

# WELCOME



Implementing Chester County's Comprehensive Plan

**URBAN CENTERS FORUM** | Tuesday, October 8, 2019 | Victory Brewing Company, Parkesburg, PA



## Your Town as a Destination

**Breweries & Tasting Rooms • Farmers' Markets • Short-Term Rentals • Food Trucks**

**A FREE event brought to you by: Chester County Board of Commissioners - Michelle Kichline, Kathi Cozzone, Terence Farrell**



GROWING ROOTS



**4:50 pm | Registration and Refreshments**

**5:00 pm | Welcome and Introductions**

Chester County Commissioners

Brian N. O'Leary, Chester County Planning Commission

Pat Bokovitz, Chester County Department of Community Development

Bill Covalleski, Victory Brewing Company

**5:20 pm | Main Speakers Panel**

**- Breweries and tasting rooms**

Bill Covalleski, Victory Brewing Company

Kent Steeves, Braeloch Brewing

**- Farmers' markets**

Lisa O'Neill, Growing Roots

**- Short-term rental ordinances**

Kevin Myers, Chester County Planning Commission

**- Food trucks**

Eric and Elaine Kelleher, On the Roll Food Truck

**6:20 pm | Open Discussion/Q&A (with speakers and special guests)**

Carrie Lane, Chester County Health Department

David Boelker, Phoenixville Planning and Code Enforcement

**6:50 pm | Closing Remarks**

**7:00 pm | Adjournment/Networking**

# Breweries and Tasting Rooms



# Farmers' Markets



# Short-Term Rental Ordinances



# Short-Term Rental Ordinances



**Short-term rentals:** Residential properties or portions of residential properties available for rent on a limited duration basis.

- **Popular options in communities with:**
  - Higher lodging demand
  - Thriving business or entertainment districts
  - Seasonal destinations
  - Significant tourism attractions
  - Close proximity to universities
  - Large special events (fairs, concerts, festivals, etc.)

# Short-Term Rental Ordinances



## Considerations

- **Neighborhood opposition**
- **Housing availability and affordability**
  - May limit long term rentals
  - Purchase of homes for short term rental
  - Drive up housing costs
- **Commercial lodging**
  - Affect hotels or B&B
  - Tax revenue

# Short-Term Rental Ordinances

A colorful duffel bag with a pattern of small squares in various colors (red, blue, green, yellow, black) is sitting on a concrete path. The path is surrounded by green foliage and bushes. The bag has black straps and handles.

## What municipalities can do

- **Examine policies**
- **Determine method of regulation**
  - Zoning ordinance
  - Stand-alone ordinance
- **Regulations/definitions**
  - A residential or commercial use
  - Whole home, shared rooms, private rooms, accessory structures
  - Where permitted and how
  - Restrictions



# Food Trucks



RAW/POULTRY	CHICKEN	MELTS	ASIAN
<b>CHEESEBURGER</b> \$6.00 \$7.00 *All burgers are cheese \$1.00 extra *Bacon \$1.00 extra *Double Cheese \$1.00 extra *Double Burger \$1.00 extra *Cajun Chicken \$1.00 extra *Jack's Bacon Burger \$1.00 extra *Jack's Bacon Burger \$1.00 extra *Miss Leo Burger \$1.00 extra *Fatty Melt \$1.00 extra *Veggie Burger \$1.00 extra	<b>GRILLED CHICKEN</b> \$6.00 *Chicken Club \$6.00 \$7.00 *Jack's BBQ Chicken \$6.00 \$7.00 *Chicken Sandwich \$6.00 \$7.00 *Double Chicken \$6.00 \$7.00 *Harlem Chicken \$6.00 \$7.00 *Chicken Tenders \$6.00 \$7.00 *Chicken Sandwich Toppings *Crispy Chicken Toppings *Crispy French Fries \$1.00 \$2.00 *Crispy French Fries \$1.00 \$2.00	<b>RUEBEN</b> \$6.00 \$7.00 *Pastrami on Rye \$6.00 \$7.00 *Grilled Cheese \$6.00 \$7.00 *Bacon and Cheese \$6.00 \$7.00 *Turkey Provolone \$6.00 \$7.00 *Pepperoni Melt \$6.00 \$7.00 *Ham Cheese Melt \$6.00 \$7.00	<b>FRIED RICE</b> \$6.00 \$8.00 *Pork \$6.00 \$8.00 *Chicken \$6.00 \$8.00 *Veggie \$6.00 \$8.00 *Shrimp \$7.00 \$9.00 *Special \$7.00 \$9.00 *Pineapple Fried Rice \$6.00 \$8.00 *Basil Fried Rice \$7.00 \$9.00 *Pad Thai \$6.00 \$8.00 *Teriyaki \$6.00 \$8.00 *Chicken Teriyaki \$6.00 \$8.00 *Salmon Teriyaki \$6.00 \$8.00 *Asian Combs + Spring Roll + 12 oz Soda \$1.50 *Penang \$6.00 \$8.00 *Specials \$6.00 \$8.00



# Your Town as a Destination

Open Discussion with  
Speakers and Guests





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



Chester County Planning Commi x +

chescoplanning.org


 CHESTER COUNTY  
**Planning**  
COMMISSION



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 **Urban Centers Forum**  
**Your town as a destination**  
TUESDAY, OCTOBER 8



[Register now ▶](#)

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Keep up with the latest news, shares or events by subscribing to our media outlets. ▶

**Planning News**

Planning Commission to Conduct its Monthly Meeting

The Chester County Planning Commission will conduct its **monthly meeting** at 2 p.m. Wednesday, Oct. 9. The meeting will take place in the

**Quick Links**





Planning Toolbox

chescoplanning.org/MuniCorner/AllTools.cfm

## Planning Toolbox

The tools provide a series of actions available to municipalities and interested citizens that conserve energy, promote our economy, respect the environment, and achieve sustainable practices.

- Accessory Dwelling Units ▶
- Adaptive Reuse ▶
- Aging in Place ▶
- Agricultural Easements ▶
- Agricultural Zoning ▶
- Backyard Chicken Keeping ▶
- Bicycle and Pedestrian Facilities: Design ▶
- Bicycle and Pedestrian Facilities: Policy ▶
- Brownfield and Greyfield Redevelopment ▶
- Cluster/Open Space Development ▶
- Community Gardens ▶
- Community Supported Agriculture ▶
- Compact Development Design ▶
- Conservation Easements ▶
- Energy Audits for Municipalities ▶
- Farmers' Markets ▶
- Farmworker Housing ▶
- Floodplain Management and Protection ▶
- Native Plants and Controlling Invasive Species ▶
- Natural Resource Protection Ordinance ▶
- Parking Facilities: Design ▶
- Parking Facilities: Policy ▶
- Parkland Dedication and Fee-In-Lieu Ordinances ▶
- Performance Zoning ▶
- Power Grid Sufficiency for Electric Vehicles ▶
- Recycle and Reuse Programs ▶
- Recycling/Drop Off Recycling Centers ▶
- Residential Conversions ▶
- Riparian Buffers ▶
- Roadway Connectivity ▶
- Rural Center Zoning ▶
- Secondary Farm Business ▶
- Short-term Rentals ▶
- Signs: Digital and Electronic Sign Regulation ▶
- Site Analysis Plan ▶
- Solid Waste Management ▶

- Planning in Pennsylvania
- Planning Education
- Planning Guides and Toolbox**
- Useful Links

# Thank you!



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

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**Urban Planner**

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**Chester County Board of Commissioners - Michelle Kichline, Kathi Cozzone, Terence Farrell**



GROWING ROOTS

