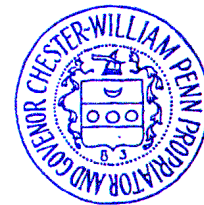




THE COUNTY OF CHESTER



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 – Room 351 West

Hybrid Meeting
June 8, 2022

AGENDA

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

A. Chairman’s Welcome

Chair

2:05 p.m. 2. ACTION ITEMS

B. Public comment

C. Approval of Commission Meeting Minutes – May 11, 2022

Commission

D. Act 247 Reviews – May 2022 Applications

Act 247 Team

1) Subdivision and Land Development Plan Reviews (19)

- | | |
|-----------------------------|----------------|
| 1) Birmingham Township | LD-03-22-17125 |
| 2) Birmingham Township | LD-04-22-17181 |
| 3) Birmingham Township | SD-03-22-17146 |
| 4) East Brandywine Township | LD-04-22-17170 |
| 5) East Brandywine Township | SD-04-22-17172 |
| 6) East Coventry Township | SD-04-22-17185 |
| 7) Honey Brook Township | LD-04-22-17183 |
| 8) Honey Brook Township | LD-05-22-17202 |
| 9) Honey Brook Township | SD-04-22-17184 |
| 10) Honey Brook Township | SD-05-22-17203 |
| 11) Lower Oxford Township | SD-04-22-17157 |
| 12) Malvern Borough | SD-04-22-17167 |
| 13) Oxford Borough | SD-05-22-17196 |
| 14) Pennsbury Township | SD-04-22-17180 |
| 15) Tredyffrin Township | SD-04-22-17165 |
| 16) West Bradford Township | LD-04-22-17161 |
| 17) West Whiteland Township | SD-04-22-17179 |
| 18) Willistown Township | SD-04-22-17188 |
| 19) Willistown Township | SD-04-22-17189 |

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

- | | |
|-----------------------------|----------------|
| 1) Charlestown Township | SA-04-22-17177 |
| 2) North Coventry Township | ZA-05-22-17199 |
| 3) Penn Township | ZA-04-22-17169 |
| 4) Phoenixville Borough | SA-05-22-17200 |
| 5) Schuylkill Township | MU-04-22-17191 |
| 6) Schuylkill Township | MU-04-22-17193 |
| 7) Schuylkill Township | ZA-04-22-17187 |
| 8) Upper Uwchlan Township | ZA-05-22-17195 |
| 9) West Caln Township | ZA-05-22-17194 |
| 10) West Pikeland Township | ZA-05-22-17209 |
| 11) West Whiteland Township | ZA-04-22-17175 |

- E. Act 537 Reviews- May 2022 Applications *Carrie Conwell*
 - 1) Major Applications (1)
East Vincent Township Old Schuylkill Road Special Study-consistent
 - 2) Minor Applications (2)
Highland Township; Amos Stoltzfus; 45-2-57.1; consistent
East Whiteland Township; System Transfer to Aqua; Consistent

2:15 p.m. 4. DISCUSSION AND INFORMATION ITEMS

- F. Community Planning Division Update *Bill Deguffroy*
 - 1) Thornbury SLDO/Official Map Ordinance *Kate Clark*
- G. Agricultural Development Council Update *Hillary Krummrich*
- H. Sustainability Division Update *Rachael Griffith*
 - 1) Open Space Municipal Outreach project
- I. Multimodal Transportation Planning Division Update *Brian Styche*
- J. Design & Technology Division Update *Paul Fritz*
- K. Director's Report *Brian O'Leary*

4:00 p.m. 5. ADJOURNMENT

Action Items

Public Comment



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

MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid - GSC Room 270
May 11, 2022

MEMBERS PRESENT IN PERSON: Michael Heaberg, Chair; Roberta Cosentino; Stephanie Duncan; Matt Hammond

MEMBERS PRESENT VIA ZOOM: Nathan Cline, Vice-Chair; Dr. Doug Fasick; Molly Morrison

STAFF PRESENT IN PERSON: Brian O'Leary, Executive Director and Secretary; Carol Stauffer, Assistant Director; Beth Cunliffe; Bill Deguffroy; Paul Fritz; Rachael Griffith; Libby Horwitz; Gene Huller; Jake Michael; Chris Patriarca; Nancy Shields; Brian Styche; Suzanne Wozniak

STAFF PRESENT VIA ZOOM: Glenn Bentley; Wes Bruckno; Carrie Conwell; Paul Farkas; Hillary Krummrich; Benny Nein; Jake Michael; Eric Quinn; Joe Shanley; Elle Steinman; Patti Strauber; Diana Zak

VISITORS PRESENT IN PERSON: Scott Piersol, Manager, Valley Township

VISITORS PRESENT VIA ZOOM: There were no visitors via Zoom

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person in the Government Services Center room 270 and via Zoom audio/video on Wednesday, May 11, 2022 was called to order at 2:01 P.M. by Chair Michael Heaberg.

PRESENTATION:

Mr. Piersol presented updates and information regarding Valley Township. There are four major planning priorities in the township's comprehensive plan. These include neighborhood reinvestment, parks and recreation, economic development, and transportation on West Lincoln Highway and Airport Road. Mr. Piersol discussed each major issue and the goals associated with them.

ACTION ITEMS:

Approval of Meeting Minutes:

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

Act 247 Reviews:

Subdivision and Land Development Reviews – April 2022:

There were nineteen (19) Subdivision and Land Development Reviews prepared in April.

A MOTION TO APPROVE THE NINETEEN (19) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MS. DUNCAN, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: LD-02-22-17120; SD-03-22-17132; LD 03 22 17129.

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

There were ten (10) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, and Miscellaneous Reviews prepared in April.

A MOTION TO APPROVE THE TEN (10) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY DR. FASICK, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

There was one (1) major Act 537 review for the month of April 2022.

A MOTION TO APPROVE THE ONE (1) MAJOR ACT 537 REVIEW FOR APRIL 2022 WAS MADE BY MR. HAMMOND, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

There were four (4) minor Act 537 reviews for the month of April 2022.

A MOTION TO APPROVE THE FOUR (4) MINOR ACT 537 REVIEWS FOR APRIL 2022 WAS MADE BY MS. MORRISON, SECONDED BY DR. FASICK, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Agriculture Security Areas:

Mr. Bentley presented the Commission with one Agricultural Security Area review for Willistown Township.

A MOTION TO APPROVE THE AGRICULTURAL SECURITY AREA REVIEW FOR WILLISTOWN TOWNSHIP AS PRESENTED WAS MADE BY MR. HAMMOND, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Vision Partnership Program Round I Grants 2022:

Mr. Deguffroy presented five applications for the Vision Partnership Program Round I grant cycle. Three were recommended for approval.

- 1) Downingtown Borough- Comprehensive Plan Update
- 2) West Caln Township - Zoning Update
- 3) Upper Uwchlan Township - Active Transportation Plan
- 4) East Fallowfield Township - Open Space, Recreation, and Natural Resources Plan Update
- 5) Tredyffrin Township - Strategic Preservation Plan

A MOTION TO APPROVE THREE (3) VISION PARTNERSHIP PROGRAM REIMBURSABLE GRANT REQUEST APPLICATIONS FROM DOWNINGTOWN BOROUGH, WEST CALN TOWNSHIP, AND UPPER UWCHLAN TOWNSHIP FOR THE AMOUNTS PRESENTED WAS MADE BY MS. DUNCAN, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

Design and Technology Division Update:

Mr. Fritz reported that 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 eTool updates continued and research related to the work program's Village Preservation Guide was initiated.

The GIS staff continued to assist Community Planning's mapping requests, historic atlas updates, and work program projects, including interactive maps for the Non-residential Construction Report and the Housing Report. Maps for county partners were also produced.

The Graphics team assisted with various work program projects, including the layout of the Borough of Modena Comprehensive Plan, images associated with the online Solar Power Guide, and promotional materials for the Town Tours and Village Walks events.

Community Planning Division Update:

Mr. Deguffroy reported on current municipal assistance, historic preservation, housing, and economic development projects within the Community Planning Division. There are currently 31 municipal assistance projects that staff is either monitoring or preparing.

Planning for the 2022 Town Tours is completed, and the tour brochure which will be printed soon. Town Tours are to be in-person events in 2022. There will be 9 Town Tours in 2022, and they will kick-off in West Chester on June 9th, then finish in West Bradford Township (Marshallton) on August 18th.

The America250PA Chester County kickoff meeting will be held on June 2, 2022 at the Chester County History Center in West Chester.

The Housing Choices Committee met on May 3, 2022 and focused on addressing low- and middle-income housing. The 2021 Housing Report is now available online:

<https://www.chescoplanning.org/Housing/HousingReport-21.cfm>

Workforce Housing Discussion:

Ms. Horwitz presented information about middle income workforce housing. This includes housing for income at or above 80% area median income and at or below 120% area median income. The Chester County Commissioners requested the Planning Commission research and make recommendations for county initiatives to address workforce housing.

Staff of the Planning Commission will create two memos including national housing examples, potential county roles, budgets, and implementation strategies. Interviews are being held with housing organizations and other stakeholders to understand the greatest needs, current initiatives, and priorities.

Ms. Horwitz also discussed potential funding sources for the planning and implementation of a program such as the American Rescue Plan Act, Community Revitalization Program (CRP) funding, public/private partnerships and others.

Agricultural Development Council Update:

Ms. Krummrich reported that the Agriculture Economic Development Strategic Plan was highlighted by the PA Secretary of Agriculture at the Open Space Summit.

The 2022 Farm Guide will be available in June online or in a hard copy version.

Sustainability Division Update:

Ms. Griffith reported that the division is working on a GIS inventory of existing sewer facilities, planned extensions, and existing capacity within these systems.

The 2022 Open Space Summit was held May 10, 2022 from 4:00 pm to 6:00 pm at Springton Manor Farm and had approximately 90 in attendance. A series of tours of preserved farms has been planned for each Saturday in May. Two tours planned for May 7th were cancelled due to the weather. Stroud Preserve, Milky Way Farm and Marshlands will be held in the coming weeks.

An update of CCPC's 2002 Cluster Subdivision Design Guide is underway in conjunction with the Community Planning, Design and Technology, and Communications divisions and is expected to be completed in June. This guide will be included in municipal open space preservation outreach.

The Environmental and Energy Advisory Board held their second board meeting of the year on 4/27, and the board's two subcommittees each met earlier in April. The Environmental subcommittee will provide input on the scope of work for CCPC's upcoming work on woodland and tree protection guidelines, while the Clean Energy subcommittee brainstormed a list of potential outreach actions.

Transco has submitted their Erosion and Sedimentation permitting applications to PA DEP and the Chester County Conservation District for review. Chester County submitted comments to the PA PUC regarding their Notice of Proposed Rulemaking regarding Hazardous Liquids.

Environment and Infrastructure Division Update:

On Friday, April 22nd – the last four miles of the Schuylkill River Trail in Chester County were opened to the public at a ribbon cutting ceremony held at the new Frick's Lock Trailhead in East Coventry Township. The ceremony served as an opening for both the trail and the Township's new Trailhead/restroom facility at Frick's Lock.

On Wednesday, April 20th, PA Governor Wolf announced the Statewide Transportation Alternatives Set Aside (TASA) awards and Penn Township's Jennersville Sidewalk Connections project was awarded the full amount of their \$845,000 request.

During the month of April, the Multimodal Transportation Planning Division submitted a total of three separate funding applications:

- FY 2023 Community Funding Project Request Program (earmark) requesting \$1.5M in construction funding to the extend the Chester Valley Trail West / Enola Low Grade Trail extension one mile into the Borough of Atglen. The application was submitted to the US Representative Chrissy Houlahan.
- The application for \$1.5M in construction funding for the CVT West / ELG Trail extension into Atglen was also made to Senator Casey.
- DVRPC Transportation Community Development Initiative (TCDI) Program seeking \$60,000 to perform Phase Two of the Public Transportation Plan Update.

Chester County received one of TMACC's Annual Member Awards for the Chester County Complete Streets Policy.

On April 27, 2022, the Chester County Board of Commissioners passed a resolution to allow the formation of the Schuylkill River Passenger Rail Authority. This newly formed Authority with Berks and Montgomery Counties will be the primary entity to work with outside agencies such as Amtrak, SEPTA, and Norfolk Southern toward re-establishing passenger rail service between Philadelphia and Reading, including stops in Phoenixville and Pottstown.

Public Comment:

There were no public comments.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 4:08 PM. WAS MADE BY MS. DUNCAN, SECONDED BY MS. COSENTINO, 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 long, sweeping tail on the letter 'y'.

Brian N. O'Leary, AICP
Secretary

BNO/slw

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

Act 247 Reviews

Subdivision & Land Development






Act 247 Reviews of Proposed Development




during May 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
-  Not Consistent with Landscapes3
-  Not Consistent with Landscapes3

Landscapes3

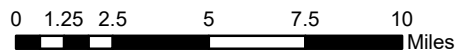
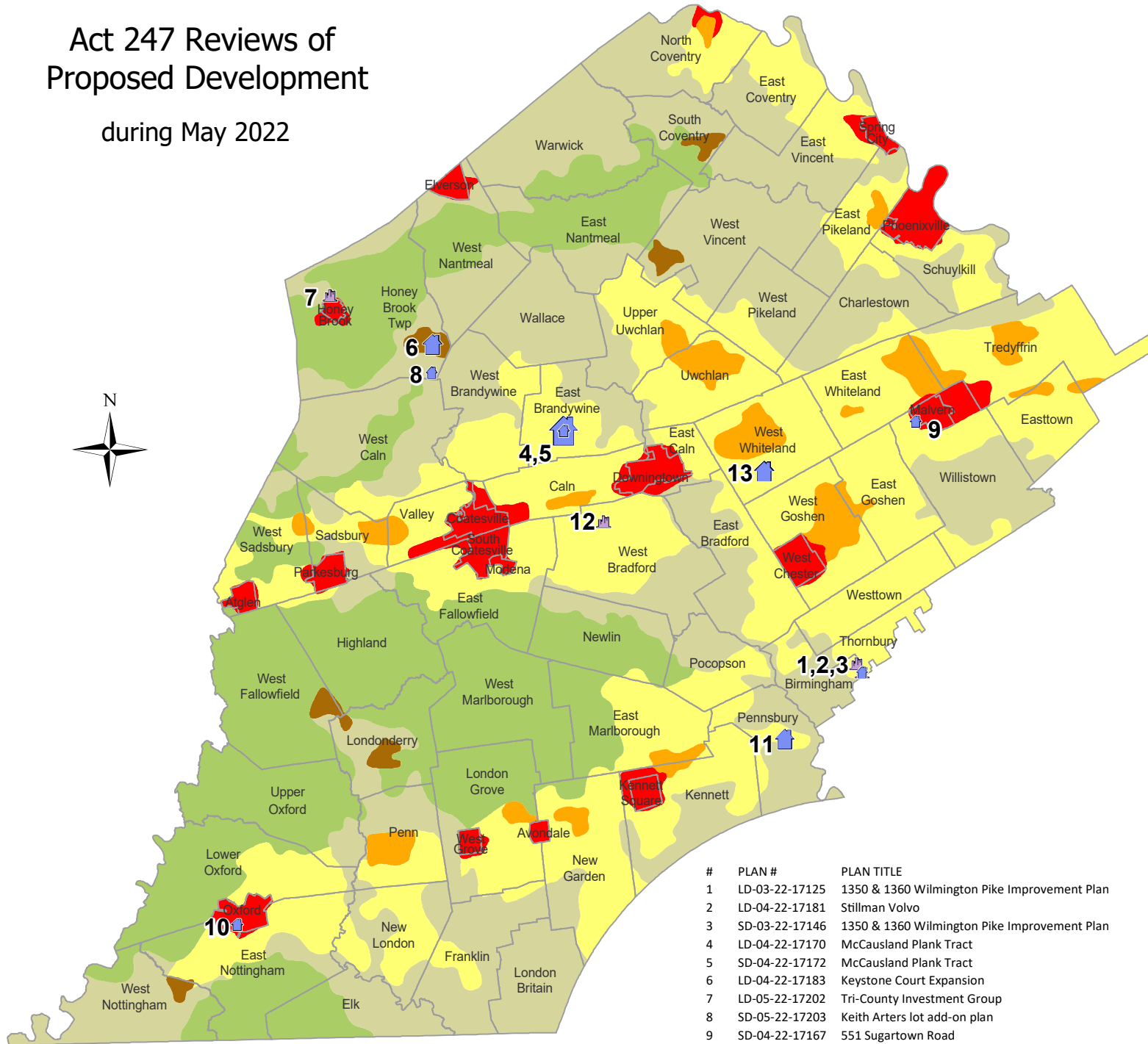
Growth Areas

-  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.

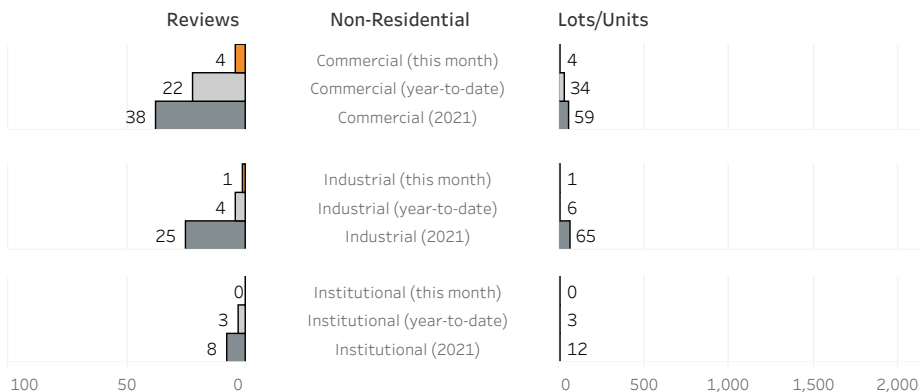
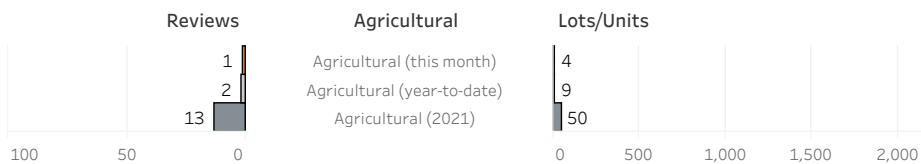
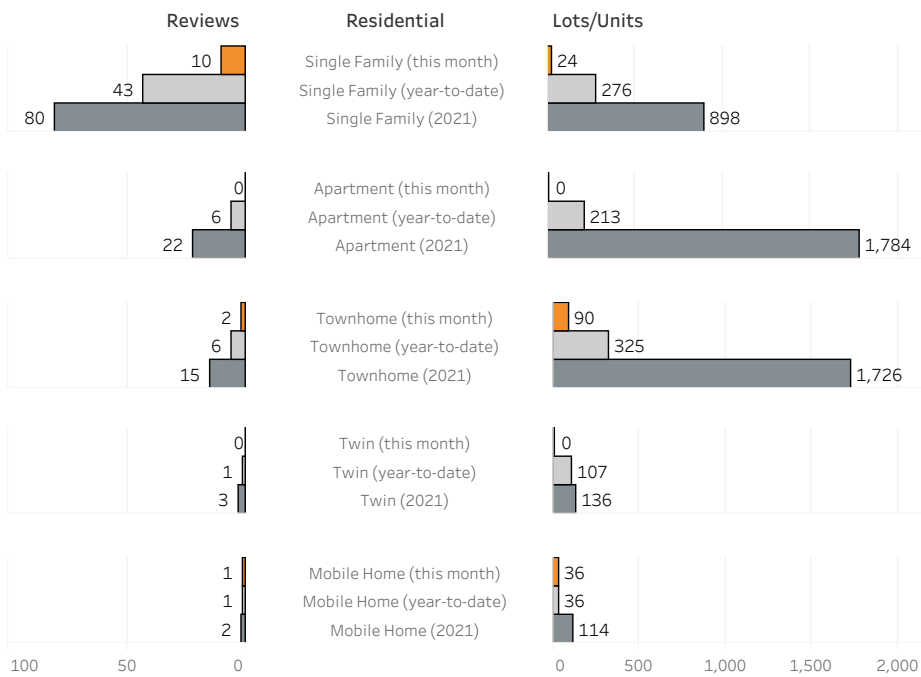
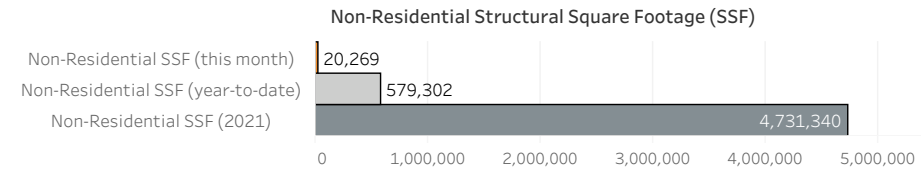
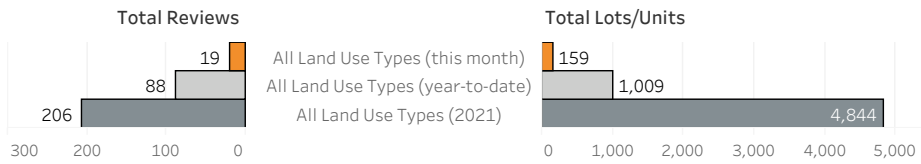


#	PLAN #	PLAN TITLE
1	LD-03-22-17125	1350 & 1360 Wilmington Pike Improvement Plan
2	LD-04-22-17181	Stillman Volvo
3	SD-03-22-17146	1350 & 1360 Wilmington Pike Improvement Plan
4	LD-04-22-17170	McCausland Plank Tract
5	SD-04-22-17172	McCausland Plank Tract
6	LD-04-22-17183	Keystone Court Expansion
7	LD-05-22-17202	Tri-County Investment Group
8	SD-05-22-17203	Keith Arters lot add-on plan
9	SD-04-22-17167	551 Sugartown Road
10	SD-05-22-17196	Troy E. & Lisa A. Summers
11	SD-04-22-17180	Charles Atkins
12	LD-04-22-17161	1401 Gallagherville Road
13	SD-04-22-17179	296 Boot Road



Subdivision and Land Development Applications

May 2022



Subdivision and Land Development Reviews 5/1/2022 to 5/31/2022

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)
Birmingham Township	LD-03-22-17125	1350 & 1360 Wilmington Pike Improvement Plan	5/17/2022	5.21	Commercial	1	2,761	Commercial Addition to Existing	2	0	Yes
Birmingham Township	LD-04-22-17181	Stillman Volvo	5/24/2022	4.10	Commercial	1	600	Commercial Retail	1	0	Yes
Birmingham Township	SD-03-22-17146	1350 & 1360 Wilmington Pike Improvement Plan	5/17/2022	5.21	Commercial	1		Commercial Lot Consolidation		0	Yes
East Brandywine Township	LD-04-22-17170	McCausland Plank Tract	5/17/2022	21.78	Townhouse	89		Residential Townhouse		2,605	Yes
East Brandywine Township	SD-04-22-17172	McCausland Plank Tract	5/17/2022	21.78	Townhouse	1		Residential Townhouse			Yes
East Coventry Township	SD-04-22-17185	Kolb Tract	5/6/2022	30.09	Single Family Residential	4		Residential Single Family Residential			Yes
Honey Brook Township	LD-04-22-17183	Keystone Court Expansion	5/10/2022	22.00	Mobile Home	36		Residential Mobile Home		2,210	Yes
Honey Brook Township	LD-05-22-17202	Tri-County Investment Group	5/17/2022	5.93	Industrial	1	9,408	Industrial Manufacturing	1	0	Yes
Honey Brook Township	SD-04-22-17184	Reuben E & Mary Z Stoltzfus	5/10/2022	20.38	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Farm/Pasture Land		0	Yes
Honey Brook Township	SD-05-22-17203	Keith Arters lot add-on plan	5/18/2022	24.60	Single Family Residential	2		Residential Single Family Residential		0	Yes
Lower Oxford Township	SD-04-22-17157	Glenroy Farm LP - 2-Lot SD	5/25/2022	44.76	Agricultural	2		Agricultural Farm/Pasture Land		0	Yes
Malvern Borough	SD-04-22-17167	551 Sugartown Road	5/12/2022	1.05	Single Family Residential	2		Residential Single Family Residential			Yes
Oxford Borough	SD-05-22-17196	Troy E. & Lisa A. Summers	5/17/2022	0.43	Single Family Residential	1		Residential Single Family Residential			Yes

Subdivision and Land Development Reviews 5/1/2022 to 5/31/2022

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)
Pennsbury Township	SD-04-22-17180	Charles Atkins	5/13/2022	5.80	Single Family Residential	4		Residential Single Family Residential			Yes
Tredyffrin Township	SD-04-22-17165	1509 Le Boutillier Road	5/13/2022	5.10	Single Family Residential	2		Residential Single Family Residential		0	Yes
West Bradford Township	LD-04-22-17161	1401 Gallagherville Road	5/2/2022	4.00	Commercial	1	7,500	Commercial Unique	1	0	Yes
West Whiteland Township	SD-04-22-17179	296 Boot Road	5/19/2022	2.10	Single Family Residential	4		Residential Single Family Residential			Yes
Willistown Township	SD-04-22-17188	366/368 Paoli Pike	5/24/2022	8.00	Single Family Residential	2		Residential Single Family Residential		0	Yes
Willistown Township	SD-04-22-17189	864 Grubbs Mill Road & 6 Stillmeadow Lane	5/25/2022	21.08	Single Family Residential Agricultural	3		Residential Single Family Residential Agricultural Open Space Conservation			Yes
Grand Totals of Subdivision and Land Development Reviews		19 Reviews		253.40 Acres		159 Lots/Units	20,269 Non-Res. Sq. Feet		5 Non-Res. Bldgs.	4,815 Linear Feet Roadway	

There are **19** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

Unofficial Sketch Plan Evaluations 5/1/2022 to 5/31/2022

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

5/1/2022 to 5/31/2022

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
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

May 24, 2022

Quina Nelling, Secretary
Birmingham Township
1040 W. Street Road
West Chester, PA 19382-8012

Re: Preliminary/Final Land Development - Stillman Volvo
Birmingham Township – LD-04-22-17181

Dear Ms. Nelling:

A Preliminary/Final Land Development Plan entitled "Stillman Volvo", prepared by Edward B. Walsh and Associates, Inc., and dated April 6, 2022, was received by this office on April 28, 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:	northwest corner of Route 202 and Old Wilmington Pike
Site Acreage:	4.10
Lots/Units:	1 Lot
Non-Res. Square Footage:	600
Proposed Land Use:	Commercial
Municipal Land Use Plan Designation:	Highway Mixed-Use
UPI#:	65-4-51.1A

PROPOSAL:

The applicant proposes the construction of a 600 square foot building for vehicle service at an existing automobile dealership. The site plan indicates that the proposed building will be located within an existing paved area of the site. No new sewage disposal or water supply is proposed. The project site is located in the C-2A Highway Limited Commercial zoning district.

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

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Suburban Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. The proposed land development is consistent with the objectives of the **Suburban Landscape**.

PRIMARY ISSUES:

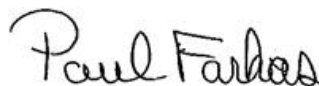
2. The existing right-of-way width of this section of Route 202 is not shown on the current plan submission. This information should be provided by the applicant. The County Planning Commission's [Multimodal Circulation Handbook](#) (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies this section of Route 202 as a major arterial road. The Handbook (page 183) recommends a 150 foot-wide right-of-way for major arterial roads in suburban areas to accommodate future road and infrastructure improvements.

ADMINISTRATIVE ISSUES:

3. The applicant is requesting a waiver from the plan content provisions of the Township Subdivision and Land Development Ordinance, along with a waiver from the stormwater management standards in Chapter 101 of the Township Code. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
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 Birmingham 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: Alvy Associates
Edward B. Walsh 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
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(610) 344-6285 Fax (610) 344-6515

May 17, 2022

Quina Nelling, Secretary
Birmingham Township
1040 W. Street Road
West Chester, PA 19382-8012

Re: Preliminary Subdivision and Land Development - 1350 & 1360 Wilmington Pike Improvement Plan
Birmingham Township – SD-03-22-17146 and LD-03-22-17125

Dear Ms. Nelling:

A Preliminary Subdivision and Land Development Plan entitled "1350 & 1360 Wilmington Pike Improvement Plan", prepared by Edward B. Walsh & Associates, Inc., and dated November 11, 2021, was received by this office on April 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 plan for your consideration.

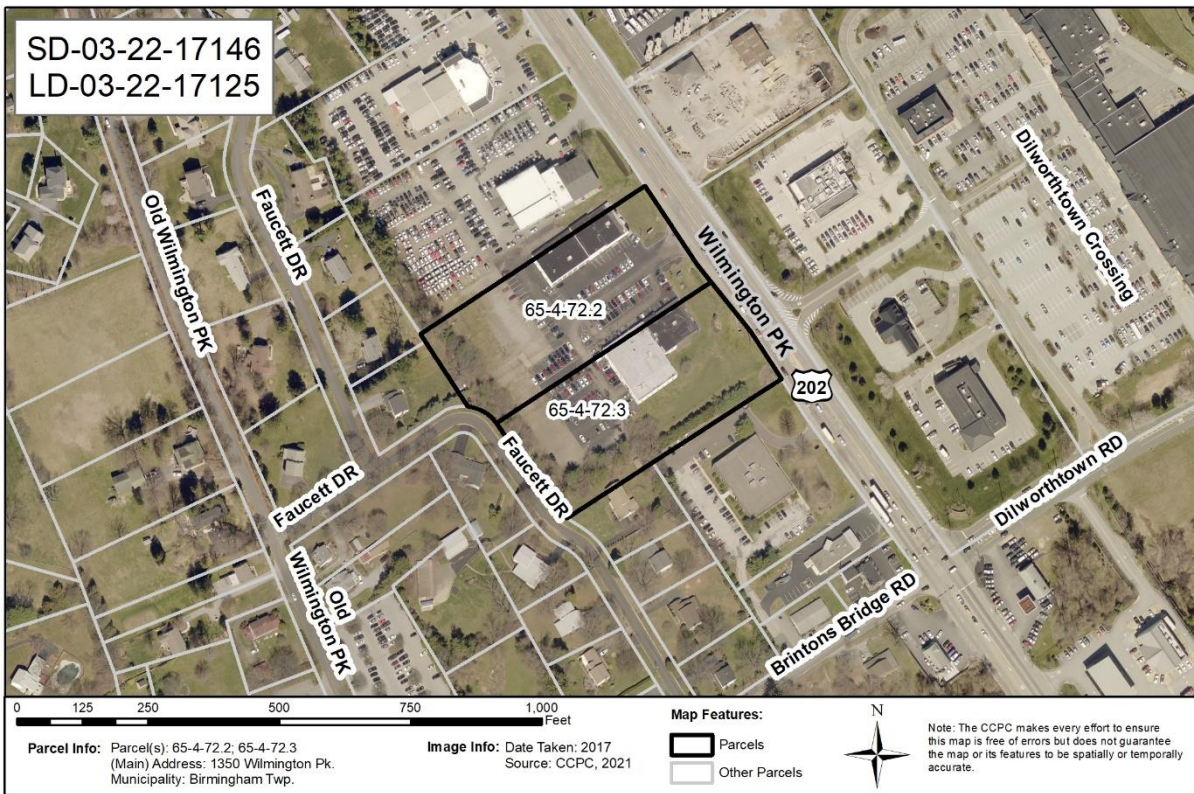
PROJECT SUMMARY:

Location: west side of Wilmington Pike (Route 202), north of Brinton Bridge Road
Site Acreage: 5.21
Lots/Units: 2 existing lots; 1 proposed lot
Non-Res. Square Footage: 2,761
Proposed Land Use: Additions to existing commercial buildings
New Parking Spaces: 0
Municipal Land Use Plan Designation: Highway Mixed-Use
UPI#: 65-4-73.3, 65-4-72.2

PROPOSAL:

The applicant proposes the consolidation of two existing parcels totaling 5.21 acres into a single parcel, along with the construction of two commercial building additions totaling 2,761 square feet. The project site, which is served by public water and public sewer, is located in the C-2A Limited Highway Commercial zoning district.

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



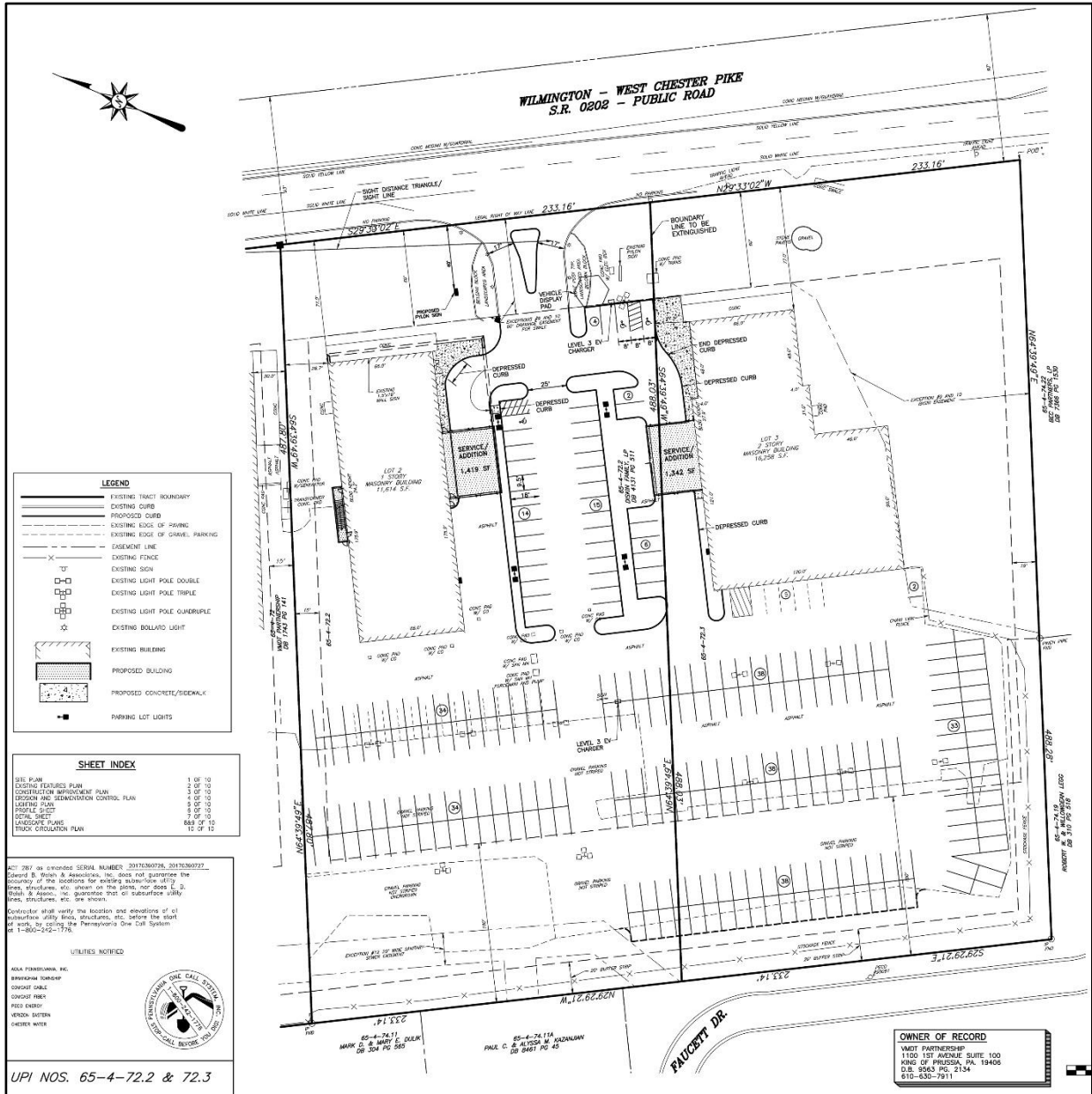
COUNTY POLICY:

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 plan 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 Chester Creek watershed. **Watersheds**' highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of "impaired" streams, and protect vegetated riparian corridors. **Watersheds** can be accessed at www.chesco.org/water.



Site Plan Detail, Sheet 1: 1350 & 1360 Wilmington Pike Improvement Plan

PRIMARY ISSUES:

- The site plan depicts an existing 93 foot wide right-of-way for this section of Route 202. The County Planning Commission’s Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies this section of Route 202 as a major arterial road. The Handbook (page 183) recommends a 150 foot-wide right-of-way for major arterial roads in suburban areas 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 Route 202.

Page: 4
Re: Preliminary Subdivision and Land Development - 1350 & 1360 Wilmington Pike Improvement Plan
Birmingham Township – SD-03-22-17146 and LD-03-22-17125

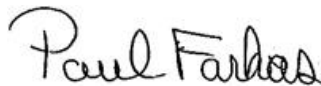
4. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 5) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

ADMINISTRATIVE ISSUES:

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. According to the Subdivision and Land Development Waiver Requests table on Sheet 1, the applicant is requesting one waiver from Article V - Plan Requirements of the Township Subdivision and Land Development Ordinance, and one waiver from Article III-Stormwater Management Standards of the Township Stormwater Management Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
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 Birmingham 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: Edward B. Walsh & Associates, Inc.
VMDT Partnership
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
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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

May 17, 2022

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

Re: Preliminary Subdivision and Land Development - McCausland Plank Tract
East Brandywine Township -SD-04-22-17172, LD-04-22-17170

Dear Mr. Reven:

A preliminary subdivision and land development plan entitled "McCausland Plank Tract", prepared by Commonwealth Engineers Inc. and dated March 31, 2022, was received by this office on April 18, 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:	South side of Horseshoe Pike (State Route 322)
Site Acreage:	21.78 acres
Units:	89 dwellings
Proposed Land Use:	Townhouse
New Parking Spaces:	222 spaces
Municipal Land Use Plan Designation:	Residential and Agricultural
UPI#:	30-5-144.5, 30-5-144.8

PROPOSAL:

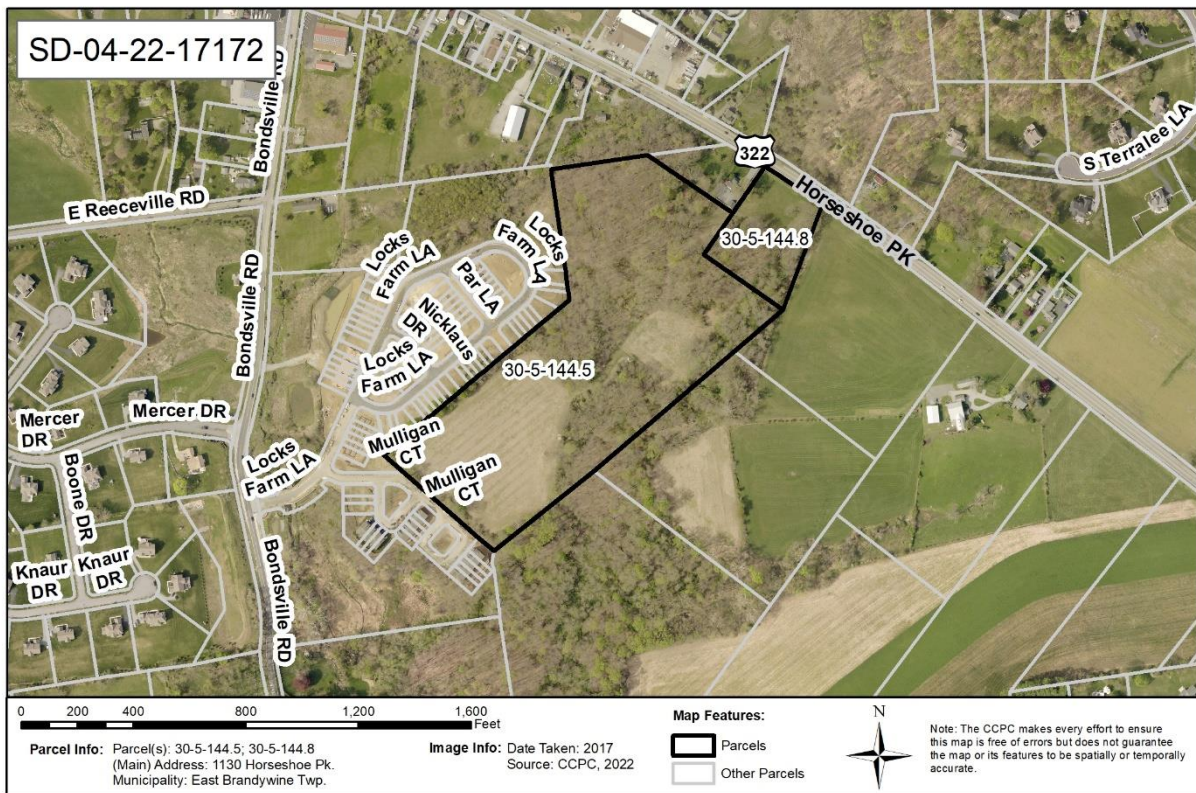
The applicant proposes the construction of 89 residential units and 12.4 open space acres, and the merger of two lots. The site, which will be served by public water and public sewer facilities, is located in the East Brandywine Township TND-2 Traditional Neighborhood Development-2 Overlay District zoning district.

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 and land development plan.

COUNTY POLICY:

LANDSCAPES:

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



WATERSHEDS:

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

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

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:

East Brandywine Township

Beaver Creek Watershed

FEMA: FEMA Zone X

MS4 community: YES

TMDL: None in this Subbasin

Impairments for UNT to Beaver Creek: Aquatic life- urban runoff/storm sewers (habitat alterations and siltation)

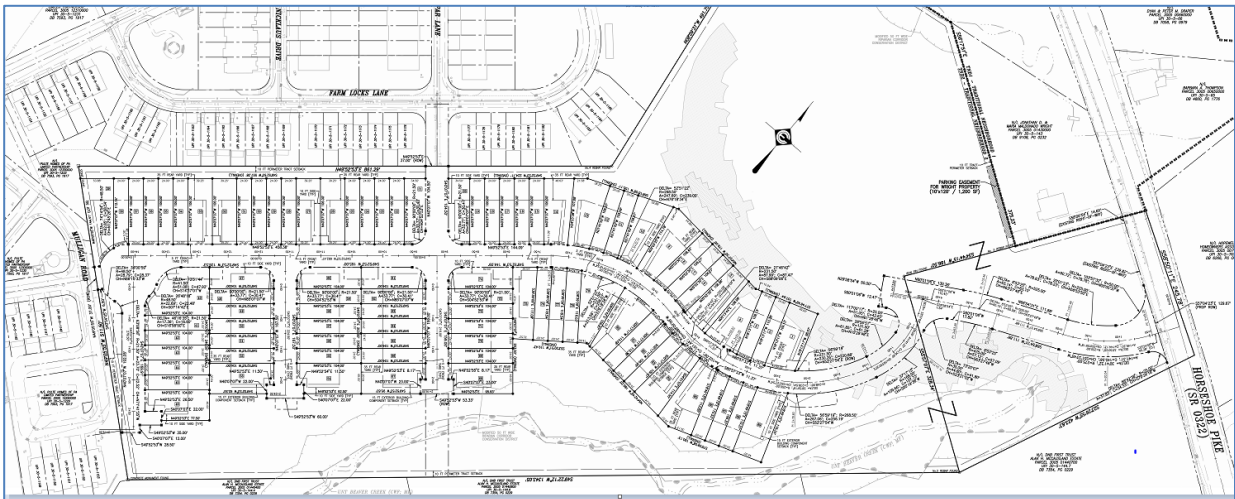
Designated use: Cold Water Fishes, Migratory Fishes

Natural Features Protection:

3. The Township Board of Supervisors granted a conditional use approval on March 3, 2022, which permitted the reduction of the Riparian Corridor Conservation District (RCCD) from 100 feet to 50 feet and allowed for the construction of stormwater management facilities within the modified 50-foot corridor. This construction will result in significant tree clearing and earth disturbance directly adjacent to a perennial tributary to Beaver Creek, which is designated as a coldwater fishery.
 - a. The plans show that tree removal and grading in several locations will occur within 10 feet of delineated wetlands and the edge of a perennial stream. The applicant should ensure that the bounds of all delineated wetlands are clearly marked in the field, and orange construction fencing should be installed at the planned limits of disturbance to prevent unintended intrusion into these areas by construction vehicles and equipment.
 - b. Headwater streams are particularly susceptible to changes in riparian area land use due to their small size and small drainage area. Protecting and preserving vegetation along these streams is necessary to reduce downstream flood impacts and to prevent streambank erosion, channel scour, and sedimentation. The applicant should minimize disturbance and grading within the 50-foot RCCP to the greatest extent practicable to reduce impacts to the stream channel and downgradient properties. At a minimum, the applicant should seek to maintain a buffer of mature trees between the area of disturbance and the edge of the stream bank that will maintain shade over the existing and delineated wetland. These trees should be protected in accordance with the “Tree Protection Measures and Notes” on Sheet 7.
 - c. The installation of the stormwater facilities will necessitate vehicular and construction equipment access and ground disturbance within 50 feet of delineated wetlands and the perennial stream channel. Disturbance adjacent to wetlands increases the risk of introducing invasive species that can spread prolifically throughout wetland systems and downstream riparian areas. This can alter species composition, ecological communities, and local hydrology. The applicant should take precautions to minimize the risk of spreading invasive species, such as *Phragmites*, Japanese hops, mile-a-minute, and purple loosestrife, into these sensitive areas. Precautions could include the following: removing and washing soils and debris from construction equipment, wood mats, erosion control fabric, and clothing prior to entering this area; promptly stabilizing and reseeding disturbed areas to prevent the establishment of invasive species; and conducting post-construction treatment to promptly remove and prevent the establishment of any introduced invasive species.
 - d. Stormwater outlets from wetland treatment basins No. 1 and No. 2 discharge within a few feet of the delineated wetlands and the top of the streambank. The applicant should ensure appropriate energy dissipation measures are installed to prevent erosion within these sensitive areas.

Stormwater Considerations:

4. Several small rain gardens are included in the post-construction stormwater management plan. To improve the facilitation of the long-term operation and maintenance of these features, the applicant should consider creating a one-page summary document that includes the location of each feature, the inspection and maintenance requirements, and a list of the species planted in each BMP. This information should be provided to the Homeowners Association and any property management organizations that will be responsible for the long-term maintenance of these features to ensure that these systems continue to function as designed. This document should also be recorded at the Chester County Recorder of Deeds to ensure that this information remains accessible to future responsible parties. Clear and easily accessible information on the intended design and proper maintenance of these systems is critical to ensuring that they are maintained as vegetated naturalized features and not simply converted to mowed turf depressions. The installation of signs or other features, such as a defined stone-lined edge, that clearly mark these areas as naturalized rain gardens can also help to promote proper long-term maintenance.



***Detail of McCausland Plank Tract
Preliminary Land Development Plan***

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 Township, which should be reviewed by the Township engineer. To ensure this system continues to function as designed, the applicant and/or those responsible for future maintenance should strictly adhere to an 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. Particular care should be taken during construction to prevent compaction of the soil below the system and to minimize the delivery of sediment to this

system from construction runoff. The applicant should ensure that sufficient observation wells and access points are incorporated into the design and are located in areas that will remain easily accessible. These access points should be designed to allow for the occasional removal of accumulated sediment.

7. We endorse the proposed “naturalized” basins so the stormwater management features can serve as site amenities. We also suggest that the applicant maximize opportunities for passive activities near the basins. The planned stormwater infrastructure can provide an excellent opportunity to demonstrate the principles and practices of low impact stormwater management, design, and maintenance, and the importance of watershed stewardship. We encourage the applicant to use this project as an educational resource for residents, students and visitors by creating informational signage, and designing site-specific stormwater curriculum and projects that can be implemented in science classes. Subsection 399-13.1.C(1)(c) of East Brandywine’s Zoning Ordinance notes that pedestrian trails within 50 feet of the Riparian Conservation District must be retained in a natural condition

PRIMARY ISSUES:

8. While we endorse the use of the design manual in the submission, we suggest the applicant and the Township consider expanding the manual’s guidelines for architecture and building massing. Because of the dominant width of townhome facades, the applicant should design well-articulated buildings that provide visual interest and definition, and which create an inviting streetscape. Articulation within the building facades can be achieved through the inclusion of porches, porticos, balconies, bay windows, roof lines, and building material types. In addition, we recommend the design manual address the visual impact of garages when located in the front of homes. Design treatments that can soften the visual impact include garage doors colored to complement the façade materials, decorative elements such as windows or paneling, and garage doors that are flush with the façade or slightly recessed into the unit so they are not as visually prominent from the street.
9. The townhouses along Road B are oriented such that their side walls face the road. We suggest that the applicant consider facing their entrances towards the road, or alternatively incorporate architectural detailing and landscaping along these elevations to mitigate the expanses of side walls.
10. It would be preferable if Roads C, D and E could be designed as loops instead of terminating with stub-T designs. Loop roads will improve circulation and make snow removal and trash collection more efficient.
11. The applicant should strive to create a centralized open space area. The Township should verify that the proposed open space plan meets all applicable municipal ordinance requirements. The applicant should clearly identify how access will be provided to all proposed open space areas, for both the use of residents and for maintenance purposes. In general, the applicant should strive to provide access to the open space from each individual dwelling or lot, without the need for users to travel significant distances or cross an excessive number of streets.
12. We endorse the proposed trails, and we recommend that all trail corridor location and design details be incorporated into the final plan. We also recommend that trails be constructed prior to the Township issuing any building occupancy permits for this development and that the applicant use all-weather materials instead of the “natural surface” as proposed, because all-weather materials will accommodate a wider variety of uses and be handicapped-accessible.

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Re: Preliminary Subdivision and Land Development - McCausland Plank Tract
East Brandywine Township -SD-04-22-17172, LD-04-22-17170

13. The applicant should consider design alternatives where the trails appear to cross over the spillways at Basins 1 and 2, or ensure that the trails will not be damaged by flood events.
14. We recommend that sidewalks be provided along Horseshoe Pike, which can help pedestrians access the Guthriesville area. Sidewalks are an essential design element for new construction in the **Suburban Landscape**. “Connect” Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas.
15. The County Planning Commission’s Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Horseshoe Pike (State Route 322) as a minor arterial. The Handbook (page 183) recommends an 80 foot-wide right-of-way for minor arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Horseshoe Pike. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
16. The applicant should contact the school district to determine if a bus stop for students is appropriate in this development. 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.
17. We question why a roadway access to Mulligan Road was not provided to provide another means of access and egress, because this can improve vehicle circulation and increase opportunities for alternate access and egress during emergency conditions.
18. We suggest that a landscaped island with mountable curbs be provided at the intersection of Roads B and E. The island would minimize impervious pavement and possibly be used as a stormwater management feature.
19. We suggest that the Township Engineer review and comment on the applicant’s traffic study.
20. The Township’s emergency service providers should review and approve the proposed vehicle circulation and access for emergency vehicles.
21. Chester County has established the A+ Homes initiative, which focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at: <https://www.chescoplanning.org/Housing/aPlusHomes.cfm>. The applicant should strive towards providing affordably-priced units that are available at attainable sale and rental prices; no more than 30 percent of household income should be spent on housing related costs.
22. If development is being considered for the remainder of this site to the north of Road A, 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.
23. The applicant has requested seven waivers from the Township’s Subdivision and Land Development Ordinance’s requirements and one waiver from the Township’s Stormwater Management Ordinance. Waiver requests should only be granted following the determination

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Re: Preliminary Subdivision and Land Development - McCausland Plank Tract
East Brandywine Township -SD-04-22-17172, LD-04-22-17170

that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

ADMINISTRATIVE ISSUES:

24. 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>.
25. 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.
26. 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.
27. The applicant should contact the Pennsylvania Department of Environmental Protection (DEP) to determine whether a stream encroachment permit is necessary for the proposed road, driveway, or sanitary sewer line crossing in accordance with Section 205.293 of its rules and regulations and provide the municipality with documentation of this contact and the requirements of DEP before action on this plan is taken.

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, AICP
Senior Review Planner

cc: Commonwealth Engineers Inc.
Chester County Water Resources Authority
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District
ELU Planebrook Guthriesville LLC c/o Scott Ribson



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
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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

May 6, 2022

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

Re: Preliminary/Final Subdivision - Kolb Tract
East Coventry Township - SD-04-22-17185

Dear Mr. Kraynik:

A preliminary/final subdivision plan entitled "Kolb Tract", prepared by S.T.A. Civil Engineers - Land Surveyors and dated March 21, 2022, was received by this office on May 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:	Intersection of Baptist Church Road and Kolb Road
Site Acreage:	30.09 acres
Lots:	4 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Primary Growth Area (2015 Pottstown Metropolitan Region Comprehensive Plan Update)
UPI#:	18-5-136.1, 18-5-136.2, 18-5-136.3, 18-5-136

PROPOSAL:

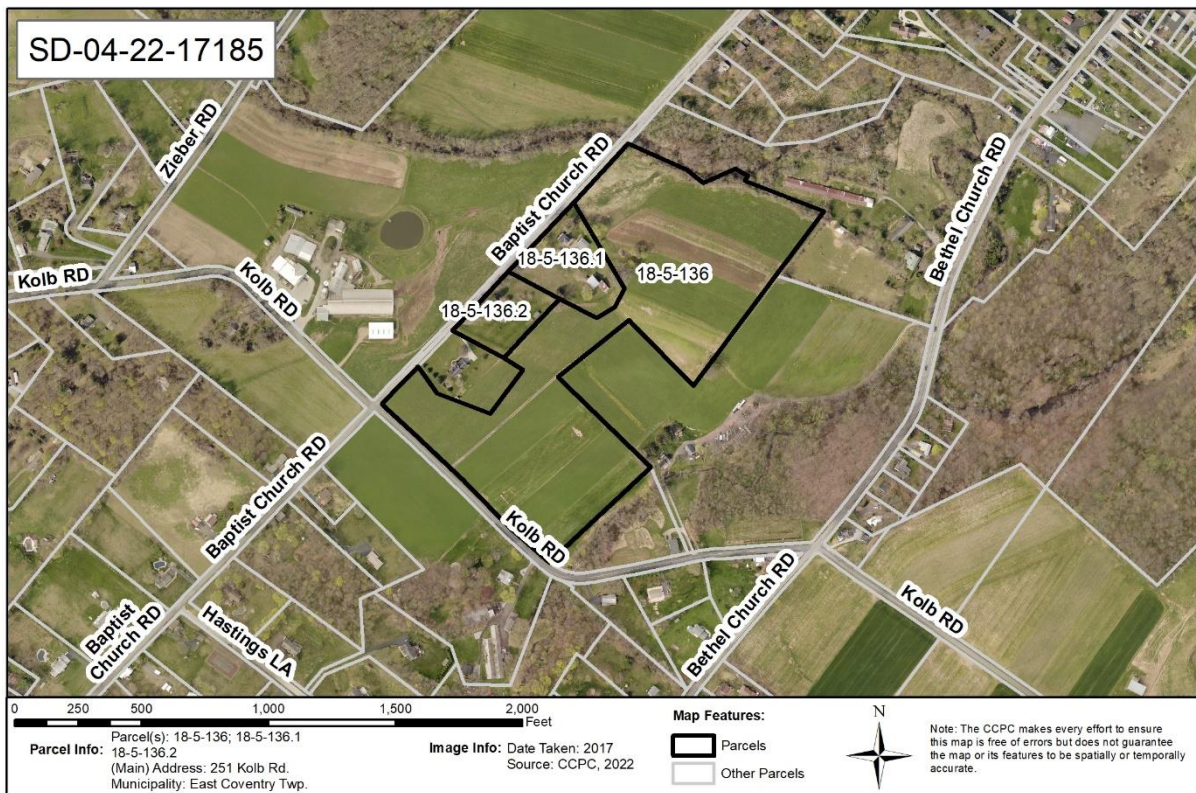
The applicant proposes the adjustment of the lot lines separating four lots. The site, which is served by on-site water and sewer facilities, is located in the East Coventry Township R-1 Residential zoning district. The tract contains three dwellings, and no additional development is proposed by this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

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

COUNTY POLICY:

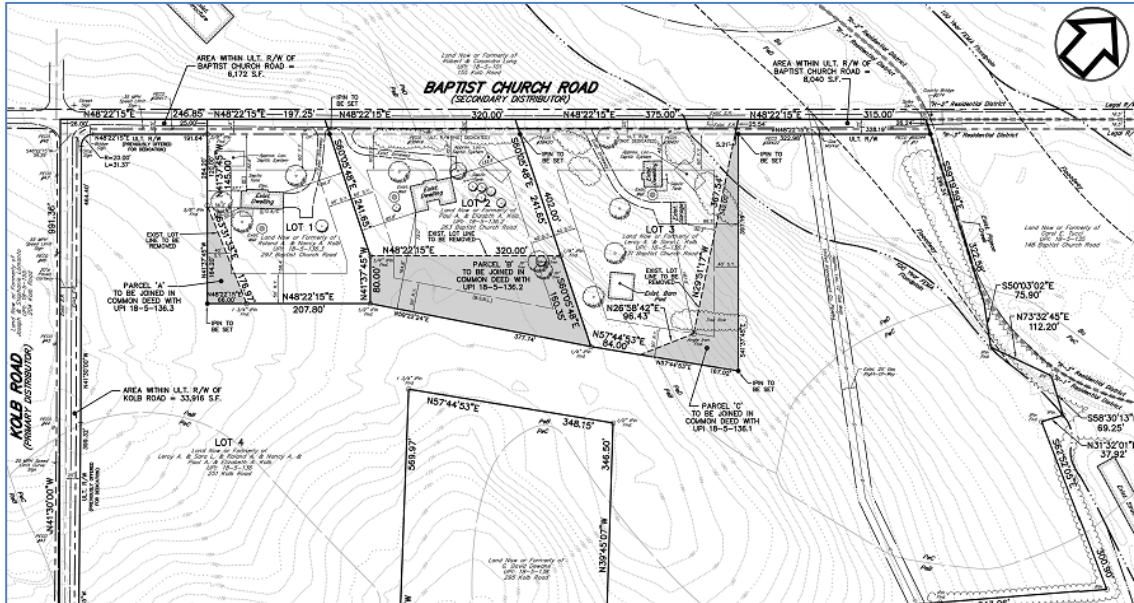
LANDSCAPES:

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. We agree that the proposed subdivision creates more uniform lots and usable yard areas.
3. If development is being considered for Lot 4, 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 on items such as site access and riparian buffer enhancements prior to preparing a fully engineered preliminary or final plan. Alternatively, the applicant should deed-restrict the remainder of the tract from further development.



*Detail of Kolb Tract
Preliminary/Final Subdivision Plan*

4. Applicants should be aware that the actual location of the United Improvement Company gas 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.palcall.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>.

ADMINISTRATIVE ISSUE:

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

Page: 4
Re: Preliminary/Final Subdivision - Kolb Tract
East Coventry Township - SD-04-22-17185

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,

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: Sara Kolb, Paul Kolb, Nancy Kolb, Roland Kolb
S.T.A. Civil Engineers - Land Surveyors
Chester County Health Department



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
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Michelle Kichline

Brian N. O'Leary, AICP
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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

May 10, 2022

Warren K. Obenski, Township Manager
Honey Brook Township
PO Box 1281
Honey Brook, PA 19344

Re: Preliminary Land Development and Subdivision Plan - Keystone Court Expansion
Honey Brook Township - LD-04-22-17183

Dear Mr. Obenski:

A preliminary land development and subdivision plan entitled "Keystone Court Expansion", prepared by JMR Engineering, LLC and dated March 22, 2022, was received by this office on April 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 preliminary land development and subdivision plan for your consideration.

PROJECT SUMMARY:

Location:	South side of Horseshoe Pike (State Route 322), east of South Birdell Road
Site Acreage:	22.00 acres
Units:	36 units
Proposed Land Use:	Mobile Home
New Parking Spaces:	81 spaces
Municipal Land Use Plan Designation:	Mobile Home Park
UPI#:	22-8-85.1B

PROPOSAL:

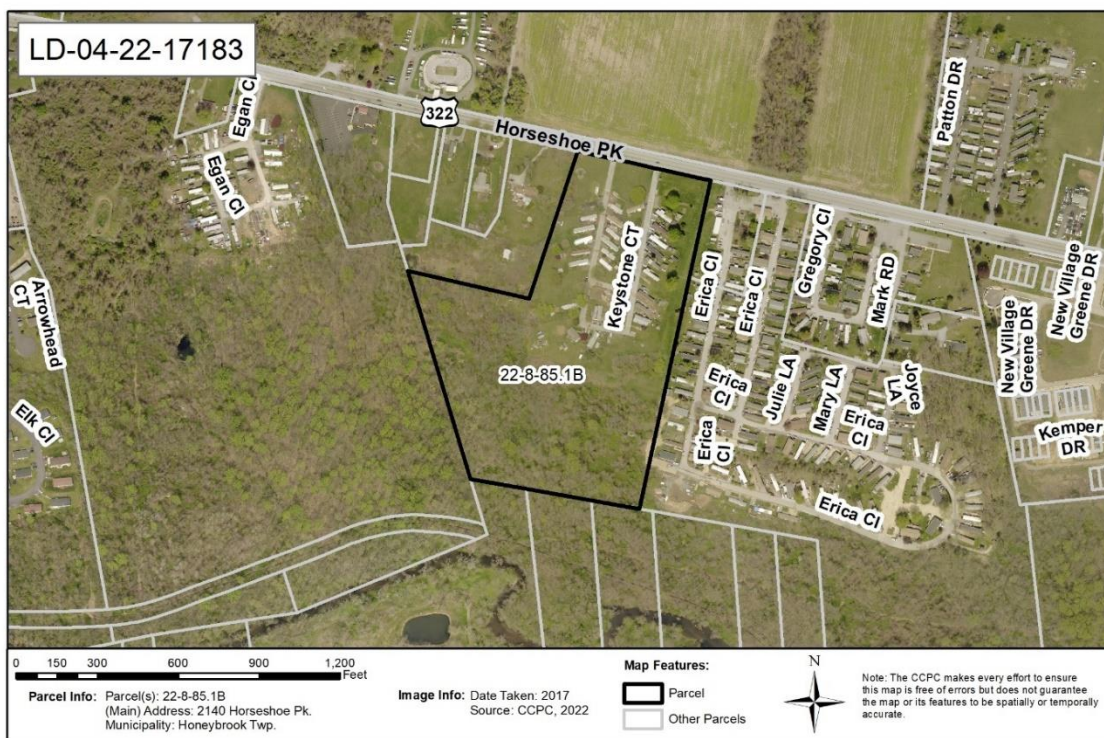
The applicant proposes to add 36 mobile homes and 81 parking spaces at a mobile home park containing 47 units. The site, which is served by public water and public sewer facilities, is located in the Honey Brook Township MHP Mobile Home Park zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Honey Brook Township issues should be resolved before action is taken on this land development and 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 land development and subdivision are consistent with the objectives of the **Suburban Landscape**.



WATERSHEDS:

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

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

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

3. Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.

Page: 4

Re: Preliminary Land Development and Subdivision Plan - Keystone Court Expansion
Honey Brook Township - LD-04-22-17183

5. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Horseshoe Pike (State Route 322), as a major arterial. The Handbook (page 183) recommends a 150 foot-wide right-of-way for major arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Horseshoe Pike. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
6. On-street parking areas appear to be limited; it would be preferable if more on-street parking is conveniently-distributed throughout the site.
7. Sidewalks along Horseshoe Pike should be considered to provide safe pedestrian access and potential future sidewalk connections.
8. The applicant should provide a direct and safe pedestrian connection to the tot lot. It appears access to the tot lot, as currently proposed, would occur through the sewer easements which would require awkward pedestrian circulation around the stormwater management facilities.
9. The applicant should ensure that the proposed maintenance shed near units 13 and 48 will provide convenient access, while not disturbing nearby residents.
10. The Act 247 Referral Form and the plan's title indicates that this submission includes a subdivision, and the Zoning Map inset on Sheet 1 of the Plan appears to show a separate interior lot, but it is unclear how this plan involves a subdivision; this should be clarified.
11. The plan shows a five-foot wide trail. We recommend that all trail corridor location and design details be incorporated into the final plan, and we also recommend that all trails be constructed prior to the Township issuing any building occupancy permits for this development. We also recommend that the applicant and Township consider utilizing all-weather materials in the construction of this trail corridor, which will accommodate a wider variety of uses, and be handicapped-accessible.
12. The applicant should also consider whether the attractiveness and usability of the trail can be increased if a portion would extend into the western part of the site, which is generally wooded.
13. We recommend a naturalized approach to the physical character of the stormwater basins located immediately south of the proposed tot lot. This would include naturalized plantings.
14. We recommend that the Township Engineer review and comment on the applicant's traffic impact study. The Icedale Trail Feasibility Study, prepared by the Brandywine Conservancy, shows a "Recommended Alignment" of the proposed Icedale Trail passing to the south of this site, as shown in the image below. Although the trail's alignment does not abut the site, we recommend that the applicant accommodate a future potential connection to this trail at the southern portion of the site.



Icedale Trail Feasibility Study

15. The Post Construction Stormwater Management Plans indicate that subsurface infiltration practices will be utilized to manage a portion of the site's stormwater runoff. The applicant should submit the Operations and Management Plan for the stormwater facilities to the Township, which should be reviewed by the municipal engineer. To ensure this system continues to function as designed, the applicant and/or those responsible for future maintenance should strictly adhere to the inspection schedule included in the Operation and Maintenance Plan. Appropriate pre-treatment Best Management Practices (BMPs) should be installed to remove sediment and other debris from runoff before it discharges to the planned subsurface infiltration system. Sediment, oil, grease, or other debris should be regularly removed from these pretreatment BMPs.
16. Subsurface infiltration stormwater management practices are not appropriate for areas that will receive runoff with high sediment loads. Particular care should be taken during construction to prevent compaction of the soil below the system and to minimize the delivery of sediment to this system from construction runoff. The applicant should ensure that sufficient observation wells and access points are incorporated into the design and are located in areas that will remain easily accessible. These access points should be designed to allow for the occasional removal of accumulated sediment.

ADMINISTRATIVE ISSUES:

17. 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.
18. 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.

Page: 6

Re: Preliminary Land Development and Subdivision Plan - Keystone Court Expansion
Honey Brook Township - LD-04-22-17183

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: JMR Engineering, LLC
Home Courts Advantage, LLC
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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Executive Director

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

May 10, 2022

Warren K. Obenski, Township Manager
Honey Brook Township
500 Suplee Road, P.O. Box 1281
Honey Brook, PA 19344

Re: Final Subdivision - Reuben E. & Mary Z. Stoltzfus
Honey Brook Township - SD-04-22-17184

Dear Mr. Obenski:

A final subdivision plan entitled "Reuben E. & Mary Z. Stoltzfus", prepared by Concord Land Planners & Surveyors and dated January 17, 2022, was received by this office on May 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 sides of Icedale Road, east of South Birdell Road
Site Acreage:	20.38 acres
Lots:	2 lots proposed
Proposed Land Use:	Single Family Residential, Farm/Pasture Land
Municipal Land Use Plan Designation:	Rural/Agriculture
UPI#:	22-8-97, 22-11-30, 22-8-94

PROPOSAL:

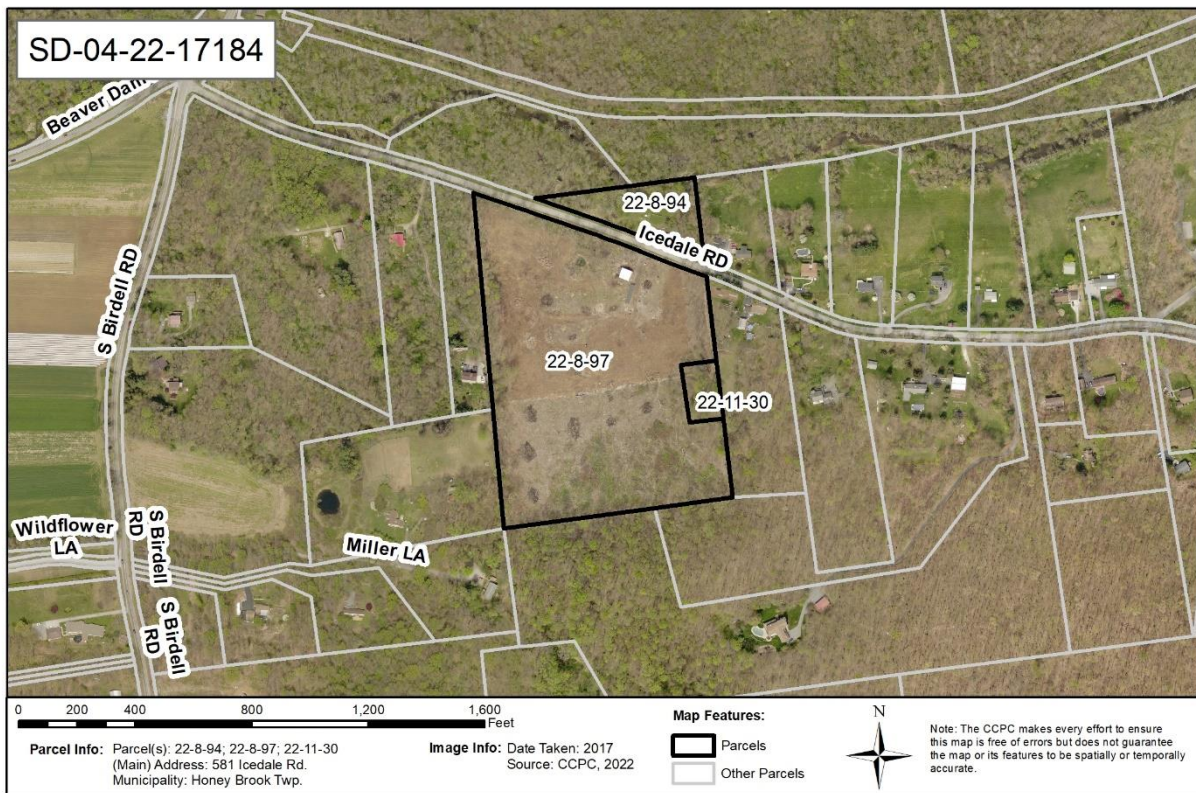
The applicant proposes a centerline separation and a lot add-on involving three lots, which will include the merger of two lots. The site, which is served by on-site water and sewer facilities, is located in the Honey Brook Township RC Resource Conservation zoning district. The tract contains two dwellings and no additional development is proposed by this plan.

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

COUNTY POLICY:

LANDSCAPES:

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

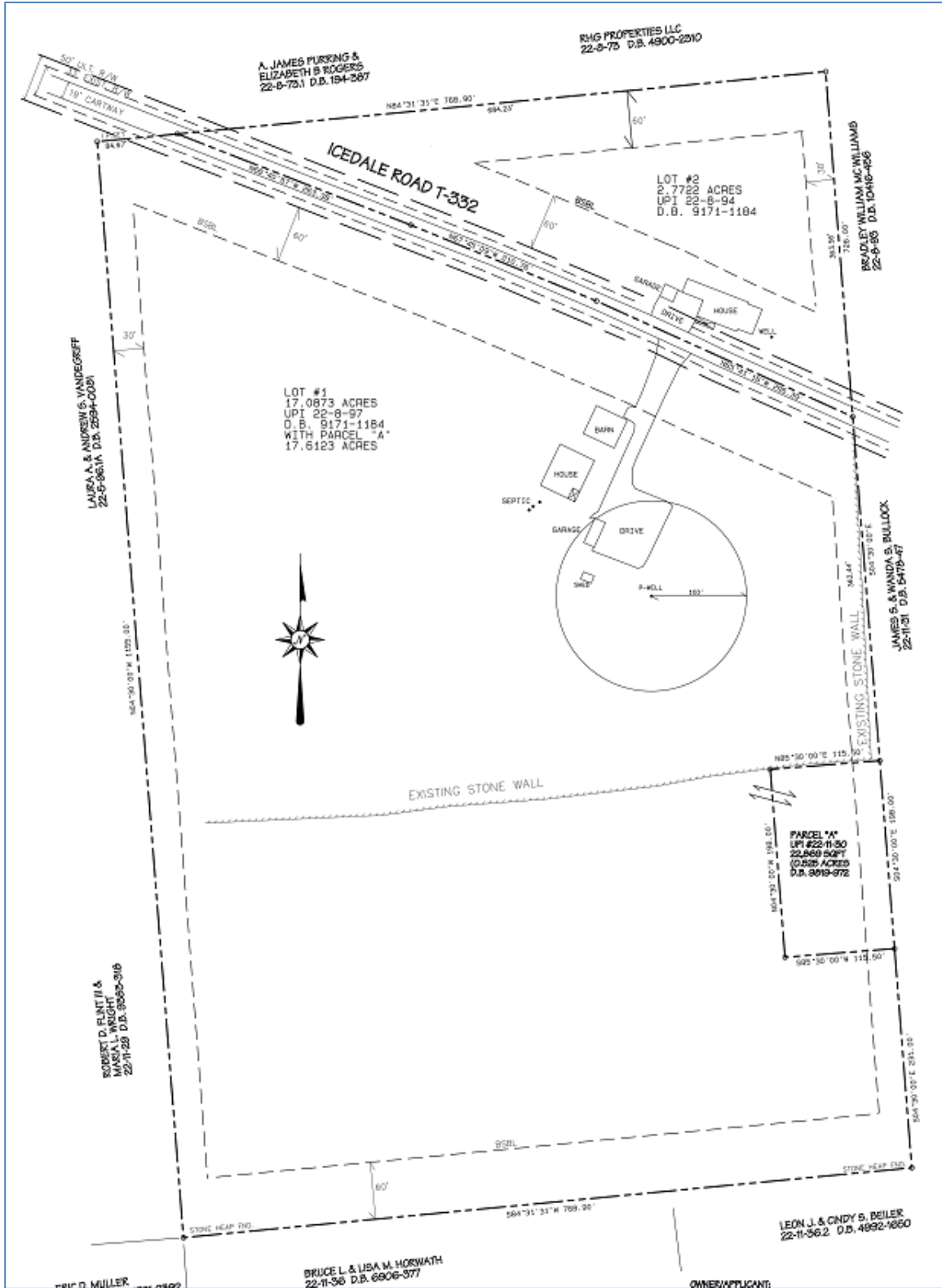


PRIMARY ISSUE:

2. The applicant should show the location of the septic field on Lot 2.

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 Reuben E. & Mary Z. Stoltzfus
 Final Subdivision Plan**

Page: 4
Re: Final Subdivision - Reuben E & Mary Z Stoltzfus
Honey Brook Township - SD-04-22-17184

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Concord Land Planners & Surveyors
Chester County Health Department
Reuben E. & Mary Z. Stoltzfus



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

May 17, 2022

Warren K. Obenski, Township Manager
Honey Brook Township
500 Suplee Road, P.O. Box 1281
Honey Brook, PA 19344

Re: Preliminary Land Development - Tri-County Investment Group
Honey Brook Township - LD-05-22-17202

Dear Mr. Obenski:

A preliminary land development plan entitled "Tri-County Investment Group", prepared by Commonwealth Engineers and dated February 23, 2022, was received by this office on May 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 land development for your consideration.

PROJECT SUMMARY:

Location:	Southwest intersection of Todd Road and Twin County Road (State Route 10)
Site Acreage:	5.93 acres
Lots:	1 lot
Non-Res. Square Footage:	9,408 square feet
Proposed Land Use:	Manufacturing
New Parking Spaces:	No new spaces proposed
Municipal Land Use Plan Designation:	Mixed Use Retail/Commercial
UPI#:	22-4-63.1

PROPOSAL:

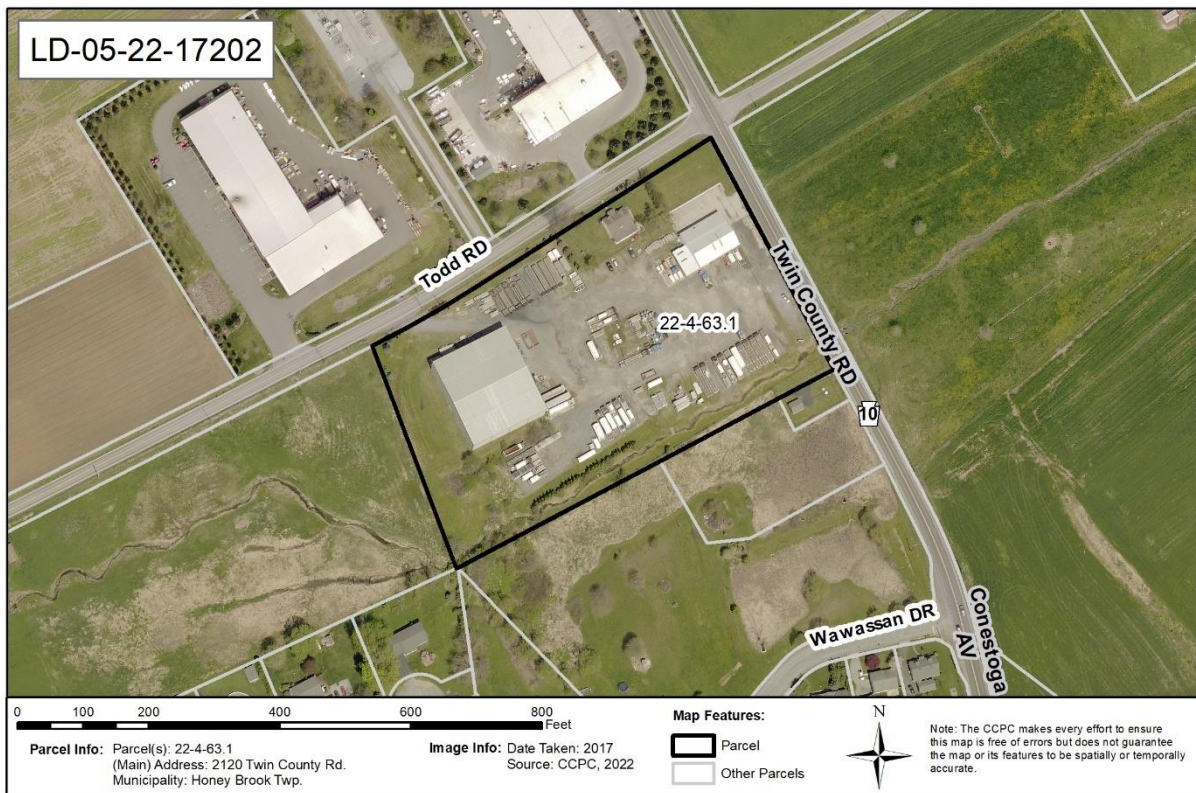
The applicant proposes the construction of a 9,408 square foot industrial building addition to an existing 17,700 square foot facility. The site, which is served by onsite water and public sewer facilities, is located in the Honey Brook Township Business Industrial zoning district. No additional parking spaces are proposed.

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

COUNTY POLICY:

LANDSCAPES:

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



WATERSHEDS:

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

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

Page: 4

Re: Preliminary Land Development - Tri-County Investment Group
Honey Brook Township - LD-05-22-17202

7. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.

ADMINISTRATIVE ISSUES:

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Commonwealth Engineers
Ivan King, Tri-County Investment Group
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



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

May 18, 2022

Warren K. Obenski, Township Manager
Honey Brook Township
500 Suplee Road, P.O. Box 1281
Honey Brook, PA 19344

Re: Final Subdivision - Keith Arters Lot Add-On Plan
Honey Brook Township - SD-05-22-17203

Dear Mr. Obenski:

A final subdivision plan entitled "Keith Arters Lot Add-On Plan", prepared by Ghassan Haddad and dated March 8, 2022, was received by this office on May 6, 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 Brandamore Road, south of Horseshoe Pike
Site Acreage: 24.60 acres
Lots: 2 lots proposed
Proposed Land Use: Single Family Residential
Municipal Land Use Plan Designation: Rural/Agriculture
UPI#: 22-11-49.4, 22-11-49

PROPOSAL:

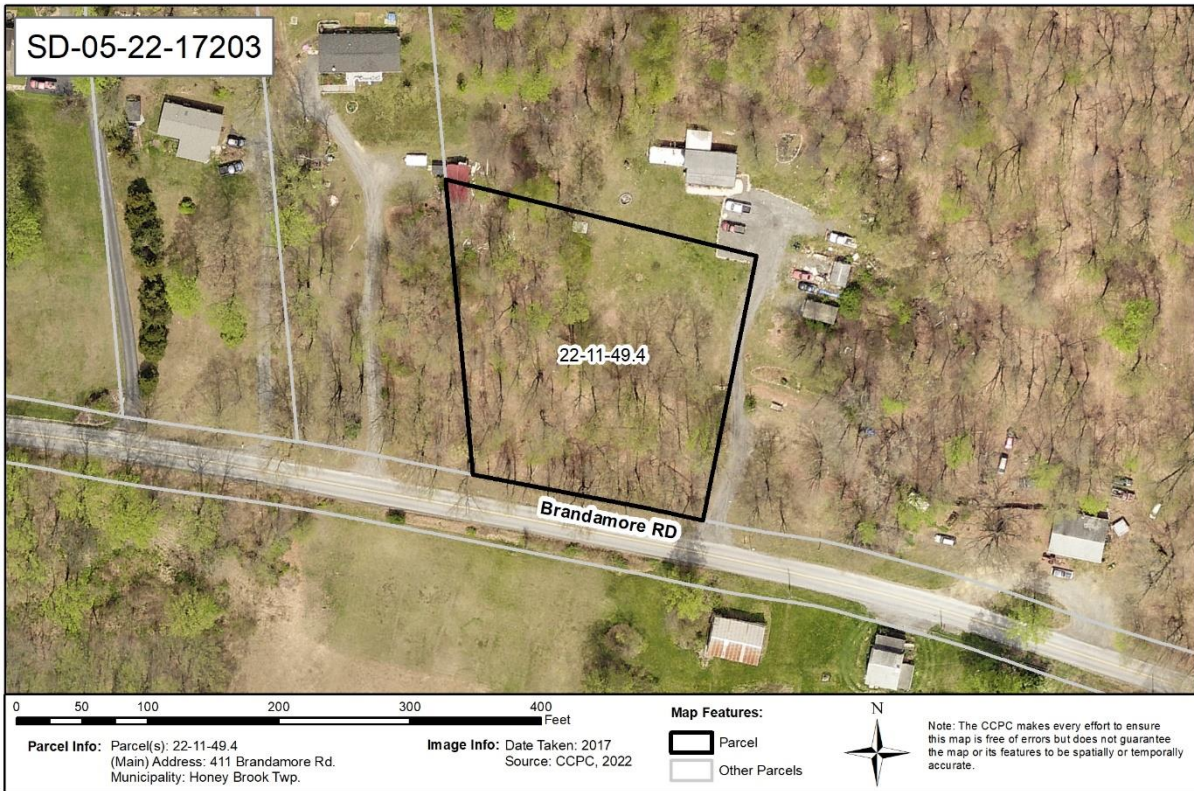
The applicant proposes the adjustment of the lot lines separating two lots; UPI # 22-11-49.4 will be enlarged by adding a portion of UPI # 22-11-49. The site, which is served by on-site water and sewer facilities, is located in the Honey Brook Township Resource Conservation zoning district.

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

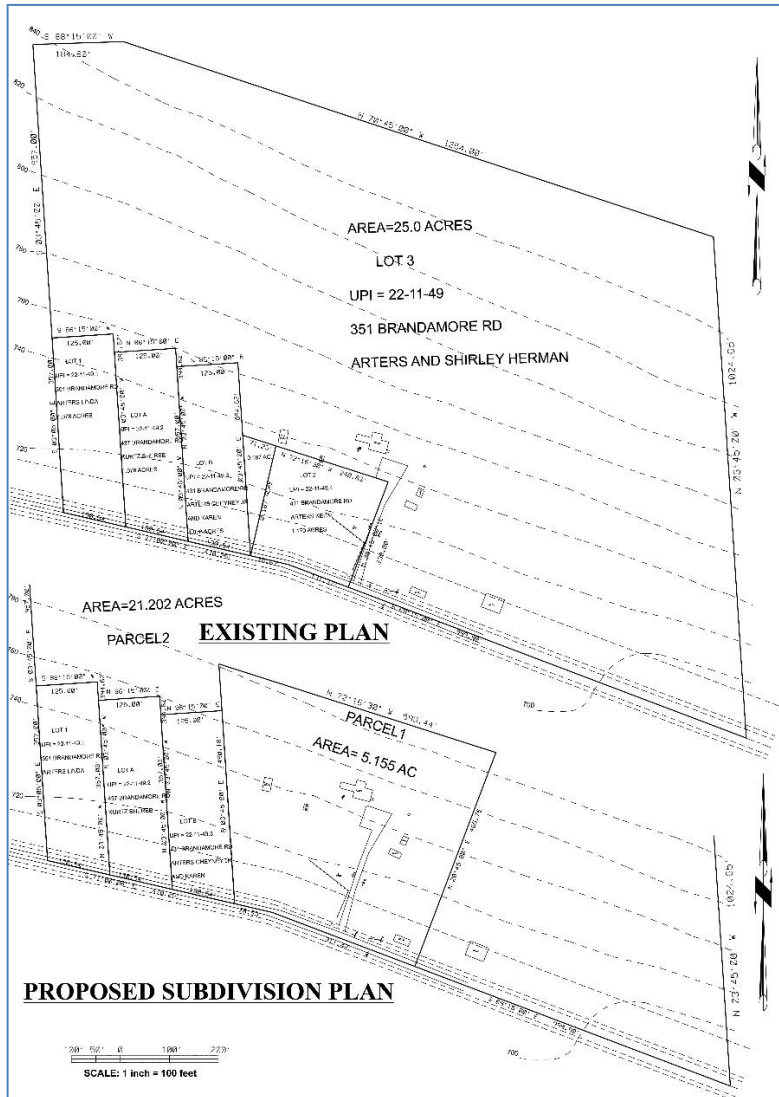


PRIMARY ISSUES:

2. The applicant should show the locations of the on-site water and sewer facilities on the tract.
3. Aerial imagery appears to show that a structure may currently straddle the lot line separating UPI 22-11-49.3 and UPI 22-11-49.4, and that this structure may be associated with UPI # 22-11-49.3. The applicant may wish to take this opportunity to address this issue by creating an easement or adjusting the lot line.
4. If development is being considered for the remainder of this site, 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. Alternatively, the applicant could consider restricting the parcel from further development.

ADMINISTRATIVE ISSUES:

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



*Detail of Keith Arters Lot Add-On Plan
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 Honey Brook Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

Wes Bruckno, AICP
Senior Review Planner

cc: Keith Arters, Sr.
Ghassan Haddad



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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

May 25, 2022

Deborah Kinney, Secretary
Lower Oxford Township
220 Township Road
Oxford, PA 19363

Re: Preliminary/Final Subdivision - Glenroy Farm LP - 2-Lot SD
Lower Oxford Township - SD-04-22-17157

Dear Ms. Kinney:

A preliminary/final subdivision plan entitled "Glenroy Farm LP - 2-Lot SD", prepared by Register Associates, Inc., and dated March 21, 2022, was received by this office on April 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: west of Calvary Road
Site Acreage: 44.76
Lots/Units: 2 lots
Proposed Land Use: Farm/Pastureland
Municipal Land Use Plan Designation: Agricultural
UPI#: 56-12-1, 56-7-69

PROPOSAL:

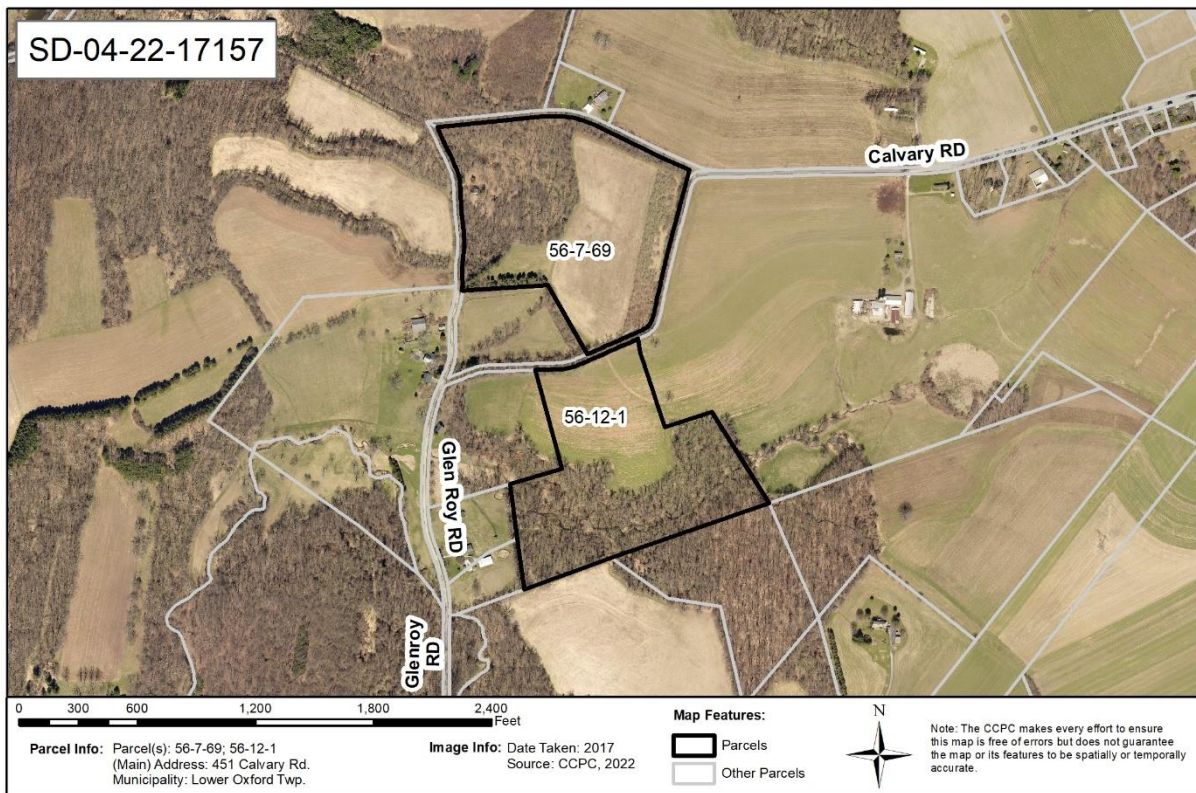
The applicant proposes the creation of 2 lots by relocation of the property line between them. The project site is located in the R-1 Residential zoning district. No new sewage disposal or water supply is proposed.

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

COUNTY POLICY:

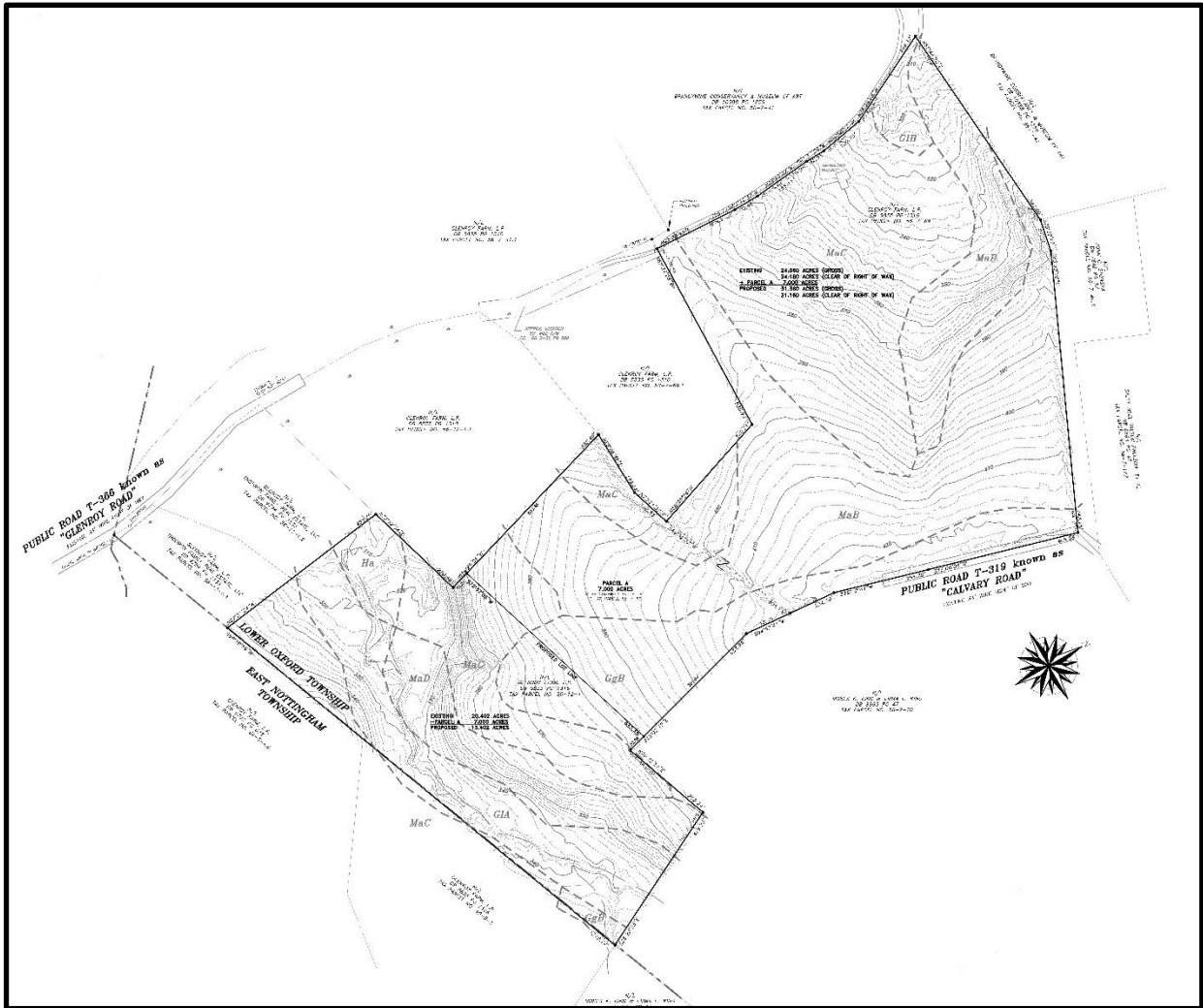
LANDSCAPES:

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



PRIMARY ISSUES:

2. The land of the proposed subdivision is part of the County Agricultural Land Preservation Program and is protected by an agricultural conservation easement. The Township and applicant should contact the Chester County Department of Open Space Preservation (telephone #610-344-5656) for information and clarification on what is permitted and/or restricted under the agricultural conservation easement that protects this property. This will ensure that the proposal is designed and carried out in a manner consistent with the purpose of the agricultural conservation easement.



Detail of Sheet 1 of the plan

3. 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.

ADMINISTRATIVE ISSUES:

4. The applicant is requesting one waiver from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
5. A minimum of 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 - Glenroy Farm LP - 2-Lot SD

Lower Oxford Township - SD-04-22-17157

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: Glen Roy Farms, L.P.
Register Associates, Inc.
Evan L. Martin, Parks and Preservation
Chester County Assessment Office-for Act 319/515



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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

May 12, 2022

Tiffany Loomis, Manager
Malvern Borough
1 E. First Avenue
Malvern, PA 19355

Re: Preliminary Subdivision - 551 Sugartown Road
Malvern Borough – SD-04-22-17167

Dear Ms. Loomis:

A Preliminary Subdivision Plan entitled "551 Sugartown Road", prepared by JMR Engineering, LLC, and dated March 7, 2022, was received by this office on April 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.

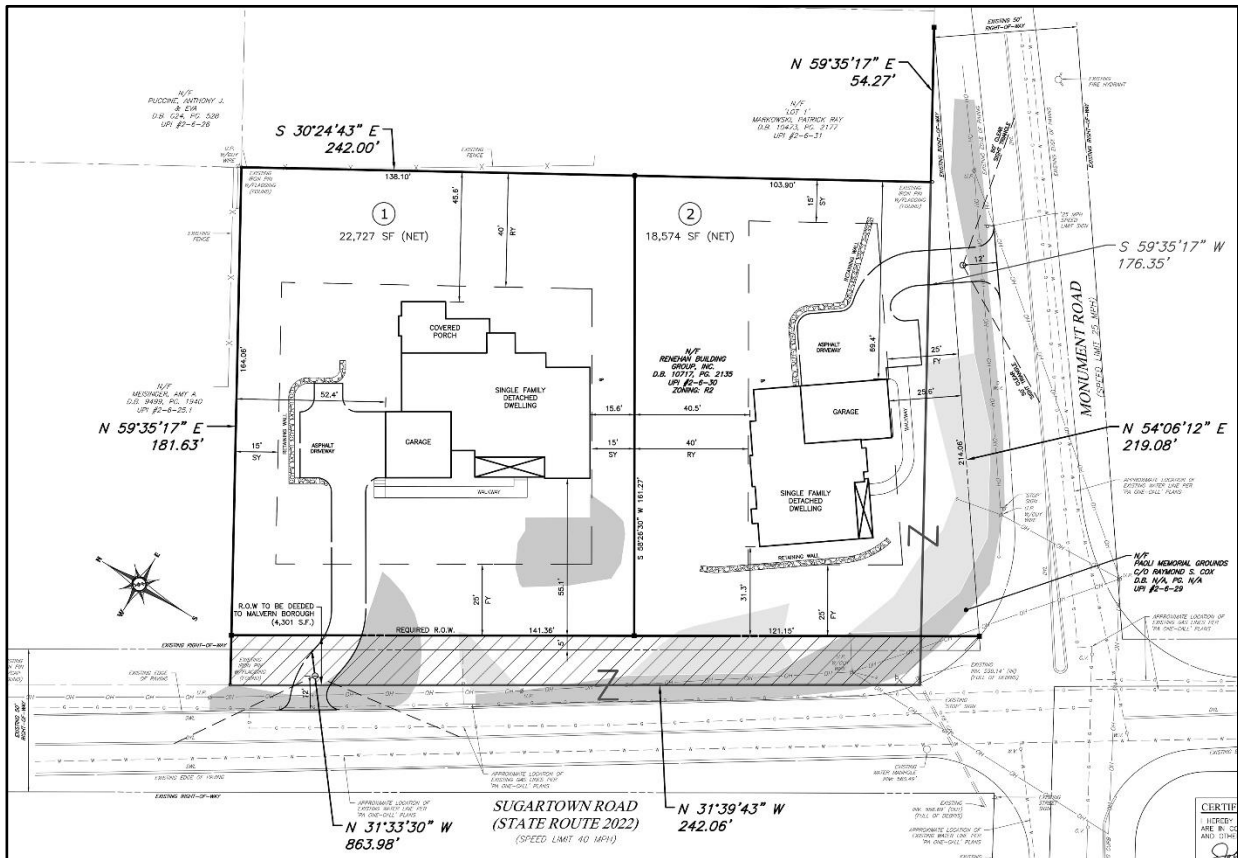
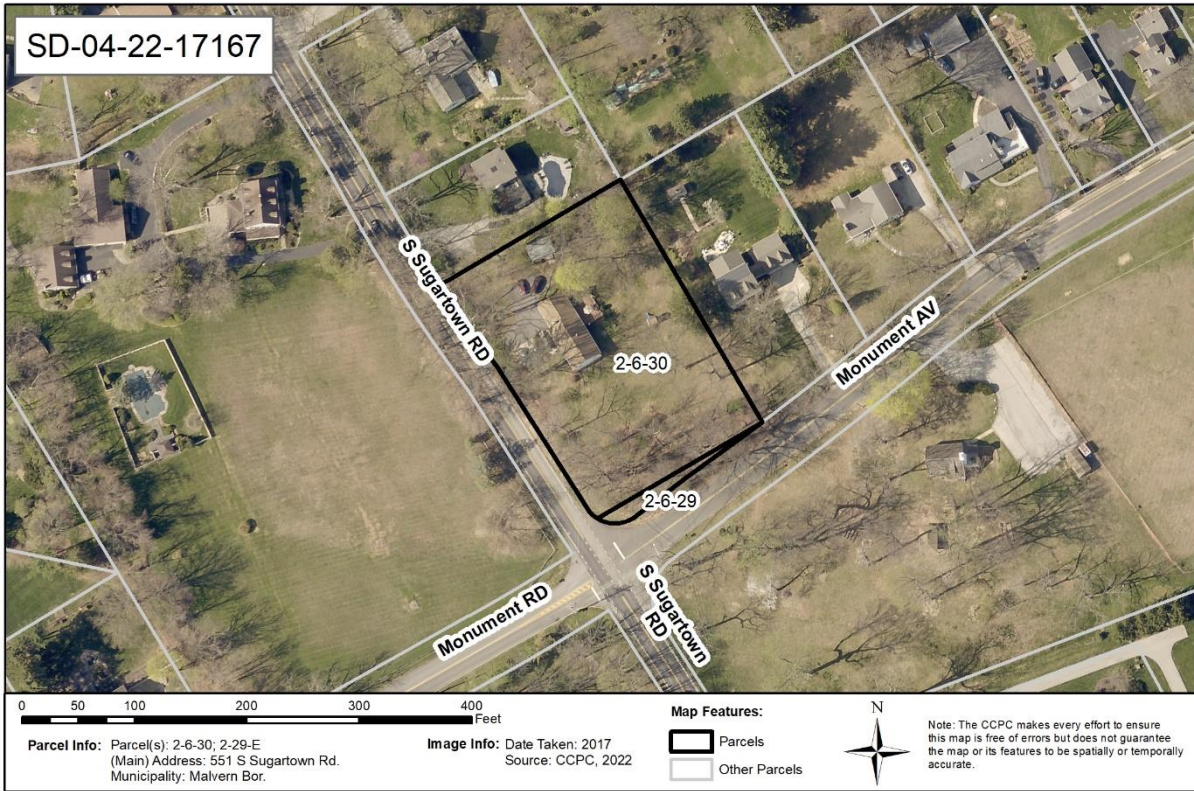
PROJECT SUMMARY:

Location:	northeast corner of Sugartown Road and Monument Avenue
Site Acreage:	1.05
Lots/Units:	2 existing lots; 2 proposed lots
Non-Res. Square Footage:	0
Proposed Land Use:	Two Single Family Residential Lots
Municipal Land Use Plan Designation:	Traditional Low Density Residential
UPI#:	2-6-29-E, 2-6-30

PROPOSAL:

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

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.



Site Plan Detail, Sheet 1: Preliminary Subdivision - 551 Sugartown Road

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 site plan depicts an existing 50 foot wide right-of-way for this section of Sugartown Road (State Route 2022), along with an additional five feet of right-of-way being offered to Malvern Borough. The County Planning Commission's [Multimodal Circulation Handbook](#) (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Sugartown 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 Borough contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Sugartown Road, which should be offered for dedication to the appropriate agency.
4. The Borough should verify that the proposed driveways are in conformance with Borough Ordinances with regard to grade and sight distance. We acknowledge the site plan indicates that the driveway entrance along Sugartown Road is proposed to be moved further away from the existing Sugartown Road/Monument Road intersection.
5. The Waivers Requested table on Sheet 1 indicates the applicant is requesting five waivers from the provisions of the Borough Subdivision and Land Development Ordinance (SLDO), including four waivers from the design standards in Article V. 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 note that one of the requested waivers is a request from the requirement set forth in Section 181-515.A that sidewalks shall be provided on both sides of all existing and proposed streets. While we acknowledge that there are steep slopes on the project site, we recommend that sidewalks be provided, in order to provide for a continuous sidewalk network along the north side of Monument Avenue, along with providing pedestrian connectivity to the Paoli Memorial Park site on the south side of Monument Avenue. Sidewalks are an essential design element in the Urban Center Landscape.

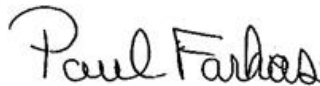
Page: 4
Re: Preliminary Subdivision - 551 Sugartown Road
Malvern Borough – SD-04-22-17167

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.
7. The SWM Operation and Maintenance Notes table on Sheet 7 indicates that the individual property owner will be responsible for the ownership and maintenance of all stormwater management facilities on their lot. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill the operation and maintenance requirements for these facilities.
8. The site plan depicts the location of three retaining walls. The Borough 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.
9. A Pennsylvania Department of Transportation (PennDOT) permit is required for new or revised access on a state route, and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
10. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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,



Paul Farkas
Senior Review Planner

cc: Renehan Building Group
JMR Engineering, LLC
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Sally A. Slook, Manager, Willistown Township



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

May 17, 2022

Rachel Greer
Codes Administrative Assistant
Oxford Borough
1 Octoraro Alley
Oxford, PA 19363

Re: Preliminary/Final Subdivision - Troy E. & Lisa A. Summers
Oxford Borough - SD-05-22-17196

Dear Ms. Greer:

A Final Subdivision Plan entitled "Troy E. & Lisa A. Summers", prepared by Concord Land Planners and Surveyors, Inc., and dated December 10, 2021, and last revised on April 21, 2022, was received by this office on May 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: east of Delaware Avenue and west of Maryland Avenue
Site Acreage: 0.43
Lots/Units: 1 lot
Proposed Land Use: Single Family Residential
Municipal Land Use Plan Designation: TR-Town Residential
UPI#: 6-8-29, 6-8-19

PROPOSAL:

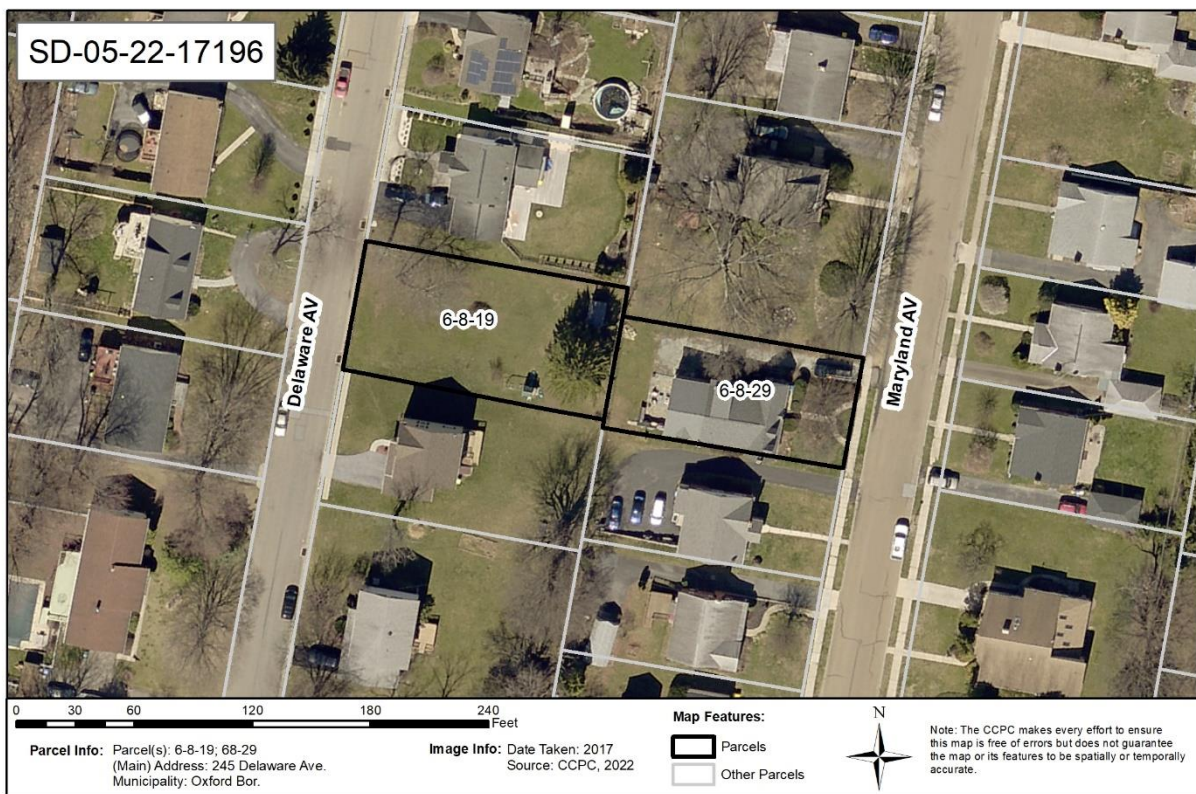
The applicant proposes the consolidation of 2 existing lots to create a single 0.43 acre parcel. The project site, which will be served by public water and sewer, is located in the R-1 zoning district.

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:

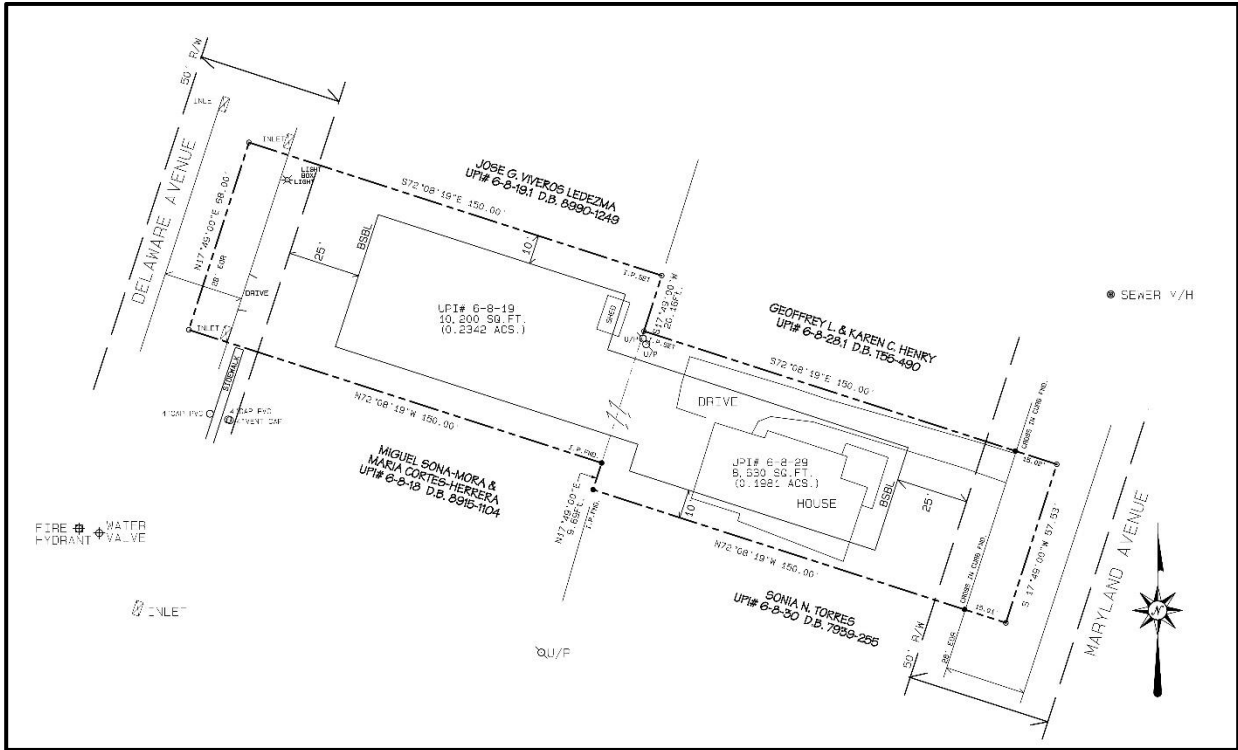
LANDSCAPES:

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. If construction is being considered for the consolidated parcel, 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 land development plan.
3. An aerial photograph dated March 2022 indicates that the Delaware Avenue frontage on UPI-Uniform Parcel Identifier # 6-8-19 does not have a sidewalk. “Connect” Objective C of [Landscapes3](#), the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas. We recommend that a sidewalk be installed to expand the Borough’s sidewalk network.



Detail of the subdivision plan

ADMINISTRATIVE ISSUES:

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

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Oxford 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: Troy E. & Lisa A. Summers
Concord Land Planners & Surveyors, Inc.



THE COUNTY OF CHESTER



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Executive Director

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

May 13, 2022

Kathleen Howley, Township Manager
Pennsbury Township
702 Baltimore Pike
Chadds Ford, PA 19317

Re: Final Subdivision - Charles W. Atkins
Pennsbury Township - SD-04-22-17180

Dear Ms. Howley:

A Final Subdivision Plan entitled "Charles Atkins", prepared by Regester Associates, Inc., and dated April 19, 2022, was received by this office on April 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: west side of McFadden Road, south of Baltimore Pike
Site Acreage: 5.80
Lots/Units: 4 lots
Proposed Land Use: Single Family Residential
Municipal Land Use Plan Designation: PN-Planned Neighborhood
UPI#: 64-3-90.1, 64-3-90

PROPOSAL:

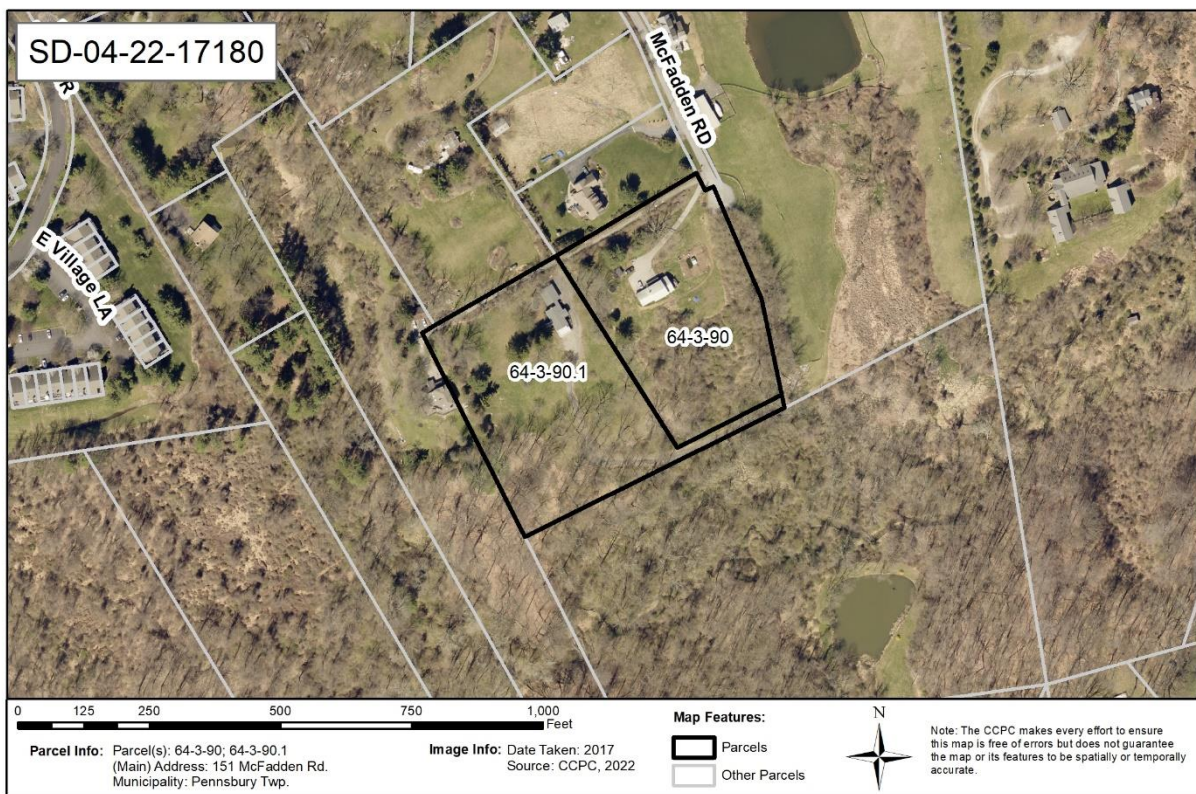
The applicant proposes the creation of 4 lots from two parent parcels. The proposed lots, which will be served by onsite water and onsite sewer, are located in the R-4 Residential zoning district.

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**.

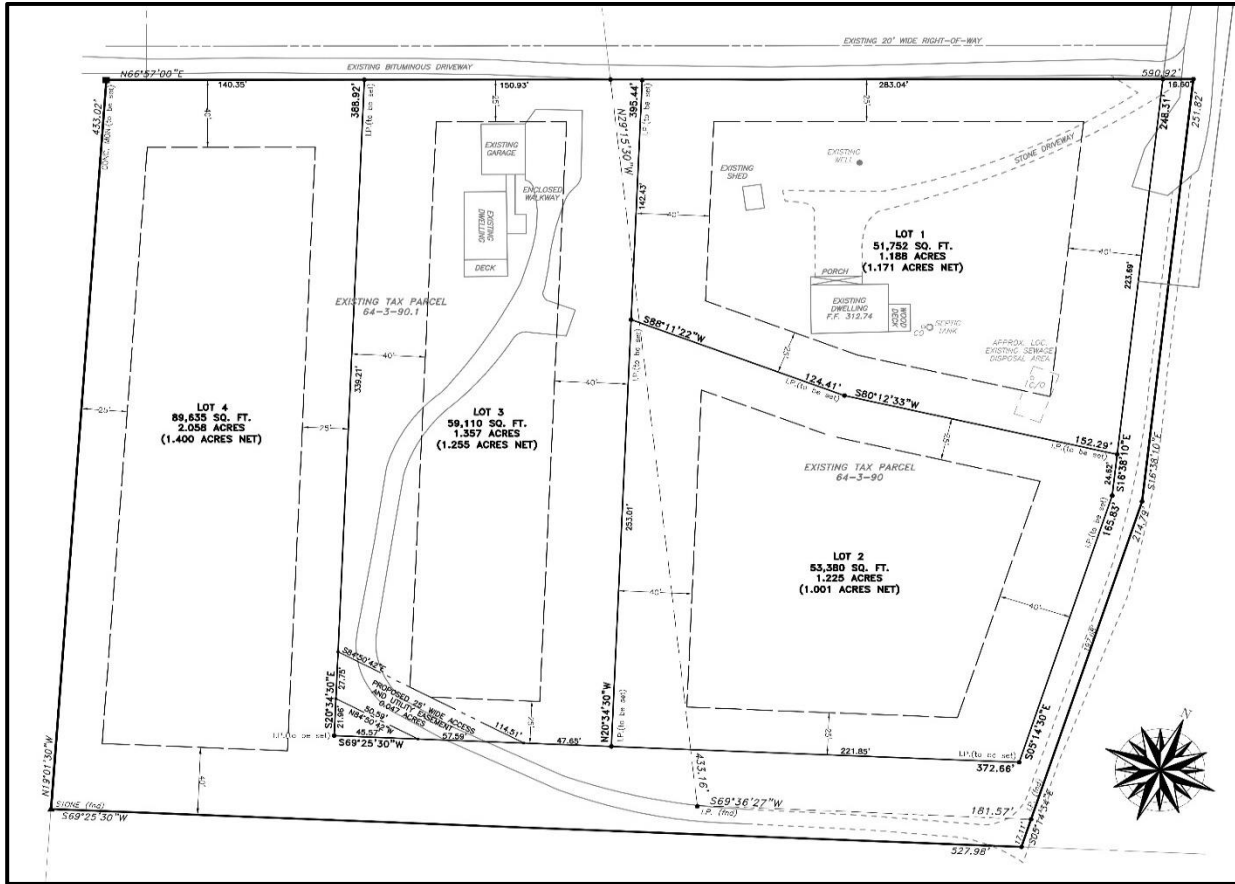


WATERSHEDS:

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

PRIMARY ISSUES:

3. While we acknowledge that the plan indicates that no earth-moving or construction is proposed by this plan, we strongly recommend that appropriate measures be taken when the future residences are constructed on the proposed lots and after construction to protect the high quality of the water in Ring Run.



Detail of sheet 2 of the subdivision plan

4. 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 dwelling(s)/building(s) and support facilities. The limits of tree removal should be clearly shown on the plan and “limits of disturbance” should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the “limit of disturbance” to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.
5. We also 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.
6. The project site is located within the 2010 American Battlefield Protection Program-Brandywine Battlefield area. Care should be taken if any battle-related artifacts are discovered during any development activity that occurs on this site. The Township Historical Commission should be immediately notified if any battle-related artifacts are discovered. When planning for this nationally sensitive area, please refer to the Brandywine Preservation Plan and any pertinent

Page: 4
Re: Final Subdivision - Charles W. Atkins
Pennsbury Township - SD-04-22-17180

Strategic Landscape Plans for guidance. The Battlefield Preservation Plan is available online at: www.chescoplanning.org/HisResources/bbpb.cfm.

ADMINISTRATIVE ISSUES:

7. The applicant is requesting 16 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.
8. Prior to any construction on this site 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 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 Pennsbury 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: Charles W. Atkins
Regester Associates, Inc.
Chester County Health Department
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

May 13, 2022

Erin McPherson, Director of Planning and Zoning
Tredyffrin Township
1100 Duportail Road
Berwyn, PA 19312

Re: Preliminary/Final Subdivision - 1509 Le Boutillier Road
Tredyffrin Township – SD-04-22-17165

Dear Ms. McPherson:

A Preliminary/Final Subdivision Plan entitled "1509 Le Boutillier Road", prepared by Apex Design & Engineering Group, LLC, and dated November 23, 2021, and last revised on April 6, 2022, was received by this office on April 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.

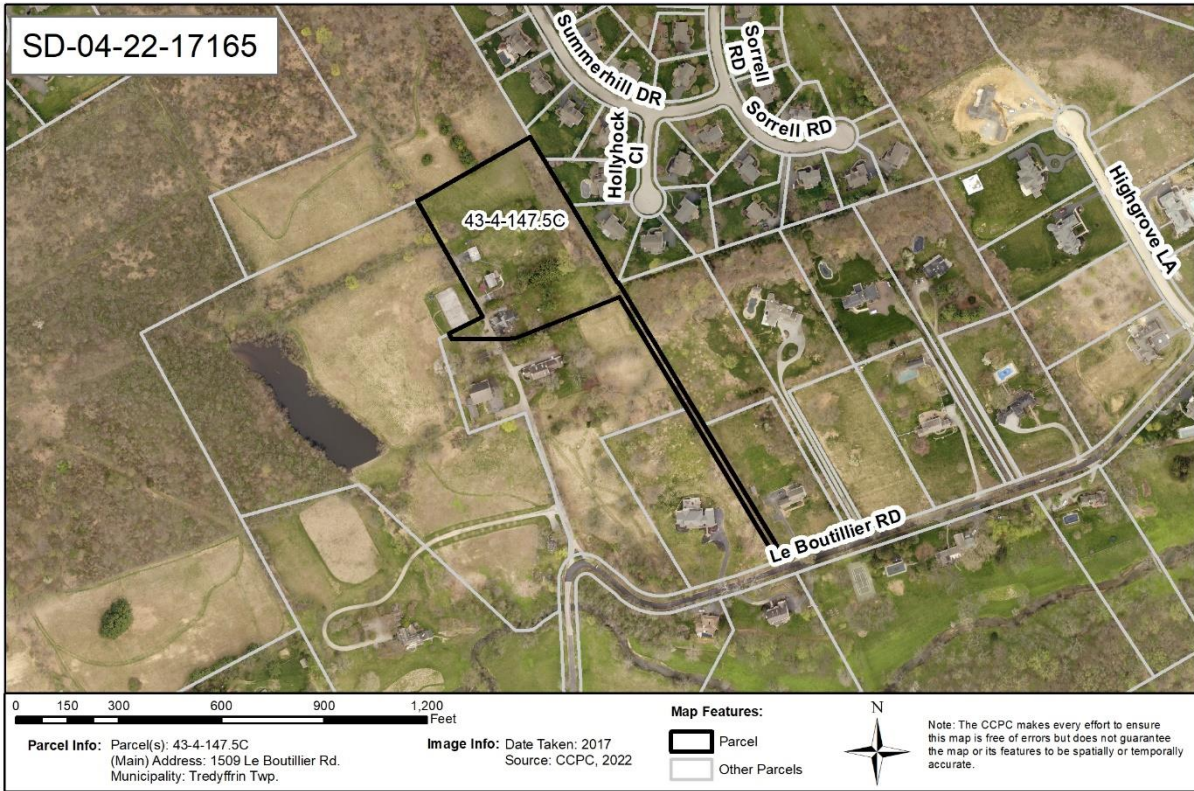
PROJECT SUMMARY:

Location:	north side of Le Boutillier Road, west of Mill Road
Site Acreage:	5.10
Lots/Units:	2 Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Residential - Low Density
UPI#:	43-4-147.5C

PROPOSAL:

The applicant proposes the creation of 2 single family residential lots. There are existing residences on both proposed lots, which are served by on-site water and on-site sewer. No development activity is proposed as part of the current plan submission. The project site is located in the R 1/2 Residential zoning district.

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



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 site plan depicts an access easement for ground maintenance to Chester County Open Land Conservancy parcels located to the north of the project site. The details of this easement should be incorporated into the deeds of both lots.
3. Vehicular access to both lots will be provided from an existing shared driveway arrangement that traverses an adjoining parcel. The details of this easement should be incorporated into the deeds of the affected lots. We acknowledge a plan note on Sheet 2 states that the leg extending to Le Boutillier Road on Lot 2, and a 45 foot wide strip along the eastern boundary of both lots, shall be deed restricted from the construction of a driveway providing access to Lot 2 and/or Lot 1, as long as the permanent access easement for the existing driveway providing access to Lot 2 is in existence, along with prohibiting the construction of other structures within the deed restricted area.

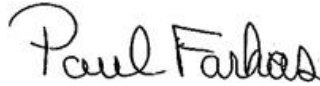
Page: 4

Re: Preliminary/Final Subdivision - 1509 Le Boutillier Road

Tredyffrin Township – SD-04-22-17165

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: Apex Design & Engineering Group, LLC
Hunter Thompson
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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Government Services Center, Suite 270
601 Westtown Road
P. O. Box 2747
West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

May 2, 2022

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

Re: Preliminary/Final Land Development - 1401 Gallagherville Road
West Bradford Township - LD-04-22-17161

Dear Mr. Yaich:

A preliminary/final land development plan entitled "1401 Gallagherville Road", prepared by JMR Engineering, LLC and dated April 4, 2022, was received by this office on April 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 land development for your consideration.

PROJECT SUMMARY:

Location:	Northeast intersection of Gallagherville Road and Marshallton Thorndale Road (State Route 3055)
Site Acreage:	4.00 acres
Lots/Units:	1 lot; 1 additional structure
Non-Res. Square Footage:	7,500 square feet
Proposed Land Use:	Commercial
New Parking Spaces:	12 spaces
Municipal Land Use Plan Designation:	Growth Opportunity Area
UPI#:	50-2-17

PROPOSAL:

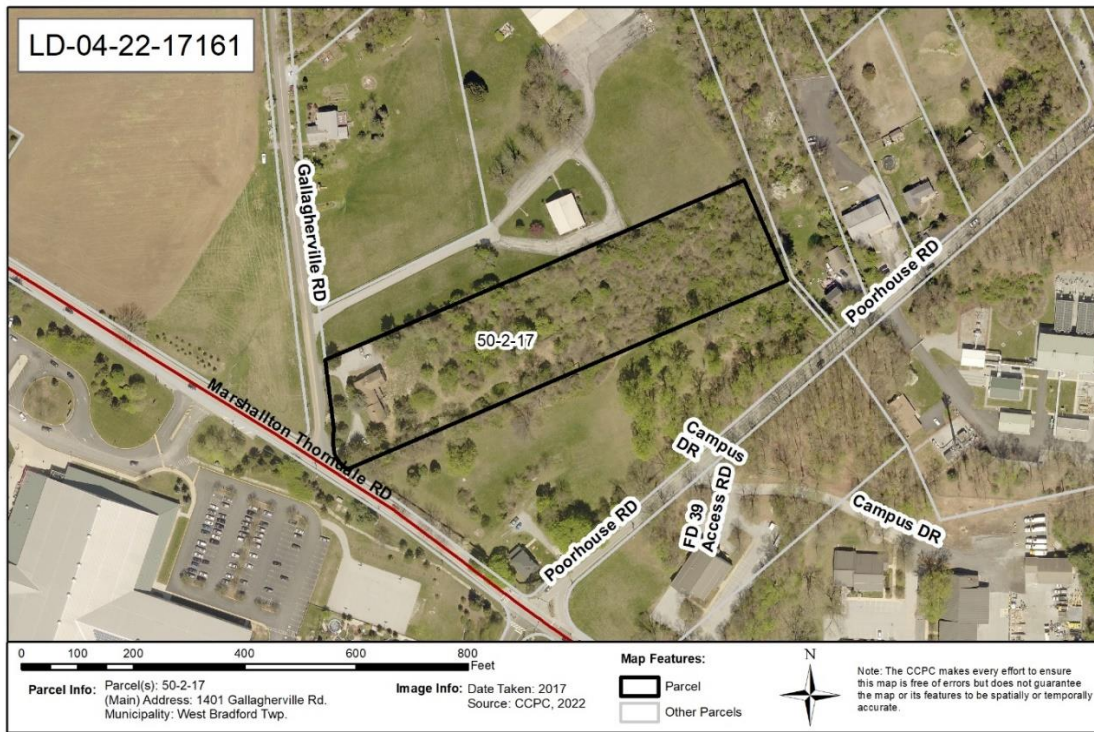
The applicant proposes the construction of a 7,500 square foot commercial building and 12 parking spaces. An 800 square foot building will remain, to be used as an office. The site, which is served by public water and on-site sewer facilities, is located in the West Bradford Township I-Industrial zoning district. The plan received a conditional use approval from the West Bradford Township Board of Supervisors on March 8, 2022.

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

COUNTY POLICY:

LANDSCAPES:

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



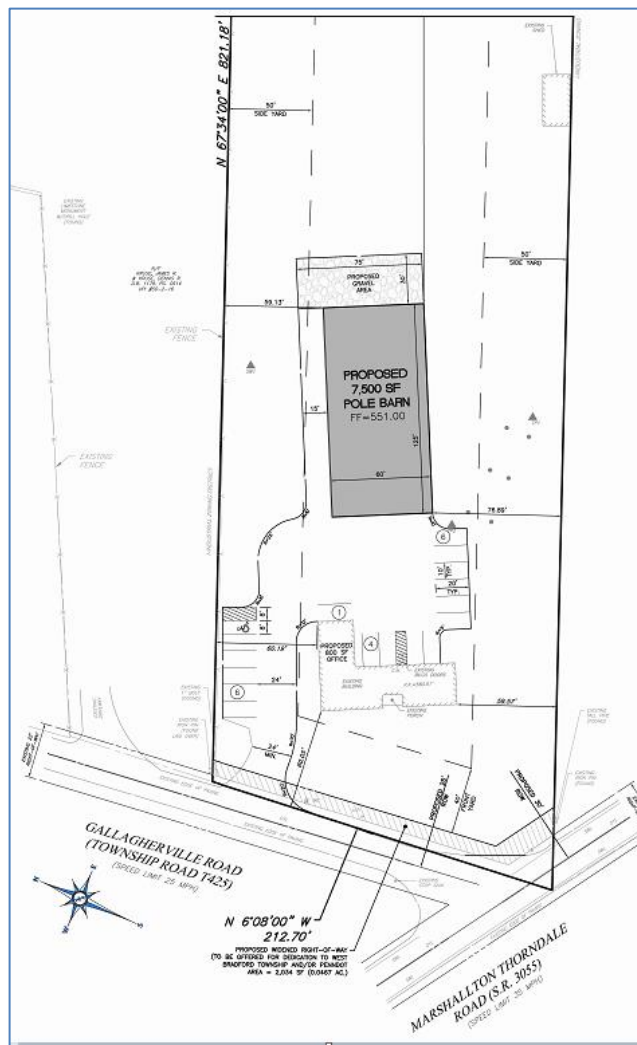
WATERSHEDS:

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

PRIMARY ISSUES:

3. We endorse Conditional Use note 3, which requires maintaining a landscape buffer on the south, east and north sides of the site. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. If development or earth disturbance is going to encroach upon existing woodlands, the removal of trees should be limited to the minimum area needed for the building 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.



**Detail of 1401 Gallagherville Road
Preliminary/Final Land Development Plan**

Page: 4

Re: Preliminary/Final Land Development - 1401 Gallagherville Road

West Bradford Township - LD-04-22-17161

4. The plan shows 17 parking spaces. We suggest that the applicant and the Township evaluate the anticipated parking demand for this facility, and determine whether all of the proposed parking spaces will be necessary. If fewer spaces are required, the extra spaces could be landscaped and held in reserve instead of being paved. The reserved spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping. The spaces along the northern lot line can be considered for reservation, and the applicant can also comply with Conditional Use note 3 more fully (see Comment 3 above).
5. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Marshallton Thorndale Road as a minor collector. The Handbook (page 183) recommends an 80 foot-wide right-of-way for minor 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 Marshallton Thorndale Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
6. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
7. The applicant should relocate the handicap parking space nearer the proposed structure to provide safer and more convenient access.
8. If future development is being considered for the remainder of this site, 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.

ADMINISTRATIVE ISSUES:

9. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
10. A minimum of 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: 5

Re: Preliminary/Final Land Development - 1401 Gallagherville Road

West Bradford Township - LD-04-22-17161

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 Bradford 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: JMR Engineering, LLC
Chester County Health Department
Thomas J. McCaffrey and Debra A. McCaffrey
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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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

May 19, 2022

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

Re: Preliminary/Final Subdivision - 296 Boot Road
West Whiteland Township – SD-04-22-17179

Dear Mr. Weller:

A Preliminary/Final Subdivision Plan entitled "296 Boot Road", prepared by D.L. Howell and Associates, Inc., and dated April 15, 2022, was received by this office on April 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.

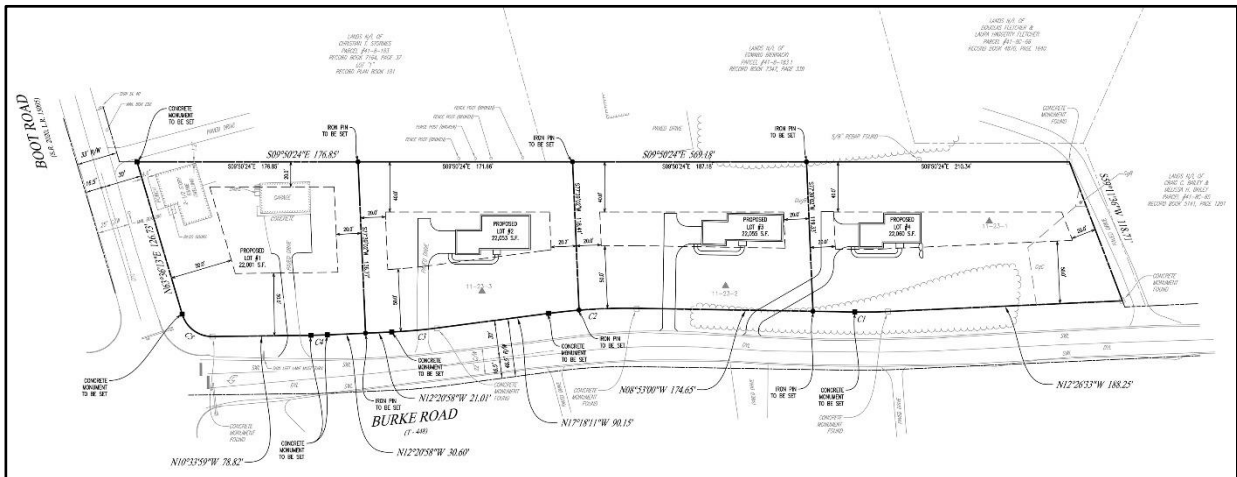
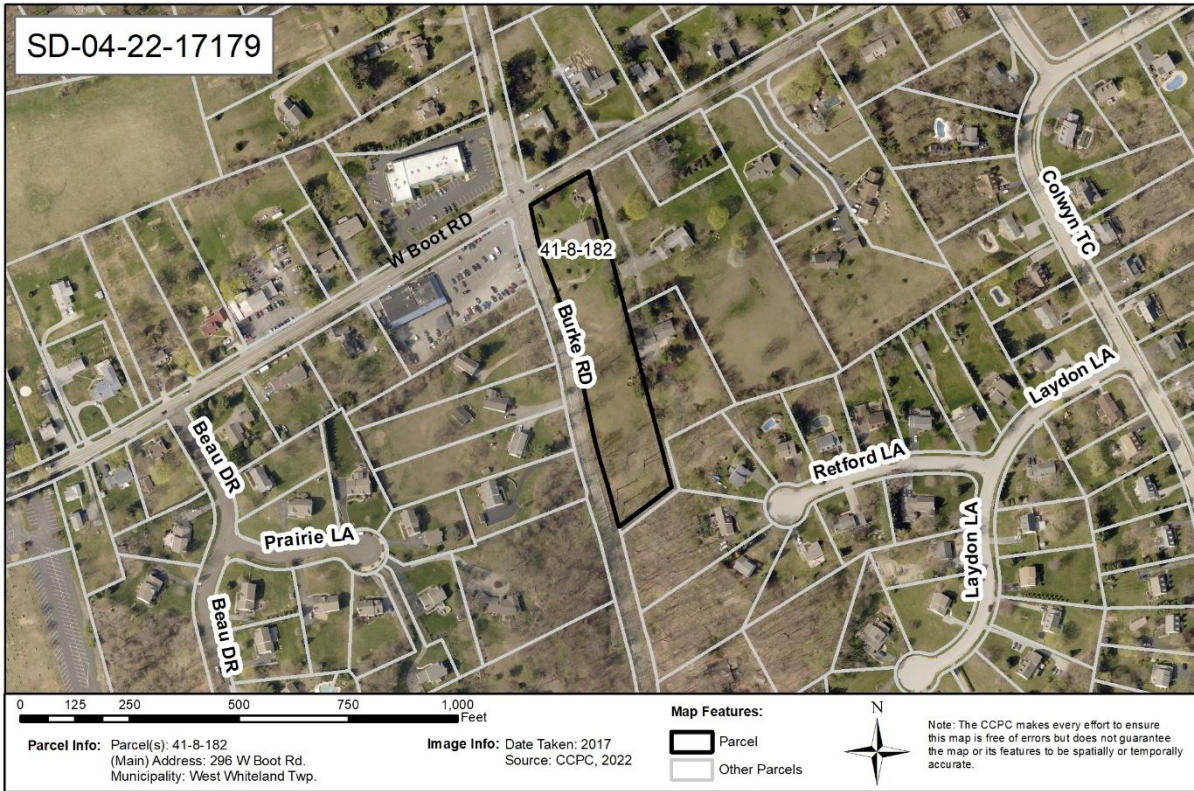
PROJECT SUMMARY:

Location:	southeast corner of Burke Road and West Boot Road
Site Acreage:	2.10
Lots/Units:	4 Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Low Density Residential; and Naturally Constrained Land
UPI#:	41-8-182

PROPOSAL:

The applicant proposes the creation of 4 single family residential lots. The existing dwelling and accessory garage will remain on Lot 1. The project site, which will be served by public water and public sewer, is located in the R-2 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.



Site Plan Detail, Sheet 2: Preliminary/Final Subdivision - 296 Boot Road

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

2. *Watersheds*, the water resources component of *Landscapes3*, indicates the proposed development is located within the Broad 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.

PRIMARY ISSUES:

3. The Township's 2020 Historic Resources Map indicates the project site contains a Class II historic resource. The applicant and Township should work to mitigate any negative impacts on the integrity of the existing historic resource. "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.

4. The site plan indicates that the proposed driveway entrance for Lot 4 will be located on Lot 3. The details of this access arrangement should be incorporated into the deeds of both parcels.

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

5. We recommend that the applicant and Township consider providing sidewalks for this development. Sidewalks are an essential design element for new construction in the **Suburban Landscape**. Additionally, we note that Section 281-31.A of the Township Subdivision and Land Development Ordinances states that sidewalks shall be required for all residential and nonresidential development.
6. The plan and 2022 aerial photography indicate that a portion of the site is wooded. The removal of trees should be limited to the minimum area needed for the dwellings and support facilities. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth.
7. The site plan indicates that development activity will occur in existing 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.

ADMINISTRATIVE ISSUES:

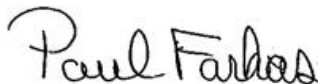
8. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.

Page: 4
Re: Preliminary/Final Subdivision - 296 Boot Road
West Whiteland Township – SD-04-22-17179

9. Stormwater Management Note 2 on Sheet 6 states the property owner shall be responsible for the operations and maintenance of all stormwater facilities. 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.
10. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
11. 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 Whiteland Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
Senior Review Planner

cc: D.L. Howell and Associates, Inc.
Brian Troupe
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

May 24, 2022

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

Re: Preliminary/Final Subdivision – 366/368 Paoli Pike
Willistown Township – SD-04-22-17188

Dear Ms. Slook:

A Preliminary/Final Subdivision Plan entitled "366/368 Paoli Pike", prepared by Vastardis Consulting Engineers, LLC, and dated December 10, 2021, was received by this office on April 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.

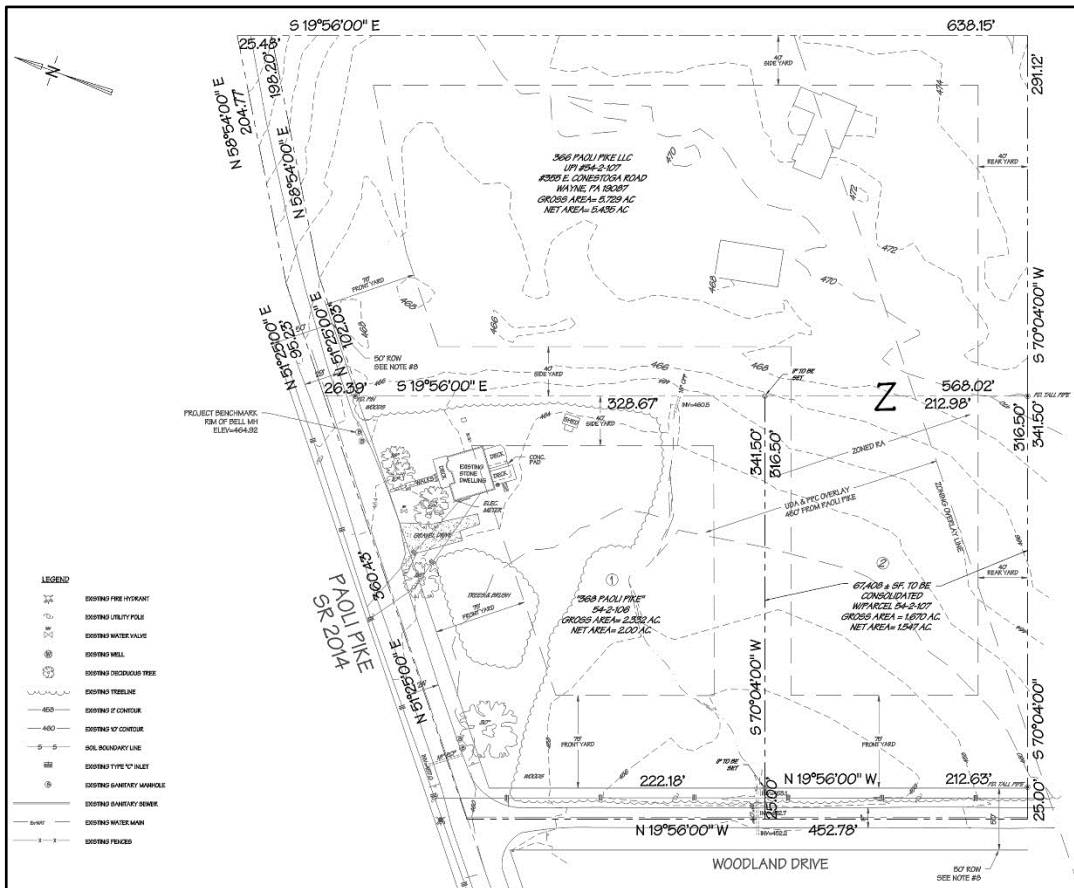
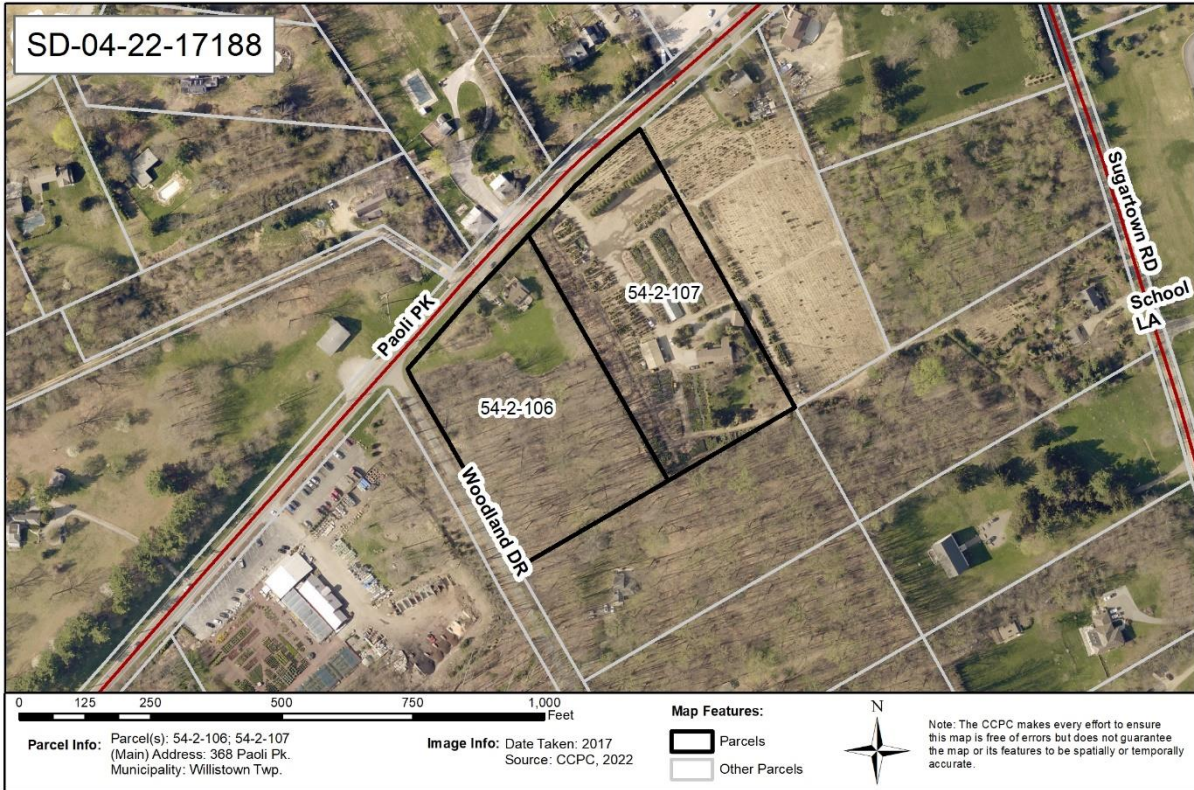
PROJECT SUMMARY:

Location:	southeast corner of Paoli Pike and Woodland Drive
Site Acreage:	8.00
Lots/Units:	2 Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Commercial/Mixed Use; and Suburban Low-Density
UPI#:	54-2-106, 54-2-107

PROPOSAL:

The applicant proposes the conveyance of a 1.55 acre portion of UPI# 54-2-106 to UPI# 54-2-107. No development activity, and no new sewage disposal or water supply, is proposed as part of the current plan submission. The project site is located in the RA Residential, UDA Unified Development Area overlay and PPC Paoli Pike Corridor overlay 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 plan.



Site Plan Detail: Preliminary/Final Subdivision – 366/368 Paoli Pike

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**.

PRIMARY ISSUES:

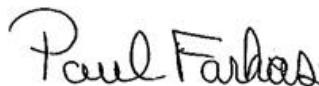
2. If any future development activity is being considered for this site, we encourage the applicant to submit a sketch plan for any future development. A sketch plan allows the applicant to take advantage of County and municipal expertise and consider design recommendations prior to preparing a fully engineered preliminary or final plan.

ADMINISTRATIVE ISSUES:

3. The applicant should clearly identify the existing use(s) of UPI# 54-2-107 on the site plan. County Assessment records indicate that this parcel currently contains a residence and a commercial use.
4. According to the Act 247 County Referral Form received by the County Planning Commission, the project site is served by on-site sewer. If this is correct, then the location of the on-site sewage facilities should be shown on the site plan.
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 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: Vastardis Consulting Engineers, LLC
368 Paoli Pike, LLC



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

May 25, 2022

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

Re: Final Subdivision - 864 Grubbs Mill Road & 6 Stillmeadow Lane
Willistown Township – SD-04-22-17189

Dear Ms. Slook:

A Final Subdivision Plan entitled "864 Grubbs Mill Road & 6 Stillmeadow Lane", prepared by Chester Valley Engineers, Inc., and dated March 16, 2022, was received by this office on April 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.

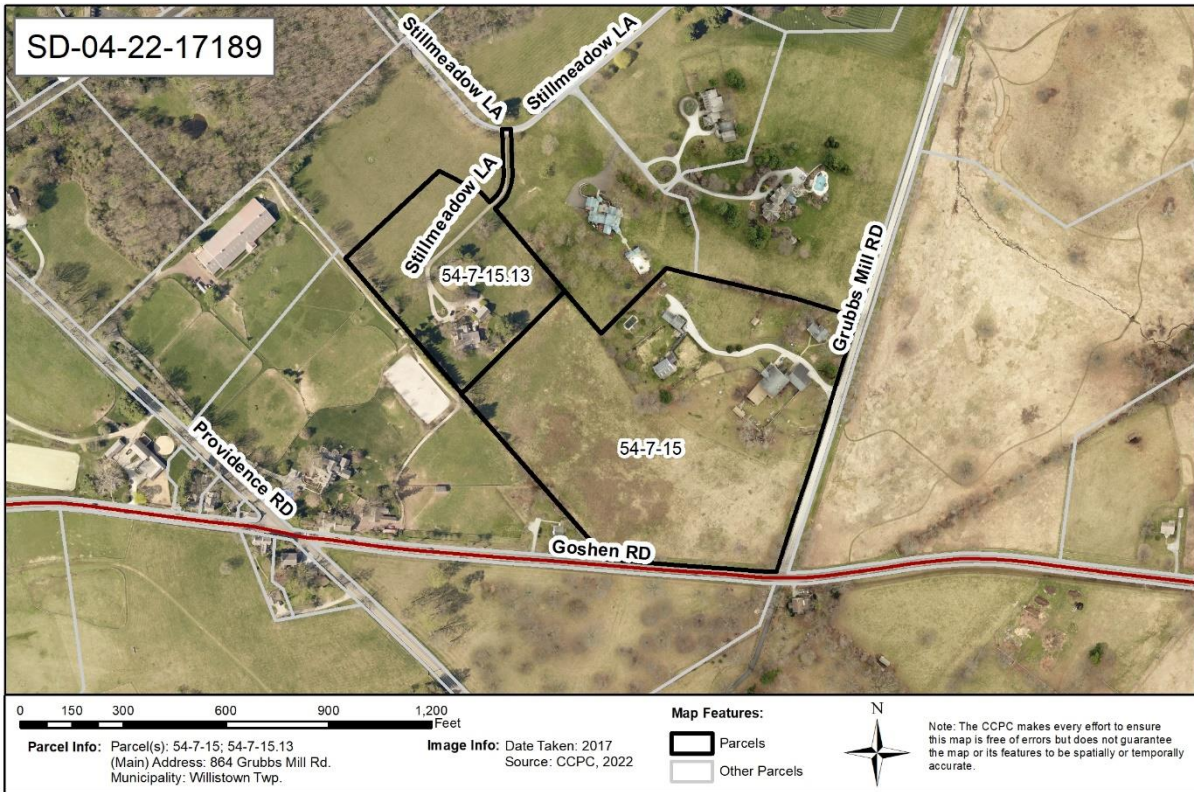
PROJECT SUMMARY:

Location:	northwest corner of Goshen Road and Grubbs Mill Road
Site Acreage:	21.08
Lots/Units:	2 existing lots; 3 proposed lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential, Open Space Conservation
Municipal Land Use Plan Designation:	Rural/Agricultural/Preserved/Suburban Low Density
UPI#:	54-7-15, 54-7-15.13
16, 5.08	

PROPOSAL:

The applicant proposes the reconfiguration of two existing lots into three lots. Parcel A, a 3.0 acre portion of UPI# 54-7-15, will be conveyed to UPI# 54-7-15.13. The remaining acreage of UPI# 54-7-15 will be subdivided into two lots; while the existing buildings will be located on Lot 2, Lot 1 will be maintained as open space. No development activity is proposed as part of the current plan submission. The project site is located in the RU Rural zoning district.

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



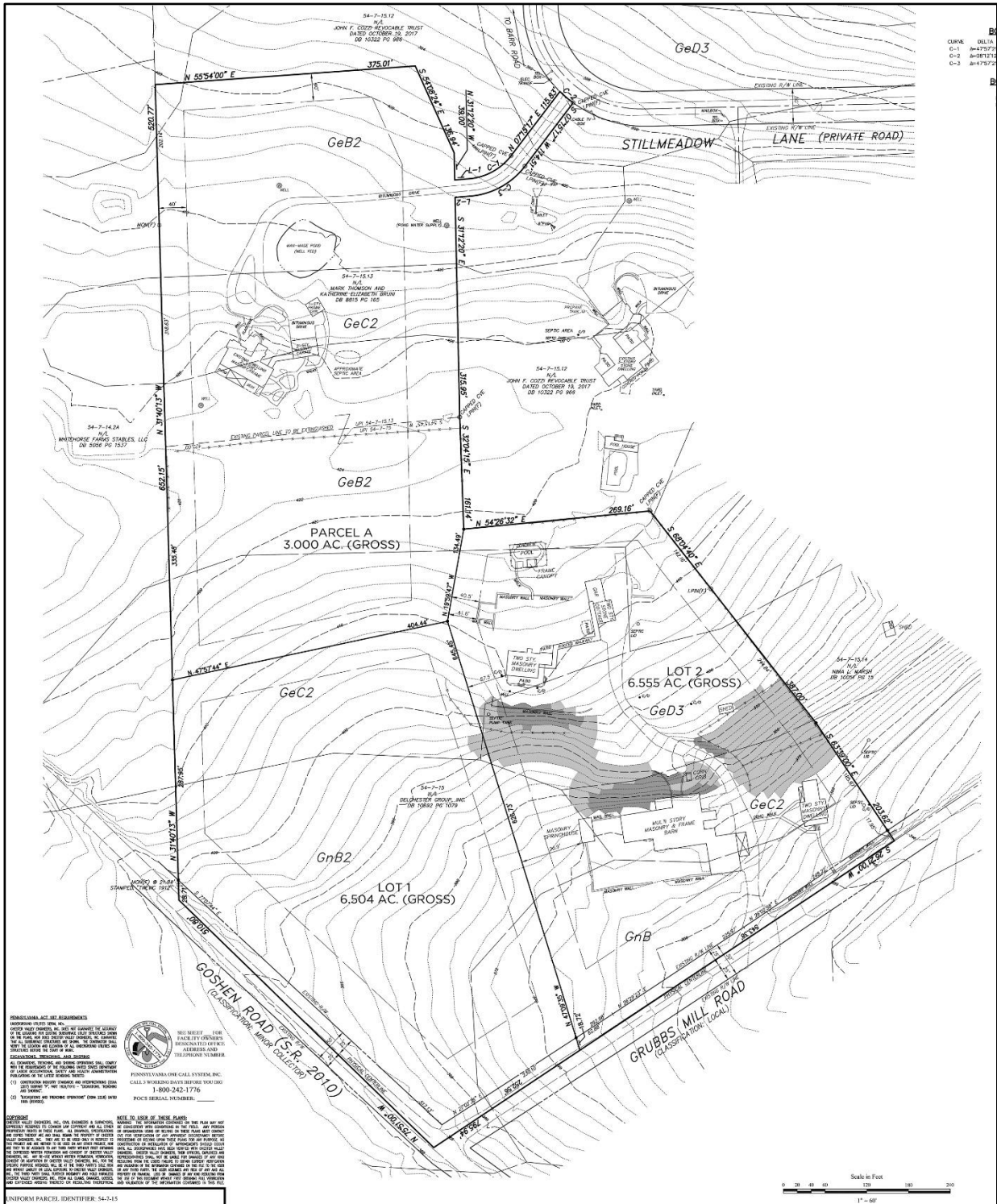
COUNTY POLICY:

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**.

ADMINISTRATIVE ISSUES:

2. Plan Note 16 states that Lot 1, Lot 2, and Parcel A (the 3.0 acre portion of UPI# 54-7-15 that will be conveyed to UPI# 54-7-15.13) shall be subject to a conservation easement with the Willistown Township Conservation Trust. The details of this easement should be incorporated into the deeds of these parcels. We note that the Township's 2016 Official Map identifies UPI# 54-7-15 as "proposed open space reservation."
3. The Mapping Application in the Chester County Pipeline Information Center website, which is available online at: <https://www.chescoplanning.org/pic/mapping.cfm>, indicates that the project site is located along a hazardous liquid transmission pipeline operated by Sunoco Pipeline. While we acknowledge that no development activity is proposed as part of the current plan submission, we recommend that the plan include the field survey location of the pipeline, the size, material and depth (if known), and the type of product typically being transported through the pipeline. Pipeline operator contact information is located on the pipeline markers within the easement, and can also be found at the Chester County Pipeline Information Center Pipeline Operators page at: <http://www.chescoplanning.org/pic/operators.cfm>.



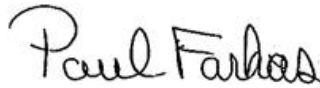
Site Plan Detail: Final Subdivision - 864 Grubbs Mill Road & 6 Stillmeadow Lane

Page: 4
Re: Final Subdivision - 864 Grubbs Mill Road & 6 Stillmeadow Lane
Willistown Township – SD-04-22-17189

4. Plan notes 14 and 15 incorrectly identify that Lot 1, rather than Lot 2, contains existing buildings and structures (no buildings are depicted on Lot 1). This should be corrected by the applicant.
5. The applicant is requesting two waivers from the plan content 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.
6. 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: Delchester Group, Inc.
Mark & Katherine Thomson
Chester Valley Engineers, Inc.

Proposed Plan and Ordinance Reviews





ORDINANCE PROPOSALS

5/1/2022 to 5/31/2022

The staff reviewed proposals for:

	Total
Miscellaneous Ordinance (Misc.) Updates	2
Subdivision and Land Development Ordinance (SLDO) Amendments	2
Zoning Ordinance Amendments	7
TOTAL REVIEWS	11

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Charlestown Township	SA-04-22-17177	5/3/2022	<p>Proposed - SLDO Amendment</p> <p>The proposed SLDO amendment revises and existing definition and adds eight new definitions. The existing two subsections are removed and replaced with six subsections addressing Design Standards for Trees and Landscaping, Street Trees, Tree and Associated Native Vegetation Preservation, Tree Replacement and Vegetation protection. Appendix 6 listing recommended trees and vegetation is revised. And a new Appendix 20 is added listing tree replacement values.</p>	Consistent
North Coventry Township	ZA-05-22-17199	5/16/2022	<p>Proposed - Zoning Ordinance Amendment</p> <p>Timber harvesting ordinance.</p>	Consistent
Penn Township	ZA-04-22-17169	5/13/2022	<p>Proposed - Zoning Ordinance Amendment</p> <p>The proposed zoning ordinance addresses: Cottage Brewing, Distilling and Wine Making Industries. It revises two existing definitions and adds two new definitions, and revises the existing Supplemental Use Section 1515 Cottage Brewing, Distilling and Wine Making.</p>	Not Relevant
Phoenixville Borough	SA-05-22-17200	5/19/2022	<p>Proposed - SLDO Amendment</p> <p>The proposed SLDO amendment revises the provisions of Section 22-417.7 Electric Vehicle Parking.</p>	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Schuylkill Township	MU-04-22-17191	5/10/2022	Proposed - Misc Update The Phoenixville Area School District intends to sell a 0.32 acre parcel (tax parcel number 27-5C-16) sited adjacent to the School Districts facility located on the north side of West Pothouse Road in Schuylkill Township. The property is improved with a single-family dwelling.	Not Relevant
Schuylkill Township	MU-04-22-17193	5/12/2022	Proposed - Misc Update The Township has submitted a Land Use Assumptions Report as the first step towards adopting a Traffic Impact Fee Ordinance. This submission represents a revision of a submission that was reviewed in July 2021.	Consistent
Schuylkill Township	ZA-04-22-17187	5/23/2022	Proposed - Zoning Ordinance Amendment Correction of a typographical error related to a reference in Section 370-104.	Not Relevant
Upper Uwchlan Township	ZA-05-22-17195	5/16/2022	Proposed - Zoning Ordinance Amendment The Township proposes to amend the zoning map and ordinance to eliminate the F-1 and F-2 Flexible Development Overlay districts.	Consistent
West Caln Township	ZA-05-22-17194	5/25/2022	Proposed - Zoning Ordinance Amendment To revise the Site Responsive Residential District provisions, to add by right uses and updated coverage requirements, and to amend Article XII, General Regulations to update Keeping of Animal provisions.	Consistent
West Pikeland Township	ZA-05-22-17209	5/23/2022	Proposed - Zoning Ordinance Amendment This submission revises some of the provisions or a recently reviewed amendment addressing Parking Lot Design Standards and Landscaping.	Consistent
West Whiteland Township	ZA-04-22-17175	5/19/2022	Proposed - Zoning Ordinance Amendment The Township proposes to add "Active Adult Community" to the list of permitted uses in the IN Institutional District. The County Planning Commission reviewed an earlier version of this amendment on July 28, 2021 (CCPC# ZA-06-21-16790).	Consistent

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 8

TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 8

Ordinance Review Letters



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

May 3, 2022

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

Re: Subdivision and Land Development Ordinance Amendment – Trees and Landscaping
Charlestown Township - SA-04-22-17177

Dear Ms. Csete:

The Chester County Planning Commission has reviewed the proposed 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 April 20, 2022. We offer the following comments to assist in your review of the proposed Subdivision and Land Development Ordinance Amendment.

DESCRIPTION:

1. Charlestown Township proposes the following amendments to its Subdivision and Land Development Ordinance:
 - A. The definition of the term "Caliper" is revised, and eight new tree and vegetation related definitions are added to Section 22-202.
 - B. The third section of the amendment adds language referencing the zoning ordinance for screening requirements of the NC-1, NC-2 and O/I/B districts as well as the Off-Street Parking and loading requirements.
 - C. The amendment addresses: Design Standards for Trees and Landscaping, Street Trees, Tree and Associated Native Vegetation Preservation, Tree Replacement and Vegetation protection.
 - D. Appendix 6 listing recommended trees and vegetation is revised. And a new Appendix 20 is added listing tree replacement values.

COMMENTS:

2. While the proposed provisions provide standards for protecting the trees to remain on a site, they do not offer clear guidance on how to determine which existing trees are to be protected and the maximum allowed disturbance of existing woodlands. To provide more effective preservation of trees and other vegetation, language such as "...shall be preserved to the maximum extent possible" should be replaced or supported with measurable protection standards. We recommend

Page: 2

Re: Subdivision and Land Development Ordinance Amendment – Trees and Landscaping
Charlestown Township - SA-04-22-17177

that the ordinance clearly define woodlands and include specific maximum disturbance limitations for existing woodlands preferably of at least 50%. Additional information and guidance on woodlands protection, including examples of protection standards adopted by other municipalities, can be viewed here:

<https://chescoplanning.org/MuniCorner/eTools/46-Woodlands.cfm>

3. The Township should also consider adding tree protection regulations that prohibit disturbing specimen trees and Pennsylvania Natural Diversity Index (PNDI) sites unless they can demonstrate that there is no feasible alternative. Note that the woodland standards discussed above are not intended to apply to timber harvesting activities or forestry activities as defined in the Municipalities Planning Code.
4. In conjunction with the expanded woodlands standards, the Township should consider amending riparian buffer standards to require re-vegetation of unforested riparian buffers and to specifically state which activities are permitted and prohibited in riparian buffers. A maximum disturbance limit within riparian buffers of no more than 20% is recommended for the outermost area of the buffer with no or very limited disturbance permitted within the buffer area closest to the stream (e.g., within the first 35 feet). Additional information and guidance on riparian buffer protection can be viewed at:
<https://www.chescoplanning.org/MuniCorner/eTools/44-RiparianBuffers.cfm>
5. The Township may also wish to take a comprehensive approach to natural resource protection in its ordinances as described in the CCPC Natural Resource Protection eTool:
<https://chescoplanning.org/MuniCorner/eTools/28-NaturalResources.cfm>. A complete model ordinance for resource protection is located under the “examples” section of the eTool under the Brandywine Creek Greenway Strategic Action Plan heading. The Township may also wish to locate certain standards, such as maximum disturbance limitations, within one location in the zoning ordinance to more effectively and comprehensive protect resources

RECOMMENDATION: To achieve more effective protection of natural resources, the Commission recommends that the issues raised in this letter be considered before action is taken on the proposed amendment.

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

Sincerely,



Glenn Bentley
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

May 16, 2022

Erica Batdorf, Township Manager
North Coventry Township
845 South Hanover Street
Pottstown, PA 19465

Re: Zoning Ordinance Amendment – Timber Harvesting
North Coventry Township ZA-05-22-17199

Dear Ms. Batdorf:

The Chester County Planning Commission has reviewed the proposed North Coventry 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 May 4, 2022. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

DESCRIPTION:

1. North Coventry Township proposes the following amendments to its Zoning Ordinance:
 - A. Amend the definitions of “Operator”, “Owner; Landowner”, "Pre-commercial timber stand improvement", “Slash”, "Stand", "Timber harvesting," "tree harvesting," or "logging";
 - B. Revise regulations relating to timber harvesting, including provisions requiring a logging plan (for all timber harvesting operations expected to exceed one acre), requiring compliance with state law and forest practices, specifying enforcement responsibilities, and penalties.

COMMENT:

2. The ordinance appears to follow the Penn State timber harvesting model standards. According to the Township, the draft amendment has been determined by the Pennsylvania State Attorney General to be consistent with Pennsylvania Act 38 of 2005, the “Agriculture, Communities and Rural Environment Act” (ACRE).

RECOMMENDATION: The Township should act on the proposed zoning ordinance amendment in accordance with the recommendations of the Township Solicitor.

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

Sincerely,

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

May 13, 2022

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

Re: Zoning Ordinance Amendment – Cottage Brewing, Distilling and Wine Making
Penn Township - ZA-04-22-17169

Dear Ms. Ianni:

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 April 15, 2022. We offer the following comments to assist in your review of the proposed zoning ordinance amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its zoning ordinance:
 - A. The definitions of the terms “Brewery” and “Cottage Brewing, Distilling or Wine Making Industry” in Section 201 are revised. New definitions of the terms “Limited Winery” and “Tourist Attraction” are added to Section 201.
 - B. One provision in the Accessory Buildings, Structures and Uses subsection 1501.B.7.f is revised.
 - C. Section 1515 Cottage Brewing, Distilling or Winemaking Industries is replaced in its entirety.

COMMENTS:

2. The Township Solicitor should review the proposed language to verify that it is consistent with all legislation, rules and regulations related to the Pennsylvania Liquor Control Board (PLCB) and ACT 38 ACRE legislation.
3. We suggest that the introduction to Section 1515 Cottage Brewing, Distilling, or Winemaking Industries include a statement that specifies that the following provisions are related to alcoholic beverages that are to be offered for sale and not applicable to hobbyists that are creating these beverages for personal consumption. Also, the second definition revision of this amendment is to the term “Cottage Brewing, Distilling, or Winemaking Industry” we suggest that the word “Cottage” be removed from the term, because it could be construed to infer that those involved in these activities are hobbyists or amateurs.

Page: 2

Re: Zoning Ordinance Amendment – Cottage Brewing, Distilling and Wine Making

Penn Township - ZA-04-22-17169

4. The proposed definition of Brewery is confusing, and the opening phrase is inconsistent with the common understanding of the term, i.e., beer is brewed in a brewery, the other alcoholic beverages listed are created in a distillery or a winery. We also note that the other related terms in Section 201 Definitions for “Brewery, Craft”, “Brewery, Micro”, “Brewery, Nano” and “Brewpub” are specific to the production and sale of beer. We understand this definition is specifically crafted for Penn Township, but we suggest that this choice will invite misunderstanding. The uses being regulated by this amendment are described by the term, “Cottage Brewing, Distilling or Wine Making Industry, so we suggest that the term Brewery be expanded to read: Brewery, Distillery or Winery. The definition of “limited winery” should be included in the ordinance rather than just referencing the PCLB.
5. If a qualified licensed limited winery is deemed a “Tourist Attraction”, a facility can be established in the VC, C and LI districts to conduct public tours, tasting, sales and temporary special events. Siting a “Tourist Attraction” in the VC, C and LI districts has the advantage of access to the major roads in the Township and zoning that would permit commercial activity, but this requirement would seem to have the effect of separating the location where the grapes are grown and where they are processed into final product, where they can be tasted and purchased and where Special Events can be held. Unless these requirements are mandated by the PLCB regulations, the Township should consider revising these provisions to permit producers to offer at least some of these services at the source, where the crops are raised. Site specific conditions and design standards could be crafted to offset any possible effects on neighboring properties of locating these facilities at the vineyards.
6. The Township should discuss the need for subsection 1515.A.10.b. The term “Tourist Attraction” should be revised to make it more specific, such as “Tourist Attraction, Limited Winery”. If temporary special events are only permitted at a “Tourist Attraction” and a “Tourist Attraction” is only permitted in the VC, C and LI, then the subsection would be redundant.
7. The introduction of subsection 1515.B refers to “Certain retail uses per Subsection A...” we suggest that these uses be listed in the introduction to give the reader an idea of the scope of the retail uses, particularly if they are not specifically mentioned in Subsection A. We suggest that items such as T-shirts, glassware, gift certificates etc. that bears the logo and name of the facility, could be reasonably expected to be available.
8. Any provisions related to the serving of food should include review of the facilities by the Chester County Health Department. Also, all necessary sewer and water permits should be obtained from the County Health Department.
9. The Township should consider reviewing the provisions of other southern Chester County municipalities that regulate some similar uses, these include: London Grove and Franklin Townships.

Page: 3

Re: Zoning Ordinance Amendment – Cottage Brewing, Distilling and Wine Making

Penn Township - ZA-04-22-17169

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 Board of Supervisors, as required by Section 306(b) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,

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

Glenn Bentley
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

May 18, 2022

E. Jean Krack, Borough Manager
Phoenixville Borough
351 Bridge Street
Phoenixville, PA 19460

Re: Subdivision and Land Development Ordinance Amendment – Electric Vehicle Parking
Phoenixville Borough - SA-05-22-17200

Dear Mr. Krack:

The Chester County Planning Commission has reviewed the proposed 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 May 4, 2022. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. Phoenixville Borough proposes the following amendments to its Subdivision and Land Development Ordinance:
 - A. The “Electric Vehicle Make-Ready Standards” of Section 22-417.7.A are broadened in scope of application, to include “Any land development proposing...” a parking lot with more than 20 spaces, a parking structure, a land development proposing one and two-family structures and townhouses with garages shall provide spaces and charging facilities or infrastructure for charging facilities.
 - B. The Electric Vehicle Charging Station Standards of Section 22-407.7.D are upgraded to the next level of Electric Vehicle Charging Station (EVCS) standards i.e., Level 2 or 3 EVCS connections for various sizes of parking lots

COMMENTS:

2. We commend the Borough for requiring infrastructure supporting new technology. For additional information on Electric Vehicles, we direct you to our eTool at:
<https://www.chescomplanning.org/MuniCorner/eTools/19-ev.cfm>

Page: 2

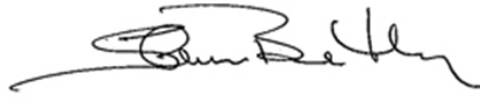
Re: Subdivision and Land Development Ordinance Amendment – Electric Vehicle Parking

Phoenixville Borough - SA-05-22-17200

RECOMMENDATION: The Commission supports the adoption of the proposed Subdivision and Land Development Ordinance amendment.

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

Sincerely,

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

Glenn Bentley
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
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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

May 10, 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
Schuylkill Township - MU-04-22-17191

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 pursuant to the provisions of Section 305 of the Pennsylvania Municipalities Planning Code (MPC). The referral for review was received by this office on April 25, 2022.

DESCRIPTION:

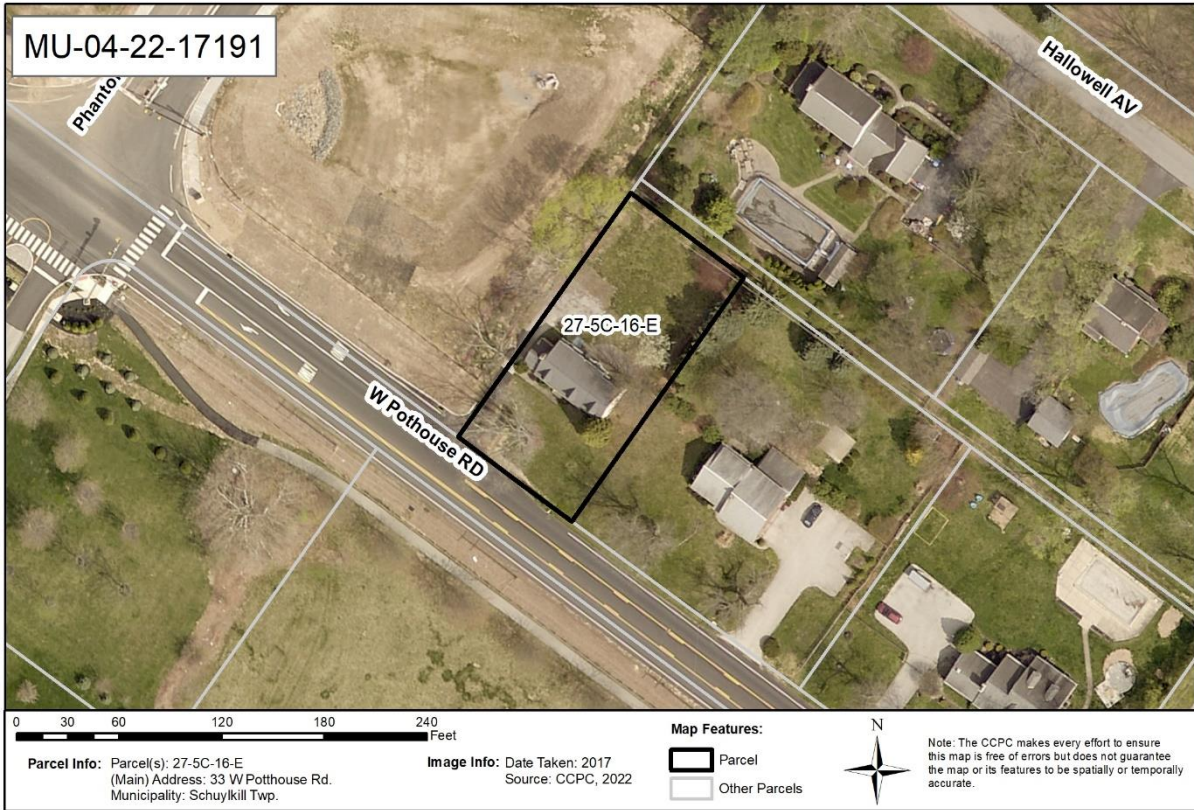
1. The Phoenixville Area School District proposes to sell a 0.32 acre parcel located adjacent to the School District complex on the north side of West Pothouse Road (UPI# 27-5C-16). The parcel is improved with an existing single-family dwelling.

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.
3. The parcel is located in the R-2 Residential zoning district in Schuylkill Township.

LANDSCAPES:

4. The parcel 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.



Location of the subject parcel

COMMENTS:

5. 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>

Sincerely,

Glenn Bentley
Senior Review Planner

cc: Edward M. Mentry, Jr., Manager, Schuylkill Township
Dr. Alan Fegley, Superintendent, Phoenixville Area School District



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

May 12, 2022

Edward M. Mentry, Jr., Manager
Schuylkill Township
111 Valley Park Road
Phoenixville, PA 19460

Re: Land Use Assumptions Report
Schuylkill Township - MU-05-22-17193

Dear Mr. Mentry:

The Chester County Planning Commission has reviewed the proposal as submitted by Schuylkill Township as required by Section 504-A(c)(3) of the Pennsylvania Municipalities Planning Code (MPC). The referral for review was received by this office on May 3, 2022. We offer the following comments to assist in your review of the submission.

DESCRIPTION:

1. Schuylkill Township has updated its Land Use Assumptions Report that was previously reviewed by the County Planning Commission (CCPC# MA-06-21-16786 dated July 9, 2021). The preparation of this report is as part of the process towards adopting an Act 209 Transportation Impact Fee Ordinance. Article V-A of the Pennsylvania Municipalities Planning Code (MPC) allows municipalities to adopt a Transportation Impact Fee Ordinance and impose impact fees to offset costs for transportation capital improvements that result from the additional traffic generated by new development. Section 504-A.(c)(3) of the MPC requires that a land use assumptions report be prepared prior to the adoption of the Transportation Impact Fee Ordinance.

The MPC limits a Transportation Service Area (TSA) to seven square miles. The Township proposes the creation of a TSA encompassing 6.67 square miles.

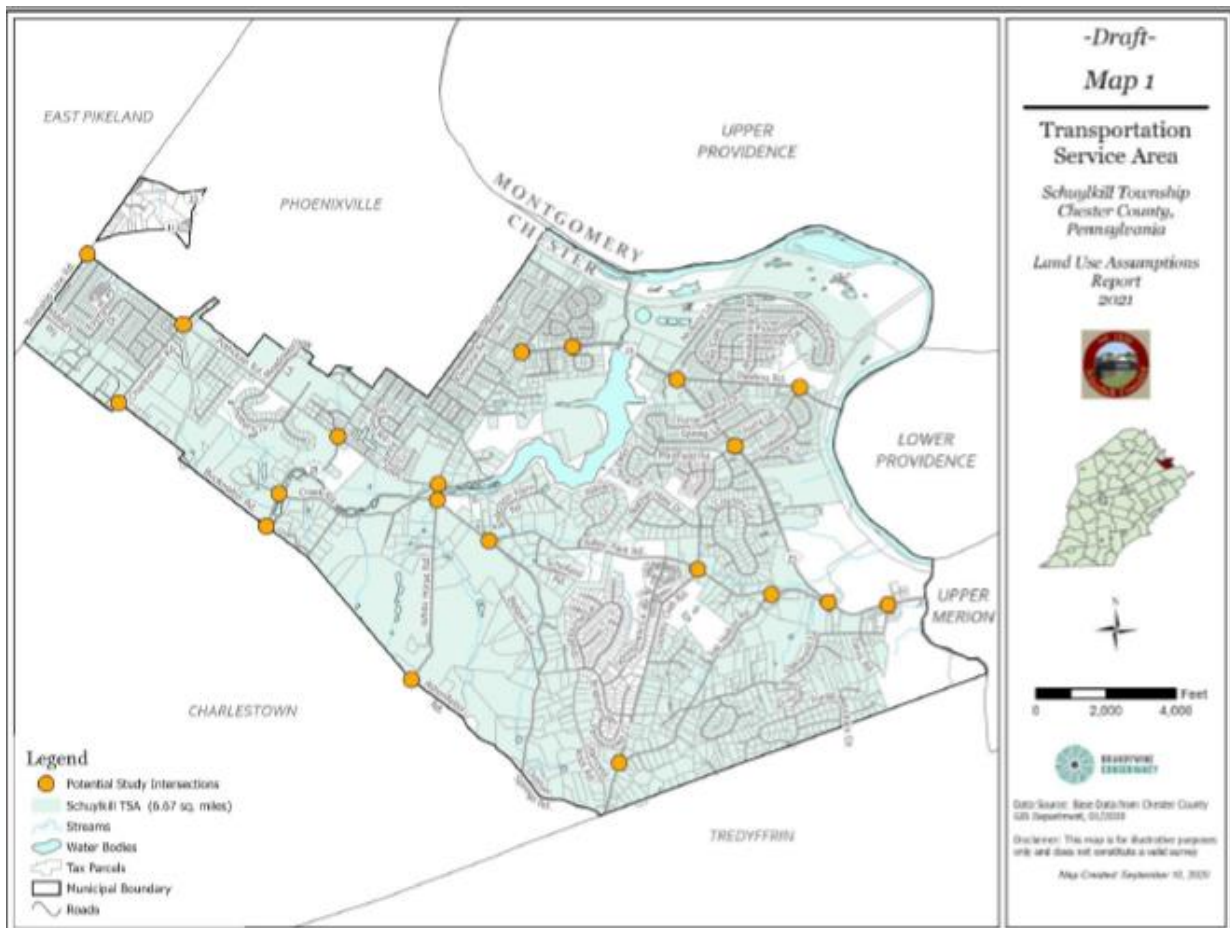
The report analyzes the level of development that is anticipated to occur in the Township over the next ten years. It describes the existing road system and existing land uses, accounts for approved and pending subdivisions and land developments, analyzes population, addresses population forecasts, and creates build-out development scenarios for establishing appropriate transportation impact fees for new subdivisions and land developments.

LANDSCAPES:

2. The Township's adoption of a Transportation Impact Fee Ordinance is consistent with Objective A of the CONNECT Goal of **Landscapes3**, which states: Meet travel needs and reduce congestion through transportation demand management, roadway improvements and expanded public transportation.

The proposed Transportation Service Area shown on Map 1 of the report is predominantly located in the **Suburban** and **Rural Landscapes** with small areas adjacent to Phoenixville Borough designated as **Urban Center 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. 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.

While future development is not precluded from the **Rural Landscape**, we would recommend that future growth and transportation improvements in the **Suburban Landscape** or **Urban Center Landscape** adjacent to Phoenixville Borough.



Transportation Service Area Map

COMMENTS:

1. In our previous review we noted that the report included outdated information related to Population Trends, Projections and the U.S. Census. This submission has been revised to include current data from the 2020 Census and the Delaware Valley Regional Planning Commission.

Page: 3
Re: Land Use Assumptions Report
Schuylkill Township - MU-05-22-17193

2. Section 504-A.(d)(1) of the MPC requires the preparation of a roadway sufficiency analysis upon adoption of the land use assumptions report. We recommend that the projected additional development in the Township be closely linked to current levels of service for existing roadways in the Township, so that the effects of future development can be clearly identified.
3. We commend the Township for updating the document in support of the adoption of a Traffic Impact Fee Ordinance. This report contains all the elements required by the Pennsylvania Municipalities Planning Code.

RECOMMENDATION: The County Planning Commission supports the adoption of the Land Use Assumptions Report.

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

Sincerely,

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

Glenn Bentley
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

May 6, 2022

Edward M Mentry, Jr., Manager
Schuylkill Township
111 Valley Park Road
Phoenixville, PA 19460

Re: Zoning Ordinance Amendment – Correcting typographical error
Schuylkill Township - ZA-04-22-17187

Dear Mr. Mentry:

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 April 25, 2022. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Section 370-104 includes a reference to another subsection in the zoning ordinance, Section 370-92, but it should read Section 370-93. The proposed amendment makes this correction.

COMMENTS:

2. The proposed amendment is appropriate.

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

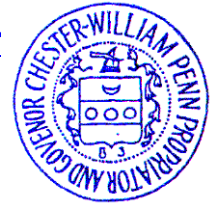
We request an official copy of the decision made by the Township Supervisors, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,

Glenn Bentley
Senior Review Planner



THE COUNTY OF CHESTER



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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

May 16, 2022

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

Re: Zoning Ordinance Amendment - Amend the Zoning Map and Eliminate the F-1 and F-2 Flexible Development Overlay Districts
Upper Uwchlan Township - ZA-05-22-17195

Dear Ms. Jonik:

The Chester County Planning Commission has reviewed the proposed Upper Uwchlan Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on May 2, 2022. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

DESCRIPTION:

1. The Township proposes to amend the zoning map and ordinance to eliminate the F-1 and F-2 Flexible Development Overlay districts.

LANDSCAPES:

2. The F-1 and F-2 Flexible Development Overlay districts in Upper Uwchlan Township are generally 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. We recommend that the Township consider the comments in this letter to make the amendment more consistent with the objectives of the **Suburban Landscape**.

COMMENTS:

3. The Township's flexible/open space development option is currently permitted in the R-1, R-2, R-3, and R-4 residential zoning districts and in the F-1 and F-2 Flexible Development Overlay districts, and is intended to provide opportunities for flexibility in lot designs, building arrangement, sensitive landscape features, and to meet other Township policies. The elimination of the flexible/open space development option may leave the Township with fewer options to encourage innovative and site-

Page: 2

Re: Zoning Ordinance Amendment - Amend the Zoning Map and Eliminate the F-1 and F-2 Flexible Development Overlay Districts

Upper Uwchlan Township - ZA-05-22-17195

sensitive development regulations. We suggest that the Township ensure that other options in the Zoning Ordinance will still provide appropriate opportunities for innovative designs and developments that protect important environmental features.

The Township could also consider adjusting the current flexible/open space development option regulations to make them more suited to the remaining Township sites that may be appropriate for this option, such as by reducing the qualifying minimum tract size from the current 10 acres to a smaller size. The Chester County Planning Commission's eTool on Cluster Development can also be consulted, at <https://www.chescoplanning.org/MuniCorner/eTools/26-ClusterDev.cfm>

4. No zoning map was included as part of the submission to the County Planning Commission (identified as "Exhibit A" in the submission). We recommend that, as part of this zoning amendment process, the Township prepare a map graphic depicting the location of the affected area. Prior to taking action on this proposed amendment, the Township should ensure that they have fully met the zoning map amendment procedures described in Section 609 of the Pennsylvania Municipalities Planning Code.
5. Prior to taking action on this amendment, the Township should ensure that they have met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the Pennsylvania Municipalities Planning Code.

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

May 25, 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;
Keeping of Animal Provisions
West Caln Township - ZA-05-22-17194

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 May 2, 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;
 - 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), and;
 - C. The General Regulations section is to be updated relating to the keeping of animals.

COMMENTS:

2. The SRR Site Responsive Residential District is the largest zoning district in the Township and includes numerous potentially-developable lots; therefore, the Township may want to consider the consequences that regulating conventional developments in the SRR as “by-right” uses instead of by conditional use may have on the Township’s ability to protect sensitive environmental features, open lands, innovative designs, and on the implementation of its land use policies. The conditional use process permits the Board of Supervisors to “...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance.” (Municipalities Planning Code, Section 913.2(a)). Additionally, the use of Transfer of Development Right provisions in the Township Zoning Ordinance may be appropriate to preserve land in SRR district and allow for development in the Township’s designated growth areas.

Page: 2

Re: Zoning Ordinance Amendment - Revise SRR District Provisions and Coverage Requirements;
Keeping of Animal Provisions
West Caln Township - ZA-05-22-17194

3. The Township's 2020 Comprehensive Plan also recommends methods to make the cluster design option in the SRR district more attractive, such as by reducing the minimum lot area requirement and permitting on-lot septic disposal facilities in open space areas. The Township should consider this as it relates to the proposed amendment.
4. We note that the Township will be addressing standards specifically relating to the keeping of horses for transportation, as part of a full zoning ordinance update and as recommended by the 2020 Comprehensive Plan.
5. The proposed amendment limits the number of chickens on residentially-zoned parcels and prohibits roosters, but the Township should be aware that hens can be disturbing to neighbors and can be very vocal. We recommend that chickens not be permitted to roam freely, especially near roads and adjacent lots. The Chester County Planning Commission's eTool in Backyard Chickens can be reviewed for additional guidance, at:
<https://www.chescoplanning.org/MuniCorner/eTools/04-BackyardChickens.cfm>
The Agricultural Development Council also offers a Backyard Poultry Fact Sheet, at:
<https://chescofarming.org/PDF/Info-Chickens.pdf>
6. In addition to addressing the keeping of backyard chickens, the proposed amendment also appears to apply acreage requirements to agricultural activities. Therefore, we recommend that the Township Solicitor review the General Regulations section relating to the keeping of animals to ensure that it is consistent with Pennsylvania Act 38 of 2005, the "Agriculture, Communities and Rural Environment Act" (ACRE).

RECOMMENDATION: West Caln 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 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,



Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

May 23, 2022

Kimberly B. Moretti, Manager
East Pikeland Township
PO Box 58
Kimberton, PA 19442-0058

Re: Zoning Ordinance Amendment - Parking Lot Design Standards and Landscaping
East Pikeland Township - ZA-05-22-17209

Dear Ms. Moretti:

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 May 12, 2022. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

DESCRIPTION:

1. The Township proposes the following revisions to its previously submitted zoning ordinance amendment:
 - A. The wording of Section 1707.8.C addressing the maintenance of pervious parking surfaces.
 - B. The wording of Section 1707.4.A.1 (a) is revised to clarify the provision.
 - C. The wording of Section 1707.4.A.6 is revised to include maintenance provisions for sustaining the SRI percentage of a parking lot surface.
 - D. The Plant Density provisions of Section 1709.8.3.b.i are revised related to the type of grasses specified in the provision.
 - E. The table entitled PARKING LOT INTERIOR PLANTING REQUIREMENTS is revised to make the listed Parking Lot Areas more continuous.

BACKGROUND:

2. The Chester County Planning Commission recently reviewed an earlier version of the proposed amendment. That review, CCPC# ZA-04-22-17164, was dated April 26, 2022.

COMMENTS:

3. The proposed revisions are appropriate and address several issues that we commented on in our previous review.

Page: 2
Re: Zoning Ordinance Amendment -
East Pikeland Township - ZA-05-22-17209

4. While issues related to shared parking, shared access, cross access easements and electric vehicle charging infrastructure may not be appropriate for this amendment, we suggest that the Township consider these issues in future ordinance amendments.

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

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

Sincerely,

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

Glenn Bentley
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

May 19, 2022

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

Re: Zoning Ordinance Amendment - Active Adult Community, IN Institutional District
West Whiteland Township – ZA-04-22-17175

Dear Mr. Weller:

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 April 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. Add a definition for “Active Adult Community” to Section 325-8;
 - B. Amend Section 325-45.A, pertaining to the location and purpose of the IN Institutional (Overlay) District);
 - C. Add “Active Adult Community” to the list of permitted uses in the IN Institutional District, with the exception noted Section 325-45.B(15) that an Active Adult Community shall not be permitted in the IN District where it overlays the I-1 Limited Industrial and I-2 General Industrial Districts;
 - D. Amend the introductory language to the development regulations of the IN District set forth in Section 325-45.C; and
 - E. Add area and bulk regulations, and sewer and water facilities requirements, for an active adult community to Section 325-45.F. We note that the proposed standards include a minimum gross tract area of 75 acres, a maximum density requirement of 4.0 dwelling units per gross tract acre, and maximum building coverage and impervious coverage requirements of 30 percent and 60 percent of the net tract area, respectively.

BACKGROUND:

2. The County Planning Commission reviewed an earlier version of this zoning amendment on July 28, 2021 (CCPC# ZA-06-21-16790). As noted in our previous review, it is our understanding that this zoning amendment would allow for the development of a 344 unit active adult community on an approximately 100.44 acre site situated on the north side of East Swedesford Road at its intersection with Valley Creek Boulevard.

We acknowledge, and endorse, that the proposed revisions to the draft ordinance language include the exception noted in Section 325-45.B(15) that an Active Adult Community shall not be permitted in the IN District where it overlays the I-1 Limited Industrial and I-2 General Industrial Districts (as stated in comment #3 of our previous review, an active adult community does not appear to be an appropriate use in the Township's I-1 and I-2 zoning districts).

LANDSCAPES:

3. The Township's IN Institutional District, which is an overlay of the TC Town Center, NC Neighborhood Commercial, O/C Office/Commercial, O/L Office/Laboratory, O/R Office/Residential, I-1 Limited Industrial, and I-2 General Industrial Districts, is located within the **Suburban Landscape**, **Suburban Center Landscape**, and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains 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. 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. An active adult community is an appropriate use in the **Suburban** and **Suburban Center Landscapes**.

COMMENTS:

4. As stated in comments #6 and #7 of our previous review, we recommend that the Township consider incorporating minimum open space standards into the proposed ordinance language, along with providing density bonus incentives in exchange for the inclusion of affordable housing units, respectively. For more information on how density bonuses are implemented, refer to the County Planning Commission's Affordable Housing Bonuses Planning eTool, which is available online at:

<https://www.chescoplanning.org/MuniCorner/eTools/22-AffordableHousingBonus.cfm>.

Live" Objectives A and B of [Landscapes3](#), the 2018 County Comprehensive Plan, support the provision of diverse and affordable housing to meet the needs of all residents. Additionally, the County has established the A+ Homes initiative, which focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at:

<https://www.chescoplanning.org/Housing/aPlusHomes.cfm>.

5. The Township should verify the accuracy of the language provided in the last sentence in Section 325-45.B(15). As currently written, it appears to be an incomplete sentence.
6. We note that the proposed revisions to the draft ordinance language include increasing the minimum gross tract area requirement from 50 to 75 acres, which will likely limit the available tracts where this use can occur.

Page: 3

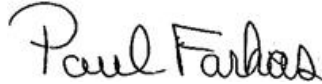
Re: Zoning Ordinance Amendment - Active Adult Community, IN Institutional District

West Whiteland Township – ZA-04-22-17175

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

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

Sincerely,

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

Paul Farkas
Senior Review Planner

Act 537 Reviews

Act 537 Reviews for Chester County

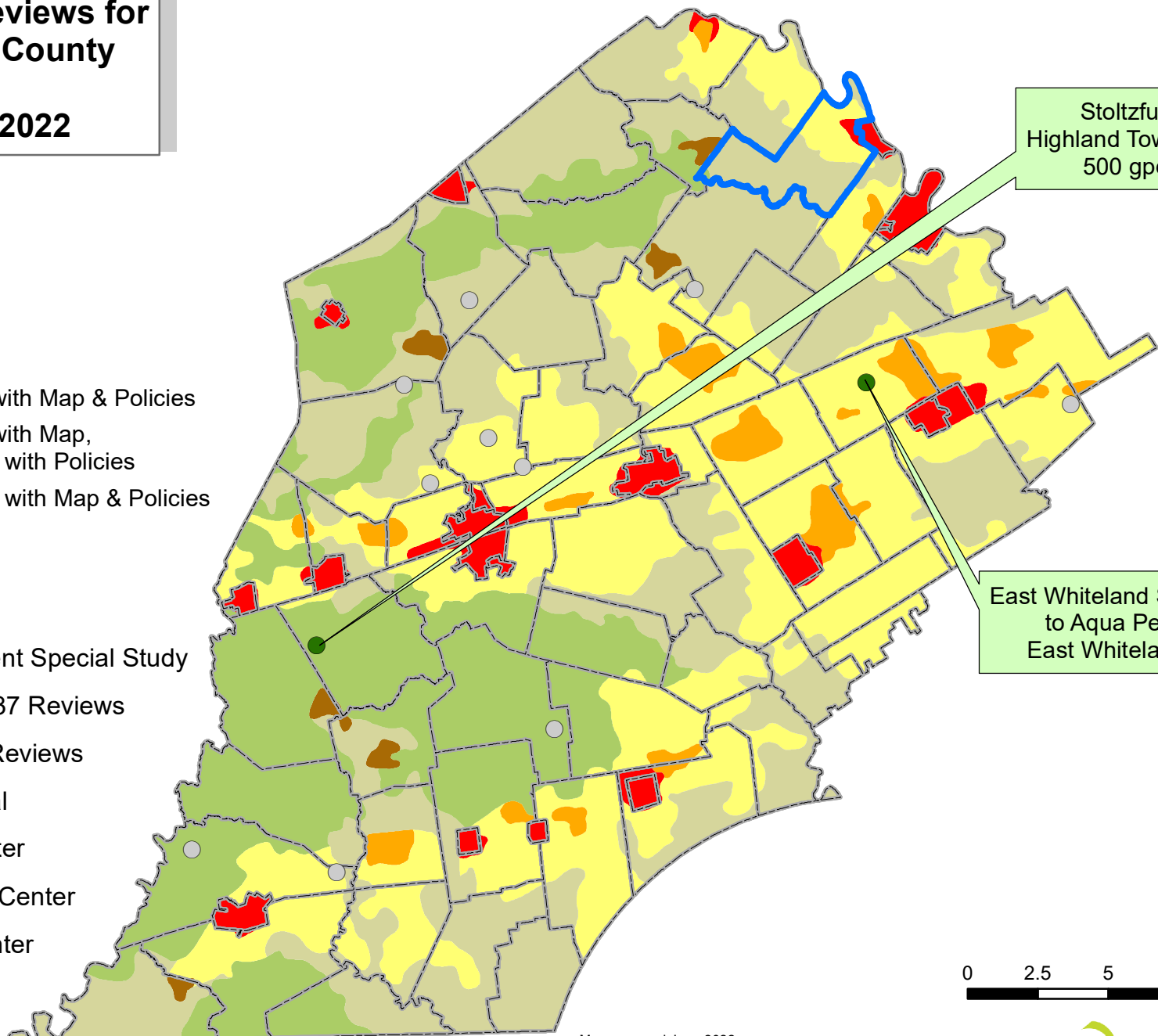
April 2022



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

Legend

- East Vincent Special Study
- May Act 537 Reviews
- Previous Reviews
- Agricultural
- Rural Center
- Suburban Center
- Urban Center
- Rural
- Suburban



Stoltzfus
Highland Township
500 gpd

East Whiteland System Transfer
to Aqua Pennsylvania
East Whiteland Township



Map prepared June 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.



Chester County Planning Commission
June 8, 2022

ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

Brown Drive/Old Schuylkill Road Act 537 Special Study – East Vincent Township

MINOR REVISIONS TO MUNICIPAL PLANS:

East Whiteland Township, Special Study for Sale of System to Aqua PA (DEP-Requested 4b)

The applicant is seeking to transfer ownership of the East Whiteland Sewer System from the Township to Aqua Pennsylvania that serves approximately 3,800 residential, commercial and industrial customers. The wastewater system to be transferred to Aqua PA is located in an area designated as Suburban and Suburban Center Landscapes and is consistent with *Landscapes3*.

Highland Township, Stoltzfus

The applicant is proposing a residential development of 1 lots on 29.8 acres. The site is located on McHenry Road, near the intersection with Lenover Road. The amount of wastewater for the project is 500 gpd. The project is to be served by an on-lot sewage disposal system. This project is designated as an Agricultural Landscape and is consistent with *Landscapes3*.

TOPIC: Environmental

Item: Brown Drive/Old Schuylkill Road Special Study, East Vincent Township- Consistent

Background

This Special Study was prepared to discontinue the use of on-lot systems in the study area, and ultimately connect them to the Township system, with treatment at the Veterans Center WWTP.

Discussion

The Act 537 Plan is consistent with the goals of *Landscapes3*, as no new development is being proposed, and the connection to the public system will alleviate potential public health issues, due to the age of the systems in this area as well as those systems that have been experiencing malfunctions. The connection to the Township's system would be consistent with *Landscapes3* Goal for Connect which supports efficient and reliable utility infrastructure systems that responsibly serve thriving communities.

Watersheds objective 7.2 of Goal 7 states, "concentrate planned utility service areas to support designated growth areas." As proposed, the project supports the goals and objectives of *Watersheds*.

The Planning Commission supports the Plan and recommended that DEP approve the Plan.

Action Requested

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

6/8/2022

Major Revisions



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

May 6, 2022

Patrick DiGangi, PE
CKS Engineers, Inc.
4259 Swamp Road, Suite 410
Doylestown, PA
pdigangi@cksengineers.com

Re: Brown Drive/Old Schuylkill Road Act 537 Special Study, East Vincent Township

Dear Mr. DiGangi:

The Chester County Planning Commission (Planning Commission) has reviewed the Draft 537 Special Study for Brown Drive/Old Schuylkill Road, dated March 2022 as required by Section 71.31(b) of the Pennsylvania Sewage Facilities Act (Act 537). The Plan was prepared by CKS Engineers, Inc. and was received on March 30, 2022. As proposed, the selected alternative is to discontinue the use of on-lot systems in this area, and connect them to the township system, with treatment at the Veterans Center wastewater treatment plant.

The following comments are offered based on review of the document:

A. Consistency of the Act 537 Plan Update with the County Comprehensive Plan –
Landscapes3:

1. *Landscapes3* Map:

Landscapes3 designates the area proposed for connection to the public system as being located within the Suburban Landscape. We also acknowledge that the current systems are aging, have experienced violations, and present a potential public health issue. The Planning Commission finds the proposal to be consistent with the Map of *Landscapes3* (2018).

2. *Landscapes3* Plan:

As presented, the area proposed to connect to the East Vincent Township public sewer system is located within a designated growth area, and is consistent with *Landscapes3* Connect Objective F, which states, "Coordinate water and sewage facilities planning with land use planning so that development is directed toward designated growth areas with adequate and well-maintained infrastructure."

B. Consistency of the Selected Alternative with *Landscapes3*:

The selected alternative for the Brown Drive/Old Schuylkill Road Study Area is to connect to the township sewer system and to discontinue the use of the individual on-lot systems, many of which predate sewage facilities planning and have a history of malfunctions. The proposed alternative is consistent with *Landscapes3* Connect Goal, “Advance efficient, reliable, and innovative transportation, utility, and communications infrastructure systems that responsibly serve thriving and growing communities.” As proposed, this Special Study, is consistent with *Landscapes3*.

C. Consistency with the County Water Resources Plan - *Watersheds*:

Watersheds, the water resources element of the County comprehensive plan, identifies Objective 7.2 of Goal 7, “concentrate planned utility service areas to support designated growth areas.” The Brown Drive/Old Schuylkill Road, according to the *Landscapes* Map, is located within the Suburban Landscape. The connection of this area to the township’s public sewer system is consistent with the objectives of *Watersheds*.

D. General Comment:

According to the National Pipeline Mapping System (NMPS), a portion of the study area is located within areas potentially containing pipelines operated by Sunoco/Energy Transfer and Transcanada. While the location of these corridors does not preclude development along the pipeline corridor itself, there may be special steps that can avoid negative impacts or interactions between the public and the pipeline. The Planning Commission recommends contacting the pipeline operator to coordinate any future construction activities. Contact information for the operators can be found on the Chester County Pipeline Information Center website <http://www.landscapes2.org/pipeline/Operators.cfm>.

Thank you for the opportunity to offer comments on this Plan. We hope that these comments will be of assistance as you prepare for submission of this proposed Special Study to the PA DEP. If you have any questions, please contact me at 610-344-6285 or cconwell@chesco.org.

Sincerely,



Carrie J. Conwell, AICP
Senior Environmental Planner

cc: Elizabeth Mahoney, PaDEP
Ryan Oxenford, Chester County Health Department
Catherine Ricardo, East Vincent Township

Minor Revisions



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

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

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

Project Name & Municipality East Whiteland Township Sewer System Sale to Aqua Pennsylvania Wastewater, Inc.

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

1. Date plan received by county planning agency. April 18, 2022
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency May 23, 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 public sewer service areas proposed for transfer to Aqua Pennsylvania Wastewater, Inc., are designated as the Suburban Center Landscape and the Suburban Landscape. The vision for these landscapes includes regional economic, population and transportation centers with varying land uses, accommodating future growth of diverse residential uses as well as commercial growth of medium to high intensity. 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? <u>The proposed sale of the East Whiteland Township sewer system is consistent with Landscapes3 CONNECT Objective F, which supports the coordination of water and sewage facilities planning with land use planning to direct development toward designated growth areas with adequate and well maintained infrastructure..</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, a majority of East Whiteland Township is located in a watershed or sub-watershed that has a stream use designated as Exceptional Value Waters, the Valley Creek. This stream is high priority when considering watershed protection measures. While there is no development proposed as part of this acquisition, there may need to be 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?
<u>No construction is proposed as part of this project.</u> |
| <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: 5/23/2022Name 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.

It is our understanding the PA DEP requested the review of this Special Study in the format of this Component 4b. If PA DEP requires this review in a letter format, please notify our office.

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

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

cc: Elizabeth Mahoney, PaDEP
Chester County Health Department
Charles Faulkner, Pennoni Associates, Inc.
John Neild, East Whiteland Township



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

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning package and 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 Amos K. and Emma F. Stoltzfus, Highland Township

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

1. Date plan received by county planning agency. May 03, 2022
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency May 06, 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 Agricultural Landscape. The vision for the Agricultural Landscape is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. On-lot sewage disposal is supported in this landscape, except where public health requires alternatives.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: <u>The project will disturb a limited amount of prime agricultural land, but will support continued agricultural production which is consistent with the Landscapes3 Vision for Agriculture, which supports housing to meet the needs of farm labor and farm family growth, and very low density residential development.</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? 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: Environmental PlannerDate: 5/6/2022Name 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.

According to the National Pipeline Mapping System (NMPS), the proposed project is located within an area that contains the Eastern Shore 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 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.

This parcel was reviewed in September 2021, under Act 247 as Case Number SD-09-21-16899, and was consistent with the Agricultural Landscape.

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.

PC53-05-22-17201

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
Amos K. & Emma L. Stoltzfus, Site Contact
Barbara Davis, Highland Township
Edgar Jeffris, Concord Land Planners & Surveyors, Inc.

Discussion and Information Items



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 are smooth and flow from left to right across the bottom of the page.

Community Planning Municipal Assistance Projects

June 2022

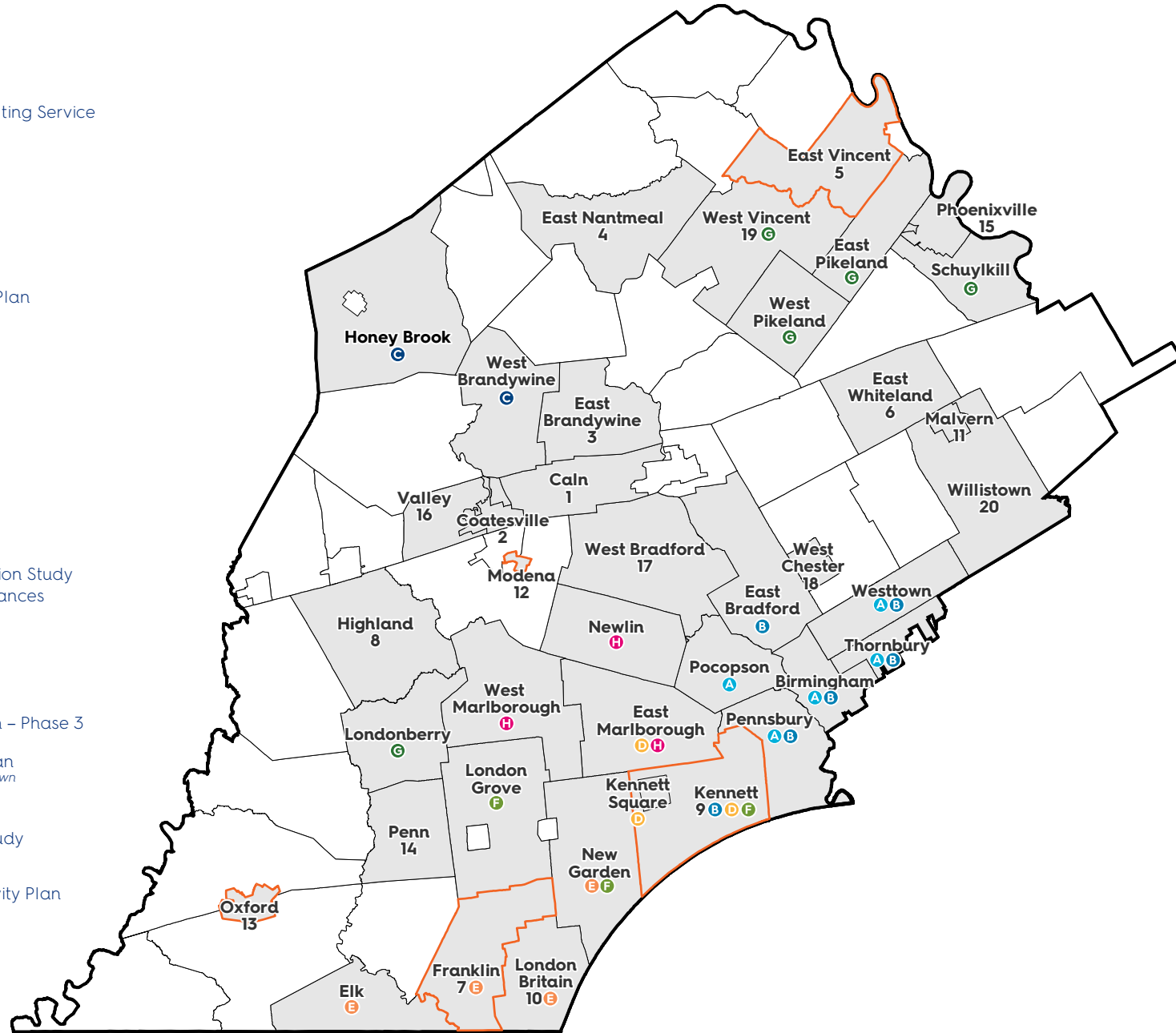
- Municipality with Ongoing VPP Project
- Municipality with Planning Commission Consulting Service

Single-Municipality Projects

1. Caln Zoning Ordinance
2. Coatesville Zoning Ordinance
3. East Brandywine Comp Plan & Official Map
4. East Nantmeal Historic Resource Survey
5. East Vincent Zoning Ordinance
6. East Whiteland Open Space, Parks, & Recreation Plan
7. Franklin Comprehensive Plan
8. Highland Comprehensive Plan
9. Kennett Zoning Ordinance
10. London Britain SLDO
11. Malvern Comprehensive Plan
12. Modena Comprehensive Plan
13. Oxford Comprehensive Plan
14. Penn Comprehensive Plan
15. Phoenixville Comprehensive Plan
16. Valley – W. Lincoln Highway Corridor Master Plan
17. West Bradford Open Space, Recreation, & Environmental Resources Plan
18. West Chester – Economic Benefits of Rail Restoration Study
19. West Vincent Forest/Woodlands Protection Ordinances
20. 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 Icedale Trail Feasibility Study
Honey Brook, West Brandywine
- D Longwood Gardens Connector Trail Feasibility Study
East Marlborough, Kennett, Kennett Square
- E Mason-Dixon Line/
Arc Corner Heritage Interpretation and Connectivity Plan
Elk, Franklin, London Britain, New Garden
- F Route 41 Corridor Improvement Study
Kennett, Londonberry, London Grove, New Garden
- G Clean Energy Transition Plan
East Pikeland, Schuylkill, West Pikeland, West Vincent
- H Unionville Area Regional Comprehensive Plan
East Marlborough, Newlin, West Marlborough



COMMUNITY PLANNING REPORT

June 2022 (Activities as of 5/31/22)

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: 80% Contract Term: 8/20 – 7/22 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 pulled together the full draft of the zoning ordinance and distributed it to the Task Force for review at their February meeting. *Since that time, the consultant has been meeting with the Township administration to work out some of the regulatory details. The consultant is expected to distribute the revised draft prior to the Task Force meeting on June 7th.* The Township will require a six-month extension to finalize the ZO and complete the adoption process.

2. City of Coatesville – Zoning Ordinance Update

Percent Completed: 45% 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. A meeting with the manager and consultant was held 7/21/2021 to discuss and clarify details of the project. The kick-off meeting with the task force was held August 11th. The Sept. and Oct. 13th meetings were spent reviewing potential changes to the various TND Overlay Districts. The Nov. meeting covered Natural, Historic, and Floodplain overlay districts. The January 12 and Feb. 7, 2022 meetings discussed some recommended changes to the TND Districts. Future meetings will change from making revisions to the text to review of and recommendations of items/issues to consider for each section. The March and April meetings focused on Signs. *May and June meetings focus on Definitions and the Administration Article. All areas have been covered so the work will transition to review and clarification on text modifications prior to providing recommendations to the City Council.*

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

Percent Completed: 70% 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. Chapter drafts were reviewed. *Revised draft is being prepared.*

4. East Nantmeal Township – Historic Resource Survey

Percent Completed: 100% Contract Term: 9/20 – 8/22 Consultant: Richard Grubb & Associates Monitor: Jeannine Speirs

East Nantmeal is creating a historic resource survey for the purposes of supporting their historic preservation provisions in their existing ordinances. PHMC guidelines will be followed for development and submission of data, including use of Survey123. The consultant is completing survey forms and the Historical Commission will review the forms. Survey classifications follow those established in the CC Historic Resource Atlas. A 6-month extension has been approved to accommodate final township and county VPP grant review of project materials. *Survey mapping is completed and VPP grant review is completed.*

5. East Vincent – Zoning Ordinance

Percent Completed: 0% 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 kick-off meeting was held in May 2022 and focused on reviewing the contract, schedule, and preamble article. *Definitions will be reviewed monthly throughout the process. Completed draft articles will be shared with the Township Planning Commission and Board of Supervisors. The next meeting is scheduled for June 15th.*

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

Percent Completed: 100% Contract Term: 12/18 – 5/22 Consultant: Natural Lands Monitor: Chris Patriarca

The Board of Supervisors adopted the plan as an amendment to their comprehensive plan at their May meeting.

7. Franklin Township – Comprehensive Plan

Percent Completed: 90% 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 Connectively Plan that has been funded. Full draft of the Comp Plan document is completed and being reviewed by the Township Planning Commission and Board of Supervisors at public meetings as the beginnings of the 247 review process. *It is anticipated the Township Planning Commission will recommend the Plan to the Board of Supervisors in June and the Plan will come into CCPC for 247 review. A 6-month extension has been approved to accommodate the 247 review process and adoption.*

8. 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 expected in June.

9. 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.

10. 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.

11. Malvern Borough – Comprehensive Plan

Percent Completed: 80% 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. A full draft plan was provided which was discussed at the November 17, 2021 and January 19, 2022 meetings. The grant monitor provided written comments (via PDF). The April 2022 meeting will be to review requested and additional revisions to the full draft plan which will be a fully formatted draft provided prior to the next meeting. At the April meeting the plan task force voted to recommend the draft plan to the borough planning commission for review. *The draft plan has been provided to the Borough Planning Commission.*

12. 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. Timing of the formal Act 247 referral and plan adoption is under discussion with the Borough.

13. Oxford Borough – Comprehensive Plan

Percent Completed: 50% 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. The Borough presented the draft Plan Objectives and Actions at a public open house on April 28th and discusses the results of a Plan Action Prioritization Exercise at the May 26th Task Force meeting. *Plan Chapters will be developed and distributed for review and comment at the Task Force’s June, July, and August meetings.*

14. Penn Township – Comprehensive Plan Update

Percent Completed: 5% Contract Term: TBD Consultant: Brandywine Conservancy Monitor: Mark Gallant

The township is proposing 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.*

15. Phoenixville Borough – Comprehensive Plan

Percent Completed: 90% Contract Term: 8/20 – 7/22 Consultant: Herbert, Rowland, and Grubic Monitor: Chris Patriarca

Borough Council opened the public hearing at their May meeting and continued it to their June meeting at which time formal plan adoption will be considered.

16. Valley Township – W. Lincoln Highway Corridor Master Plan

Percent Completed: 45% Contract Term: 8/21-7/23 Consultant: Pennoni and Thomas Comitta 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 Comitta 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 a few months.*

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

Percent Completed: 90% Contract Term: 5/20 – 10/22 Consultant: Brandywine Conservancy Monitor: Kate Clark

The full draft plan was reviewed at the April task force meeting. The plan will be presented at the June Planning Commission meeting and then forwarded to the Board of Supervisors for their consideration. A 6-month extension has been approved to accommodate the final township and county VPP review as well as municipal acceptance of the plan.

18. West Chester Borough – Economic Benefits of Rail Restoration

Percent Completed: 90% Contract Term: 8/21-7/22 Consultant: Econsult Solutions Monitor: Kevin Myers

The Borough has selected Econsult Solutions to assist them in developing a study of the economic benefits of rail restoration to West Chester (the project), with the intent to use the information to advocate for rail restoration (activities after the project). The contract and scope of work were signed August 12, 2021. The kick-off meeting was held on October 13th. A presentation of the draft study was made at the 2/9/2022 Borough meeting. Additional modifications were made based on task force input prior to a final report being issued. *The VPP review is complete, awaiting acceptance by the Borough and reimbursement package.*

19. West Vincent Township – Forest Protection Ordinances

Percent Completed: 15% 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. At the May meeting, the task force reviewed sections of municipal ordinances targeted for revision to better protect woodlands and to regulate timber harvesting through an enhanced Penn State model ordinance and a recommended best practices appendix.

20. Willistown Township – Comprehensive Plan

Percent Completed: 50%

Contract Term: 1/21-12/22

Consultant: Gaadt Perspectives

Monitor: Kate Clark

The Task Force met in May to receive a project status update and to review the “Protecting Community Values” draft plan chapter. The next Task Force meeting will be held in July and will review additional draft plan chapters and mapping.

MULTI-MUNICIPAL

21. Brandywine Battlefield Strategic Landscapes Plans – Phase 3

Percent Completed: 40%

Contract Term: 8/19 – 12/22

Consultant: Chester County Planning Commission

Lead Planner: Jeannine Speirs

The consultant is underway on document research and field work as well as consultations with applicable parties. There are regular meetings with County Archives, which is completing battle-era property, civilian, and road research and mapping. A draft list of possible historic resources and properties is being coordinated for review/input by municipal historic commissions. Field work is underway. Technical report is being drafted.

22. Brandywine Battlefield Group – BB Heritage Interpretation Plan

Percent Completed: 90%

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.

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

Percent Completed: 100%

Contract Term: 3/20 – 2/22

Consultant: Brandywine Conservancy

Monitor: Mark Gallant

The draft of the Study was completed and forwarded to the Task Force for their review and comment in mid-January. The Study was accepted by West Brandywine and Honey Brook Township in March and April, respectively.

24. Kennett Township, Kennett Square Borough, and East Marlborough Township – Longwood Gardens Connector Trail Feasibility Study

Percent Completed: 0%

Contract Term: TBD

Consultant: McMahan 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.

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.

27. Phoenixville Area Townships – Clean Energy Transition Plan
Percent Completed: 25% 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.

28. Unionville Area Region – Comprehensive Plan Update
Percent Completed: 0% Contract Term: 4/22 – 3/24 Consultant: Brandywine Conservancy Monitor: Chris Patriarca

The townships of East Marlborough, West Marlborough, and Newlin will be updating their existing multi-municipal comprehensive plan, which they took multiple actions to implement.

OTHER PROJECTS

- **eTool preparation** – full division
- **Oxford Region** – Administration assistance to the regional planning group; Mark Gallant
- **Internal County Coordination** – Transportation: Kevin Myers; Emergency Services: Chris Patriarca; Community Development: Libby Horwitz, Kevin Myers, 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)
- Downingtown Borough – Comprehensive Plan Update (September 2021/March 2022)
- West Caln – Zoning (October 2021)
- West Nottingham – Corridor Study (November 2021)
- Upper Uwchlan – Trail Master Plan (January 2022)
- 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, support from Nancy Shields, along with Jeannine Speirs.
 External Partners: CCHPN and individual site organizers/municipalities/municipal historical commissions
 Status: Planning for 2022 Town Tours *and the brochure is completed*. Town Tours will be in-person events in 2022. Municipalities received applications for the 2022 tours on November 22nd with a January 14, 2022 deadline to apply. There will be 9 Town Tours in 2022. The Tours will kick -off in West Chester on June 9th and finish in West Bradford Township (Marshallton) on August 18th.

- **Training** – Conduct and support training for historical commissions, committees, and HARBs, often in coordination with CCHPN.
Staff: 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: Jeannine Speirs (interim lead) 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. 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 the CCPC Environment and Infrastructure Division (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 Jeannine Speirs for the 250th, 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. A Resolution has been approved by the County Commissioners. Applications to serve on the 250th Commission are being accepted. A web page, CHESCO.org/America250 has been created on the Chester County web site. Applications to be appointed to the 250th Commission were due by the end of the day on February 28th.
 - 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 and possible heritage interpretation 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.

- **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: Daniel Shachar-Krasnoff lead, with 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, and East Nantmeal (VPP), Kennett (VPP).

- **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 Brandywine Conservancy-led Heritage Interpretation and Connectivity Plan (VPP funded). Also assisting 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).

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. Utilizing map for municipalities upon request.*
- **Non-Residential Construction Report** – 2022 (2021 data) report posted.
- **State of the County Economy Report** – 2021 report posted. Presented at the Chester County Economic Development Council breakfast on February 25th, 2022.

HOUSING

- **Housing Choices Committee** – Spring meeting held May 3.
- **Costs of Housing** – Final report is available on the CCPC website as of November 2021.
- **Housing for an aging population** – Final report is available on the CCPC website as of November 2021.

- **Missing Middle Housing** – *Preparing guide for online publication*
- **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** – A+ Homes- What’s Our Type? Event was held on November 18th 4pm-6pm and focused on Missing Middle housing. *Beginning planning for fall 2022 event.*
- **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.
- **Workforce Housing** – Initiating research of county programs to support workforce housing. Scoping meeting held in early March.
- **Presentations** – A+ Homes presentations completed in April at Valley Township and Phoenixville Regional Planning Committee, May for Oxford Borough, and scheduled for June for Kennett Township.

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); TMAAC (design); Coatesville (coordination between the City, 2nd Century, CDC, and CCPC); West Grove – potential assistance with PA DCNR C2P2 Grant for parks master plan. 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.
- **Urban Centers Improvement Inventory** –The 2022 UCII update is underway. 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. Communication initiated with Spring City to host 2022 UCF.
- **Urban Centers Survey** – A SurveyMonkey survey has been completed. Working on outreach to urban centers managers, staff, council, and planning commission. Due to last quarter budgets, UCII update, and new elected officials, stronger messaging and communication

- regarding the survey will likely wait until after the new year.
- **DCD CRP Coordination** – Providing input and responses to inquiries from urban centers regarding potential CRP applications. 2021 CRP applications have been received and the review process is underway. Scoring has been completed and discussion on suggested awards will be held on 8/26/2021. CRP awards were approved by the Commissioners and letters were sent on November 9, 2021. 2022 CRP discussions are underway prior to the program getting underway later this year.
 - **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 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 is May 31st.
 - **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.

Agricultural Development Council Update



Sustainability Division Update



Sustainability Division

Monthly Activities Report – May 2022

Summary: The division is working with the Design & Technology division to create outreach materials for a municipal outreach campaign around bolstering their open space preservation programs. The Farm Tour series wrapped up on 5/21 with a total of approximately 60 attendees across three events.

Outreach was conducted with internal county departments related to the Climate Action Plan and Sustainability. Additionally, the Sustainability Director conducted outreach to some of the largest C&I emitters of greenhouse gases.

Marina Rullo, a student in Penn's Master's of Environmental Studies, began working with CCPC on her capstone project, which is to further define the metrics for the Climate Action Plan.

Work continued on the Cluster Subdivision Design Guide, which should be complete by the end of June, and the Sewer/Water inventory interactive map, which should be complete by the end of summer.

Environmental and Energy Advisory Board: The Clean Energy Subcommittee held a meeting on 5/18. The group is fleshing out more concrete concepts for each of their project ideas so they may be prioritized.

Pipelines:

No updates.

Multimodal Transportation Planning Division



Multimodal Transportation Planning Division

May 2022

Bike to Work Events

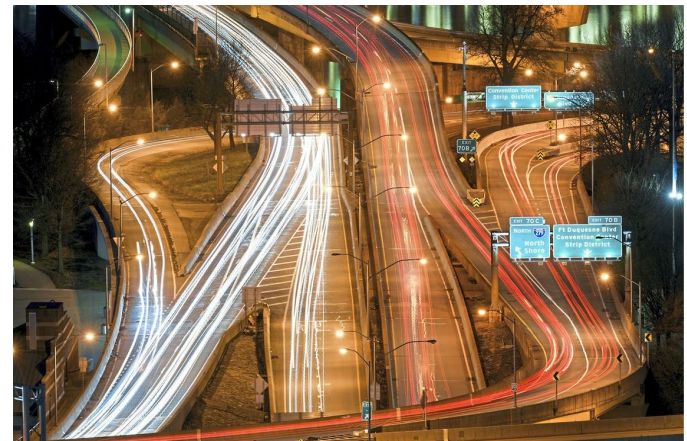
TMACC held their most recent Bike to Work event on Thursday, May 19th. There were two ride options, one departing from Exton Park and the other from the Westlakes Trailhead, both convening at the Cedar Hollow Park in Tredyffrin. This year Chester County was one rider shy of taking home the much desired 'Bike Horns' trophy for a large company. In related news, the MTP Division Director bailed out of the event because he was not feeling well with allergies.

The Greater Valley Forge TMA held their Bike to Work event on Friday May 20th which also included two ride options, one departing from Phoenixville and the other Norristown with both rides converging on Valley Forge Park. Both events promote the bicycle as an option for commuting to work.



DRAFT FY23 TIP Update Open for Public Comment

The public comment period for the Draft DVRPC FY2023 Transportation Improvement Program (TIP) for Pennsylvania (FY23-26) opened on May 27th. The TIP outlines the region's federally funded transportation improvement priorities and is required for the region to receive and spend federal transportation dollars. There will be a virtual public meeting held on June 16 at 7 pm. People will have the opportunity to provide comments until June 28th. For more information, please go to: <https://www.dvrpc.org/tip>



Welcome Alex Sankaran!

On May 16th, one the open planner positions in the MTP Division was filled with the arrival of Alex Sankaran. Alex is a recent graduate of West Chester University with a Bachelors degree in Urban and Environmental Planning. Alex was highly recommended by those who have worked with him at WCU and he will be starting here as a Planner II with an immediate focus on public transportation projects.

Design and Technology



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

MEMORANDUM

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

For the month of May, 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 eTool updates continued, including a new eTool about retaining walls. Research for the work program's Village Preservation Guide also continued.

The GIS staff assisted Community Planning with mapping requests, historic atlas updates, and work program projects.

The Graphics team assisted with various work program projects, including imagery for the Cluster Subdivision Design Guide update and layout design for municipal outreach materials.

Director's Report

A decorative graphic at the bottom of the page 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 are smooth and flow from left to right across the bottom of the slide.

Public Comment