



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

Chester County Planning Commission

Video/Audio Meeting
May 13, 2020

AGENDA

- 2:00 p.m. 1. CALL TO ORDER
- A. Chairman’s Welcome *Chairman*
- 2:05 p.m. 2. ACTION ITEMS
- B. Public Comment on Agenda Items
 - C. June 2020 Board Meeting – change of time & venue *Commission*
 - D. Approval of Commission Meeting Minutes – April 8, 2020 *Commission*
 - E. Act 247 Reviews – April 2020 Applications *Act 247 Team*
 - 1) Subdivision and Land Development Plan Reviews (13)
 - 2) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews (6)
 - F. Act 537 Reviews- April 2020 Applications *Carolyn Conwell*
 - 1) Major Applications (0)
 - 2) Minor Applications (4)
 - East Whiteland Township; Planebrook Road Sewer Extension; Consistent (Used township building parcel)
 - Honey Brook Township; Melvin Stoltzfus; Consistent
 - Upper Uwchlan Township; Milford Farms; Consistent
 - Wallace Township; Brandolini; Consistent
- 2:30 p.m. 3. DISCUSSION AND INFORMATION ITEMS
- G. Sustainable eTools *Carol Stauffer/Wes Bruckno*
 - H. Environment and Infrastructure Division Update *Brian Styche*
 - 1) POST Results *Jake Michael*
 - I. Community Planning Division Update *Susan Elks*
 - J. Design & Technology Division Update *Paul Fritz*
 - K. Directors Report *Brian O’Leary*
 - 1) 50 Ways Your Community Can Protect Our Planet *Brian O’Leary*
 - L. Public Comment
- 3:45 p.m. 4. ADJOURNMENT

Action Items



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MINUTES: Regular Monthly Meeting
Chester County Planning Commission
April 8, 2020

Zoom – Video/Audio

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

STAFF PRESENT: Brian O'Leary, Director; Carol Stauffer, Assistant Director; Glenn Bentley; Wes Bruckno; Susan Elks; Paul Farkas; Paul Fritz; Gene Huller; Carolyn Oakley; Kevin Myers; Chris Patriarca; Nancy Shields; Jeannine Speirs; Brian Styche; Suzanne Wozniak; Diana Zak.

VISITORS: There were no visitors, although they were able to participate in the meeting.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission, held by Zoom Webinar Video and Audio, on Wednesday, April 8, 2020 was called to order at 2:04 P.M. by Chair Kevin Kerr.

ACTION ITEMS:

PUBLIC COMMENT ON ACTION ITEMS:

There were no comments.

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE MARCH 11, 2020 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. HAMMOND, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews – March 2020:

There were 22 Subdivision and Land Development Reviews prepared in March.

A MOTION TO APPROVE THE 22 SUBDIVISION AND LAND DEVELOPMENT REVIEWS FOR MARCH 2020 WAS MADE BY DR. FASICK, SECONDED BY MS. THOMPSON-LOBB, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: LD-02-20-16266; LD-03-20-16292.

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

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

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

Act 537 Reviews:

There was one major Act 537 plan in March 2020.

A MOTION TO APPROVE THE ONE MAJOR ACT 537 REVIEW FOR MARCH 2020 WAS MADE BY MS. MORRISON, SECONDED BY DR. FASICK, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

There were two minor Act 537 plans in March 2020.

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

Vision Partnership Program – Round I Grants:

Ms. Elks presented the Commission with eleven applications for the Vision Partnership Program round one-grant awards. Seven applications were recommended for approval. They are:

1. West Bradford - Open Space, Recreation & Env Resources
2. London Britain - Subdivision and Land Development Ordinance Update
3. City of Coatesville - Zoning Ordinance Update
4. West Grove - Comprehensive Plan
5. Malvern - Comprehensive Plan
6. Phoenixville - Comprehensive Plan
7. East Nantmeal - Historic Resource Survey

A MOTION TO APPROVE THE SEVEN VISION PARTNERSHIP PROGRAM REIMBURSABLE GRANT REQUEST APPLICATIONS FOR THE AMOUNTS PRESENTED WAS MADE BY MS. THOMPSON-LOBB, SECONDED BY MR. HEABERG AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

Director's Report:

Most staff are working remotely at this time. A few staff members will continue to go into the office to endorse plans by appointment.

Staff are continuing to work on outreach for the 2020 Census. The response rate for Chester County is approximately 50% at this time.

Landscapes3 metrics will be reported at one of the upcoming board meetings in May or June.

Mr. O'Leary updated the Commission on the scheduled spring events. The Earth Day event scheduled for April 21, 2020 was canceled but the Planning Commission is working on outreach for Earth Day related items throughout the week of April 20. The Open Space Summit has been postponed until the fall of 2020.

The Chester County Commissioner appointed Environmental and Energy Advisory Board (EEAB) has not been able to meet yet due to the circumstances. Several email communications went to the board, and an organizational meeting will be scheduled once feasible. One of the initial goals of this board is to give input into a climate action plan for Chester County.

Town Tours and Village Walks, Summer 2020: Beacons of Pride, Architecture, Artistry and Personal Expression. Due to the Coronavirus Pandemic, this summer's program will most likely be held in July and August and will offer outside tours only. The program will close at the Chester County Historical Society as opposed to the traditional kick-off. We will keep this website updated in case plans need to change again.

<https://chescoplanning.org/HisResources/TownTours.cfm>

Public Comment:

There were no public comments.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE MEETING ADJOURNED AT 2:29 PM.

Respectfully submitted,



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

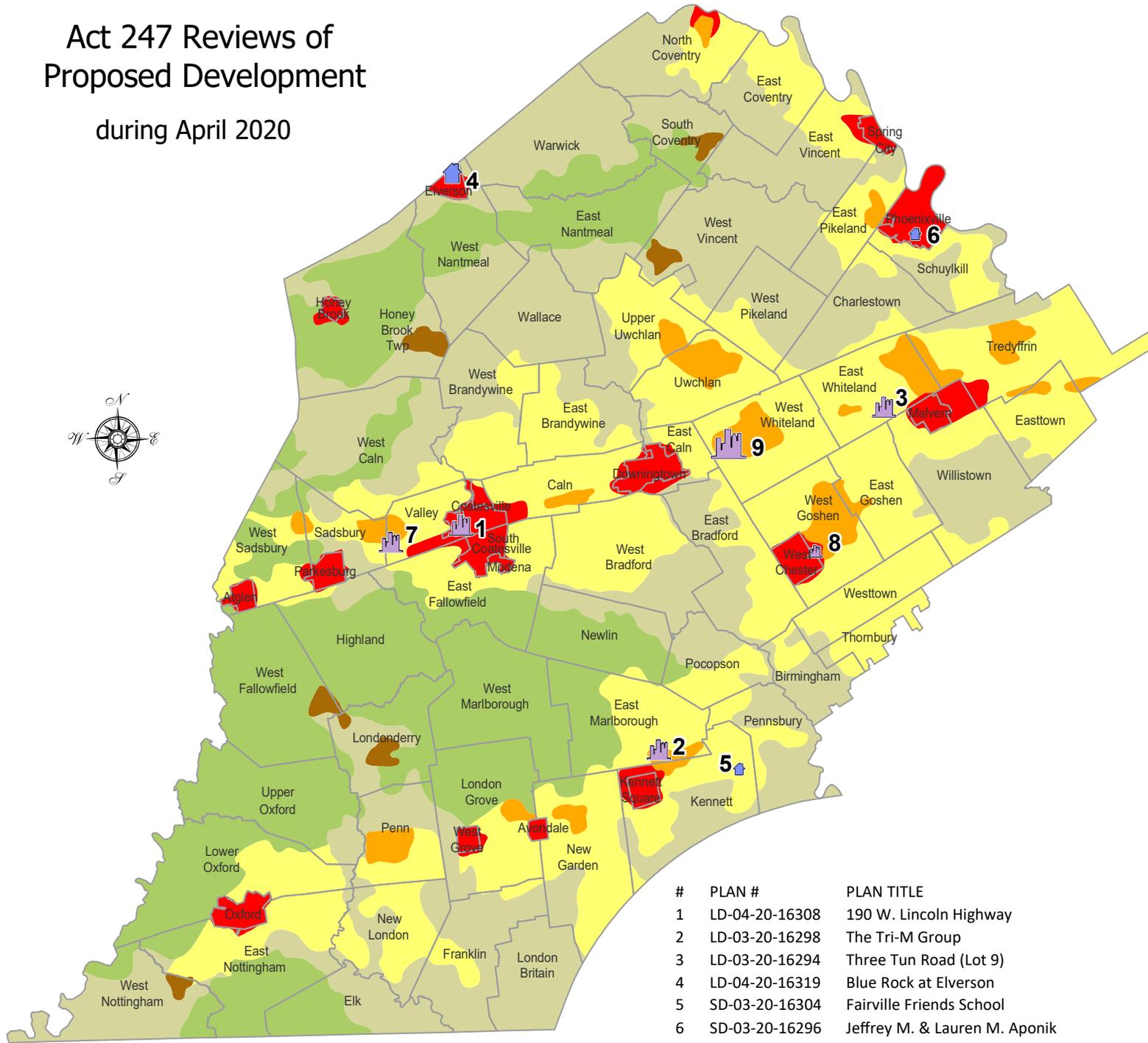


Subdivision & Land Development



Act 247 Reviews of Proposed Development

during April 2020



Symbols

Residential Lots/Units

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

Non-Residential Square Feet

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

Other

- Mixed Use
- Not Consistent with Landscapes 3

Landscapes 3

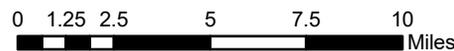
Growth Areas

- 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-04-20-16308	190 W. Lincoln Highway
2	LD-03-20-16298	The Tri-M Group
3	LD-03-20-16294	Three Tun Road (Lot 9)
4	LD-04-20-16319	Blue Rock at Elverson
5	SD-03-20-16304	Fairville Friends School
6	SD-03-20-16296	Jeffrey M. & Lauren M. Aponik
7	LD-04-20-16316	G.A. Vietri, Inc.
8	LD-03-20-16286	Trumark Financial Credit Union
9	LD-03-20-16291	475 Creamery Way



Subdivision and Land Development Reviews 4/1/2020 to 4/30/2020

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
City of Coatesville	LD-04-20-16308	190 W. Lincoln Highway	4/10/2020	2.16	Industrial	1	29,253	Industrial Manufacturing	1	0	Yes
East Marlborough Township	LD-03-20-16298	The Tri-M Group	4/1/2020	4.97	Commercial	1	14,780	Commercial Addition to Existing	1		Yes
East Whiteland Township	LD-03-20-16294	Three Tun Road (Lot 9)	4/2/2020	2.31	Industrial	1	16,476	Industrial Warehouse	1		Yes
Elverson Borough	LD-04-20-16319	Blue Rock at Elverson	4/24/2020	10.06	Townhouse	28		Residential Townhouse		475	Yes
Kennett Square Borough	SD-04-20-16315	Kennett Library	4/27/2020	1.48	Institutional	2		Institutional Library			Yes
Kennett Township	SD-03-20-16304	Fairville Friends School	4/9/2020	26.05	Single Family Residential	2		Residential Single Family Residential			Yes
Penn Township	LD-03-20-16295	Avon Grove High School	4/1/2020	153.81	Institutional	1	296,010	Institutional School	1	0	Yes
Phoenixville Borough	SD-03-20-16296	Jeffrey M. & Lauren M. Aponik	4/1/2020	0.36	Single Family Residential	2		Residential Single Family Residential		0	Yes
Valley Township	LD-04-20-16316	G.A. Vietri, Inc.	4/24/2020	8.35	Industrial	1	58,835	Industrial	1		Yes
West Goshen Township	LD-03-20-16286	Trumark Financial Credit Union	4/2/2020	1.67	Commercial	1	2,635	Commercial Bank	1		Yes
West Goshen Township	SD-03-20-16285	Trumark Financial Credit Union	4/2/2020	0.86	Commercial	1		Commercial Lot Consolidation			Yes
West Whiteland Township	LD-03-20-16291	475 Creamery Way	4/2/2020	16.73	Industrial	1	113,653	Industrial Addition to Existing	1		Yes

Grand Totals of Subdivision and Land Development Reviews	12 Reviews	228.81 Acres	42 Lots/Units	531,642 Non-Res. Sq. Feet	7 Non-Res. Bldgs.	475 Linear Feet Roadway
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There are **12** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

Unofficial Sketch Plan Evaluations 4/1/2020 to 4/30/2020

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
Franklin Township	SD-03-20-16300	Chisel Creek Golf Course	4/8/2020	106.98	Single Family Residential Commercial Industrial Agricultural	8	0	Residential Single Family Residential Commercial Unique Industrial Agricultural Farm/Pasture Land			Yes
Grand Totals of Unofficial Sketch Evaluations		1 Reviews		106.98 Acres		8 Lots/Units	0 Non-Res. Sq. Feet		Non-Res. Bldgs.	Linear Feet Roadway	

There are **1** sketch plans consistent, **0** sketch plans inconsistent, and **0** sketch plans with no relevance to **Landscapes3**.

Subdivision & Land Development Letters





THE COUNTY OF CHESTER



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April 10, 2020

Mike Trio, Manager
City of Coatesville
One City Hall Place
Coatesville, PA 19320

Re: Preliminary/Final Land Development - 190 W. Lincoln Highway Land Development
City of Coatesville - LD-04-20-16308

Dear Mr. Trio:

A preliminary/final land development plan entitled "190 W. Lincoln Highway Land Development", prepared by DL Howell and Associates and dated March 23, 2020, was received by this office on April 2, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	Southeast intersection of West Lincoln Highway (U.S. Route 30 Business) and South Church Street
Site Acreage:	2.16 acres
Lots/Units:	1 lot; 1 additional structure
Non-Res. Square Footage:	29,253 square feet
Proposed Land Use:	Addition to existing structure
New Parking Spaces:	62 spaces
UPI#:	16-5-348

PROPOSAL:

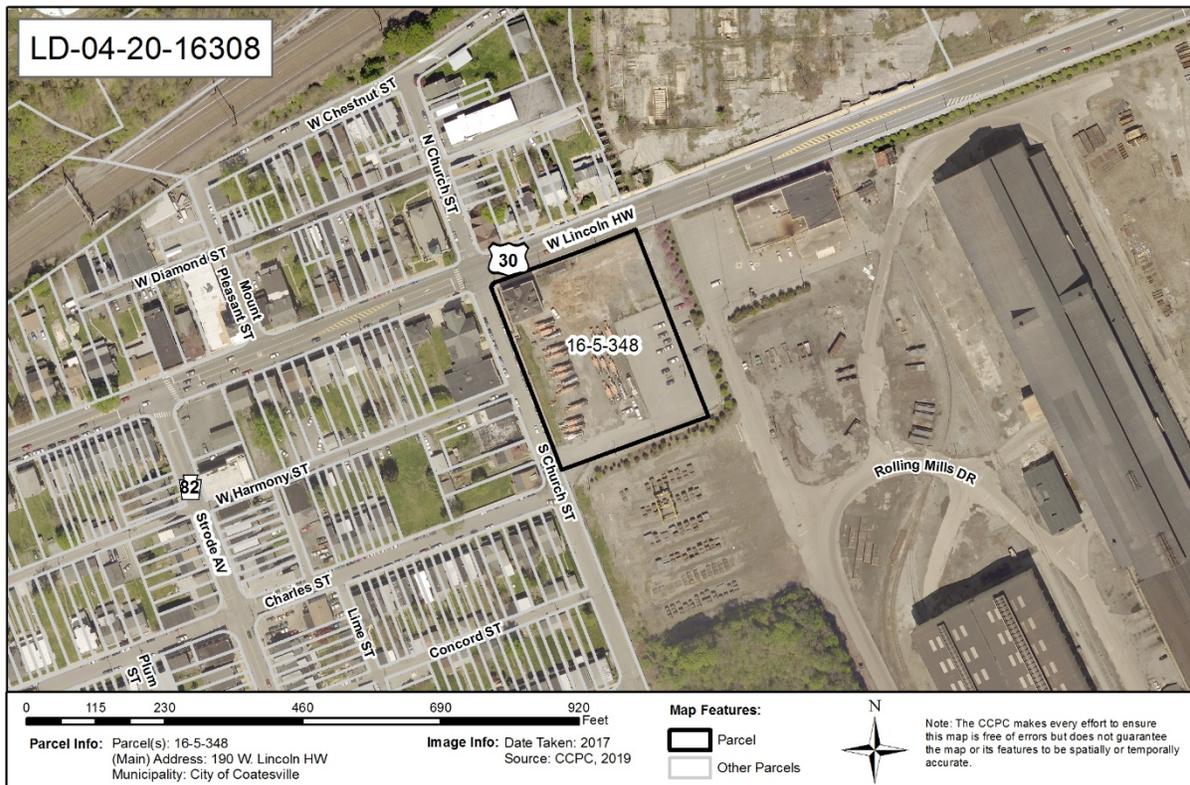
The applicant proposes the construction of a 29,253 square foot addition to an existing structure and 62 parking spaces. An existing driveway access on South Church Street will be used; no driveway access to West Lincoln Highway is proposed. An easement provides access to the parcel to the east. The land development site, which is served by public water and public sewer facilities, is located in the City of Coatesville I-2 Heavy Industry zoning district.

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

COUNTY POLICY:

LANDSCAPES:

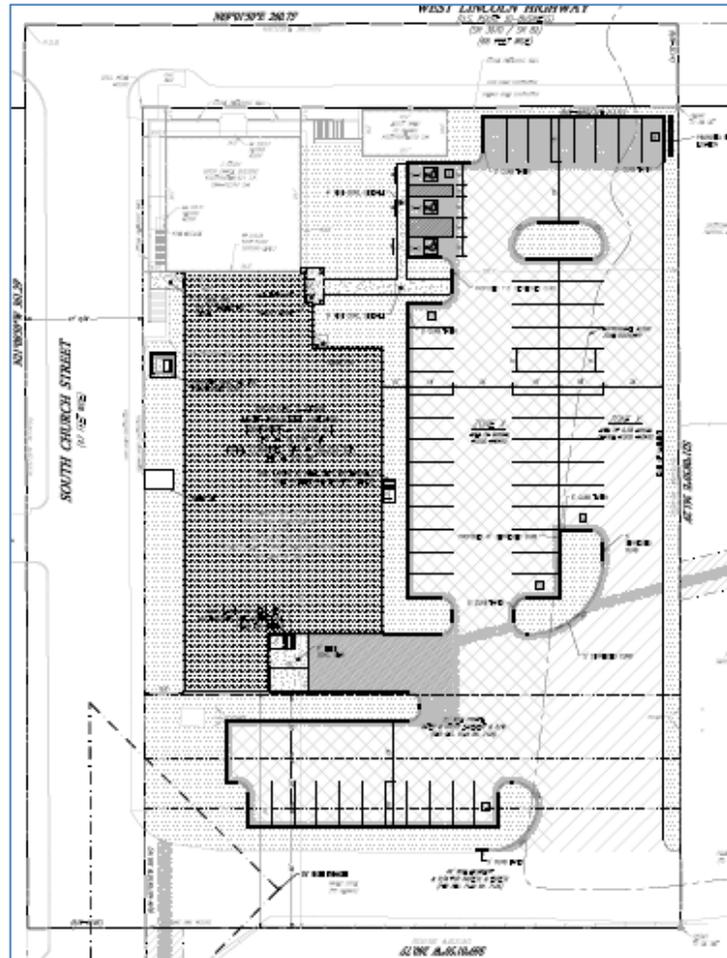
1. The site is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town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



WATERSHEDS:

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

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



*Detail of 190 W. Lincoln Highway
Preliminary/Final Land Development Plan*

PRIMARY ISSUES:

3. We commend the applicant for retaining the existing structure on the site, and we encourage the applicant to design the exterior of the addition to complement the architectural character of the existing structure. We also suggest that the stone walls along West Lincoln Highway and South Church Street be preserved.
4. We suggest that the existing chain link fence on the site be removed to improve the appearance of the development and the adjacent neighborhood. If a fence is necessary, we recommend the use of a fence design that complements the ornamental fence existing at the front of the building.
5. The City and the applicant should ensure that the sidewalks and curbs on West Lincoln Highway and South Church Street be completed (shown on the plan as “under construction”). Sidewalks are an essential design element for new construction in the **Urban Center Landscape**.
6. The City should verify that the design and location of any proposed outdoor lighting conforms to the City’s 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.

Page: 4

Re: Preliminary/Final Land Development - 190 W. Lincoln Highway Land Development
City of Coatesville - LD-04-20-16308

7. The City's emergency service providers should be requested to review the plan to ensure that safe access and egress is provided for this site.
8. The plan shows 62 parking spaces; three spaces more than the Coatesville City Zoning Ordinance's requirement of 59 spaces. We suggest that the applicant and the City evaluate the actual anticipated parking demand for this facility, and determine whether the number of proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping. If fewer spaces are necessary, it may be appropriate to reserve the spaces near the stone wall along West Lincoln Highway.

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: DL Howell and Associates
Proudfoot Investments, c/o David Wilson
Chester County Conservation District



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April 1, 2020

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

Re: Preliminary Land Development - The Tri-M Group
East Marlborough Township - LD-03-20-16298

Dear Mr. Lovekin:

A preliminary land development plan entitled "The Tri-M Group", prepared by DL Howell & Associates, Inc., and dated October 9, 2019, and last revised on February 21, 2020, was received by this office on March 16, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	south side of Gale Lane, east of Walnut Road
Site Acreage:	4.97
Lots/Units:	1 unit
Non-Res. Square Footage:	14,780
Proposed Land Use:	Addition to Existing Building
New Parking Spaces:	79
Municipal Land Use Plan Designation:	Suburban Center/Mixed Use
UPI#:	61-5-209.5

PROPOSAL:

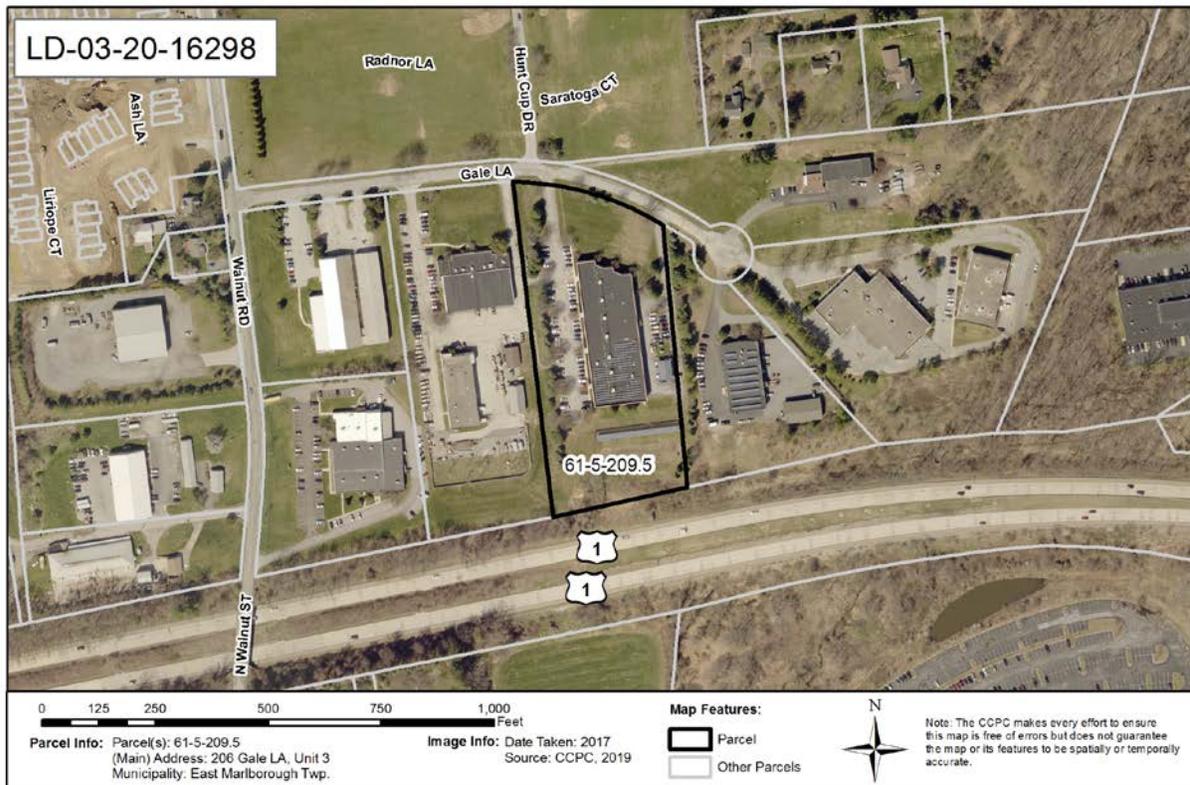
The applicant proposes the construction of a 14,780 square foot commercial building addition, and 79 parking spaces. The project site, which will be served by public water and sewer, is located in the LI-Limited Industrial zoning district.

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

COUNTY POLICY:

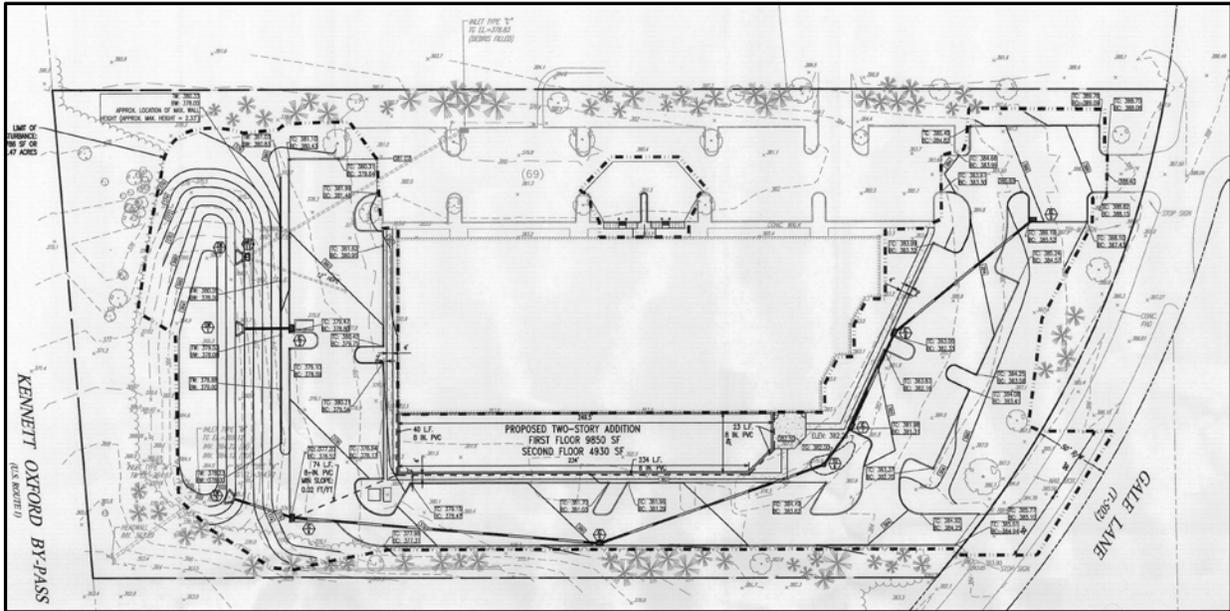
LANDSCAPES:

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



WATERSHEDS:

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



Detail of Tri-M Building Addition Land Development

PRIMARY ISSUES:

3. The Township should verify that the design and location of all proposed outdoor lighting conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the U.S. Route 1, Gale Lane and adjoining land uses.
4. We recommend that the proposed stormwater detention basin be redesigned to incorporate native vegetation rather than maintenance-intensive turf grass. We also encourage the applicant to utilize a naturalized basin design that includes native herbaceous vegetation, a low-flow channel, and sediment forebays, into the proposed infiltration basin. Naturalized basin designs reduce nutrient and sediment loads, are low maintenance once the native plants are established, provides habitat for birds and butterflies, and improves the aesthetics of the basin that is sited adjacent to U.S. Route 1.
5. The applicant should ensure sufficient energy dissipation and erosion protection features are installed at each stormwater discharge outlet. The inspection and maintenance of these features should be addressed in the operation and maintenance plan to minimize the risk of erosion.
6. The applicant should consider installing a raingarden around the yard drain that is located at the northeastern corner of the building (YD/6) that would capture and infiltrate a portion of the stormwater runoff from the adjacent patio and sidewalks.
7. Chester County policy actively supports the use of alternate energy systems, the removal of the solar collector array proposed by this plan will represent a loss for the utilization of alternate energy systems in this part of the County. If these collectors are still functional, we encourage the applicant to relocate the panels to another portion of the site or another facility.

Page: 4
Re: Preliminary Land Development - The Tri-M Group
East Marlborough Township - LD-03-20-16298

ADMINISTRATIVE ISSUES:

8. The plan indicates that a variance has been granted. Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by the Township Zoning Hearing Board, and any conditions of approval issued by the Board should be indicated on the final plan.
9. 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.
10. The Township's Emergency Service providers should review the plan to verify the location, design and specifications of all emergency service equipment as well as accessibility for their equipment.
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 East Marlborough Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Glenn Bentley
Senior Review Planner

cc: Tri-M Group
D.L. Howell & Associates, Inc.
Chester County Conservation District



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April 2, 2020

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

Re: Preliminary Land Development - Three Tun Road (Lot 9)
East Whiteland Township – LD-03-20-16294

Dear Mr. Barner:

A Preliminary Land Development Plan entitled "Three Tun Road (Lot 9)", prepared by D.L. Howell & Associates, Inc., and dated March 2, 2020, was received by this office on March 5, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	at the end of Three Tun Road, south of Lancaster Avenue
Site Acreage:	2.31
Lots/Units:	1 Lot
Non-Res. Square Footage:	16,476
Proposed Land Use:	Warehouse
New Parking Spaces:	66
Municipal Land Use Plan Designation:	Industrial
UPI#:	42-4-296.8

PROPOSAL:

The applicant proposes the construction of a 16,476 square foot industrial warehouse building, and 66 parking spaces. The project site, which will be served by public water and public sewer, is located in the I Industrial zoning district. A Transportation Impact Assessment, prepared by F. Tavani and Associates, Inc., dated February 4, 2020, was included with the plan submission.

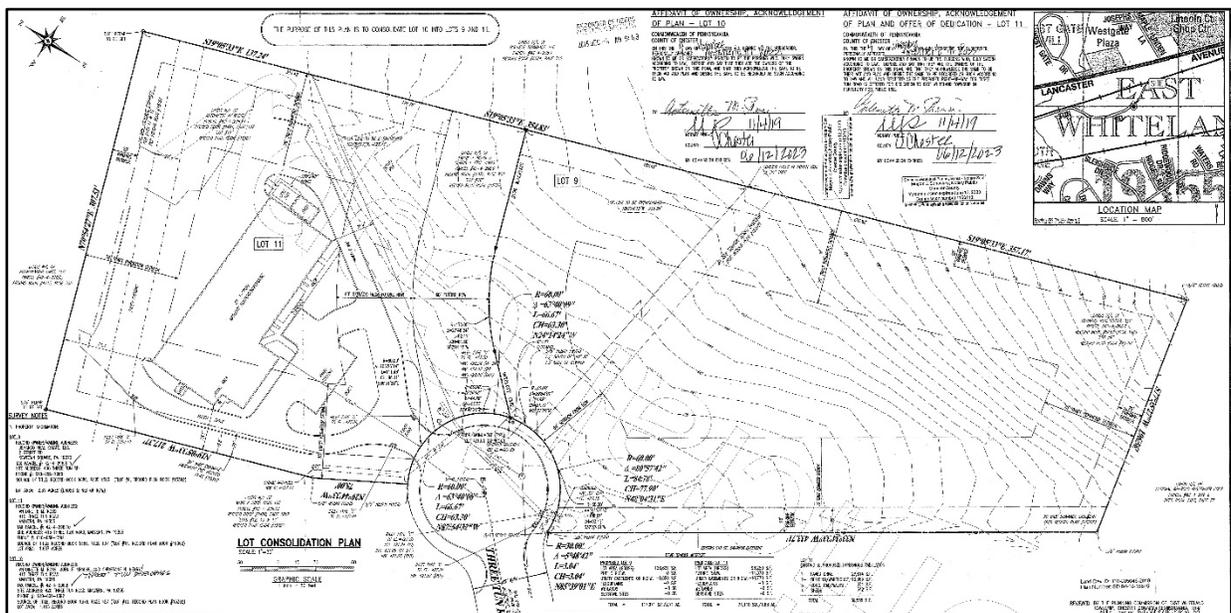
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this land development plan.

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a subdivision proposal for this site. CCPC# SD-04-19-15875, “Three Tun Road” dated May 6, 2019, which addressed the consolidation of three existing industrial lots into two lots (Lot 10 of the industrial park was to be

consolidated into Lots 9 and 11). According to our records, this prior subdivision plan was approved by the Township on November 20, 2019. The current land development plan proposes the construction of a 16,476 square foot industrial warehouse building on Lot 9 of the previously approved plan.

In our previous review letter, we suggested that the right-of-way for Three Tun Road be extended to the eastern property line for a future secondary/emergency access connection. We acknowledge, and endorse, that the recently recorded subdivision plan and current land development plan submission for this tract depicts the location of a 60 foot wide future right-of-way from the Three Tun Road cul-de-sac to the adjoining parcel to the east along the northern side of the Lot 9/Lot 11 boundary. A plan detail from the recorded plan is provided below.



Plan Detail, Recorded Plan: "Three Tun Road" Subdivision

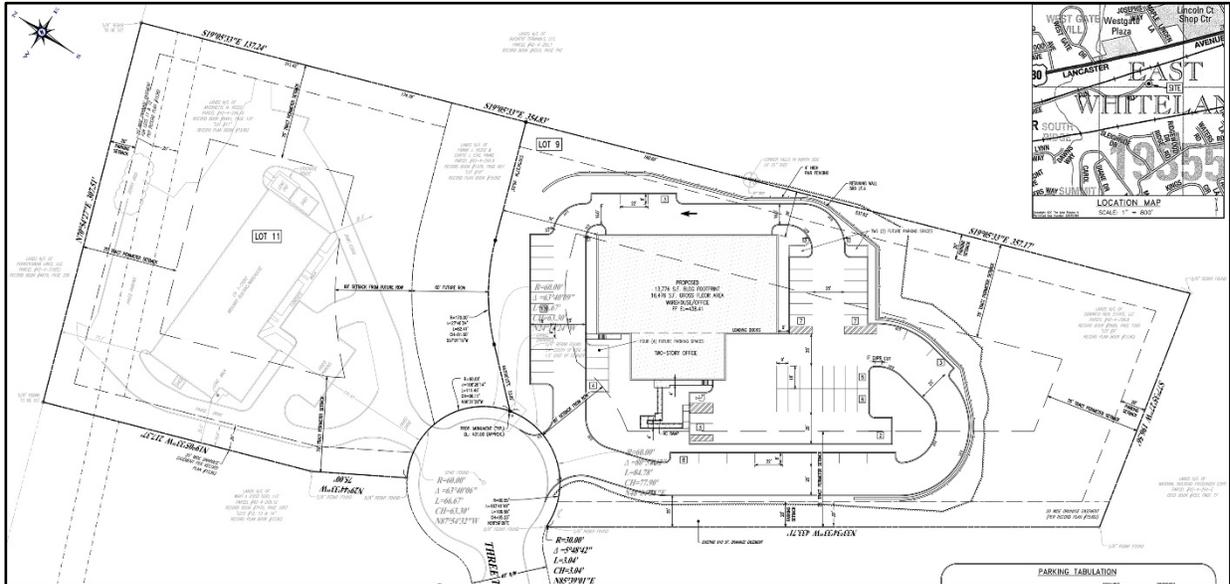
COUNTY POLICY:

LANDSCAPES:

2. 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. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. 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**.

WATERSHEDS:

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



Site Plan Detail, Sheet 2: Preliminary Land Development - Three Tun Road (Lot 9)

PRIMARY ISSUES:

4. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 18) 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.
5. The Township's emergency service providers should be requested to review the plan to ensure that they can safely navigate the proposed development when completed. We note that turning movements for fire trucks are provided on Sheet 17-Turning Plan.
6. The site is underlain by carbonate geology in which the presence or potential may exist for formation and/or expansion of solution channels, sinkholes and other potentially dangerous karst features and the associated risk of groundwater contamination. These features present significant risks and challenges that often can be overcome and avoided with careful stormwater management design. The location, type, and design of stormwater facilities and best management practices (BMPs) should be based on a site evaluation conducted by a qualified licensed professional that ascertains the subsurface soil, rock and groundwater conditions that are relevant to formation of karst features, and the PA BMP Manual or other design guidance acceptable to the Municipal Engineer. Where site conditions preclude achieving the required stormwater infiltration or water quality volume, other conservation development design techniques and BMPs should be used to reduce as much as possible the total volume and pollutant load of stormwater released to streams.

7. The project is located in an area designated by the PaDEP as a Special Protection Watershed. Chester County’s High Quality and Exceptional Value Watersheds are especially sensitive to degradation and pollution that could result from development. Therefore, stricter DEP or municipal limitations to wastewater and stormwater discharges may apply in this watershed. A map of Special Protection Watersheds in Chester County, PA may be viewed here: www.chesco.org/DocumentCenter/View/17339.
8. The plan and 2017 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.

While we note that the applicant is requesting two waivers from Section 175-41.C of the Township Subdivision and Land Development Ordinance regarding tree removal and tree replacement (which is further discussed in comment #10), the removal of trees should be limited to the minimum area needed for the 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.

ADMINISTRATIVE ISSUES:

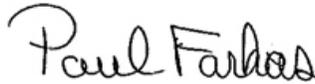
9. Land disturbance and land development activities that occur within the (East) Valley Creek watershed must comply with the applicable stormwater management ordinance standards as approved in the *Valley Creek Watershed Act 167 Stormwater Management Plan* (February 2011). We acknowledge that the design of the proposed stormwater management facilities includes rain gardens. The County Planning Commission endorses the use of innovative stormwater management practices.
10. The applicant is requesting three waivers from the requirements of the Township Code, including a waiver from Section 170-306, regarding infiltration in a carbonate geology area. 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.
11. The conditional use order on Sheet 3 indicates that, on August 14, 2019, the applicant obtained conditional use approval to allow stormwater management facilities, roads and parking lots in areas of steep slopes, with three conditions of approval. Prior to granting final plan approval, the Township should verify that all conditions of approval are incorporated into the final plan.
12. The Zoning Hearing Board decision on Sheet 3 indicates that, on February 19, 2019, a variance was granted from the minimum building setback from tract perimeter standards, with three conditions of approval. Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by the Township Zoning Hearing Board.

Page: 5
Re: Preliminary Land Development - Three Tun Road (Lot 9)
East Whiteland Township – LD-03-20-16294

13. The applicant should contact the office of the Chester County Conservation District (CCCD) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
14. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds 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 East Whiteland Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
Senior Review Planner

cc: DeMarco Development Corporation
Clover Development Corporation
D.L. Howell & Associates, Inc.
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
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Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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April 24, 2020

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

Re: Final Land Development - Blue Rock at Elverson
Elverson Borough - LD-04-20-16319

Dear Ms. Kolb:

A final land development plan entitled "Blue Rock at Elverson", prepared by Ludgate Engineering Corporation, dated January 10, 2006 and last revised on October 25, 2019, was received by this office on April 16, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	South side of Park Avenue, to the east of North Chestnut Street
Site Acreage:	10.06 acres
Units:	28 units
Proposed Land Use:	Townhouse dwellings
New Parking Spaces:	14 spaces
Municipal Land Use Plan Designation:	Site Responsive/Recreation
UPI#:	13-2-25, 13-2-24

PROPOSAL:

The applicant proposes the construction of a 28 residential units and 14 parking spaces. The site, which will be served by public water and public sewer facilities, is located in the Elverson Borough SR Site Responsive Development zoning district.

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

BACKGROUND:

1. That review, CCPC# 11874, was submitted to the Chester County Planning Commission on August 5, 2005. The plan was for 11 lots, and according to our records, was approved by the Borough on August 5, 2005.

- The plan indicates that the applicant obtained conditional use approval for this project on December 9, 2013. Prior to granting final plan approval, the Borough should verify that any conditions of approval are incorporated into the final plan. The final plan should accurately note any conditions set as part of the conditional use approval.

COUNTY POLICY:

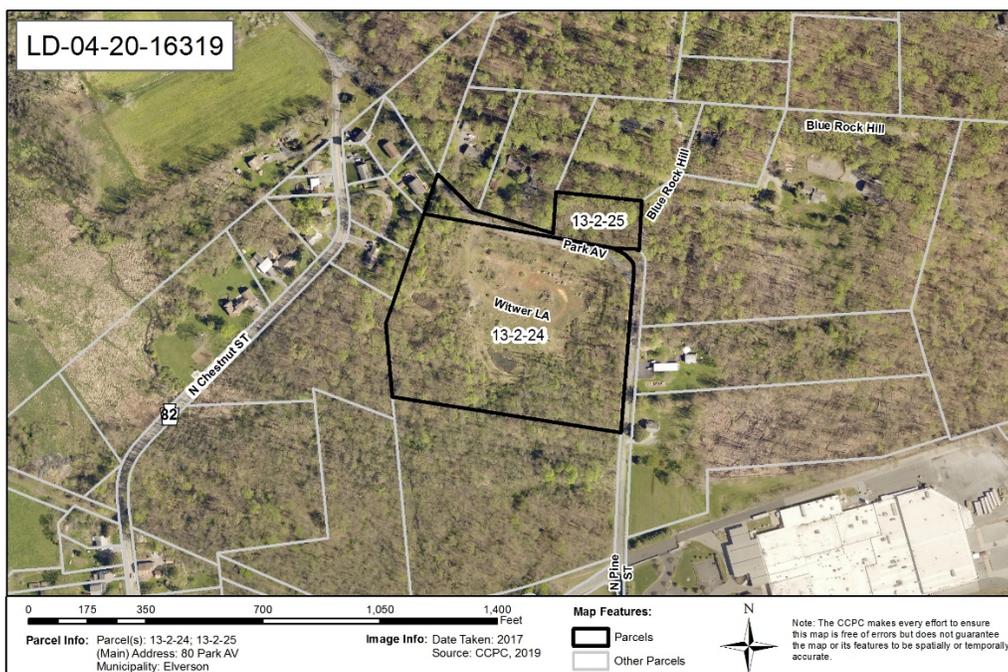
LANDSCAPES:

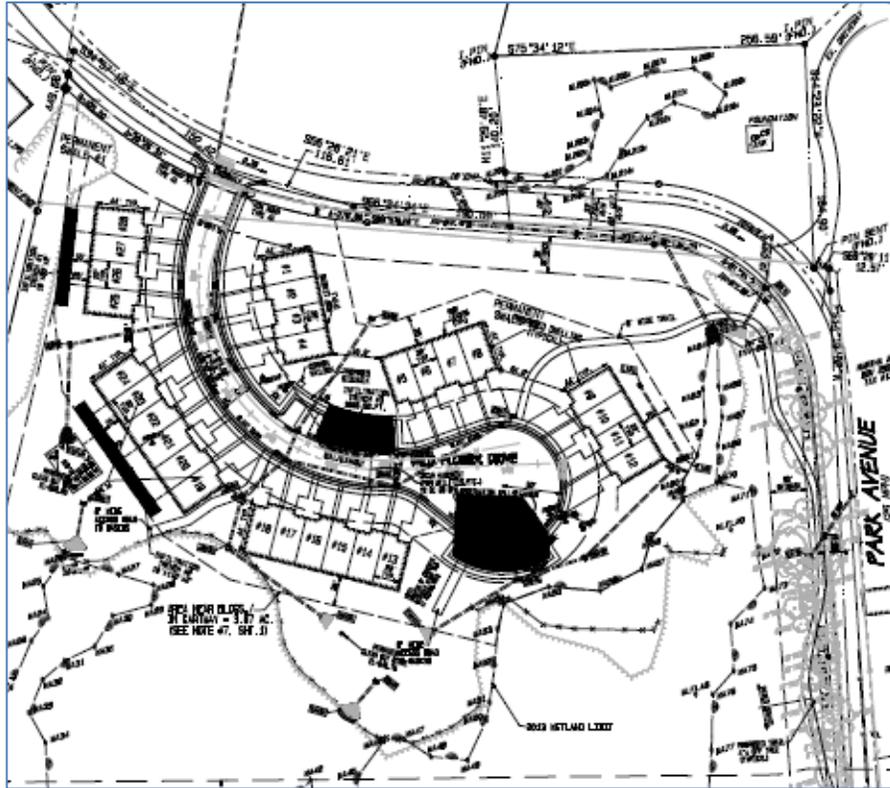
- The site is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town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

WATERSHEDS:

- Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Conestoga Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are:
 - restore water quality of “impaired” streams, and
 - protect ground water quality.

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

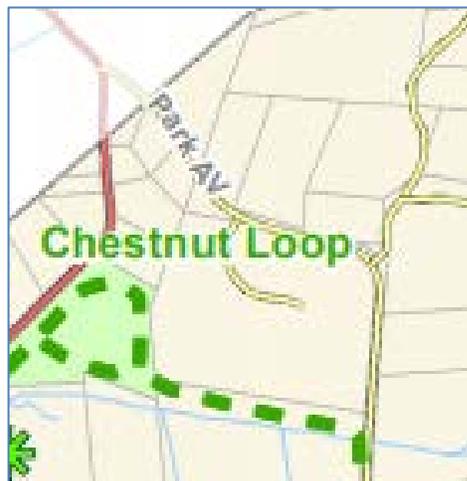




Detail of Blue Rock at Elverson Final Land Development Plan

PRIMARY ISSUES:

5. We endorse the planned connection to the proposed Chestnut Loop trail as shown in Map 8-B Recreation and Open Space Plan in the 2104 Elverson Borough Comprehensive Plan (see the detail below). We recommend that the entire length of the trail on the site should be paved instead of using gravel to minimize potential erosion and maintenance issues. The trail connection is also specifically mentioned in conditions 3 and 4 of the Conditional Use Order.



*Detail of the Map 8-B
Recreation and Open Space Plan in the
2104 Elverson Borough Comprehensive Plan*

6. The plan indicates that a Homeowners' Association (HOA) will be created. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any common held amenities should be written into the HOA document. The HOA document should include provisions which allow the Borough to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance.
7. Conditional Use Order number 8 refers to the aesthetics of the units facing Park Avenue. We suggest that the Homeowner Association document ensure that these units will continually observe the Borough Council's provisions regarding aesthetics.
8. Note #11 on the Title Sheet under the "General Notes" section references FEMA Firm Panel 42029C00402D dated November 20, 1996. FEMA approved an updated FIRM Panel (42029C0265F) for this area that was effective April 5, 2016. The applicant should reference this updated FIRM Panel for accurate FEMA Flood Zone information and should review the approximate floodplain limits included on the plan sheets to determine if these limits need to be adjusted based on the latest FEMA mapping determinations.
9. The plans indicate that the majority of roof leader drains will be directed into four subsurface infiltration trenches. The applicant should ensure that all roof leader drains will be provided with appropriate measures (e.g. leaf traps, gutter guards, or regular cleanouts) to prevent clogging. Requirements for regular inspections of roof drains should be included in the operation and maintenance plan to ensure these systems maintain their designed functions.
10. The two stormwater basins located on the southern end of the parcel are planned as detention basins that will be lined with impervious clay liners. Infiltration rates determined from on-site percolation tests (1.75 to 6.88 inches per hour) and information contained in the USDA's Soil Survey (well-drained Neshaminy silt loam) indicate that this site may support stormwater infiltration. Unless site conditions are not conducive to infiltration at the location of these basins, the applicant should consider designing and installing them as infiltration basins. This will maximize the infiltration of stormwater from the site and will minimize the hydrologic impacts to the down-gradient wetlands.
11. The Operation and Maintenance plan should include regular inspection of the observation wells at each infiltration trench and the removal of accumulated debris and sediment as needed to ensure that these systems continue to function as designed.
12. Stormwater runoff from Park Avenue will be discharged into a delineated wetland at the outlet located at EW-N at the northeastern corner of the project site. The applicant should consider incorporating additional energy dissipation measures, such as a level spreader similar to the one planned at EW #4, to reduce discharge velocity to prevent erosion from occurring in the delineated wetland.

13. The Chester County Water Resources Authority recognizes the inclusion of forebays in the designs for the planned basins. The applicant should consider additional practices to naturalize the planned basins and the planned swales, such as conducting mowing once annually to allow for the growth of herbaceous vegetation and incorporating low-flow channels. Naturalizing basins and swales can increase infiltration, improve nutrient and sediment uptake, and improve wildlife and pollinator habitat. Annual mowing should be conducted after July 15 to minimize disturbance to ground-nesting bird species.
14. The applicant should consider installing educational signage along the planned walking path to provide residents with information on the benefits of wetlands and to highlight components of the community's stormwater management system.
15. The applicant should consider installing native shrub species and other ground-covering vegetation along the margins of the wetlands at the southern and eastern limits of disturbance. This additional vegetation would increase sediment trapping and would slow runoff prior to entering the delineated wetlands. We recommend that the applicant preserve as much of the wooded areas on the site as possible. We suggest that the applicant consider maximizing the use of native tree, shrub, and herbaceous species in all planting areas.
16. Given the proximity of earth disturbance and grading to delineated wetlands along the headwaters of the East Branch of the Conestoga Creek, the applicant should regularly inspect the erosion and sediment control measures adjacent to these features, including the compost filter socks and orange construction fencing, to reduce inputs of sediment and unfiltered stormwater and to eliminate unintended intrusions by construction vehicles and equipment.
17. Given the development of new roadways, driveways, and sidewalk areas, the applicant should consider establishing a de-icing plan and material storage area that minimizes the volume of de-icing chemicals and pollutants that will directly infiltrate to groundwater or runoff to streams. Monitoring results throughout Chester County show rapid increases in baseline chloride concentrations, and pronounced increases in chloride levels are often observed after winter precipitation events. Reducing chloride runoff from all pavement sources as well as roads is increasingly needed to minimize impacts to water resources.

ADMINISTRATIVE ISSUES:

18. 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.
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.

Page: 6

Re: Final Land Development - Blue Rock at Elverson

Elverson Borough - LD-04-20-16319

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

Sincerely,

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: Ludgate Engineering Corporation
Joe Margusity
Chester County Conservation District



THE COUNTY OF CHESTER



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Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
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April 8, 2020

Joan N. McVaugh, Manager/Treasurer
Franklin Township
PO Box 118
Kemblesville, PA 19347-0118

Re: Sketch Plan - Chisel Creek Golf Course
Franklin Township - SD-03-20-16300

Dear Ms. McVaugh:

An unofficial sketch plan entitled "Chisel Creek Golf Course", prepared by Hillcrest Associates, Inc., dated February 24, 2020, was received by this office on March 16, 2020. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code (MPC) as amended, our comments are offered as a planning service at the request of Franklin Township. This review focuses primarily upon design and procedural-related issues and concerns to assist the applicant and Franklin Township in its review of this proposal prior to the official submission. This review does not replace the need for an official referral by Franklin Township of a preliminary or final plan, as required by the Pennsylvania Municipalities Planning Code.

PROJECT SUMMARY:

Location: south side of New London Road, west of the municipal line
Site Acreage: 106.98
Lots/Units: 8 lots
Proposed Land Use: Single Family Residential, Unique, Farm/Pasture Land
Municipal Land Use Plan Designation: Kemblesville Village and Rural Resource
UPI#: 72-5-82

PROPOSAL:

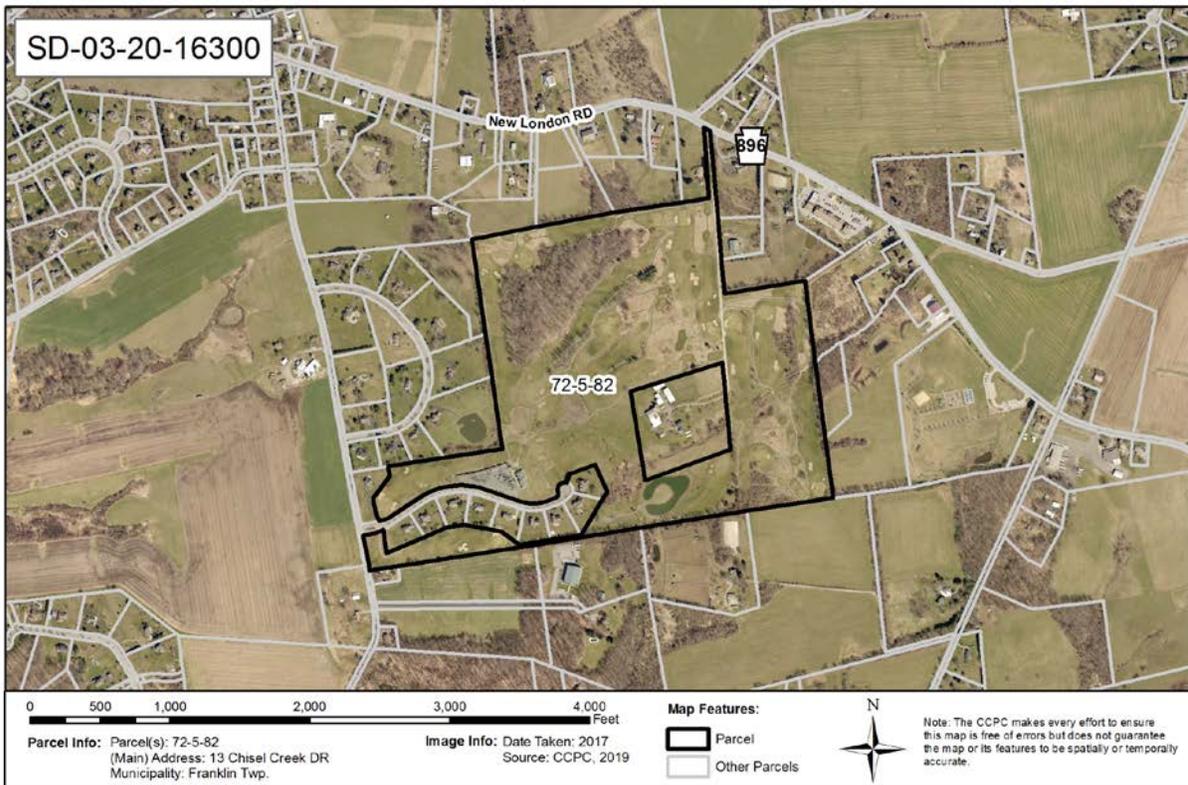
The applicant proposes the creation of 8 lots at the existing golf club community. The project site, which will be served by onsite water and onsite sewer, is located in the LDR-Low Density Residential and LI-Limited Industrial zoning districts.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be considered and all Township issues should be incorporated into the official subdivision plan submission.

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**.

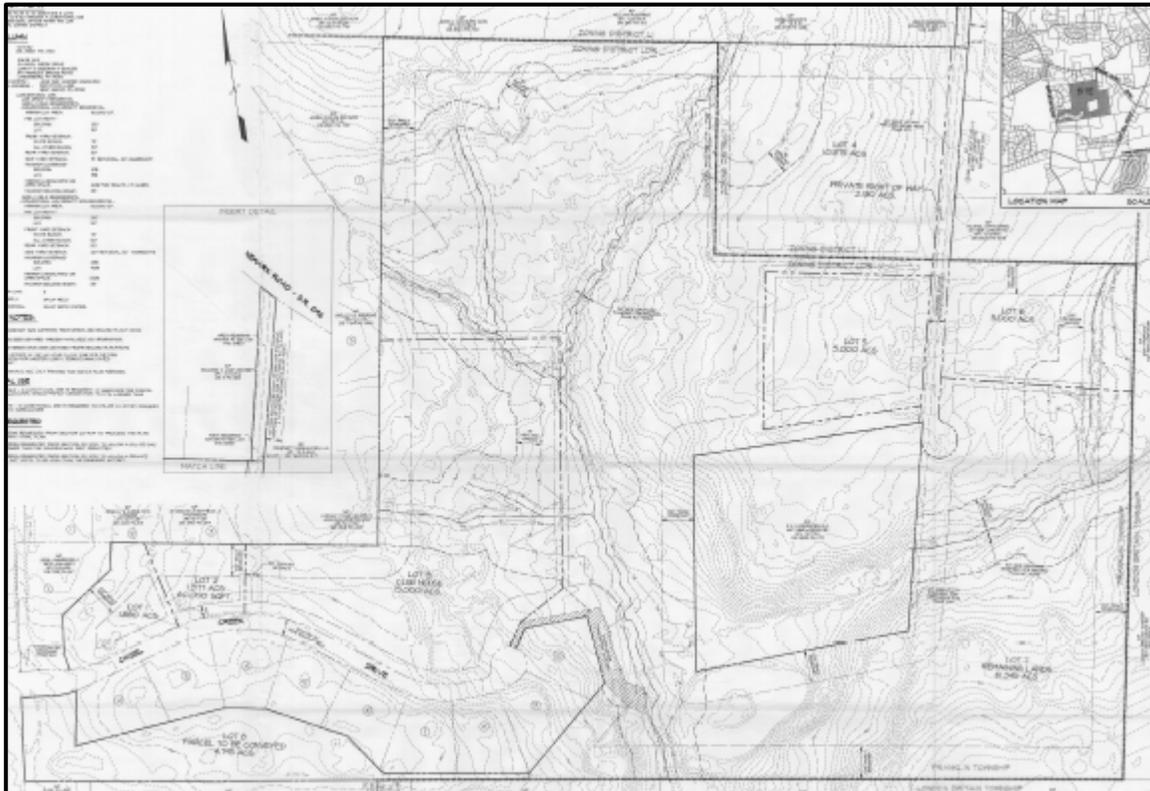


PRIMARY ISSUES:

2. The sketch plan shows the existing parcel being divided into eight parcels ranging in size from 1.377 acres to 61.345 acres; which would seem to preclude the continuation of the current golf club use at this site. The plan notes under the heading Conditional Use indicate that Section 27-502.3 requires conditional use approval to create lots utilizing conventional single-family design for tracts larger than 15 acres. This gives the Township some flexibility in discussing the size and distribution of the proposed lots.

We recommend that the Township review the 2006 Comprehensive Plan as a guide to the type and density of development envisaged for this portion of the municipality. The recommendations in the Comprehensive Plan highlight a variety of opportunities that could be realized by both the applicant and the Township as part of the redevelopment of the golf course property.

The Township should consider acquiring the 61 acre parcel in fee or acquiring trail easements across this proposed parcel. This would create the opportunity to expand the Geoghegan Trail across Appleton Road eastward using Chisel Creek Drive, to create links to London Britain's facilities at Nichol Park located at the intersection Route 896 and Flint Hill Road, to the strip shopping center on Route 896 and/or potentially loop back to Kemblesville. If this parcel was owned by the Township, parkland and an extensive local trail loop could be created within walking distance of the Village of Kemblesville.



Detail of the Sketch Subdivision Plan

3. The plan also indicated that the applicant had submitted a conditional use request to permit a limited brewery use as an accessory to agriculture.
4. The plan list three waivers. Waivers are not applicable to sketch plan submissions. If the proposed design is inconsistent with ordinance requirement related to subdivision and/or land development activity, then relief from such provisions should be discussed when an official subdivision plan is submitted for review..
5. Any future development plan of Lot #4 should include vegetative screening to provide a buffer between the proposed Limited Industrial use and the adjoining Low Density Residential uses.
6. We recommend that Lot 7 the "Remaining Lands" be deed restricted from further development.

Page: 4
Re: Sketch Plan - Chisel Creek Golf Course
Franklin Township - SD-03-20-16300

ADMINISTRATIVE ISSUES:

7. According to County Tax Assessment records, the land of the proposed subdivision appears to be subject to an Act 515 covenant. We advise the applicant to contact the Chester County Tax Assessment Office (telephone #610-344-6105) regarding this subdivision.

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: John P. & Deborah F. Boxler
Jose & Jasmine Sabstro
Hillcrest Associates, Inc.



THE COUNTY OF CHESTER



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Michelle Kichline

Brian N. O'Leary, AICP
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April 27, 2020

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

Re: Final Subdivision - Kennett Library
Kennett Square Borough - SD-04-20-16315

Dear Mr. Drumheller:

A final subdivision plan entitled "Kennett Library", prepared by Register Associates, Inc., and dated March 11, 2020, was received by this office on April 22, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location: southwest corner of East State Street and South Willow Street
Site Acreage: 1.48
Lots/Units: 2 lots
Proposed Land Use: Library
Municipal Land Use Plan Designation: Downtown, Character Area 6
UPI#: 3-3-140-E, 3-3-139

PROPOSAL:

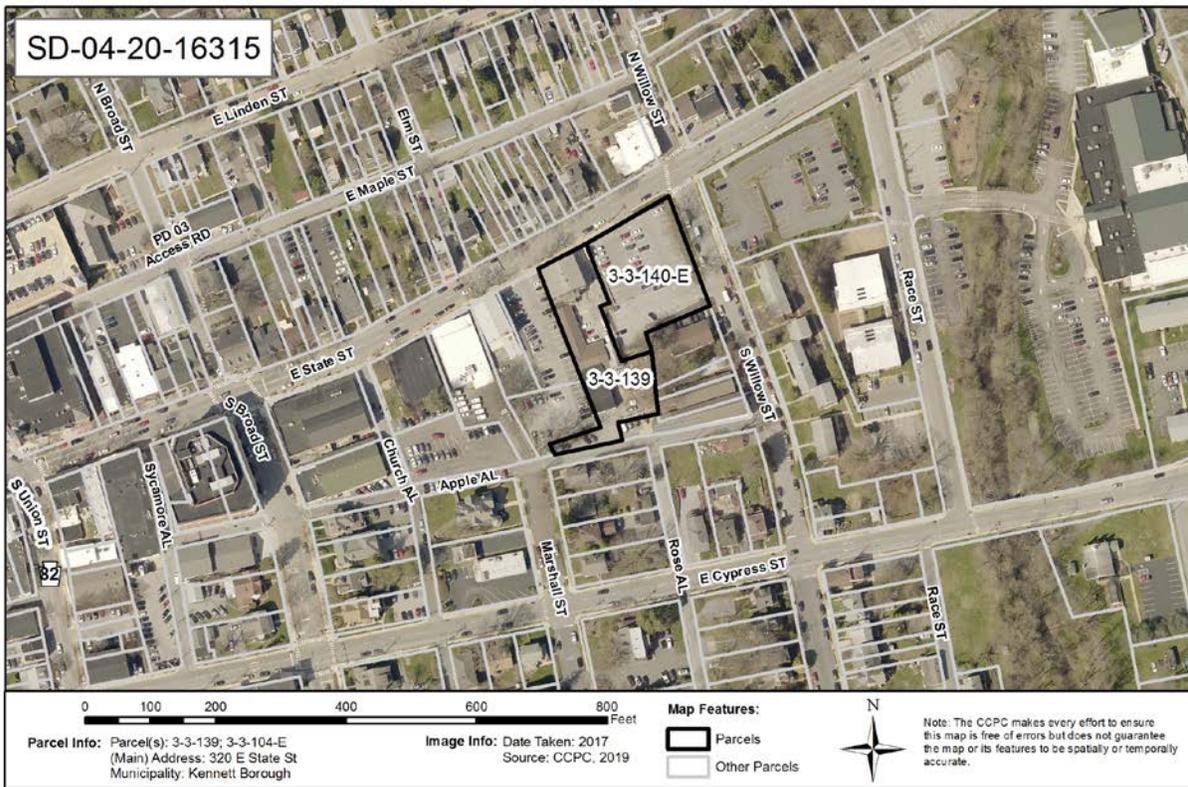
The applicant proposes the revision of property line between two existing lots. The project site, which is served by public water and sewer, is located in the C-2 Secondary Commercial zoning district.

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

COUNTY POLICY:

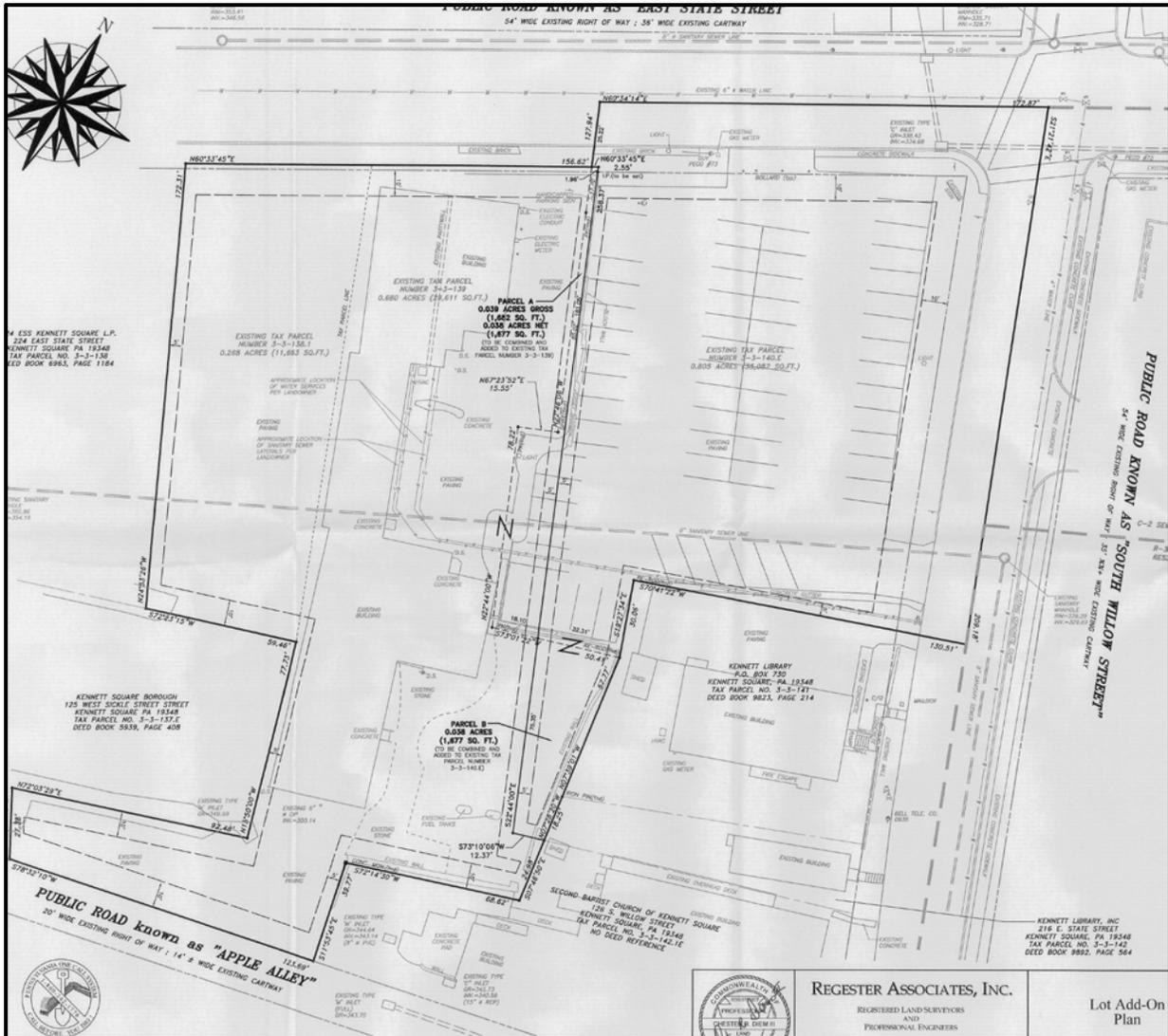
LANDSCAPES:

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



PRIMARY ISSUES:

2. The applicant and the Borough should consider whether this subdivision submission should also include consolidation of the two other parcels owned by the Kennett Library (Tax parcels 3-3-141 and 3-3-142) to create a unified development site for the new library.
3. The applicant should also consider the need for cross access easements to permit the owner of the adjoining parcel (3-3-139) to gain direct access to Willow Street and future library visitors to gain direct access to Apple Alley. The need for utility easements should also be considered.



Detail of Sheet 2 of the Subdivision Plan

ADMINISTRATIVE ISSUES:

4. The applicant is requesting three waivers from the provisions of the Borough 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: Final Subdivision - Kennett Library
Kennett Square Borough - SD-04-20-16315

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of the Borough of Kennett Square. 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: Kennett Library
Register Associates, Inc.



THE COUNTY OF CHESTER



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Josh Maxwell
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Brian N. O'Leary, AICP
Executive Director

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April 9, 2020

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

Re: Preliminary Subdivision - Fairville Friends School
Kennett Township - SD-03-20-16304

Dear Mr. Ratliff:

A preliminary subdivision plan entitled "Fairville Friends School", prepared by Edward B Walsh & Associates Inc., and dated February 13, 2020, was received by this office on March 27, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	west of Pond View Drive and the south of Orchard View Drive
Site Acreage:	26.05
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	RC-Rural Conservation
UPI#:	62-5-7, 62-5-7.47-E

PROPOSAL:

The applicant proposes the revision of location of the property line between 2 existing lots. The project site, which will be served by public water and onsite sewer, is located in the PRD-Planned Residential Development - Single Family zoning district.

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

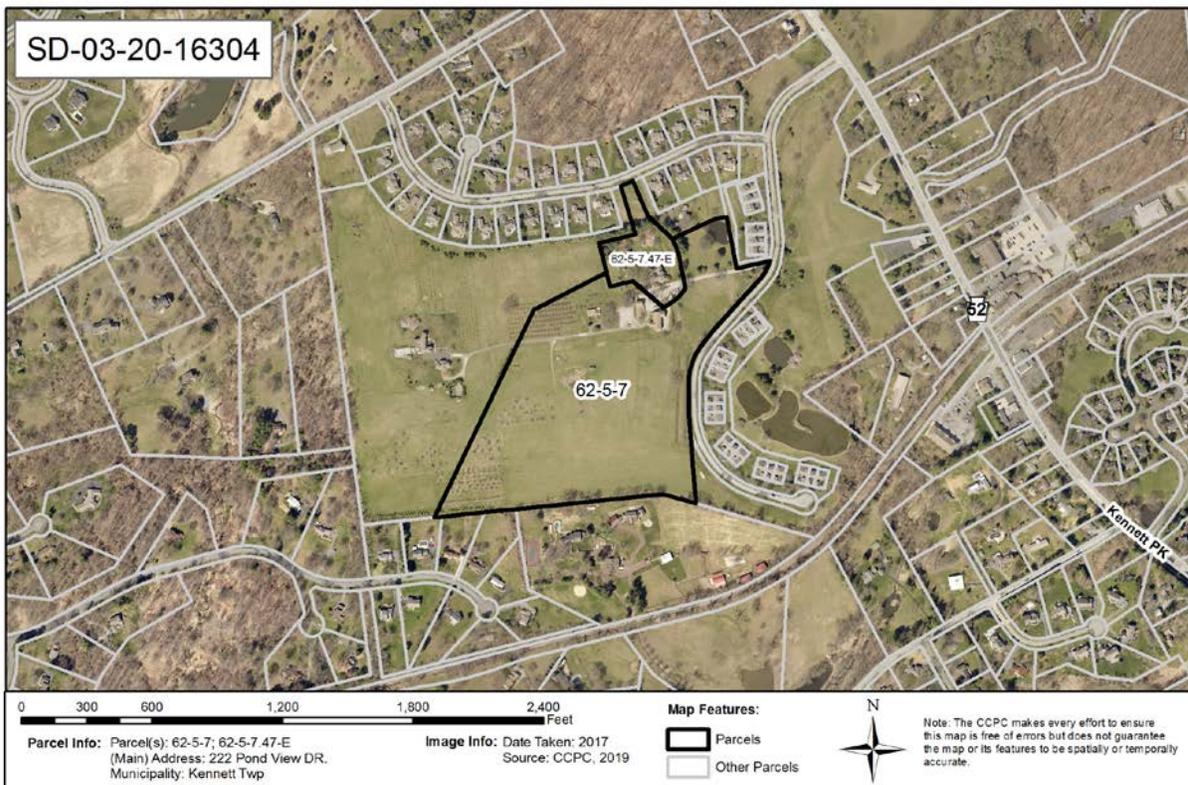
BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a subdivision for this site. That review, CCPC# SD-11-16-14547, dated November 30, 2016, which also addressed a lot line revision. Our records indicate the plan was approved by the Township on February 15, 2017.

COUNTY POLICY:

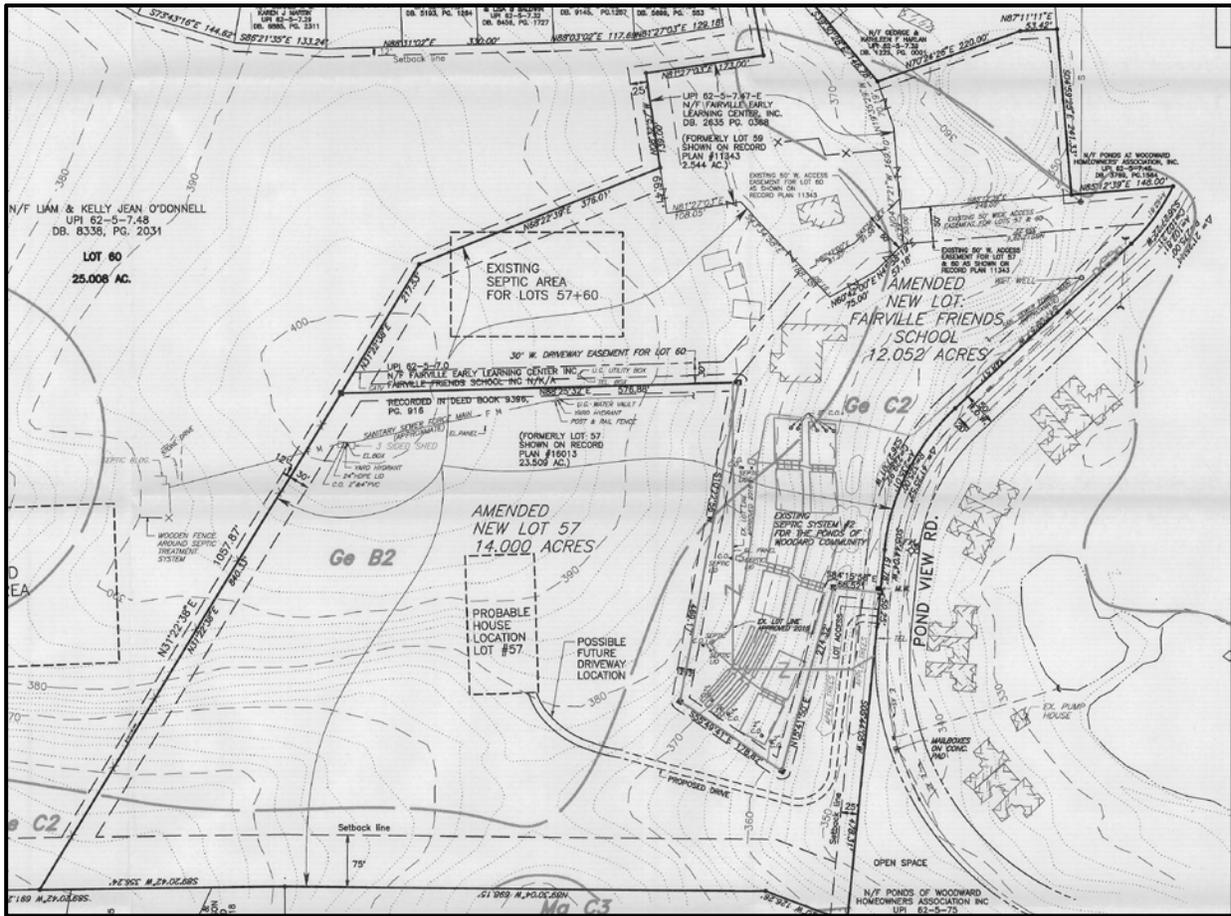
LANDSCAPES:

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



PRIMARY ISSUES:

3. The two existing parcels and an adjoining parcel are served by a variety of access and sanitary sewer facility easements. The Township should ensure that the deeds for the revised parcels are amended to incorporate all applicable existing easements as well as any new easements incorporated to accommodate any future facilities.
4. We acknowledge and endorse the intent expressed in Plan Note #6, which indicates that the proposed lots will be subject “to the Brandywine Conservancy conservation easement and tentative plan approval conditions as defined in the original approval of the plans for The Ponds at Woodward.”



Detail of the Subdivision Plan

ADMINISTRATIVE ISSUES:

5. The applicant is requesting six waivers from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
6. 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.
7. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

Page: 4
Re: Preliminary Subdivision - Fairville Friends School
Kennett Township - SD-03-20-16304

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: Fairville Early Learning Center, Attn: Kevin Arnold
Edward B. Walsh & Associates, Inc. Attn: Daniel H. Daley, P.E.
Chester County Health Department
Chester County Assessment Office



THE COUNTY OF CHESTER



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Josh Maxwell
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Brian N. O'Leary, AICP
Executive Director

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April 1, 2020

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

Re: Final Land Development - Avon Grove High School
Penn Township - LD-03-20-16295

Dear Ms. Ianni:

A final land development plan entitled "Avon Grove High School", prepared by Terraform Engineering, LLC, and dated June 14, 2019, and last revised on March 6, 2020, was received by this office on March 11, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	west of Sunnyside Road, south of West Baltimore Pike
Site Acreage:	153.81
Lots/Units:	1 lot
Non-Res. Square Footage:	296,010
Proposed Land Use:	High School
New Parking Spaces:	874
Municipal Land Use Plan Designation:	Suburban Center and Suburban UPI#: 58-4-71

PROPOSAL:

The applicant proposes the construction of a 296,010 square foot institutional building, and 874 parking spaces. The project site, which will be served by public water and public sewer, is located in the I-1 Industrial & R-2 Residential zoning districts.

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

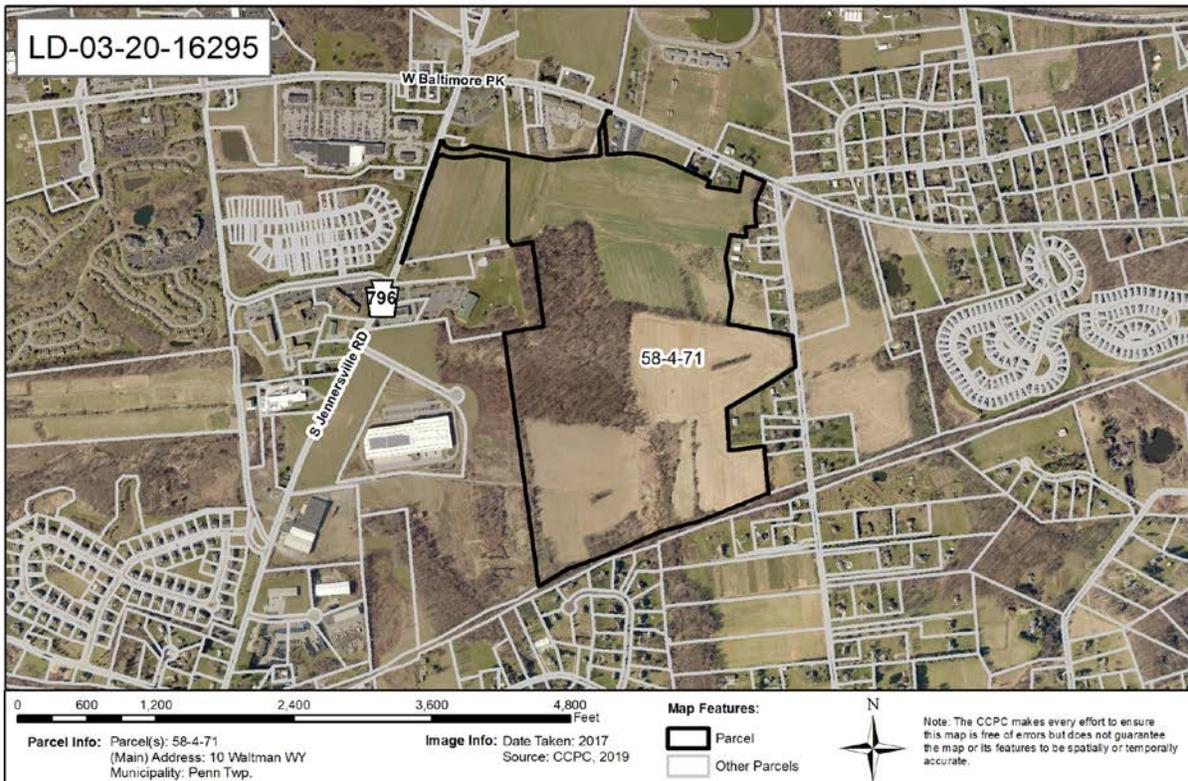
BACKGROUND:

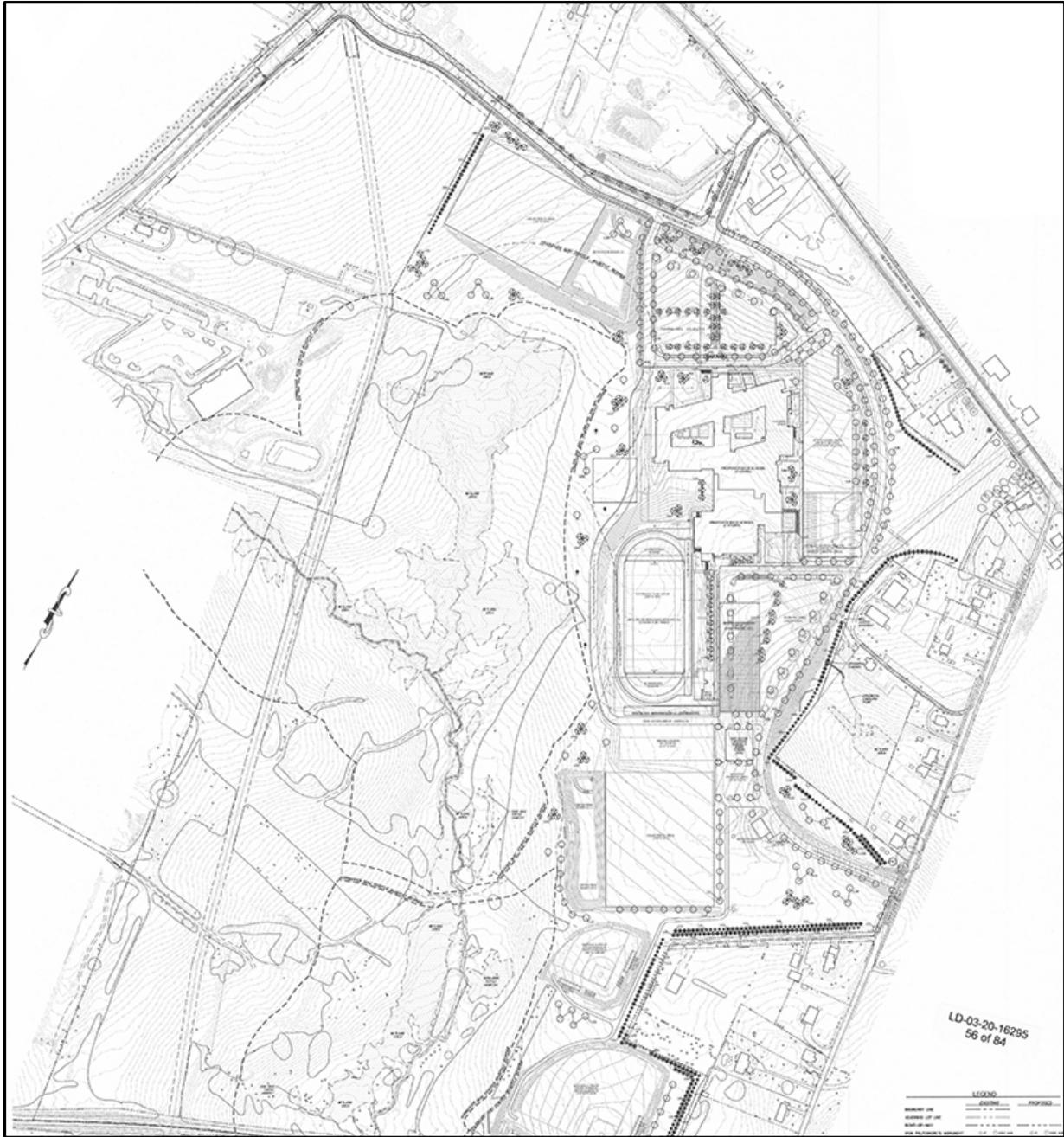
1. The Chester County Planning Commission has previously reviewed a preliminary land development for this site. That review, CCPC# LD-10-19-16095, dated November 7, 2019, which addressed the construction of a 296,010 square foot high school facility with 663 parking spaces.

COUNTY POLICY:

LANDSCAPES:

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





Avon Grove High School Final Land Development Plan

WATERSHEDS:

3. **Watersheds**, the water resources component of *Landscapes3*, indicates the proposed development is located within the West and Middle Branch subbasins of the White Clay Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: reduction of stormwater runoff, restoration of water quality of "impaired" streams, and protection of vegetated riparian corridors. **Watersheds** can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

4. The applicant received conditional use approval to construct a high school at this site in 2007, which is required for schools sited (partly) in the I-1 Limited Industrial zoning district. The conditions imposed as part of the grant of conditional use approval are shown on the plan. We understand that the plan was prepared using the Penn Township zoning ordinance that was in effect in 2007.
5. The improvements to the signalized intersection of Route 796 and Waltman Way, (the access drive to the high school), should include pedestrian crossings, signal phasing and design elements to improve safety at the intersection. We also recommend that a pedestrian crossing be created on Vineyard Way to provide a pedestrian link to the commercial uses at Jenner's Commons.
6. According to the National Pipeline Mapping System (NMPS), the proposed project is located within an area that contains the Eastern Shore Natural Gas Company pipeline corridor. While the location of this project's proximity does not preclude development along the pipeline corridor, there may be special steps that can avoid negative impacts or interactions between the public and the pipeline. The Chester County Planning Commission recommends contacting the pipeline operator to coordinate construction activities in addition to calling 811 before digging. You can find contact information for the operator in your area by going to the Chester County Pipeline Information Center website <https://www.chescoplanning.org/pic/operators.cfm> and linking to the corresponding company.
7. We continue to support the recommendation from our previous review that the Vineyard Way traffic signal be part of a closed loop signal optimization system that would connect to the signal at Route 796 and Old Baltimore Pike, the Route 796 and Jenner's Village shopping center intersection and the other Jenner's Village Shopping Center signalized access with Old Baltimore Pike (at the western end of that site). Such a system should have the capability to be expanded to include future signalized intersections serving any future uses on the northeast corner of Old Baltimore Pike and Route 796 as well as existing and future signals on Route 796 and Old Baltimore Pike. Such a system would permit the Township to regulate traffic flow and speed throughout the Jennersville area.
8. We note that the Zoning Hearing Board has granted a variance related to providing curbing in the proposed parking lots, variance 1.H.on sheet C0.00 of the plan. While we acknowledge some advantages to this design, the Township and the applicant should consider how the integrity of the pavement and adjoining grassed areas can be achieved. We suggest that some alternate form of hardscaping be placed along these edges to provide protection for the pavement and the landscaping.
9. The traffic impact study submitted with the previous review materials indicated that the nearest public transit stop is a SCOOT stop at the Shoppes at Jenner's Village. While that is the nearest "timed" stop on the route, the stop nearest to the site's proposed principal buildings is actually on West Baltimore Pike near the Jennersville Church of the Brethren. Moreover, the Transportation Management Association of Chester County (TMACC), which operates the SCOOT service, has the ability to modify the stops and likely would do so for such a large development along its route. A stop might ideally be situated at the Old Baltimore Pike and Vineyard Way intersection, provided that pedestrian connectivity is present from the new bus stop through the site to the principal buildings. This connectivity would ideally include signalized pedestrian crossings from the north side to the south side of Old Baltimore Pike.

10. We support the Township's recommendation in Section 1604.E.2 of the zoning ordinance that native plants be utilized in proposed landscaping plans.

ADMINISTRATIVE ISSUES:

11. The plan indicates that on January 30, 2020 the Township Zoning Hearing Board granted ten out of the eleven variances submitted. Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by the Township Zoning Hearing Board, and any conditions of approval issued by the Board should be indicated on the final plan.
12. The plan also indicates that seven waivers from the provisions of the Township Subdivision and Land Development Ordinance were granted by the Board of Supervisors on February 5, 2020. Prior to granting final plan approval, the Township should verify that the plan conforms to the decisions issued by the Board, and any conditions of approval issued by the Board have been incorporated into the final plan.
13. The Township's Emergency Service providers should review the plan to verify the specifications and design of all emergency service systems, including accessibility for their equipment.
14. The applicant should contact the office of the Chester County Conservation District (CCCD) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
15. This development is located in the upper reaches of the White Clay Creek watershed, which is designated as a Wild and Scenic River by the National Parks Service. The Township and the applicant should verify that the construction and operation of the high school will be consistent with the watershed management plan for the White Clay Creek.
16. The site is located within an agricultural security area adopted by the Township in accordance with the Agricultural Security Area Act (Act 43). Adoption of an agricultural security area is a public policy statement for the preservation of agriculture. The Township should consider how designation of agricultural security areas relates to its current zoning ordinance and this proposal.
17. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

Page: 6

Re: Preliminary Land Development - Avon Grove High School
Penn Township - LD-03-20-16295

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: Avon Grove School District
Terraform Engineering, LLC Attn: Terry DeGroot, P.E.
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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Brian N. O'Leary, AICP
Executive Director

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April 1, 2020

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

Re: Preliminary/Final Subdivision - Jeffrey M. & Lauren M. Aponik
Phoenixville Borough - SD-03-20-16296

Dear Mr. Boelker:

A preliminary/final subdivision plan entitled "Jeffrey M. & Lauren M. Aponik", prepared by Inland Design, and dated March 5, 2020, was received by this office on March 11, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	between Hawley and Griffen Streets, east of Cemetery Lane
Site Acreage:	0.36
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Medium Density Residential
UPI#:	15-13-750

PROPOSAL:

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

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

COUNTY POLICY:

LANDSCAPES:

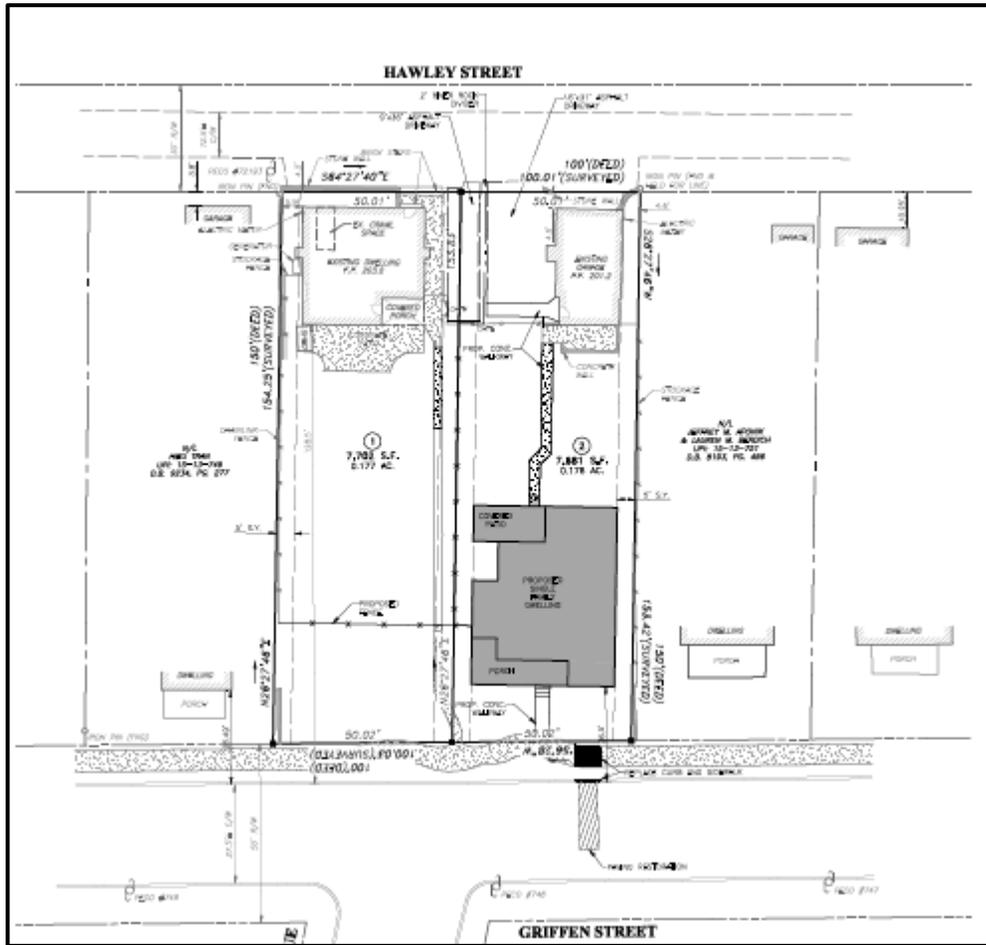
1. The project site is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional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

This site is designated as Medium Density Residential on the Future Land Use map in the 2019 Phoenixville Regional Comprehensive Plan. The proposed activity is consistent with that designation.



WATERSHEDS:

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



Detail of proposed subdivision

PRIMARY ISSUES:

3. Details related to the location, use restrictions and maintenance of the “parking easement” should be incorporated into deeds of both parcels.
4. We note that the plan calls for the removal of two large established trees on lot 2; a 24 inch tree in the rear yard and a 36 inch tree located in the right-of-way of Griffen Street. We recommend that the plan be revised to preserve these trees unless they are determined to be dead or diseased by Borough officials. In addition to community beautification benefits, mature trees reduce the impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration and stabilizing the soil through root growth. If the trees are required to be removed, native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss.

ADMINISTRATIVE ISSUES:

5. The applicant should contact the office of the Chester County Conservation District (CCCD) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.

Page: 4

Re: Preliminary/Final Subdivision - Jeffrey M. & Lauren M. Aponik

Phoenixville Borough - SD-03-20-16296

6. The applicant is requesting six waivers from the provisions of the Borough Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
7. 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 Phoenixville Borough. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: Jeffrey M, & Lauren M. Aponik
Inland Design
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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April 24, 2020

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

Re: Final Land Development - G.A. Vietri, Inc.
Valley Township - LD-04-20-16316

Dear Ms. Rambo:

A final land development plan entitled "G.A. Vietri, Inc.", prepared by Padula Engineering Company and dated March 19, 2020, was received by this office on April 8, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	South side of Waverly Boulevard, east of Washington Lane
Site Acreage:	8.35 acres
Lots/Units:	1 lot, 1 structure proposed
Non-Res. Square Footage:	58,835 square feet
Proposed Land Use:	Industrial
New Parking Spaces:	42 spaces
Municipal Land Use Plan Designation:	Industrial
UPI#:	38-4-5.3B

PROPOSAL:

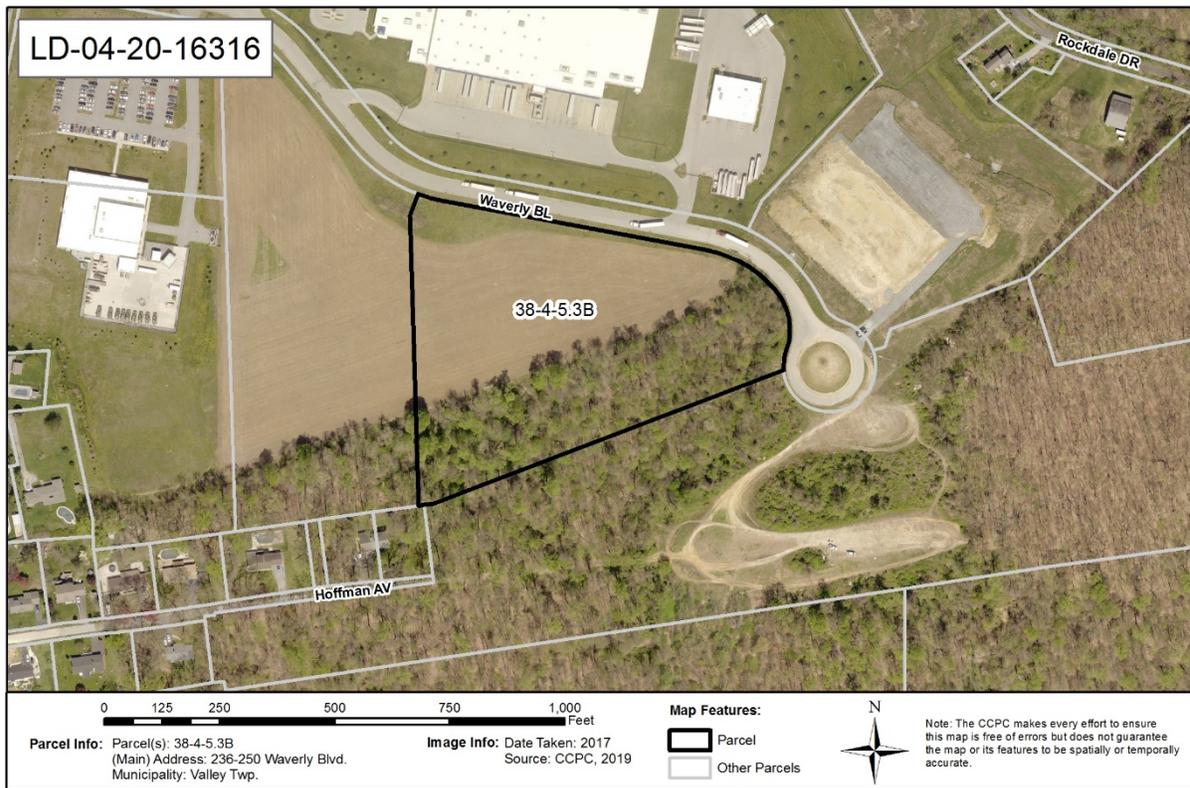
The applicant proposes the construction of a 58,835 square foot industrial building and 42 parking spaces. The site, which will be served by public water and public sewer facilities, is located in the Valley Township I-Industrial zoning district.

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

COUNTY POLICY:

LANDSCAPES:

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



WATERSHEDS:

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

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

7. The applicant should indicate whether the storage of hazardous materials, such as flammable liquids, will be located on the site. Additionally, the Township may wish to inquire whether there will be any materials stored outside on the site.
8. The applicant's plan provides approximately 10 percent more parking spaces than required by the Township Zoning Ordinance. We suggest that the applicant and the Township evaluate the anticipated parking demand for this facility, and determine whether the number of proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.
9. The pavement layout is designed to maximize impervious surface coverage. We suggest that the applicant consider areas where pavement can be reduced and where landscaping can be increased.

Stormwater Considerations:

10. The plans note that a section of the roof will drain to Stormwater Facility 4. However, the designs indicate that runoff from this section of roof will be directed to the edge of the parking lot to the rear of the building, and will discharge to an outlet at the top of an area designated as a steep slope approximately 150 feet from the planned infiltration basin.
 - a. Discharging stormwater runoff at the top of a steep slope may lead to significant erosion and the delivery of excess sediment to the planned down-gradient stormwater infiltration basin. The applicant should consider directing runoff from this section of the roof directly to one of the planned subsurface stormwater facilities or to another stormwater best management practice, such as a raingarden, to prevent excessive erosion and sedimentation.
 - b. If runoff from this section of roof is not directed to another stormwater management facility, the applicant should ensure that appropriate energy dissipation measures are installed to avoid erosion below the planned outlet.
 - c. If this outlet is implemented as currently designed, regular inspection should be included in the operation and maintenance plan to prevent future erosion and to limit the delivery of sediment to the infiltration basin. Any erosion around this discharge point should be addressed promptly to avoid further impacts to the outlet structure and the down-gradient infiltration basin.
11. The plans indicate that all stormwater runoff from the drainage area of Stormwater Facility 3 (over 60,000 square feet) will drain to two stormwater inlets that are located in the southeast and southwest corners of the trailer storage area. Runoff from heavy precipitation events or clogging of these inlets could result in standing water in the parking area. The applicant should consider adding additional stormwater inlets to reduce each inlet's drainage area.
12. The plans indicate that roof drains for a portion of the proposed structure will be directed into two subsurface infiltration basins. The applicant should ensure that all roof drains have appropriate measures (e.g. leaf traps, gutter guards, or regular cleanouts) to prevent clogging and the delivery of debris to the planned subsurface basins. Requirements for regular inspections of roof drains should be included in the operation and maintenance plan to ensure these systems maintain their designed function.

13. The operation and maintenance plan includes instructions for regular inspections of the subsurface infiltration basins; however, the plan designs do not designate the location of observation wells or cleanout areas. The applicant should ensure that sufficient access is provided to the planned subsurface basins to allow entry of personnel and equipment to perform the required operation and maintenance and to allow for any future repairs or improvements.
14. Given the high percentage of planned impervious cover, the applicant should consider the following:
 - a. Utilizing permeable paving materials in suitable locations, such as the planned sidewalks, the trailer storage area, and parking spaces, to increase infiltration and decrease runoff volumes;
 - b. Incorporating raingardens, additional vegetated islands, or concrete planters into the parking lots designs. Raingardens can reduce runoff volume by increasing infiltration and promoting evapotranspiration while offering aesthetic benefits to the property;
 - c. Including additional tree plantings in the landscaping plan to increase foliar interception of precipitation.

Natural Features Protection:

15. The applicant should consider using a naturalized basin design for the planned infiltration basin. Features of naturalized basins, including naturalized low-flow channels, sediment forebays, and seeding with native plant species, can increase water storage, facilitate greater evapotranspiration, increase nutrient uptake and sediment reduction, and provide additional wildlife habitat.
16. Given the development of new roadways, driveways, and sidewalk areas, the applicant should consider establishing a de-icing plan and material storage area that minimizes the volume of de-icing chemicals and pollutants that will directly infiltrate to the groundwater or runoff to streams. Monitoring results throughout Chester County show rapid increases in baseline chloride concentrations, and pronounced spikes in chloride levels are often observed after winter precipitation events. Reducing chloride runoff from all pavement sources as well as roads is increasingly needed to minimize impacts to water resources.

ADMINISTRATIVE ISSUES:

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

Page: 6

Re: Final Land Development - G.A. Vietri, Inc.

Valley Township - LD-04-20-16316

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Padula Engineering Company
G.A. Vietri
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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April 2, 2020

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

Re: Final Subdivision and Land Development - Trumark Financial Credit Union
West Goshen Township – SD-03-20-16285 and LD-03-20-16286

Dear Mr. LaLonde:

A Final Subdivision and Land Development Plan entitled "Trumark Financial Credit Union", prepared by D.L. Howell & Associates, Inc., and dated October 24, 2019, was received by this office on March 3, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

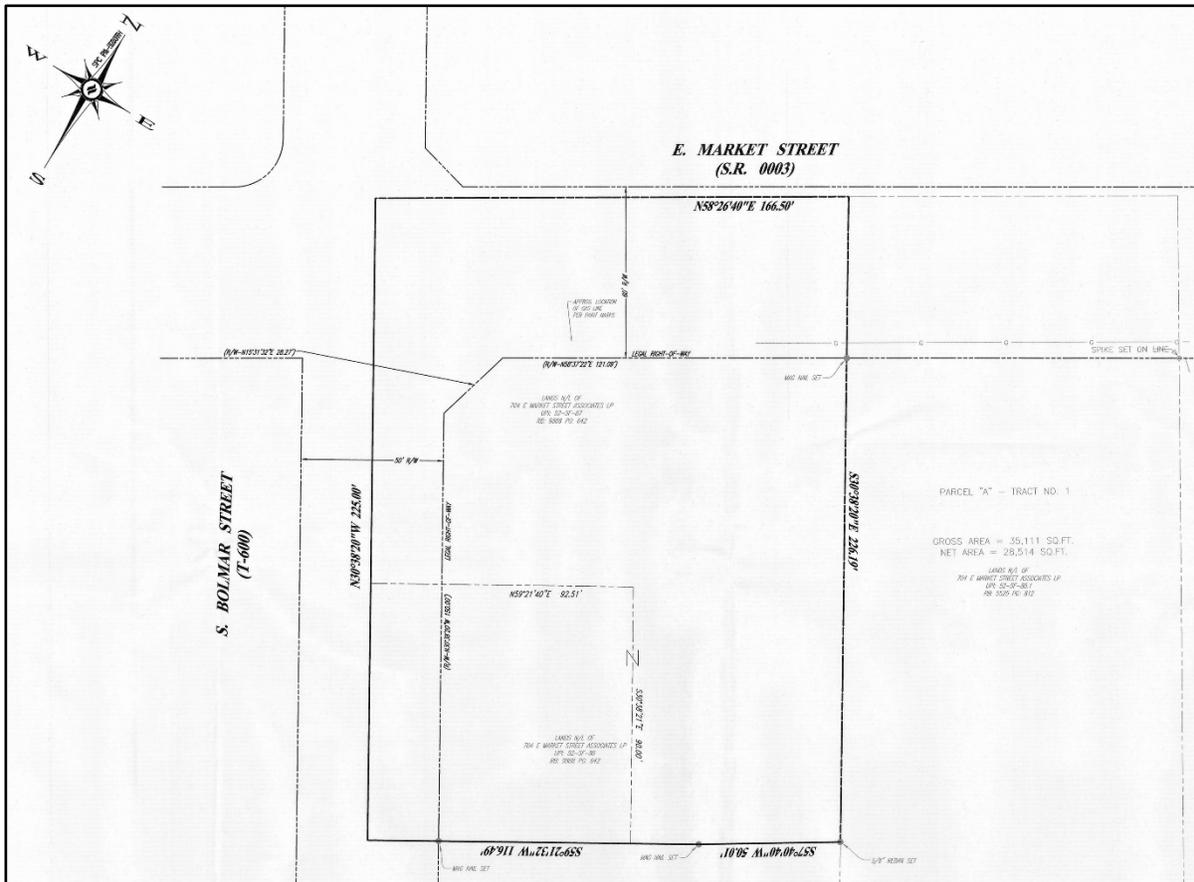
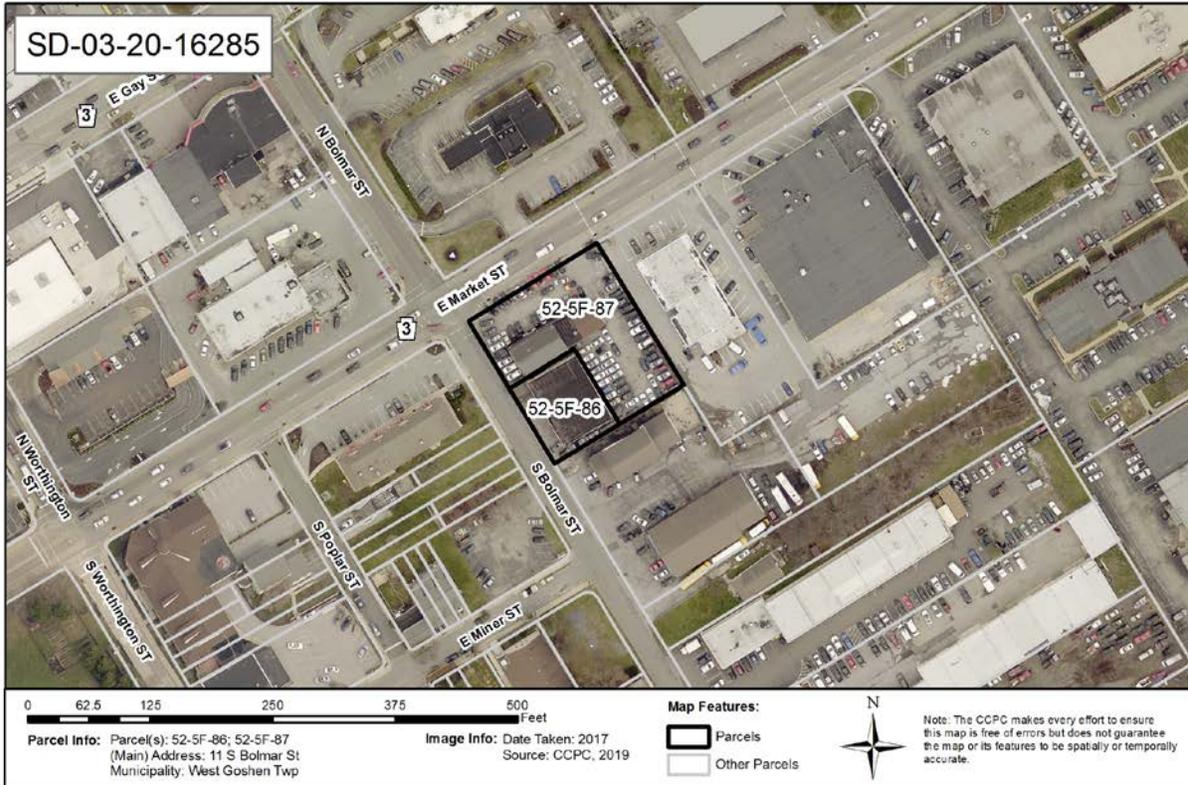
PROJECT SUMMARY:

Location:	the southeast corner of South Bolmar Street and East Market Street
Site Acreage (Subdivision Plan):	0.86 (UPI# 52-5F-86, and 52-5-87)
Site Acreage (Land Development Plan):	1.67 (UPI# 52-5F-86, 52-5F-87, and 52-5F-88.1)
Lots/Units (Subdivision Plan):	2 Existing Lots; 1 Proposed Lot
Non-Res. Square Footage:	2,635
Proposed Land Use:	Bank
New Parking Spaces:	25
Municipal Land Use Plan Designation:	Commercial, Office, High-Density Residential

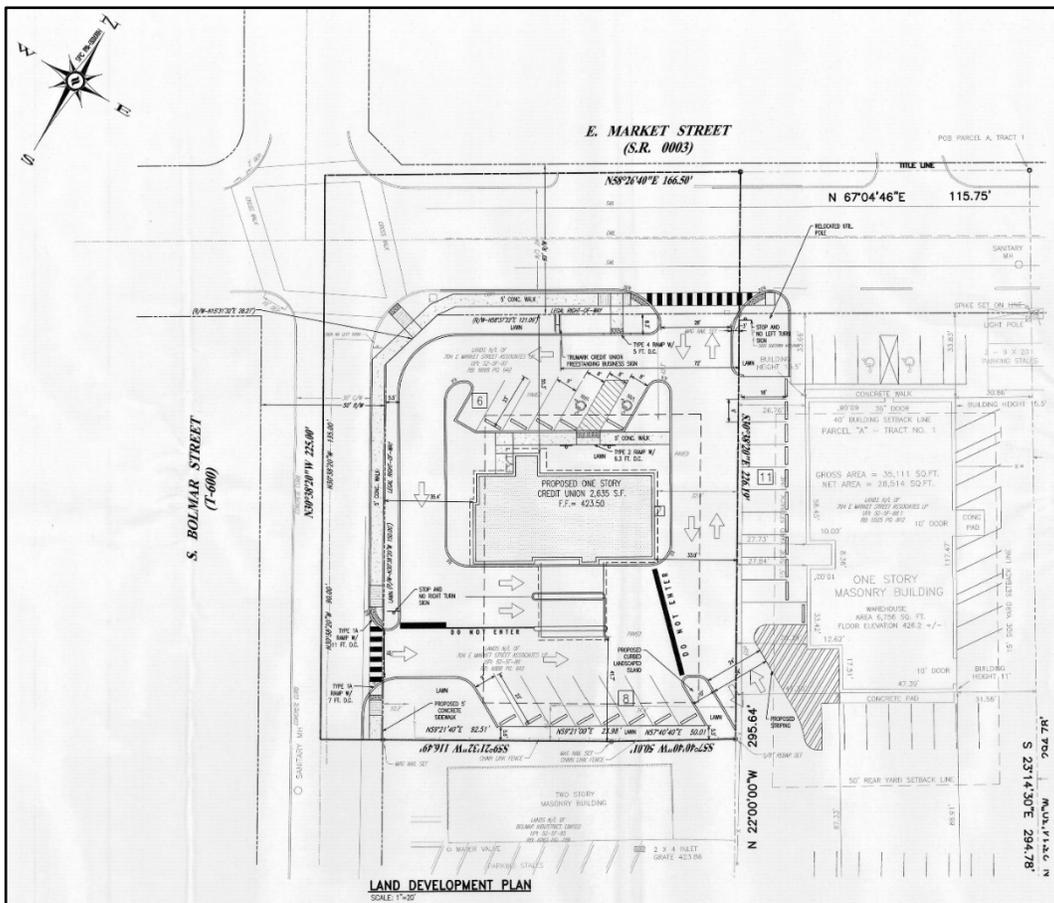
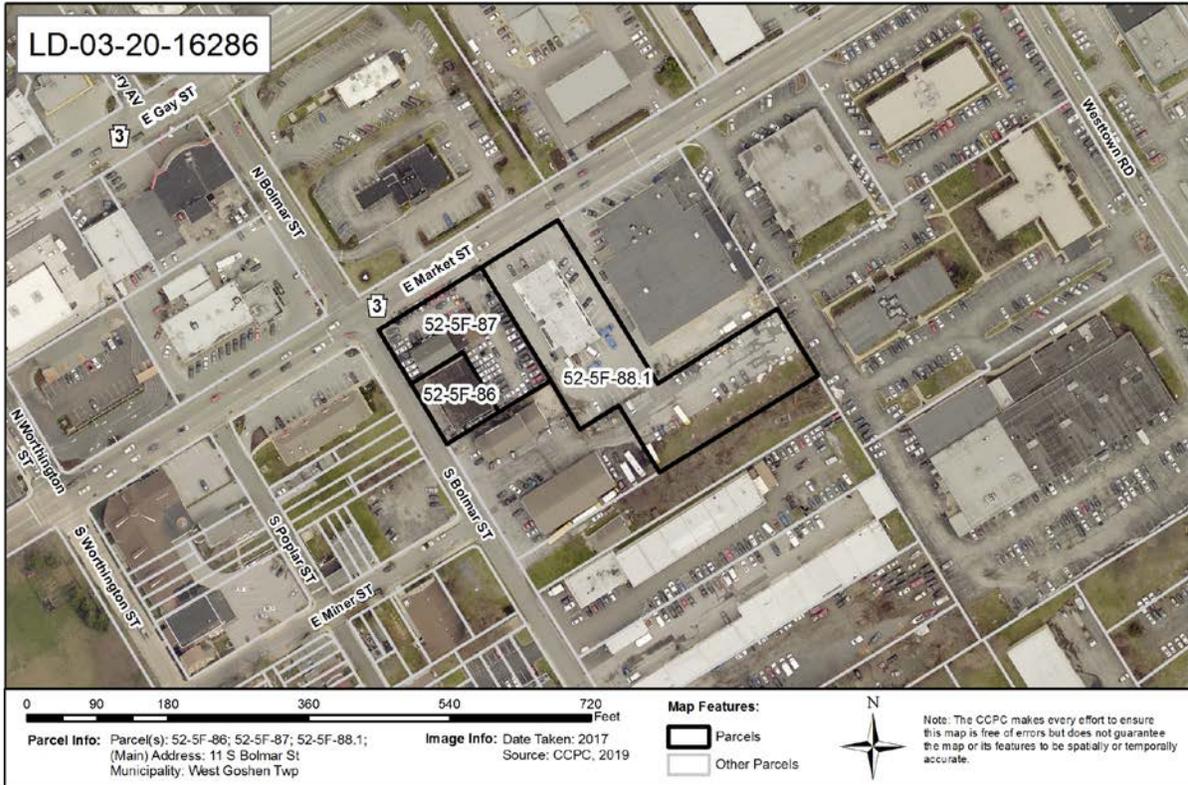
PROPOSAL:

The applicant proposes the consolidation of two existing lots into one lot, along with the construction of a 2,635 square foot bank building with drive-through facilities on the proposed lot. The site plan depicts that, in addition to 14 on-site parking spaces, an additional 11 parking spaces will be provided on the adjoining parcel to the east (this issue is further discussed in comment #4). The existing buildings on UPI# 52-5F-86 and 52-5-87 will be removed. The project site, which will be served by public water and public sewer, is located in the C-5 General Highway Commercial zoning district. The project site adjoins West Chester Borough to the west.

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.



Site Plan Detail, Sheet 3: Final Subdivision - Trumark Financial Credit Union



Site Plan Detail, Sheet 1: Final Land Development - Trumark Financial Credit Union

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 and land development plan submission 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 Goose Creek subbasin of 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.

PRIMARY ISSUES:

3. We acknowledge, and endorse, that sidewalks and crosswalk areas will be provided along South Bolmar Street and East Market Street. Sidewalks are an essential design element for new construction in the **Urban Center Landscape**. We suggest that the applicant and Township investigate the feasibility of providing a planting strip between the sidewalk and the street.
4. The site plan indicates that, in addition to 14 parking spaces provided on-site, an additional 11 parking space will be situated on the adjoining parcel to the east (UPI# 52-5F-88.1). The applicant should identify which parcel(s) will be permitted to utilize these parking spaces (no information is provided on the site plan pertaining to a shared parking arrangement, and the Zoning Data Tabulation table only indicates that 14 parking spaces will be provided) The details of any shared parking arrangement should be incorporated into the deeds of the appropriate lots.
5. We suggest that the applicant and Township investigate the feasibility of a shared driveway entrance on East Market Street for the project site and the adjoining parcel to the east (UPI# 52-5F-88.1), along with the feasibility of eliminating the parking spaces in front of the existing building on the adjoining parcel as part of this shared driveway arrangement. See next page for an illustration of other site opportunities we suggest the applicant investigate.
6. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 8) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

ADMINISTRATIVE ISSUES:

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



FOR ILLUSTRATIVE PURPOSES ONLY
 Base drawing from Sheet 1, Final Land Development – Trumark Financial Credit Union
 Prepared by D.L. Howell & Associates, Inc., dated 10/24/2019

The intent of the above illustration is to express opportunities to:

1. Locate the proposed bank building close to the corner to provide a strong urban edge to the block and improve visibility from the public realm.
2. Enhance the building’s corner presence with traditional architectural treatments such as a tower, awnings, and/or corner entrance.
3. Eliminate one way traffic scenarios.
4. Relocate front yard parking to the side and rear yard areas.
5. Landscape the proposed striped area to minimize impervious surface coverage.

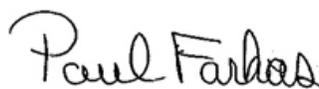
*CCPC Site Plan Comments, other site opportunities:
 Final Land Development - Trumark Financial Credit Union*

Page: 6
Re: Final Subdivision and Land Development - Trumark Financial Credit Union
West Goshen Township – SD-03-20-16285 and LD-03-20-16286

8. A plan note on Sheet 1 indicates that a variance was granted from Section 84-52.T.(1) of the Township Zoning Ordinance, pertaining to the distance of a freestanding sign from the street right-of-way line or side or rear yard. Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by the Township Zoning Hearing Board. The date of the Zoning Board's decision, and any conditions of approval issued by the Board, should be indicated on the approved plan.
9. According to the Township Zoning Ordinance, banks and financial institutions require conditional use approval in the C-5 General Highway Commercial zoning district. The final plan should accurately note the date and any conditions set as part of the conditional use approval, and the Township should verify that all applicable conditions of approval have been incorporated into the final plan.
10. A Pennsylvania Department of Transportation (PennDOT) permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
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 Goshen Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
Senior Review Planner

cc: 704 E. Market Associates, L.P.
J. Loew Property Management, Inc.
D.L. Howell & Associates, Inc.
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Kevin Gore, Director of Building, Housing & Codes Enforcement, West Chester Borough



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April 2, 2020

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

Re: Preliminary/Final Land Development - 475 Creamery Way
West Whiteland Township – LD-03-20-16291

Dear Mr. Weller:

A Preliminary/Final Land Development Plan entitled "475 Creamery Way", prepared by D.L. Howell & Associates, Inc., and dated February 28, 2020, was received by this office on March 4, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

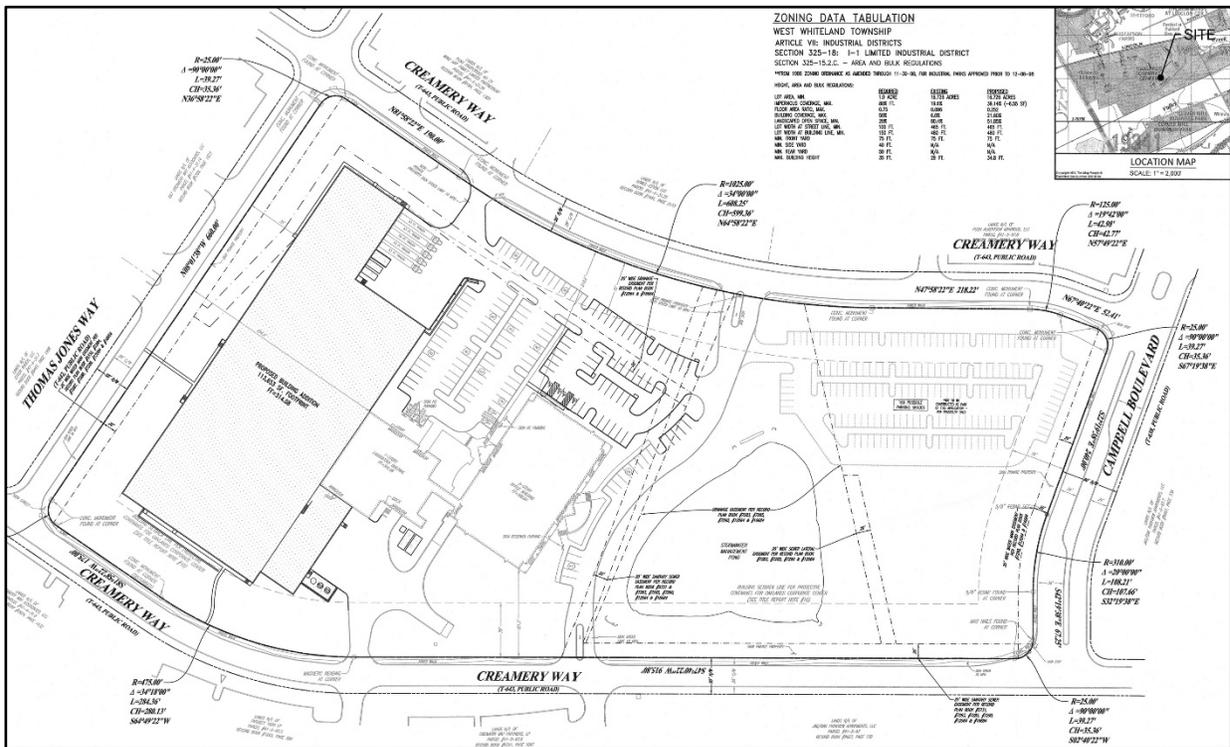
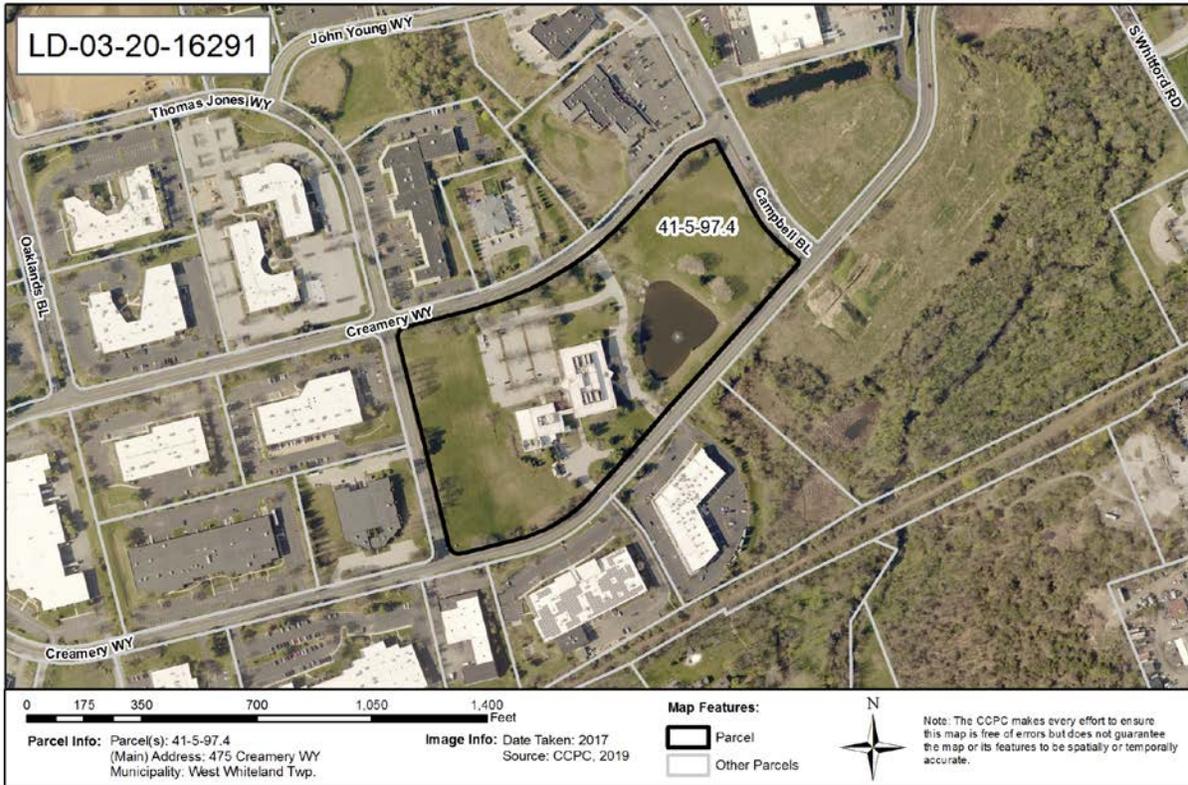
PROJECT SUMMARY:

Location:	the northeast corner of Creamery Way and Thomas Jones Way
Site Acreage:	16.73
Lots/Units:	1 Lot
Non-Res. Square Footage:	113,653
Proposed Land Use:	Addition to Existing Industrial Building
New Parking Spaces:	51
Municipal Land Use Plan Designation:	Business Park
UPI#:	41-5-97.4

PROPOSAL:

The applicant proposes the construction of a 113,653 square foot industrial building addition, and 51 additional parking spaces. The Township application form indicates that the existing building is approximately 74,056 square feet. The project site, which is served by public water and public sewer, is located in the I-1 Limited Industrial zoning district. A Traffic Generation Analysis, prepared by Heinrich & Klein Associates, Inc., dated December 17, 2019, was included with the plan submission.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, particularly the pedestrian access issues discussed in comments #3 through comment #5, and all Township issues should be resolved before action is taken on this land development plan.



Site Plan Detail, Sheet 2: Preliminary/Final Land Development - 475 Creamery Way

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Valley Creek (West) 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. We recommend that sidewalks be provided along the east side of Thomas Jones Way to improve pedestrian connectivity and safety. Sidewalks are an essential design element in the **Suburban Center Landscape**.
4. While we acknowledge the site plan depicts that pedestrian access will be provided from the proposed building addition to Creamery Way and Thomas Jones Boulevard, we recommend that pedestrian access be provided from the existing building to the existing walkways along Creamery Way to the north and to the south. Pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system in the **Suburban Center Landscape**.
5. We recommend that the applicant and Township provide a crosswalk on Creamery Way at the westernmost driveway entrance, in order to provide direct pedestrian access to an existing sidewalk that extends to the Chester Valley Trail corridor to the south. We note that this sidewalk is shown on both the Township's Official Map (adopted August 14, 2019), and the Bicycle & Pedestrian Connections Map in the Township's Bicycle and Pedestrian Plan. Additionally, it is our understanding that this segment of the Chester Valley Trail is expected to open in 2021.
6. The applicant and Township should consider providing dedicated bicycle parking. Bicycle racks should be located in visible areas near building entrances and/or areas of pedestrian activity such as bus shelters, and they should be located under a shelter or building overhang to provide shelter from the elements. Additional information on this topic is provided in the County Planning Commission's [Multimodal Circulation Handbook \(2016 Update\)](#), which is available online at: www.chesco.org/documentcenter/view/27029.

7. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 26) 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.
8. The site is underlain by carbonate geology in which the presence or potential may exist for formation and/or expansion of solution channels, sinkholes and other karst features. These features can present risk of collapse and groundwater contamination that often can be overcome and avoided with careful stormwater management design. The location, type, and design of stormwater facilities and best management practices (BMPs) should be based on a site evaluation conducted by a qualified licensed professional that ascertains the conditions relevant to formation of karst features, and the PA BMP Manual or other design guidance acceptable to the Municipal Engineer.

ADMINISTRATIVE ISSUES:

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

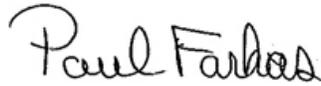
We note that the Waivers Requested table on Sheet 1 indicates that the applicant is request three waivers from the Township Stormwater Management Ordinance, regarding infiltration in a carbonate geology area. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

10. According to the Township application form, conditional use approval was granted for this project on February 26, 2020, pertaining to the construction of 20,000 square feet or more in the aggregate floor area of all nonresidential buildings. Prior to granting final plan approval, the Township should verify that any conditions of approval are incorporated into the final plan. The final plan should accurately note the date of the conditional use decision, along with any conditions set as part of the conditional use approval.
11. The applicant should contact the office of the Chester County Conservation District (CCCD) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
12. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

Page: 5
Re: Preliminary/Final Land Development - 475 Creamery Way
West Whiteland Township – LD-03-20-16291

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,

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

Paul Farkas
Senior Review Planner

cc: 475 Creamery Partners, LLC
Eli A. & Jeanne M. Kahn
D.L. Howell & Associates, Inc.
Chester County Conservation District

Ordinance Review Letters





ORDINANCE PROPOSALS

4/1/2020 to 4/30/2020

The staff reviewed proposals for:

	Total
Comprehensive Plans	1
Subdivision and Land Development Ordinance (SLDO) Amendments	1
Zoning Ordinance Amendments	4
TOTAL REVIEWS	6

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Berks County	CP-03-20-16287	4/1/2020	Proposed - Comprehensive Plan Draft Southern Berks Joint Comprehensive Plan	Consistent
Malvern Borough	ZA-03-20-16284	4/3/2020	Proposed - Zoning Ordinance Amendment amendment: residential zoning district provisions, and standards for conditional use and variance applications	Consistent
West Bradford Township	SA-04-20-16312	4/17/2020	Proposed - SLDO Amendment Mobile Homes	Consistent
West Bradford Township	ZA-04-20-16311	4/17/2020	Proposed - Zoning Ordinance Amendment Rezoning, definition changes, residential district changes, etc.	Consistent
West Goshen Township	ZA-03-20-16290	4/3/2020	Proposed - Zoning Ordinance Amendment The Township proposes the creation of the Planned University Main Campus Overlay District. The purpose and intent of the Overlay District, as set forth in the introductory language in Section 84-133, is to recognize the unique character and interrelated complexities of appropriately regulating the campus use of West Chester University, relative to the issues set forth in this section.	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
West Whiteland Township	ZA-03-20-16299	4/15/2020	Proposed - Zoning Ordinance Amendment The proposed revisions to the Township's TC Town Center Mixed Use District include: adding permitted accessory uses for hotels and motels; amended setback standards; and the addition of Section 325-13.E, Master Plan requirement.	Consistent

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 6

TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 6

Ordinance Review Letters





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Executive Director

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April 1, 2020

David N. Hunter, Sr., AICP, Executive Director
Berks County
633 Court Street, 14th Floor
Reading, PA 19601

Re: Comprehensive Plan - Southern Berks Joint Comprehensive Plan
Berks County - CP-03-20-16287

Dear Mr. Hunter:

The Chester County Planning Commission has reviewed the proposed "Southern Berks Joint Comprehensive Plan, Draft January 2020", as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 301.3. The referral for review was received by this office on March 4, 2020. We offer the following comments to assist in your review of the proposed Southern Berks Joint Comprehensive Plan.

DESCRIPTION:

1. The Southern Berks Joint Comprehensive Plan is intended to establish overall policies for the development and conservation of the Southern Berks County region over the next 15 years. The region includes Birdsboro Borough and the Townships of Caernarvon, Robeson, and Union.

LANDSCAPES:

2. The southern Berks County area in the Joint Comprehensive Plan abuts Honey Brook Township, West Nantmeal Township, Warwick Township and North Coventry Township, and Elverson Borough in Chester County. These Townships in Chester County are located in the **Rural Landscape** designation in [Landscapes3](#), the 2018 County Comprehensive Plan, and Elverson Borough is located in the **Urban Center Landscape** designation.

The **Rural Landscape** consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs.

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.

Page: 2

Re: Comprehensive Plan - Southern Berks Joint Comprehensive Plan

Berks County - CP-03-20-16287

The Joint Comprehensive Plan's Future Land Use Plan in the areas adjoining Chester County generally include Agriculture, Rural Conservation, Recreation, and some small areas of Industrial and Residential land uses where the Pennsylvania Turnpike passes over the County boundary. These land uses are generally consistent with the land use policies of *Landscape3*, and the proposed Southern Berks Joint Comprehensive Plan is generally consistent with the objectives of the **Rural Landscape** and the **Urban Center Landscape**.

COMMENTS:

3. The Joint Comprehensive Plan is well-documented and contains extensive supporting data.
4. We recommend that the Joint Comprehensive Plan place more emphasis on promoting the Schuylkill River Trail, which should be reflected in the Plan's mapping and fully supported in the document's narrative including in the "Action Plan for Community Facilities and Services".
5. The four actions associated with Transportation (p.197) are somewhat general and not specific to any one project or location; the Plan should elaborate on these actions.
6. The chart beginning on p.198 for "Land Use" should be labelled.
7. We recommend that the municipalities in the Joint Comprehensive Plan area and Berks County continue to communicate with the staff of the Chester County Planning Commission regarding issues of common interest, especially relating to land use planning, open space and transportation. We also suggest that similar coordination occur between the municipalities in the Joint Comprehensive Plan and Berks County and the adjoining municipalities in Chester County.
8. The Plan notes that a twelve question digital survey was distributed to households via a link on each municipality's quarterly newsletter as well as through social media and municipal websites. We suggest that the municipalities comprising the Southern Berks Joint Comprehensive Plan continue to communicate with their residents and encourage further comments and suggestions, because this will help with the ultimate implementation of the Plan's goals.
9. To assist in the Plan's implementation, we recommend that all municipal planning commissions in the proposed Southern Berks Joint Comprehensive Plan area be notified of its adoption and provided with digital copies.
10. We recommend that the Joint Comprehensive Plan's Chapter 11- Implementation Plan and Chapter 12- Action Plan be posted online as a separate document, in addition to their inclusion in the Joint Comprehensive Plan. This will allow the Joint Comprehensive Plan's goals and objectives and implementation strategies, as well as the work program necessary for their implementation, to be read and distributed more widely. The goals and objectives and implementation strategies should be considered as part of every local municipal action and should also guide subdivisions, land development plans, and other related land use actions.

Page: 3

Re: Comprehensive Plan - Southern Berks Joint Comprehensive Plan

Berks County - CP-03-20-16287

RECOMMENDATION: The County Planning Commission commends the Berks County Planning Commission, Birdsboro Borough and the Townships of Caernarvon, Robeson and Union municipalities on preparing the Southern Berks Joint Comprehensive Plan. Chester County Planning Commission supports the adoption of the Joint Comprehensive Plan. The municipalities comprising the Southern Berks Joint Comprehensive Plan should adopt the Plan.

We request an official copy of the decision made by Berks County and the municipalities comprising the Southern Berks Joint Comprehensive Plan, as required by Section 306(b) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your plan.

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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April 3, 2020

Christopher Bashore, Manager/Secretary
Malvern Borough
1 E. First Avenue Suite 3
Malvern, PA 19335

Re: Zoning Ordinance Amendment - Residential Zoning District Provisions, and Standards for
Conditional Use and Variance Applications
Malvern Borough – ZA-03-20-16284

Dear Mr. Bashore:

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

DESCRIPTION:

1. The Borough proposes the following amendments to its Zoning Ordinance:
 - A. Change the maximum building coverage requirement in the R1 Residential zoning district from ten percent (10%) to seven and one half percent (7.5%);
 - B. Amend the minimum side yard standards in the R2 Residential, R3a Residential, R3b Residential, and R4 Residential districts. We note that, while it appears that the by-right side yard standards will either increase or stay the same, depending upon the use permitted in each district, provisions are being added in each district to allow one side yard for residential dwellings to be reduced subject to a reduced height of eighteen (18) feet for that portion of the structure within the required side yard setback. We also note the proposed ordinance language states that, subject to the same locational standards, any portion of a structure otherwise limited to a reduced height of eighteen (18) feet, may be increased to a maximum height of 35 feet subject to conditional use approval pursuant to Section 220-2910;
 - C. Amend the maximum building coverage standards in the R2 Residential, R3a Residential, R3b Residential, and R4 Residential districts (for example, the maximum building coverage standard in the R2 District, which is currently 20 percent, is proposed to be changed to fifteen percent (15 %) by right, which may be increased to seventeen and one-half percent (17.5%) subject to conditional use approval pursuant to Section 220-2910);
 - D. Change the maximum building coverage requirement in the R5 Residential and R6 Residential districts, which is currently 35 percent, to 27.5 percent by-right, which may be increased to 32.5 percent by conditional use approval pursuant to Section 220-2910;
 - E. Amend the application standards for variances in Section 220-2803.B.(7), by requiring architectural rendering where a variance is sought for increased building coverage or building height in any base residential zoning district, in accordance with the characteristics set forth in Section 220-2803.B.(7)(b); and

Page: 2
Re: Zoning Ordinance Amendment - Residential Zoning District Provisions, and Standards for
Conditional Use and Variance Applications
Malvern Borough – ZA-03-20-16284

- F. Amend the application standards for conditional use applications in Section 220-2910.B.(2)(b)[2], by adding requirements that, when conditional use approval is sought for increased building coverage or building height in any base zoning district, site plans and architectural renderings shall be provided to demonstrate that building mass, scale, proportions, and form of new construction, “reflect those generally characteristic of Malvern Borough,” as set forth in this section.
2. We acknowledge that the introductory language states the Borough is concerned about new residential construction on vacant or newly subdivided lots, and new large-scale homes replacing demolished residences, that may be out of scale or out of character with the surrounding neighborhood. It also states that the Borough has determined that current residential zoning provisions facilitate new residential construction that is inconsistent with existing neighborhood scale and character, and also has determined that current conditional use and variance standards may not adequately address the architectural concerns related to new residential construction that may be out of scale with the character of existing neighborhoods. Thus, the Borough had determined that certain amendments to the Zoning Ordinance will serve to address these concerns.

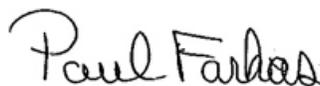
COMMENTS:

3. In its evaluation of the proposed ordinance language, the Borough should determine how many non-conforming conditions are being created by the proposed ordinance standards. Non-conformities may be of particular concern in the area of setbacks. The Borough should also evaluate the existing standards in Article XXVII-Nonconforming Uses, Structures, Lots and Signs, to determine if any revisions are required in order to provide relief to existing non-conforming properties to allow minor expansions of existing residences.

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

Sincerely,



Paul Farkas
Senior Review Planner



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April 17, 2020

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

Re: Subdivision and Land Development Ordinance Amendment – Mobile Homes; Definitions and Bulk and Lot Provisions
West Bradford Township - SA-04-20-16312

Dear Mr. Yaich:

The Chester County Planning Commission has reviewed the proposed West Bradford Township Subdivision and Land Development Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on April 6, 2020. We offer the following comments to assist in your review of the proposed West Bradford Township Subdivision and Land Development Ordinance amendment.

DESCRIPTION:

1. West Bradford Township proposes the following amendments to its Subdivision and Land Development Ordinance:
 - a. Amend the definitions of mobile home, mobile home lot and mobile home park;
 - b. Establish a maximum density of four dwelling units per net acre of land within a mobile home park and,
 - c. Establish a maximum impervious cover of 35 percent for each mobile home lot.

BACKGROUND:

2. West Bradford Township concurrently submitted to the Chester County Planning Commission a related Township Zoning Ordinance amendment that addresses rezonings, definition changes, residential district changes, including definitions relating to mobile homes, which is reviewed by the County in a separate letter (refer to CCPC # 04-20-16311).

COMMENTS:

3. The definitions are appropriate and correspond with the definitions in the Township Zoning Ordinance that relate to mobile homes.

Page: 2

Re: Subdivision and Land Development Ordinance Amendment – Mobile Homes; Definitions and Bulk and Lot Provisions

West Bradford Township - SA-04-20-16312

4. The proposed amendment to Section 385-89.J(1) requires that the total number of lots in a mobile home park shall not exceed four mobile homes per net acre of land, unless the Township Zoning Ordinance requires a lesser density. The proposed density of four mobile homes per net acre is generally consistent with the density of mobile home park developments that were reviewed by the Chester County Planning Commission since 2012.

The County supports the provision of diverse and affordably priced housing opportunities. However, we suggest that a density of not more than four mobile homes per acre may not be sufficient to provide the necessary economic incentive to encourage this type of potentially less-expensive dwelling type instead of, for example, a subdivision of site-built dwellings on quarter-acre lots. The Township may wish to consider increasing the permitted density of mobile homes in a mobile home development (with appropriate lot setbacks and landscaping).

For example, Section 603.D.2 of the East Marlborough Township permits a maximum density of five mobile homes per acre, at <https://www.eastmarlborough.org/wp-content/uploads/2019-zoning-ordinance.pdf>. Section 155-61.B(5) of the Caln Township permits eight mobile homes per acre, at <https://ecode360.com/9320211>. Some municipalities indirectly regulate the density of mobile homes in mobile home parks by establishing setback, open space and other design requirements, such as Marlborough Township in Montgomery County, at <https://ecode360.com/26825693>

The Chester County Planning Commission also prepared an eTool on mobile homes, at: <https://www.chescoplanning.org/MuniCorner/eTools/24-MobileHomes.cfm>

RECOMMENDATION: The Township should rely on the guidance of the Township Solicitor and consider the comments in this letter before acting on the proposed Township Subdivision and Land Development Ordinance amendment.

We request an official copy of the decision made by the West Bradford 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,



Wes Bruckno, AICP
Senior Review Planner



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Brian N. O'Leary, AICP
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April 17, 2020

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

Re: Zoning Ordinance Amendment - Rezoning, Definition Changes, Residential District Changes,
etc.
West Bradford Township - ZA-04-20-16311

Dear Mr. Yaich:

The Chester County Planning Commission has reviewed the proposed West Bradford Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was initially received by this office on April 6, 2020. We offer the following comments to assist in your review of the proposed West Bradford Township Zoning Ordinance amendment.

DESCRIPTION:

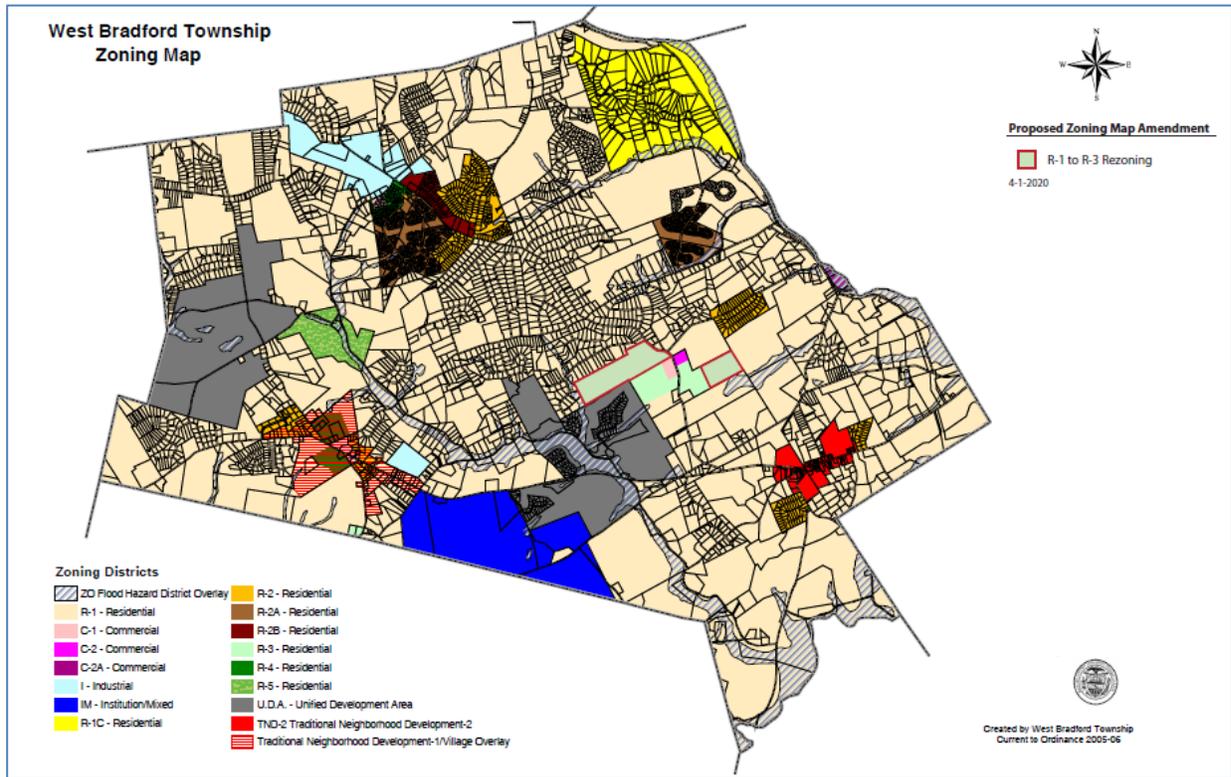
1. West Bradford Township has stated in the introduction to the amendment that a portion of the Township's Zoning Ordinance is invalid because "...it does not allow an adequate amount of available land to be developed with multi-family dwellings, including multiple-family dwellings, single-family attached dwellings (townhouses), semidetached dwellings, quadraplexes and apartments at reasonable densities, and to allow an adequate amount of available land to be developed as mobile home parks."

The Township has proposed this submission as a curative amendment, which includes the following:

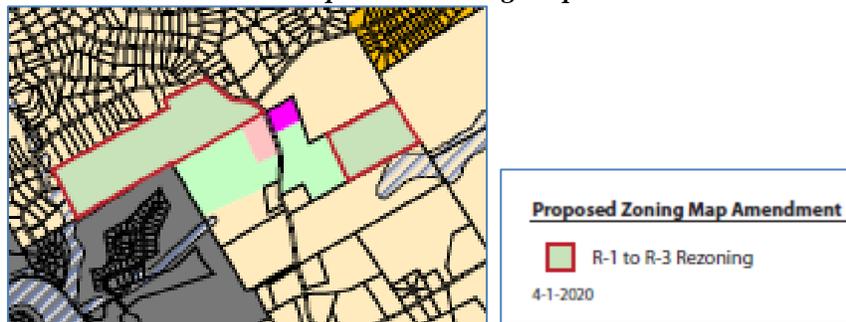
- a. Rezoning of two parcels from R-1 to R-3 Residential (shown in the maps below);
- b. Definitions relating to types of dwelling units;
- c. Deletion of the definitions of mobile home unit and semi-independent elderly housing;
- d. Adoption of new definitions for independent senior living community, mobile home, mobile home lot and mobile home park;
- e. Amending the language relating to two-family dwellings and semidetached dwellings in the R-1 Residential District;
- f. Amending the use regulations for the R-3 Residential District to allow multifamily dwellings and independent senior living communities by conditional use;
- g. Amending the regulations for the R-3 Residential District to add area, lot width and coverage requirements for multi-family dwellings and independent senior living communities;
- h. Amending the R-4 Residential District regarding dwelling types, and bulk and lot regulations;
- i. Amending the use regulations in the Industrial District to allow multi-family dwellings and independent senior living communities by conditional use, and to add a density limit for

- j. multi-family dwellings and independent senior living communities in the Industrial District;
- j. Allowing independent senior living communities by conditional use in the Institutional/Mixed Use District;
- k. The dwelling types in TND/1 and TND/2 Traditional Neighborhood Development Districts are expanded; and
- l. Adopting regulations for multi-family dwellings and independent senior living communities.

The parcels proposed for rezoning from the R-1 Residential District to the R-3 Residential District are located at UPI # 50-6-38 and UPI # 50-5-160, in the proposed Zoning Ordinance map provided by the Township as part of the amendment, as shown below (the inset shows the location of the rezonings in more detail):



Proposed Rezoning Map



Detail of Parcels Proposed for Rezoning from R-1 Residential to R-3 Residential

Page: 3

Re: Zoning Ordinance Amendment - Rezoning, Definition Changes, Residential District Changes, etc.

West Bradford Township - ZA-04-20-16311

BACKGROUND:

2. West Bradford Township concurrently submitted to the Chester County Planning Commission a Township Subdivision and Land Development Ordinance amendment relating to mobile homes, which is reviewed by the County in a separate letter (refer to CCPC # 04-20-16312).

LANDSCAPES:

3. The areas proposed for the rezonings (see the *Proposed Rezoning Map* and the *Detail* above) are generally located in the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan, but also adjacent to and partially within a **Rural Landscape** area to the east.

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 **Rural Landscape** consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs.

The proposed rezonings are consistent with the objectives of the **Suburban Landscape**. The proposed rezonings can be more consistent with the objectives of the **Rural Landscape** with the considerations in Comments below.

COMMENTS:

4. The County supports the provision of diverse and affordably priced housing opportunities. The proposed Township Zoning Ordinance amendment can increase opportunities for expanded housing choices and opportunities. The *Landscapes3* “Live” Goal, at:

<https://www.chescoplanning.org/Landscapes3/1d-Live.cfm> includes *Objectives* and *Recommendations* relating to housing, such as “How We Live” Objective A: “Provide opportunities for a diverse housing mix that complements community character and contributes to vibrant, safe, and inclusive neighborhoods”, and Objective B “Accommodate housing at costs accessible to all residents in locations close to job opportunities”. Additional opportunities for increasing housing affordability are found in the Chester County “Affordable Housing” eTool:

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

However, we suggest that the Township take special care to ensure that the higher-density developments that may be permitted pursuant to these rezonings will be designed with sensitivity to nearby areas, and within the context of their designations within **Landscapes3**, as discussed below.

The proposed rezoning of parcels from the R-1 to the R-3 Residential Districts would apply to some areas near and within the **Rural Landscape**. The text of the Zoning Ordinance amendment would also permit multi-family and senior living communities in the R-3 District by conditional

use. If the Township pursues these changes, we suggest that the Township require design elements and site layouts that will help create a transition from relatively-dense multi-family and senior living developments with less-densely developed nearby areas, especially in the **Rural Landscape**. These design and site layout considerations could include greater setbacks from adjacent lower-density areas, additional landscaping, locating stormwater facilities on the outer periphery of the sites, and placing building masses farther from lot lines. Such design and site layout considerations are further expressed in the comments below.

5. We suggest that the Township may also wish to consider providing density bonus incentives in exchange for the inclusion of affordable housing units. For more information on how density bonuses are implemented, refer to the County Planning Commission's "Affordable Housing Bonuses" 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 recently launched the "A+ Homes" initiative, that 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>.

6. The site design and layout regulations for multi-family and independent senior living communities are useful. Section 450-70(C) refers to building design requirements, and we suggest that the Township expand this Section to require applicants to provide a palette of coordinated design elements, such as the Manual of Written and Graphic Design Guidelines that the Township requires in Section 450-33.

In addition, we suggest that all developments, especially senior living communities and multi-family developments, be constructed with sidewalks and coordinated pedestrian facilities. "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. Sidewalks are an essential design element for new construction in the **Suburban Landscape**.

Applicants for senior living communities and multi-family developments and the Township should refer to the Pedestrian Facilities Design Element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update) in its design of the proposed pedestrian facilities. The Handbook is available online at: www.chesco.org/documentcenter/view/27042.

The Township should also consider the location and design of current and proposed trails as it reviews future plans. We recommend that all trail corridor location and design details be incorporated into final plans, and we also recommend that trails be constructed prior to the Township issues building occupancy permits.

7. In the amendment to Section 450-11, single-family semidetached dwellings; single-family attached dwellings, and multi-family dwellings are permitted only through the conversion of existing historic structures. This provision can potentially help preserve historic structures while increasing housing opportunities. To further encourage the use of this opportunity, we suggest that the Township may wish to amend the Zoning Ordinance to allow the attached dwellings in

Page: 5

Re: Zoning Ordinance Amendment - Rezoning, Definition Changes, Residential District Changes, etc.

West Bradford Township - ZA-04-20-16311

the historic structures to not count towards the site's total permitted residential density.

8. The definitions are appropriate and correspond with the associated definitions in the Township Subdivision and Land Development Ordinance that relate to mobile homes.
9. The definition of garden apartment is clear, but we suggest the reference to rental or condominium ownership should be omitted because the form of ownership is not related to the use of the dwelling.
10. Prior to taking action on this amendment, the Township should ensure that the zoning map amendment is generally consistent with its Township Comprehensive Plan, as set forth in Section 603(j) of the Pennsylvania Municipalities Planning Code.
11. Prior to taking action on this amendment, the Township should ensure that it has met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the Pennsylvania Municipalities Planning Code.

RECOMMENDATION: The Township should rely on the guidance of the Township Solicitor and 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 Bradford Township Supervisors, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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

April 3, 2020

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

Re: Zoning Ordinance and Zoning Map Amendment – Planned University Main Campus Overlay District
West Goshen Township – ZA-03-20-16290

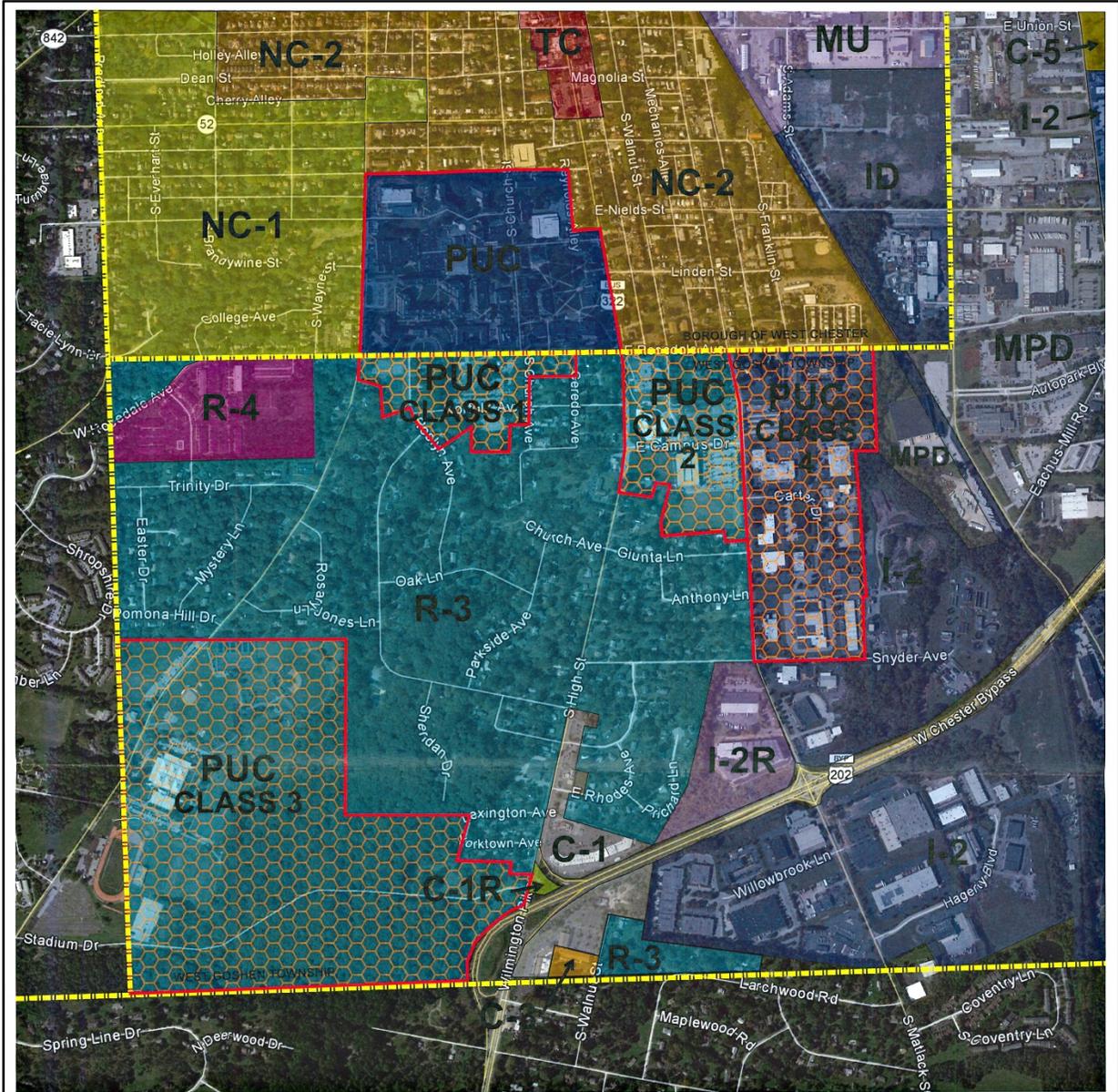
Dear Mr. LaLonde:

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

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Amend Section 84-4, by adding references to the Planned University Main Campus District Overlay District;
 - B. Add the following definitions to Section 84-8: Athletic Facility – Intercollegiate Competition Use, Athletic Facility – Recreational Use, Auditorium, University Educational Facilities, “University Offices, Administrative and Faculty,” On-Campus, Parking Garage, “Parking Lot, Surface,” Student Recreation Center, Student Services, University, University Main Campus, University Food Service Facilities, University Bookstore Facilities, University Gymnasium, University Health and Counseling Facilities, University Physical Plant Facilities, and “Utility Uses, Facilities and Structures”;
 - C. Amend the following definitions in Section 84-8: Educational Use, and Student Housing; and
 - D. Add Article XXVII, Planned University Main Campus Overlay District. Purpose and Intent, Applicability, Use Regulations, area and bulk regulations, and submission requirements are provided. We acknowledge that the purpose and intent of the Overlay District, as set forth in the introductory language in Section 84-133, is to recognize the unique character and interrelated complexities of appropriately regulating the campus use of West Chester University, relative to the issues set forth in this section. We also note that Section 84-134 states that Overlay District standards shall be applicable to certain portions of the R-3 Residential and I-2 Light Industrial zoning districts, when approved by conditional use.
2. The Township proposes to apply the PUC Class 1, PUC Class 2, PUC Class 3, and PUC Class 4 sub-districts to the list of parcels provided in Section 3 of the draft Ordinance. We acknowledge that Overlay District maps are provided in Exhibit A of the draft Ordinance.

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



Zoning Map

PLANNED UNIVERSITY CAMPUS DISTRICT

February 18, 2020

Detail-Exhibit A (page 1), Planned University Main Campus Overlay District

Page: 3

Re: Zoning Ordinance and Zoning Map Amendment – Planned University Main Campus Overlay District

West Goshen Township – ZA-03-20-16290

AREA EVALUATION:

The following land use planning policies and regulations are relevant to the proposed Overlay District:

3. Water and Sewer Facilities: According to County mapping records, this area of the Township is served by public water and public sewer facilities.
4. Municipal Comprehensive Plan: The Future Development Plan map in the Township’s 2019 Comprehensive Plan indicates that the Overlay District is located in the Existing Institutional Use, Existing Public Park/Open Space, and Commercial, Office, Industrial Infill designations. We note that the Existing Public Park/Open Space designation within the proposed Overlay District is the Robert B. Gordon Natural Heritage Area included in the Pennsylvania Natural Diversity Index (PNDI), which is administrated in collaboration with West Chester University’s Office of Sustainability, as identified online at: www.wcupa.edu/gordonNaturalArea/default.aspx.

LANDSCAPES:

5. The proposed Overlay District is located within the **Suburban Landscape**, **Urban 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 **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. 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 zoning ordinance and zoning map amendment is consistent with the objectives of [Landscapes3](#).

COMMENTS:

6. It is our understanding that West Chester Borough and West Goshen Township, in consultation with West Chester University, have been working towards the creation of an overlay district that encompasses the current properties owned by West Chester University. We acknowledge that Section 84-133.A of the proposed Zoning Ordinance states that one of the purposes of the amendment is to plan for orderly, coordinated, unified development of the University Main Campus and related uses by developing uniform standards with adjacent municipalities. We also acknowledge that one of the overarching planning goals of West Chester Borough’s 2017 Comprehensive Plan & Urban Center Revitalization Plan is to “strengthen community partnership with West Chester University to collectively address a range of issues related to preserving quality of life the in the Borough” (page 11).

Page: 4
Re: Zoning Ordinance and Zoning Map Amendment – Planned University Main Campus Overlay District
West Goshen Township – ZA-03-20-16290

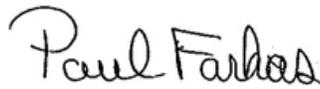
The Township and West Chester Borough should coordinate their reviews of the proposed ordinance language, in order to ensure that consistent standards and terminology are adopted in both municipal ordinances. As of March 31, 2020, the Chester County Planning Commission has not received a zoning amendment submission from West Chester Borough on this matter.

7. Prior to taking action on this amendment, the Township should ensure that the draft amendment is generally consistent with its municipal Comprehensive Plan, as set forth in Section 603(j) of the PA Municipalities Planning Code (PA MPC). We acknowledge that the community goal for housing in the Comprehensive Plan (page 62) is to protect the quality of the existing housing stock and meet the housing needs of current and future residents by providing for housing options that accommodate households at various life stages and income levels, and we note that Section 84-133.B of the Zoning Ordinance states that the purpose and intent of the proposed ordinance includes the following: “Strengthen, maintain and preserve neighborhoods and improve existing housing stock in neighborhoods which surround or are immediately outside of the University Main Campus.” The Township may wish to consider including similar policy support language for the Campus Overlay District in the appropriate section of their comprehensive plan. We also note that proposed overlay district areas generally correspond to either the Existing Institutional Use areas shown on the Future Development Plan map, or the Robert B. Gordon Natural Heritage Area that is administrated in part by the University’s Office of Sustainability.
8. Section 84-137.A states that no land development or change in use of an existing building from a use not previously utilized by the University shall occur except in compliance with the Overlay District regulations. For clarity purpose, the Township should identify if this requirement would also apply to a change in use of a building that is currently used by the University.
9. We suggest that multimodal transportation options such as pedestrian and bicycle facilities be added to the list of strategies and initiatives to be included in a Transportation Demand Management (TDM) Plan, as set forth in Section 84-140.A(1).
10. The second line in Section 84-141.E on page 18 contains an extra comma (“...on the University’s Master Plan, , independent...”) which should be removed in the final draft.
11. While subsection B of Section 84-144, Sustainability, states that all proposed buildings shall be designed to meet LEED Silver Certification criteria, we suggest that the Township include a basic definition of “sustainability” as it applies to this ordinance.
12. Section 84-145.C states that, after submission and approval of the initial University Campus Plan, the Master Site Plan which is approved by conditional use by the Board shall be valid for a period of ten (10) years from the date of approval. We suggest that the Township and University review the plan at five (5) year intervals to determine if updates are needed prior to the ten year mark.
13. 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 PA Municipalities Planning Code (PA MPC).

Page: 5
Re: Zoning Ordinance and Zoning Map Amendment – Planned University Main Campus Overlay District
West Goshen Township – ZA-03-20-16290

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

cc: West Chester University (Attn. Brian Nagle, Esquire, MacElree Harvey, Ltd)
Kevin Gore, Director of Building, Housing & Codes Enforcement, West Chester Borough
Amanda M. Cantlin, Township Manager, East Bradford Township
William Etheridge, Director of Planning & Zoning, Westtown Township



THE COUNTY OF CHESTER



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601 Westtown Road
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April 15, 2020

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

Re: Zoning Ordinance Amendment – TC Town Center Mixed Use District
West Whiteland Township – ZA-03-20-16299

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 March 16, 2020. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes the following amendments to the TC Town Center Mixed Use District standards in Article IV of the Zoning Ordinance:
 - A. Add permitted accessory uses for hotels and motels in Section 325-13.B.(2)(b), which include eating and drinking establishments, fitness facilities, personal services, retail stores, retail services, and meeting rooms and areas suitable for conferences, conventions, receptions, and similar events;
 - B. Change Section 325-13.B.(2)(d) from “Retail services” to “Retail stores and retail services”;
 - C. Amend the introductory language to Section 325-13.C, Area and bulk regulations;
 - D. Amend the setback requirements in Section 325-13.C.(5). We note that the proposed ordinance language includes the addition of increased setbacks for principal buildings, including parking structures, greater than thirty (30) feet in height; and
 - E. Add Section 325-13.E, Master Plan requirement. The proposed ordinance language states that an approved Master Plan, in accordance with the requirements in Section 325-13.E.(2), is required on tracts with a gross tract area of ten (10) or more acres for any subdivision of land (except for plans proposing only the merger of one (1) or more lots into a single lot and no other development), or any land development requiring conditional use approval pursuant to Section 325-124.

COMMENTS:

2. The Township's TC Town Center Mixed Use District, which is generally situated along the Route 100 and Business Route 30 corridors in the Exton area, is located within the **Suburban Center Landscape** and **Natural Landscape** designations of [*Landscapes3*](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. 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 zoning amendment is consistent with the objectives of the **Suburban Center Landscape**, and we endorse the Township's efforts towards incorporating Master Plan provisions into the Town Center Mixed Use District.
3. We acknowledge that the Exton Town Center Design Standards in Article VII of the Township Subdivision and Land Development Ordinance (SLDO) currently address the following issues: plan review procedure; word use and definitions; architectural design standards; site furnishing and equipment (including bike racks, and bus shelters); pedestrian circulation; site element screens; and plazas, squares and courtyards. We recommend that the Township, in its review of the proposed zoning amendment, determine if any revisions are required to the existing Town Center design standards in the Township SLDO.

We also suggest that the Township consider incorporating the following design standards into the Town Center Mixed Use District:

- Require a mix of uses on larger tracts;
 - Limit residential development to certain situations, such as a minimum tract size or being part of a mixed-use development; and
 - Consider a sliding scale, where larger properties have to meet higher standards, in exchange for allowing additional uses, or allowing dimensional bonuses.
4. Section 325-13.C.(5) provides minimum building setback standards from the right-of-way of Route 100 and Business Route 30. We suggest that the Township also consider a maximum setback from Route 100 for those parcels with frontage on the Route 100 corridor.
 5. We suggest that the Township include a cross-reference to Section 325-13.C, which defines a tract for the purposes of the Master Plan, to the Master Plan requirements set forth in Section 325-13.E.
 6. We recommend that, in addition to those items identified in Section 325-13.E.(2)(c), the Master Plan should also address general landscaping, conceptual stormwater management facilities (detention basins, etc.), and the relation to neighboring developments and streets.
 7. Section 325-13.E.(2)(c)(iv).(B) states that the Master Plan shall demonstrate accommodations for vehicular circulation and parking, including connections to the public road network. The Township should encourage interior vehicular circulation without using exterior roads, such as interconnected parking lots, which could also permit off-peak joint usage. Additionally, parking in front of buildings should be limited.

Page: 3
Re: Zoning Ordinance Amendment – TC Town Center Mixed Use District
West Whiteland Township – ZA-03-20-16299

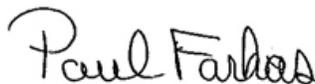
8. The introductory language to the area and bulk regulations in in Section 325-13.C states that the provisions of this section are subject to modification in accordance with the terms of Exhibit 4, Bonus Menu of the Zoning Ordinance. We note that the Bonus Menu currently addresses bonus-eligible provisions such as pervious paving, mix of residential and non-residential uses in a single building, restoration or adaptive use of a Class I, Class II or Class III historic resource, access to public transit, and provision of riparian buffer in excess of ordinance requirements. We suggest that the Township consider other bonus provisions for the Town Center District, such as bonuses for green buildings, open space improvements, shared driveways and parking, and electric vehicle charging stations.

The Township could also consider providing density bonus incentives in exchange for the inclusion of affordable housing units. For more information on how density bonuses are implemented, refer to the County Planning Commission’s [Affordable Housing Bonuses](https://www.chescoplanning.org/MuniCorner/eTools/22-AffordableHousingBonus.cfm) 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 recently launched the A+ Homes initiative, that 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>.

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

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

Sincerely,



Paul Farkas
Senior Review Planner

Act 537 Reviews

Act 537 Reviews for Chester County

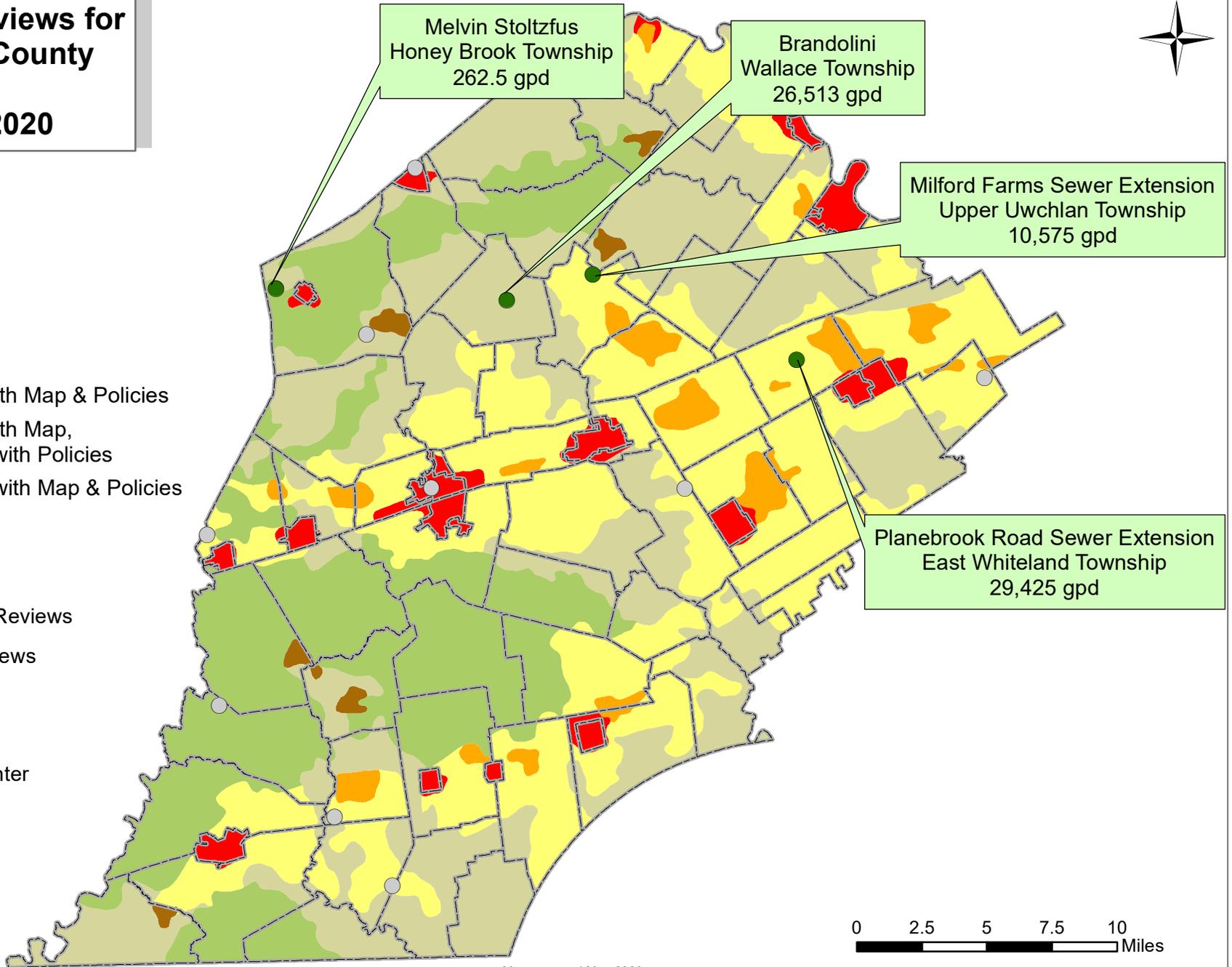
April 2020



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

Legend

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



Map prepared May 2020

Data Sources:
 Act 537 Review - created by Chester County Planning Commission, 2018;
 Landscapes3 - Chester County Municipalities - Chester County DCIS/GIS;
 Planning Commission, November 29, 2018.



ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

MINOR REVISIONS TO MUNICIPAL PLANS:

East Whiteland Township, Planebrook Road Sewer Extension

The township is proposing a sewer extension to serve an existing development of 107 EDUs. The site is located on Planebrook Road, at the intersection with Lincoln Highway (Business Route 30). The amount of wastewater to be generated for the proposal is 29,425 gpd. The project is to be served by a public sewage disposal system, managed Valley Forge Sewer Authority. This project is designated as a Suburban and Suburban Center Landscape, and is consistent with *Landscapes3*.

Honey Brook Township, Melvin Stoltzfus

The applicant is proposing an additional farm dwelling on 10 acres. The site is located on Mill Road, west of the Borough of Honey Brook. The amount of wastewater to be generated for the proposal is 262.5 gpd. The project is to be served by an on-lot sewage disposal system. This project is designated as an Agricultural Landscape with Natural Features, and is consistent with *Landscapes3*.

Upper Uwchlan Township, Milford Farms

The Township is proposing a sewer extension to serve 46-lots on roughly 40 acres. The site is located on Font Road between Surrey Lane and Carriage Drive. The amount of wastewater to be generated for the proposal is 10,575 gpd. The project is to be served by a public sewage disposal system, managed by the township. This project is designated as a Suburban Landscape, and is consistent with *Landscapes3*.

Wallace Township, Brandolini

The applicant is proposing a 101-lot residential development on 193 acres. The site is located on Devereux and Fairview Roads. The amount of wastewater to be generated for the proposal is 26,513 gpd. The project is to be served by a community on-lot sewage disposal system, managed by the township. This project is designated as a Rural and Natural Landscape, and is consistent with *Landscapes3*.

Action Requested

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

5/13/2020

Minor Revisions



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

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

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

Project Name & Municipality Planebrook Road Sewer Extension, East Whiteland Township

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

1. Date plan received by county planning agency. March 4, 2020
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency April 29, 2020

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Suburban and Suburban 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. Both on-lot and public sewer systems are supported in this landscape.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as Exceptional Value Waters or High Quality Waters. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <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? <u>N/A</u> |

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

- | | | | |
|-------------------------------------|-------------------------------------|-----|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. | Have all applicable zoning approvals been obtained? 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 Planner

Signature: _____

Date: 4/29/2020Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285

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

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

The 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
William Steele, East Whiteland Township
William Bohner, Jr., PE, The Arro Group



**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 Melvin Stoltzfus, Honey Brook Township

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

1. Date plan received by county planning agency. February 13, 2020
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency April 1, 2020

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Agricultural Landscape.</u>

<u>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. The project site is also located in the county's Natural Landscapes, which is an overlay of all other landscapes and consists of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. While natural features exist on the site, no development is proposed in these areas.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters, the West Branch Brandywine Creek watershed. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input checked="" type="checkbox"/> | <input 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? <u>N/A</u> |

Yes	No	SECTION C. AGENCY REVIEW (continued)	
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- | | | | |
|-------------------------------------|-------------------------------------|-----|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. | Have all applicable zoning approvals been obtained? 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 |
| <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, AICP

Title: Senior Environmental Planner

Signature: _____

Date: 4/1/2020

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

Address: Government Services Center, Suite 270

601 Westtown Road

P.O. Box 2747

West Chester, PA 19380-0990

Telephone Number: (610) 344-6285

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

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

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

PC53-03-20-16306

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
Melvin Stoltzfus, Site Contact
Steven Landes, Honey Brook Township
Jason Shaner, Impact Engineering Group



**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 Milford Farms, Upper Uwchlan Township

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

1. Date plan received by county planning agency. February 18, 2020
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency April 3, 2020

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

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

Yes	No	SECTION C. AGENCY REVIEW (continued)	
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- | | | | |
|-------------------------------------|-------------------------------------|-----|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. | Have all applicable zoning approvals been obtained? 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: 4/3/2020Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285**SECTION D. ADDITIONAL COMMENTS** (See Section D of instructions)

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

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

PC53-04-20-16307

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
Matthew Brown, Upper Uwchlan Township Municipal Authority
Tony Scheivert, Upper Uwchlan Township
Glenn Holinka, The ARRO Group



**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 Brandolini Wallace, LP, Wallace Township

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

- Date plan received by county planning agency. February 28, 2020
- Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
- Date review completed by agency April 7, 2020

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Rural Landscape. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. On-lot sewage disposal, or very limited public or community sewer service to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this landscape. Additionally, portions of the project are located within the Natural Landscape. The county's Natural Landscapes is an overlay of all other landscapes and consists of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources.</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 <u>While this project is proposed in the Rural and Natural Landscapes, it proposes a cluster-type development using context-sensitive design and is located within the Township's Flexible Rural Residential Zoning district, and as a result, is consistent with the goals and objectives of Landscapes3.</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, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters, the East Branch Brandywine Creek. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u> |
| <input type="checkbox"/> | <input checked="" 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 significant amount of prime agricultural land which is inconsistent with the Landscapes3 Vision for Agriculture which seeks to support very limited growth, and growth that is primarily related to agricultural uses in an effort to preserve prime agricultural soils and farming operations.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: <u>Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, and it appears there may be development activities encroaching upon them. Prior to construction occurring on this site, the applicant should contact both the U.S. Army Corps of Engineers and the PA DEP to determine if the proposed activity will require a permit.</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known. If yes, describe impacts |
| <input type="checkbox"/> | <input type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
Not Known. <u>The applicant's submission does not demonstrate that there will be no impact, or that potential conflicts have been resolved with the US Fish and Wildlife Service.</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, AICP

Title: Senior Environmental Planner

Signature: _____



Date: 4/7/2020

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

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

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

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

According to the National Pipeline Mapping System (NMPS), the proposed project is located within an area that contains the Texas Eastern pipeline corridor. While the location of this project's proximity does not preclude development along the pipeline corridor, there may be special steps that can avoid negative impacts or interactions between the public and the pipeline. The Chester County Planning Commission recommends contacting the pipeline operator to coordinate construction activities in addition to calling 811 before digging. You can find contact information for the operator in your area by going to the Chester County Pipeline Information Center website <https://www.chescoplanning.org/pic/operators.cfm> and linking to the corresponding company.

This project was previously reviewed under Act 247 as Case Number SD-09-19-16085.

PC53-04-20-16310

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
Jim Bladel, Site Contact
Betty Randzin, Wallace Township
Tara Bernard, Ebert Engineering

Discussion and Information Items



Sustainable eTools

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.

Environment & Infrastructure

Environment & Infrastructure Division

April 2020

Moving Forward through COVID-19

With perhaps some light at the end of the COVID-19 tunnel, the E&I Division continues to move forward on a number of projects toward completion of the CCPC Work Program:

- Brian D., Eric and Rachael are working on the **Active Transportation Inventory (ATI)**, focusing on the municipal recommendations and reports production while looking to complete the project by the end of June.
- On the Trail Planning front, we have been begun to develop a **County-wide Trails Map** and working with Graphics to make it an interactive online format, while the evaluation of trail alignment alternatives continues for the **Southern Chester County Circuit Trail Feasibility Study (SC3)**.
- E&I has been working with CC Facilities to identify the county's **Trail Development Priorities**, prepare applications to both the DCNR C2P2 and the DCED Greenway Trails Rec programs to **extend the Struble Trail** 1.1 miles north to Reeds Road, as well as move forward with the potential acquisition of the **Philadelphia & Thorndale (P&T)** corridor to extend the Chester Valley Trail west into Downingtown. Special thanks to Rachael Griffith for shouldering much of the burden and doing an excellent job, especially working under tight deadlines with the grant application submittals.
- Brian D. and Rachael are working with our partners at DVRPC and the **Suburban Bike Lanes Working Group** to identify potential bike facility development opportunities through the **PennDOT Resurfacing Program**.
- Brian D. has also been coordinating with DVRPC regarding the **US 202 Section 200 Operations Analysis, Downingtown Area Transportation Study** work program items and the **Equity Through Access** program.
- Jake, Brian D. and Eric continue to develop the **Landscapes3 Metrics** while Jake continues to be involved with the **Complete Count Committee** and refining the **Protected Open Space Tracking (POST)** numbers.
- Carrie has continued to review **Planning Modules, 67/68** permit reviews, and the developing **Climate Action Plan** while also working toward completion of a number of **eTools**.



The E&I 'Jazz Album Cover' photo.

- Eric has been working diligently not only the ATI, SC3, and L3 metrics, but he has also continued to coordinate with CC Facilities on the county's **Historic Bridges** and has been doing some **volunteer work** to help the Department of Emergency Services with some GIS tasks relative to COVID-19.
- Meanwhile, we continue to monitor the transportation funding situation and review the revised **DRAFT Transit TIP** and formulate our comments for the **FY21 TIP Update**, to be approved this July.

In short, the E&I Division has been able to accomplish a lot of work considering our remote status and we are anxious to get back to 'normal' with the understanding that the current situation will have lasting effects on what 'normal' will be once we return.

Pipelines Update

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

- Waivers for ME pipeline work were awarded by the PA Department of Community and Economic Development (DCED) in error. After issuing a press release announcing the approval of waivers for the ME2 project as an essential service throughout Pennsylvania, on April 7th, 2020 a second release was issued from Sunoco indicating that DCED had notified them that the waivers were issued in error and that the applications were still under review.
- On April 13th, Delaware County Council and Chester County Commissioners sent a [letter](#) to DCED, state Health Secretary, DEP, PUC and the Governor's office asking that Energy Transfer Partners not be given special treatment and be allowed to continue construction during the Governor's emergency order.
- On April 17th, FERC denied requests to rehear the Adelpia Gateway Project and issue a stay of action on construction. The requests were made by West Rockhill Township, the Delaware Riverkeeper Network, and two residents. <https://www.chescoplanning.org/pic/ProjectsAdelpia.cfm>

For more news on pipeline happenings, please visit the county's Pipeline Information Center 'Pipelines in the News' webpage: <http://www.chescoplanning.org/pic/news.cfm>

Community Planning

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Community Planning

Municipal Assistance Projects

May 2020

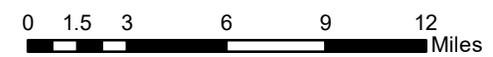
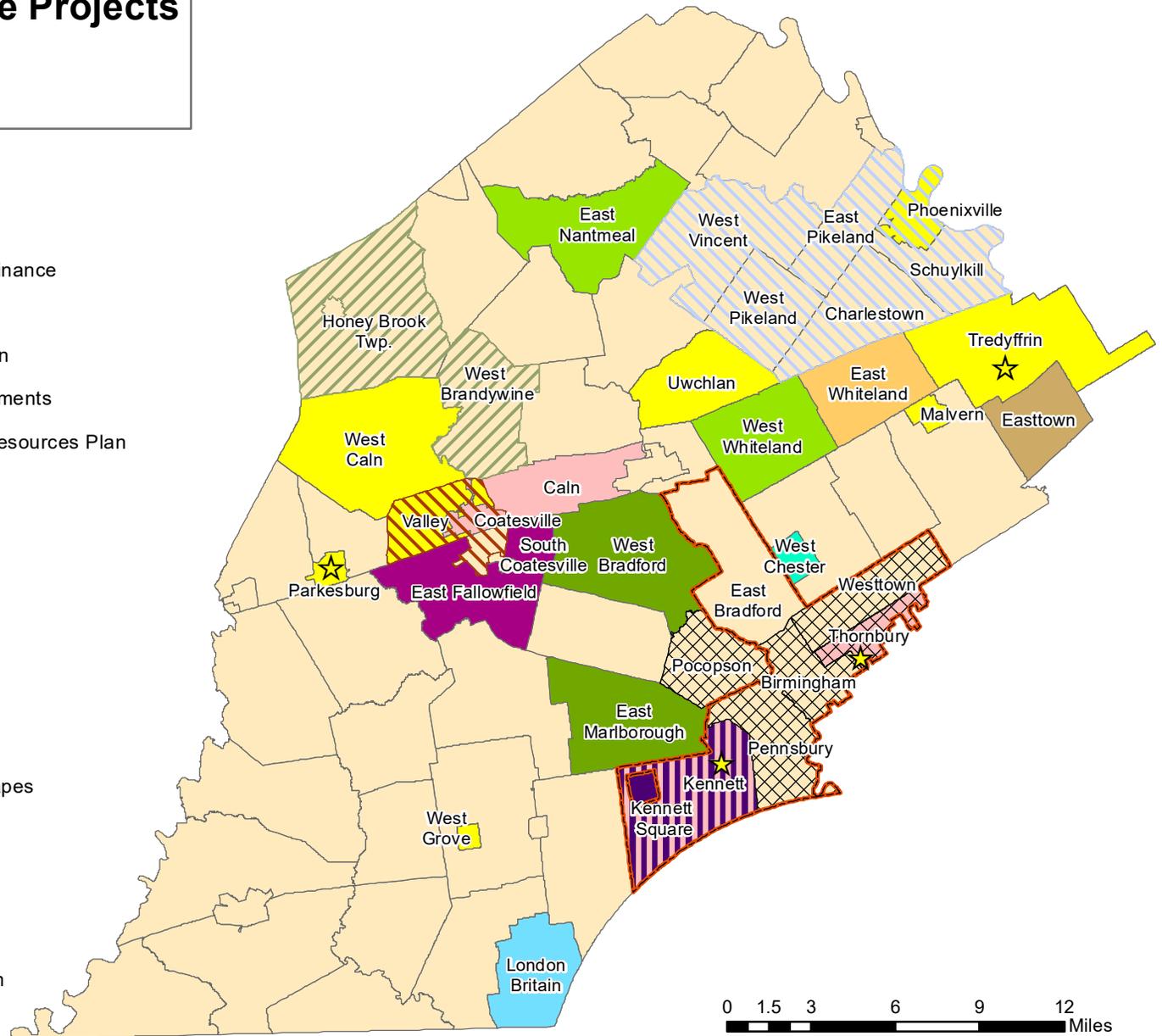


Single Municipality

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

Regional Projects

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



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



COMMUNITY PLANNING REPORT

May 2020 (Activities as of 05/1/20)

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

MUNICIPAL ASSISTANCE

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

SINGLE MUNICIPALITY

1. Caln Township – Zoning Ordinance Update

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

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

2. City of Coatesville – Zoning Ordinance Update

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

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

3. East Fallowfield Township – Newlinville Village Master Plan

Percent Completed: 15% Contract Term: 2/20 – 7/21 Consultant: Thomas Comitta & Associates Monitor: Mason Gilbert

The Township is proposing development of a village master plan for the Newlinville area of the Township (along Route 82, immediately south of South Coatesville). The plan would create a vision and implementation tasks for development of a walkable community that provides a mix of residential and commercial services, addressing streetscaping, zoning uses, design guidelines, and public improvements while presenting a concept plan/renderings. *A site walk has been scheduled for the end of May, which includes TCA and the Task Force. TCA is also considering holding a public meeting in June.*

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

Percent Completed: 35% Contract Term: 6/19 – 5/21 Consultant: Brandywine Conservancy Monitor: Kate Clark

In mid-April, the following draft materials were sent to the task force for review and comment: bike and pedestrian trail concept, concept sketch for the new park, open space prioritization guide, and objectives for parks, recreation, and trails. Draft chapters of the plan will be available for task force review in the coming months.

5. East Nantmeal Township – Historic Resource Survey

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

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

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

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

The April task force meeting was canceled as a result of COVID-19. The review of the initial full first draft will commence digitally by the task force in May.

7. Easttown Township – Devon Visioning and Regulatory Amendments

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

The initial draft ordinance was forwarded from the task force to the Planning commission at their August meeting. The Planning Commission review is on hold as a result of COVID-19 at the discretion of the Township as the meetings are attracting significant public interest.

8. Kennett Township – Zoning Ordinance

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

The task force is reviewing supplemental regulations, which is the last first draft provisions. The task force has reviewed draft consolidated TND design guidelines. The consolidated TND design guidelines are back with the associated Township Subcommittee. A contract addendum to add tasks to the scope of work, adjust the cost, and extend the contract end date is underway for the project.

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

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

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

10. Malvern Borough – Comprehensive Plan

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

Malvern is proposing updating their existing comprehensive plan, which was adopted in 2012. The Borough’s overarching vision is to retain Malvern’s small town character while supporting housing options and expanding the pedestrian network. The land use, housing, economic development, and transportation plans will be critical elements of the new plan. The Borough will continue their commitment to protection of environmentally sensitive areas with updated policies.

11. Parkesburg Borough – Comprehensive Plan and Revitalization Plan

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

Staff is continuing work on the full draft of the Comp Plan and will distribute it to the Task Force when possible. The Task Force Chair has indicated the Borough’s timeline will be determined by the status of the Coronavirus. Adoption prior to the October 31, 2020 contract end still anticipated.

12. Phoenixville Borough – Comprehensive Plan

Percent Completed: 0% Contract Term: TBD Consultant: Herbert, Rowland, and Grubic Monitor: Chris Patriarca

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

13. Thornbury Township – Zoning Ordinance

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

The task force completed their review in February and the Planning Commission started their review in March and will continue into May.

14. Tredyffrin Township – Comprehensive Plan

Percent Completed: 25% Contract Term: 10/19 – 9/21 Consultant: Chester County Planning Commission Lead Planner: Chris Patriarca

The task force completed their initial review of the community Facilities and Parks, Recreation & Natural Resources chapters at their April meeting. They will start their review of the chapters for Historic Resources and Connectivity at their May meeting. Both April and May meetings were held via Zoom.

15. Uwchlan Township – Comprehensive Plan and Official Map Update

Percent Completed (CP): 85% (OM) 25% Contract Term: 8/18 – 7/20 Consultant: Robert Smiley Monitor: Mark Gallant

A fully revised draft of the Comp Plan was distributed in March. The consultant was planning to present the Plan to the Planning Commission on April 1st and request permission to forward it to the Board for their consideration. That has been put on hold. *The Township requested the TF review the current Official Map and provide their suggested changes in April.* Considering the July 31st contract end date, Uwchlan will be applying for a six-month extension. Adoption of both the Comprehensive Plan and Official Map are anticipated by summer or fall of 2020.

16. Valley Township – Comprehensive Plan

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

A full draft of the Comprehensive Plan has been developed. The Township Board is considering when to submit for Act 247 Review.

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

Percent Completed: 0% Contract Term: TBD Consultant: Brandywine Conservancy Monitor: Mason Gilbert

West Bradford is proposing development of an Open Space, Recreation, and Environmental Resources Plan (OSRER) to replace their 1993 plan. This updated OSRER would guide use of funds from a recently enacted tax increase that was specific to the need for open space funds, as well as determine the best use for the almost 200 acres of land previously part of Embreeville Hospital. The plan will also address greenways, conceptual trail planning, and recreation programming, and include resource mapping and a botanical assessment.

18. West Caln Township – Comprehensive Plan

Percent Completed: 60% Contract Term: 2/19 – 1/21 Consultant: Ray Ott & Assoc./N. Sarcinello Monitor: Kate Clark

Draft topical chapters for transportation, sewer/water, superfund sites, and keeping of horses for transportation have been developed. A full draft plan is expected to be sent to the task force in May for their review and comment.

19. West Chester Borough – High Street Corridor Study

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

The Borough is determining when and how to hold the next meeting.

20. West Grove Borough – Comprehensive Plan

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

West Grove is proposing to develop a new Comprehensive Plan; their existing plan was adopted in 2003. Since 2003 West Grove’s demographics have changed significantly, and the new plan will include a focus on multimodal options, revitalization, recreation, and public engagement.

21. West Whiteland Township – Historic Resource Survey Update

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

Some field work may begin in the early spring. The rest may need to take place later this year.

MULTI-MUNICIPAL

22. Brandywine Battlefield Strategic Landscapes Plans – Phase 3

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

The RFP is anticipated to go out in May.

23. Brandywine Battlefield Group – BB Heritage Interpretation Plan

Percent Completed: 0% Contract Term: 2/20 – 7/22 Consultant: Brandywine Conservancy Monitor: Jeannine Speirs

Along with East Bradford, Kennett, Pennsbury, Thornbury, and Westtown, and with outside funding support from Chadds Ford Township, Birmingham Township will develop a heritage interpretation plan. The plan will build from previous efforts to finalize locations for Heritage Centers, identify key sites for limited public interpretation purposes, develop interpretation narratives, develop driving and walking tours, and promote public education, small-scale heritage tourism, visitor safety, as well as pedestrian connections, as possible. Recently preserved properties and their role in visitor experience will be addressed. The plan will provide the vision, narrative, and actions for how the many implementing entities can provide an engaging visitor experience that is cohesive. *Project kick-off background information and scope of work is being discussed.*

24. Coatesville Area – Economic Development Study

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

The consultant has prepared a first draft of the study and a task force Zoom meeting will be held in early May to review. The consultant has already started adjusting the plan given the COVID-19 outbreak and the expected impact on the economy, but further review and discussion will be needed.

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

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

The townships will develop a trail feasibility study for a new, 2.5 mile multimodal trail between Rt 322 and Icedale Road, potentially utilizing a former railroad corridor and riparian areas along the West Brandy Brandywine Creek, and crossing parcels owned by the PA Fish and Boat Commission. The trail would provide a recreation option for nearby residential areas and improve public access to Icedale Lake. *The project is delaying kick-off for now.*

26. Kennett Square Borough/Kennett Township – Regulatory Updates

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

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

27. Phoenixville Region – Comprehensive Plan Update

Percent Completed: 0% Contract Term: 3/20 – 2/22 Consultant: Theurkauf Design and Planning Monitor: Susan Elks

West Pikeland Township is going through the required steps to join the existing Phoenixville Region. Updating the recently adopted Phoenixville Region Comprehensive Plan to address West Pikeland, and its place within the Region, would advance this effort, and strengthen the existing Region. *The Region has not met recently to advance the project; a late May meeting is being planned.*

OTHER PROJECTS

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

VPP INQUIRIES

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

HISTORIC PRESERVATION

1. Town Tours and Village Walks 2019

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

STATUS: Due to the current pandemic, a virtual tour program is tentatively being planned for July and August with Occupation Day in Kennett Square in September still included on the schedule. The first event would be in Phoenixville on July 16th. Also included would be Historic Sugartown, Hibernia Iron Plantation, Historic Yellow Springs, and West Chester.

2. Brandywine Battlefield Task Force

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

STATUS: The plan led by the Brandywine Conservancy and Birmingham Township for interpretation of the Battlefield should get underway soon (see Municipal Assistance for updates). Planning meetings continue for the historic markers that are funded by a \$45,000 grant from The PA Society of Sons of the Revolution and its color guard. The event scheduled for May 5, 2020 to celebrate installation of East Marlborough's sign at Galer Winery has been rescheduled for May 2021. The master plan for Birmingham Hill was initiated by the Brandywine Conservancy but the public meeting scheduled for March 19th was cancelled.

DESCRIPTION: Coordination assistance on land conservation subcommittee.

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

3. Historic Resource Mapping:

DESCRIPTION: National Register properties interactive map

STATUS: Landmarks and historic districts are being back-checked. Individual properties will be addressed next.

DESCRIPTION: Historic Atlas NEW Projects

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

DESCRIPTION: Historic Atlas Updates

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

DESCRIPTION: Kennett Square Borough National Register District update

STATUS: In process

4. Technical Assistance:

- A. Directing professionals, municipalities, and owners to historic registration information regarding historic properties - ongoing.
- B. Providing support for historic preservation projects – ongoing. Projects include:
 - Birmingham Township Brandywine Battlefield Landmark Connectivity Plan
 - Coatesville School District’s Heritage Center at the Gardner-Beale House *and Digital Sign Controversy*
 - East Nantmeal Township Historic Resource Survey
 - Franklin Township Historical Commission Route 896 Improvements
 - Friends of the Barnard House proposal to manage the Barnard House in Pocopson Township
 - New Garden Township Historic Resource Ordinance
 - Upper Uwchlan Township Historic Resource Survey
 - West Bradford Township Historic Resource Survey and Historic Resource Ordinance
 - White Clay Creek Preserve Historic Resource Subcommittee *and Evans House National Register Nomination*
- C. Supporting training of historical commissions, committees, and Historic Architectural Review Boards, predominantly through the Chester County Historic Preservation Network. 2020 events:
 - Leadership luncheon was held on 2/8/2020 and was well attended (CCPC hosts).
 - Annual Spring Training Workshop – Held on 3/7/2020, the event had over 70 participants at the Brandywine Conservancy for training on the identification of historic resources for research versus protection standards. CCHPN was the host.
 - Volunteer Recognition Dinner has been rescheduled for 6/23/2021.

5. Chester County Historic Preservation Officer Activities/Reviews:

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

- Lincoln Bridge #35 – Initial cultural review. Developing a new format for review.
- Fricks Lock Schuylkill River Trail head development
- Crebilly Farm, Westtown Township, and the Route 926/202 intersection project
- Assistance with Act 247 reviews and comprehensive planning as requested by peers
- National Reg. Nominations: Langoma Mansion, West Nantmeal Township; Passtown Elementary School, Valley Township; Beaver Creek Milling District, Caln & East Brandywine Townships, Kennett Square Borough Update.
- Assisting Chester County Facilities Department and Chester County Department of Open Space and Parks with review of their historic structures.

6. Heritage Tourism/Education:

- Working with Senator Dinniman’s office, the CCHPN and CC Historical Society have started discussions regarding funding for historic resource preservation and interpretation. CCHPN hosted a meeting on February 26, 2020 with approximately 80 attendees *and has begun regular updates to the expanded membership base which includes municipal historic organizations and non-profit heritage sites.*
- Iron and Steel Heritage Partnership: Managing a heritage tourism consortium of destinations and sites. The updated brochure has been printed, and the annual meeting scheduled for April 16, 2020 has been rescheduled for April 2021.
- Quakers and the Underground Railroad: *The Kennett Underground Railroad Center has formed an Educational Center in Kennett Borough as part of the Kennett Heritage Center. My work now involves advising the Heritage Center and its relationship to regional heritage projects including the Campaign of 1777 and the Underground Railroad.*
- Rural History Confederation: The RHC will be co-hosting the Iron and Steel Heritage Annual Meeting in April 2021.
- Harriet Tubman Scenic Byway Initiative: Interest is growing in developing Kennett Borough as a focus for Underground Railroad interpretation as part of the initiative, which extends from the Harriett Tubman Underground Railroad National Historical Park to Independence Mall in Philadelphia.
- Campaign of 1777: See Brandywine Battlefield Task Force.
- The first Heritage Center and Kiosk opened in Marshalltown Village in late 2018. Heritage Center initiatives underway in Kennett Square, Phoenixville, Chadds Ford, East Bradford, and being considered in West Chester.
- Voices Underground – New initiative of Lincoln University, Longwood Gardens, and Kennett Area Underground Railroad.

ECONOMIC

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

- **State of the County Economy Report** – Finishing work on development of a report on the state of Chester County’s economy. *Will be updated to capture economy changes caused by COVID-19.*

HOUSING

- **Housing Choices Committee** – *The next meeting of the Housing Choices Committee is TBD.*
- **Costs of Housing** – Work will begin on this product this spring.
- **Housing for an aging population** – *Beginning work on this product, all data has been collected.*
- **Housing eTools** – Updates are largely complete, although resources and examples will continue to be added as appropriate.
- **Case Studies** – Planned: Whitehall and Steel Town.
- **Housing Forum** – Fall 2020 event will be planned at a later date.
- **Presentations** – *None at this time.*

URBAN CENTERS TECHNICAL ASSISTANCE

- **VPP Support** – Monitoring of cash grants to West Chester Borough (corridor study), Kennett Square (regulatory updates), and Coatesville/South Coatesville (economic development study); support for the revitalization component of the technical service project to update the Parkesburg comprehensive plan.
- **Technical assistance underway** – Limited support for Atglen zoning amendments.
- **Potential technical assistance** – Atglen (zoning ordinance updates), Kennett Square (official map or Accessory Dwelling Unit study), West Grove (zoning amendments for breweries).
- **Meeting Attendance** – Participation in meetings for economic development through Historic Kennett Square, the Western Chester County Chamber of Commerce, the Atglen parks plan, and 2nd Century Alliance.
- **Tools** – Supporting the update of multiple online tools, including mixed-use development, traditional neighborhood development, and form-based codes, *and urban greenspace.*
- **Urban Center Webpage** – Developing content updates for this webpage.
- **DCD Coordination** – Focused on CRP application scoring.
- **Urban Center Forum** – Fall 2020 event will be planned at a later date.
- **DVRPC TCDI representative** – *Review Committee Meeting was held 4/27/2020. Both Chester County applications were included on the Review Committee recommendations for the full amounts. The DVRPC RTC and Board will act on the TCDI approvals in May.*
- **Active Transportation Inventory work** – Initial reviews completed for all urban centers, working on recommendations.
- Spring City contacted the Planning Commission in late February regarding a potential comprehensive plan update.

Design and Technology



THE COUNTY OF CHESTER



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MEMORANDUM

To: Chester County Planning Commission
From: Paul Fritz, Director, Design & Technology Division
Date: May 6, 2020
Re: Planning Commission Board Meeting Monthly Report

The Design & Technology Division is continuing to complete project tasks remotely. The 247 plan reviewers are continuing to receive and process plan reviews. They are also working on e-Tool updates and an inventory and analysis of municipal open space plans and ordinances.

The GIS staff is assisting in preparing maps for comprehensive plans, historic atlas updates, and trail inventories.

The Graphics staff continue to work on day-to-day needs and long-term projects, such as the e-Tool updates.

Director's Report

Public Comment