UPI 18-1-59 over the applicant's tract.

ADMINISTRATIVE ISSUES:

6. A Pennsylvania Department of Transportation permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
7. A minimum of five copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Cornerstone Consulting
Schuylkill Punch and Grapple, LLC
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT



THE COUNTY OF CHESTER



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Brian N. O’Leary, AICP
Executive Director

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

August 4, 2022

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

Re: Preliminary Subdivision and Land Development - GVSD New 5/6 Center
East Whiteland Township – SD-05-22-17226 and LD-05-22-17228

Dear Mr. Barner:

A Preliminary Subdivision and Land Development Plan entitled "GVSD New 5/6 Center", prepared by T & M Associates, and dated July 19, 2021, and last revised May 19, 2022, was received by this office on July 22, 2022. 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.

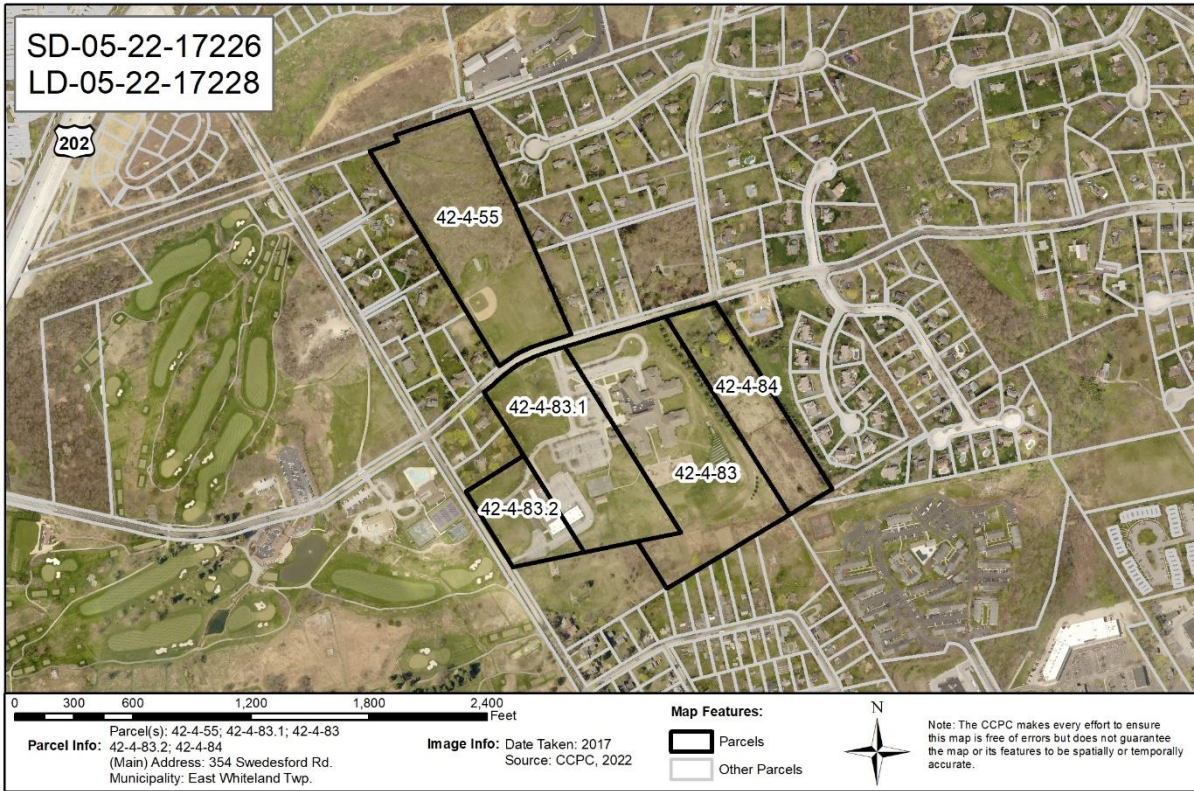
PROJECT SUMMARY:

Location:	north and south side of Swedesford Road, east of Church Road
Site Acreage:	53.61
Lots/Units:	5 existing lots; 1 proposed lot
Non-Res. Square Footage:	172,000
Proposed Land Use:	Educational Facility
New Parking Spaces:	353
Municipal Land Use Plan Designation:	Institutional, Open Space, and Residential - Low Density
UPI#:	42-4-83.2-E, 42-4-84, 42-4-83-E, 42-4-83.1-E, 42-4-55-E

PROPOSAL:

The applicant proposes the consolidation of five existing parcels into one parcel, along with the construction of a two-story 172,000 square foot 5th/6th grade school building. The Zoning Data Table on Sheet 2 indicates that 353 parking spaces will be provided, which includes 108 overflow spaces. Two sections of an existing building located on the southwestern portion of the site will be removed (this issue is further discussed in comment #6). The project site, which will be served by public water and public sewer, is located in the NS Neighborhood Schools, OS Open Space, and R-1 Residential zoning districts.

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



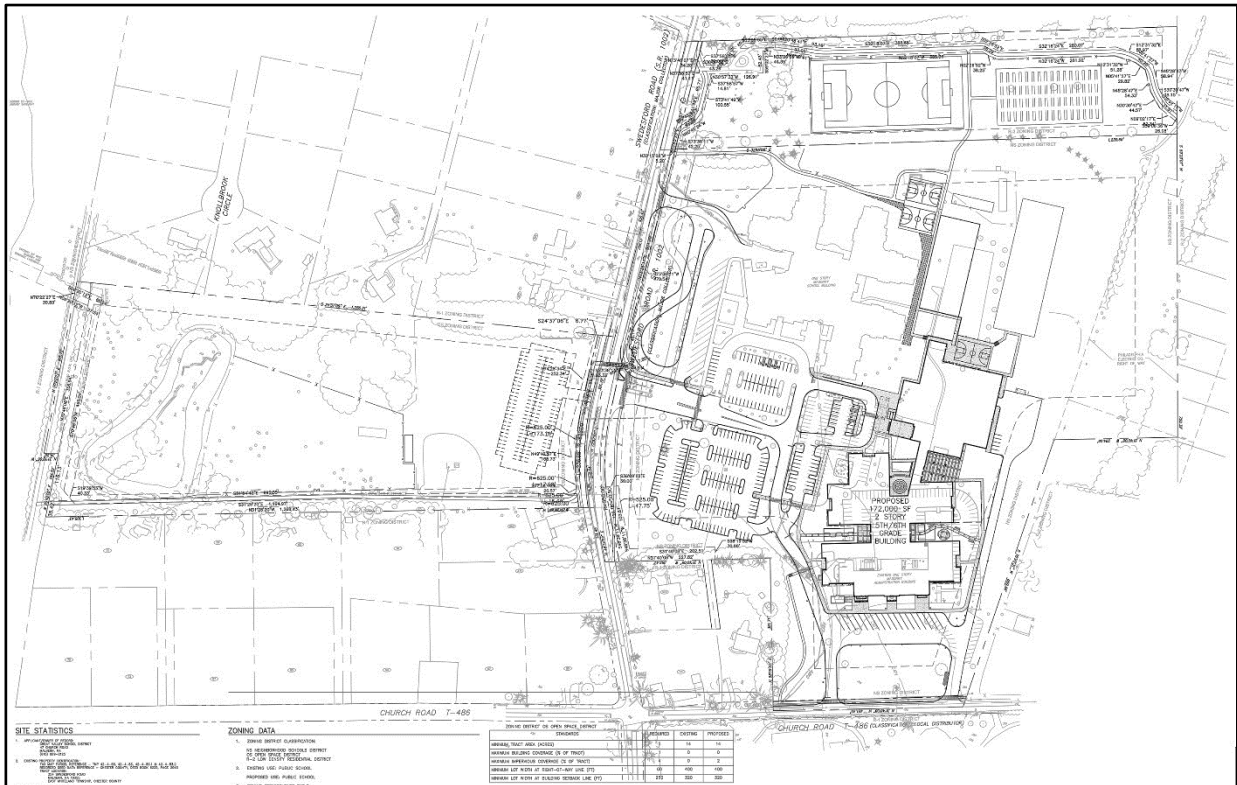
BACKGROUND:

1. The Chester County Planning Commission has previously reviewed an earlier version of this development on September 1, 2021 (CCPC# SD-07-21-16838 and LD-07-21-16834). We note that the changes made in the latest submission for the development of this site include the following:
 - A fifth parcel (UPI# 42-4-84) has been added to the project site, increasing the total area of the project site from 46.62 to 53.61 acres;
 - The structural square footage of the school building has been increased from 160,000 to 172,000 square feet;
 - A portion of the trail corridor located on the south side of Swedesford Road is proposed to be relocated to the east;
 - The proposed pedestrian network has been extended to Church Road, with pedestrian access provided to the adjoining parcels to the north and south along Church Road; and
 - The total number of parking spaces has been increased from 346 to 353.

2. We note that UPI# 42-4-84, which was not part of the prior plan submission, is located in the R-1 zoning district. It is our understanding that, on May 11, 2022, the Township Board of Supervisors granted conditional use approval to permit public or private not-for profit open space or recreation on this parcel, with three conditions of approval. The conditional use decision states that the applicant is proposing a multi-purpose field, asphalt trail, garden, fence and gates on this property, and we also note that condition #1 of the conditional use decision states that that there shall be no organized sports on the property, and that there shall be no lights, no bleachers, no scoreboard and no loudspeakers on the property.



Site Plan Detail, Sheet C007: Lot Consolidation Plan



Site Plan Detail, Sheet C008: Overall Land Development Plan

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

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

PRIMARY ISSUES:

Transmission Pipelines:

5. According to the mapping application in the Chester County Pipeline Information Center website, there are two hazardous liquid pipelines along the Swedesford Road corridor that traverse the project site. One of these pipelines is operated by Sunoco Pipeline (Energy Transfer), while the other is operated by Laurel Pipeline Company/Buckeye Partners. 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>.

Historic Preservation:

6. The site plan identifies the existing building on UPI# 42-4-83.2-E as an historic structure, and Map 3: Historic Resources in the Township's 2016 Comprehensive Plan indicates that this parcel contains a Class 2 Historic Resource (#170). It is our understanding that, while two later additions to this building will be removed, the primary historic building will remain. It is also our understanding that this project has been reviewed and recommended for approval by the Township's Historical Commission. As stated in our previous review, the applicant and Township should continue to work to mitigate any negative impacts on the integrity and historical context of this building. The County Planning Commission endorses the applicant and Township's efforts for preserving this building.

Access and Circulation:

7. The site plan depicts the location of an eight-foot-wide trail (“Comp Plan Trail”) that traverses the site. This trail, which connects to an adjoining residential development in the southeast corner of the project site, extends to the Chester Valley Trail in the northwest corner of the site. The applicant and Township should coordinate the development of this trail connection with the Chester County Department of Parks and Preservation (telephone # 610-344-5656). A Trail Connection Agreement will be required. This requires the applicant to be responsible for the construction and maintenance of the connecting trail to be constructed within the Chester Valley Trail right-of-way. The agreement also requires the connecting trail to be constructed to Federal Americans with Disabilities Act (ADA) standards within the limits of the Chester Valley Trail right-of-way.

In our previous review, the Commission recommended that the applicant and their engineer should examine the proposed alignment of the connecting trail, which is located in close proximity to an existing basin fence and the backstop of the existing ballfield. We acknowledge a plan note indicates that this existing basin fence will be replaced.

8. We acknowledge, and endorse, that sidewalks and crosswalks will be provided from the parking area to the proposed building. We also acknowledge, and endorse, that the pedestrian network will extend to Church Road, with sidewalks provided along Church Road to the adjoining parcels to the north and south. Sidewalks are an essential design element for new construction in the Suburban Landscape.
9. While we acknowledge that additional design details have been provided for the proposed pedestrian crossing on Swedesford Road (as suggested in comment #7 of our previous review letter), signage should be provided at this location in order to allow safe pedestrian access across Swedesford Road.
10. A site plan note on Sheet C007 indicates that a 70 foot-wide right-of-way will be provided on Swedesford Road (State Route #1002). The County Planning Commission’s Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Swedesford Road as a major collector road. The Handbook (page 183) recommends an 80 foot-wide right-of-way for major collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Swedesford Road, which should be offered for dedication to the appropriate agency.

Design Issues:

11. In its review of the proposed Landscaping Plan (Sheets C023 through C026), the Township should verify that adequate landscaping/vegetative screening is provided between the proposed development activity and the adjoining residential development to the east.
12. The Township should verify that the design of the proposed outdoor lighting plan (Sheets C027 through C030) 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.

Natural Features Protection:

13. The site is underlain by carbonate geology in which the presence or potential may exist for formation and/or expansion of solution channels, sinkholes, and other karst features. These features can present risk of collapse and groundwater contamination that often can be overcome and avoided with careful stormwater management design. The location, type, and design of stormwater facilities and best management practices (BMPs) should be based on a site evaluation conducted by a qualified licensed professional that ascertains the conditions relevant to formation of karst features, and the PA BMP Manual or other design guidance acceptable to the Municipal Engineer.
14. The project is located in an area designated by the PaDEP as a Special Protection Watershed. Chester County's High Quality and Exceptional Value Watersheds are especially sensitive to degradation and pollution that could result from development. Therefore, stricter DEP or municipal limitations to wastewater and stormwater discharges may apply in this watershed. A map of Special Protection Watersheds in Chester County, PA may be viewed here: www.chesco.org/DocumentCenter/View/17339.

Threatened Species Area:

15. General Note 30 on Sheet C002 indicates that project information has been sent to the U.S. Fish and Wildlife Service to resolve a potential impact on a threatened species area. The Township should not grant final plan approval until this issue has been resolved. If it is determined that this threatened species area is located within or in close proximity to this site, then the threatened species area and buffer zone should be shown on the plan.

ADMINISTRATIVE ISSUES:

16. While it is our understanding that the existing residence on UPI# 42-4-84 will be removed, we note that this parcel is not included in the Existing Conditions and Demolition Plan sheets provided as part of the current plan submission. This should be clarified by the applicant.
17. Land disturbance and land development activities that occur within the (East) Valley Creek watershed must comply with the applicable stormwater management ordinance standards as approved in the *Valley Creek Watershed Act 167 Stormwater Management Plan* (February 2011).
18. The planned stormwater infrastructure will provide an excellent opportunity to demonstrate to students the principles and practices of low impact stormwater management, design, and maintenance, and the importance of watershed stewardship. As stated in our previous review, we encourage the applicant to use this project as an educational resource for students and visitors by creating informational signage, and designing site-specific stormwater curriculum and projects that can be implemented in science classes.
19. As stated in our previous review, the proposed building includes large roof areas that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility's long-term sustainability and reduce its reliance on energy from the grid.

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Re: Preliminary Subdivision and Land Development - GVSD New 5/6 Center
East Whiteland Township – SD-05-22-17226 and LD-05-22-17228

Additional information on green roofs is available at:

<https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>.

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

20. A Waiver Granted table on Sheet C001 appears to indicate that seven waivers have been granted from the provisions of the Township Subdivision and Land Development Ordinance, and one waiver has been granted from the provisions of Chapter 170-Stormwater Management of the Township Code. If this is correct, then the date that these waiver requests were granted should be provided on the site plan. We note that only three requested waivers were identified in the prior plan submission.
21. 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.
22. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
23. Our copy of the Township Zoning Map, along with the conditional use decision discussed in comment #2, both indicate that UPI# 42-4-84 is located in the R-1 Low Density Residential district. However, there are several plan notes indicating that this parcel is located in the R-2 Low Density Residential zoning district. This should be clarified by the applicant.
24. For clarity purposes, we recommend that the proposed garden area, which is labeled on Sheet C069, should also be labeled on all other applicable plan sheets, particularly Sheets C008 and C011.
25. 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: Preliminary Subdivision and Land Development - GVSD New 5/6 Center

East Whiteland Township – SD-05-22-17226 and LD-05-22-17228

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: Great Valley School District
T & M Associates
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District
David Stauffer, Director, Chester County Department of Parks and Recreation
Robert J. Kagel, County Administrator, County of Chester



THE COUNTY OF CHESTER



COMMISSIONERS
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Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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601 Westtown Road
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(610) 344-6285 Fax (610) 344-6515

August 2, 2022

Eugene C. Briggs, AICP, CZO, Township Manager
Easttown Township
566 Beaumont Road
Devon, PA 19333

Re: Final Subdivision - Saint David's Episcopal Church
Easttown Township – SD-07-22-17270

Dear Mr. Briggs:

A Final Subdivision Plan entitled "Saint David's Episcopal Church", prepared by Chester Valley Engineers Inc., and dated June 17, 2022, was received by this office on July 15, 2022. 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.

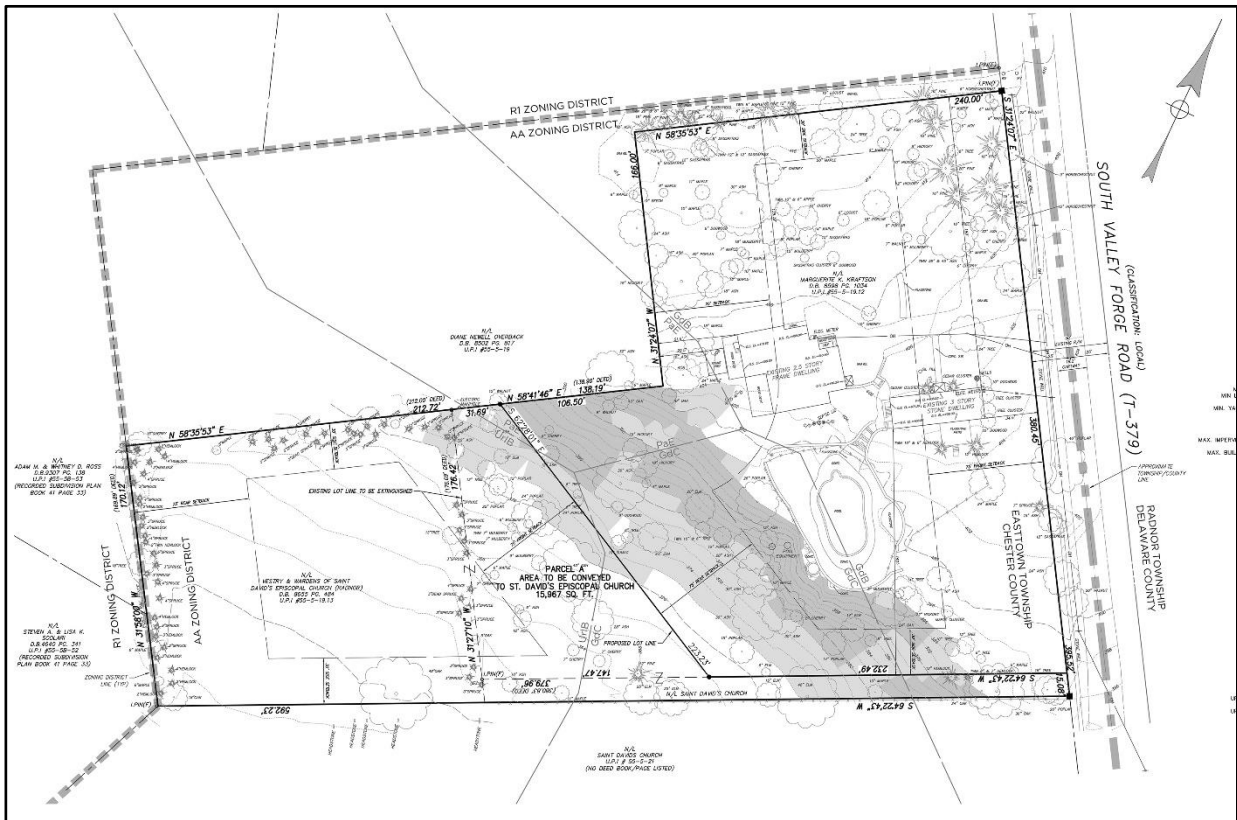
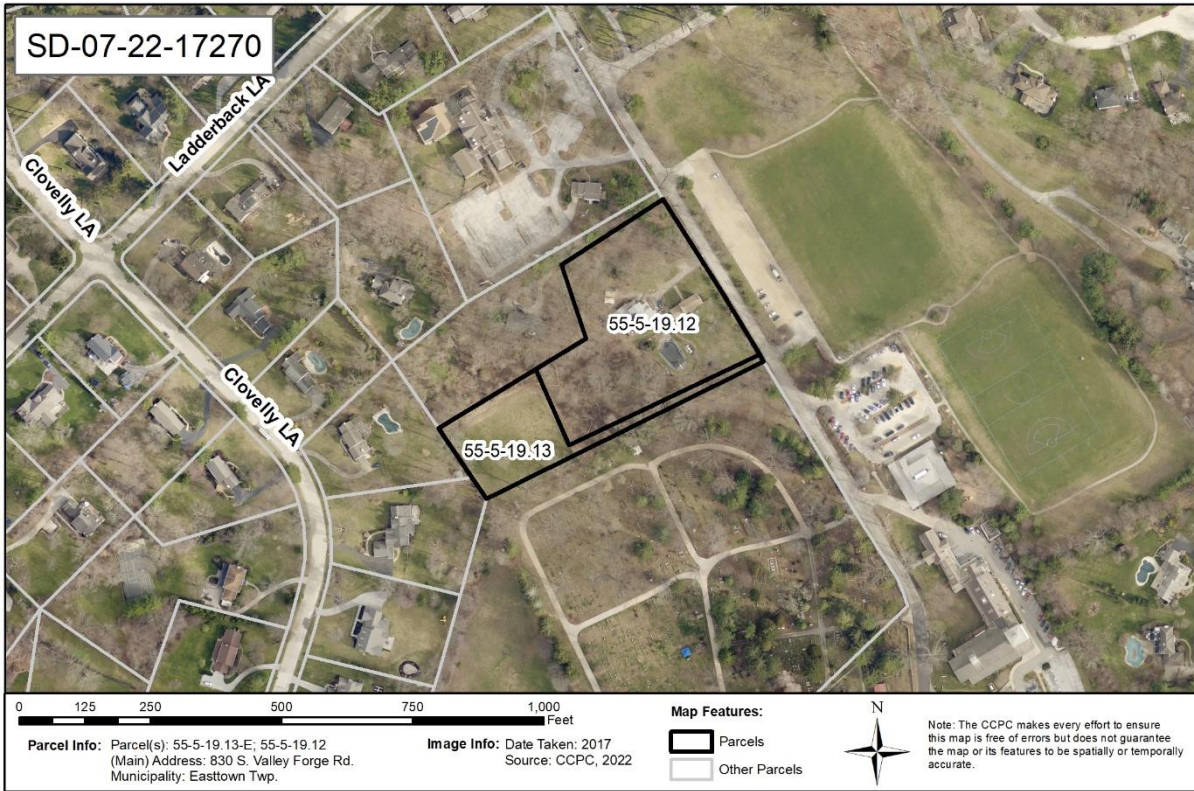
PROJECT SUMMARY:

Location:	west side of South Valley Forge Road, south of Ladderback Lane
Site Acreage:	3.62
Lots/Units:	2 Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Institutional (Religious Organization), Single Family Residential
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Low Density Residential
UPI#:	55-5-19.12, 55-5-19.13-E

PROPOSAL:

The applicant proposes the conveyance of Parcel A, a 15,967 square foot portion of UPI# 55-5-19.12, to UPI# 55-5-19.13-E. No development activity is proposed as part of the current plan submission. The project site is located in the AA 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.



BACKGROUND:

1. The County Planning Commission previously reviewed a subdivision proposal involving UPI# 55-5-19.13-E. CCPC# SD-11-12-7107, dated December 14, 2012, addressed the consolidation of this parcel and the adjoining parcel to the south (UPI# 55-5-21-E) into a single institutional lot totaling 16.38 acres (the plan indicated that this parcel was proposed to be used for the expansion of the existing cemetery on the adjoining parcel to the south). We have no record of the Township granting final plan approval for this prior submission.

COUNTY POLICY:

LANDSCAPES:

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

ADMINISTRATIVE ISSUES:

3. For clarity purposes, the applicant should identify the future use(s) envisioned for UPI# 55-5-19.13-E.
4. The applicant is requesting two waivers from Article VI – Development and Design Standards 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 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,



Paul Farkas
Senior Review Planner

cc: St. David's Episcopal Church
Chester Valley Engineers Inc.



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

August 8, 2022

Melissa Ortega, Township Administrator
Franklin Township
PO Box 118
Kemblesville, PA 19347

Re: Final Subdivision - Lot Nos. 2 and 3 - Richardson Subdivision
Franklin Township - SD-06-22-17234

Dear Ms. Ortega:

A Final Subdivision Plan entitled "Lot Nos 2 and 3 - Richardson Subdivision", prepared by Crossan Raimato, Inc., and dated April 6, 2022, was received by this office on June 10, 2022. 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 Wickerton Road, north of Hunting Hills Drive
Site Acreage: 14.64
Lots/Units: 2 lots
Proposed Land Use: Single Family Residential, Open Space Conservation
Municipal Land Use Plan Designation: Rural Resource Area
UPI#: 72-2-36.3, 72-2-36

PROPOSAL:

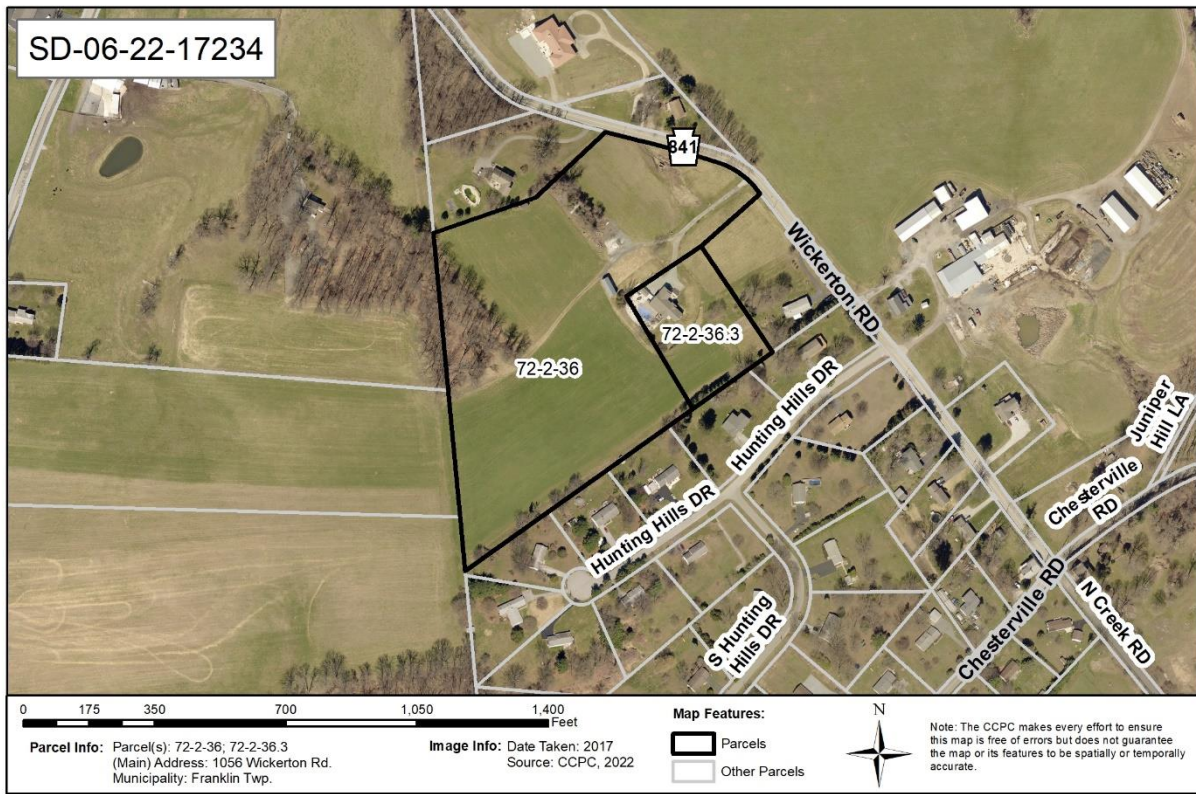
The applicant proposes the revision of property between two existing lots. The project site, which is served by on-site water and sewer, is located in the AR-Agricultural/Residential zoning district.

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 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**.



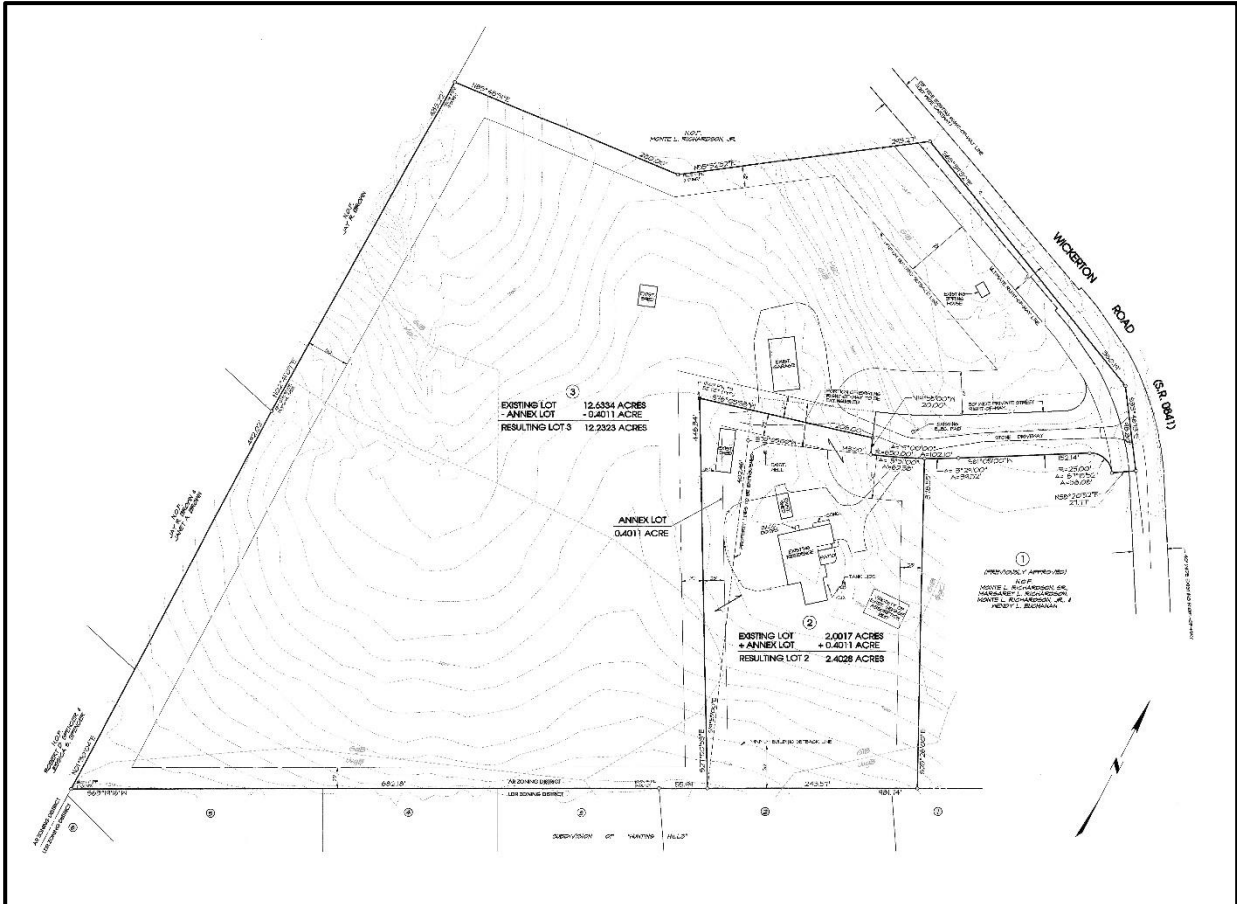
WATERSHEDS:

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

PRIMARY ISSUES:

3. It does not appear that the larger parcel of the proposed subdivision is part of the County Agricultural Land Preservation Program. We recommend that the applicant contact Chester County Parks & Preservation (telephone #610-344-5656) for information on the advantages of being in the program and how lands under the agricultural conservation easement are protected. If the applicant is interested in participating in the County Land Preservation Program, they

should initially contact the Township to add the parcel to the Township's Agricultural Security Area Program; this is a prerequisite to participation in the County Program.



Detail of the subdivision plan

ADMINISTRATIVE ISSUES:

4. According to County Tax Assessment records, the larger parcel of land (tax parcel 72-2-36) of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.
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.

Page: 4

Re: Final Subdivision - Lot Nos. 2 and 3 - Richardson Subdivision

Franklin Township - SD-06-22-17234

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Franklin 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: Monte L. Richardson, Sr. & Margaret L. Richardson
Wendy L. Needham
Crossan-Raimato, Inc.



THE COUNTY OF CHESTER



COMMISSIONERS
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Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

August 8, 2022

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

Re: Preliminary/Final Subdivision - The Estate of Enrico H. Avello, Sr.
Kennett Township - SD-07-22-17288

Dear Mr. Ratliff:

A preliminary/final subdivision plan entitled "The Estate of Enrico H. Avello, Sr.", prepared by Register Associates Inc, and dated July 12, 2022, was received by this office on August 1, 2022. 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 Creek Road, north of Hillendale Road
Site Acreage:	6.206
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential, Farm/Pastureland
Municipal Land Use Plan Designation:	AI-Specialized Agriculture/Industry
UPI#:	62-4-204, 62-4-204.1, 62-4-205, 62-4-204.4

PROPOSAL:

The applicant proposes reconfiguring lot 2 for the existing dwelling and consolidating the remaining parcels into a single agricultural parcel. The project site is located in the SA-Specialized Agriculture zoning district. No new sewage disposal or water supply is proposed.

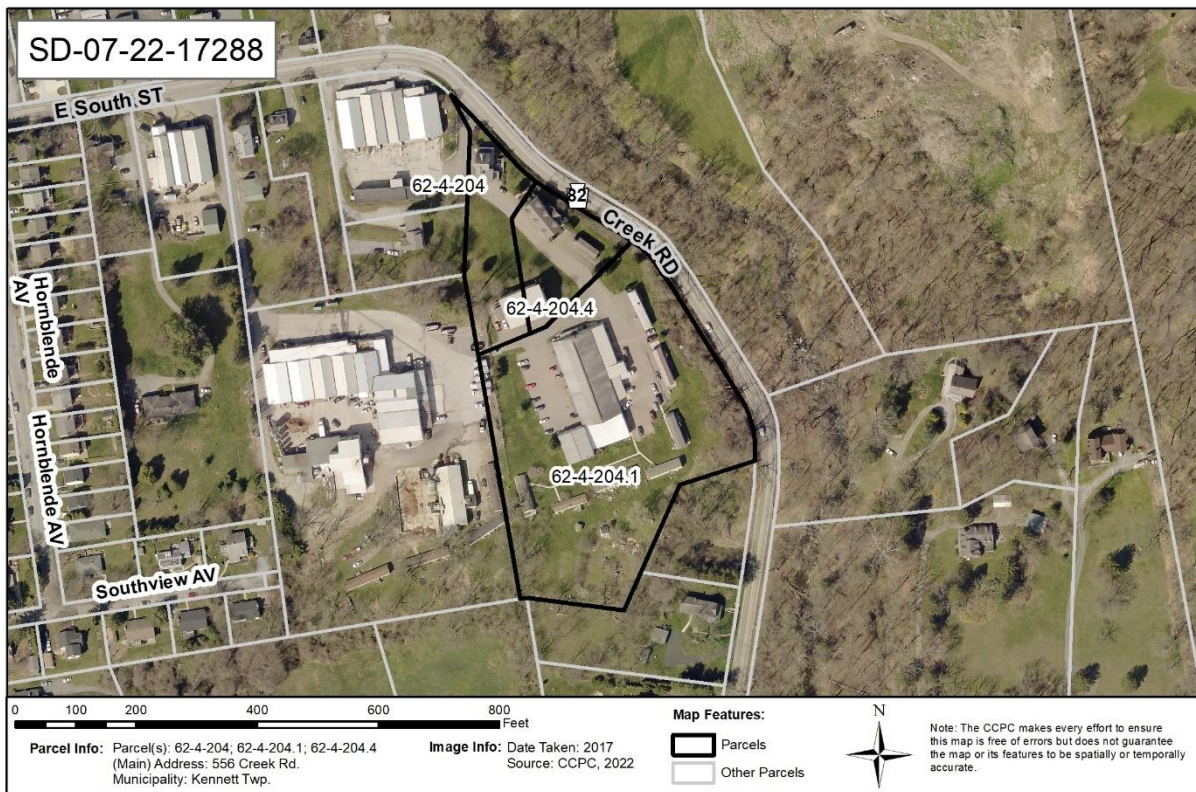
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this subdivision plan.

COUNTY POLICY:

LANDSCAPES:

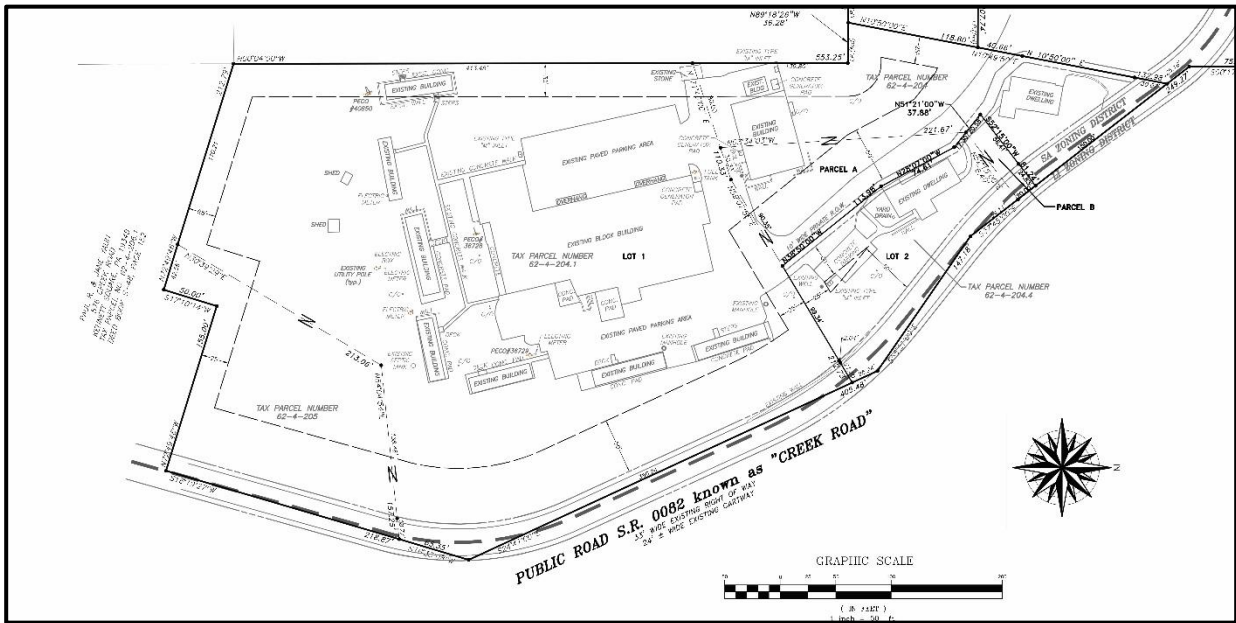
1. The project site is located within the **Suburban Landscape** and **Urban Center Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the

Suburban Landscape is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. 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 **Suburban Landscape**.



PRIMARY ISSUES:

2. The applicant is requesting 12 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.
3. The plan indicates that 5 variances may be required by the applicant. The Township should not grant final plan approval prior to the Zoning Hearing Board granting any variance requests. The final plan should accurately note the Zoning Hearing Board's decision, including any conditions of approval issued by the Board.
4. Details of the location and maintenance of the shared private right-of-way that provides access to both lots should be incorporated into the deeds of the revised lots.



Detail of Sheet 2 of the plan

ADMINISTRATIVE ISSUES:

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

Sincerely,

Glenn Bentley
Senior Review Planner

cc: The Estate of Enrico H. Avello, Sr.
Regester Associates, Inc., Attn: Jim Fritsch, P.E.
Diane Hicks, Director of Planning and Zoning, Kennett Township



THE COUNTY OF CHESTER



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

August 23, 2022

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

Re: Preliminary/Final Subdivision - Kepler Property
Lower Oxford Township - SD-07-22-17283

Dear Ms. Kinney:

A preliminary/final subdivision plan entitled "Kepler Property", prepared by Towne Square Engineering, and dated May 10, 2022, was received by this office on July 21, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location: on the south side of Conner Road, east of Whisper Drive
Site Acreage: 1.99
Lots/Units: 3 lots
Proposed Land Use: Single Family Residential
Municipal Land Use Plan Designation: Suburban
UPI#: 56-4-52

PROPOSAL:

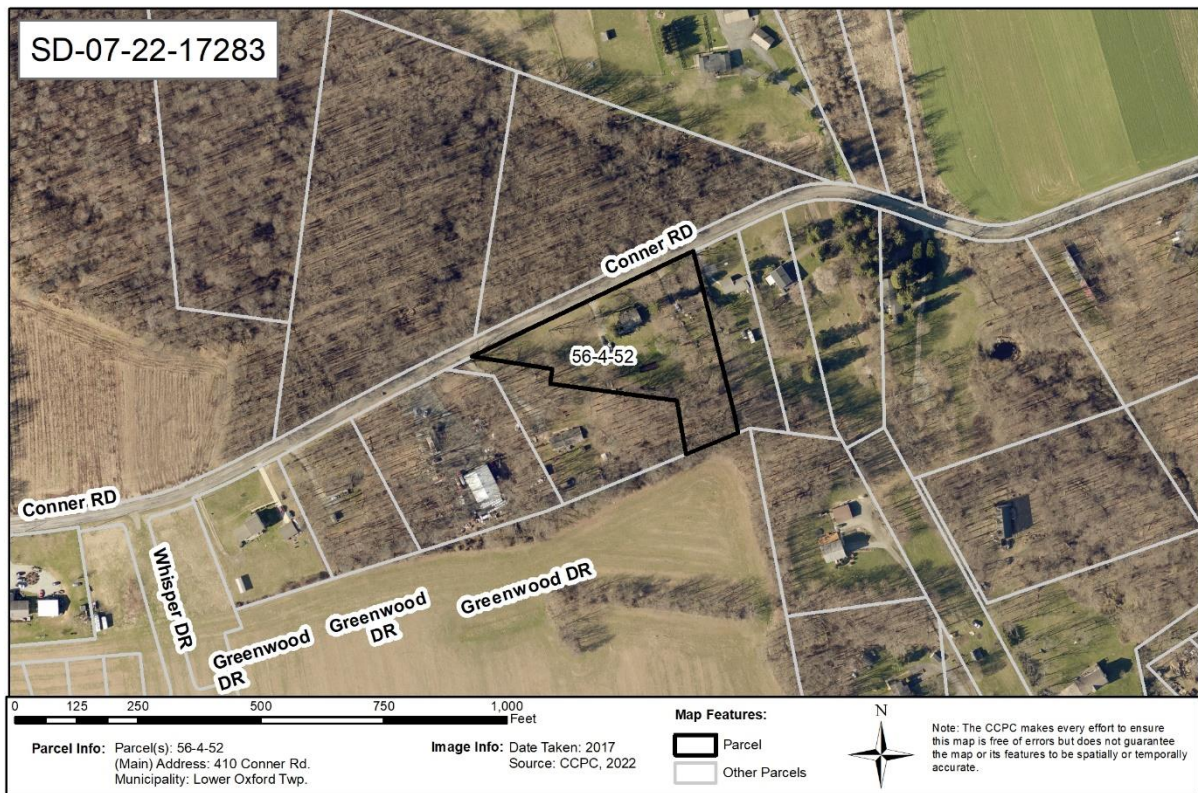
The applicant proposes the creation of 3 lots from a 1.99 acre parent parcel. The project site, which will be served by public water and public sewer, is located in the R-4 High Density Residential zoning district.

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



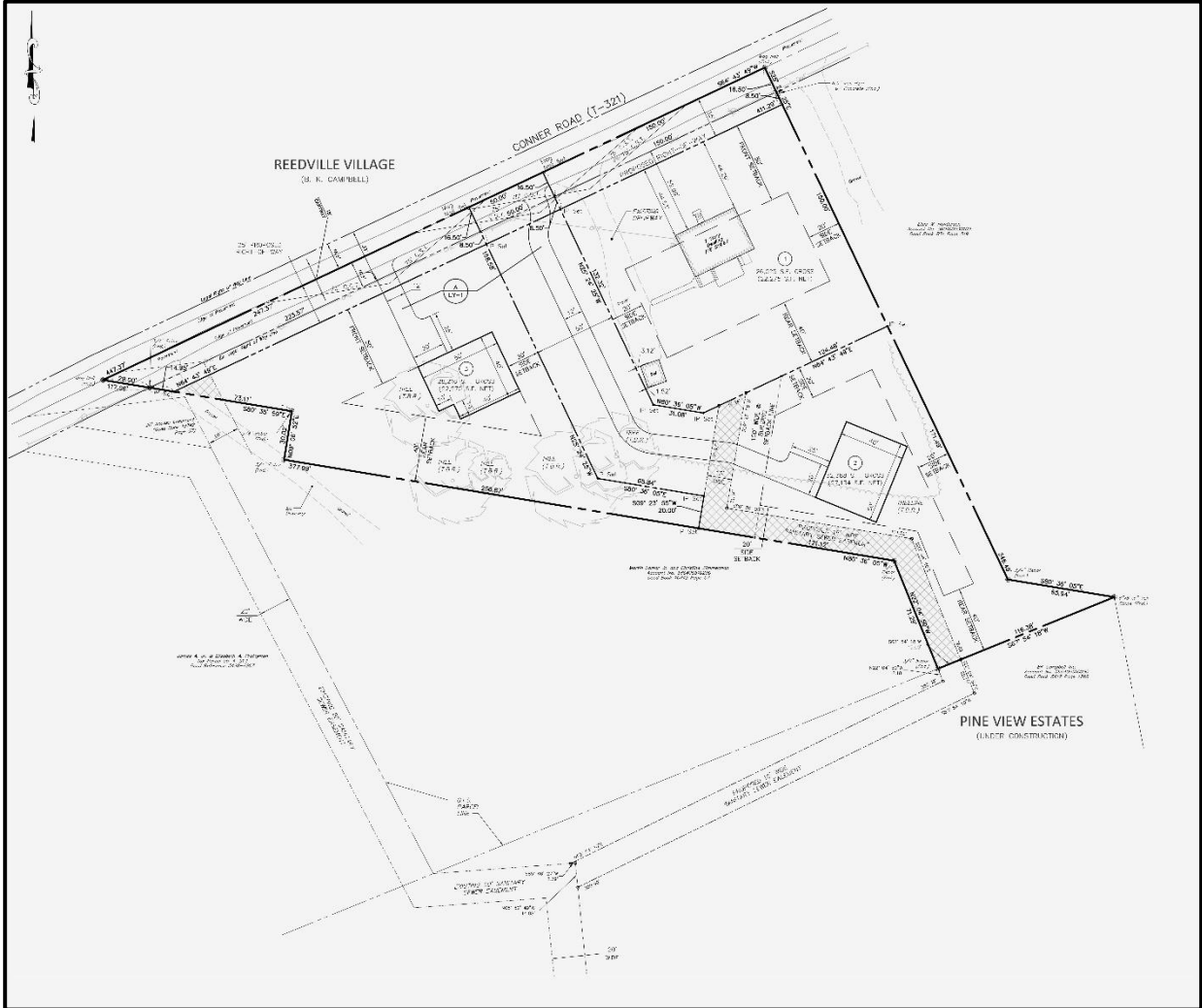
WATERSHEDS:

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

PRIMARY ISSUES:

3. We note that lots 2 & 3, while they appear to comply with zoning ordinance standards, create an awkward yard arrangement within this development, with the rear yard of lot 1 directly abutting the front yard of lot 2. The privacy and usability of the rear yard areas may be limited by this design. We recommend that the applicant and Township create a revised lot layout that does not result in such a close relationship of front and rear yard areas.

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



Detail of Sheet LY-1 of the plan

5. We encourage the applicant to preserve as many trees as possible during construction to aid with stormwater management and provide a screen between this site and the adjoining Pine View Estates development.

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.

Page: 4
Re: Preliminary/Final Subdivision - Kepler Property
Lower Oxford Township - SD-07-22-17283

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 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 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: William R. Jr. & Jamie P. Kepler
B.K. Campbell Enterprises, Inc.
Towne Square Engineering



THE COUNTY OF CHESTER



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Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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August 3, 2022

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

Re: Preliminary/Final Subdivision - 626 Highland Avenue
Malvern Borough – SD-07-22-17278

Dear Ms. Loomis:

A Preliminary/Final Subdivision Plan entitled "626 Highland Avenue", prepared by Yohn Engineering, and dated June 27, 2022, was received by this office on July 25, 2022. 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.

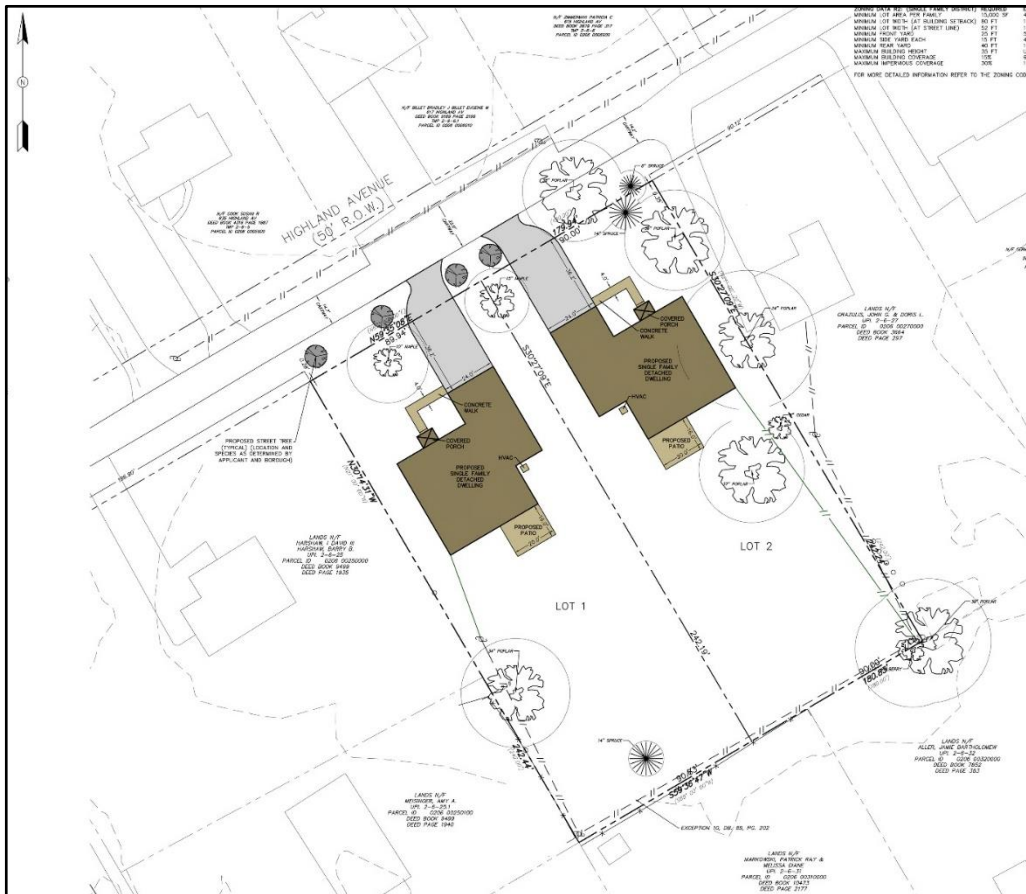
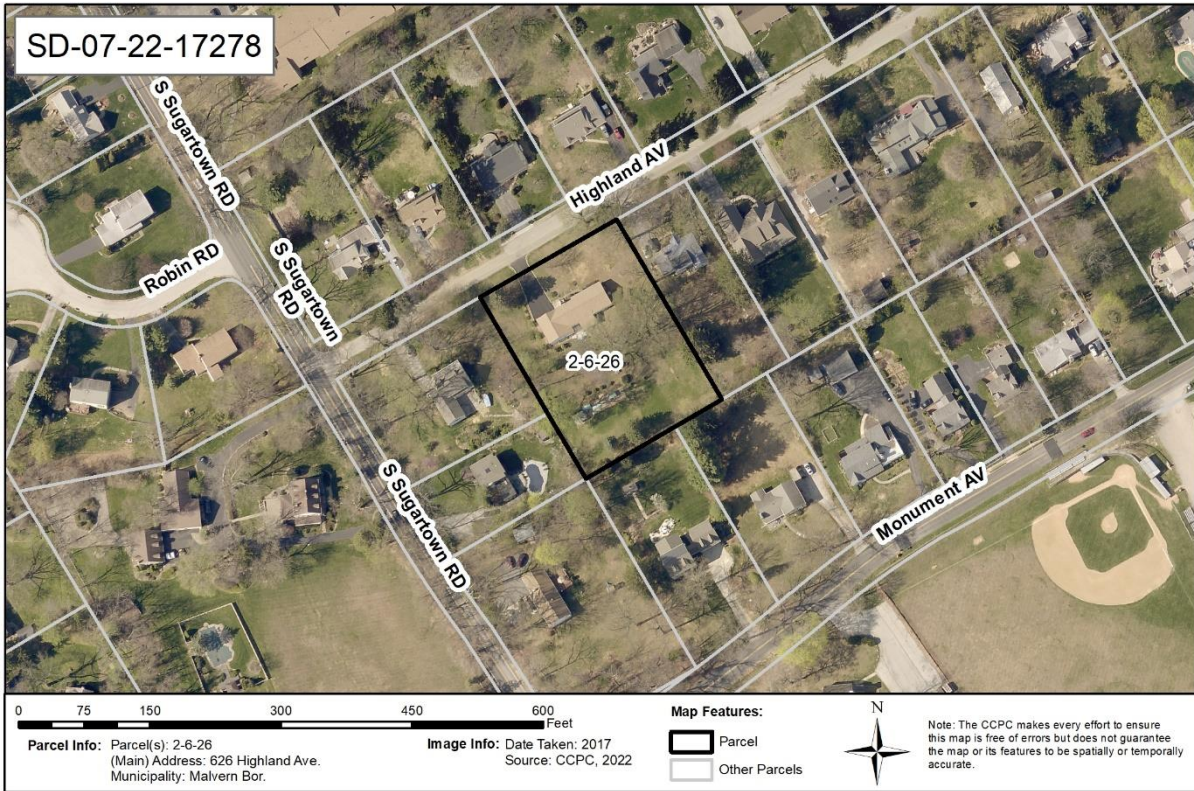
PROJECT SUMMARY:

Location:	south side of Highland Avenue, east of South Sugartown Road
Site Acreage:	1.03
Lots/Units:	2 Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Traditional Low Density Residential
UPI#:	2-6-26

PROPOSAL:

The applicant proposes the creation of 2 single family residential lots. The existing residence will be demolished. The project site, which will be served by public water and public sewer, is located in the R2 Residential zoning district.

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



Site Plan Detail, Sheet 1: Preliminary/Final Subdivision - 626 Highland Avenue

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

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

PRIMARY ISSUES:

3. The Waivers Requested table on Sheet 2 indicates that the applicant is requesting three waivers from the provisions of the Borough Subdivision and Land Development Ordinance, including a waiver from providing sidewalks, as set forth in Section 181-515.A. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

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

4. We acknowledge, and endorse, that the design of the Landscape Plan includes the planting of street trees, which are an essential design element in the Urban Center Landscape.

ADMINISTRATIVE ISSUES:

5. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
6. The site plan states that the individual property owner will be responsible for the ownership and maintenance of all stormwater management facilities on their lot. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill the operation and maintenance requirements for these facilities.
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 and the Assessment Office.

Page: 4
Re: Preliminary/Final Subdivision - 626 Highland Avenue
Malvern Borough – SD-07-22-17278

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

Sincerely,

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: Rudolph and Anita Celli
Yohn Engineering



THE COUNTY OF CHESTER



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Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

August 5, 2022

Trish Fagan, Secretary/Treasurer
New London Township
902 State Road
West Grove, PA 19390

Re: Final Subdivision - Robert B. Arrell
New London Township - SD-07-22-17276

Dear Ms. Fagan:

A final subdivision plan entitled "Robert B. Arrell", prepared by Crossan Raimato, Inc., and dated June 27, 2022, was received by this office on July 27, 2022. 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 School Road, north of Galloping Hill Road
Site Acreage:	3.19
Lots/Units:	1 lot
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Residential
UPI#:	71-2-92.5, 71-2-194

PROPOSAL:

The applicant proposes the consolidation of 2 existing lots into a single 3.198 acre lot. No construction is proposed. The project site, which is served by on-site water and sewer, is located in the R-1 - Low Density Residential zoning district.

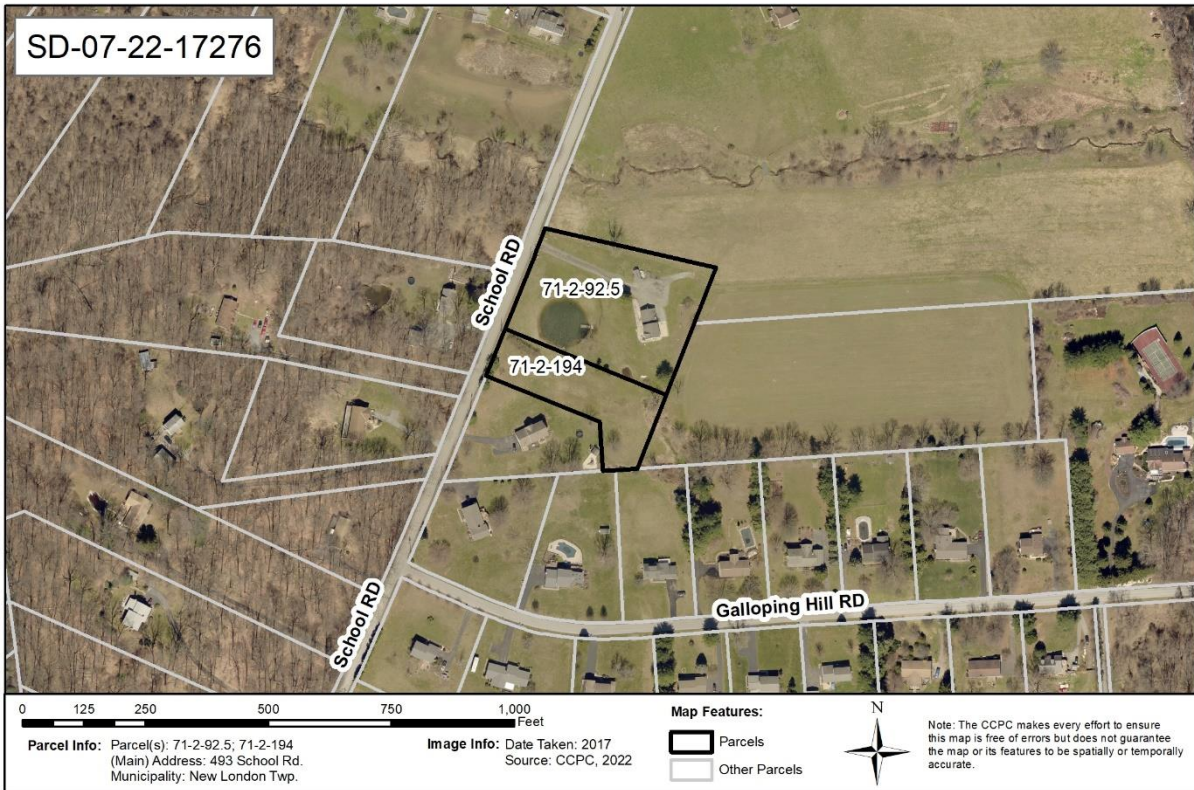
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, and all Township issues should be resolved before action is taken on this subdivision plan.

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly

residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. The proposed subdivision is consistent with the objectives of the **Suburban Landscape**.



ADMINISTRATIVE ISSUES:

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



THE COUNTY OF CHESTER



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Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

August 11, 2022

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

Re: Preliminary Subdivision - Davis Tract
Newlin & West Bradford Townships - SD-07-22-17268

Dear Ms. Abel:

A preliminary subdivision plan entitled "Davis Tract", prepared by NePo Associates Inc, and dated May 25, 2022, was received by this office on July 14, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	on the south side of Strasburg Road and the east side of Laurel Road
Site Acreage:	63.4 Newlin, 3.08 West Bradford
Lots/Units:	16 in Newlin Township, 1 in West Bradford Township
Proposed Land Use:	Single-Family Residential
Multi-Municipal Land Use Plan Designation:	Single-Family Residential
UPI#:	49-1-13, 50-4-86.1

PROPOSAL:

The applicant proposes the creation of 16 lots in Newlin Township, 1 in West Bradford Township, 1,930.13 linear feet of new road and 51.47 acres of open space. The project site, which will be served by public water and community onsite sewer, is located in the FRD-Flexible Rural Development zoning district in Newlin Township and the R-1 zoning district in West Bradford Township.

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.

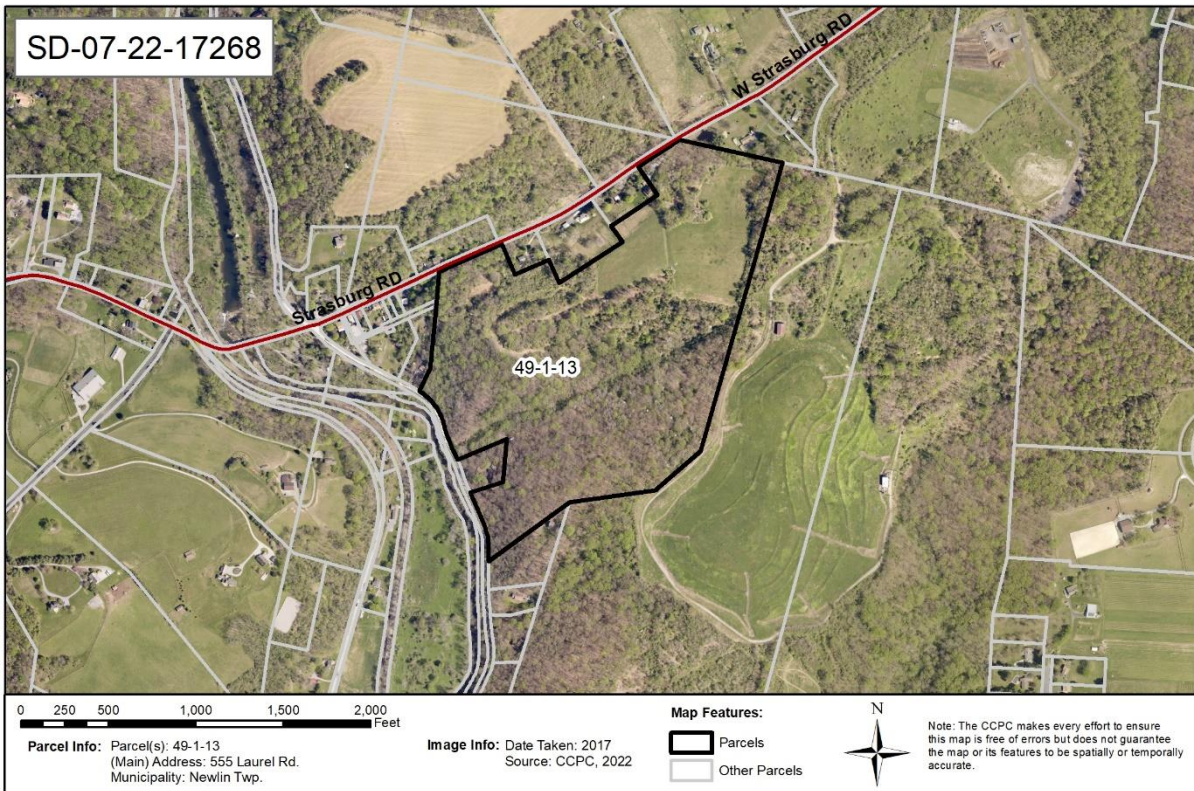
BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a subdivision submission proposal for this site. That review, CCPC# SD-05-17-14898, dated June 1, 2017, addressed the creation of 16 lots and 1,782 linear feet of new road on the 63.40 acre site.

COUNTY POLICY:

LANDSCAPES:

- 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**.



WATERSHEDS:

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

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.

Water Resources Information

- FEMA: All proposed development is located in FEMA Zone X, Area of Minimal Flood Hazard

Page: 3
Re: Preliminary Subdivision - Davis Tract
Newlin & West Bradford Townships - SD-07-22-17268

TMDL: None
Impairments for UNT to West Branch Brandywine Creek: None; Impairments for West Branch Brandywine Creek: Fish Consumption: Source Unknown- Polychlorinated biphenyls (PCBs); Aquatic Life —Urban Runoff/Storm Sewers (flow regime modification, siltation) and agriculture (nutrients and siltation)
Designated uses: Migratory Fish and Trout Stocking

Stormwater Considerations:

5. Note 12 in the General Notes states that roof drainage from houses on lots 5, 6, and 7 will be directly discharged into the planned infiltration basins. The applicant should ensure that all roof drains have appropriate measures (e.g., leaf traps, gutter guards, or regular cleanouts) to prevent clogging and the delivery of unwanted debris to the planned subsurface basin. Requirements for regular inspections of roof drains should be included in the PCSM Operation and Maintenance Plan to ensure these systems maintain their designed function.
6. The plans show that a small infiltration basin (Infiltration Basin 3) will be constructed to the northwest of proposed Lot 4. The purpose and drainage area of this basin are not clear from the information available for our review. The plans do not show proposed storm sewer lines or a constructed swale that would deliver runoff to this facility. The applicant should clarify the purpose of this basin and should clearly show the proposed drainage area.
7. Subsection 170-26 of Newlin Township’s Stormwater Management Ordinance requires that “the land areas, structures, impervious surfaces, and conveyances” draining to and from proposed BMPs should be delineated on the plan sheets. The applicant should include a plan sheet that clearly shows the delineated drainage areas of each planned stormwater feature.
8. Planned Infiltration Basin 6 discharges via a level spreader onto an area of delineated moderately steep slopes. The use of a level spreader to reduce flow concentration is supported; however, the potential for erosion is still elevated given the steep slopes below this feature. To reduce the risk of soil erosion on this slope, the applicant should ensure that this area is promptly stabilized after construction and that sufficient vegetative cover (>90%) is established on the area directly downslope of the level spreader. The applicant should inspect this area after each 1” rain event throughout the construction process. Regular inspection of this feature should also be included in the Operation and Maintenance Plan, and any areas of erosion or bare spots in vegetation should be promptly addressed to reduce the risk of severe erosion.
9. The plans show that grading will result in several additional areas of steep slopes. Steep slopes on disturbed soils increased the potential for accelerated stormwater runoff and sheet and rill erosion. The Operation and Maintenance Plan should include requirements for routine inspection and maintenance of these slopes to prevent future erosion. The applicant should consider installing native shrub species and other ground-covering vegetation at the top and along the toe of these slopes to further stabilize soils, increase sediment trapping, and slow runoff prior.
10. The overall construction improvement plans show several storm sewer easements that will provide access to several of the planned infiltration basins. The applicant should ensure that these easements are constructed, maintained, and located in a way will allow sufficient vehicular ingress and egress from the roadways to facilitate the completion of routine maintenance.
11. It is unclear from the information available for our review if the planned infiltration basins will be designed as naturalized basins. The applicant should consider incorporating aspects of

15. The proposed subdivision appears to be in proximity to a gas transmission pipeline operated by TransCanada/Colombia Gas Transmission, LLC. 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>.

The proposed lot layout will result in an on-site population that is located within 1,000 feet or less of a transmission pipeline. The application should include verification that:

- (a) The applicant has contacted the pipeline operator and has provided the pipeline operator(s) with documentation detailing the proposed development activity and where the activity is to take place.
 - (b) The applicant has made sufficient access to the pipeline available to the pipeline operator(s) for routine maintenance and emergency operations in conjunction with existing easements; and
 - (c) The pipeline operator has reviewed the documents for compatibility with continued or proposed safe operation of the transmission pipeline.
16. The Township should carefully review the design and specifications of the proposed community sanitary sewer system to ensure that the system is designed with high quality components and constructed with the aim of providing long and reliable service. While we acknowledge the content of plan note #7 that indicates the system will be operated by a commercial company, reliable professional operation will be dependent on the design quality and careful installation of the system that goes into the ground. The Township should be aware that a major failure of such a system could ultimately become its responsibility if the Homeowners' Association is not adequately capitalized with an escrow fund to ensure appropriate maintenance and repair. This scenario is similarly applicable to the stormwater management facilities and the community roads.
17. The Township and the applicant should discuss the need for improvements on Laurel Road related to slope stabilization, issues related to flooding and tree maintenance.
18. The plan indicates that a Homeowners' Association will be responsible for the proposed common facilities/areas, which in this case includes the community sewage system, the stormwater management system, both cul-de-sacs and the open space. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance.
19. 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

Page: 6
Re: Preliminary Subdivision - Davis Tract
Newlin & West Bradford Townships - SD-07-22-17268

status. Additional information on this topic is provided online at: www.chesco.org/256/Act-319--Clean-Green.

20. Sheet 1 of the plan should include a signature block for the Chester County Planning Commission's endorsement to permit recording of the plan.
21. The applicant should review the General Notes on the cover page to delete duplications such as 9 and 33 and the applicability such as note 29.
22. It appears that the existing driveway serving lot #1 and the adjoiner to the east on Strasburg Road will remain to serve the adjoining lot, while proposed lot #1 will be served by a new driveway from the new cul-de-sac. It appears that the existing driveway crosses the property line in this vicinity. An access easement will be needed if it will continue to be used by the adjoining property owners.
23. The Township and the applicant should investigate the possibility of creating an emergency access to the access drive on the adjoining landfill parcel.

ADMINISTRATIVE ISSUE:

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

Sincerely,



Glenn Bentley
Senior Review Planner

cc: Newlin Development 15, LLC
NePo Associates, Inc.
Chester County Health Department
Chester County Water Resources Authority
Chester County Conservation District
Chester County Assessment Office
Justin V. Yaich, Township Secretary/Treasurer/Manager, West Bradford Township



THE COUNTY OF CHESTER



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Brian N. O'Leary, AICP
Executive Director

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

August 5, 2022

Caitlin Ianni, Township Secretary
Penn Township
260 Lewis Road
West Grove, PA 19390

Re: Preliminary/Final Subdivision - Avon Grove High School - Jennersville Site
Penn Township - SD-07-22-17277

Dear Ms. Ianni:

A Preliminary/Final Subdivision Plan entitled "Avon Grove High School - Jennersville Site", prepared by Terraform Engineering, LLC, and dated June 14, 2019, and last revised on April 27, 2022, was received by this office on July 26, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Subdivision for your consideration.

PROJECT SUMMARY:

Location:	southeast side of South Jennersville (Road Route 796)
Site Acreage:	152.86
Lots/Units:	2 lots
Non-Res. Square Footage:	303,308 - all buildings
Proposed Land Use:	Educational Facility
New Parking Spaces:	543
Municipal Land Use Plan Designation:	Suburban & Suburban Center
UPI#:	58-4-54, 58-4-71-E

PROPOSAL:

The applicant proposes a minor revision of the property line. The project site, which will be served by public water and sewer, is located in the I-1-Limited Industrial & R-2 Residential zoning district (as shown on the plan cover sheet).

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:

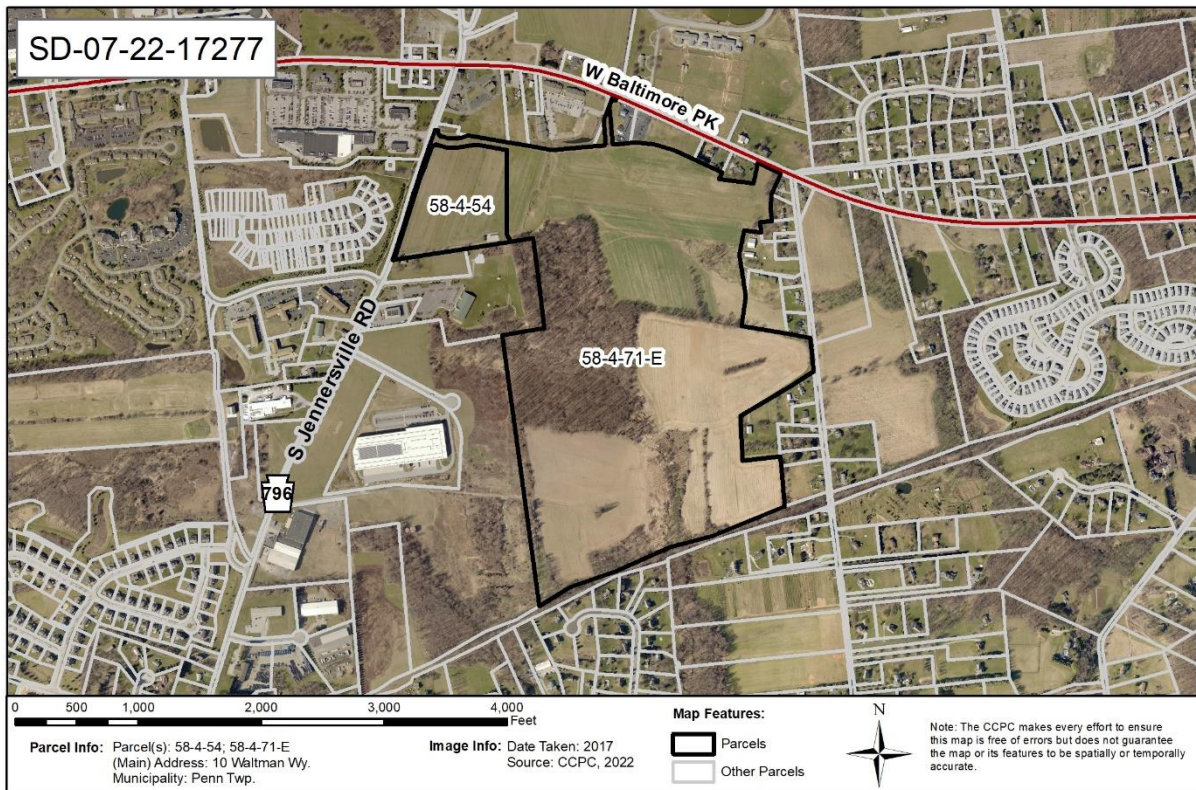
1. The Chester County Planning Commission has previously reviewed a land development proposal for this site. That review, CCPC# LD-03-20-16295, dated April 1, 2020, addressed

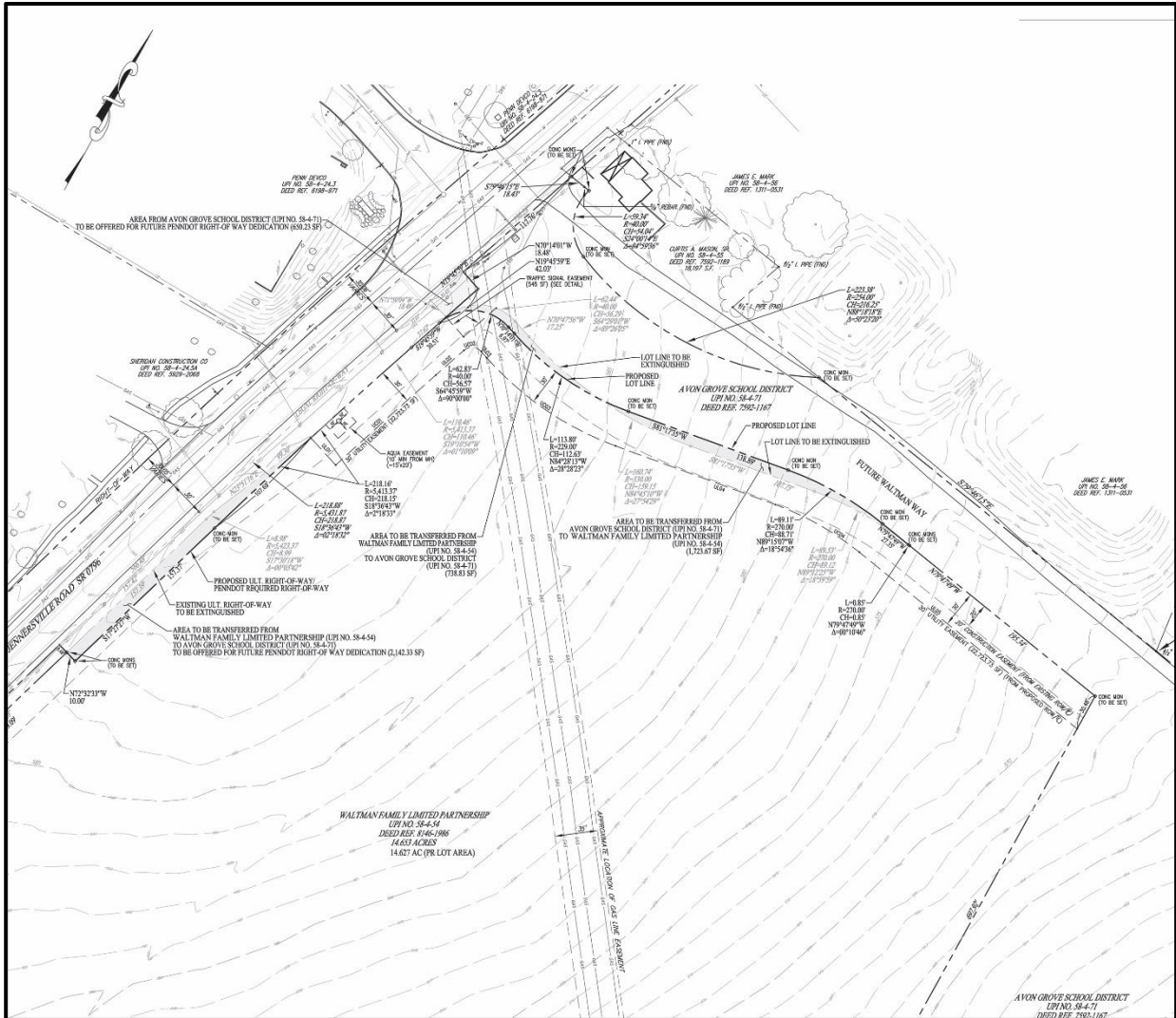
the construction of a 296,010 square foot high school and associated accessory buildings (7,298 square feet total) with a total of 874 parking spaces. The current submission involves a minor adjustment of the property line at the intersection of Waltman Way and Route 796 to accommodate PennDOT improvements at the intersection as shown on Sheet C2.00 of the record plan.

COUNTY POLICY:

LANDSCAPES:

- The project site is located within the **Suburban** and **Suburban Center Landscapes** designations of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. The proposed land development is consistent with the objectives of the **Suburban and Suburban Center Landscapes**.





Detail of Sheet 9 of the plan

ADMINISTRATIVE ISSUES:

3. Details of the location and any use restrictions associated with the Traffic Signal Easement should be incorporated into the deeds of the affected parcel/s.
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, the Assessment Office.

Page: 4

Re: Preliminary/Final Subdivision - Avon Grove High School - Jennersville Site

Penn Township - SD-07-22-17277

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Penn 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: Avon Grove School District Attn: Dan Carsley
Terraform Engineering, Attn: Terry P. DeGroot, P.E.



THE COUNTY OF CHESTER



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Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

August 11, 2022

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

Re: Preliminary/Final Land Development - Buckwalter LD
Spring City Borough - LD-07-22-17286

Dear Mr. Rittenhouse:

A preliminary/final land development plan entitled "Buckwalter LD", prepared by The Crossroads Group LLC, and dated May 19, 2022, and last revised on July 18, 2022, was received by this office on July 26, 2022. 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:	southwest side of Church Street, west of Brown Street
Site Acreage:	0.64
Lots/Units:	4 units
Proposed Land Use:	Twin dwellings
Municipal Land Use Plan Designation:	MDR - Medium Density Residential
UPI#:	14-4-490.3, 14-4-490.1, 14-4-490.2, 14-4-490

PROPOSAL:

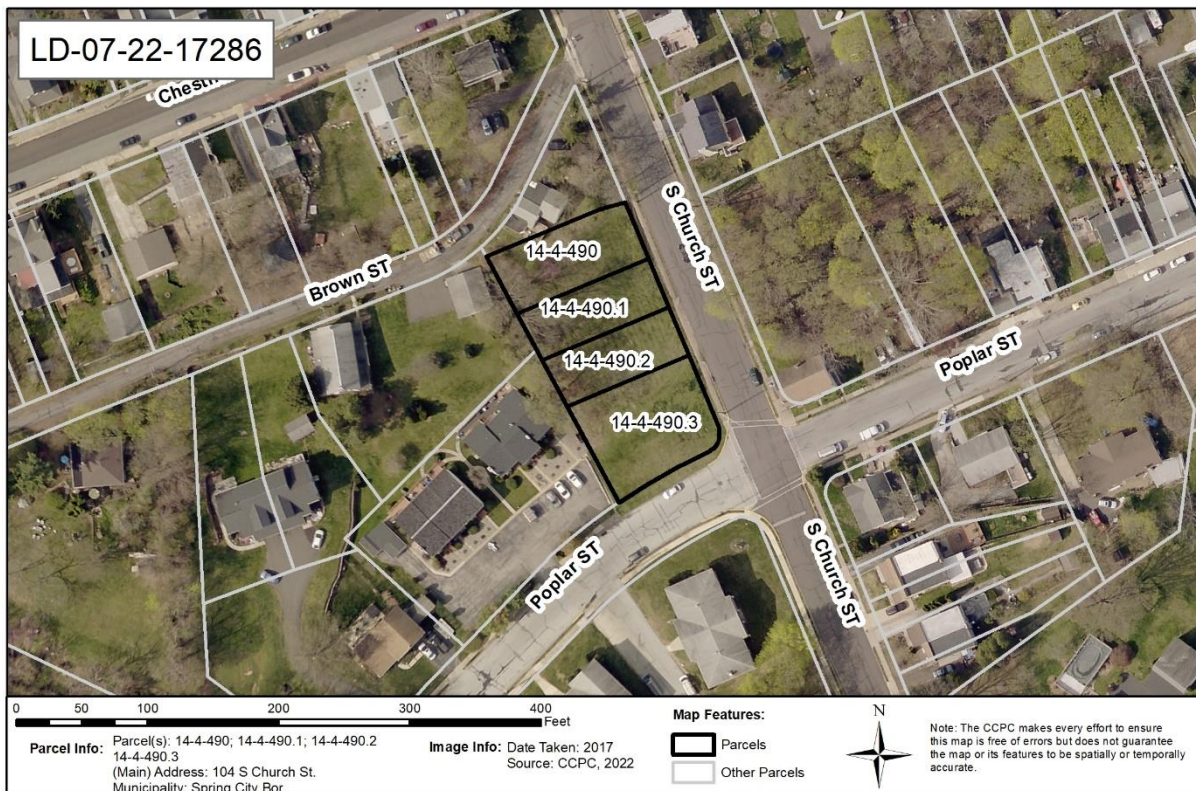
The applicant proposes the construction of 4 residential units (2 twins). The project site, which will be served by public water and public sewer, is located in the R-3 High Density Residential zoning district.

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

COUNTY POLICY:

LANDSCAPES:

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

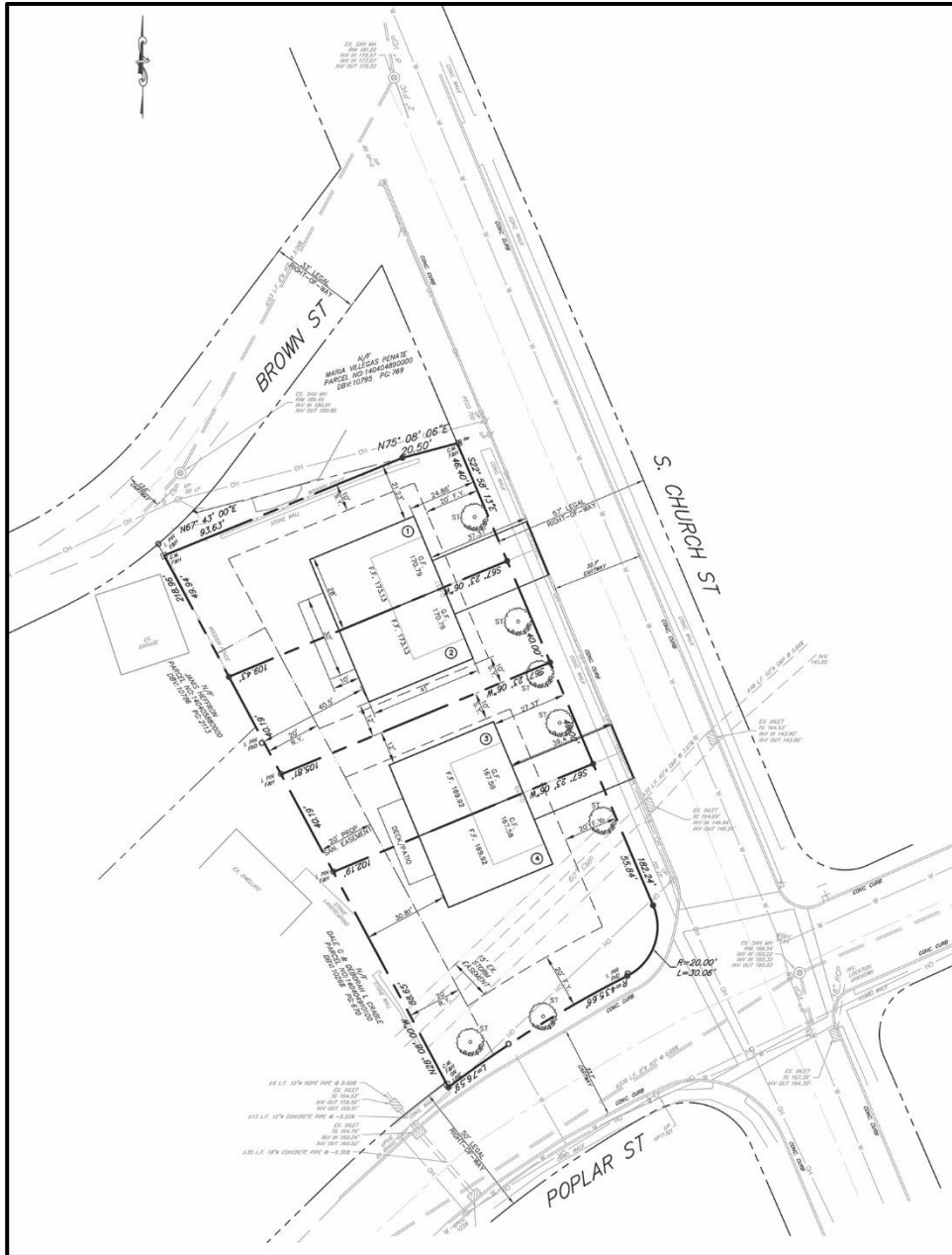


WATERSHEDS:

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

PRIMARY ISSUES:

3. We endorse the installation of sidewalks into the plan. Sidewalks are an essential design element for new construction in the **Urban Center Landscape**. We recommend that the sidewalk on lot #4 be extended around the corner to connect with the existing concrete walk on Poplar Street.



Detail of Sheet 1.00 of the plan

4. The plan appears to indicate that each unit has a two-car garage, served by a single lane driveway, which would make use of garage for parking two vehicles problematic. If this is correct, the Borough and the applicant should discuss driveway design revisions to make both garage spaces usable. Using both garage spaces for a two-car family avoids the repetitive exercise of moving vehicles into active traffic to permit access to and from the garage.
5. Because the site bounded on three sides by roads, we recommend that the end units include some design features that would be visible from Poplar and Brown streets. We suggest features such as additional fenestration and/or a porch that wraps around from the Church Street frontage. Too often townhouses have blank side walls that limit access to natural light and have limited curb appeal.

Page: 4
Re: Preliminary/Final Land Development - Buckwalter LD
Spring City Borough - LD-07-22-17286

6. The Borough and the applicant should also discuss design options to avoid the ground floor elevation of the dwellings from being dominated by garage doors. While we acknowledge that this site does not lend itself to side loaded garages, we suggest pedestrian scaled elements such as porches or stoops, landscaping, and recessed garage doors could be included in the building and site design to deemphasize the visibility of the garage doors and create a more attractive development appearance from the public right-of-way.

ADMINISTRATIVE ISSUES:

7. Sheet 1.00 of the plan indicates that the property was subject to a variance granted in December of 2004. The Borough should review any conditions attached to the grant of variance to determine if they are still applicable and pertinent to this plan.
8. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
9. A minimum of four (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,



Glenn Bentley
Senior Review Planner

cc: Bruce D. & Veronica A. Buckwalter
Berks New Homes
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
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Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

August 9, 2022

Tony Scheivert, Manager
Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, PA 19425

Re: Preliminary/Final Subdivision - 461 Font Road
Upper Uwchlan Township - SD-07-22-17285

Dear Mr. Scheivert:

A preliminary/final subdivision plan entitled "461 Font Road", prepared by Edward B. Walsh and Associates, Inc. and dated April 8, 2022, was received by this office on July 26, 2022. 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: Southwest side of Font Road, southeast of Greenridge Road
Site Acreage: 4.19 acres
Lots/Units: 2 lots/2 dwellings
Proposed Land Use: Single Family Residential
Municipal Land Use Plan Designation: Suburban/Site Responsive
UPI#: 32-1-27.2

PROPOSAL:

The applicant proposes the creation of two lots. The site, which is served by on-site water and sewer facilities, is located in the Upper Uwchlan Township R-2 Residential zoning district. The tract contains two dwellings that will remain, and no additional development is proposed by this subdivision.

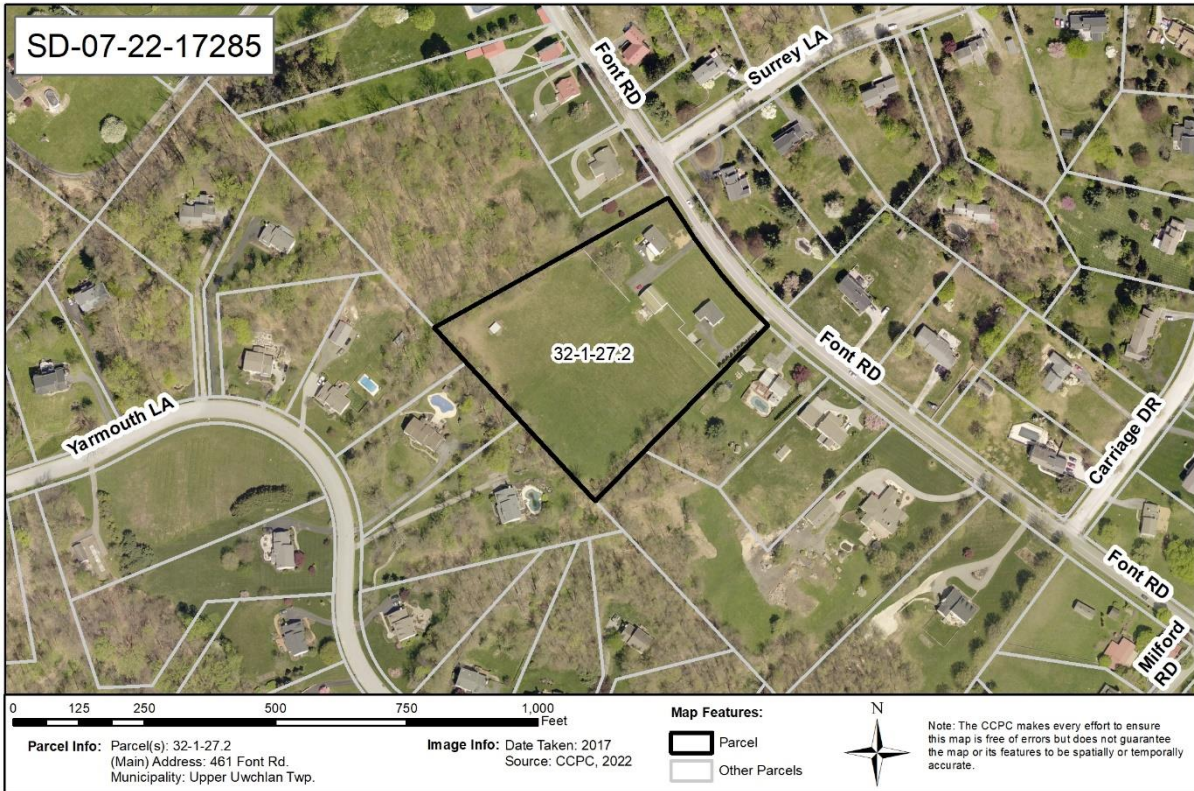
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Upper Uwchlan Township issues should be resolved before action is taken on this subdivision plan.

COUNTY POLICY:

LANDSCAPES:

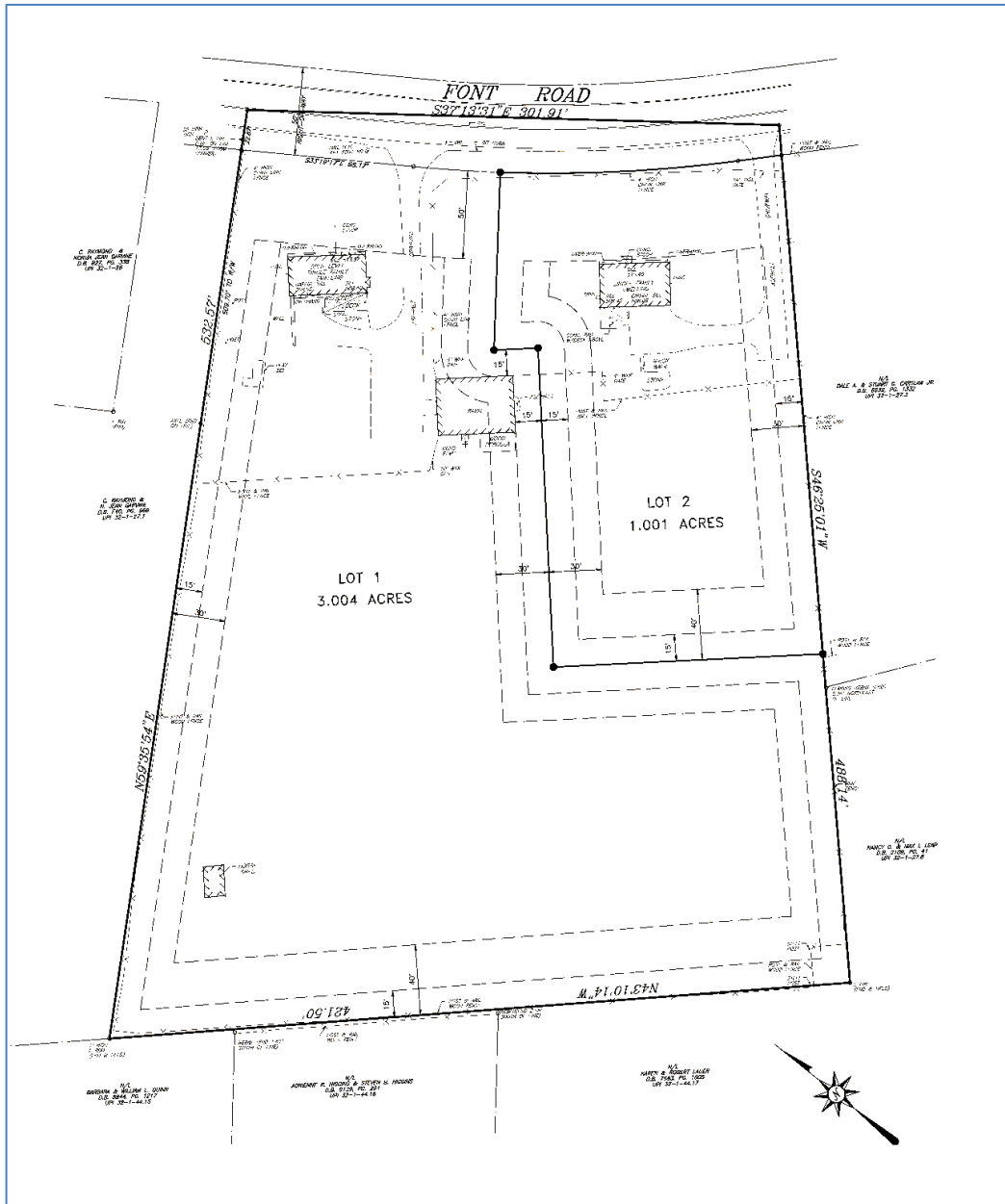
1. The site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density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

in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The proposed subdivision is consistent with the objectives of the **Suburban Landscape**.



PRIMARY ISSUES:

2. The applicant should show the water well and on-lot sewage disposal facilities for both lots, and observe the requirements of the Upper Uwchlan Township Subdivision and Land Development Ordinance Section 162-48 (Wastewater treatment and disposal) and Section 162-49 (Water supply).
3. Proposed Lot 1 appears to contain adequate lot area for a potential future subdivision. We encourage the applicant to submit a sketch plan for any future development. A sketch plan allows the applicant to take advantage of County and municipal expertise and consider design recommendations prior to preparing a fully engineered preliminary or final plan. The sketch plan should also take into consideration the potential development of the parcel to the northwest, which appears to be a flag lot.



**Detail of 461 Font Road
Preliminary/Final Subdivision Plan**

ADMINISTRATIVE ISSUE:

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

Page: 4
Re: Preliminary/Final Subdivision - 461 Font Road
Upper Uwchlan Township - SD-07-22-17285

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Edward B. Walsh and Associates, Inc.
William and Vicki Stephenson
Chester County Health Department



THE COUNTY OF CHESTER



COMMISSIONERS
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Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

August 25, 2022

Janis A. Rambo, Secretary/Treasurer
Valley Township
1145 West Lincoln Highway, PO Box 467
Coatesville, PA 19320

Re: Final Subdivision - Valley View Lot 8
Valley Township - SD-08-22-17325

Dear Ms. Rambo:

A final subdivision plan entitled "Valley View Lot 8", prepared by Commonwealth Engineers Inc. and dated July 20, 2022, was received by this office on August 15, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location: South of Waverly Boulevard, east of Hoffman Avenue
Site Acreage: 21.44 acres
Lots: 2 lots
Proposed Land Use: Industrial, Single Family Residential
Municipal Land Use Plan Designation: Suburban Center
UPI#: 38-4-5.3D

PROPOSAL:

The applicant proposes the creation of two lots. The site, which will be served by on-site sewer and public water facilities for proposed Lot 1 and public water and sewer facilities for proposed Lot 2, is located in the Industrial zoning district in Valley Township and small portion of the site’s western portion is within the Sadsbury Township R-2 Residential 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.

BACKGROUND:

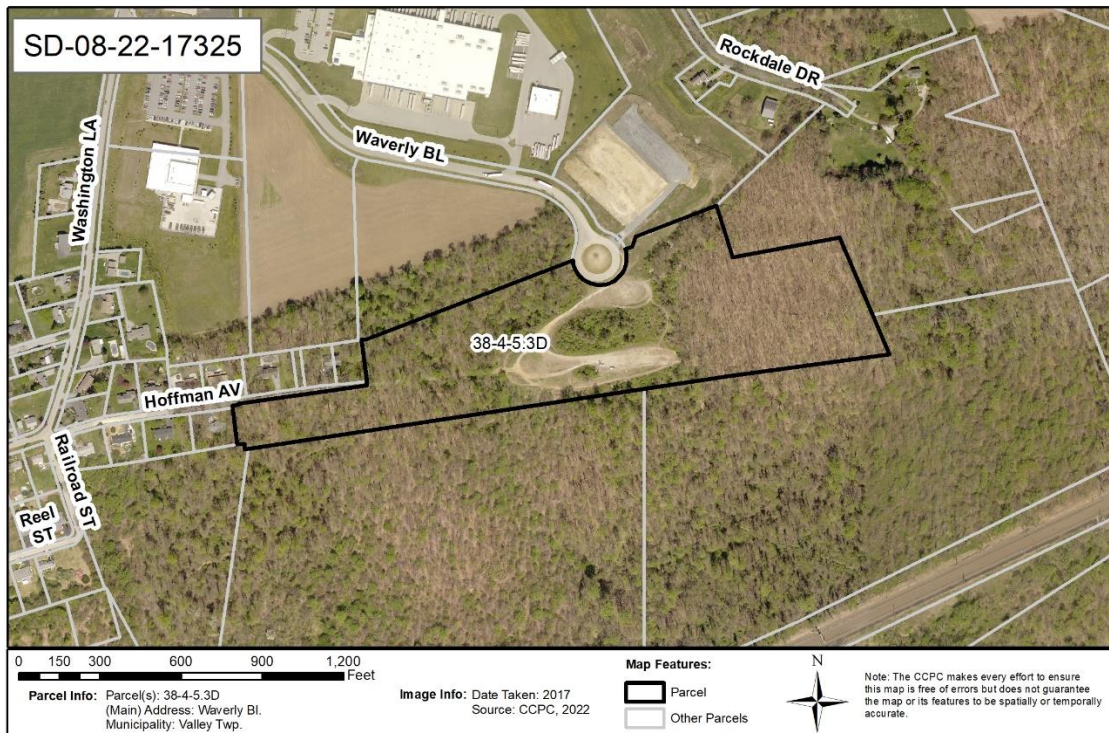
1. The Chester County Planning Commission previously reviewed a preliminary subdivision and land development plan proposal for this site (“Lot 8 A, Valley View Industrial Development”). In that plan, the applicant proposed the subdivision of a 21.442-acre lot into three lots and the construction of two warehouse buildings. The Chester County Planning Commission forwarded our review of that plan to the Township in CCPC# LD-03-21-16669, SD-03-21-16670, dated April 9, 2021. We have no record of Township action on that plan.

COUNTY POLICY:

LANDSCAPES:

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

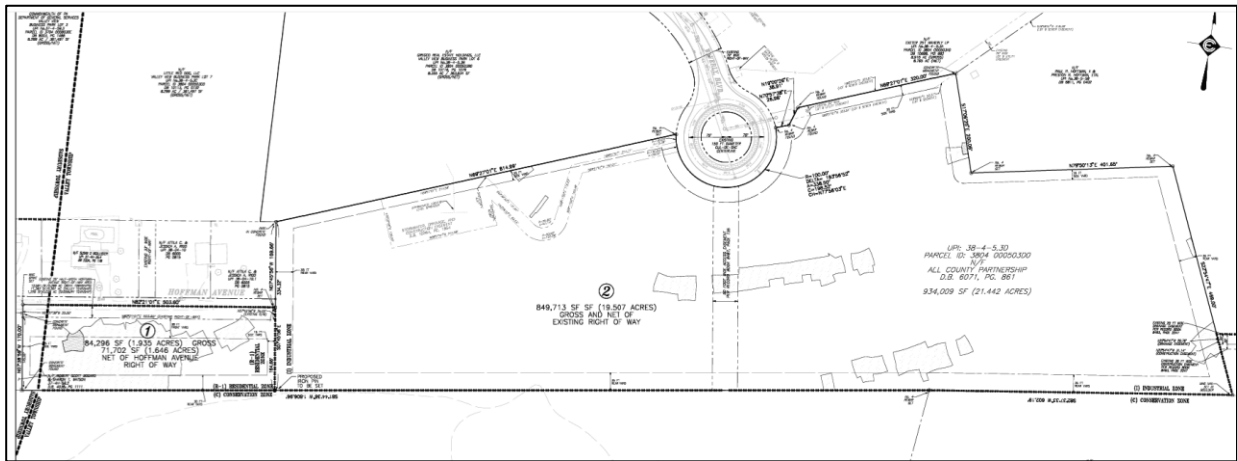
The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical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



WATERSHEDS:

3. **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.



***Detail of Valley View Lot 8
Final Subdivision Plan***

PRIMARY ISSUES:

4. Lot 1 appears to be landlocked except for a right-of-way along its northern side. Because of Lot 1's limited access, steep slopes on this lot, its location adjacent to the Conservation Zoning District to the south, and its proximity to a residential area to the west and potential non-residential development to the east, the applicant should indicate the ultimate plan for this lot.
5. General Note 11 on the plan indicates that Lot 2 will be provided with both public water and public sewer facilities, but Lot 1 will be provided only with public sewer facilities and an individual water well will be required. We recommend that Lot 1 be provided with public water facilities.
6. The zoning summary on Sheet 1 refers to a “portion of ground in Sadsbury Township part of proposed Lot 2”, but it appears that this note relates to a 5,775.5 square foot portion of proposed Lot 1. The applicant should clarify this note.
7. The applicant should correct the wording on General Note 13 relating to the warm water fishery.

Page: 4
Re: Final Subdivision - Valley View Lot 8
Valley Township - SD-08-22-17325

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

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



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

August 2 , 2022

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

Re: Final Subdivision - 156 & 160 Davis Road
West Caln Township - SD-07-22-17280

Dear Ms. Milane:

A final subdivision plan entitled "156 & 160 Davis Road", prepared by Impact Engineering Group and dated June 1, 2022, was received by this office on July 22, 2022. 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.

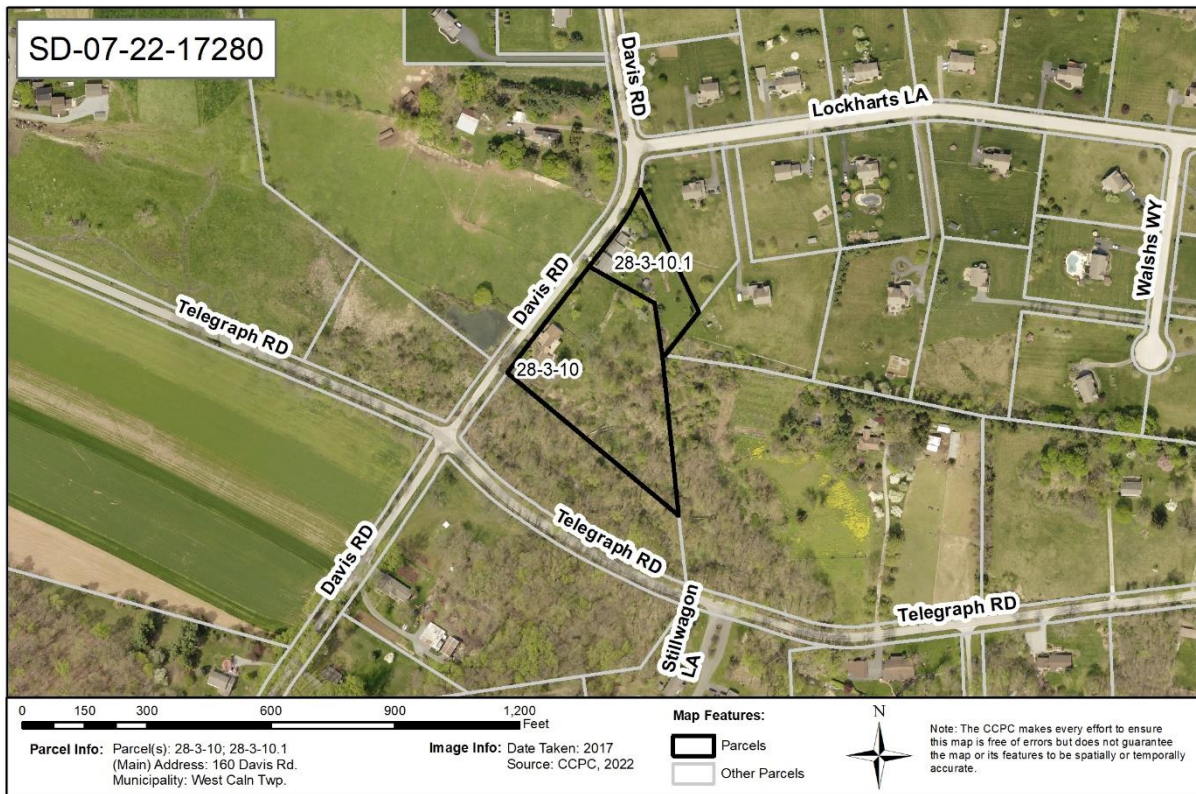
PROJECT SUMMARY:

Location: East side of Davis Road, north of Telegraph Road
Site Acreage: 4.19 acres
Lots: 2 lots
Proposed Land Use: Single Family Residential
Municipal Land Use Plan Designation: Low Density Rural Residential
UPI#: 28-3-10, 28-3-10.1

PROPOSAL:

The applicant proposes the adjustment of the lot line separating two lots. The site, which is served by on-site water and sewer facilities, is located in the West Caln Township SRR Site Responsive Residential zoning district. The site contains two dwellings and no additional development is proposed.

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



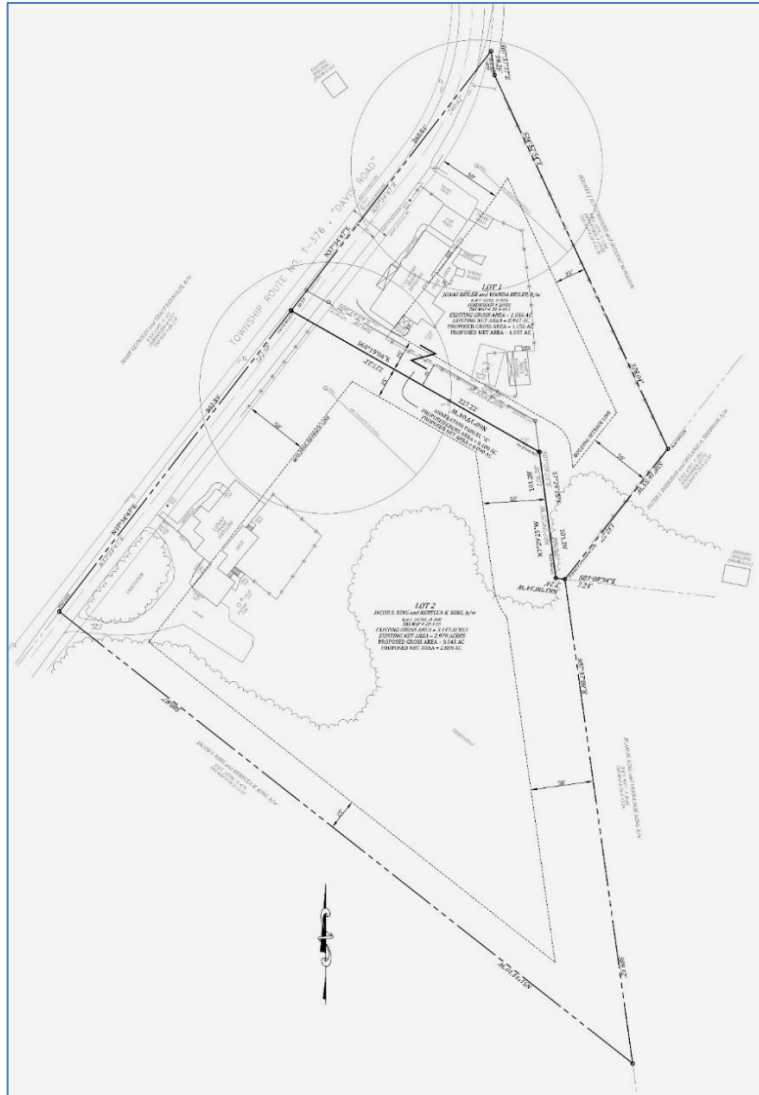
COUNTY POLICY:

LANDSCAPES:

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

ADMINISTRATIVE ISSUE:

2. 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.



Detail of 156 & 160 Davis Road Final Subdivision Plan

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

Sincerely,

Wes Bruckno, AICP
Senior Review Planner

cc: Impact Engineering Group
Chester County Health Department
Jonas and Wanda Beiler
Jacob and Rebecca King



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

August 5, 2022

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

Re: Final Subdivision - 327 & 329 South High Street
West Chester Borough – SD-06-22-17256

Dear Mr. Gore:

A Final Subdivision Plan entitled "327 & 329 South High Street", prepared by D.L. Howell and Associates, Inc. and dated June 10, 2022, was received by this office on August 3, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	northeast corner of South High Street and Magnolia Street
Site Acreage:	0.38
Lots/Units:	2 existing parcels; 1 proposed parcel
Non-Res. Square Footage:	0
Proposed Land Use:	Commercial
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Town Center
UPI#:	1-9-923, 1-9-922

PROPOSAL:

The applicant proposes the consolidation of two existing parcels totaling 0.38 acres into one parcel. No development activity is proposed as part of the current plan submission. The project site is located in the TC Town Center zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, and all Borough issues should be resolved before action is taken on this 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. The project site is located within the study limits of the Borough's 2020 [South High Street Corridor Plan](#). The plan identifies that development of this portion of the corridor, from Union Street to Lacey Street, is critical to realize the community's vision to connect the Borough's Historic and Commercial corridor to the West Chester University campus (page 48). While we acknowledge that no development activity is proposed as part of the current plan submission, we recommend that the applicant and Borough should consider providing additional street trees and lighting as space allows, as identified on page 49 of the study. The Plan is currently available online at: <https://www.chescoplanning.org/municorner/PDF/VPP-HighStreetCorridorStudy.pdf>.

ADMINISTRATIVE ISSUES:

3. For clarity purposes, the applicant should identify the future use(s) envisioned for this site.
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.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: O'Connell Management, LLC
D.L. Howell and Associates, 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

August 30, 2022

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

Re: Final Land Development - 1035 Saunders Lane
West Goshen Township – LD-08-22-17304

Dear Mr. Bashore:

A Final Land Development Plan entitled "1035 Saunders Lane", prepared by DL Howell & Associates, Inc., and dated December 28, 2018, and last revised on July 25, 2022, was received by this office on August 4, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

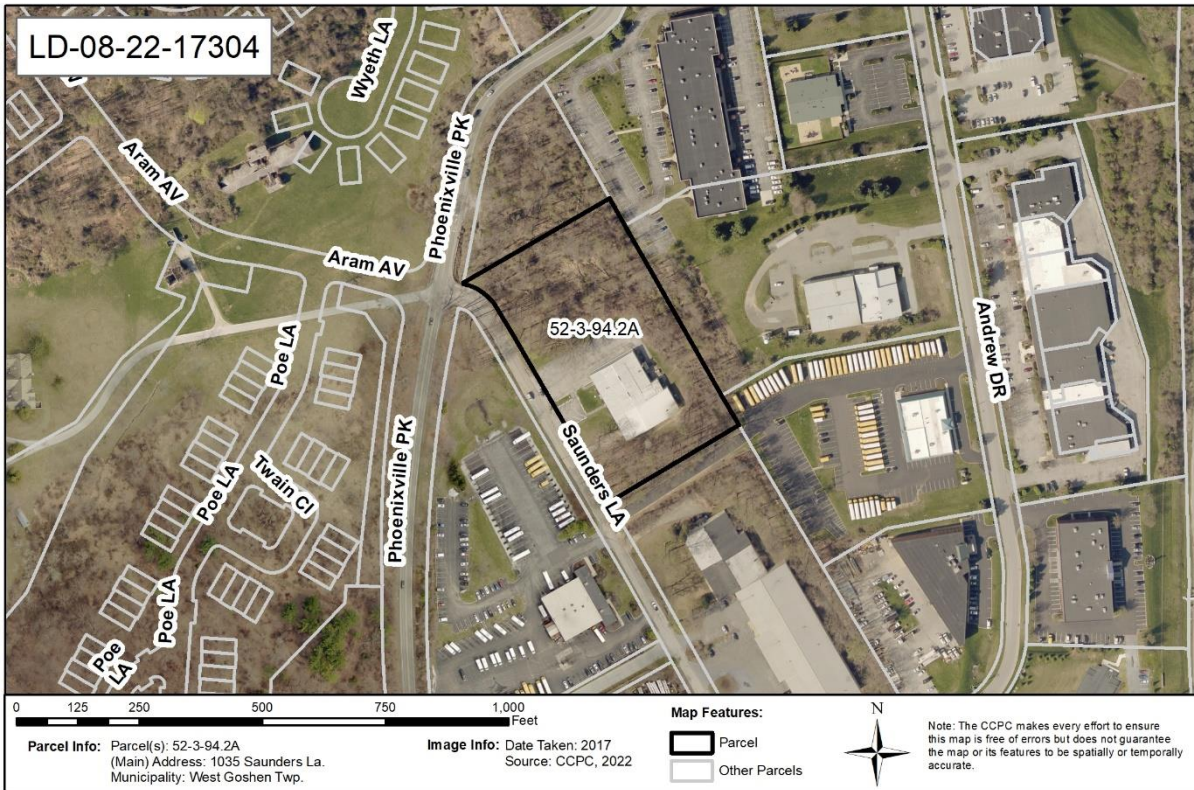
PROJECT SUMMARY:

Location:	the northeast corner of Saunders Lane and Phoenixville Pike
Site Acreage:	4.39
Lots/Units:	1 Lot
Non-Res. Square Footage:	27,056
Proposed Land Use:	20,056 square foot wholesale sales and office building; and 7,000 square foot addition to existing automobile body repair shop
New Parking Spaces:	74
Municipal Land Use Plan Designation:	Commercial, Office, Industrial Infill
UPI#:	52-3-94.2A

PROPOSAL:

The applicant proposes the construction of a 20,056 square foot wholesale sales and office building, along with the construction of a 7,000 square foot addition to an existing automobile body repair shop. An overall total of 74 parking spaces will be provided. The project site, which will be served by public water and public sewer, is located in the I-2 Light Industrial zoning district.

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



BACKGROUND:

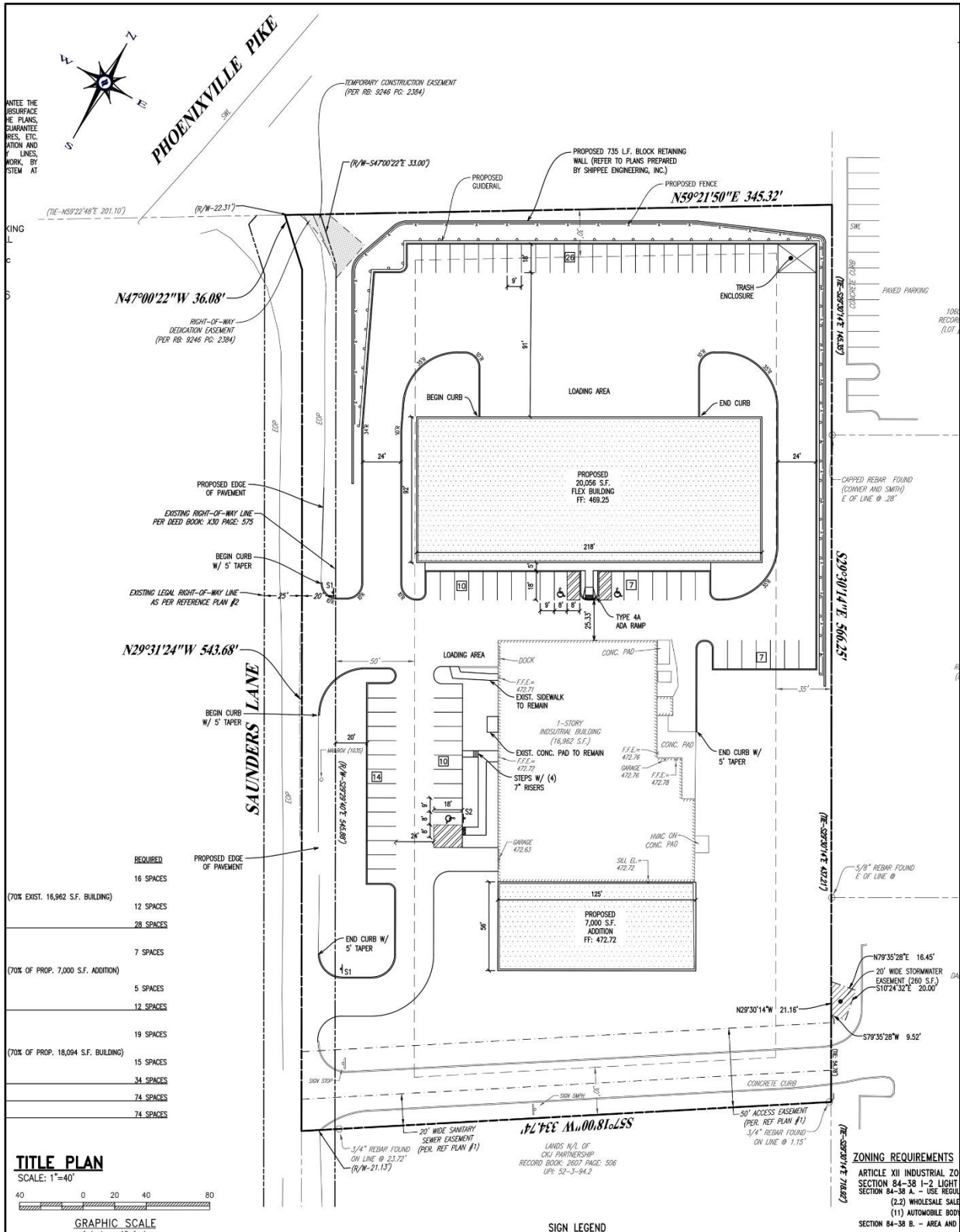
1. The Chester County Planning Commission reviewed an earlier version of this land development plan, which addressed the construction of a 18,094 square foot wholesale sales and office building, along with the construction of a 10,000 square foot addition to an existing auto body repair shop (CCPC# LD-09-19-16049, dated October 4, 2019). According to our records, West Goshen Township granted final plan approval for a 20,056 square foot wholesale sales and office building and a 7,000 square foot addition to the automobile body repair shop on February 18, 2020.

We note that the primary revision to this latest plan submission is that secondary access will now be provided directly from Saunders Lane, instead of the existing entrance on the southernmost portion of the site (we note that this existing driveway, which currently provides access to an adjoining parcel to the east, will remain). The current plan submission also indicates that, on February 18, 2020, the Board of Supervisors granted a partial waiver from Section 69-9.N(2)(i) of the Township Code, pertaining to tree replacement. Sheet 15-Landscape Plan indicates that 62, rather than 69, replacement trees will be provided for the total number of trees removed.

COUNTY POLICY:

LANDSCAPES:

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



Site Plan Detail, Sheet 1: Final Land Development - 1035 Saunders Lane

WATERSHEDS:

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

PRIMARY ISSUES:

4. The Parking Tabulation table on Sheet 1 indicates the applicant is requesting 40 more parking spaces than required by the Township Zoning Ordinance. We suggest that the applicant and the Township evaluate the anticipated parking demand for this facility, and determine whether all of the proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.
5. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 14) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

ADMINISTRATIVE ISSUES:

6. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality. We acknowledge that snout oil and debris stops will be provided in the stormwater management system.
7. The site plan depicts the location of a retaining wall, and we acknowledge the site plan identifies on Sheet 1 that the Township Zoning Hearing Board, on June 26, 2019, granted a variance to allow a retaining wall up to seven feet in height in the front yard. The Township should verify that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization.
8. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
9. A minimum of four (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 Land Development - 1035 Saunders Lane
West Goshen Township – LD-08-22-17304

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: Blue Mountain Construction
1035 Property Group, LLC
DL Howell & Associates, Inc.
Chester County Conservation District



THE COUNTY OF CHESTER



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Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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August 31, 2022

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

Re: Preliminary/Final Subdivision - Stanbery West Goshen, LLC
West Goshen Township – SD-08-22-17302

Dear Mr. LaLonde:

A Preliminary/Final Subdivision Plan entitled "Stanbery West Goshen, LLC", prepared by Dynamic Engineering Consultants PC, and dated April 30, 2021, and last revised on July 19, 2022, was received by this office on August 4, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	north side of Paoli Pike, east and west side of Prospect Avenue
Site Acreage:	16.98
Lots/Units:	4 Proposed Lots
Proposed Land Use:	Commercial Shopping Center
Municipal Land Use Plan Designation:	Existing Institutional Use; and Paoli Pike Corridor Mixed-Use/Redevelopment Area
UPI#:	52-5F-33, 52-5F-23, 52-5F-24, 52-5F-22

PROPOSAL:

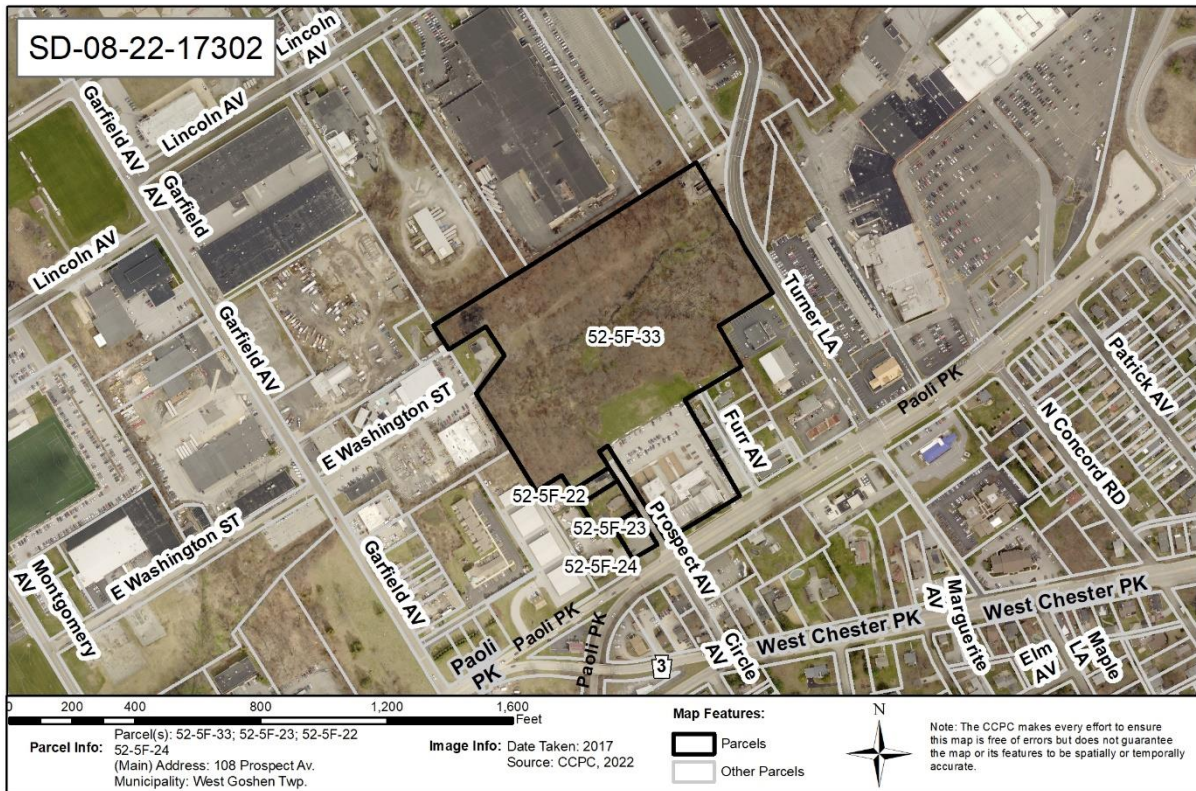
The County Planning Commission recently reviewed a preliminary/final subdivision and land development plan for this site, pertaining to the consolidation of four existing parcels into one parcel, along with the construction of three commercial buildings totaling 26,396 square feet (CCPC# SD-08-21-16844 and LD-08-21-16855, dated September 3, 2021), which was approved by West Goshen Township.

The applicant proposes to amend this previously approved plan, by creating four lots from the previously consolidated parcel. We note that each of the three buildings will be located on a separate parcel (this issue is further discussed in comment #3). We also note that, while there are other minor changes to the previously approved plan, the size and location of the three commercial buildings shown on the current plan submission appears to be identical to the previously approved plan. The project site, which is served by public water and sewer, is located in the C-2 Commercial Shopping Center 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.

BACKGROUND:

1. The Chester County Planning Commission also recently reviewed a final subdivision plan which proposed to combine a 15,073 square foot portion of UPI# 52-5F-33 with UPI# 52-5F-28 to the west (CCPC# SD-02-22-17123, “Perfect Self Storage, L.P.,” dated March 29, 2022). While we have no records that West Goshen Township has granted final plan approval for this submission, we note that this proposed conveyance is also identified on the current plan submission.



COUNTY POLICY:

LANDSCAPES:

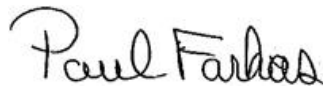
2. The project site is located within the **Suburban Center Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan, adjoining an **Urban Center Landscape** designation. The vision for the **Suburban Center Landscape** is regional economic, population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

Page: 4
Re: Preliminary/Final Subdivision - Stanbery West Goshen, LLC
West Goshen Township – SD-08-22-17302

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Dynamic Engineering Consultants PC
Stanbery Acquisitions LLC
Robert J. & Tina O'Toole
Clair Harold & Judith A. Brooks
West Chester Area School District, c/o Kevin Campbell



THE COUNTY OF CHESTER



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

August 23, 2022

Shirley K. Walton, Secretary
West Marlborough Township
1300 Doe Run Road
Coatesville, PA 19320

Re: Preliminary/Final Subdivision - Richard Jones
West Marlborough Township - SD-08-22-17293

Dear Ms. Walton:

A preliminary/final subdivision plan entitled "Richard Jones", prepared by Register Associates, Inc., and dated July 20, 2022, was received by this office on August 2, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	north and south side of Highland Dairy Road, east of Route 82
Site Acreage:	124.63
Lots/Units:	4 lots
Proposed Land Use:	Farm/Pastureland
Municipal Land Use Plan Designation:	Agricultural Preservation
UPI#:	48-4-4, 48-4-5.4, 48-4-5, 48-2-6

PROPOSAL:

The applicant proposes the revision of the location of the property lines between 4 existing lots. The project site is served by on-site water and sewer, is located in the A-C - Agricultural-Conservation zoning district.

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

COUNTY POLICY:

LANDSCAPES:

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

Page: 3
Re: Preliminary/Final Subdivision - Richard Jones
West Marlborough Township - SD-08-22-17293

PRIMARY ISSUES:

2. It does not appear that these parcels are part of the County Agricultural Land Preservation Program. We recommend that the applicant contact Chester County Parks & Preservation (telephone #610-344-5656) for information on the advantages of being in the program and how lands under the agricultural conservation easement are protected. If the applicant is interested in participating in the County Land Preservation Program, they should contact the County Parks and Preservation Department. We note that these parcels are in the Township's Agricultural Security Area Program, which is a prerequisite to participation in the County Program.

ADMINISTRATIVE ISSUES:

3. According to County Tax Assessment records, all four parcels appear 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.
4. The site is located within an agricultural security area adopted by the Township in accordance with the Agricultural Security Area Act (Act 43). Adoption of an agricultural security area is a public policy statement for the preservation of agriculture.
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 West 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,



Glenn Bentley
Senior Review Planner

cc: Richard Jones
Calandria, L.P.
Register Associates, Inc.



THE COUNTY OF CHESTER



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Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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August 5, 2022

Maggie Dobbs, Director of Planning and Zoning
Westtown Township
1039 Wilmington Pike
West Chester, PA 19382

Re: Final Subdivision - Crebilly Farm
Westtown Township – SD-07-22-17267

Dear Ms. Dobbs:

A Final Subdivision Plan entitled "Crebilly Farm", prepared by Site Engineering Concepts LLC, and dated July 5, 2022, was received by this office on July 12, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	north side of West Street Road, between South New Street and Route 202
Site Acreage:	301.06
Lots/Units:	9 Existing Lots, 4 Proposed Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential, and Institutional (Township Park)
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Open Space, and Greenway
UPI#:	67-4-29.4, 67-4-30, 67-4-32, 67-4-33.1, 67-4-31, 67-4-29.3, 67-4-33, 67-4-29.2, 67-4-29

PROPOSAL:

The applicant proposes the consolidation of 9 existing lots into 4 lots. No development activity is proposed as part of the current plan submission. The project site is located in the A/C Agricultural/Cluster Residential, and R-1 Residential zoning districts.

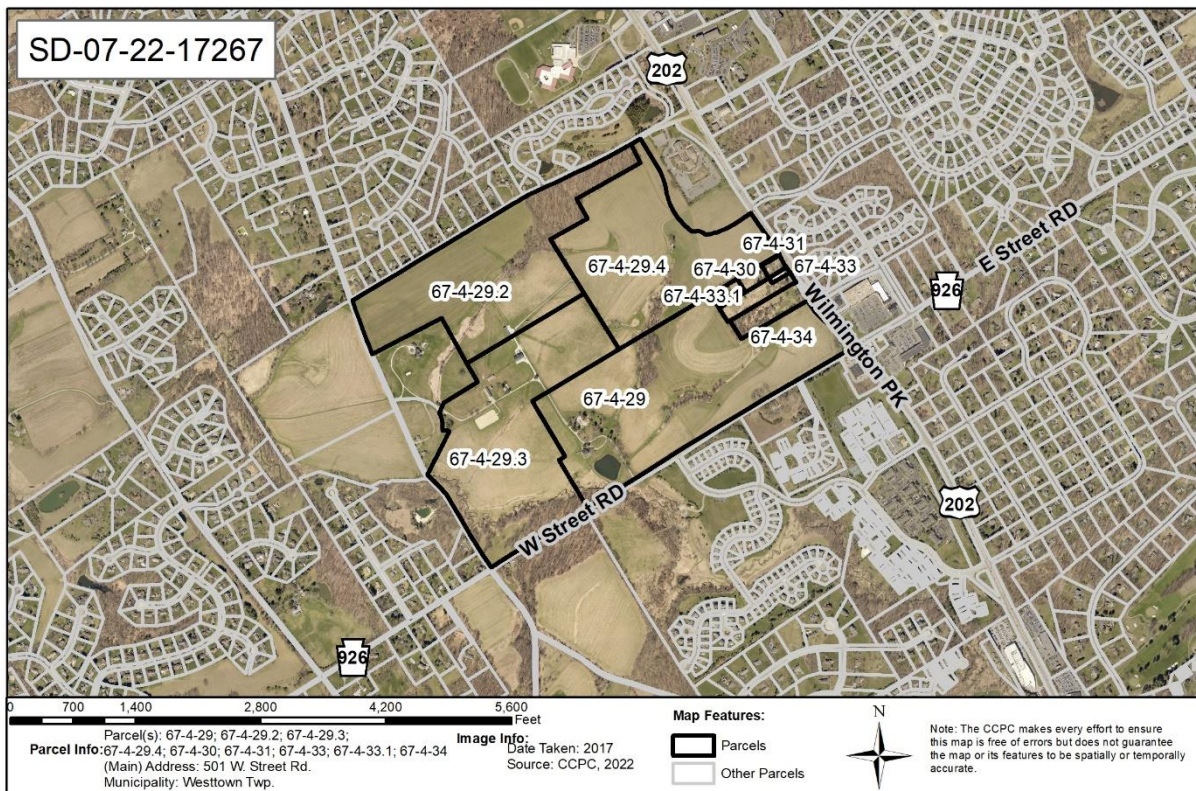
RECOMMENDATION: The County Planning Commission commends the Township on its efforts for preserving the Crebilly Farm tract. The County Planning Commission recommends that the issues raised in this letter should be addressed, and all Township issues should be resolved before action is taken on this subdivision plan.

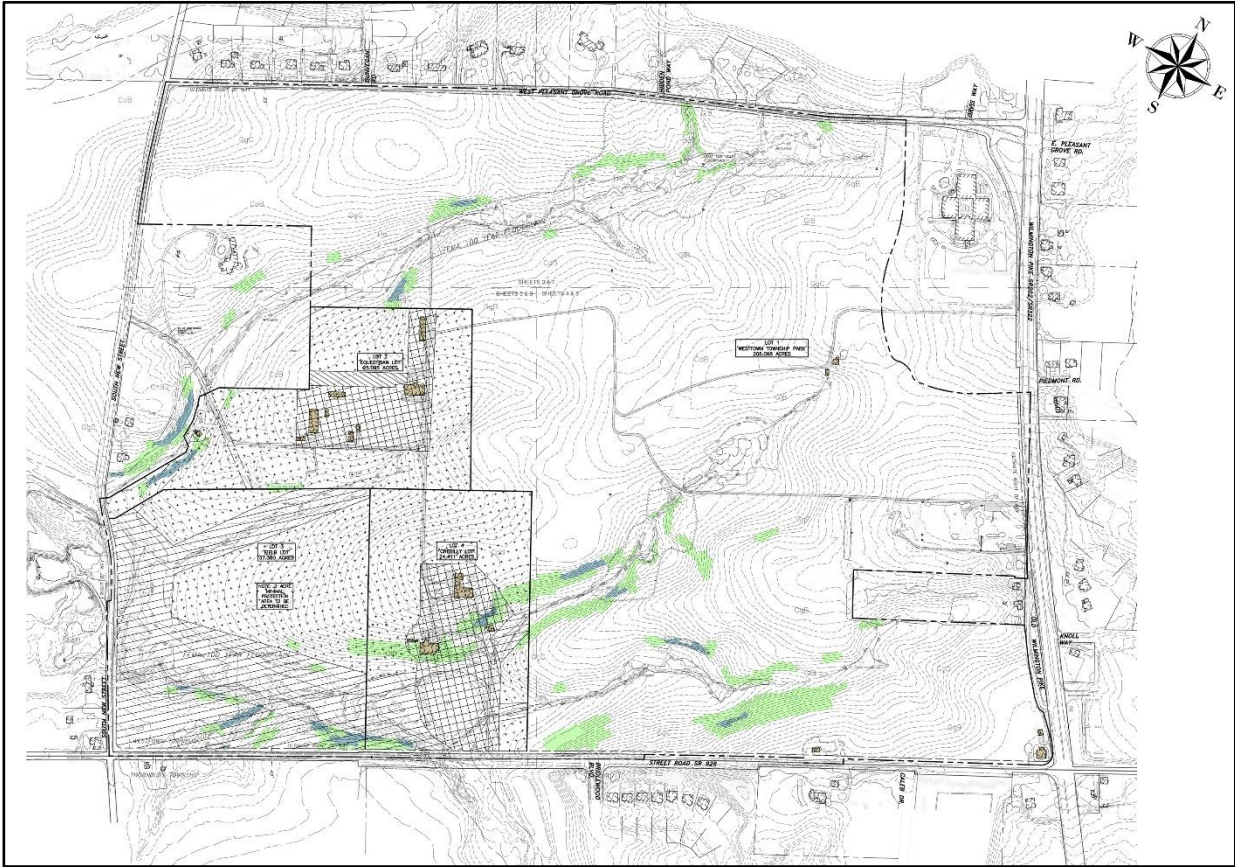
BACKGROUND:

1. The County Planning Commission has previously reviewed two conditional use applications for the development of the 322.36 acre Crebilly Farm tract, the latest of which, CCPC# CU-09-19-16071, dated October 18, 2019, addressed the creation of 319 residential lots (184 single family lots and 135 townhouse lots), and 196.94 acres of open space. It is our understanding that, on September 8, 2021, the Westtown Township Board of Supervisors denied this conditional use application.

We note that two of the parcels that were part of the prior conditional use applications (UPI# 67-4-134 and 67-4-29.1, both situated on the east side of South New Street between Street Road and West Pleasant Grove Road) are not part of the current subdivision plan.

2. The County Planning Commission recently reviewed an amendment to the Township's Comprehensive Plan, which proposed to amend Chapter 7, Open Space, Parks, Recreation and Trails, of its 2019 Comprehensive Plan, by specifically identifying the preservation of the Crebilly Farm, a as a top priority, along with amending the Future Land Use map, by changing the future land use designation of the eastern area of the Crebilly Farm tract from Neighborhood Conservation to Open Space (CCPC# CP-04-22-17173, dated June 1, 2022). It is our understanding that this Comprehensive Plan amendment was adopted by the Township on June 6, 2022.





Site Plan Detail, Sheet 3: Final Subdivision - Crebilly Farm

COUNTY POLICY:

LANDSCAPES:

3. While the eastern portion of the project site is located within the **Suburban Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan, the central and western portions are located in the **Rural Landscape** and **Brandywine Battlefield** Overlay designations. Additionally, the **Natural Landscape** designation extends across the entire tract.

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. Furthermore, the Suburban land use patterns guidance in the Planning Principles section identifies “diverse agricultural activities” as an appropriate land use in the Suburban 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.

Landscapes3 recognizes the Brandywine Battlefield as an overlay area on the Landscapes Map. Development within or adjacent to the Brandywine Battlefield should preserve key lands, adaptively reuse historic resources, and apply context-sensitive design to integrate with distinctive cultural features and the nationally significant cultural landscape. As an overlay of all other

Page: 4
Re: Final Subdivision - Crebilly Farm
Westtown Township – SD-07-22-17267

landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources.

The proposed subdivision is consistent with the goals and objectives of *Landscapes3*.

PRIMARY ISSUES:

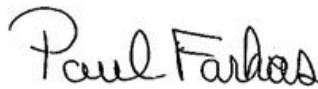
4. Sheet 3, Overall Property with Proposed Conservation Easements, indicates that Lots 2, 3, and 4 will be subject to conservation easements. The details of these easements should be incorporated into the deeds of the proposed lots. We also note the site plan identifies Lot 1 (206.10 acres) as "Westtown Township Park (it is our understanding that this parcel is intended to be retained by the Township for passive recreation usage).

ADMINISTRATIVE ISSUES:

5. The site plan depicts a proposed 30 foot wide access and utility easement for Lots 2 and 3. The details of this easement should be incorporated into the deeds of the affected lots.
6. According to County Tax Assessment records, four of the parcels involved in this subdivision plan (UPI# 67-4-29, 67-4-29.2, 67-4-29.3, and 67-4-29.4) appear to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.
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 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 Westtown Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
Senior Review Planner

cc: Crebilly Farm Family Associates, LP
Site Engineering Concepts LLC
Chester County Assessment Office



THE COUNTY OF CHESTER



COMMISSIONERS
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Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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August 24, 2022

Sally A. Slook, Manager
Willistown Township
688 Sugartown Road
Malvern, PA 19355

Re: Preliminary Subdivision - Rock Hill Farm Acquisitions LLC
Willistown Township – SD-07-22-17284

Dear Ms. Slook:

A Preliminary Subdivision Plan entitled "Rock Hill Farm Acquisitions LLC", prepared by Chester Valley Engineers, Inc., and dated July 6, 2022, was received by this office on July 25, 2022. 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:

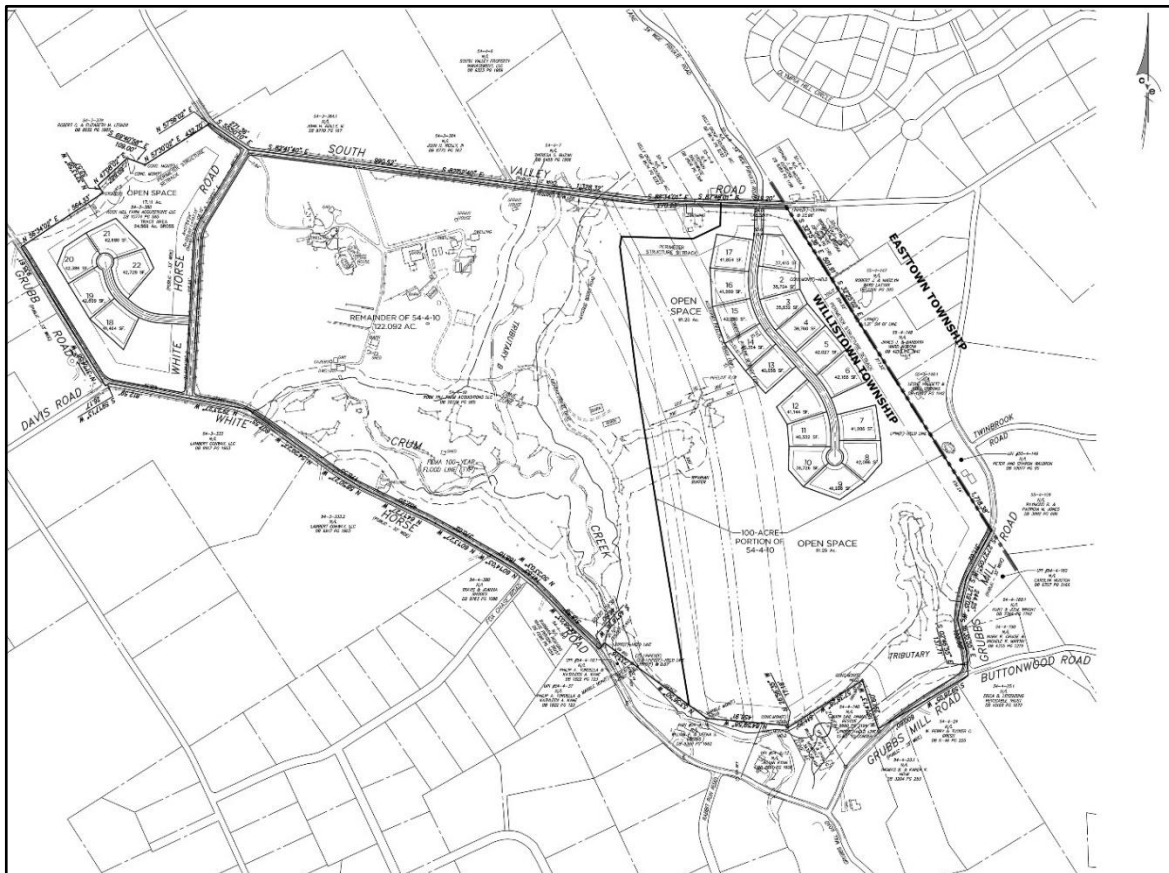
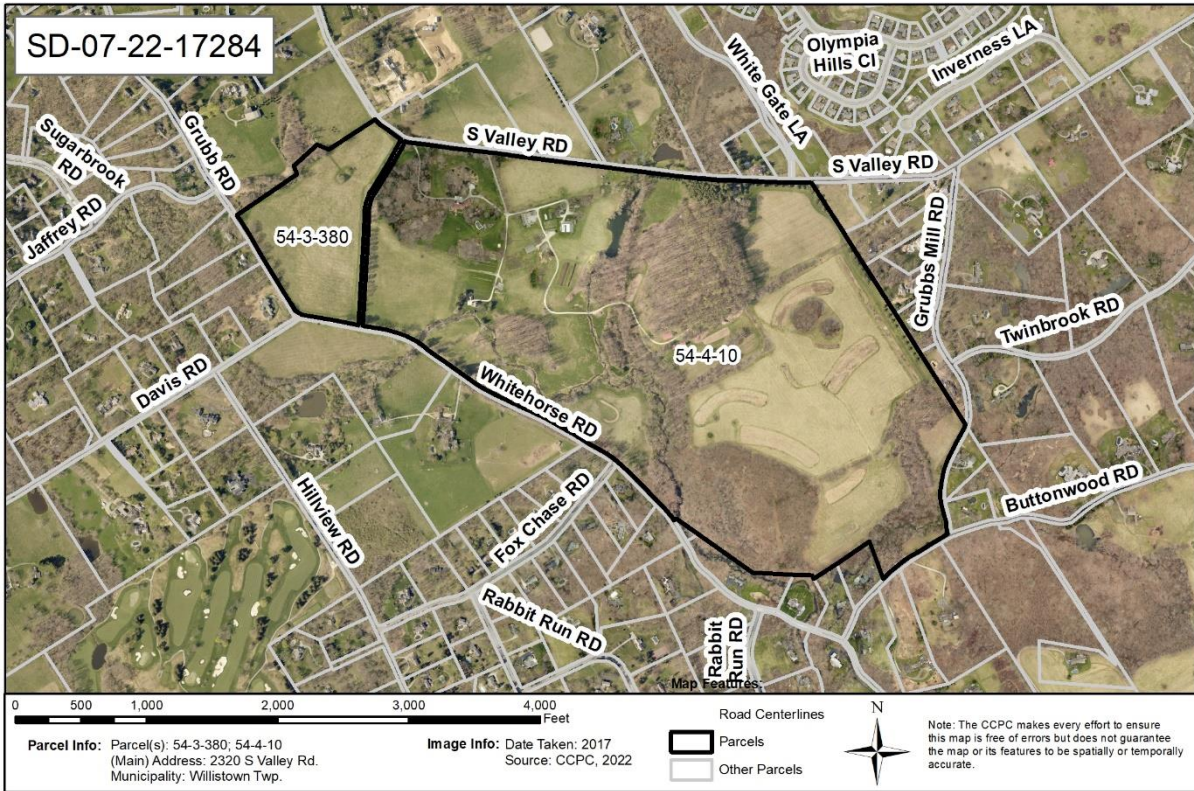
Location:	south side of South Valley Road, and the east and west side of White Horse Road
Site Acreage:	124.59 acre portion of 246.68 acre tract
Lots/Units:	2 existing lots
Non-Res. Square Footage:	0
Proposed Land Use:	22 Single Family Residential Lots
Municipal Land Use Plan Designation:	Rural/Agricultural/Preserved/Suburban Low Density
UPI#:	54-3-380, 54-4-10

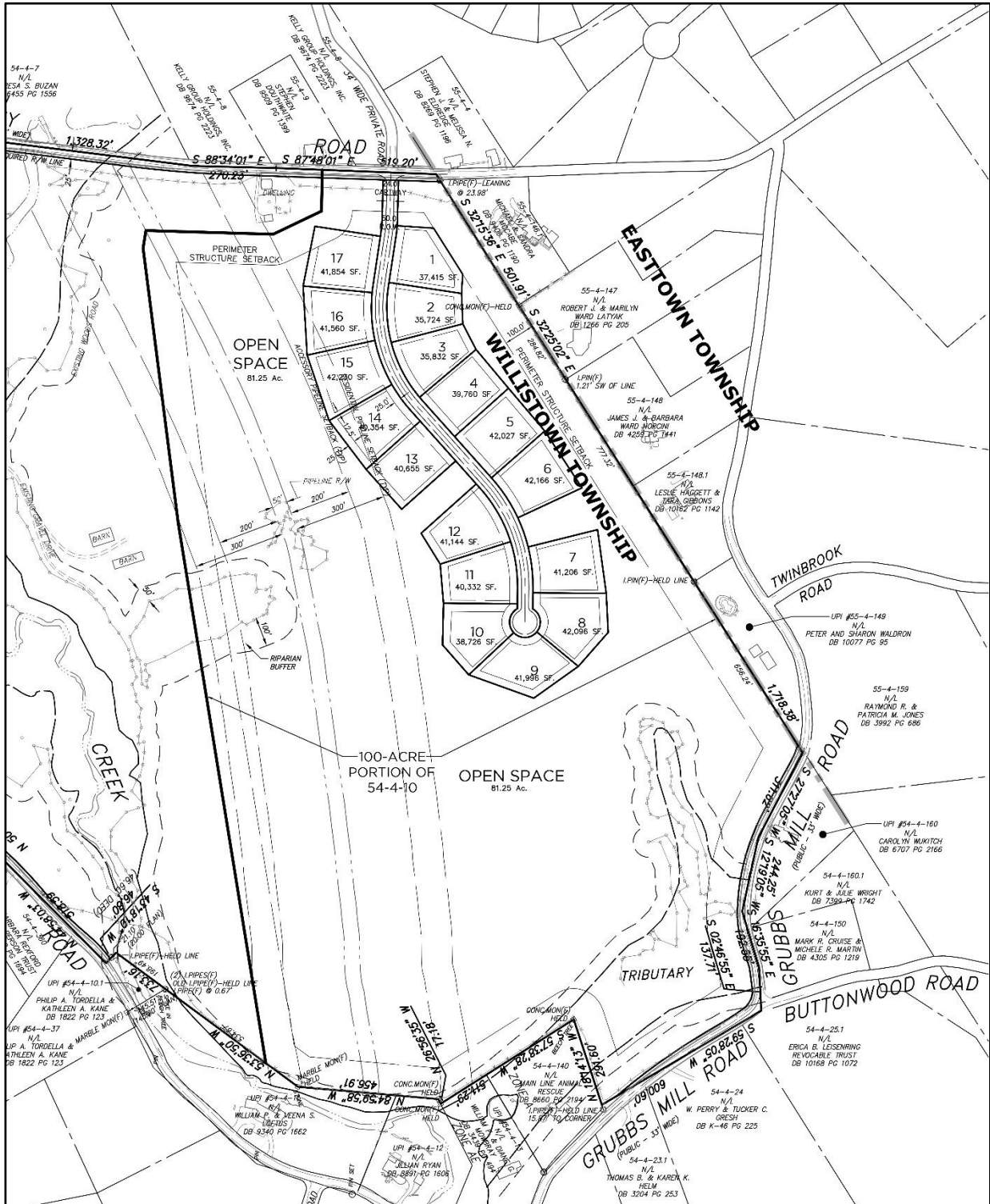
PROPOSAL:

The applicant proposes the overall creation of 22 single family residential lots, and 98.36 acres of private open space, on two separate portions of a 246.68 acre tract. The site plan indicates that a 122.09 acre portion of UPI# 54-4-10 is not part of this application.

17 single family residential lots, 81.25 acres of open space, and 1,570 linear feet of public roadway will be located on a 100 acre portion of UPI# 54-4-10, with vehicular access provided from South Valley Forge Road at its intersection with White Gate Lane. This portion of the tract adjoins Easttown Township. Five (5) single family residential lots, 418 linear feet of public roadway, and 17.11 acres of open space, will be located on UPI# 54-3-380, with vehicular access provided from White Horse Road. The project site, which will be served by public water and public sewer, is located in the RU Rural zoning district, and is being developed under the OSC Open Space Conservation District provisions in Article XXVI of the Township Zoning Ordinance.

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





Site Plan Detail, Sheet 4 – proposed development activity on eastern portion of UPI# 54-4-10

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Rural Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan, located to the south of a **Suburban Landscape** designation. The **Rural Landscape** consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. As an overlay of all other landscapes, the county’s **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. The vision for the **Suburban 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.

While the proposed subdivision plan is generally consistent with the objectives of the **Rural Landscape** (the Open Space Calculations table on Sheet 2 indicates that approximately 79 percent of the 124.59 acre portion of the parent tract currently proposed for development will be retained as open space), greater consistency can be achieved if the remaining 122.59 acres would be deed restricted from further development. Additionally, careful consideration of the proposed development of the project site, particularly for UPI# 54-4-10, is required due to its existing environmental and physical characteristics.

WATERSHEDS:

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

PRIMARY ISSUES:

Future Development Considerations:

3. The applicant’s July 7, 2022 cover letter to the Township Solicitor indicates that the applicant reserves the right to make future land development and subdivision applications on the 122.09 acre portion of UPI# 54-4-10 that is not part of the current plan submission. Due to its existing environmental and physical characteristics, we recommend that this remaining acreage be deed restricted from further development. We note that Map 9: Resources Targeted for Protection in the Township’s Comprehensive Plan identifies UPI# 54-4-10 as one of 14 uncommitted and undeveloped lands in the Township that are “Identified for Protection.”

If this area is not deed restricted, then we encourage the applicant to submit a sketch plan for any future development envisioned for this portion of the parent tract. A sketch plan allows the applicant to take advantage of County and municipal expertise and consider design recommendations prior to preparing a fully engineered preliminary or final plan.

Official Map:

4. The Township’s Official Map indicates that that both parcels are located in a “Proposed Open Space Reservations” designation. Prior to taking action on this subdivision proposal, the Township should consider any issues pertaining to the Official Map designation of this site consistent with the provisions of Section 406 of the Pennsylvania Municipalities Planning Code.

Natural Features Protection:

5. The site plan indicates that development activity on the eastern portion of the project site will occur in steep slope areas. The Township should verify that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization. Areas of steep and moderate slopes should be protected from disturbance that may cause erosion and flooding, as well as negatively impact water quality, wildlife habitat, slope stability, and scenic views.
6. The plan and 2022 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. If development or earth disturbance is going to encroach upon existing woodlands, the removal of trees should be limited to the minimum area needed for the dwellings 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.
7. The Township should confirm that the site plan complies with the riparian buffer requirements set forth in Chapter 73-Environmental Protection in the Township Code. We recommend that additional trees be planted along Crum Creek, particularly for the portion of UPI# 54-4-10 that is not part of the current plan submission, to boost the riparian corridor. *Landscapes3* supports the comprehensive protection and restoration of the county’s ecosystems, including riparian corridors (“Protect” Objective B, page 63).
8. The site contains land within the 100 year flood plain, situated along Crum Creek and its tributaries. Although it does not appear that any development activity will encroach into the floodplain, we note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems.
9. The site contains delineated wetlands. Although it does not appear that any development activity will encroach into the delineated wetland areas, the applicant should be aware that placement of fill in wetlands is regulated by the Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977) and the Department of Environmental Protection under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management.

Transmission Pipeline:

10. The site plan indicates that the 17 residential lots on the eastern portion of the site will be located in close proximity to a hazardous liquids transmission pipeline operated by Sunoco Pipeline (Energy Transfer) that traverses the site. 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>.

Open Space:

11. The Township should verify that the proposed open space plan meets all applicable municipal ordinance requirements. Section 139-154.B(2) of the Township Zoning Ordinance states that land designated as common open space in the OSC District shall be configured to maximize conservation of site features identified as having particular conservation value, historic significance or scenic values, including historic or scenic roads, and significant visual landscapes or scenic vistas. While we acknowledge that the design of the landscape plan includes vegetative screening along the perimeter of the tract, we note that Map 5: Scenic, Historic & Cultural Resources in the Township's Comprehensive Plan appears to identify the adjoining roadway network for the entire tract as scenic roads.

Historic Preservation:

12. The site plan indicates that the existing buildings on the site, all of which will remain, will be located on the 122.09 acre portion of UPI# 54-4-10 to be retained by the applicant. The 2011 Township Historic Resources Atlas indicates that UPI# 54-4-10 contains four Class II Historic Resources. The applicant and Township should work to mitigate any negative impacts on the integrity of the existing historic resources. "Appreciate" Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at: www.chescoplanning.org/Landscapes3/1c-Appreciate.cfm.

Stormwater Management:

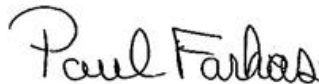
13. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
14. The project is located in an area designated by the PaDEP as a Special Protection Watershed. Chester County's High Quality and Exceptional Value Watersheds are especially sensitive to degradation and pollution that could result from development. Therefore, stricter DEP or municipal limitations to wastewater and stormwater discharges may apply in this watershed. A map of Special Protection Watersheds in Chester County, PA may be viewed here: www.chesco.org/DocumentCenter/View/17339.

ADMINISTRATIVE ISSUES:

15. The Act 247 County Referral Form indicates that a Homeowners' Association will be responsible for the proposed common facilities/areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance.
16. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit, or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
17. According to County Tax Assessment records, the land of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.
18. Numerous plan notes on Sheets 1, 5, 7 and 10 in the area of the proposed lots are overlapping, which makes these plan sheets very difficult to interpret. This should be corrected by the applicant.
19. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Rock Hill Farm Acquisitions, LLC
Chester Valley Engineers, Inc.
Chester County Conservation District
Chester County Assessment Office
Eugene C. Briggs, Jr., AICP, CZO, Township Manager, Easttown Township

Proposed Plan and Ordinance Reviews





ORDINANCE PROPOSALS

8/1/2022 to 8/31/2022

The staff reviewed proposals for:	Total
Comprehensive Plans	3
Miscellaneous Ordinance (Misc.) Amendments	1
Miscellaneous Ordinance (Misc.) Updates	1
Subdivision and Land Development Ordinance (SLDO) Amendments	1
Zoning Ordinance Amendments	9
TOTAL REVIEWS	15

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Brandywine Township	CP-07-22-17262	8/24/2022	Proposed - Comprehensive Plan Comprehensive Plan update	Consistent
East Brandywine Township	ZA-07-22-17260	8/1/2022	Proposed - Zoning Ordinance Amendment Increasing the maximum impervious coverage limitations in the R-1, R-1 Cluster, R-2, R-2 Cluster, and R-3 zoning districts.	Consistent
East Goshen Township	ZA-08-22-17323	8/30/2022	Proposed - Zoning Ordinance Amendment The Township proposes to add "any lawful use not otherwise permitted in the Township" to the list of uses permitted by conditional use in the I-1 Light Industrial District.	Consistent
Malvern Borough	CP-07-22-17261	8/9/2022	Proposed - Comprehensive Plan The Borough has developed an updated Comprehensive Plan/Urban Center Revitalization Plan, which was prepared under the Chester County Vision Partnership Program (VPP).	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Phoenixville Borough	MU-07-22-17274	8/4/2022	Proposed - Misc Update The Phoenixville Area School District intends to sell a 7.33 acre parcel (tax parcel number 15-10-123) sited on School Lane, at the east end of Second Avenue in Phoenixville Borough. The property is improved with a 21,200 square foot school building.	Consistent
Upper Uwchlan Township	SA-08-22-17309	8/19/2022	Proposed - SLDO Amendment Miscellaneous plan submission provisions	Not Relevant
Upper Uwchlan Township	ZA-07-22-17287	8/10/2022	Proposed - Zoning Ordinance Amendment Definitions of Drive-through Restaurant and Restaurant, ATMs at banks, drive-throughs in the C-1 Village District, Restaurant in the C-3 Highway Commercial District (clarifying language), new Section 200-72.2 on Outdoor dining.	Consistent
Upper Uwchlan Township	ZA-08-22-17306	8/19/2022	Proposed - Zoning Ordinance Amendment Definition of Family, regulating group home in the R-1, 2, 3, 4 Residential districts, floodplain district updates, other miscellaneous provisions.	Consistent
Uwchlan Township	MA-08-22-17328	8/25/2022	Proposed - Misc Amendment Promote the use of reusable bags, prohibit the use of single-use carry-out plastic bags, polystyrene food containers, and single-use plastic straws by commercial establishments.	Not Relevant
Valley Township	ZA-08-22-17301	8/18/2022	Proposed - Zoning Ordinance Amendment new definition for "impervious"	Consistent
West Bradford Township	CP-08-22-17320	8/19/2022	Proposed - Comprehensive Plan OSRER Plan	Consistent
West Brandywine Township	ZA-07-22-17266	8/1/2022	Proposed - Zoning Ordinance Amendment Uses and standards for alcohol use and consumption, medical marijuana, new General Commercial Overlay District for the Route 322 area to increase economic development re: the 2019 Comp Plan.	Consistent
West Caln Township	ZA-07-22-17282	8/8/2022	Proposed - Zoning Ordinance Amendment To revise the Site Responsive Residential District provisions, to add by right uses and updated coverage requirements.	Consistent
West Goshen Township	ZA-07-22-17281	8/10/2022	Proposed - Zoning Ordinance Amendment The Township proposes to amend the area and bulk regulations of the I-1 Campus Light Industrial District, add a definition for the term Pole Sign, and add Section 84-52.T(10), pertaining to pole signs in the PUC Planned University Main Campus Overlay District.	Not Relevant

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Willistown Township	ZA-07-22-17269	8/12/2022	Proposed - Zoning Ordinance Amendment The proposed amendments to the Township zoning ordinance include the following: amend Section 139.D, pertaining to agriculture as a permitted use in the RU Rural zoning district; amend the introductory paragraph in Section 139-12.G, pertaining to accessory uses in the RU Rural district; and amend Section 139-12.G, pertaining to the direct commercial sale of agricultural commodities.	Consistent

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 12

TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 12

Ordinance Review Letters



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

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Brian N. O'Leary, AICP
Executive Director

August 24, 2022

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

Re: East Brandywine Township Comprehensive Plan
Act 247 and Vision Partnership Planning Grant - Combined Review
VPP Contract #: 20713
Act 247 review #: CP-07-22-17262

Dear Mr. Reven:

The referral for review was received by this office on July 11, 2022. This letter serves as both the official Act 247 review pursuant to the provisions of Section 301.3 of the Pennsylvania Municipalities Planning Code, and the Vision Partnership Review required by Section 7.3 of the Vision Partnership Program Grant Manual dated January 2020.

This review notes the project's consistency with **Landscapes3** and with the Vision Partnership Program (VPP) Grant Contract (dated June 1, 2022) and Scope of Work, as well as providing additional comments for consideration by the municipality prior to adoption. Jeannine Speirs served as the VPP Grant Monitor for this project. **Consistency with Landscapes3 and the VPP Grant Contract are required prior to VPP grant reimbursement.**

DESCRIPTION:

The Township developed an updated Comprehensive Plan using an issue-focused approach that provides goals and recommendations to address the following:

- Guthriesville Village
- Natural Resources Protection and Open Space Preservation
- Trails
- Parks and Recreation
- Community Character
- Energy Conservation & Climate Adaptation
- Community Facilities & Utilities
- Transportation
- Future Land Use and Housing

These topics comprise Priority Focus Areas that were selected based on the Comprehensive Plan Task Force and community input. The plan reflects the results of Township input.

CONSISTENCY WITH LANDSCAPES3:

Landscapes3, the Chester County Comprehensive Plan (2018) designates the Township as a largely **suburban landscape** with a **rural landscape** in the eastern part of the Township. There are **Natural landscapes** throughout the Township and a **historic landscape** in Guthriesville village.

- **Suburban Landscape** - The vision for **Suburban landscapes** 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.
- **Rural Landscape** - The vision is predominantly open and wooded lands, with villages, farms, and residential areas, and having very limited growth at low density. Preservation and conservation of land, agriculture, historic buildings, and natural resources is a focus. This landscape is mainly served by rural roads that may have bicycling opportunity and on-lot sewer and water systems.
- **Historic Landscape** - As an overlay of all other landscapes, the county's historic landscapes consist of National Historic Landmarks and National Register historic districts, as well as villages, boroughs, and a city. Continued preservation of these resources is a high priority. Development within or adjacent to historic resources, including villages, should apply context-sensitive design to integrate with distinctive cultural features.
- **Natural Landscape** - As an overlay of all other landscapes, the county's **Natural landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources.

The Township Comprehensive Plan's Future Land Use Plan map is consistent with the **Landscapes3** Map, and designates the Township as mostly residential with less dense residential in the **rural landscape** and **village** designations around Guthriesville. It is also consistent with the six **Landscapes3** goal areas (Preserve, Protect, Appreciate, Live, Prosper, and Connect), as follows:

- **Preserve** - The Township Comprehensive Plan supports **Landscapes3's** Preserve policies through recommendations for: assessing recreation opportunities and access in parks; continuing to implement Bondsville Mill Park Master Plan; continuing to support regional sources for recreational programs; updating the open space inventory to guide land preservation; preserving scenic vistas as an entry view to Guthriesville; preserving farmland near Guthriesville; considering updating the Open Space, Recreation, Environmental Resources Plan; and continuing to partner with land trusts on land conservation.
- **Protect** - The Township Comprehensive Plan supports **Landscapes3's** Protect policies through recommendations for: considering the importance of natural resources for mitigating and adapting to climate change; adding stormwater best management practices via implementation of MS4; adopting and implementing the draft Act 537 Plan; providing educational outreach about natural areas management to homeowner associations; and considering enhancing woodland protection during land development.

- Appreciate - The Township Comprehensive Plan supports ***Landscapes3's*** Appreciate policies through recommendations for: continuing to maintain and periodically update the historic resources inventory; considering expanding the inventory to identify principal and accessory structures; considering creating a regional fund for historic preservation; continuing to provide historic resources education; and considering requiring approval of new construction before granting any demolition permit for historic resources.
- Live - The Township Comprehensive Plan supports ***Landscapes3's*** Live policies through recommendations for: evaluating policy for continued aging in place housing and disability accessible housing; collaborating on creative affordable housing solutions; considering additional housing types in proximity to Guthrieville village; considering additional commercial uses at certain locales; manage growth to be consistent with the Act 527 Sewage Facilities Plan; and continuing to explore cost sharing for community services.
- Prosper - The Township Comprehensive Plan supports ***Landscapes3's*** Prosper policies through recommendations for: reassessing the Guthriesville Master Plan; creating a marketing plan to promote the Guthriesville village concept; considering 'pop up' and other temporary use regulations; and reconsidering the Township status as a 'dry community' in order to better attract restaurants.
- Connect - The Township Comprehensive Plan supports ***Landscapes3's*** Connect policies through recommendations for: building on Guthriesville village as a pedestrian hub with local and regional trail connections; implementing the East-West Trail Plan; continuing to identify trail connections during land development; implementing the Reeceville Road extension concept; developing a traffic calming policy; evaluating certain intersections for potential improvements; developing streetscaping enhancement along Rt 322, particularly in/near Guthriesville village; and working with PennDOT to enhance traffic flow on Rt 322 while maintaining character.

CONSISTENCY WITH VPP GRANT CONTRACT AND SCOPE OF WORK:

The plan has addressed the tasks in the VPP Scope of Work (Appendix B, dated March 30, 2021).

OTHER COMMENTS:

In addition to the comments regarding consistency with ***Landscapes3*** and VPP, we offer the following comments for Township consideration prior to finalization of the draft plan document.

- Parks and Recreation is shown in the Implementation section twice (pages 3.11-3.12).
- Add ***Landscapes3*** Historic Resources and Natural Resources Overlays (page 2.1).
- Add a new section for Township plans; it should not be located under regional plans (page 2.4).
- Smaller maps inserted into the text are a nice feature to keep items together. However, the maps should have better clarity as the legends/map texts are blurry.
- Add a statement to clarify why there is much more background information for natural resources as compared to other priority topics. (Section 4B). Perhaps some of the background information could be moved to an Appendix instead.
- The Pedestrian Connection Gaps table is in Section 4C and Appendix A. This table should be located in one place.

RECOMMENDATION:

Based on our review, the proposed plan is consistent with *Landscapes3* and the VPP Scope of Work. We recommend the Township address the issues raised under “Other Comments” prior to finalizing the plan document and adoption. Upon adoption, the Township may apply for reimbursement under Section 9.0 of the VPP Grant Manual dated January 2020.

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

Sincerely,



William Deguffroy, AICP
Community Planning Director

WG/JS/WB

CC: Kyle Scribner, Chair, Board of Supervisors
Bruce Rawlings, Chair, Planning Commission
Jennifer Leister Reitz, Thomas Comitta Assoc.
Tom Comitta, Thomas Comitta Assoc.
Jeannine Speirs, CCPC



THE COUNTY OF CHESTER



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

August 1, 2022

Luke Reven, Assistant Township Manager
East Brandywine Township
12124 Horseshoe Pike
Downingtown, PA 19335

Re: Zoning Ordinance Amendment - Increasing Maximum Impervious Coverage Limitations in R-1, R-1 Cluster, R-2, R-2 Cluster, and R-3 Zoning Districts
East Brandywine Township - ZA-07-22-17260

Dear Mr. Reven:

The Chester County Planning Commission has reviewed the proposed East Brandywine Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on July 8, 2022. We offer the following comments to assist in your review of the proposed East Brandywine Township Zoning Ordinance amendment.

DESCRIPTION:

1. East Brandywine Township proposes the following amendments to its Zoning Ordinance:
 - A. The amendments will revise language regarding the maximum impervious coverages in the R-1, R-1 Cluster, R-2, R-2 Cluster, and R-3 Zoning Districts and clarify other provisions;
 - B. In the R-1 Residential District, the maximum permitted impervious surface area in clustered residential development is increased to 25% (from 20%);
 - C. In the R-2 Residential District, the maximum permitted impervious surface area is increased to 20% (from 12%), and a reference requiring Best Management Practices (BMPs) and other requirements for specified increases in impervious surfaces are deleted;
 - D. In the R-3 Residential District, the maximum permitted impervious surface area for clustered residential development is increased to 20% (from 15%) and other requirements for specified increases in impervious surfaces are deleted.

COMMENTS:

2. The amendment's proposed increases in permitted impervious surface limits may make it more convenient to construct patios, porches and other similar features and can increase design flexibility in the R-1, R-1 Cluster, R-2, R-2 Cluster, and R-3 Zoning Districts.
3. The Township currently references BMPs in other portions of its Zoning Ordinance and in its Subdivision and Land Development Ordinance; however, we suggest that the Township verify that its ordinances will still require the use of BMPs as necessary.

Page: 2

Re: Zoning Ordinance Amendment - Increasing Maximum Impervious Coverage Limitations in R-1, R-1 Cluster, R-2, R-2 Cluster, and R-3 Zoning Districts
East Brandywine Township - ZA-07-22-17260

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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August 30, 2022

Derek Davis, Manager
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Re: Zoning Ordinance Amendment - I-1 Light Industrial District
East Goshen Township – ZA-08-22-17323

Dear Mr. Davis:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on August 15, 2022. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes to add "any lawful use not otherwise permitted in the Township" to the list of uses permitted by conditional use in the I-1 Light Industrial District.

COMMENTS:

2. The proposed amendment appears to be appropriate, and is a fairly standard approach to avoiding unregulated uses within a municipality.
3. While the first sentence in Section 1 of the draft Ordinance indicates that a new Section 240-19.C(34) will be added to the zoning ordinance, the line below identifies this addition as subsection (30), rather than subsection (34), of Section 240-19.C. This should be corrected by the Township in the final draft of the Ordinance.

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

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

Sincerely,

Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



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August 9, 2022

Tiffany Loomis
Malvern Borough Manager
1 East First Avenue
Malvern, PA 19355

Re: Malvern Comprehensive Plan/Urban Center Revitalization Plan (UCRP)
Act 247 and Final Vision Partnership Program Review
VPP Contract #19885
Act 247 Review #: CP-07-22-17261

Dear Ms. Loomis:

The referral for review was received by this office on July 8, 2022. This letter serves as both the official Act 247 review pursuant to the provisions of Section 301.3 of the Pennsylvania Municipalities Planning Code, and the Vision Partnership Program (VPP) Review required by Section 8.5 of the VPP Grant Manual dated January 2020.

This review notes the project’s consistency with *Landscapes3* and with the VPP Grant Contract (dated September 17, 2020) and Scope of Work. Kevin Myers served as the VPP Grant Monitor for this project. ***Consistency with Landscapes3 and the VPP Grant Contract are required prior to VPP grant reimbursement.***

DESCRIPTION:

Malvern Borough has developed an updated Comprehensive Plan/UCRP using an issue-based approach to address the following:

- Future Land Use
- Economic Vitality, Revitalization, Housing
- Historic Resources
- Natural Resources and Open Space
- Parks and Recreation
- Community Facilities and Services
- Multimodal Transportation and Circulation
- Implementation

For both the issue-based topics and priorities, the Plan provides a Vision, Key Values, goals for each topic, and strategies (or “recommendations”) to implement each goal. The strategies are supported by an implementation plan (Chapter 9) that provides a path to implementation outlining priority (or time frame) and identification of lead parties. Funding sources or partner organizations are provided independently within certain strategies.

The Plan is well-organized and user-friendly with clear mapping and photos to help the reader visualize the plan content. A summary of the public process and outreach is included in Chapter 1 and the public community survey results are clearly presented in Appendix D for anyone who would like to access that information. This plan serves as both the Comprehensive Plan and the Urban Center Revitalization Plan (UCRP), with the elements of the UCRP found within multiple areas of the document. Appendix B includes a checklist that documents which specific policies and actions are addressing the required elements of a UCRP.

CONSISTENCY WITH LANDSCAPES3:

Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. According to *Landscapes3*, Malvern Borough is classified primarily as an Urban Landscape.

The vision for the **Urban Center Landscape** includes historic downtowns and established neighborhoods that serve as civic, economic, and population centers with a traditional town Character. Urban Centers will accommodate substantial future growth at a medium to high intensity with a mix of uses, including commercial, institutional, and cultural destinations. Transportation infrastructure and amenities support a walkable community that is integrated into the public transportation and roadway systems. The proposed comprehensive plan is consistent with the objectives of the **Urban Center Landscape**.

The Future Land Use Plan (Chapter 2) is well-organized and provides an overview of each of the five land use categories. The Borough's future land use areas are consistent with *Landscapes3* *urban center* designation:

Urban Center – The Borough's Commercial and Industrial land use categories support a variety of flexible commercial, light industrial, manufacturing, office, and mixed-use development including the potential for multi-family housing that is appropriate for an urban center. The residential land use category supports a range of housing types while protecting the character of the existing residential neighborhoods. The Resource Protection, Open Space, and Recreation and Greenway Linkage land use categories support parks and recreation areas, open space, and natural areas. Lastly the Institutional category recognizes the two large uses in the Borough, Malvern Retreat Center and Malvern Preparatory School, and smaller parcels scattered throughout the Borough currently used for churches, the library, schools, and municipal buildings.

The Malvern Borough Comprehensive Plan is consistent with all six goal areas (Preserve, Protect, Appreciate, Live, Prosper, and Connect) presented in *Landscapes3*. Malvern Borough Comprehensive Plan recommendations that will specifically promote achievement of the following County objectives include, but are not limited to:

- ***Landscapes3* - Preserve Objective D:** Promote stewardship of water resources, natural habitats, woodlands, historic landscapes, scenic vistas, recreational resources, and farms.
 - Malvern Strategy 1-4 (Ch. 4, p. 35): Strengthen the existing zoning ordinances by adding additional historic resources to Malvern Borough's Official Historic Resource List and investigating delay of demolition provisions to protect historic structures.
 - Malvern Strategy 1-1 (Ch. 4, p. 36): Continue to support the Paoli Battlefield Preservation Fund in seeking National Historic Landmark status for the Paoli

Battlefield Historical Park.

- Malvern Strategy 2-2 (Ch. 4, p. 36): Consider offering technical assistance programs to assist landowners in stewarding their historic properties.
 - Malvern Strategy 1-2 (Ch. 5, p. 43): Amend the Borough's Zoning Ordinance and Subdivision and Land Development Ordinance to include provisions to protect and, where applicable, require the installation or restoration of riparian woodland buffers.
 - Malvern Strategy 1-3 (Ch. 5, p. 48): Explore opportunities to expand on the open space network with the addition of pocket parks, community gardens, or green infrastructure, either in development or re-development scenarios, or through fee-purchase of vacant land in the Borough.
 - Malvern Strategy 1-5 (Ch. 5, p. 48): Update Malvern Borough's Official Map to reflect the Borough's open space and trail connectivity goals.
 - Malvern Strategy 2-1 (Ch. 5, p. 48): Continue to seek and obtain funding to fully implement the goals and recommendations of the 2020 Randolph Woods Nature Preserve Master Site Plan.
- **Landscapes3 - Protect Objective C:** Support municipal and regional natural resource protection efforts and promote a resource-based planning approach.
 - Malvern Strategy 1-6 (Ch. 5, p. 43): Continue working with local watershed groups and adjacent municipalities to ensure the protection of the headwaters of Valley Creek and Crum Creek.
 - Malvern Strategy 1-2 (Ch. 5, p. 48): Work with local land trusts to coordinate with owners of larger undeveloped or underdeveloped parcels to educate them on the benefits of open space and opportunities to protect their land.
 - Malvern Strategy 1-6 (Ch. 5, p. 48): Seek external funding and continue to work with municipal partners to implement the recommendations contained in the 2013 Malvern-Willistown Greenway Master Plan.
 - Malvern Strategy 2-3 (Ch. 5, p. 48): Develop and implement a Borough-wide stewardship and master plan for open space holdings outside of Randolph Woods.
 - **Landscapes3 - Appreciate Objective B:** Protect historic town centers and villages for continued prominence in our future growth and sense of place.
 - Malvern Strategy 1-4 (Ch. 1, p. 17): Manage future growth consistent with other Plan goals, such as natural and historic resource protection, the provision of housing at multiple price points, retention of local businesses, multi-modal transportation improvements, and design sensitivity to Borough neighborhoods and the central business district.
 - Malvern Strategy 1-2 (Ch. 4, p. 35): Develop Revisit the 2014 historic resources inventory to include all resources on a given parcel (including carriage houses) and mid-century resources to tell the story of Malvern Borough's history as an important commuter suburb.
 - Malvern Strategy 3-1 (Ch. 4, p. 37): Develop simple design guidelines, possibly in the form of an illustrated manual, to provide recommendations on appropriate size, scale, form, setbacks, and compatible materials and character features when altering historic structures or designing infill construction in historic areas.

- Malvern Strategy 3-3 (Ch. 4, p. 37): Explore façade improvement programs, including the Keystone Communities Façade Improvement Grant program to incentivize landowners with Tiers I-III historic resources.
- **Landscapes3 – Live Objective A:** Provide opportunities for a diverse housing mix that compliments community character and contributes to vibrant, safe, and inclusive neighborhoods.
 - Malvern Strategy 3-1 (Ch. 1, p. 17): Amend the Zoning Ordinance to permit accessory dwelling units (ADUs) on existing lots with single-family residential dwellings, subject to compliance with appropriate residential district or supplemental standards.
 - Malvern Strategy 1-4 (Ch. 3, p. 29): Encourage the maintenance of existing housing types by supporting rehabilitation and investment. This can be achieved through building incentives (reduction of permit fees and/or accelerated reviews).
 - Malvern Strategy 1-7 (Ch. 3, p. 29): Participate in the County’s A+ Homes initiative and consider amending the zoning ordinance to incorporate an affordable housing incentive (density bonus, fee reduction, etc.) or mandate (minimum percentage of overall units proposed) as part of future redevelopment, especially where a rezoning request is needed.
 - Malvern Future Land Use Plan (Ch. 2, p. 15): Under Development/Redevelopment, the second bullet discussed changes to provide for future housing. Specifically, first full paragraph at the top of page 15: “In addition, non-traditional areas for residential housing within the Borough could be explored. For example, the Malvern Business Park is a potential location for new higher density housing in the Borough.”
- **Landscapes3 – Prosper Objective C:** Support redevelopment and strategic infrastructure investment to maximize community assets, capitalize on existing infrastructure, and provide areas for residential and commercial growth.
 - Malvern Strategy 1-1 (Ch. 3, p. 23): Review the zoning ordinance to ensure that uses, area and bulk, and performance standards reflect the current vision for the downtown and evolving trends in commercial districts.
 - Malvern Strategy 2-6 (Ch. 3, p. 25): Implement any remaining recommendations from the 2018 Multimodal Transportation Plan for pedestrian connections downtown, including the intersection of Bridge Street and East King Street.
 - Malvern Strategy 1-2 (Ch. 6, p. 53): Continue to evaluate on a regular basis strategic upgrades, potential acquisitions (including sites that may facilitate pocket parks), ongoing maintenance, and the enhancement of existing park facilities and equipment.
 - Malvern Strategy 1-3 (Ch. 7, p. 61): Ensure the Borough’s Capital Improvement Plan (CIP) reflects this plans vision and goals.
 - Malvern Strategy 1-10 (Ch. , p. 63): Identify and map critical stormwater issues within the Borough and seek solutions and funding to reduce stormwater and minimize or mitigate its impact on municipal facilities and the natural environment.
 -
- **Landscapes3 – Connect Objective E:** Provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas, and develop multi-use trails to interconnect all communities.

- Malvern Strategy 3-2 (Ch. 6, p. 55): Work with neighboring municipalities to undertake a regional bike/pedestrian study and plan to help realize safe bike and pedestrian connections between Malvern Borough and the Chester Valley Trail.
 - Malvern Strategy 1-2 (Ch. 8, p. 65): Continue to evaluate options to increase funds for roadway maintenance, including repaving, restriping, stormwater improvements, safety enhancements, and winter maintenance.
 - Malvern Strategy 4-2 (Ch. 8, p. 68): Develop strategies to improve comfort levels for high (stress levels 3 and 4) Level of Traffic Stress (LTS) routes for bicycles as defined by DVRPC.
 - Malvern Strategy 4-4 (Ch. 8, p. 69): Work with neighboring municipalities to develop a regional bicycle and pedestrian plan focused on connecting residents and their neighborhoods to regional recreational and commercial centers.
 - Malvern Strategy 4-6 (Ch. 8, p. 69): Ensure sidewalk maintenance along existing facilities through municipal code enforcement and consider widening sidewalks along the commercial corridor to accommodate pedestrian traffic more comfortably.
-
- On page 12 of Chapter 2, the Draft Plan references *Landscapes3*, and states the Future Land Use Plan is consistent with *Landscapes3* (citing the 6 Goals) and recognizes Malvern as one of Chester County’s Urban Center landscapes. However, the statements made on page 12 do not clearly articulate *how* the Borough’s plan is consistent with *Landscapes3* and with the urban center designation.
 - Page 12 of Chapter 2 also contains a statement that “In addition, the Future Land Use Map and development of this Plan is consistent with those of the surrounding municipalities.” However, this consistency statement lacks any detail as per *how* Malvern’s Future Land Use Plan is consistent with either Willistown or East Whiteland Township’s Comprehensive Plan. No maps or description of adjacent land use categories or zoning districts are provided as evidence of consistency.
 - We note that, while these statements meet the minimum requirements of PA MPC (§301.a.5), the Plan would be improved with a more specific description, even if brief, of how it is consistent with *Landscapes3* and the policies of the surrounding municipalities. For example, the paragraph above describing the consistency of the Plan with the *Landscapes3* Urban Center would suffice as the *Landscapes3* consistency statement. We also note that these consistency descriptions and analyses are relatively standard sections in comprehensive plans.

REQUIRED OR SUGGESTED REVISIONS

No specific revisions are required in the proposed plan, however we suggest that more detailed description consistency statements, as noted above, be included in the Plan.

CONSISTENCY WITH VPP GRANT CONTRACT AND SCOPE OF WORK:

The Malvern Borough Comprehensive Plan is consistent with the VPP Grant Contract and has addressed the tasks listed in the Scope of Work (Appendix B, dated July 29, 2020). In addition, the plan appears to be in conformance with the Municipalities Planning Code. Appendix B provides an overview of how the draft plan serves to meet both an updated municipal comprehensive plan as well as an urban centers revitalization plan through a listing of each of the required components with cross-referencing how each is met by the draft plan.

OTHER COMMENTS:

To assist in the Plan's implementation, we recommend that all members of the Borough Council be provided with copies of the plan after adoption and the plan be placed prominently on the Borough website. The following are suggested edits for increased user readability and comprehension:

1. For ease of use and reference, consideration should be given to renumbering the goals and strategies in each chapter to provide unique identifiers. As written, the numbering of goals for each topic repeat or are not unique (1, 2, 3 in each case). Similarly, the strategies are numbered to be related to the goal for each chapter, resulting in multiples of each number (1-1 for each chapter and so on) so any reference to strategy 1-1 would have to also reference the chapter and-or page number. Consideration should be given to numbering the goals and strategies to match the chapter so there are not redundant numbers. This could be achieved by adding the chapter number prior to each goal strategy number. For example, Goals for Chapter 1 = 1.1, 1.2, 1.3; Chapter 2 = 2.1, 2.2, 2.3 and strategies for Chapter 1 = 1.1-1, 1.1-2, 1.1-3, Chapter 2 = 2.1-1, 2.1-2, 2.1-3, and so on.

RECOMMENDATION:

Based on our review, the proposed plan is consistent with *Landscapes3* and the VPP Scope of Work. The Comprehensive Plan Update Task Force was thoughtful in their decision-making throughout the update, resulting in a proposed Comprehensive Plan that should serve the Borough well over the course of the plan's planning horizon. Upon adoption, the Borough may apply for reimbursement under Section 8.7 of the VPP Grant Manual, January 2020.

We request an official copy of the decision made by the Borough Council, as required by Section 306(b) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current municipal file.

Sincerely,



William Deguffroy, AICP
Community Planning Director

WD/ncs

cc: Amy Finkbiner, PhD, Malvern Borough Council Chair
Rob Daniels, Brandywine Conservancy
Kevin Myers, Urban Planner, Chester County Planning Commission



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August 4, 2022

David H. Comer, Esquire
Fox Rothschild, LLP
10 Sentry Drive, Suite 200
P.O. Box 3001
Blue Bell, PA 19422-3001

Re: Phoenixville Area School District - Sale of District Property
Phoenixville Borough - MU-07-22-17274

Dear Mr. Comer:

The Chester County Planning Commission has reviewed the proposed sale of a parcel owned by the Phoenixville Area School district as submitted by David H. Comer of Fox Rothschild, LLP pursuant to the provisions of Section 305 of the Pennsylvania Municipalities Planning Code (MPC). The referral for review was received by this office on July 5, 2022.

DESCRIPTION:

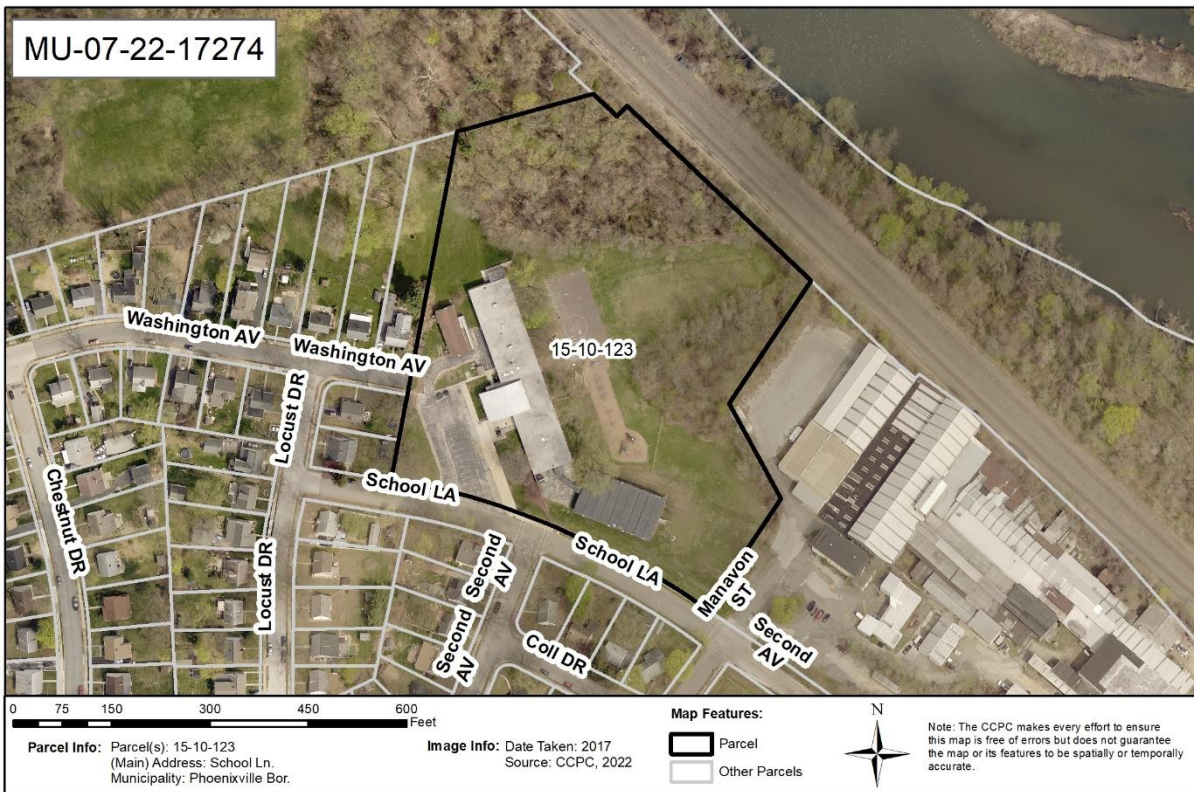
1. The Phoenixville Area School District proposes to sell a 7.33 acre parcel located on School Lane at the east end of Second Avenue (UPI# 15-10-123) previously identified as the Kindergarten Center. The parcel is improved with a 21,200 square foot school building with classrooms, offices, support services, a multi-purpose room that served as a gym, auditorium, library, cafeteria, a lunch kitchen, and a health suite and restrooms.

MUNICIPAL COMPREHENSIVE PLAN AND ZONING:

2. The Future Land Use Plan in the Phoenixville Regional Comprehensive Plan designates the school district parcel as Medium Density Residential adjacent to the Industrial designation.
3. The parcel is located in the RI - Residential Infill zoning district.

LANDSCAPES:

4. The school 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.



Kindergarten Center location

COMMENTS:

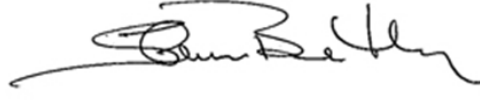
5. The School District should be aware that the existing Kindergarten Center is at an important location for a variety of potential future uses, possibly including a passenger railway station, parking for a station, recreational land, or transit oriented development. This new passenger rail service would connect Phoenixville to the regional rail network and the various opportunities that it would provide to the Borough and region. We suggest that the School District contact the Borough, the Phoenixville Regional Planning Commission and the County Planning Commission to discuss the future of this site.
6. Phoenixville Borough should consider adopting an Official Map under the provisions of Article IV of the Pennsylvania Municipalities Planning Code (Act 247 as amended) to designate important public lands and facilities for future use
7. The Phoenixville Area School District should be satisfied that it will not need this parcel for any future use. We note that the Delaware Valley Regional Planning Commission has projected population increases for the municipalities of the school district. These municipal population projections are available online at: <https://chescoplanning.org/Resources/Data/10-3.cfm>

Page: 3

Re: Phoenixville Area School District- Sale of District Property

Phoenixville Borough - MU-07-22-17274

Sincerely,

A handwritten signature in black ink, appearing to read "Glenn Bentley". The signature is fluid and cursive, with a long horizontal stroke extending to the left.

Glenn Bentley
Senior Review Planner

cc: E. Jean Krack, Borough Manager
David Boelker, Director of Planning and Code Enforcement



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August 19, 2022

Tony Scheivert, Manager
Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, PA 19425

Re: Subdivision and Land Development Ordinance Amendment - Plan Submission Provisions
Upper Uwchlan Township - SA-08-22-17309

Dear Mr. Scheivert:

The Chester County Planning Commission has reviewed the proposed Upper Uwchlan Township Subdivision and Land Development Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on August 9, 2022. We offer the following comments to assist in your review of the proposed Upper Uwchlan Township Subdivision and Land Development Ordinance amendment.

DESCRIPTION:

1. Upper Uwchlan Township proposes the following amendments to its Subdivision and Land Development Ordinance:
 - A. A Section reference to the Pennsylvania Municipalities Planning Code is corrected.
 - B. A provision relating to violations of the Ordinance is changed to comply with the Municipalities Planning Code.
 - C. The number and distribution of plans and studies to various agencies is revised.

BACKGROUND:

2. The Chester County Planning Commission also received a proposed amendment to the Township Zoning Ordinance, and our comments on that amendment were forwarded to the Township separately (refer to CCPC # ZA-08-22-17306).

COMMENTS:

3. The provisions in this proposed amendment are generally procedural and relate to updated Section references and corrections, and appear to be appropriate. However, a reference in section C of the amendment relates to "Attachment 1 of this Chapter" (i.e., apparently referring to Chapter 162 of the Township Code: Subdivision and Land Development). However, the Township's Ordinances in ecode360.com appear to indicate that this Attachment is located in Township Code Chapter 82: Floodplain Management.

Page: 2

Re: Subdivision and Land Development Ordinance Amendment - Plan Submission Provisions

Upper Uwchlan Township - SA-08-22-17309

RECOMMENDATION: The Commission recommends that the comment in this letter regarding the cross-reference be addressed before action is taken on this proposed Subdivision and Land Development Ordinance amendment.

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner



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August 10, 2022

Tony Scheivert, Manager
Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, PA 19425

Re: Zoning Ordinance Amendment - Definitions (Drive-through Restaurant and Restaurant), ATMs at Banks, Drive-throughs in C-1, C-3, Outdoor dining.
Upper Uwchlan Township - ZA-07-22-17287

Dear Mr. Scheivert:

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 July 27, 2022. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

DESCRIPTION:

1. Upper Uwchlan Township proposes the following amendments to its Zoning Ordinance:
 - A. Definitions of Drive-through Restaurant and Restaurant are revised;
 - B. C-1 Village District: ATMs at banks are permitted (a requirement that the ATM cannot be viewed from the street is to be removed); a restriction against outside walk-up ATM or other outside service is also removed; "Restaurant provided it is not a Drive-Through Restaurant" is added as a by-right use, and language regarding Restaurants in the C-1 Village District is clarified.
 - C. A new Section permitting "Outdoor dining" as an accessory use to a restaurant in the C-1 and C-3 Zoning Districts is added, including regulations.

LANDSCAPES:

2. The C-1 and C-3 Zoning Districts in Upper Uwchlan Township are generally located within the **Suburban Landscape** and **Suburban Center Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided.

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

COMMENTS:

3. The definitions of Drive-through Restaurant and Restaurant improve clarity and are appropriate.
4. The Township should clarify that a food truck is not a type of restaurant as defined in the Ordinance. If the township wishes to address the food trucks more fully at a future date additional information can be viewed at: <https://www.chescoplanning.org/MuniCorner/eTools/55-FoodTrucks.cfm>
5. The regulations on outdoor dining as an accessory use to a restaurant in the C-1 and C-3 Zoning Districts are appropriate. We suggest that the Township also consider the following:
 - a. Section 200-72.2.D. requires that the area used for outdoor dining must not block any off-street parking, access driveways, accessible walkways, fire lanes or loading areas. We suggest that the applicant demonstrate that a pedestrian lane that provides space to travel within the public right-of-way that is separated from roadway vehicles will be preserved. PennDOT's Design Manual requires sidewalks to be a minimum of five feet in width to comply with Americans with Disabilities Act requirements. More information on pedestrian design is available in the Chester County eTool on Bicycle and Pedestrian Facilities: Design, at: <https://www.chescoplanning.org/MuniCorner/Tools/BikePedDesign.cfm>
 - b. The outdoor dining area should include provisions for limiting the creation of trash and litter, especially litter that can blow away from the dining area.
 - c. The Township's emergency responders should review and comment on the design of the outdoor dining area.
 - d. Section 200-72.2. F. states that:

“If entertainment is provided in the outdoor dining area, any amplified sound must meet the Township noise regulations and cease by 9:00 p.m. on weekdays and 10:00 p.m. on weekends.”

This is a reasonable provision, but the Township should require the operator of the outdoor dining area to provide the Township with a contact person and a telephone number to permit the Township to contact that person when noise or other complaints are received and need to be immediately addressed.
6. The Chester County eTool on Outdoor Dining can be consulted for additional information, at: <https://www.chescoplanning.org/MuniCorner/eTools/54-OutdoorDining.cfm>

Page: 3

Re: Zoning Ordinance Amendment - Definitions (Drive-through Restaurant and Restaurant), ATMs at Banks, Drive-throughs in C-1, C-3, Outdoor dining.

Upper Uwchlan Township - ZA-07-22-17287

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

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner



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August 19, 2022

Tony Scheivert, Manager
Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, PA 19425

Re: Zoning Ordinance Amendment - Definition of Family, Regulating Group Homes in the R-1, R-2, R-3, and R-4 Residential Districts, Floodplain District Updates, Other Miscellaneous Provisions
Upper Uwchlan Township - ZA-08-22-17306

Dear Mr. Scheivert:

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 August 8, 2022. 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. Revise the definition of "Family";
 - B. Revise the definition of "Lot Area" to be consistent with correct Zoning Ordinance Section numbering;
 - C. Clarifying language relating to group homes in the R-1, R-2, R-3, and R-4 Residential districts (Zoning Ordinance: Supplemental Regulations Section 200-65.A, currently states that Group Homes are permitted by right in the R-1, R-2, R-3, and R-4 Residential districts, as well as in the C-1 District, but the current use regulations in the R-1, R-2, R-3, and R-4 Residential districts do not correspondingly state that Group Homes are permitted by right);
 - D. Revise floodplain district provisions, and
 - E. Revise other parts of the Zoning Ordinance to correct language and Section references.

BACKGROUND:

2. The Chester County Planning Commission also received a proposed amendment to the Township Subdivision and Land Development Ordinance, and our comments on that amendment were forwarded to the Township separately (refer to CCPC # SA-08-22-17309).

Re: Zoning Ordinance Amendment - Definition of Family, Regulating Group Homes in the R-1, R-2, R-3, and R-4 Residential Districts, Floodplain District Updates, Other Miscellaneous Provisions
Upper Uwchlan Township - ZA-08-22-17306

COMMENTS:

3. The Township's amendment clarifies that group homes are to be permitted by right in the R-1, R-2, R-3, and R-4 Residential districts, which is consistent with the current language in the Upper Uwchlan Zoning Ordinance: Supplemental Regulations Section 200-65.A. Section 200-65.A. also states that group homes are permitted by-right in the C-1 District, but the current amendment does not appear to include a similar clarification for Section 200-33: Use Regulations in the C-1 District as it does for the R-Districts. The Township may wish to take this opportunity to make a similar clarification for the C-1 District.
4. Floodplain Management is currently regulated in Chapter 82 of the Township Code, and we have no comments on this portion of the amendment.
5. The other parts of this Zoning Ordinance amendment correct language errors and Section references, and appear to be appropriate.

RECOMMENDATION: Upper Uwchlan Township should consider the comments in this letter before adopting 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



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August 25, 2022

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

Re: Amendment to the Township Code- Promote Reusable Bags, Prohibit Single-Use Carry-Out Plastic Bags, Polystyrene Food Containers, and Single-Use Plastic Straws by Commercial Establishments

Uwchlan Township - MA-08-22-17328

Dear Ms. Giordano:

The Chester County Planning Commission has reviewed the proposed amendment to the Township Code as submitted by Uwchlan Township. The referral for review was received by this office on August 16, 2022. While we have no official review comments under the provisions of the Pennsylvania Municipalities Planning Code, we offer the following comments to assist in your review of the submission.

DESCRIPTION:

1. Uwchlan Township proposes to amend the Township Code so as to promote the use of reusable bags, prohibit the use of single-use carry-out plastic bags, polystyrene food containers, and single-use plastic straws by commercial establishments, and permit commercial establishments to establish a charge for the provision of certain types of bags at the point of sale.

COMMENTS:

2. The Township's preamble to the proposed amendment statement states that "...single-use carry-out plastic bags, single-use plastic straws, and polystyrene food containers pollute the environment, harm wildlife and natural landscapes, clog storm drains and drainage systems, and enter into the waters of the Commonwealth creating further damage to aquatic life and ecosystems..."

Landsapes3, the Chester County Comprehensive Plan, was adopted in November 2018. **Landsapes3 Protect Objective B** is: Support comprehensive protection and restoration of the county's ecosystems including woodlands, wetlands, surface waters, riparian corridors, groundwater, floodplains, soil health, steep slopes, aquatic and wildlife habitats, and natural heritage areas. The proposed ordinance is also consistent with the waste diversion and reduction policies of the Chester County Climate Action Plan.

The Chester County Planning Commission endorses measures to protect and restore the County's ecosystems, reduce waste, and promote recycling. The proposed ordinance is compatible with County policies.

Page: 2

Re: Amendment to the Township Code- Promote Reusable Bags, Prohibit Single-Use Carry-Out Plastic Bags, Polystyrene Food Containers, and Single-Use Plastic Straws by Commercial Establishments

Uwchlan Township - MA-08-22-17328

3. The Township should consider the potential difficulties in enforcing the proposed ordinance. The Township should be sure that the definition of Recyclable Paper Bag is not excessively restrictive, because it may be difficult to verify that recyclable bags meet all the definition's requirements, particularly that the bag "contains no old growth fiber". The Township should also ensure that paper bags that meet this definition are readily available. West Goshen Township and West Chester Borough have adopted similar provisions, and we recommend that the Township talk to officials in West Goshen and West Chester regarding their experiences for potential insight and guidance on implementation and enforcement.

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

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner



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August 18, 2022

Scott Piersol, Secretary/Treasurer
Valley Township
890 West Lincoln Highway, PO Box 467
Coatesville, PA 19320

Re: Zoning Ordinance Amendment - New Definition for "Impervious"
Valley Township - ZA-08-22-17301

Dear Mr. Piersol:

The Chester County Planning Commission has reviewed the proposed Valley Township Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on August 4, 2022. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

DESCRIPTION:

1. Valley Township proposes to replace the definition of "Impervious" in its Zoning Ordinance.
2. The proposed definition of "Impervious" is similar to the definition of "Impervious Surface" in the County-wide Act 167 Model Ordinance, although the Township's amendment includes this final sentence:

"Surfaces that were designed to allow infiltration (i.e., pavers and areas of porous pavement) are not to be considered impervious surface if designed to function as a BMP per review by the Township Engineer."

The Township's definition also states that:

"Additionally, for the purposes of determining compliance with this Chapter, the total horizontal projection area of all ground-mounted and free-standing solar collectors, including solar photovoltaic cells, panels, and arrays, shall be considered pervious so long as the designs note that natural vegetative cover will be preserved and/or restored underneath the solar photovoltaic cells, panels, and arrays, and the area disturbed is planned as a vegetated pervious surface."

COMMENTS:

3. The Township's proposed definition is consistent with current best management practices.
4. The County-wide Act 167 Model Ordinance states that a municipality may, at its option, include or delete decks or swimming pools in the definition of Impervious Surface. The Township should consider this option.

Page: 2

Re: Zoning Ordinance Amendment - New Definition for "Impervious"

Valley Township - ZA-08-22-17301

5. The Township should include the same definition of "Impervious" in the Valley Township Municipal Code Chapter 20.1, i.e., the Township Stormwater Management Ordinance, and in Chapter 22, i.e., the Township Subdivision and Land Development Ordinance.

RECOMMENDATION: Valley Township should consider the comments in this letter before adopting the proposed zoning ordinance amendment.

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

Sincerely,

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



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August 19, 2022

Justin Yaich
West Bradford Township Manager
1385 Campus Drive
Downingtown, PA 19335

Re: West Bradford Open Space, Parks, Recreation and Environmental Resources Plan Update
Act 247 and Vision Partnership Program Review
VPP Contract #19482
Act 247 Review #: CP-08-22-17320

Dear Mr. Yaich:

The referral for review was received by this office on August 11, 2022. This letter serves as both the official Act 247 review pursuant to the provisions of Section 301.3 of the Pennsylvania Municipalities Planning Code, and the Vision Partnership Program (VPP) Review required by Section 7.3 of the VPP Grant Manual dated January 2020.

This review notes the project's consistency with *Landscapes3*, with the VPP Grant Contract (dated May 20, 2020), and Scope of Work. Kate Clark served as the VPP Grant Monitor for this project. ***Consistency with Landscapes3 and the VPP Grant Contract are required prior to VPP grant reimbursement.***

DESCRIPTION:

West Bradford Township has developed an updated Open Space, Recreation, and Environmental Resources Plan that will be adopted as an amendment to the Township's Comprehensive Plan. This plan provides goals, strategies, and recommendations that address the following future Township needs as they relate to open space, recreation, and environmental resources:

- Open Space and Natural Resources
- Bicycle and Pedestrian Network
- Parks and Recreation
- Action Plan

Each of these topical areas are addressed in chapters and arranged to provide additional context, identify challenges and opportunities, goals, strategies, and a series of implementable objectives for each. These topical areas are further supported with a detailed inventory of existing conditions as part of "The Setting" chapter, assessments of all current park facilities, and a series of appendices that provide a wide range of information. Overall, the plan is thorough and reflects the results of a public process.

CONSISTENCY WITH LANDSCAPES3:

Landscapes3, the Chester County Comprehensive Plan, was adopted in November 2018. According to *Landscapes3*, West Bradford Township is classified within two separate designations: **Suburban** and **Rural**. Additionally, a number of locations in the Township are designated as **Significant Historic Landscapes**.

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 types and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The **Suburban Landscape** is the dominant designation in West Bradford encompassing the majority of the central and western portions of the Township.

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 **Rural Landscape** encompasses the majority of the southeastern portion of the Township, notably along municipal boundaries with Newlin, Pocopson, and East Bradford.

The vision for the **Significant Historic Landscape** overlay is to preserve the county's historic landscapes with respect to preservation, adaptive reuse, and context sensitive design, as well as interpretation and education efforts. Significant historic sites in the Township include the villages of Mashallton and Romansville and historic districts including Trimbleville, Northbrook, and the Worth-Jefferis Rural Historic District.

The draft West Bradford Open Space, Recreation, and Environmental Resources Plan is consistent with these **Landscape** designations since it recognizes the individual and coordinated requirements for recreational and open space opportunities in each **Landscape** category.

The overall vision of the plan as it relates to parks, recreation, and open space states: "West Bradford Township is a vibrant, thriving community that strives for sustainability and seeks to retain its semi-rural character, protect its historical landscapes and resources, preserve remaining prime agricultural lands, protect and restore critical and exceptional natural resources and headwater areas, and promote an integrated system of natural greenway corridors that combine to safeguard water quality for future generations. There will be a well-balanced, meaningful system of parks, preserves, and trails, developed through cooperative efforts, that promote an active, healthy lifestyle and provide a safe, active means for all ages and abilities to connect with parks, schools, neighborhoods, and other key destinations within and outside the Township." The plan further identifies nine core goals that should inform future Township decisions, policies, and actions as they relate to plan implementation. These values include: sense of place; livelihood; preserve and steward; connections; collaboration; health and wellness; renewal; accessibility, equity, and inclusion; and financing.

The plan provides the Township with a comprehensive and wide variety of options to best advance policies and initiatives as they relate to parks, recreation, and open space in West Bradford. The plan further provides maps illustrating comprehensive multimodal connections throughout the Township as well as one identifying agricultural and natural resource preservation priorities.

The West Bradford Township Open Space, Recreation, and Environmental Resources Plan is consistent with all six goal areas (Preserve, Protect, Appreciate, Live, Prosper, and Connect) presented in *Landscapes3*. Although not an exhaustive listing, below are objectives from *Landscapes3*, followed by selected strategies from West Bradford's Plan, that implement County objectives. These objectives and strategies include:

- **Appreciate Objective A:** Preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character.
 - Sense of Place Objective 1-2 – Guide development away from sensitive environmental resources and scenic or historic landscapes or viewsheds.

Specifically, the plan's preservation criteria prioritize preserving parcels within the strategic historic landscapes of Marshallton and Trimble's Ford.

- **Connect Objective C:** Provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas and develop multi-use trails to interconnect all communities.
 - Connections Objective 4-2 – Develop a Township-wide conceptual trail plan for prioritization and implementation.
 - Connections Objective 4-3 – Ensure that new developments include trails, sidewalks, and bikeways that connect residents to destinations in West Bradford and regional trail networks where appropriate.
 - Connections Objective 4-4 – Collaborate with neighboring municipalities to ensure greenways and trail facilities extend beyond municipal boundaries.

These three strategies include conceptual trail connections that are identified on the Trail Plan map. The map offers strategies to enhance Township access to existing Township parks and facilities, Marshallton Village, and the future community park at Embreeville.

- **Live Objective C:** Support safe and accessible places for people of all ages and abilities, from children to seniors, through development of appropriate housing, community facilities, and amenities.
 - Accessibility, Equity, and Inclusion Objective 8-2 – Continuously research and assess emerging trends in recreation activities and enhanced technology or infrastructure that may provide additional opportunities for all members of the community to engage in outdoor recreation and exercise.

- Accessibility, Equity, and Inclusion Objective 8-3 – Identify necessary accessibility improvements in each park and develop a prioritized schedule for addressing deficiencies to include accessible routes to facilities, playgrounds with accessible play events and safety surfacing, and athletic courts and fields with accessible accommodations for players and spectators.

These strategies specifically address needs as they relate to safety and access for all the various park's facilities in the Township.

- **Preserve Objective A:** Protect a significant portion of Chester County as preserved farms, open space, forests, public parks or nature preserves.
 - Sense of Place Objective 1-1 – Identify priority lands for preservation within the Township.
 - Sense of Place Objective 1-3 – Seek the protection of land adjacent to existing West Bradford Township parks and preserves.
 - Livelihood Objective 2-1 – Identify critical working agricultural lands for preservation which can be preserved in partnership with the Chester County Agricultural Land Preservation Board.
 - Preserve and Steward Objective 3-1 – Continue to identify and pursue the preservation of open space through fee interest purchase, conservation easement, or subdivision plan designation to ensure the conservation of critical natural resources.

All four of these strategies provide methods to preserve remaining areas of open space. They specifically call for the preservation of key open space areas and corridors throughout the Township.

- **Prosper Objective C:** Support redevelopment and strategic infrastructure investment to maximize community assets, capitalize on existing infrastructure, and provide areas for residential and commercial growth.
 - Collaboration Objective 5-3 – Plan recreational facilities and programs in the context of the regional community.
 - Renewal Objective 7-3 – Perform a comprehensive analysis of each park by identifying facilities, structures, amenities, and plantings that are in sub-par condition and prioritizing their rehabilitation.
 - Renewal Objective 7-4 – Initiate a park master site development plan for the Embreeville property to involve the public in its design and amenities and be compatible with the characteristics of the park site.

Financing Objective 9-2 – Enhance existing and explore new public partnerships to efficiently and effectively advance a robust system of parks, trails, and open space.

These four strategies encourage leveraging funding to provide for infrastructure and community programming improvements to achieve Township planning goals.

- **Protect Objective B:** Support comprehensive protection and restoration of the county's ecosystems including woodlands, wetlands, surface waters, riparian corridors, groundwater, floodplains, soil health, steep slopes, aquatic and wildlife habitats, and natural heritage areas.
 - Preserve and Steward Objective 3-2 – Continue to guide development away from sensitive environmental resources.
 - Preserve and Steward Objective 3-3 – Establish best management practices for environmental stewardship on West Bradford Township parks and open spaces and promote these practices to Township residents for implementation on their own properties.
 - Preserve and Steward Objective 3-3 – Promote the conversion of highly managed manicured landscapes to native, more ecologically diverse landscapes and educate the public on the impacts of invasive species on the local environment.
 - Connections Objective 4-1 – Preserve to the maximum extent possible the connectivity of adjacent natural resources during the land development process.

These four strategies encourage a holistic approach to protecting natural resources throughout the Township, including providing education and outreach to community residents.

CONSISTENCY WITH VPP GRANT CONTRACT AND SCOPE OF WORK:

Except for items related to the Board of Supervisors public hearing and deliverables to the Township after its adoption, the plan is consistent with the VPP Grant Contract and has addressed the tasks listed in the Scope of Work (Appendix B, dated April 21, 2020).

In addition, the plan appears to be in conformance with the Pennsylvania Municipalities Planning Code, Section 301.

OTHER COMMENTS:

1. As part of the overall document review, several non-substantive, suggested corrections were identified. These corrections can be found under a separate memorandum, attached to this letter.
2. To assist in the Plan's implementation, we recommend all members of the Board of Supervisors, the Planning Commission, and Parks and Recreation Board be provided with copies of the plan after adoption.

RECOMMENDATION:

Based on our review, the proposed plan is consistent with *Landscapes3* and the VPP Scope of Work. The Open Space, Recreation, and Environmental Resources Plan Task Force was thoughtful in their decision-making throughout the update, resulting in a proposed Open Space, Recreation, and Environmental Resources Plan that should serve the Township well over the course of the plan's implementation horizon. We look forward to seeing implementation of the Plan's various recommendations. Upon adoption, the Township may apply for reimbursement under Section 9.0 of the VPP Grant Manual, January 2020.

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

Sincerely,



William Deguffroy, AICP
Community Planning Director

WD/NCS

Attachment: OSRER Plan Update – Non-substantive revisions

CC: Rob Daniels, Brandywine Conservancy
Joseph Antonelli, Planning and Zoning Director, West Bradford Township
Kate Clark, Chester County Planning Commission



MEMORANDUM

From: Kate Clark, AICP – Chester County Planning Commission

Date: August 19, 2022

Re: OSRER Plan Update – Non-substantive revisions

Below are suggested non-substantive revisions proposed for incorporation into the draft 2022 West Bradford Township Open Space, Recreation, and Environmental Resources Plan, resulting from the Act 247 review.

- A wordsearch should be done as the term “Zoning Ordinance” is inconsistently capitalized through the document.
- P. 2 – The placeholder for the adopted month and day should be updated with the anticipated adoption date.
- The “Draft” placeholders throughout the footers of the document should be removed on the adopted copy.
- P. 12 – Public Meeting #1, first paragraph, second sentence, “were” should be changed to “was”.
- P. 13 – The meeting dates and times should be updated for Public Meeting #3 and Public Hearing.
- P. 18 – Unionville Area Regional Comprehensive Plan, first paragraph, fourth sentence, “At the time the plan was written”, which specific plan this is referring to should be clarified (for example, “At the time the **Regional** plan was written...”).
- P. 27 – Chester Valley Trail – Extension and West, first paragraph, first sentence, “Exton” should be replaced with “West Whiteland”.
- P. 29 – Second paragraph, second sentence, a space is needed between “approximately” and “200”. There is also a typo in the word “approximately”.
- P. 43 – Issues/Challenges, some of these sections, particularly “Finances” and “Promotion” seem to have been written during the height of the 2022 Covid-19 pandemic and may benefit from updating with more current information.
- P. 44 – Priorities for Parks and Recreation, ninth bullet, see above comment.
- P 61 – Conceptual Trails Route, bullets 4 and 5 should name the historic village.
- Figure 4-1 the “Key Destinations” graphic is dark and difficult to read.
- Figure 4-2 the “Regional Trails” graphic is small and unclear.

- The photograph on P. 65 shows a bicycle stencil on pavement, but does not show the chevrons to indicate a “sharrow”. (The photograph also shows faded paint and cracked pavement).



THE COUNTY OF CHESTER



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August 1, 2022

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

Re: Zoning Ordinance Amendment - Alcohol Use and Consumption, Medical Marijuana, General Commercial Overlay District
West Brandywine Township - ZA-07-22-17266

Dear Mr. Burnett:

The Chester County Planning Commission has reviewed the proposed West Brandywine Township Zoning Ordinance amendments as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on July 12, 2022. We offer the following comments to assist in your review of the proposed amendments.

DESCRIPTION:

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

Page: 2

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

West Brandywine Township - ZA-07-22-17266

LANDSCAPES:

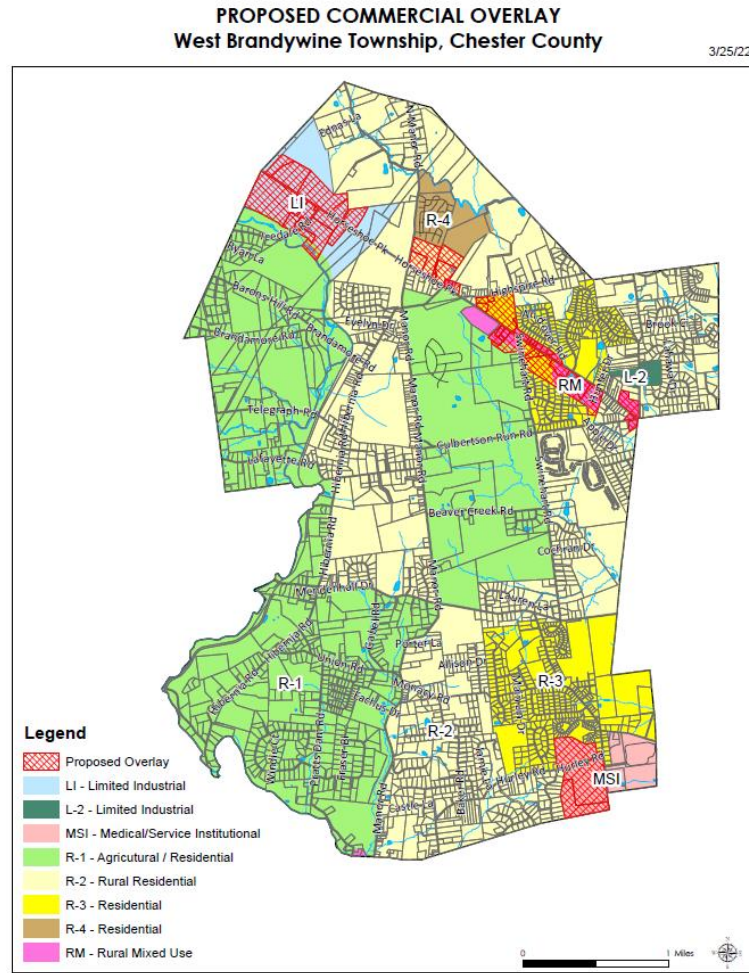
2. The RM Rural Mixed Use District, the RM Rural Mixed Use District, the LI Limited Industrial District, the MSI Medical Service- Institutional Districts in West Brandywine Township are generally located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The Route 322 area described in the amendment is also generally located in 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. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided.

Some portions of the R-1 Agricultural/Residential District are located in the **Agricultural Landscape** designation of [Landscapes3](#). This landscape consists of large concentrations of active and diverse farm operations along with related support services. The vision for the **Agricultural Landscape** is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations.

The proposed zoning ordinance amendments are generally consistent with the objectives of the **Suburban Landscape and the Agricultural Landscape**. We recommend that the Township consider the comments in this letter to help increase consistency with [Landscapes3](#).

COMMENTS:

3. We commend the Township for implementing the recommendations in the West Brandywine Township 2019 Comprehensive Plan.
4. The parenthesis at the end of the definition of “Brewery or distillery” should probably read: (see also “Winery”). The Chester County Planning Commission’s eTool on Breweries can also be consulted, at: <https://www.chescoplanning.org/MuniCorner/eTools/27-Breweries.cfm>
5. The Township should consider whether food trucks will fall within the definition of “Food stand”.
6. The Township Solicitor should verify that the medical marijuana provisions comply with the Pennsylvania Medical Marijuana Act of 2016, as amended (there has been at least one subsequent amendment to the Act, at: <https://www.pamedsoc.org/list/articles/med-marijuana-act-44>). The Chester County Planning Commission’s eTool on Medical Marijuana can also be consulted, at <https://www.chescoplanning.org/MuniCorner/eTools/57-MedicalMarijuana.cfm>
7. “Winery” and “Event space” are to be permitted by conditional use in the R-1 Agricultural/Residential District. Other municipalities regulate this land use by conditional use in agricultural districts. The proposed provisions in Section 200-100.5. applying to “Winery” and “Outdoor events” are appropriate, but other municipalities require applicants to address matters relating to noise such as amplified music, trash collection (including control of blowing materials), trespassing, vehicle headlight trespass, emergency access, and the provision of means to immediately contact the applicant (or person in charge of the event) to address complaints.



8. In Section 200-54. “Overlay district; applicability”, the General Commercial Overlay District is an overlay district to be applied to the specifically mapped base zoning districts, as defined by the West Brandywine Township Zoning Map. Additional information on zoning map overlays is available at: <https://www.chescoplanning.org/MuniCorner/eTools/65-ZoningOverlay.cfm>
9. The preamble to the “Proposed Amendments to the West Brandywine Township Code Planning Commission Public Review Draft Revised: July 5, 2022” states that “A new General Commercial Overlay District is being proposed primarily for the PA Route 322 Corridor as part of these amendments.” We note that the Proposed Commercial Overlay Map provided by the Township (shown above) also shows an overlay area in the southeast portion of the Township.
10. The West Brandywine Township 2019 Comprehensive Plan’s Future Land Use Category Designations, including the *Suburban Site Responsive Development* along portion of Route 322, include many appropriate design and land use policies. We recommend that the Township strive to implement the general concepts of these policies and especially avoid the creation of a strip mall-type commercial character along Route 322 in the General Commercial Overlay District. The Township can consider the use of combined access points along Route 322 to avoid excessive points

Page: 4

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

West Brandywine Township - ZA-07-22-17266

of potential vehicle conflicts, a potential interior limited access road connecting adjoining parcels, and common architectural designs. The Chester County Planning Commission's Suburban Design Guides can be consulted for additional design suggestions, at:

<https://www.chescoplanning.org/LandUse/L3DesignGuides.cfm>

Section 200-58. "Special provisions for planned commercial development" contains appropriate design standards. We also suggest that the Township encourage applicants in the General Commercial Overlay District to use compatible landscaping, signage and lighting designs.

11. We recommend that adjacent parking lots in the General Commercial Overlay District be interconnected to avoid the need for vehicles (particularly delivery vehicles) to re-enter and exit Route 322 to visit an adjacent site. Additional information on parking lot design and policy is at: <https://www.chescoplanning.org/MuniCorner/Tools/ParkingDesign.cfm> and <https://www.chescoplanning.org/MuniCorner/Tools/ParkingPolicy.cfm>
12. Section 200-55.A.10. (Authorized Uses) permits "Veterinary office or clinic, or animal hospital". The Township should consider whether animal boarding or overnight accommodations will also be permitted.
13. The provisions in Section 200-58.I., relating to potential reductions in collective parking requirements, are appropriate. We suggest that applicants and the Township evaluate the anticipated actual parking demand, and determine whether all of the proposed parking spaces will be necessary. If fewer spaces are required, the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

August 8, 2022

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

Re: Zoning Ordinance Amendment - Revise SRR District Provisions and Coverage Requirements
West Caln Township - ZA-07-22-17282

Dear Ms. Milane:

The Chester County Planning Commission has reviewed the proposed West Caln Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on July 20, 2022. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

DESCRIPTION:

1. West Caln Township proposes the following amendments to its Zoning Ordinance:
 - A. Revisions to the SRR Site Responsive Residential District are proposed to regulate conventional lot developments as "by right" uses instead of by conditional use, and
 - B. Bulk and lot maximums for conventional lot developments in the Site Responsive Residential District are to be amended to increase the maximum impervious lot coverage to 20 percent (from 10 percent) and maximum building coverage to 10 percent (from 5 percent).

BACKGROUND:

2. The Chester County Planning Commission reviewed an earlier version of this amendment, which was substantially similar except that it included a provision regarding the keeping of animals, which is not part of this current submission. Our comments on the earlier submission were forwarded to the Township in a letter dated May 25, 2022 (refer to CCPC # ZA-05-22-17194). We have no further comments on the current submission.

RECOMMENDATION: West Caln Township should consider the comments in our review letter of May 25, 2022 (refer to CCPC # ZA-05-22-17194) before acting on the proposed zoning ordinance amendment.

Page: 2

Re: Zoning Ordinance Amendment - Revise SRR District Provisions and Coverage Requirements
West Caln Township - ZA-07-22-17282

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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August 10, 2022

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

Re: Zoning Ordinance Amendment – Area and Bulk Regulations, I-1 Campus Light Industrial District; and Pole Signs, PUC Planned University Main Campus Overlay District
West Goshen Township – ZA-07-22-17281

Dear Mr. Bashore:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on July 20, 2022. 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 subsections (10) and (14) of Section 84-37.B, the area and bulk regulations of the I-1 Campus Light Industrial District. The existing subsections address setback standards for tower and chimney locations, and heights of structures, respectively;
 - B. Add a definition for the term Pole Sign to Section 84-52.B(1); and
 - C. Add Section 84-52.T(10), pertaining to pole signs in the PUC Planned University Main Campus Overlay District. The proposed standards would allow pole signs only on lots owned by the Commonwealth of Pennsylvania, West Chester University or an entity affiliated with West Chester University. Pole signs, which shall consist of lightweight, flexible or fabric material, shall not exceed 15 square feet in area, and shall be set back a distance of not less than five feet from the cartway of a public or private street or pedestrian walkway.

COMMENTS:

2. The proposed amendments to the Township Zoning Ordinance appear to be appropriate.
3. Section 1 of the draft Ordinance incorrectly identifies the Township's I-1 Campus Light Industrial zoning district as the "I-Campus Light Industrial District." This should be corrected by the Township in the final draft.

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

Page: 2

Re: Zoning Ordinance Amendment – Area and Bulk Regulations, I-1 Campus Light Industrial District; and Pole Signs, PUC Planned University Main Campus Overlay District
West Goshen Township – ZA-07-22-17281

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



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Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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August 12, 2022

Sally A. Slook, Manager
Willistown Township
688 Sugartown Road
Malvern, PA 19355

Re: Zoning Ordinance Amendment - Agricultural Uses
Willistown Township – ZA-07-22-17269

Dear Ms. Slook:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on July 14, 2022, from the Township Solicitor. 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. Amend the definition of "Agriculture" in Section 139-6;
 - B. Add a definition for the term "Agricultural Commodity" to Section 139-6;
 - C. Amend Section 139-12.D, pertaining to agriculture as a permitted use in the RU Rural zoning district;
 - D. Amend the introductory paragraph in Section 139-12.G, pertaining to accessory uses in the RU Rural district; and
 - E. Amend Section 139-12.G(4), pertaining to the direct commercial sale of agricultural commodities upon the property owned and operated by the landowner.

COMMENTS:

2. The Township should ensure that consistent terminology is utilized in the proposed definitions of agriculture and agricultural commodity. For instance, while agronomic crops and commodities are identified in the proposed definition of agriculture, it is not included in the proposed definition of agricultural commodity.
3. The term "custom work," which is included in the proposed definition of agriculture ("Custom work shall not be considered a normal farming practice"), is not currently defined in the Zoning Ordinance. For clarity purposes, we suggest that a definition be provided for this term.

Page: 2
Re: Zoning Ordinance Amendment - Agricultural Uses
Willistown Township – ZA-07-22-17269

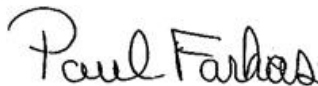
4. We note that the draft Ordinance proposes to replace the term “farm use” currently utilized in Section 139-12.D with the term “agriculture” as a permitted use in the RU District. However, subsection F.(6) of Section 139-154, the common open space standards of the OSC Open Space Conservation District, identifies “farm use, pursuant to the requirements of the underlying district” as a permitted use. We suggest, for consistency purposes, that the Township consider amending Section 139-154.F(6) as part of this amendment.
5. Proposed Section 139-12.G.(4)(b), pertaining to signs advertising the sale of agricultural commodities, contains a reference to a “Section 139-1101.” According to our copy of the Township Zoning Ordinance, the existing standards for signage advertising the sale of farm products are currently set forth in Section 139-110.I, rather than Section 139-1101 (there is no such section in our copy of the zoning ordinance). This should be clarified by the Township.

We also suggest, for consistency purposes, that the Township consider amending Section 139-110.I, by replacing the term “farm products” with “agricultural commodities.”

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

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

Sincerely,



Paul Farkas
Senior Review Planner

Act 537 Reviews

Act 537 Reviews for Chester County

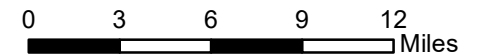
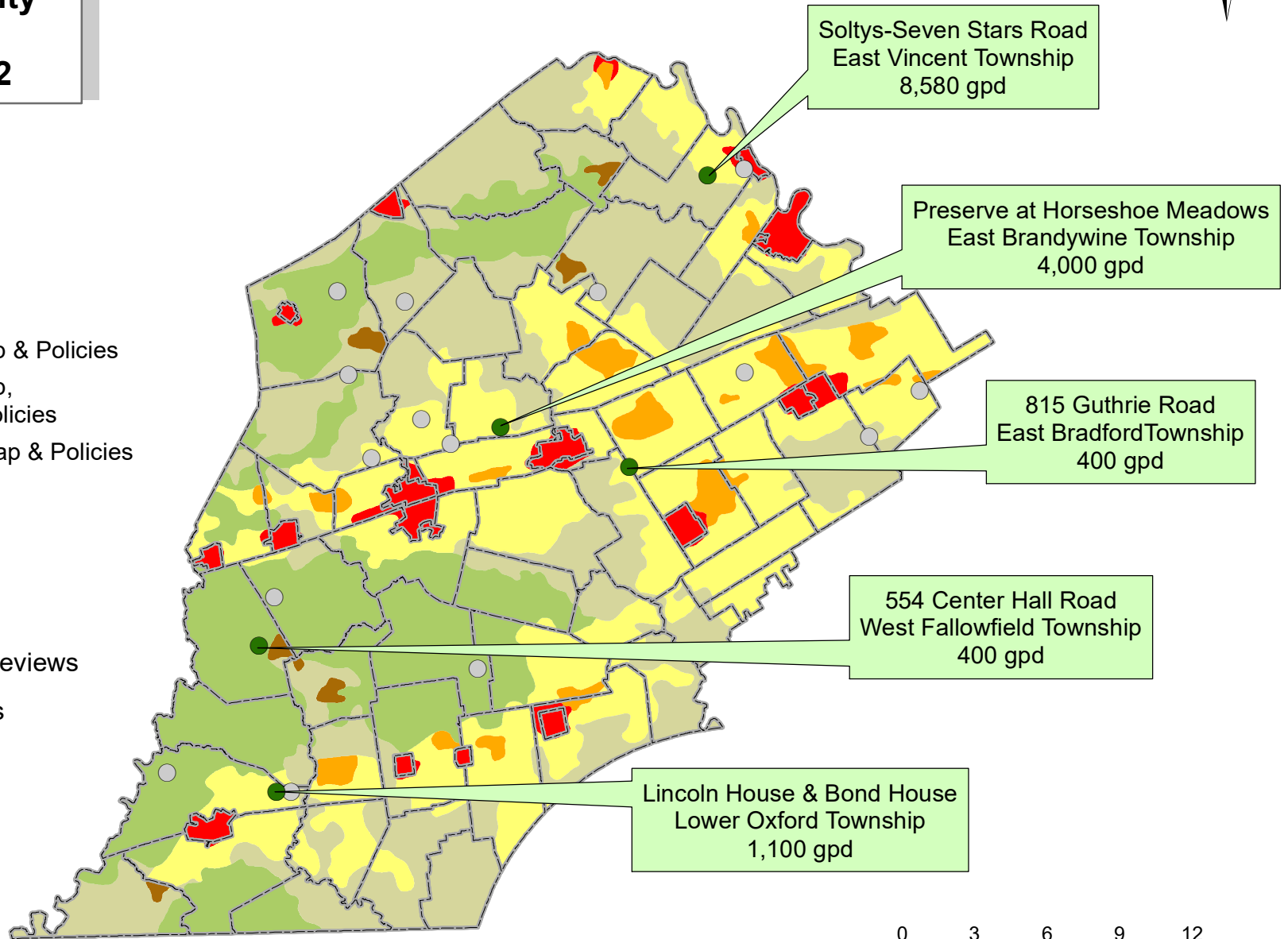
August 2022



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

Legend

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



Map prepared September 2022

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:

None

MINOR REVISIONS TO MUNICIPAL PLANS:

East Bradford Township, 815 Guthrie Road

The applicant is proposing a residential development of 1 additional dwelling on 4.4 acres. The site is located at the intersection of Guthrie Road and Copeland School Road. The amount of wastewater for the project is 400 gpd. The project is to be served by an individual on-lot sewage disposal system. This project is designated as a Suburban Landscape and is consistent with ***Landscapes3***.

East Brandywine Township, Preserve at Horseshoe Meadows

The applicant is proposing a residential development of 7 lot on 14.08 acres. The site is located on Osbourne Road, near the intersection with PA 322. The amount of wastewater to be generated for the project is 4,000 gpd. The project is to be served by individual on-lot sewage disposal systems. This project is designated as a Suburban Landscape and is consistent with ***Landscapes3***.

East Vincent Township, Soltys-Seven Stars Road

The applicant is proposing a residential development of 33 lots on 21.1 acres. The site is on Seven Stars Road, near Stony Run Road. The amount of wastewater for the project is 8,580 gpd. The project is to be served by a public sewage disposal system operated by East Vincent Township. This project is designated as a Suburban Landscape and is consistent with ***Landscapes3***.

Lower Oxford Township, Lincoln House and Bond House

The applicant is proposing a public sewer connection to two existing buildings on Lincoln University's 429 acre campus. The site is located on Baltimore Pike. The amount of wastewater to be generated for the project is 1,100 gpd. The project is to be served by the public sewage disposal system, operated by Lincoln University. This project is designated as a Suburban Landscape and is consistent with ***Landscapes3***.

West Fallowfield Township, 554 Center Hall Road

The applicant is proposing an additional residential dwelling (existing dwelling and dairy barn) on 48.3 acres. The site is located on Buttonwood Road and Grubbs Mill Road. The amount of wastewater for the project is 400 gpd. The project is to be served by an individual stream discharge system, due to the failure of the existing system and no viable replacement area or nearby public system access. This project is designated as a Rural Landscape and is consistent with ***Landscapes3***.

Action Requested

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

9/14/2022

Minor Revisions



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

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

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

Project Name & Municipality 815 Guthrie Road, East Bradford Township

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

1. Date plan received by county planning agency. June 21, 2022
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency August 04, 2022

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


Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Suburban Landscape. The vision for the Suburban Landscape is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Both on-lot and public sewer systems are supported in this landscape.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters, the East Branch Brandywine Creek. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact:
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known historical or archaeological resources be impacted by this project? Not Known. If yes, describe impacts
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Is there a county or areawide zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	10. Does this proposal meet the zoning requirements of the ordinance? N/A

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

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICPTitle: Senior Environmental PlannerSignature: Date: 8/4/2022Name 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.

This project was previously reviewed under Act 247 as Case Number SD-06-22-17244.

PC53-08-22-17295

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
Russell Stump, Site Contact
Amanda Cantlin, East Bradford Township
Jeff Miller, Evans Mill Environmental LLC



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

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

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

Project Name & Municipality The Preserve at Horseshoe Meadows, East Brandywine Township

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

1. Date plan received by county planning agency. July 01, 2022
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency August 05, 2022

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

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

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

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICPTitle: Senior Environmental PlannerSignature: Date: 8/5/2022Name 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.

This project was reviewed under Act 247 as Case Number SD-01-22-17059.

PC53-08-22-17303

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

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

cc: Elizabeth Mahoney, PaDEP
Chester County Health Department
Michael Zappitelli, Site Contact
Luke Reven, East Brandywine Township
Jamie Sundermier, Value Engineering, Inc.



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

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

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

Project Name & Municipality Soltys, East Vincent Township

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

1. Date plan received by county planning agency. June 20, 2022
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency August 01, 2022

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

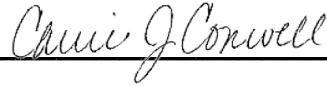
- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3,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

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

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICPTitle: Senior Environmental PlannerSignature: Date: 8/1/2022Name 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 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 a Sunoco pipeline corridor. While the location of this project's proximity does not preclude development along the pipeline corridor, there may be special steps that can avoid negative impacts or interactions between the public and the pipeline. The Chester County Planning Commission recommends contacting the pipeline operator to coordinate construction activities in addition to calling 811 before digging. You can find contact information for the operator in your area by going to the Chester County Pipeline Information Center website <https://www.chescoplanning.org/pic/operators.cfm> and linking to the corresponding company.

PC53-07-22-17291

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

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

cc: Elizabeth Mahoney, PaDEP
Chester County Health Department
Michael Downs, Site Contact
Catherine Ricardo, East Vincent Township
Susan Rice, Stout Tacconelli & Associates Inc



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

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

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

Project Name & Municipality Lincoln House and Bond House, Lower Oxford Township

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

1. Date plan received by county planning agency. June 27, 2022
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency August 10, 2022

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Suburban Landscape. The vision for the Suburban Landscape is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Both on-lot and public sewer systems are supported in this landscape.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency <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, Big Elk Creek. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

Yes	No	SECTION C. AGENCY REVIEW (continued)
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- | | | |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
If yes, is the proposed waiver consistent with applicable ordinances. Not Known
If no, describe inconsistencies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>According to our records, all municipalities have updated their stormwater management ordinances to be consistent with Chester County's PA DEP approved stormwater management (SWM) plan, dated July 2, 2013. We note that on February 10, 2022, the Chester County Board of Commissioners adopted a resolution to amend the County-wide Act 167 Stormwater Management Plan for Chester County, PA to replace the current model ordinance. MS4 permitted municipalities will need to be consistent with the updated model by September 30, 2022, per PA DEP requirements. For more information and updates on this process please visit the Chester County Water Resources Authority at http://www.chesco.org/water.</u> |

18. Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICP

Title: Senior Environmental Planner

Date: 8/10/2022

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

Address: Government Services Center, Suite 270

601 Westtown Road

P.O. Box 2747

West Chester, PA 19380-0990

Telephone Number: (610) 344-6285

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

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

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

PC53-08-22-17310

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
Yeda Arscott, Site Contact
Deborah Kinney, Lower Oxford Township
Jamie Lorah, SSM Group Inc



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

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

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

Project Name & Municipality 554 Center Hall Road, West Fallowfield Township

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

1. Date plan received by county planning agency. June 21, 2022
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency August 03, 2022

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

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Rural Landscape. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. On-lot sewage disposal, or very limited public or community sewer service to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this landscape.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact: <u>*Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, although it does not appear that any proposed development activity will encroach upon them. The applicant should be aware that placement of fill in wetlands is regulated by Section 404 of the Clean Water Act (1977) and PA DEP Chapter 105 Rules and Regulations.</u>
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known historical or archaeological resources be impacted by this project? Not Known. If yes, describe impacts
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Is there a county or areawide zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	10. Does this proposal meet the zoning requirements of the ordinance? N/A

Yes	No	SECTION C. AGENCY REVIEW (continued)
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- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
If yes, is the proposed waiver consistent with applicable ordinances. Not Known
If no, describe inconsistencies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>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: 8/3/2022Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

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

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

PC53-08-22-17294

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
Benjamin Kauffman, Site Contact
Duane Hershey, West Fallowfield Township, Board of Supervisors
Adam Browning, Penn's Trail Environmental LLC

Agricultural Security Area Reviews





THE COUNTY OF CHESTER



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Executive Director

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

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

TO:

Kevin Houghton, Chair
West Bradford Township
Board of Supervisors
1385 Campus Drive
Downingtown, PA 19335

Date:

August 25, 2022

Parcel:

50-4-68.8

Acreage*:

58.3

Owner(s)*:

Richard P. & Jean L. Supplee

*According to County Tax Assessment Records

Review Timetable

On, the Chester County Planning Commission received a request from your municipality to review the above listed parcel for addition to your municipality's existing ASA. This proposal was submitted by , representing your municipality. Following Act 43, the CCPC has 45 days to review this submission, which means that our review must be completed by .

Soils

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

Comments:

Local Planning

1. Does the municipal zoning for the parcel allow agriculture? Yes No
Comments: **The parcel is located in the R-1 zoning district which permits Agricultural uses.**

2. Does the proposed agricultural use of the parcel comply with the future land use of the parcel, as mapped in the municipal comprehensive plan? Yes No
Comments: **The parcel is designated Resource Areas and Areas of Development Constraint in the Future Land Use & Growth Opportunity Areas map in the Township’s 2020 Comprehensive Plan.**

3. Does the proposed agricultural use of the parcel comply with *Landscapes3*, the Chester County Comprehensive Plan? Yes No
Comments: **The parcel is located within the Suburban Landscape.**

Agricultural Lands

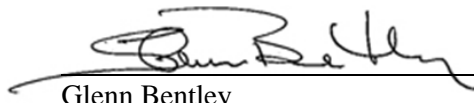
1. Is the parcel enrolled in a farmland protection program? Act 515 Act 319 None

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

3. Is the parcel “viable farmland” as defined by Act 43? Yes No
Comments:

The CCPC finds that the proposed addition of this parcel consistent with the criteria of Act 43. The above comments are provided to assist in your decision toward adding this parcel to your ASA. If you have any questions, please call the CCPC at 610-344-6285.

Thank you for helping to preserve Chester County’s farmlands.


Glenn Bentley
Senior Review Planner

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



THE COUNTY OF CHESTER



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

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

TO:

Kevin Houghton, Chair
West Bradford Township
Board of Supervisors
1385 Campus Drive
Downingtown, PA 19335

Date:

August 25, 2022

Parcel:

50-4-68.9

Acreage*:

28.5

Owner(s)*:

Susan A. Yeoman & Betsy J.
Supplee, et.al.

*According to County Tax Assessment Records

Review Timetable

On, the Chester County Planning Commission received a request from your municipality to review the above listed parcel for addition to your municipality's existing ASA. This proposal was submitted by , representing your municipality. Following Act 43, the CCPC has 45 days to review this submission, which means that our review must be completed by .

Soils

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

Comments:

Local Planning

1. Does the municipal zoning for the parcel allow agriculture? Yes No
Comments: **The parcel is located in the R-1 zoning district which permits Agricultural uses.**

2. Does the proposed agricultural use of the parcel comply with the future land use of the parcel, as mapped in the municipal comprehensive plan? Yes No
Comments: **The parcel is designated as mostly in the Resource Areas and Areas of Development Constraint and partially in the Growth Opportunity Area in the Future Land Use & Growth Opportunity Areas map in the Township’s 2020 Comprehensive Plan.**

3. Does the proposed agricultural use of the parcel comply with *Landscapes3*, the Chester County Comprehensive Plan? Yes No
Comments: **The parcel is located within the Suburban Landscape.**

Agricultural Lands

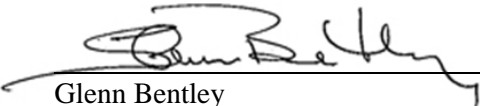
1. Is the parcel enrolled in a farmland protection program? Act 515 Act 319 None

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

3. Is the parcel “viable farmland” as defined by Act 43? Yes No
Comments:

The CCPC finds that the proposed addition of this parcel consistent with the criteria of Act 43. The above comments are provided to assist in your decision toward adding this parcel to your ASA. If you have any questions, please call the CCPC at 610-344-6285.

Thank you for helping to preserve Chester County’s farmlands.


Glenn Bentley
Senior Review Planner

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



THE COUNTY OF CHESTER



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

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

TO:

Allen R. Martin, Chairman
West Caln Township
Board of Supervisors
721 W. Kings Highway, P.O. Box 175
Wagontown, PA 19376-0175

Date:

August 25, 2022

Parcel:

28-3-24.2

Acreage*:

21.0

Owner(s)*:

Issac B. & Lydia S. Stoltzfus

*According to County Tax Assessment Records

Review Timetable

On, the Chester County Planning Commission received a request from your municipality to review the above listed parcel for addition to your municipality's existing ASA. This proposal was submitted by , representing your municipality. Following Act 43, the CCPC has 45 days to review this submission, which means that our review must be completed by .

Soils

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

Comments:

Local Planning

1. Does the municipal zoning for the parcel allow agriculture? Yes No
Comments: **The parcel is located in the SRR-Site Responsive Residential zoning district, which permits Agriculture as a by-right use.**

2. Does the proposed agricultural use of the parcel comply with the future land use of the parcel, as mapped in the municipal comprehensive plan? Yes No
Comments: **The parcel is designated Low Density Rural Residential on the Township’s Future Development Plan map,**

3. Does the proposed agricultural use of the parcel comply with *Landscapes3*, the Chester County Comprehensive Plan? Yes No
Comments: **The parcel is located in the Rural Landscape.**

Agricultural Lands

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


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

3. Is the parcel “viable farmland” as defined by Act 43? Yes No

Comments:

The CCPC finds that the proposed addition of this parcel consistent with the criteria of Act 43. The above comments are provided to assist in your decision toward adding this parcel to your ASA. If you have any questions, please call the CCPC at 610-344-6285.

Thank you for helping to preserve Chester County’s farmlands.


Glenn Bentley
Senior Review Planner

GPB/ncs

cc: Dean Meyer, Township P.C. Chair
Jake Michael, CCPC
Geoff Shellington, Chester County Open Space Preservation Department



THE COUNTY OF CHESTER



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Josh Maxwell
Michelle Kichline

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

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

TO:

William R. Shoemaker, Chair
Willistown Township
Board of Supervisors
688 Sugartown Road
Malvern, PA 19355

Date:

August 25, 2022

Parcel:

54-6-26.3

Acreage*:

5.5

Owner(s)*:

Donald B. Wilkins, Jr. & Rory M. O'Brien

*According to County Tax Assessment Records

Review Timetable

On, the Chester County Planning Commission received a request from your municipality to review the above listed parcel for addition to your municipality's existing ASA. This proposal was submitted by , representing your municipality. Following Act 43, the CCPC has 45 days to review this submission, which means that our review must be completed by .

Soils

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

Comments:

Local Planning

1. Does the municipal zoning for the parcel allow agriculture? Yes No
Comments: **The zoning ordinance permits Farm Use per Section 139-12.D.**

2. Does the proposed agricultural use of the parcel comply with the future land use of the parcel, as mapped in the municipal comprehensive plan? Yes No
Comments: **The parcel is designated Rural/Agricultural/Preserved/Suburban Low Density on the Future Land Use map.**

3. Does the proposed agricultural use of the parcel comply with *Landscapes3*, the Chester County Comprehensive Plan? Yes No
Comments: **The parcel is located in the Rural Landscape.**

Agricultural Lands

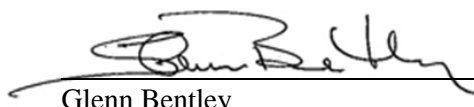
1. Is the parcel enrolled in a farmland protection program? Act 515 Act 319 None

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

3. Is the parcel “viable farmland” as defined by Act 43? Yes No
Comments: **The parcel is less than 10 acres, but it is mostly pasture.**

The CCPC finds that the proposed addition of this parcel consistent with the criteria of Act 43. The above comments are provided to assist in your decision toward adding this parcel to your ASA. If you have any questions, please call the CCPC at 610-344-6285.

Thank you for helping to preserve Chester County’s farmlands.


Glenn Bentley
Senior Review Planner

GPB/ncs
cc: Catherine Rubenstone, Willistown Township P.C. Chair
Jake Michael, CCPC
Geoff Shellington, Chester County Open Space Preservation Department

Discussion and Information Items



Multimodal Transportation Planning Division



Multimodal Transportation Planning Division

August 2022

Trails, Transit, and Tractor Trailers

The 2022 version of the Transportation Forum ‘Trails, Transit and Tractor Trailers will be a hybrid in-person/virtual event held on Thursday September 22nd at the West Whiteland Township Building from 7pm-8:30pm. Scheduled speakers include our own Steve Buck who will provide a kickoff overview of the Chester County Trails Master Plan; Natasha Manbeck of McMahon Associates who will present ‘Building Better Bus Stops’; and, Kristen Scudder, DVRPC’s Freight Program Manager who will deliver a presentation on the Chester County Freight Plan. This forum provides a great opportunity for those who are interested in learning more about the county’s transportation planning activities, and is open to all municipal staff, partners, and anyone else who would like to attend.

Registration is available at the following link:

<https://chescoplanning.org/AboutUs/Events.cfm>



Philadelphia & Thorndale (P&T) Corridor Status

PennDOT Central Office is in the final stage of completing their acquisition of the Norfolk Southern Philadelphia and Thorndale (P&T) Corridor. The P&T corridor is an abandoned low grade freight line that runs parallel to the Amtrak Keystone Corridor between Frazer and Thorndale. It was originally constructed by the Pennsylvania Railroad Company and completed in 1906. Two major structures along the line are the whitford Truss Bridge and the Brandywine Valley Viaduct, aka the Downingtown Trestle. The final closing on the deal is expected any day, and a meeting has been established between PennDOT Central Office and Chester County to discuss next steps toward converting the corridor for trail use for Thursday, September 29th.



Safe Harbor Bridge

Related to the P&T Corridor, MTP Division staff took a field trip to the Safe Harbor Bridge, located on the Enola Low Grade (ELG) Trail at the confluence of the Consetoga River with the Susquehanna River in Manor Township, Lancaster County. Renovation of the Safe Harbor Bridge for trail use was completed and opened to the public this past June. MTP Division staff visited this bridge to photo inventory the newly renovated structure as the Safe Harbor Bridge is a near identical twin to the Downingtown Trestle. This bridge was once considered by DCNR to be one of the top ten trail gaps in Pennsylvania. The ELG Trail will eventually traverse Lancaster County and connect with Chester County in the Borough of Atglen where the former rail line rejoins the Keystone Corridor on the western end of Parkesburg. If you ever have an opportunity to go for a bike ride and visit this bridge it is highly recommended. We suggest parking at the Enola trailhead to the north and riding the relatively easy and quite scenic trail 5.5 miles south to the bridge. You will not be disappointed.



Welcome Patty Quinn!

On August 22nd, the last open position in the MTP Division was filled with the arrival of Patty Quinn. Patty is a graduate of West Chester University where she earned a Masters Degree in Urban and Regional Planning. Since graduation, Patty worked at the Lehigh Valley Planning Commission. Patty will have a roadways lean to her work in the division and will be managing the next iteration of our Transportation Improvement Inventory (TII).

Design and Technology



THE COUNTY OF CHESTER



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Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

MEMORANDUM

To: Chester County Planning Commission
From: Paul Fritz, Director, Design & Technology Division
Date: August 31, 2022
Re: Planning Commission Board Meeting Monthly Report

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

The 247 planners reviewed and processed plan and ordinance submittals. Preparation of eTools, including one on Controlled Environment Agriculture, and research for the work program's Village Preservation Guide continued.

The GIS staff assisted Community Planning with mapping requests, historic atlas updates, and work program projects. An interactive map showing the location of applicants for American Rescue Plan Act funding was prepared for the County's Finance Department.

The Graphics team assisted with various work program projects, including the design and layout of outreach materials for the Agricultural Development Council.

Community Planning

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

Community Planning Municipal Assistance Projects

September 2022

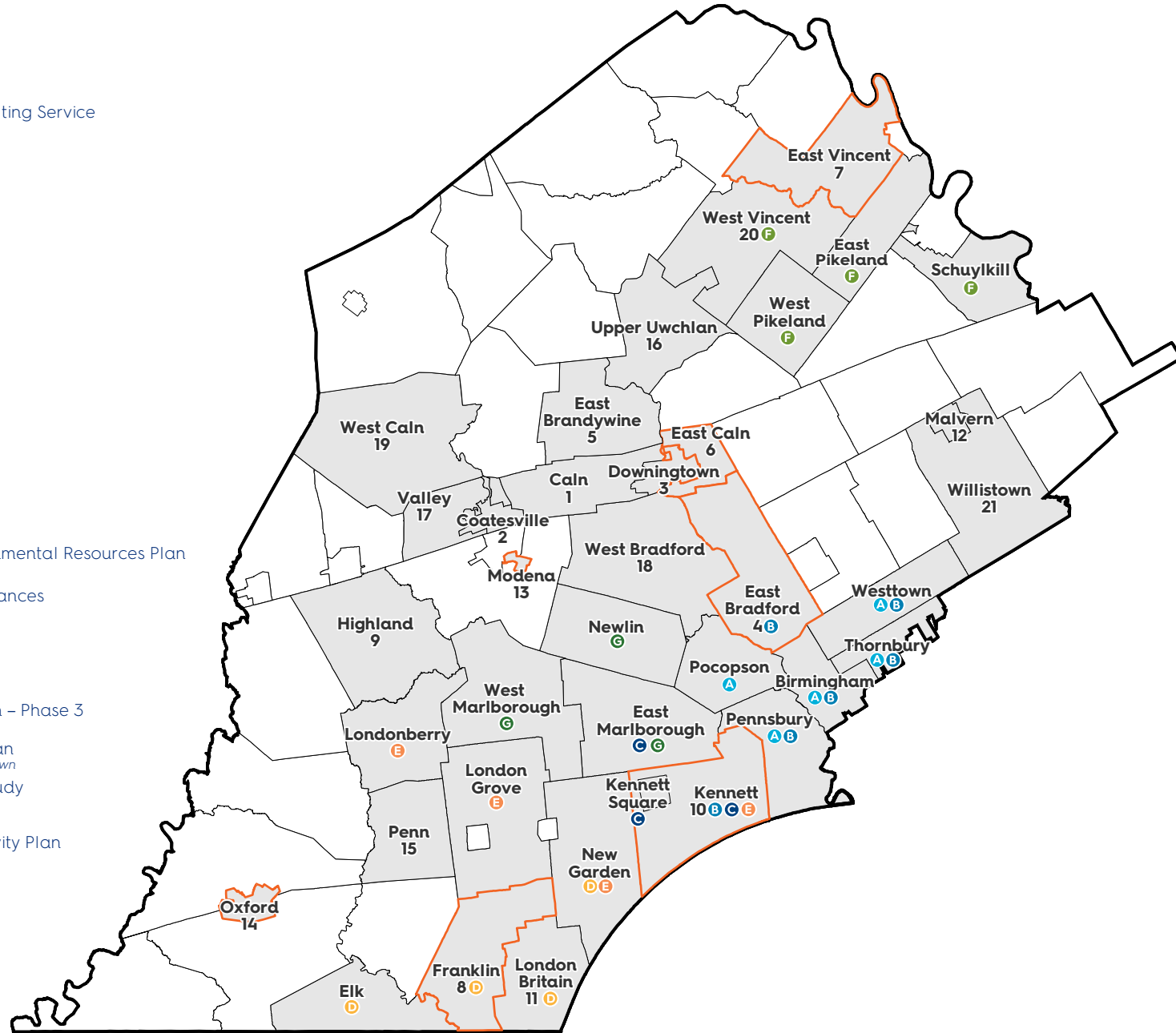
- Municipality with Ongoing VPP Project
- Municipality with Planning Commission Consulting Service

Single-Municipality Projects

1. Caln Zoning Ordinance
2. Coatesville Zoning Ordinance
3. Downingtown Comprehensive Plan
4. East Bradford Zoning
5. East Brandywine Comp Plan & Official Map
6. East Caln Comprehensive Plan
7. East Vincent Zoning Ordinance
8. Franklin Comprehensive Plan
9. Highland Comprehensive Plan
10. Kennett Zoning Ordinance
11. London Britain SLDO
12. Malvern Comprehensive Plan
13. Modena Comprehensive Plan
14. Oxford Comprehensive Plan
15. Penn Comprehensive Plan
16. Upper Uwchlan Active Transportation Plan
17. Valley – W. Lincoln Highway Corridor Master Plan
18. West Bradford Open Space, Recreation, & Environmental Resources Plan
19. West Caln Zoning
20. West Vincent Forest/Woodlands Protection Ordinances
21. Willistown Comprehensive Plan

Multi-Municipal Projects

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



COMMUNITY PLANNING REPORT

September 2022 (Activities as of 8/31/22)

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: 90% Contract Term: 8/20 – 1/23 Consultant: Ray Ott & Associates Monitor: Mark Gallant

The Township is updating their Zoning Ordinance, implementing recommendations from their 2017 comprehensive plan, and creating a cohesive ordinance that encourages appropriate development. The consultant distributed a full draft of the Zoning Ordinance for discussion at the August Task Force meeting. The Task Force focused their review on a few critical sections of the ZO (including the zoning map, zoning districts, design and development standards, and resource protection standards). *The Task Force held a follow-up meeting later in August and primarily discussed the development options included in the “Residential Growth” district where all of the large developable parcels still exist. The Task Force ended the meeting by passing the draft ordinance onto the Township Planning Commission for their review, comment, and eventual recommendation to the Board of Commissioners.*

2. City of Coatesville – Zoning Ordinance Update

Percent Completed: 50% Contract Term: 6/21 – 5/23 Consultant: Cedarville Engineering Monitor: Kevin Myers

Coatesville is proposing to update their Zoning Ordinance with a focus on streamlining, clarifying, and simplifying the existing ordinance. The contract was endorsed by the County Commissioners at their May sunshine meeting, and the project start date was June 1, 2021, with an anticipated 12-month work program. All materials have been reviewed at least once so the work has transitioned to review and clarification on amendments prior to providing recommendations to the City planning commission and council. *An interim meeting with the consultant was held on August 29th to discuss the project status to ensure the project timeline remains on track. The August task force meeting was held August 29th. The next meeting is October 3rd.*

3. Downingtown – Comprehensive Plan

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

The Borough wishes to update its comprehensive plan that was last updated in 2013 and amended in 2015. The borough has not yet selected a project consultant. *The borough is currently accepting proposals from consultants.*

4. East Bradford Township – Zoning Ordinance Update

Percent Completed: 0% Contract Term: 8/22 – 7/24 Consultant: Chester County Planning Commission Monitor: Chris Patriarca

The Chester County Planning Commission (CCPC) will provide professional planning and support staff to assist the Township in the update of the East Bradford Township Zoning Ordinance.

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

Percent Completed: 85% Contract Term: 5/21 – 4/23 Consultant: Tom Comitta & Assoc./Brandywine Conservancy Monitor: Jeannine Speirs

The Township is updating their existing comprehensive plan, which was adopted in 2009, and updating their existing Official Map that dates from 2011. Recommendations in the existing plan have largely been completed, and the update will address Landscapes³. The comprehensive plan will build from recommendations included in a recently completed Sustainable Community Assessment, and the Official Map will be able to implement recommendations. The Comp Plan has a completed VPP/247 review. The Official Map will come in for VPP/247 review in a few months.

6. East Caln Township – Comprehensive Plan

Percent Completed: 10% Contract Term: 6/22 – 5/24 Consultant: Chester County Planning Commission Monitor: Chris Patriarca

Initial mapping and existing conditions/demographic information are being collected and analyzed. A public survey has been developed and stakeholders’ interviews are in process of being scheduled for September. Initial Task Force kickoff scheduled for September and a public workshop scheduled for October.

7. East Vincent – Zoning Ordinance

Percent Completed: 10% Contract Term: 4/22 – 3/24 Consultant: Chester County Planning Commission Monitor: Kate Clark

The Township will be developing an updated zoning ordinance with the Planning Commission acting as the consultant through the county consulting services portion of the Vision Partnership Program. *The August 2022 meeting focused on reviewing additional definitions and discussed the open space design option and cluster subdivisions. The next meeting is scheduled for September 21st.*

8. Franklin Township – Comprehensive Plan

Percent Completed: 100% Contract Term: 4/20 – 9/22 Consultant: Chester County Planning Commission Lead Planner: Jeannine Speirs

This is an implementable Comp Plan having six priority subject areas - agricultural retention, trails/pedestrian connections, resources as green infrastructure, roads/other community infrastructure, and Kemblesville as a destination. Kemblesville as a Destination has been a particularly supported idea and one starting to be implemented by a regional Mason-Dixon/Arc Corner Heritage Interpretation and Connectivity Plan that has been funded. Full draft of the Comp Plan document is completed and the 247 review is completed. A 6-month extension has been approved to accommodate the 247 review process and adoption. Comp Plan was adopted in August.

9. Highland Township – Comprehensive Plan Update

Percent Completed: 85% Contract Term: 2/21 – 1/23 Consultant: Brandywine Conservancy Monitor: Chris Patriarca

Formal Act 247 referral of the draft plan is pending.

10. Kennett Township – Zoning Ordinance

Percent Completed: 85% Contract Term: 4/18 – 12/20 Consultant: Chester County Planning Commission Lead Planner: Jeannine Speirs

Final draft review is nearly complete. Kennett Planning Commission has begun a pre-Act 247 review.

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

Percent Completed: 90% Contract Term: 7/20 – 12/22 Consultant: Brandywine Conservancy Monitor: Kate Clark

Specific sections of the ordinance are being edited by the Township Solicitor and Planning Commission. The ordinance will be submitted for Act 247 Review once the review is completed by the Township Planning Commission and Board of Supervisors. A 6-month extension has been approved to accommodate the final township and county VPP review as well as municipal acceptance of the plan.

12. Malvern Borough – Comprehensive Plan

Percent Completed: 90% Contract Term: 9/20 – 8/22 Consultant: Brandywine Conservancy Monitor: Kevin Myers

The topics covered to date include: background data and mapping, community survey (500+ responses), community vision, natural resources, housing, historic resources, parks and recreation, future land use, economic development, and transportation. The Borough Planning Commission recommended the draft plan to Borough Council for adoption and Council plans to approve sending the draft plan for Act 247/VPP review at their June 21, 2022 meeting. *The draft plan was submitted for Act 247/VPP on July 8th and the plan should be adopted on September 20th.*

13. Modena Borough – Comprehensive Plan

Percent Completed: 85% Contract Term: 4/21 – 3/23 Consultant: Chester County Planning Commission Lead Planner: Chris Patriarca

Fully formatted draft plan has been completed. A public event is scheduled for September 10 to allow for any final public comments. Act 247 referral is anticipated in later September with formal adoption anticipated for November.

14. Oxford Borough – Comprehensive Plan

Percent Completed: 65% Contract Term: 4/21 – 3/23 Consultant: Chester County Planning Commission Lead Planner: Mark Gallant

Oxford Borough has retained the Planning Commission to develop a new comprehensive plan that will also address all required elements of a revitalization plan within the overall Plan. *Plan Chapters will be presented throughout the Summer and early Fall with the full plan being presented by the end of the Year. Adoption is anticipated in February of 2023 (or earlier).*

15. Penn Township – Comprehensive Plan Update

Percent Completed: 15% Contract Term: 5/22 – 4/24 Consultant: Brandywine Conservancy Monitor: Mark Gallant

The township is working on a major update to the Penn Township Comprehensive Plan (2012) to better align the township plan with Landscapes3, incorporate recommendations from their Act 209 plan, consider zoning changes from 2019, and account for significant growth and development over the last decade. The Kick-off meeting was held in-person at the Penn Township building on May 25th. Since that time three meetings have been held focusing on plan background and public outreach (including the development of a community survey) and inventories for natural resources, parks and recreation, transportation, and existing land use. The mapping and research that has been presented has been exemplary. *The community survey should be active now.*

16. Upper Uwchlan Township – Active Transportation Plan

Percent Completed: 0% Contract Term: TBD Consultant: McMahon Associates Monitor: Joe Shanley

This project will identify priority recommendations and implementation strategies to create a more complete active transportation network in the fast-growing township of Upper Uwchlan. The project team will employ a robust public engagement process in its effort to identify key gaps and priority opportunities. Upon completion, the township will have a clear and specific roadmap for achieving its vision for a connected network of active transportation facilities. The township has selected McMahon Associates as the lead project consultant with support from the Brandywine Conservancy.

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

Percent Completed: 60% Contract Term: 8/21-7/23 Consultant: Pennoni and Thomas Comitita Assoc. Monitor: Mark Gallant

Valley Township will be conducting a corridor master plan for West Lincoln Highway, a high priority recommendation from their recently adopted comprehensive plan. The plan would work to create a more cohesive corridor, addressing streetscaping, multi-modal network, mixed uses, access management, and stormwater management infrastructure from the perspective of both new development and redevelopment. The Township has selected a consultant team of Pennoni and Thomas Comitita Associates. The last Task Force meeting was held on April 21, 2022 where the consultant presented draft goals, recommendations and Actions. The Task Force meeting scheduled for May 24th was cancelled and the Township will put the project on hold for a month or two as they work through several development applications that may impact the draft policies of the plan. They expect to meet with the Task Force again in September.

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

Percent Completed: 95% Contract Term: 5/20 – 10/22 Consultant: Brandywine Conservancy Monitor: Kate Clark

The final plan was presented at the June Planning Commission meeting. *The plan was submitted for Act 247/VPP review in August and is anticipated to be adopted in September.*

19. West Caln Township – Zoning Ordinance Update

Percent Completed: 0% Contract Term: TBD Consultant: Sarcinello Planning & GIS Services Monitor: Kate Clark

This project will update and overhaul the Township’s 2006 Zoning Ordinance to make it more user friendly and to implement the recently adopted (2021) Comprehensive Plan, to the extent possible. The 2021 Comprehensive Plan was partially funded by a VPP grant. The extent of its implementation with respect to these zoning ordinance updates will be based on the level of public support for proposed changes. The township has selected a project team consisting of Sarcinello Planning and Ray Ott & Associates. West Caln Township and the consultant have submitted a draft scope of work to CCPC for review.

20. West Vincent Township – Forest Protection Ordinances

Percent Completed: 95% Contract Term: 3/22 – 2/23 Consultant: Theurkauf Design & Planning Monitor: Kate Clark

The township is proposing Zoning and SLDO amendments to enhance protection of critical forest resources within the Hopewell Big Woods and within EV and HQ designated watersheds. *The ordinance was submitted for Act 247/VPP review in August and is anticipated to be adopted in September or October.*

21. Willistown Township – Comprehensive Plan

Percent Completed: 55% Contract Term: 1/21-12/22 Consultant: Gaadt Perspectives Monitor: Kate Clark

The Task Force met in July to receive a project status update. The next Task Force meeting will be held in September and will review additional draft plan chapters concerning infrastructure.

MULTI-MUNICIPAL

22. Brandywine Battlefield Strategic Landscapes Plans – Phase 3

Percent Completed: 65% Contract Term: 8/19 – 12/22 Consultant: Chester County Planning Commission Lead Planner: Jeannine Speirs

The consultant is completing document research and has completed field work as well as continues consultations with applicable parties. A draft list of possible historic resources and properties is being coordinated for review/input by municipal historic commissions. Technical report is being drafted by consultants. Consultants will assist drafting and reviewing planning documents.

23. Brandywine Battlefield Group – BB Heritage Interpretation Plan

Percent Completed: 95% Contract Term: 2/20 – 7/22 Consultant: Brandywine Conservancy Monitor: Jeannine Speirs

This plan will build from previous efforts to finalize locations for Heritage Centers, identify key sites for public interpretation purposes, develop interpretation thematic narratives, develop Heritage Center conceptual designs using a design firm as a subconsultant, and promote public education, small-scale heritage tourism, visitor safety, and 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 implementing entities can provide a cohesive visitor experience. A public meeting was held in May, and draft plan elements are being reviewed by the Advisory Committee. It is anticipated the final public meeting will be held in July or August, after which the Plan will be completed. This is the first plan of its type to be funded under VPP and it is anticipated that it will be the model for other heritage interpretive plans. A contract extension has been finalized. Last Advisory Committee meeting occurred in November. Last public meeting was in December. A 6-month extension has been approved to accommodate final townships and county VPP review and municipal acceptance of the plan. A VPP grant review is being completed. Nearly all municipal plan acceptance letters are completed.

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

Percent Completed: 5% Contract Term: TBD Consultant: McMahon Associates Monitor: Kevin Myers

The three municipalities are proposing to perform an analysis and recommend bicycle and/or pedestrian facilities to connect the Kennett area to Longwood Gardens. This project builds off of the Southern Chester County Circuit Trail Feasibility Study (completed by CCPC) to better refine and determine the feasibility of constructing community connections. This project also is timed well with Longwood Gardens undertaking a master plan exercise. Longwood Gardens is also committed to provide match for the project. The kickoff meeting was held on June 13, 2022. The consultant will be conducting interviews with key stakeholders and groups as well as field work. The next meeting is September 19, 2022.

- 25. London Britain, Franklin, Elk, and New Garden Townships – Mason-Dixon Line/Arc Corner Heritage Interpretation and Connectivity Plan**
Percent Completed: 0% Contract Term: TBD Consultant: Brandywine Conservancy Monitor: Jeannine Speirs

The four townships are proposing to prepare a plan that will promote thematic and physical heritage interpretation and connectivity between key natural, cultural, historic, and agricultural sites within the Mason-Dixon Planning area. This project specifically builds on Franklin’s Comp Plan policy as well as policy in the other three communities. Scope of work is being prepared.

- 26. London Grove, New Garden, Londonderry, and Kennett Townships – Route 41 Corridor Improvement Study**
Percent Completed: 0% Contract Term: TBD Consultant: TBD Monitor: TBD

The five municipalities are proposing a corridor plan which places community needs and values at its center. The project would begin with a regional visioning process. Then, conceptual design solutions would be identified to address traffic and safety issues to help the communities achieve their vision. Awaiting scope of work.

- 27. Phoenixville Area Townships – Clean Energy Transition Plan**
Percent Completed: 35% Contract Term: 11/21 – 4/23 Consultant: Practical Energy Solutions Monitor: Mark Gallant

The townships of East Pikeland, Schuylkill, West Vincent, and West Pikeland will be developing a clean energy transition plan to guide municipal action. The project also includes an education and outreach component to inform organizational and individual actions beyond municipal control. The consultant has been completing interviews with municipal administration and analysis of existing municipal facilities as related to energy use. The municipal representatives have been discussing outreach strategies that include tabling at municipal events through the Spring, Summer, and Fall of 2022. *The monitor is reviewing the Contract to report back to the Task Force (at their September meeting) regarding their progress based on the project timeline.*

- 28. Unionville Area Region – Comprehensive Plan Update**
Percent Completed: 5% Contract Term: 4/22 – 3/24 Consultant: Brandywine Conservancy Monitor: Kate Clark

An initial kickoff meeting for the project was held in June. The Conservancy will be developing updates to all the background data and inventories through August. A public visioning session is being scheduled for late September.

OTHER PROJECTS

- **eTool preparation** – full division
- **Oxford Region** – Administration assistance to the regional planning group (ORPC) and associated sub-groups: The ORPC Regional EAC and The ORPC Historic Sub-Committee; Mark Gallant
- **Internal County Coordination** – Transportation: Kevin Myers; Emergency Services: Chris Patriarca; Community Development: Libby Horwitz, Kevin Myers, Chris Patriarca, Jeannine Speirs, and HPC; Housing Authority of Chester County: Libby Horwitz and Chris Patriarca; Facilities: HPC

VPP INQUIRIES

County Consulting Assistance Requests

1. East Caln (comprehensive plan)
2. Kennett Township (subdivision and land development ordinance)
3. West Sadsbury Township (comprehensive plan)
4. East Bradford Township (zoning ordinance)
5. Oxford Region (anticipated – regional comprehensive plan)
6. Spring City (comprehensive plan)
7. Kennett Square Borough (comprehensive plan)

Cash Grant Inquiries (or VPP channel not established yet)

- West Vincent Township – Park and Trail Plan (July 2018, January 2020)
- Pennsbury Township – Historic Project (January 2020)
- West Nottingham Township – Transportation Study (January 2020)
- South Coatesville Borough – Comprehensive Plan (February 2020/July 2021)
- Londonderry Township – (May and August 2020)
- New London Township – Comprehensive Plan (May 2020)
- Pocopson Township – Regulatory Amendments (Fall 2020)
- East Fallowfield – Historic Resource Ordinance (November 2020)
- West Whiteland Township – Streetscape Plan (September 2021)
- West Nottingham – Corridor Study (November 2021)
- Tredyffrin – Historic Preservation Plan (February 2022)

HISTORIC PRESERVATION

- **Town Tours** – A series of free educational programs on historic towns, neighborhoods, and other items on interest in Chester County.
Staff: Bill Deguffroy and Laura DeMatteo, support from Nancy Shields, along with Jeannine Speirs and Joe Shanley.
External Partners: CCHPN and individual site organizers/municipalities/municipal historical commissions
Status: *The 2022 Town Tours and Village Walks summer session was very successful. The last tour was August 18 in the Village of Marshallton. There were 9 town tours this summer with a total of approximately 1,220 in attendance. Planning has begun for the 2023 program.*

- **Training** – Conduct and support training for historical commissions, committees, and HARBs, often in coordination with CCHPN.
Staff: Laura DeMatteo with support from Nancy Shields and Jeannine Speirs.
External Partners: CCPHN, PHMC
Status: There are ongoing meetings to coordinate responses to Preservation concerns and prepare for activities in 2022.

- **Mandated and Requested Reviews/National Register Designation Activity** – This includes county-owned properties and other properties with a historic designation (or potential for designation)
Staff: Laura DeMatteo with Jeannine Speirs support on select items (such as DCD Section 106 Committee and reviews of ordinance language)
External Partners: Vary by project
Programs/Projects:
 - DCD Section 106 Committee: Jeannine Speirs serves on this committee. *Laura DeMatteo has provided her resume to DCD to serve on this committee.* Reviews are ongoing for renovations to apartments for homeless families at 128 E. Chestnut Street, in West Chester Borough, for the CYWA, at 423 Lincoln Highway East, in Coatesville, and for a senior housing development in Phoenixville that involves proposed building demolition. Preliminary approval letters have been sent to DCD for the Coatesville and West Chester projects. Final approval for these projects is contingent on receiving design detail and final drawings.
 - County-owned Bridges/Facilities: in coordination with CC Facilities Dept (Eric Quinn). Multiple bridges are active: Mill Road #167; Elkview Road/Lincoln #35; Seven Stars Road #190; Old Schuylkill Road/Pigeon Creek #207, Allerton Road #111, North Reed Road #134. Cultural Review reports are completed for Warwick Furnace Road #199 and Dutton Mill Road #157. The Camp Bonsul/Rudolph and Arthur Covered Bridge, #26, in Elk Township, was destroyed in the heavy floods caused by hurricane Ida.
 - County-owned properties/Facilities and Parks + Preservation: Historic preservation planning and technical assistance on County-owned properties that are or may be historic. Strategies are being considered to rehabilitate the Hatfield House, 119 Hatfield Road, located in Hibernia Park/West Caln Township. The Chester County Facilities Department has developed a list of potential maintenance projects to stabilize the property and improve its desirability for reuse. Planning Commission staff is coordinating redevelopment strategies with the Chester County Economic Development Council for the Hatfield House in Hibernia Park.
 - Non-County affiliated Section 106: Darlington Corners at 926/202 (PennDOT interaction widening); Manor Road Improvements, the Roundabout and State Road 41/State Road 841, Roundabout in Chatham Village, London Grove Twp. and an expanded parking lot at the Parkesburg train station.
 - Other activity (planning /technical assistance) with potential regulatory element: Fricks Lock/Schuylkill River/Parkerford Trailhead Development and resources impacted by work on the Coatesville-Downingtown Bypass in the vicinity of its intersection with PA Rt. 10 in Sadsbury Township.
 - Act 247 reviews as requested
 - Reviews for historic resource ordinance language as requested/able
 - National Register Nomination support for: Langoma Mansion, Passtown School, Beaver Creek Milling District, Kennett

Square Borough update

- **Technical Assistance** – through three primary forms: periodic distribution of information to Historical Commission chairs, answering questions on National Register process (as requested/able), and support for historic preservation efforts (detail below)
Staff: Various Staff
External Partners: Vary by project
Projects with ongoing activity:
 - Gardner-Beale House (Coatesville)
 - Kemblesville demolition by neglect
 - Friends of Barnard House/Barnard House
 - Oxford Region
 - Passtown School
 - Zachariah Rice/Hench Houses National Register status
 - St. Peter’s UCC Church

- **Heritage Education/Tourism** – multiple efforts to support education and interpretation throughout the county
Staff: Brian O’Leary lead, support from Laura DeMatteo for the 250th and Harriet Tubman Byway and Jeannine Speirs for Battlefield Heritage Centers, and municipal heritage interpretive plans
External Partners: Vary by project
Projects with ongoing activity:
 - America’s 250th: Commissioner Kichline serves on the statewide committee. The first America 250PA Chester County committee meeting was held on June 2nd. Officers will be selected at the next meeting scheduled for July 12th.
 - *County Heritage Tourism Plan: A consultant team has been retained to create a plan guide Chester County on heritage tourism and assisting the local heritage economy via examining public historic sites in a thematic context.*
 - Iron and Steel Heritage Partnership: The partnership is focusing on coordination with Heritage Tourism planning. The group will hold its Annual Meeting in mid-May.
 - Underground Railroad: Long-term effort regarding Harriet Tubman Byway/walking trail
 - Rural History Confederation: no current activity.
 - Heritage Centers: Along with Marshallton Heritage Center, Kennett Heritage Center is now open, and plans are underway for one at Strode’s Barn, as well as discussion of an agricultural-themed heritage center at the Glenmore Reserve on Lees Bridge Road in West Nottingham Township and a connectivity planning effort. A regional Heritage Interpretive and Connectivity Plan is funded under VPP (Above #28) for the Mason-Dixon/Delaware Arc Corner area, which will identify possible places for Heritage Centers and Interpretive Sites along with connections between them and other amenities. The regional Heritage Interpretive and Connectivity Plan is funded under VPP (Above and below) has identified heritage centers in the eastern Brandywine Battlefield.

- **Historic Resource Mapping** – two primary mapping efforts for both National Register and locally designated resources, the Historic Atlas Project and the National Register Interactive Map
Staff: Laura DeMatteo support from Colin Murtoff
External Partners: PHMC, vary by project
Projects with ongoing activity: Atlas projects underway: West Chester, Westtown, Parkesburg, New Garden, London Britain, Charlestown, West Bradford, East Goshen, West Whiteland (VPP), East Marlborough, East Nantmeal, and Kennett.
- **Adaptive Reuse Design Guide** – development of a guide specific to adaptive reuse
Staff: Mark Gallant led with support from Jeannine Speirs and Joe Shanley
External Partners: Advisory Committee for the project
Status: A second Advisory Committee meeting was held in June 2021. Interviews are being conducted to inform the project, and successful examples of adaptive reuse collected, researched, and photographed.
- **Brandywine Battlefield** – efforts are coordinated through Jeannine Speirs’ roles as Brandywine Battlefield Task Force Administrator and Project Manager for the NPS/ABPP funded grant project (currently in Phase 3).
Staff: Jeannine Speirs lead
External Partners: Archives, Brandywine Battlefield Task Force, Brandywine Battlefield Park Associates, Delaware County, municipalities
Current Activity: See descriptions of the Phase 3 project and the Battlefield Heritage Interpretation and Connectivity Plan (VPP funded). Also assisting to facilitate on a PHMC/CLG funded project (Driving Tour) that East Marlborough received funding for, and Battlefield Park Associates is managing. Project is being completed with the support of the Task Force and to mesh with and tie together the Battlefield Heritage Interpretive Signage Project (that the Sons of the Revolution is funding and CCPC is helping to lead) and Battlefield Heritage Centers and Interpretive Sites (that were identified through CCPC’s battlefield planning work and refined via the above referenced Heritage Interpretation and Connectivity Plan). The battlefield heritage interpretive signage project is nearing completion with the last of the 15 signs being ordered and installed. *Several sign dedication events have occurred and have received press coverage.*

ECONOMIC

- **CCEDC Coordination** – Regular contact regarding ongoing projects.
- **Employment Data** – Finalizing the presentation of employee number data in map format with the Design and Technology Division; continuously updating with new data.
- **Reinvestment Opportunities Map** – Finalizing online presentation of reinvestment development tool for municipalities.
- **Non-Residential Construction Report** – 2022 (2021 data) report posted.
- **State of the County Economy Report** –2021 report posted. *Finalizing data and drafting text for 2022 report.*

HOUSING

- **Housing Choices Committee** – Spring meeting held May 3.
- **Missing Middle Housing** – Completing edits to report messaging and formatting.
- **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** –Beginning planning for fall 2022 event with a tentative date set for November 17.
- **Residential Construction Report** – 2022 (2021 data) report posted.
- **Video** – The Phoenixville-focused video has been completed and shared, through the HCC meeting, CCPC newsletter, website, and social media. Promotion efforts included the overview video on A+ homes as well. Footage for a senior housing focused video and a Habitat for Humanity video will be used for two additional videos, with plans to conduct new interviews for an employer focused video later in the year.
- **Commissioners' Housing** – Finalizing initial research and recommendations of county programs to support housing.
- **Presentations** – A+ Homes presentations completed in April at Valley Township and Phoenixville Regional Planning Committee, May for Oxford Borough, June for Kennett Township, and July for the Chester County Managers' Consortium.

URBAN CENTERS

- **VPP Support** – Monitoring of cash grants to Kennett Square (regulatory updates), Coatesville (zoning amendments), West Grove (comprehensive plan update), and Malvern (comprehensive plan update), and participating in county consulting technical services work on updates to the Modena and Oxford Borough comprehensive plans.
- **Technical assistance/coordination** – Atglen for zoning, future park planning, and grant assistance (DCNR, CCCRP, etc.); Avondale consideration of commercial uses in the R-2 District; Parkesburg for implementation coordination and potential grant funding; West Grove zoning amendments based on comp plan recommendations (breweries, mixed use zoning, parking requirements); Downingtown (signs, parking, TND); Kennett Square for NVF zoning; TMAcc (design); Coatesville (coordination between the City, 2nd Century, CDC, and CCPC); West Grove – potential assistance with PA DCNR C2P2 Grant for parks master plan. Engaged DVRPC in conjunction with other CCPC staff regarding the DVRPC ExPo program.
- **Meeting Attendance** – Participation in meetings for economic development through Historic Kennett Square (now Kennett Collaborative), the Western Chester County Chamber of Commerce, and 2nd Century Alliance. Attended the Western Chester County COG 1/26/2022 and 2/23/2022.
- **Tools** – Supporting the update of multiple online etools. Supporting and advocating for County access to ArcUrban GIS application. Note that CCPC should be gaining availability to test ArcUrban software through coordination with CCDCIS and ESRI.
- **Urban Center Webpage** –No recent activity. The 2021 UCF video was added to the website.
- **Urban Center Forum** –The agenda and video of the 2021 Urban Centers Forum has been added to the website. 2022 UCF to be held 10/25/2022 at the County Public Safety Campus.

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

Agricultural Development Council Update



Sustainability Division Update



Sustainability Division

Monthly Activities Report – August 2022

Summary: In August Chester County signed on to the SolSmart program to become a SolSmart designated community. Counties that participate in this program gain technical assistance to provide resources to municipalities that will result reduced barriers for solar power installation. Work continued on the municipal open space outreach initiative: final outreach materials are in production. Work also continued on the sewer and water service mapping project. The Sustainability Division attended the first of two training sessions required for our new affiliate program of Keep PA Beautiful. Our summer intern, Marina Rullo, completed her internship on 8/26 having identifying the methodology for tracking most metrics for the Climate Action Plan.

Environmental and Energy Advisory Board: There were no meetings of the board or subcommittees in August.

Pipelines:

1. The U.S. Department of Transportation's Pipeline and Hazardous Materials Safety Administration (PHMSA) [transmitted a final rule](#) to the Federal Register that will strengthen the safety and environmental protection on more than 300,000 miles of onshore gas transmission pipelines throughout the United States. The final rule, first initiated 11 years ago, establishes new standards for identifying threats, potential failures, and worst-case scenarios from an initial failure through conclusion of an incident. Based in part on recommendations from the National Transportation Safety Board, [the rule](#):
 - o imposes new Management of Change process requirements to, for example, avoid a situation like the San Bruno incident where a substandard segment of pipe was substituted without proper authorization;
 - o strengthens Integrity Management requirements, including identifying and evaluating all potential threats to pipelines;
 - o bolsters corrosion control standards to include surveys for interference of corrosion protection, internal and external corrosion monitoring, and corrosion protection testing;
 - o institutes new requirements for inspections after extreme weather events; and expands criteria and expedites timelines for pipeline repairs.
2. On October 5th, DEP will be holding a virtual hearing on the proposed [Transco Natural Gas Pipeline Regional Energy Access Expansion Project](#). In Chester County it proposes modifications to the Compressor Station 200, located in East Whiteland Township, but proposes work in 7 other counties, including Delaware, Chester, York, Bucks, Northampton, Monroe, and Luzerne Counties.

Director's Report