



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
June 10, 2020

AGENDA

- 2:00 p.m. 1. CALL TO ORDER
- A. Chairman’s Welcome *Chairman*
- 2:05 p.m. 2. ACTION ITEMS
- B. Public Comment on Agenda Items
- C. Approval of Commission Meeting Minutes – May 13, 2020 *Commission*
- D. Act 247 Reviews – May 2020 Applications *Act 247 Team*
- 1) Subdivision and Land Development Plan Reviews (7)
- 2) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews (6)
- E. Act 537 Reviews- May 2020 Applications *Carolyn Conwell*
- 1) Major Applications (0)
- 2) Minor Applications (3)
- East Brandywine Township; Weaver Tract No Additional Comments Letter; Consistent Upper Oxford Township; Daniel and Sarah Stoltzfus; Consistent West Brandywine Township; Hunters Crossing; Consistent
- F. Agricultural Security Areas *Glenn Bentley*
- 1) West Nottingham Township
- 2:30 p.m. 3. DISCUSSION AND INFORMATION ITEMS
- G. eTools – Secondary Farm Businesses, Farm Markets *Carol Stauffer/Wes Bruckno*
- H. Environment and Infrastructure Division Update *Brian Styche*
- I. Community Planning Division Update *Susan Elks*
- J. Design & Technology Division Update *Paul Fritz*
- K. Business Task Force Support *Brian O’Leary*
Michael Heaberg
Beth Cunliffe
Brian O’Leary/Libby Horwitz
- 1) Business Task Force Update
- 2) Website/Graphic Design
- 3) Chester County Economy Report
- L. Directors Report *Brian O’Leary*
- M. Public Comment
- 4:00 p.m. 4. ADJOURNMENT

Action Items



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MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Zoom Video/Audio
May 13, 2020

MEMBERS PRESENT: Kevin C. Kerr, Chair; Dr. Douglas Fasick; 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; Carolyn Conwell; Beth Cunliffe; Susan Elks; Paul Farkas; Paul Fritz; Gene Huller; Jake Michael; Carolyn Oakley; Elle Steinman; Brian Styche; Suzanne Wozniak.

VISITORS: There were no visitors.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission, held at the Government Services Center on Wednesday, May 13, 2020 was called to order at 2:00 P.M. by Chair Kevin Kerr.

ACTION ITEMS:

PUBLIC COMMENT ON ACTION ITEMS:

There were no comments.

June 2020 Meeting Changes:

A MOTION TO APPROVE THE CHANGE IN TIME AND VENUE FOR THE JUNE 2020 MEETING TO BE AT 2 PM VIA ZOOM WAS MADE BY MR. SHANE, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE APRIL 8, 2020 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MS. DUNCAN, SECONDED BY MS. THOMPSON-LOBB, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews – April 2020:

There were 13 Subdivision and Land Development Reviews prepared in April.

A MOTION TO APPROVE THE 13 SUBDIVISION AND LAND DEVELOPMENT REVIEWS FOR APRIL 2020 WAS MADE BY MR. HEABERG, SECONDED BY MR. SHANE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: LD-03-20-16291; LD-03-20-16295.

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

There were 6 Comprehensive Plan, Zoning and Subdivision Ordinance Amendments, and Miscellaneous Reviews prepared in February.

A MOTION TO APPROVE THE SIX COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENTS AND MISCELLANEOUS REVIEWS FOR APRIL 2020 WAS MADE BY MR. HAMMOND, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

There were no major Act 537 plans in April 2020.

There were four minor Act 537 plan in April 2020.

A MOTION TO APPROVE THE FOUR MINOR ACT 537 REVIEWS FOR APRIL 2020 WAS MADE BY MS. MORRISON, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

PRESENTATION: Sustainable eTools:

The eTools provide background information, examples, and links to municipalities and interested citizens on a wide variety of zoning and planning topics. These tools are available at <https://www.chescoplanning.org/MuniCorner/AllTools.cfm>.

Mr. Bruckno provided the Commission an overview of sustainable eTools for electric vehicles and green roofs. Staff are continuing to update the tools and will be presenting them to the Commission as they are completed.

Environment and Infrastructure Division Update:

Mr. Styche discussed continuing projects for 2020 within the Environment and Infrastructure Division. Staff are working remotely and continuing work on the following projects:

- Active Transportation Inventory (ATI): Focused on the municipal recommendations and report production while looking to complete the project by the end of June.
- Trail Planning: Staff are beginning to develop a County-wide Trails Map and work with the graphics division to make it an interactive online format. The evaluation of trail alignment alternatives continues for the Southern Chester County Circuit Trail Feasibility Study (SC3).
- Trail Development Priorities: Staff has been working with Chester County Facilities to prepare applications to both the DCNR C2P2 and the DCED Greenway Trails Rec programs to extend the Struble Trail. Additionally, the county is moving forward with the potential acquisition of the Philadelphia & Thorndale (P&T) corridor to extend the Chester Valley Trail west into Downingtown.
- Staff 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.

- Coordination with DVRPC regarding the U.S. 202 Section 200 Operations Analysis, Downingtown Area Transportation Study work program items and the Equity Through Access program.

The Planning Commission has collected information summarizing the amount of open space protected in Chester County each year since 2000. Mr. Michael reported that according to Protected Open Space Tracking (POST), 142,000 acres of protected open space, or 29.3% of the County was preserved as of December 31, 2019. An estimated 2,400 acres of open space were protected in 2019.

The following trends were observed for the year 2019:

- In 2019, the county-funded Agricultural Conservation Easements accounted for over 1,200 acres of protected open space.
- In 2019, the state park system added over 80 acres.
- In 2019, municipalities added roughly 230 acres of recreational parks and other municipally protected open spaces.
- In 2019, land trusts eased over 590 acres, which is typical.
- In 2019, homeowner association (HOA) open space protected over 210 acres.

Community Planning Division Update:

Ms. Elks discussed continuing municipal assistance projects, historic preservation, housing, and economic development for 2020 within the Community Planning Division. There are currently 27 municipal assistance projects that staff is monitoring or working on. Ms. Elks updated the Commission on a few from the monthly report.

Due to the current pandemic, a virtual Town Tours and Village Walks 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. More information can be found at <https://chescoplanning.org/HisResources/TownTours.cfm>.

Design and Technology Division Update:

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:

The Earth Day event that was scheduled for April 21, 2020 was canceled but the Planning Commission worked on brochures, special environmental articles, and outreach to share throughout the week of April 20.

Mr. O'Leary presented information on the guide *50 Ways Your Community Can Protect Our Planet*. This guide is for municipalities to link them to resources the county has available.

The Chester County Commissioners formed a COVID-19 Business Task Force earlier this month to support the needs of Chester County's businesses and more than 500,000 residents. Members of the

Business Task Force are focused on helping to re-open, repair, and restore Chester County's economy from the effects of COVID-19. Mr. Heaberg noted that in part, the task force was developed to advocate for the business communities during the current pandemic, and is targeted towards communicating and supporting businesses in re-opening. More information can be found at <https://www.chesco.org/4491/Business-Task-Force>.

Mr. O'Leary and Ms. Horwitz have been working on a report to give a pre-Covid19 look at economic characteristics of residents and businesses. A draft should be available in June.

The next meeting of the Chester County Census 2020 Complete Count Committee will be on Wednesday May 20, 2020. The current response rate for Chester County is 71.7%. There are several low response areas in the county that the committee is working on the best ways to promote the census. The Census Bureau has published a revised schedule for 2020: <https://2020census.gov/en/news-events/operational-adjustments-covid-19.html>

Public Comment:

There were no public comments.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE MEETING ADJOURNED AT 3:36 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

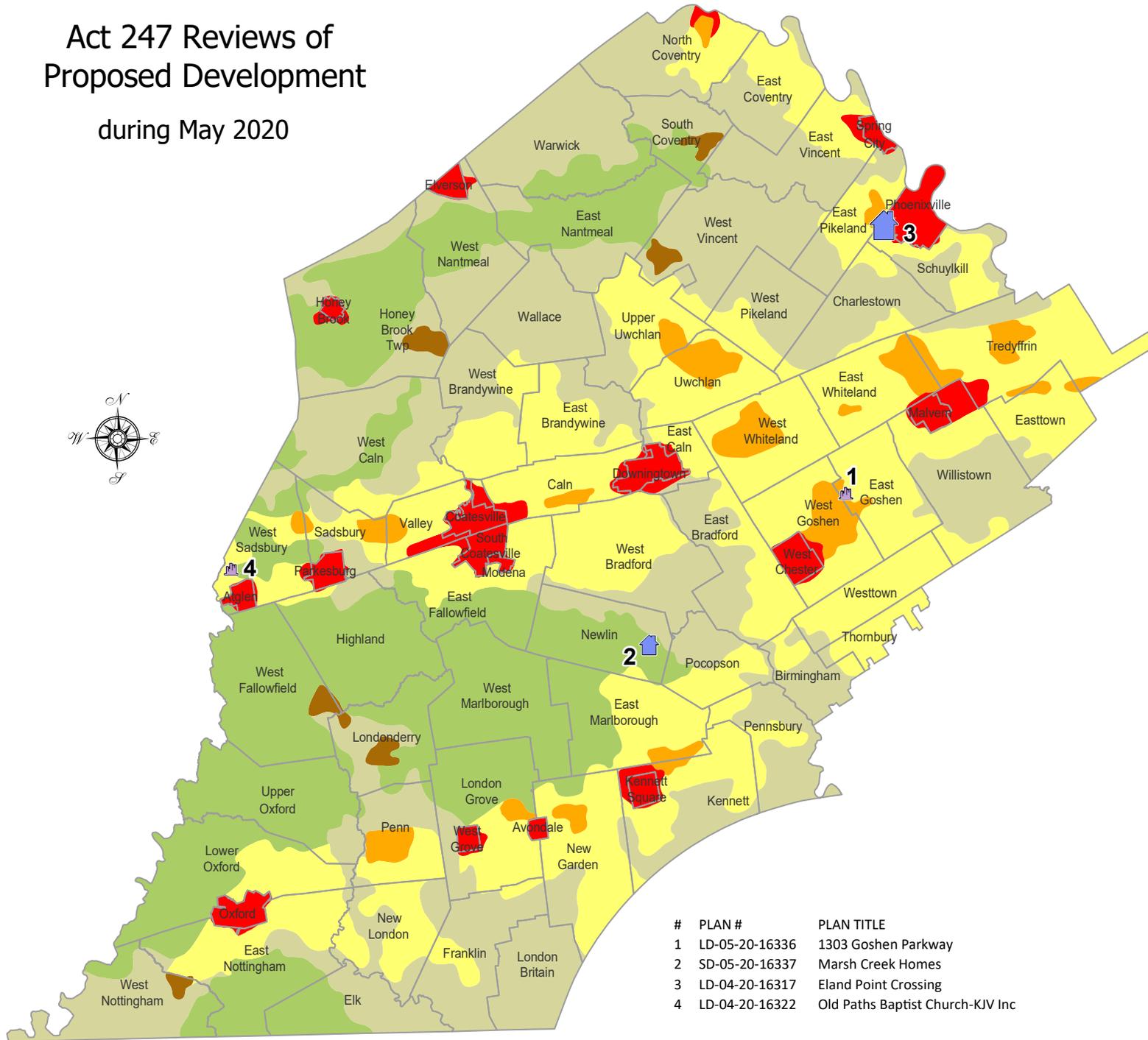


Subdivision & Land Development



Act 247 Reviews of Proposed Development

during May 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

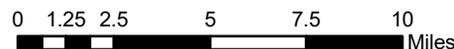
- Urban Center
- Suburban Center
- Suburban
- Rural Center

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-05-20-16336	1303 Goshen Parkway
2	SD-05-20-16337	Marsh Creek Homes
3	LD-04-20-16317	Eland Point Crossing
4	LD-04-20-16322	Old Paths Baptist Church-KJV Inc



Subdivision and Land Development Reviews 5/1/2020 to 5/31/2020

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
East Goshen Township	LD-05-20-16336	1303 Goshen Parkway	5/27/2020	8.63	Industrial	1	1,921	Industrial Addition to Existing	1		Yes
East Nottingham Township	SD-04-20-16323	Estate of James E. Jones & Bonnie H. Jones	5/1/2020	15.02	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Farm/Pasture Land			Yes
Newlin Township	SD-05-20-16337	Marsh Creek Homes	5/15/2020	9.08	Single Family Residential	3		Residential Single Family Residential			Yes
North Coventry Township	SD-05-20-16338	CVS Pharmacy - Store # 1048	5/18/2020	52.00	Commercial	2		Commercial			Yes
Phoenixville Borough	LD-04-20-16317	Eland Point Crossing	5/19/2020	4.62	Apartment	108		Residential Apartment		0	Yes
Phoenixville Borough	SD-04-20-16318	Eland Point Crossing	5/19/2020	4.62	Apartment	2		Residential Apartment			Yes
West Sadsbury Township	LD-04-20-16322	Old Paths Baptist Church-KJV Inc	5/8/2020	3.48	Institutional	1	6,000	Institutional Religious Organization	1	0	Yes
Grand Totals of Subdivision and Land Development Reviews		7 Reviews		97.45 Acres		119 Lots/Units	7,921 Non-Res. Sq. Feet		2 Non-Res. Bldgs.	0 Linear Feet Roadway	

There are **7** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

Unofficial Sketch Plan Evaluations

5/1/2020 to 5/31/2020

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

Subdivision & Land Development Letters





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P. O. Box 2747
West Chester, PA 19380-0990
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May 27, 2020

Louis F. Smith, Jr., Manager
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Re: Preliminary/Final Land Development - 1303 Goshen Parkway
East Goshen Township – LD-05-20-16336

Dear Mr. Smith:

A Preliminary/Final Land Development Plan entitled "1303 Goshen Parkway", prepared by Mainstay Engineering Group, and dated March 31, 2020, and last revised on April 23, 2020, was received by this office on April 28, 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.

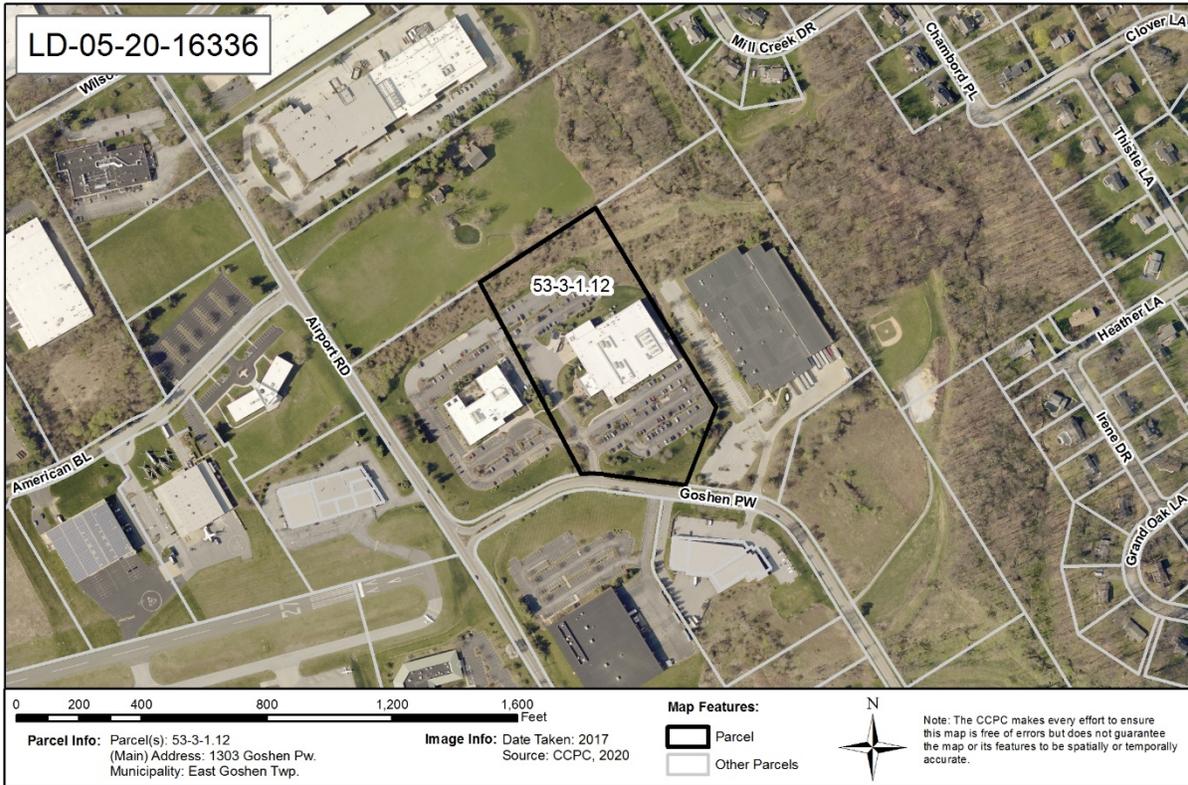
PROJECT SUMMARY:

Location:	the north side of Goshen Parkway, east of Airport Road
Site Acreage:	8.63
Lots/Units:	1 Lot
Non-Res. Square Footage:	1,921
Proposed Land Use:	Addition to Existing Building (Jabil Brandywine Plant)
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Business Park Industrial
UPI#:	53-3-1.12

PROPOSAL:

The applicant proposes the construction of a 1,921 square foot building addition. No new sewage disposal or water supply is proposed as part of this plan submission. The project site is located in the I-1 Light Industrial zoning district.

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



COUNTY POLICY:

LANDSCAPES:

1. The project site 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 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 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.

ADMINISTRATIVE ISSUES:

3. While not identified on Sheet C0.11 (Conditional Use Plan), the October 17, 2017 Township Board of Supervisors meeting minutes indicate that conditional use approval was granted to increase the impervious coverage on the property to sixty percent (60%), with six conditions of approval (we note that the Zoning Summary table Sheet C0.12-Land Development Plan indicates that the maximum impervious coverage is proposed to increase from 55 percent to approximately 56 percent). Prior to granting final plan approval, the Township should verify that all applicable conditions of approval are incorporated into the final plan, the details of which should be identified on the plan.
4. 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.
5. The applicant is requesting three waivers from Article VIII-Supplementary Studies and Plans of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
6. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of East 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: Synthes USA HQ, Inc.
Johnson & Johnson
Mainstay Engineering Group



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May 1, 2020

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

Re: Final Subdivision - Estate of James E. Jones & Bonnie H. Jones
East Nottingham Township - SD-04-20-16323

Dear Ms. Scheese:

A final subdivision plan entitled "Estate of James E. Jones & Bonnie H. Jones", prepared by Concord Land Planners and Surveyors, Inc., and dated February 3, 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: the southeast corner of Forge Road and Union Square Road
Site Acreage: 11.68
Lots/Units: 2 lots
Proposed Land Use: Single Family Residential, Farm/Pasture Land
Municipal Land Use Plan Designation: Suburban
UPI#: 69-5-25

PROPOSAL:

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

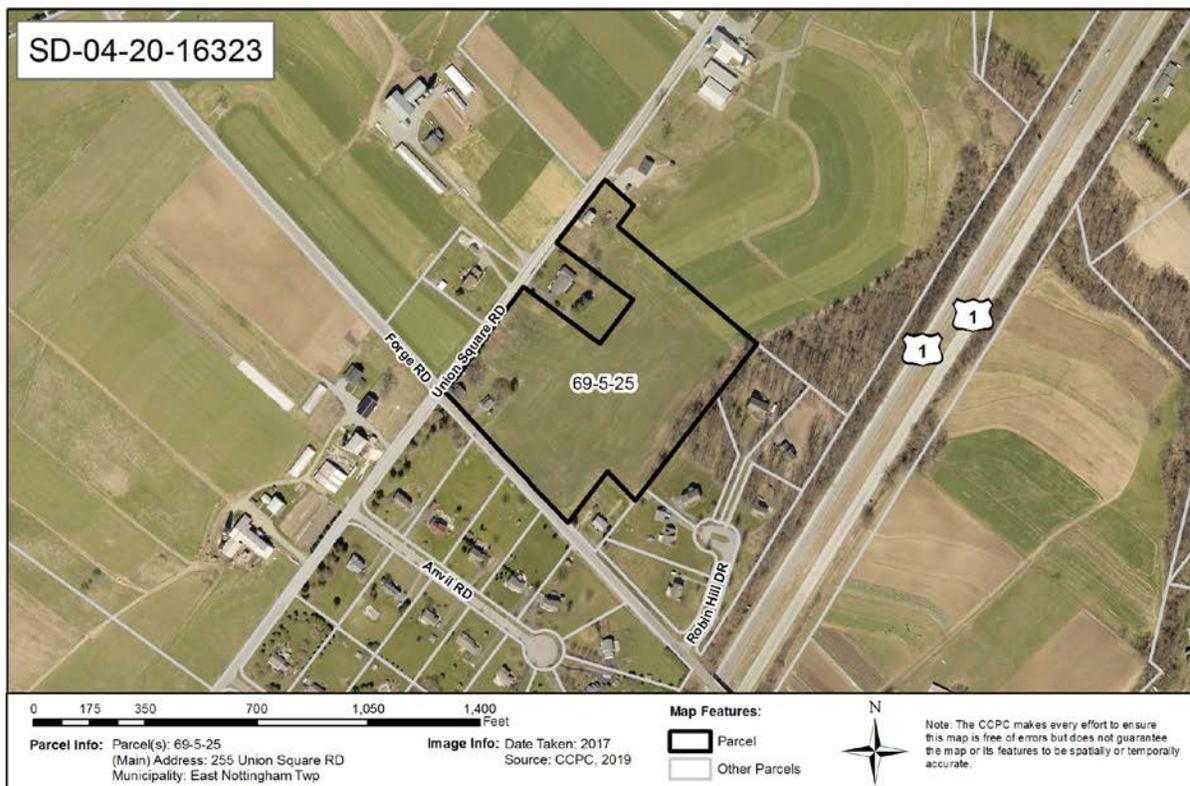
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this subdivision plan.

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **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**.

The future land use map in the Oxford Region Multimunicipal Comprehensive Plan designates this site as located within the Suburban land use category. The proposed subdivision is consistent with the recommended strategies of this designation.



PRIMARY ISSUES:

2. The plan does not indicate the location of the on-site sewage absorption area for Lot #1. The Township should not act on this submission until the location of the on-site sewage facility is shown on the plan. This is necessary to verify that minimum isolation distances between wells and sewage absorption areas and/or other features can be achieved.

Page: 4

Re: Final Subdivision - Estate of James E. Jones & Bonnie H. Jones

East Nottingham Township - SD-04-20-16323

ADMINISTRATIVE ISSUES:

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

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: Estate of James E. Jones & Bonnie H. Jones
Concord Land Planners & Surveyors, Inc.
Chester County Health Department



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May 15, 2020

Gail Abel, Manager/Secretary
Newlin Township
PO Box 447
Unionville, PA 19375

Re: Preliminary Subdivision - Marsh Creek Homes
Newlin Township - SD-05-20-16337

Dear Ms. Abel:

A preliminary subdivision plan entitled "Marsh Creek Homes", prepared by Edward B Walsh & Associates, Inc., and dated February 6, 2020, was received by this office on April 30, 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: the northeast corner of Beagle Road and East Glenhall Road
Site Acreage: 9.08
Lots/Units: 3 lots
Proposed Land Use: Single Family Residential
Municipal Land Use Plan Designation: Flexible Rural
UPI#: 49-5-39.1

PROPOSAL:

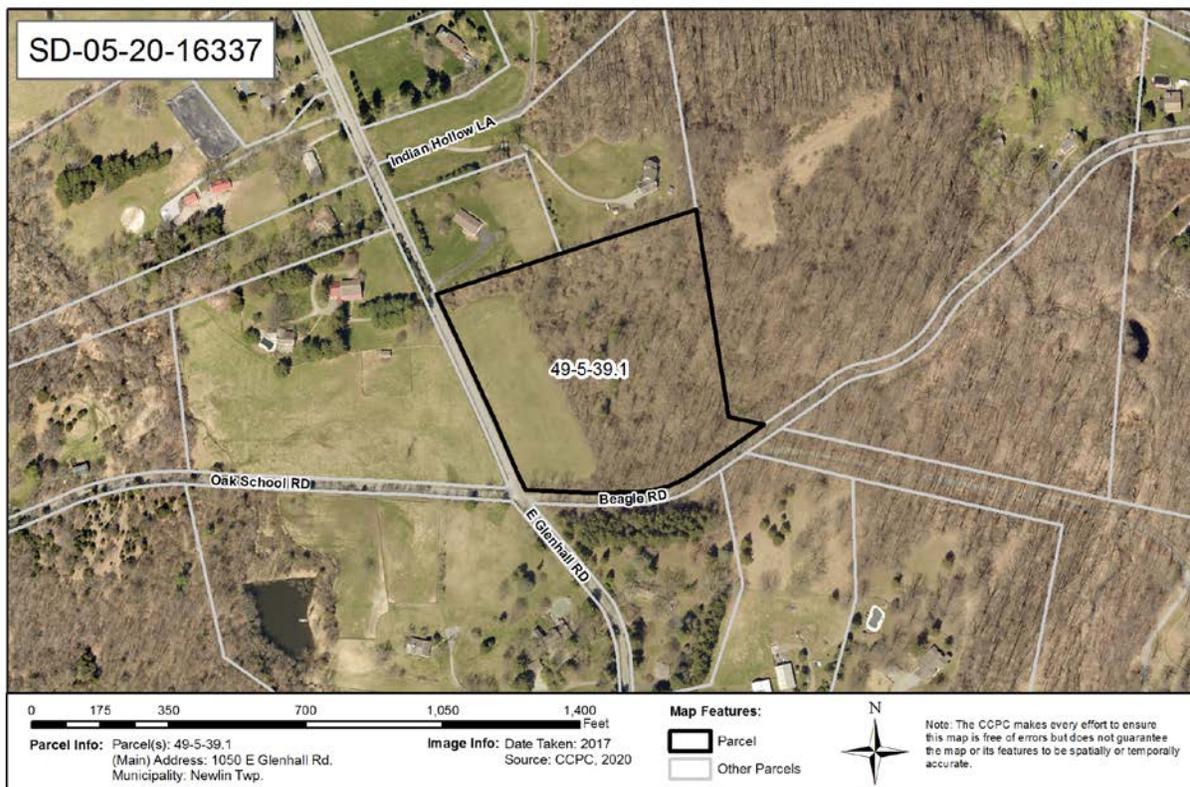
The applicant proposes the creation of 3 lots from a 9.08 acre parent parcel. The project site, which will be served by onsite water and onsite sewer, is located in the FRD - Flexible Rural Development zoning district.

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

COUNTY POLICY:

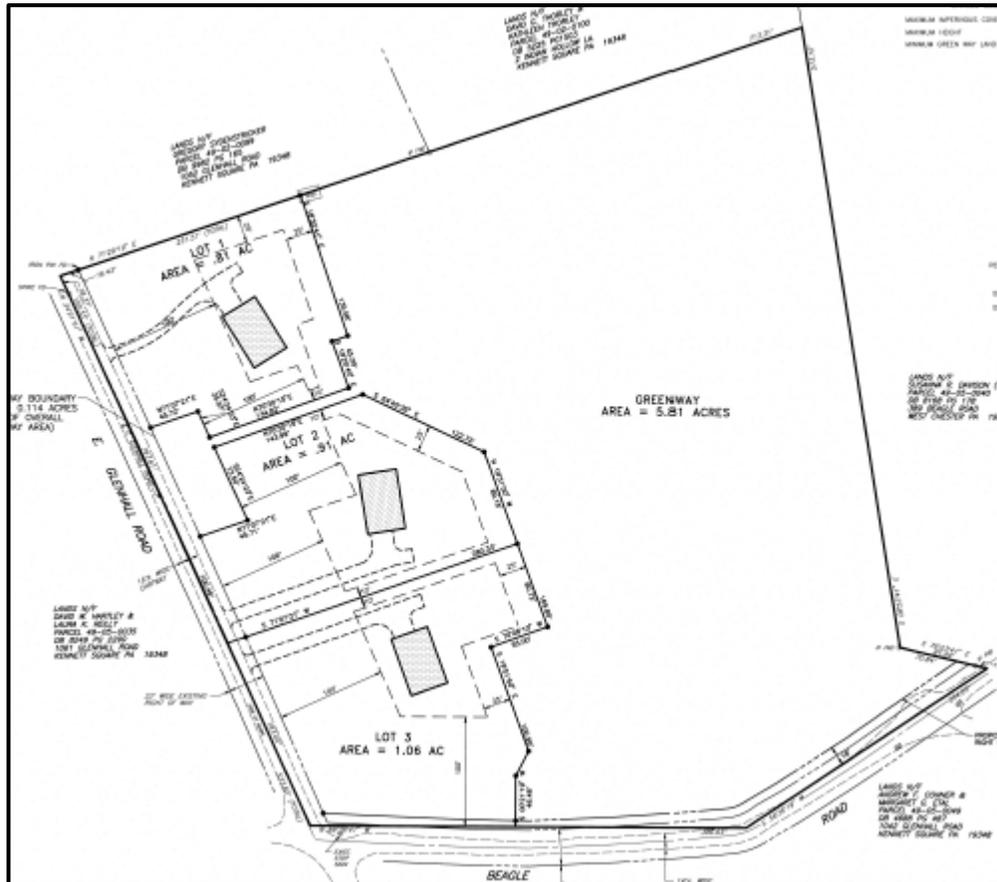
LANDSCAPES:

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



PRIMARY ISSUES:

2. The plan indicates that a Homeowners' Association will be responsible for the proposed Greenway area. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any common held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance. A maintenance plan for the Greenway area should be included on the final plan and incorporated into the deeds of the proposed lots.



Detail of Sheet 1 of the Subdivision Plan

3. The Township should verify that the proposed lots are of sufficient area to accommodate replacement sewage absorption areas without compromising the required setbacks from wells, structures and property lines.
4. The configuration of the Greenway area along the E. Glenhall Road frontage between lots 1 and 2 should be explained on the plan or in the plan notes.
5. To improve ingress and egress safety, reduce construction costs and impervious surface coverage, the applicant and the Township should consider utilizing a shared driveway for lots 2 & 3.
6. We acknowledge and endorse the incorporation of the proposed landscape buffers along East Glenhall Road to provide privacy and screening of the residences from the public right-of-way. We recommend that the buffer also include additional layers of vegetation including shrubs and ground cover to enhance the buffer and provide more structural plant diversity than turf grass.

ADMINISTRATIVE ISSUES:

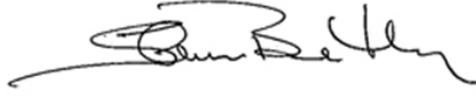
7. The plan shows an existing shed that is located at the northeast corner of proposed lot #1, disposition of this structure should be resolved prior to the Township taking action on this plan.

Page: 4
Re: Preliminary Subdivision - Marsh Creek Homes
Newlin Township - SD-05-20-16337

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

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

Sincerely,

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: Marsh Creek Homes, LLC Attn: Greg Wagman
Edward B. Walsh & Associates, Inc. Attn: Adam Brower, P.E.
Chester County Health Department
Chester County Conservation District



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Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

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

May 18, 2020

Kevin Hennessey, Manager
North Coventry Township
845 South Hanover Street
Pottstown, PA 19465

Re: Preliminary Subdivision - CVS Pharmacy - Store # 1048
North Coventry Township - SD-05-20-16338

Dear Mr. Hennessey:

A preliminary subdivision plan entitled "CVS Pharmacy - Store # 1048", prepared by Taylor Wiseman & Taylor, dated June 12, 2019 and last revised on October 3, 2019, was received by this office on May 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 subdivision for your consideration.

PROJECT SUMMARY:

Location:	North side of West Schuylkill Road (State Route 724), west of Pottstown Pike (State Route 100), and east of Laurelwood Road.
Site Acreage:	52.00 acres
Lots:	2 lots proposed
Proposed Land Use:	lot line revision
New Parking Spaces:	None
Municipal Land Use Plan Designation:	Town Center (North Coventry Township 2019 Comprehensive Plan)
UPI#:	17-3-14.1

PROPOSAL:

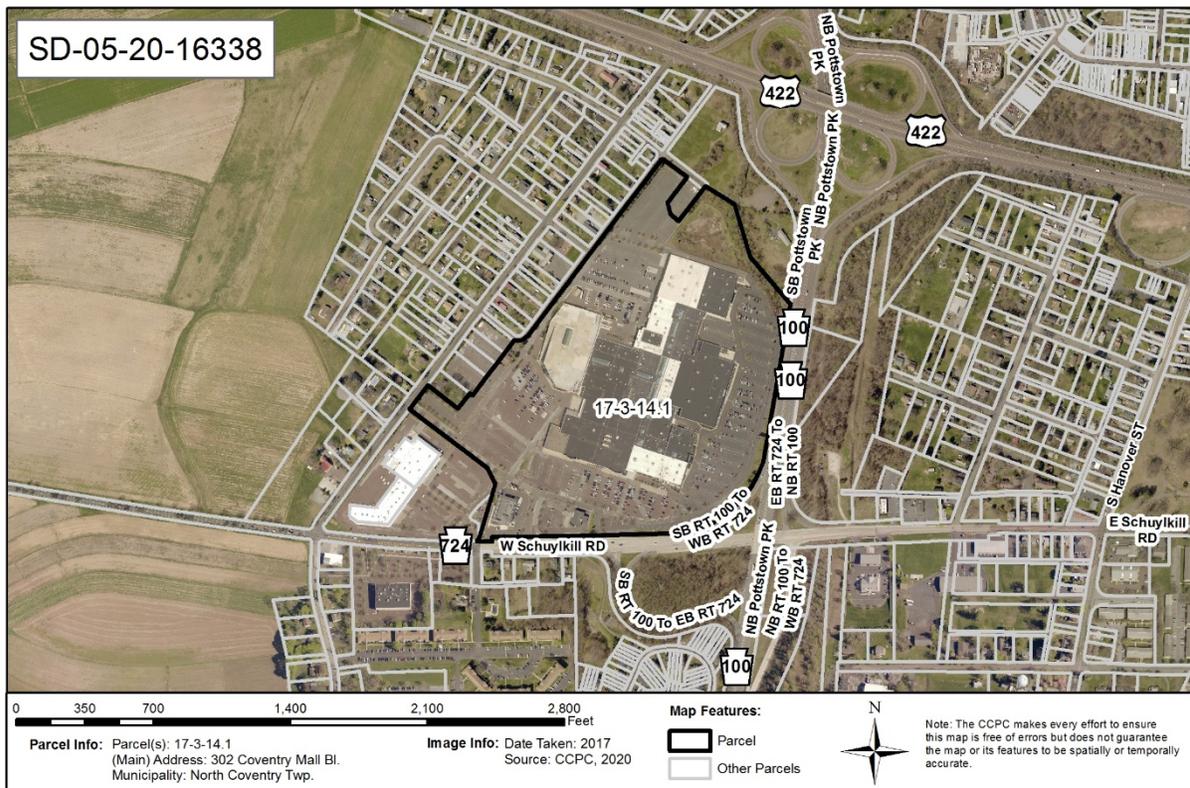
The applicant proposes the creation of two lots; an existing structure and a lot surrounding it at the Coventry Mall will be subdivided from its parent parcel. The site, which is served by public water and sewer facilities, is located in the North Coventry Township C-1 Highway Commercial zoning district. No construction is proposed and no new access onto either West Schuylkill Road, Pottstown Pike or Laurelwood Road is proposed.

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

COUNTY POLICY:

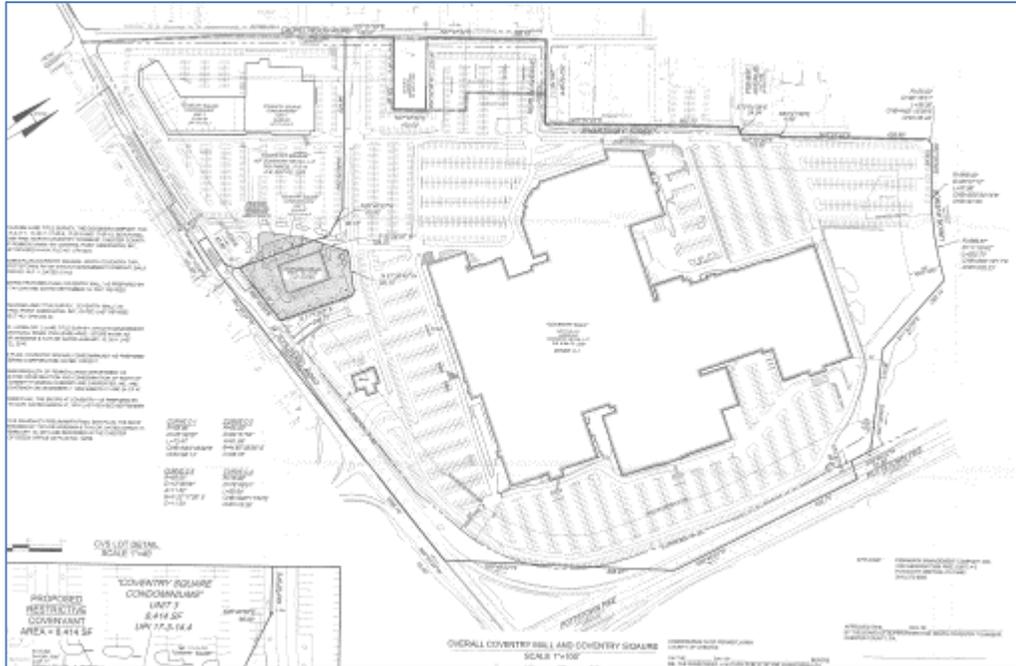
LANDSCAPES:

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

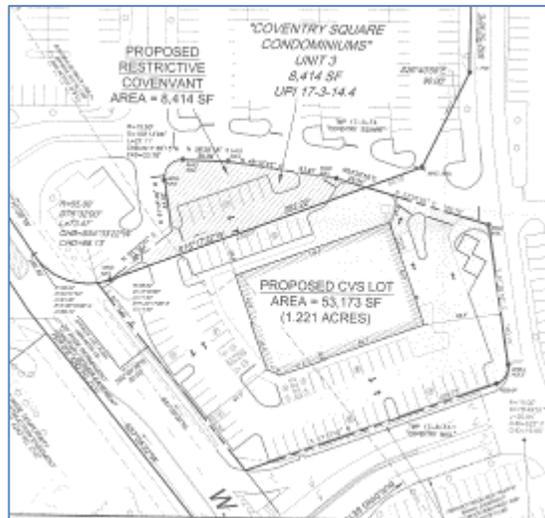


PRIMARY ISSUES:

2. The plan indicates that a number of variances have been requested by the applicant, to accommodate existing conditions. North Coventry Township should not grant final plan approval prior to the North Coventry Township Zoning Hearing Board granting any variance requests. The final plan should accurately note the Zoning Hearing Board's decision, including any conditions of approval issued by the Board.
3. If cross-access easements are necessary to accommodate vehicle circulation and parking at the site, the deeds to the affected parcels should include such easement language.



**Overall Site - CVS Pharmacy - Store # 1048
Preliminary Subdivision Plan**



**Detail of CVS Pharmacy - Store # 1048
Preliminary Subdivision Plan**

ADMINISTRATIVE ISSUE:

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

Page: 4

Re: Preliminary Subdivision - CVS Pharmacy - Store # 1048

North Coventry Township - SD-05-20-16338

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Taylor Wiseman & Taylor
Penmark Coventry Holdings, LLC



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

May 19, 2020

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

Re: Preliminary/Final Subdivision and Land Development - Eland Point Crossing
Phoenixville Borough - SD-04-20-16318 & LD-04-20-16317

Dear Mr. Boelker:

A preliminary/final subdivision & land development plan entitled "Eland Point Crossing", prepared by Bohler Engineering, and dated March 4, 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 and land development for your consideration.

PROJECT SUMMARY:

Location:	north side of Kimberton Road, east of Township Line Road
Site Acreage:	4.62
Lots/Units:	2 lots/108 units
Proposed Land Use:	Apartment
New Parking Spaces:	207
Municipal Land Use Plan Designation:	Medium Density Residential
UPI#:	15-11-89

PROPOSAL:

The applicant proposes the creation of 2 parcels from the 7.0 acre parent parcel with the dividing line of the parcels along the center line of Dawson Drive and the construction of four multi-family buildings with 108 dwelling units, parking for 207 vehicles and community amenities on the 4.62 acre development site. The project site, which will be served by public water and sewer, is located in the Mixed Use Growth zoning district.

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

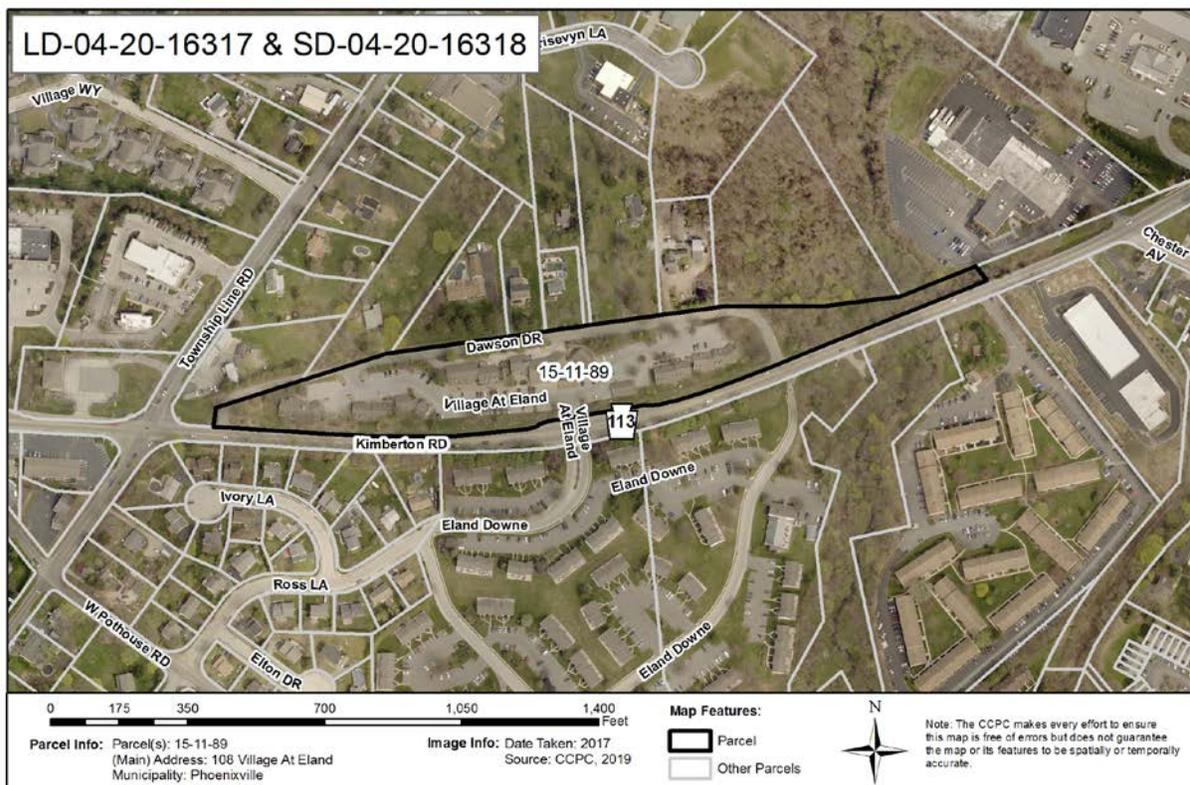
BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a combination subdivision and land development proposal for this site. That review, CCPC# SD-7-17-14996 & LD-07-17-14997 dated August 11, 2017, addressed the creation of two parcels and the construction of 193 residential apartments in five buildings with 311 parking spaces.

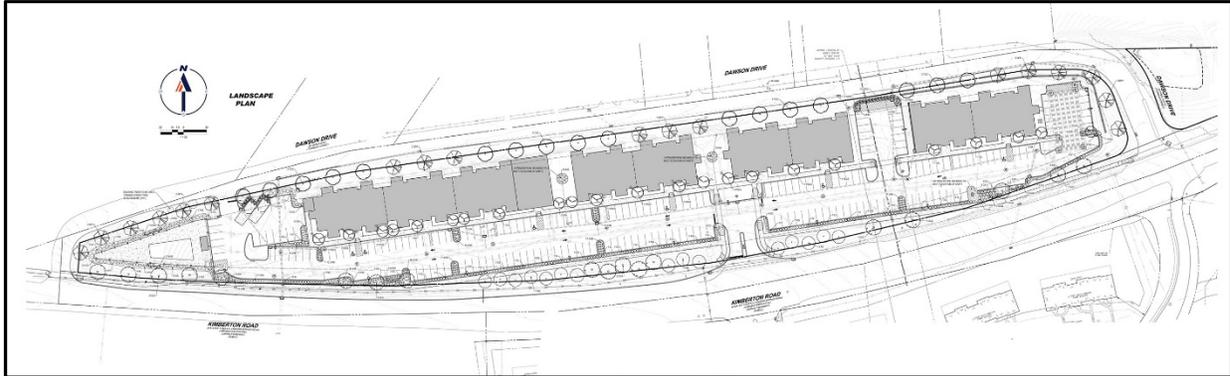
COUNTY POLICY:

LANDSCAPES:

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



Detail of Sheet 4 of the plan



Detail of Sheet C-603

WATERSHEDS:

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

PRIMARY ISSUES:

4. We note that many of the suggestions made in our previous review have been incorporated into the current submission. These include: reduction in the number of buildings proposed and subsequent reduction in the number of units, an increased area of open space for residents, increased articulation of the building facades, improvements to pedestrian facilities and improved amenities for future residents. We commend the applicant for adding these elements to the design.

CIRCULATION:

5. The applicant, the Borough and SEPTA should meet to discuss public transit opportunities for the future residents of this development. The primary objective of the Chester County Public Transportation Plan, adopted in 2014 as an element of **Landscapes2**, is to provide an affordable, reliable, and accessible public transportation network to offer mobility, encourage favorable land use patterns, sustain the environment, and alleviate congestion within designated growth areas.
6. The plan includes a sidewalk along the entire frontage on Route 113, which would permit the development's residents to walk to employment and commercial centers located east and west of this site. This sidewalk should connect to the surrounding sidewalk network. We recommend that pedestrian crossings be added at each end of Dawson Drive and the main entrance to Route 113 and that pedestrian access to the complex be added at both the east and west ends of the site. Sidewalks are considered an essential element for all new construction in the **Urban Center Landscape**.
7. We suggest that the Borough's review of this plan submission would benefit from the preparation of a traffic impact study and a review of the potential impacts posed by this project. The Borough should verify the design of the proposed access points to the facility from Kimberton Road and Dawson Drive and consider the possible effects that this development could have at surrounding intersections, particularly during peak hour conditions.

STORMWATER CONSIDERATIONS:

8. The Post Construction Stormwater Management (PCSM) plan indicates that the majority of the site's stormwater runoff will be directed into a subsurface detention basin located at the eastern end of the property. If soil infiltration tests demonstrate that site conditions can support subsurface infiltration, the applicant should consider installing the planned detention basin as an infiltration basin to reduce the volume of stormwater runoff leaving the site. Conversion to an infiltration basin will also help to ensure that the site meets the infiltration requirements found in Section 306 of the Borough's Stormwater Management Ordinance.
9. The PCSM plan shows that the overflow from the planned subsurface detention basin will be directed to an existing basin located on the eastern side of Dawson Drive. Additionally, the plan shows that runoff from sections of Dawson Drive captured at Inlet 14 will drain directly into this existing basin. Aerial imagery indicates that this basin was installed prior to 2005 and has not been cleared of vegetation since at least that time.
 - a. The applicant should inspect the existing basin and its outlet and inlet structures to ensure that they meet current engineering standards and that the basin is structurally capable of detaining and/or infiltrating stormwater runoff generated from the project site to avoid degrading the water quality of the adjacent stream channel. The applicant should complete any needed repairs or rehabilitation prior to connecting this system to the new stormwater system.
 - b. The applicant should ensure that appropriate energy dissipation measures are installed at the stormwater conveyance outlet into the existing basin to prevent erosion.
 - c. Specific requirements for regular inspection and maintenance for the existing basin should be included in the PCSM Inspection and Maintenance Plan.
10. Steep slopes behind planned buildings 2, 3, and 4, and the slopes adjacent to the planned retaining wall on the eastern end of the property increase the risk of accelerating stormwater runoff and causing sheet and rill erosion on the disturbed soils.
 - a. The PCSM Inspection and Maintenance Plan should include routine inspection and maintenance of these slopes and the ends of the planned retaining wall to prevent future erosion and to address any deterioration of the integrity of the retaining wall system.
 - b. The PCSM Inspection and Maintenance Plan should require annual inspections of the structural integrity of the planned retaining wall and immediate repairs should be required.

11. Approximately 0.9 acres of porous pavement will be installed to reduce runoff from the planned parking areas.
 - a. The applicant should ensure that the entity responsible for the long-term operation and maintenance of the PCSM system is aware of the porous pavement maintenance requirements included in the Inspection and Maintenance Plan.
 - b. Parking areas utilizing porous pavement should be clearly marked to allow for proper maintenance and to ensure that these areas are not paved over with a sealant in the future.

12. The plans indicate that roof drains for a portion of planned buildings 1, 2, and 4 will be directed into the proposed subsurface detention basin.
 - a. The applicant should ensure that all roof drains have appropriate measures (e.g. leaf traps, gutter guards, or regular cleanouts) to prevent clogging and the delivery of unwanted debris to the planned subsurface basin.
 - b. Requirements for regular inspections of roof drains should be included in the PCSM Inspection and Maintenance Plan to ensure these systems maintain their designed function.

ADMINISTRATIVE ISSUES:

13. An existing 50 foot-wide Buckeye Gas Pipeline easement crosses the parcel between proposed buildings 1 and 2. According to the National Pipeline Mapping System (NPMS), this right-of-way contains a major hazardous liquid transmission pipeline. We acknowledge the Buckeye Pipeline Details on Sheet C-905 and we recommend that the pipeline operator be contacted to coordinate all construction activities in addition to calling 811 before digging. Because the proposed development will result in on-site population that is located within a 1,000 feet or less of the transmission pipeline, the application should include verification that:
 - a. The applicant has contacted the pipeline operator and has provided the pipeline operator with documentation detailing the proposed development activity and where the activity is to take place;
 - b. The applicant has made sufficient access to the pipeline available to the pipeline operator for routine maintenance and emergency operations in conjunction with existing easements;
 - c. The pipeline operator has reviewed the documents for compatibility with continued or proposed safe operation of the transmission pipeline.

Page: 6

Re: Preliminary/Final Subdivision and Land Development - Eland Point Crossing
Phoenixville Borough - SD-04-20-16318 & LD-04-20-16317

- d. It is also recommended that the plan include the field survey location of the pipeline, the size, material and depth (if known), and the type of product typically being transported through the pipeline.
14. The applicant should contact the office of the Chester County Conservation District (CCCD) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
15. The plan indicates that waivers were granted in December 2017. Prior to granting final plan approval, the Borough should verify that the plan conforms to the decision issued by the Borough Council, and any conditions of approval issued by the Council should be indicated on the final plan.
16. The Borough Engineer should review the design and specification of the retaining wall at the east end of the site. The applicant and the Borough should also consider the need for safety fencing along the top of the retaining wall.
17. We acknowledge the Borough's recent adoption of zoning and subdivision and land development ordinance amendments related to pipeline safety.
18. 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,



Glenn Bentley
Senior Review Planner

cc: 113 Corporation
Bohler Engineering, PA LLC Attn: John R. Hornick, P.E.
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District
Chester County Water Resources Authority



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

May 8, 2020

Cindy Mammarella, Municipal Manager
West Sadsbury Township
6400 North Moscow Road
Parkesburg, PA 19365

Re: Final Land Development - Old Paths Baptist Church-KJV Inc
West Sadsbury Township - LD-04-20-16322

Dear Ms. Mammarella:

A final land development plan entitled "Old Paths Baptist Church-KJV Inc.", prepared by Della Penna Engineering, Inc., dated May 12, 2017 and last revised on November 12, 2019, 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 land development for your consideration.

PROJECT SUMMARY:

Location:	North side of Gap Newport Pike (State Route 41), west of Zook Road
Site Acreage:	3.48 acres
Lots/Units:	1 lot, 1 proposed structure
Non-Res. Square Footage:	6,000 square feet
Proposed Land Use:	Religious organization
New Parking Spaces:	18 spaces
Municipal Land Use Plan Designation:	Suburban
UPI#:	36-4-28.2

PROPOSAL:

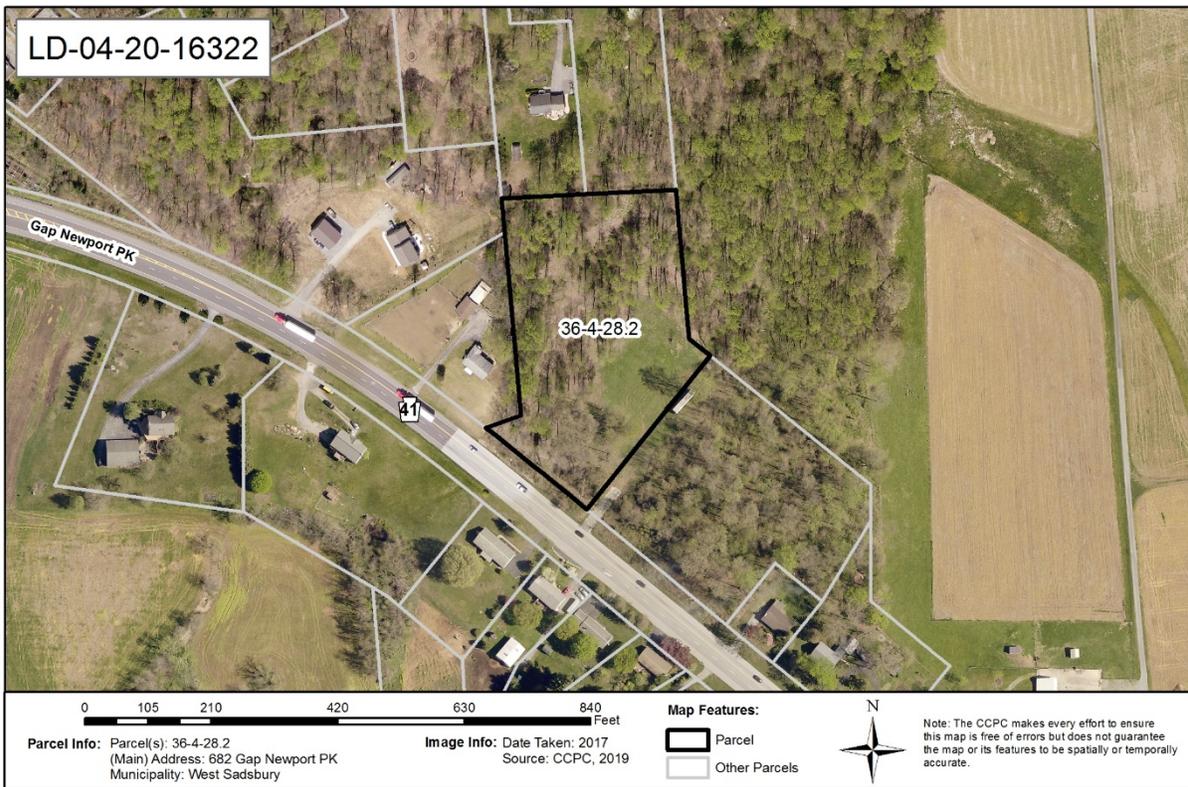
The applicant proposes the construction of a 6,000 square foot institutional building and 18 parking spaces. The site, which will be served by on-site water and on-site sewer facilities, is located in the West Sadsbury Township RMD - Medium Density Residential zoning district.

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

COUNTY POLICY:

LANDSCAPES:

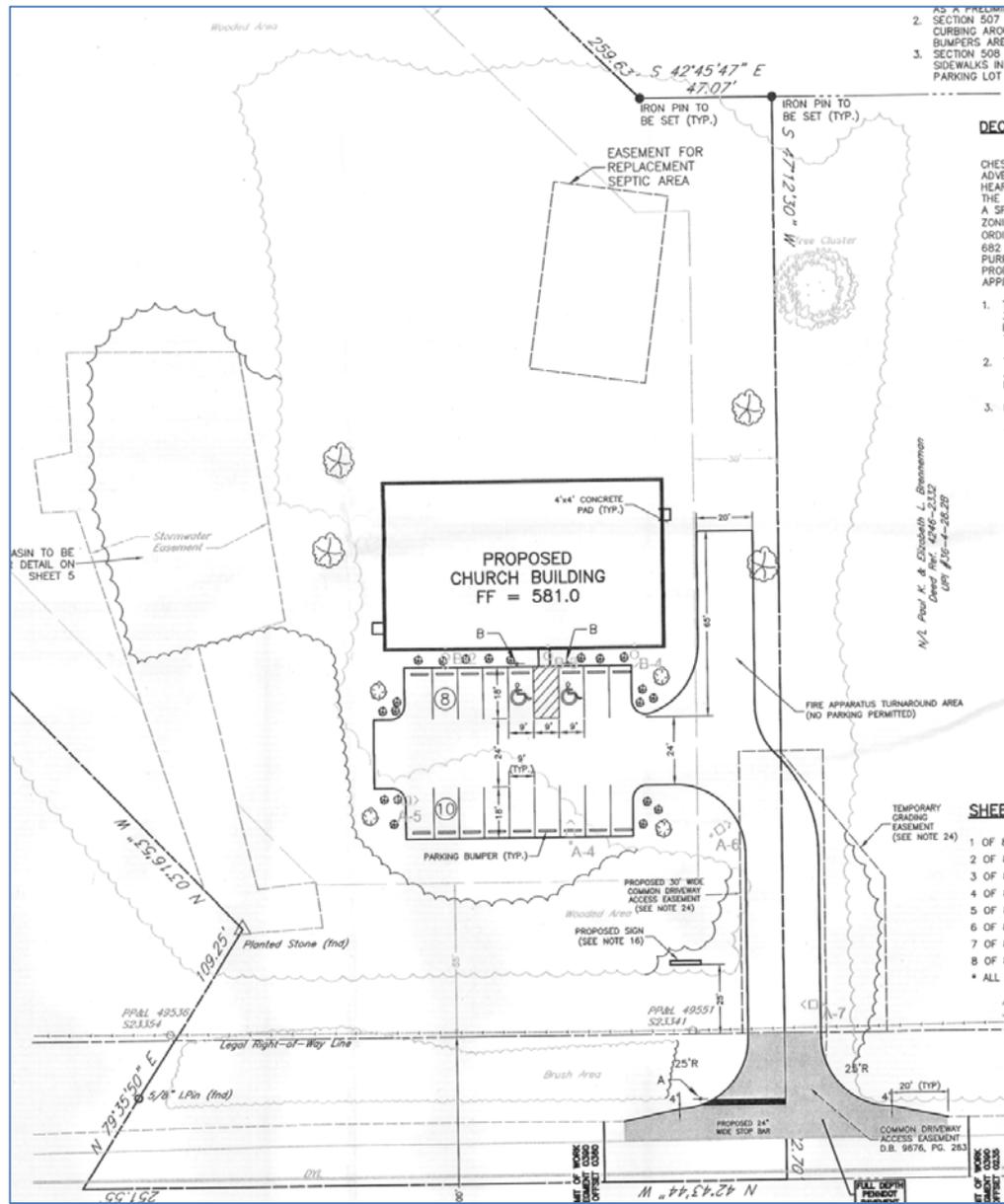
1. The site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density 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 Pine Creek subbasin of the Octoraro Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are:
 - restore water quality of “impaired” streams and ground water,
 - reduce agricultural nonpoint source pollutants, and
 - implement comprehensive stormwater management.

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



**Detail of Old Paths Baptist Church-KJV Inc.
 Final Land Development Plan**

PRIMARY ISSUES:

3. The County Planning Commission’s Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Gap Newport Pike (State Route 41) as a major arterial road. The Handbook (page 183) recommends a 150 foot-wide right-of-way for major arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Gap Newport Pike. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.

Page: 4
Re: Final Land Development - Old Paths Baptist Church-KJV Inc
West Sadsbury Township - LD-04-20-16322

4. The plan indicates that special exception approval has been granted by the Township Zoning Hearing Board on August 11, 2016. Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by the Township Zoning Hearing Board.
5. We endorse the proposed use of the common driveway, which is identified on the plan with an easement.
6. The Township should ask the applicant whether events at the facility may require additional parking, and if so, where on the site could overflow parking be accommodated.
7. The applicant is requesting waivers from the provisions of the Township Subdivision and Land Development Ordinance, including a waiver from the requirement to provide sidewalks. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage. We suggest that sidewalks be incorporated into the plan. Sidewalks are an essential design element for new construction in the **Suburban Landscape**. “Connect” Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas.

ADMINISTRATIVE ISSUES:

8. The plan includes a note under “Required Regulatory Approvals”, that an approval is required by the Chester County Planning Commission. Note that the County Planning Commission is required to provide a review but not an approval of this plan.
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 copy of the plan should be submitted to the Chester County Health Department for their review and comment on the proposed sewage disposal and/or water supply. The municipality should receive confirmation on the availability of sufficient sewer and water capacity from the appropriate authority and/or company prior to final plan approval.
11. A Pennsylvania Department of Transportation permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
12. A minimum of five copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

Page: 5

Re: Final Land Development - Old Paths Baptist Church-KJV Inc

West Sadsbury Township - LD-04-20-16322

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 Sadsbury 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: Della Penna Engineering, Inc.
Old Paths Baptist Church-KJV Inc.
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District

Proposed Plan and Ordinance Reviews





ORDINANCE PROPOSALS

5/1/2020 to 5/31/2020

The staff reviewed proposals for:

	Total
Comprehensive Plans	1
Subdivision and Land Development Ordinance (SLDO) Amendments	2
Zoning Ordinance Amendments	3
TOTAL REVIEWS	6

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Nottingham Township	ZA-05-20-16334	5/22/2020	Proposed - Zoning Ordinance Amendment Various amendments including: Definitions, revisions to Riparian Stds, deleting Forestry and Logging, alternatives to Cluster in the R-1 Agricultural Residential, Floodplain Conservation revisions, etc.	Consistent
Newlin Township	SA-05-20-16333	5/26/2020	Proposed - SLDO Amendment Various amendments due to Code codification.	Consistent
Newlin Township	ZA-05-20-16332	5/26/2020	Proposed - Zoning Ordinance Amendment Revising: Statement of Community Goals and Objectives, definitions of "Family" and "Public Meeting"; regulations pertaining to Driveways, Flexible Rural Development regulations regarding applicable stormwater regulations, sign regulations, extensions of Special Exception approvals, and revising the references to the MPC regarding amendments.	Consistent
Upper Uwchlan Township	SA-04-20-16324	5/18/2020	Proposed - SLDO Amendment Lighting standards	Consistent
Upper Uwchlan Township	ZA-04-20-16321	5/18/2020	Proposed - Zoning Ordinance Amendment Definitions, mixed use, C-1, C-3 District revisions, signs	Consistent
West Bradford Township	CP-04-20-16320	5/27/2020	Proposed - Comprehensive Plan West Bradford Township Comprehensive Plan 2020	Consistent

MUNICIPALITY

FILE NO.

**REVIEW
DATE**

TOPIC

**LANDSCAPES3
CONSISTENCY**

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 6

TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 6

Ordinance Review Letters





THE COUNTY OF CHESTER



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

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

May 22, 2020

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

Re: Zoning Ordinance Amendment – Various Amendments
East Nottingham Township - ZA-05-20-16334

Dear Ms. Scheese:

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

DESCRIPTION:

1. The Township proposes the following amendments to its zoning ordinance:
 - A. The definition for Lot, Reverse Frontage is revised
 - B. Section 402.6.B (10) related to Non-conforming structures and uses in Floodplain Conservation District is amended to clarify the status of Historic Sites;
 - C. References to the International Building Code are added in the third section of the amendment;
 - D. Section 27-403 Riparian Corridor Conservation District is removed and replaced with a reference to regulations established for the Chester County Conservation District,
 - E. Section 27-406 the Forestry and Logging Standards of the Natural Features Protection Standards are removed;
 - F. The final sentence of the Intent Statement for the R-1 Agricultural-Residential zoning district Section 27-501, is removed;
 - G. A new subsection is added to the Area and Bulk provisions for the R-1 Agricultural-Residential District pertaining to single-family residential uses, subsection 27-503.1.B(2.I) offers an alternative to Cluster development with associated open space and area and bulk provisions;
 - H. The area and bulk provisions of Section 27-1003 pertaining to the C-2 Highway Commercial zoning district are revised to clarify the net lot area requirements, similar provisions are also proposed for the C-1 Special Limited Business District in Section 27-903;
 - I. The height provisions for accessory structures of Section 27-1602.B(1) are expanded and the applicable yard setbacks for accessory structures of Section 27-1602.B(3) are removed and replaced; and
 - J. The noise standards of Section 27-1713 and stormwater roof drain regulations of Section 27-1716 are removed.

COMMENTS:

2. The Township proposes to remove its current Riparian Corridor Standards and replace them with a reference to the regulations of the Chester County Conservation District. We note that the current standards appear to be comprehensively and effectively written. Section 403.G of the current standards indicates that the riparian buffer standards apply to subdivisions, land developments, building permits, and changes or resumption of nonconforming uses. The proposed standards do not indicate that the standards will apply to all of these situations. At a minimum, the applicability of the standards should be addressed.

As proposed, the removal of the current language as well as reducing the applicability of the riparian buffer standards would be inconsistent with the Natural Resources Goal of the Oxford Region Multimunicipal Comprehensive Plan and more specifically with Objective 12-A, which states “Protect and restore stream valleys and regional watersheds and maintain the quantity of groundwater and pursue measures to maintain and, where possible, improve water quality.”

The regional Comprehensive Plan also includes the following specific recommendations:
Action 12-10 - Preserve a network of protected riparian buffers along perennial and intermittent streams in accordance with the minimum standards recommended by the Region.
Action 12-11 - Encourage the establishment of riparian buffers along perennial and intermittent streams where, through natural causes or the establishment of the current or former use, the natural state of the stream edge has been degraded. Minimum Standards: Riparian Buffers: Riparian Buffers should be protected from the edge of the streambank to 50 to 100 feet from the stream bank on both sides of the stream or watercourse.

The proposed changes also appear to be inconsistent with Objective B of the PROTECT Goal of Landscapes3 to “Support comprehensive protection and restoration of the county’s ecosystems including woodlands, wetlands, surface waters, riparian corridors, groundwater, floodplains, soil health, steep slopes, aquatic and wildlife habitats, and natural heritage areas.”

We recommend that the Township, at a minimum, ensure that the proposed standards apply to the same situations as the current standards. In addition, the Township should consider whether the proposed standards will as effectively protect this important natural feature which is one of the most effective means of protecting streams and water quality.

For additional information, see the following eTools, which provide an overview of the importance of effective riparian buffer standards and present methods of protecting riparian buffers and other natural features:

Riparian Buffers - <https://www.chescoplanning.org/MuniCorner/Tools/RiparianBuff.cfm>,
Natural Resource Protection Ordinance - <https://chescoplanning.org/MuniCorner/eTools/28-NaturalResources.cfm>,

3. The codification Articles VII and VIII of the proposed amendment should be verified, it is unclear where the proposed language would be added.
4. The Township should review the codification of Article X of the amendment, the online version of the Township’s zoning ordinance indicates that the codification of this amendment should read Section 27-1602.1.B (3). For clarity we suggest that the additional setback requirements that reads “...for every foot increase in height over 15 feet” should specify that the height provisions relate to the Accessory Structure.

Page: 3
Re: Zoning Ordinance Amendment – Various Amendments
East Nottingham Township - ZA-05-20-16334

5. We understand from a conversation with the Zoning Officer (5/18/2020) that the Noise Standards of Section 1713 are removed because the ordinance that it refers to does not exist. If no other noise standards are in place, we suggest that the Township consider adopting appropriate noise standards in order to address noise issues when needed.
6. We also understand that the Forestry and Logging Standards are being deleted from the Zoning Ordinance, because the Township is in the process of adopting a stand-alone ordinance that will address this topic. At a minimum, the Township should consider the Penn State Timber Harvesting guidelines located here: <https://extension.psu.edu/forest-management-and-timber-harvesting-in-pennsylvania>
7. Stormwater Roof Drain provisions are to be removed because of the potential for conflicts with existing provisions in the Subdivision and Land Development Ordinance and the 2014 Stormwater Management Ordinance.

RECOMMENDATION: The Township should consider the comments in this letter, particularly the potential impact on riparian buffer protection, 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,



Glenn Bentley
Senior Review Planner

cc: Mark Gallant, Oxford Region Planning Committee Secretary and Planner



THE COUNTY OF CHESTER



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Josh Maxwell
Michelle Kichline

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Executive Director

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

May 26, 2020

Gail Abel, Manager/Secretary
Newlin Township
PO Box 447
Unionville, PA 19375

Re: Subdivision and Land Development Ordinance Amendment – Revisions to Definitions,
Resource Protection, Review Reimbursements, Driveway Designs
Newlin Township - SA-05-20-16333

Dear Ms. Abel:

The Chester County Planning Commission has reviewed the proposed Newlin 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 27, 2020. We offer the following comments to assist in your review of the proposed Newlin Township Subdivision and Land Development Ordinance amendment.

DESCRIPTION:

1. Newlin Township proposes the following amendments to its Subdivision and Land Development Ordinance:
 - a. Revisions to definitions, including new definitions related to existing manufactured home parks and subdivisions in the Township,
 - b. The requirement for a Preliminary Resource Impact and Conservation Plan, is repealed, and
 - c. A requirement for a Resource Assessment Report is revised,
 - d. Provisions for the reimbursement of Township review expenses are updated, and
 - e. Corrections of typographical errors and administrative procedures are included.

BACKGROUND:

2. The proposed revisions were identified by the Township as being needed during the codification process. This amendment was also submitted to the Chester County Planning Commission with an amendment to the Township's Zoning Ordinance, which will be reviewed by the Commission in a separate letter (refer to CCPC # ZA-05-20-16332).

COMMENTS:

3. We note that the amendment indicates that former Section 302A(3), Preliminary Resource Impact and Conservation Plan, will be repealed. Repealing Section 302A(3) will also result in repealing the requirements in existing Section 302F (Preliminary Resource Impact and Conservation Plan). We note that the Township has indicated that the amendments to the

Page: 2
Re: Subdivision and Land Development Ordinance Amendment – Revisions to Definitions,
Resource Protection, Review Reimbursements, Driveway Designs
Newlin Township - SA-05-20-16333

Subdivision and Land Development Ordinance (as well as the amendments to the Zoning Ordinance) are necessary to accommodate a recodification of the Township's ordinances. We suggest that the Township ensure that the provisions Section 302F (Preliminary Resource Impact and Conservation Plan) are retained in another part of the recodified Ordinance, because Section 302F contains important standard information that the Township will reasonably need as it reviews proposed subdivisions and land developments.

4. We note that there are instances of typographical and formatting errors in the digital files (for amendments to the Subdivision and Land Development Ordinance and to the Zoning Ordinance) that were sent to the Chester County Planning Commission, although these errors could be an artifact resulting from the form of electronic submission. We suggest that the Township ensure that the adopted text contains no typographical errors.

RECOMMENDATION: The Chester County Planning Commission recommends that the Township review the comments in this letter prior to acting on the proposed amendment.

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

May 26, 2020

Gail Abel, Manager/Secretary
Newlin Township
PO Box 447
Unionville, PA 19375

Re: Zoning Ordinance Amendment – Various Amendments
Newlin Township - ZA-05-20-16332

Dear Ms. Abel:

The Chester County Planning Commission has reviewed the proposed Newlin Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on April 27, 2020. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Revising the introduction to the Statement of Community Goals and Objectives of Section 240-5;
 - B. Revising the introduction to the Summary Table explanation of Section 240-9;
 - C. Revising the definition of the term “Family” and “Public Meeting”;
 - D. Revising the Supplementary Regulations pertaining to Driveways;
 - E. Revising the Flexible Rural Development regulations related to when stormwater regulations are applicable and references to the location of those regulations;
 - F. Clarifying the applicability of certain sign regulations;
 - G. Revising the regulations pertaining to extensions of Special Exception approvals, and
 - H. Revising the references to the Pennsylvania Municipalities Planning Code in the subsection addressing ordinance amendments.

BACKGROUND:

2. The proposed revisions were identified by the Township as being needed during the codification process. This amendment was also submitted to the Chester County Planning Commission with an associated amendment to the Township’s Subdivision and Land Development Ordinance, which will be reviewed by the Commission in a separate letter (refer to CCPC # SA-05-20-16333).

LANDSCAPES:

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

The **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 Zoning Ordinance amendment is consistent with the objectives of the **Agricultural** and **Rural Landscapes**.

COMMENTS:

4. The proposed amendments are required to accommodate the codification process, and are appropriate.
5. We note that there are instances of typographical and formatting errors in the digital files (for amendments to the Zoning Ordinance and to the Subdivision and Land Development Ordinance) that were sent to the Chester County Planning Commission, although these errors could be an artifact resulting from the form of electronic submission. We suggest that the Township ensure that the adopted text contains no typographical errors.

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

May 18, 2020

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

Re: Subdivision and Land Development Ordinance Amendment –Outdoor Lighting Regulation
Upper Uwchlan Township - SA-04-20-16324

Dear Ms. Jonik:

The Chester County Planning Commission has reviewed the proposed Upper Uwchlan Township Subdivision and Land Development Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on April 21, 2020. We offer the following comments to assist in your review of the proposed Upper Uwchlan Township Subdivision and Land Development Ordinance amendment.

DESCRIPTION:

1. Upper Uwchlan Township proposes to regulate outdoor lighting in its Subdivision and Land Development Ordinance.

BACKGROUND:

2. The Chester County Planning Commission received a concurrent amendment to the Upper Uwchlan Township Zoning Ordinance, relating to definitions, C-1 and C-3 District residential and mixed use changes, and adaptive reuse regulations. The County Planning Commission's review of that Township Zoning Ordinance amendment will be forwarded to the Township in a separate letter (refer to CCPC # 19321).

COMMENTS:

3. The regulations are extensive and comprehensive. We endorse the provisions intended to limit light trespass and skyglow, such as the use of "full cutoff" fixtures.
4. Section 162-58.D.(3)(n) prohibits the use of white strobe lighting for tall structures such as smokestacks, chimneys and radio/communications/television towers, except as otherwise required under Federal Aviation Administration regulations. Strobe lighting of all colors has the potential to cause distraction and may contribute to dangerous traffic conditions. We suggest that all strobe lighting, including colored strobe lighting, should be prohibited except as otherwise permitted under this Section.

Page: 2

Re: Subdivision and Land Development Ordinance Amendment –Outdoor Lighting Regulation
Upper Uwchlan Township - SA-04-20-16324

5. Section 162-58.D.(2) of the amendment permits the Township Building Code Officer to require the submission of lighting plans for review and approval by the Township with any building permit application for other than single-family residential use. Section 614 of the Pennsylvania Municipalities Planning Code states that a zoning officer shall have the responsibility for the administration of a zoning ordinance. We suggest that Section 162-58.D.(2) authorize the Township Zoning Officer to require the submission of lighting plans instead of the Township Building Code Officer. In practice, the Township Zoning Officer may always unofficially consult with the Township Building Code Officer on proposed plans or on any other issue.
6. The enforcement of the lighting provisions, which may include the measurement of light intensities measured in footcandles and lumens, has traditionally required the use of specialized instruments and training by Township officials. However, downloadable light measurement applications are widely available, and the Township may wish to ask the Township Solicitor whether such tools are sufficient to properly enforce the Township's proposed lighting regulations.
7. The Township may wish to review the Chester County Planning Commission eTool on outdoor lighting, at <https://www.chescoplanning.org/MuniCorner/eTools/30-OutdoorLighting.cfm>

RECOMMENDATION: The Commission recommends that the issues raised in this letter be addressed before action is taken on this proposed Upper Uwchlan Township Subdivision and Land Development Ordinance amendment.

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

May 18, 2020

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

Re: Zoning Ordinance Amendment – Definitions, C-1 and C-3 District Residential and Mixed Use Changes, Township Historical Commission Review of Adaptive Reuse Applications
Upper Uwchlan Township - ZA-04-20-16321

Dear Ms. Jonik:

The Chester County Planning Commission has reviewed the proposed Upper Uwchlan Township Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on April 21, 2020. We offer the following comments to assist in your review of the proposed Upper Uwchlan Township Zoning Ordinance amendment.

DESCRIPTION:

1. Upper Uwchlan Township proposes the following amendments to its Zoning Ordinance:
 - a. Amend the definition of “sign, outdoor advertising billboard”;
 - b. Add a definition of “mixed use dwelling” and “cultural facility”;
 - c. Delete “single-family detached dwelling”, “single-family semidetached dwelling”, “two-family dwelling and group home” as by-right uses from the C-1 Village District;
 - d. Delete “multiple-family dwellings” as uses permitted by conditional use and to add “mixed use dwelling” as a use permitted by conditional use in the C-1 District;
 - e. Amend the C-1 District to add area and bulk standards for “mixed use dwellings”;
 - f. Amend the use regulations for the C-3 Highway Commercial District to delete “single-family detached, single-family semi-detached, two-family dwelling and residential dwelling unit(s) including multiple-family dwellings located within the same building as and on a floor or floors above any permitted principal use” as uses permitted by special exception and add “mixed use dwelling” as a use permitted by conditional use;
 - g. Amend the C-3 District to add area and bulk requirements for “mixed use dwelling”;
 - h. Delete “Residential Uses” as a permitted adaptive reuse of historic buildings and structures in the C-1 and the C-3 Districts;
 - i. Expand the adaptive reuse regulations for buildings listed on the Historic Resources Inventory of Upper Uwchlan Township
 - j. Require the review by the Upper Uwchlan Township Historical Commission for proposed adaptive reuse conditional use applications; and
 - k. Amend regulations pertaining to lighting of signs.

Page: 2

Re: Zoning Ordinance Amendment – Definitions, C-1 and C-3 District Residential and Mixed Use Changes, Township Historical Commission Review of Adaptive Reuse Applications
Upper Uwchlan Township - ZA-04-20-16321

BACKGROUND:

2. The Chester County Planning Commission received a concurrent amendment to the Upper Uwchlan Township Subdivision and Land Development Ordinance, relating to lighting. The County Planning Commission’s review of that Township Subdivision and Land Development Ordinance amendment will be forwarded to the Township in a separate letter (refer to CCPC # 19324).

LANDSCAPES:

3. Upper Uwchlan Township, including the C-1 Village District and the C-3 Highway Commercial Districts in the Township, portions of which are included in the proposed text revisions in this submission, is generally located in the **Suburban** and **Suburban Center Landscape** designations of *Landscapes3*, the 2018 County Comprehensive Plan. The C-1 Village District is focused on the villages of Eagle and Byers. The intent of the C-3 District, as described in the Township Zoning Ordinance and in the Upper Uwchlan Township Comprehensive Plan, is to provide for retail and service uses in an area of the Township accessible to a regional highway system.

The vision for the **Suburban Landscape** in *Landscapes3* consists of 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** in *Landscapes3* consists of 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 Township’s C-3 Districts are located at two places along Pottstown Pike; the northern C-3 District along Pottstown Pike is within the **Suburban Center Landscape**, and the southern C-3 District is located nearer Uwchlan Township, in the **Suburban Landscape**. The proposed amendments relate to areas within the **Suburban** and **Suburban Center Landscapes**, and are consistent with objectives of **Landscapes**.

COMMENTS:

4. The proposed amendments to the C-1 Village District and the C-3 Highway Commercial Districts appear to encourage developments that are more consistent with the Township Comprehensive Plan’s policies for these Districts. Removing “single-family detached dwelling”, “single-family semidetached dwelling”, “two-family dwelling and group home” as by-right uses from the C-1 Village District, making similar changes to the C-3 Highway Commercial District and adding “mixed use dwelling” as a conditional use in the C-3 District, appear to be more appropriate for the C-1 and the C-3 Districts and more consistent with the Township’s land use policies. These Districts are also partially located in the **Suburban** and **Suburban Center Landscape** designations of *Landscapes3*, and thus are also more consistent with the *Landscapes3* policies for these **Landscapes**.

Page: 3

Re: Zoning Ordinance Amendment – Definitions, C-1 and C-3 District Residential and Mixed Use Changes, Township Historical Commission Review of Adaptive Reuse Applications
Upper Uwchlan Township - ZA-04-20-16321

5. The proposed changes to the adaptive reuse regulations for buildings listed on the Historic Resources Inventory of Upper Uwchlan Township are appropriate, as are the modifications to area and bulk regulations. Such adaptive reuse and modification policies can help expand the economic incentives that can encourage the reuse of such buildings. We suggest that the Township’s adaptive reuse regulations should account for the type and period of historic resource that is being reused, e.g., smaller colonial era buildings and larger Victorian era buildings may require different treatments. Also, the Township should be aware that the Pennsylvania Uniform Construction Code and other safety codes may affect adaptive reuse proposals.
6. The Township should determine whether the adaptive reuse provisions will apply only to buildings or other types of historic resources such as historic parcels.
7. The uses permitted by-right in the Township’s Commercial and Industrial districts [in Section 200-72.1.A.(1)(a)] may already be permitted in the underlying district. This limited list may not offer significant economic encouragement for historic preservation.
8. Section 200-72.1.D. contains specific requirements for the adaptive reuse for multiple-family dwellings. These provisions appear to be appropriate, and we suggest that the Township also consider applying them to adaptive reuses that do not involve multiple-family dwellings.
9. As the Township considers conditional use applications for adaptive reuse of historic resources, we suggest that it strive to preserve an appropriate amount of land area around the historic resources to help preserve their physical contexts. Additionally, we suggest that the Township consider additional economic incentives to encourage adaptive reuse, such as not counting the multiple-family dwellings towards the number of units that might otherwise be permitted on the tract.
10. The amendment will require internally illuminated signs to have the ability to be dimmed in the event the Township determines they do not comply with standards in the Zoning Ordinance. This is a very useful provision because some signs can cause disabling glare if improperly designed, or during certain atmospheric conditions such as high water vapor levels. The Township should determine how the dimming would be accomplished; for example, would a Township official have the ability to remotely dim the sign, or would the sign’s owner need to provide a contact person for the Township who can dim the sign. We note that the need to dim a sign may be a matter of immediate necessity if the sign’s brightness is causing a potentially dangerous condition.
11. If the Township’s regulations relating to signs will apply to digital or changeable message signs, we note that the County Planning Commission recommends the reasonable regulation of such signs because they are designed to compete for drivers’ attention. The Township should review the *Digital and Electronic Signs* eTool on the Commission’s website for additional considerations. This eTool, which includes links to model ordinance language, is available online at: www.chescoplanning.org/MuniCorner/Tools/DigitalSigns.cfm.

Another source of information that the Township should review includes research from the American Association of State Highway and Transportation Officials, regarding roadside advertising and driver distraction, which is summarized at:

<http://www.chescoplanning.org/municorner/etools/pdf/NAHBAFINAL-Wachtel.pdf>.

Page: 4

Re: Zoning Ordinance Amendment – Definitions, C-1 and C-3 District Residential and Mixed Use
Changes, Township Historical Commission Review of Adaptive Reuse Applications
Upper Uwchlan Township - ZA-04-20-16321

RECOMMENDATION: The Township should consider the comments in this letter before acting on the proposed zoning ordinance amendment. We specifically commend the Township for encouraging the adaptive reuse of historic structures.

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 cursive script that reads "Wes Bruckno". The signature is written in black ink and is positioned centrally below the word "Sincerely,".

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

May 27, 2020

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

Re: Comprehensive Plan Update
West Bradford Township - CP-04-20-16320

Dear Mr. Yaich:

The Chester County Planning Commission has reviewed the proposed West Bradford Township Comprehensive Plan update as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 301.3. The referral for review was received by this office as an on-line document on April 17, 2020. We offer the following comments to assist in your review of the proposed Comprehensive Plan update.

DESCRIPTION:

West Bradford Township has proposed to update its current 2009 Comprehensive Plan, with a revision dated April 24, 2020. The Update is intended to apply through 2030. The Comprehensive Plan Update also includes excerpts from other Township plans that it considers to be valid, including the 2009 Comprehensive Plan, the 1993 Open Space, Recreation and Environmental Resources Plan, the 2004 Creating Connections Plan and the 2020 Land Preservation Plan.

LANDSCAPES:

1. West Bradford Township is located in the **Suburban** and **Rural Landscape** designations of **Landscapes 3**, the 2018 County Comprehensive Plan. (Adjacent **Suburban Center** and **Urban Landscapes** are located in the abutting areas of Thorndale and Downingtown areas that adjoin West Bradford Township).

The vision for the **Suburban Landscape** consists of 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 West Bradford Township Comprehensive Plan update contains an assessment of the Comprehensive Plan's future land use policies' regarding adjoining municipalities, a review of the Comprehensive Plan's consistency with *Landscapes3* in Chapter 8, as well as discussions of the relevant **Landscape** types. The *Landscapes3* Map is also shown in Chapter 8. The proposed West Bradford Township Comprehensive Plan Update is consistent with the objectives of the **Suburban** and **Rural Landscape** designations of *Landscapes3*.

COMMENTS:

2. The Comprehensive Plan update contains useful information and its "Guiding Principles" are appropriate.
3. The Township should consider implementing hyperlinks or shortcuts in its online Comprehensive Plan document to allow users to click on a page number in the Table of Contents and be brought directly to that page.
4. Some of the Comprehensive Plan's chapters include two or more sub-chapters, but each sub-chapter is still headed with the same Chapter number; this is somewhat confusing and we suggest that each sub-chapter be more clearly identified.
5. The map on page 9 should include a title and a key or explanatory information.
6. Map 9 Composite Resources and Map 11 Future Land Use and Growth Opportunities appear to be similar and do not offer enough detail to distinguish why each are individually necessary to be shown in the Plan. This also seems to suggest that all areas in Map 11 are equally appropriate for growth.
7. Maps 2 through 5B (Natural Resources, Agricultural Resources, Historic, Scenic, & Cultural Resources, Insert #1: Romansville Historic Resource Cluster, Insert #2: Marshallton Historic Resource Cluster, Landscapes3, Significant Historic Landscapes, and Strategic Historic Landscapes) should be provided with more written context to help the reader understand the significance of these graphics. We also suggest turning the maps 90 degrees to allow them to be more readable in a conventional context. Maps 4A and 4B should include descriptive keys or explanatory legends.
8. The Township's historic villages and their significance are appropriately identified, but the plans for their preservation and protection are not specific for each village. We suggest that additional attention be directed at the Township's villages, such as emphasizing the use of the Township's transfer of development rights program, identifying areas at the peripheries of the villages where additional development may be appropriate, and the use of design guidelines for such new development to help preserve each village's sense of place.
9. The graphic on page 19: "Example of Unified Development Area with Compact Development" will be more descriptive if the entire tract boundary is shown. We note that Figure 4: "Example of Open Space Option Development" on page 24, shows the entire tract and effectively conveys the concept.
10. We endorse the recommendation to incorporate trails into the Township's Official Map.

Page: 3
Re: Comprehensive Plan Update
West Bradford Township - CP-04-20-16320

11. The Township expressed policies to limit truck traffic, especially through villages. We note that engineering studies must be performed to serve as the basis for any truck limitations.
12. "Lenape" is misspelled in the third paragraph on page 29.
13. Chapter 9 contains appropriate Recommendations, Priorities, Lead Agencies and Implementation Strategies. We recommend that the Township include time frames to help keep these actions in the forefront of the Township's consideration.
14. To assist in the Plan's implementation, we recommend that all members of Board of Supervisors, the Township Planning Commission, and Zoning Hearing Board, be provided with official copies after adoption.

RECOMMENDATION: The County Planning Commission commends West Bradford Township on updating their Comprehensive Plan. West Bradford Township should adopt the Comprehensive Plan after consideration of the comments contained in this review.

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

Act 537 Reviews

Act 537 Reviews for Chester County

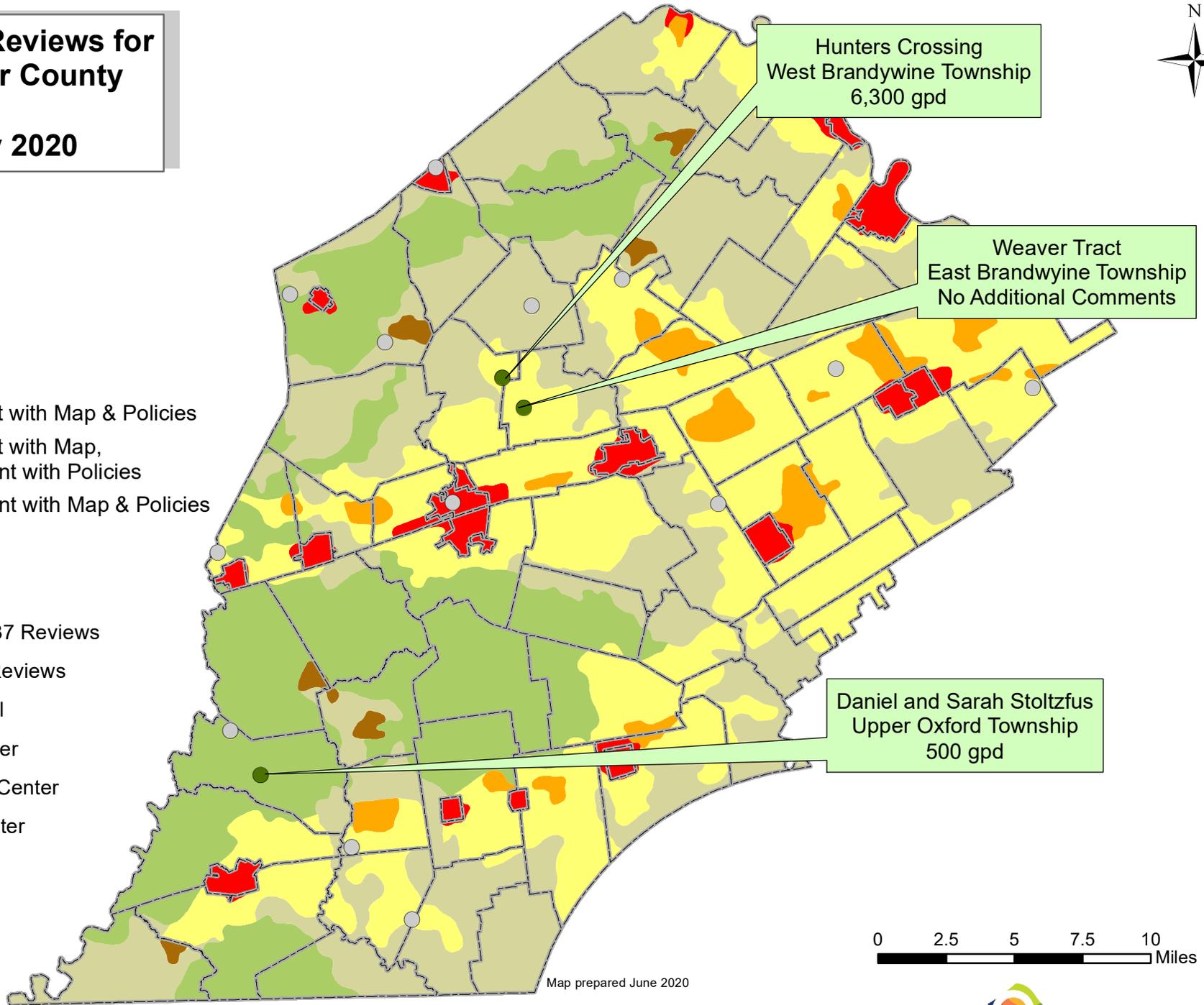
May 2020



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

Legend

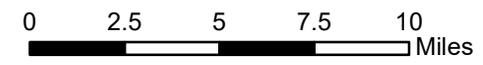
- May Act 537 Reviews
- Previous Reviews
- Agricultural
- Rural Center
- Suburban Center
- Urban Center
- Rural
- Suburban



Daniel and Sarah Stoltzfus
Upper Oxford Township
500 gpd

Hunters Crossing
West Brandywine Township
6,300 gpd

Weaver Tract
East Brandywine Township
No Additional Comments



Map prepared June 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.



Chester County Planning Commission
June 10, 2020

ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

MINOR REVISIONS TO MUNICIPAL PLANS:

East Brandywine Township, Weaver Tract No Additional Comments Letter

The applicant contacted the Planning Commission regarding a change in the allocation of disposal capacity for the project. The applicant and Township are proposing to allocate the additional capacity to be managed by the East Brandywine Municipal Authority. The Authority will allocate the capacity and track it through a Connection Management Plan. Because there are no changes to the flows or layout of this project the Planning Commission did not update our review of this project, which originally took place in November 2019.

Upper Oxford Township, Daniel and Sarah Stoltzfus

The applicant is proposing an additional farm dwelling on 68.9 acres. The site is located on Catamount Road. The amount of wastewater to be generated for the proposal is 500 gpd. The project is to be served by an existing on-lot sewage disposal system. This project is designated as an Agricultural Landscape with Natural Features, and is consistent with *Landscapes3*.

West Brandywine Township, Hunters Crossing

The applicant is proposing a commercial development of 19,500 square feet (plus connection of 15 existing homes) on 10.4 acres, excluding the existing residence connections. The site is located on Horseshoe Pike. The amount of wastewater to be generated for the proposal is 6,300 gpd. The project is to be served by a public sewage disposal system, managed by Pennsylvania American Water Company. This project is designated as a Suburban Landscape, and is consistent with *Landscapes3*.

Action Requested

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

6/10/2020

Minor Revisions



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

May 27, 2020

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

Re: Sewage Facilities Planning Module, Weaver Tract
PA DEP # 1-15915-275-3JKLM

Dear Mr. Piersol:

On May 21, 2020, the Chester County Planning Commission (Planning Commission) received the above referenced Planning Module from Ebert Engineering, Inc. Our records indicate that the Planning Commission previously reviewed a module for this proposed development, using the above referenced DEP code on November 21, 2019.

This letter serves to notify you that we have reviewed the May 21, 2020 submission. We have determined that although there is a change in the allocation of disposal capacity for the project, with the excess 50% disposal capacity to be utilized by the East Brandywine Township Municipal Authority, which will be allocated to other users and tracked through a Connection Management Plan, there is no need to update our review of November 2019. We regard the November 21, 2019 review as the final review, unless there are substantial changes to the project scope or design.

If you have any questions feel free to contact me at cconwell@chesco.org or 610-344-6285.

Sincerely,

Carrie Conwell, AICP
Senior Environmental Planner

Cc: Matt Skiljo, Chester County Health Department
Elizabeth Mahoney, PA DEP
Christina Ruble, Ebert Engineering
Joe Boldaz, Hydraterra Professionals, LLC



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

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning package and 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 Daniel and Sarah Stoltzfus, Upper Oxford Township

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

1. Date plan received by county planning agency. March 09, 2020
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency May 04, 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 Landscapes3 map, adopted November 2018, the proposed land development is designated as occurring in the Agricultural Landscape. The vision for the Agricultural Landscape is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. On-lot sewage disposal is supported in this landscape, except where public health requires alternatives. A portion of the site is also located in the Natural Landscape, 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.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: |
| <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 Planner

Signature: _____

Date: 5/4/2020Name 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.

PC53-05-20-16335

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
Daniel Stoltzfus, Site Contact
Jane Daggett, Upper Oxford Township
Edgar Jeffris, Concord Land Planners & Surveyors, Inc.



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

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

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

Project Name & Municipality Horseshoe Realty, LP, West Brandywine Township

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

1. Date plan received by county planning agency. May 01, 2020
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency May 08, 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, the West Branch of the Brandywine Creek. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

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

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICPTitle: Environmental PlannerDate: 5/8/2020

Signature: _____

Name 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.

This project was previously reviewed under Act 247 as Case LD-09-18-15599.

PC53-05-20-16342

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
Marc Haber, Horseshoe Realty, LP
Dale Barnett, West Brandywine Township
Christina Ruble, Ebert Engineering, Inc.

Agricultural Security Area Reviews





THE COUNTY OF CHESTER



COMMISSIONERS
Michelle Kichline
Kathi Cozzone
Terence Farrell

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

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

TO:

Tiffany L. Bell, Chair
Board of Supervisors
West Nottingham Township
100 Park Road, P.O. Box 67
Nottingham, PA 19362

Date:

May 15, 2020

Parcel:

68-5-26

Acreage*:

46.6 acres

Owner(s)*:

Jonas J. & Annie M. Stoltzfus

*According to County Tax Assessment Records

Review Timetable

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

Soils

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

Comments:

Local Planning

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

2. Does the proposed agricultural use of the parcel comply with the future land use of the parcel, as mapped in the municipal comprehensive plan? Yes No
Comments: **The parcel is designated Rural on the Future Land Use map in the Oxford Region Multimunicipal Comprehensive Plan.**

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

Agricultural Lands

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

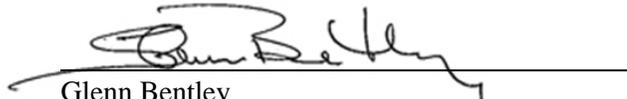
2. What is the Chester County Real Estate System land use code?

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

Comments:

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

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


Glenn Bentley
Senior Review Planner

GPB/ncs

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

Discussion and Information Items



eTools – Secondary Farm Businesses, Farm Market

Environment & Infrastructure

Environment & Infrastructure Division

May 2020

Grant Deadlines Extended

Due to the COVID-19 situation, the PA Department of Community and Economic Development (DCED) and Commonwealth Financing Authority (CFA) has **extended the deadlines for Act 13 programs** two months **from May 31 to July 31**. The Act 13 programs include the Greenways Trails and Recreation Program (GTRP), Sewer Facilities Program (SFP), and the Watershed Restoration Protection Program (WRPP), amongst others.



The DCED and CFA have also extended the deadline for the **Multimodal Transportation Fund (MTF)**, created by Act 89, **from July 31 to September 30**. The E&I Division prepares letters of consistency with *Landscapes3* for many Chester county applicants as part of the application process, and will continue to do so over the summer.

DRAFT FY2021 PA Transportation Improvement Program (TIP) Released for Review

DVRPC announced the opening of the public comment period for the DRAFT FY2021 PA TIP and related Long Range Plan Amendments on May 26th. The 30+ day review period will allow for comments to be submitted until June 29th at 5:00PM. Links to the documents available for review as well as all of the options by which comments may be submitted can be found in the announcement here:

<https://www.dvrpc.org/GetInvolved/PublicNotices/2020-TIP-LRP.html>

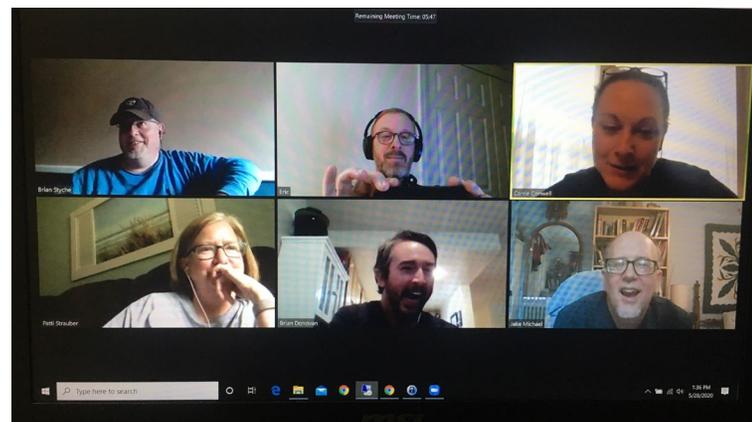
The biggest change with the current update is the shifting of approximately \$1.3 Billion from the Regional Highway Program to the Intersate Management Program, a decision made by PennDOT Central Office to address the impacts of deferred maintenance and lack of federal



funding targeted specifically for the Interstate Highways. This decision disproportionately impacted Chester County versus other counties in the region. Chester County has no Interstate Highways, and the largest current single highway project in the region is the Eastern Section of the US 30 Coatesville/Downingtown Bypass for which nearly \$600 Million of construction funding was pushed out beyond year 12 of the plan. This amount is greater than all other projects in the other counties that were pushed out beyond year 12 combined. The factors that led to this project being pushed out will be addressed in the comments that Chester County provides as part of this formal review process.

Welcome Austin!!!

All I want to do is zoom a zoom zoom zoom...and welcome Austin Kerley to CCPC as an intern this summer! Like Mercedes Carfagno last year, Austin is attending Bloomsburg University and will be helping us out with a number of projects this summer including but not limited to: assisting with: mapping of the county-wide trails data we collected through the ATI; Town Tours/Village Walks; Pipeline Information Center website; county-wide open space inventory and mapping; eTools; and, whatever other projects Austin can help with as we progress through our work program. While we have not yet met Austin at time of this publication, we do plan to introduce him to the E&I crew via Zoom on June 1st, and to the CCPC Board at our meeting on June 10th. Welcome Austin!!!



Pipelines Update

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

- Williams Gas Northeast Supply Enhancement Project did not receive necessary permits from the states of New York or New Jersey, and as of now, have decided not to continue to pursue the project at this time. Although this was a major pipeline project in the northeast, the only impact that the project had in Chester County was upgrades to a metering station (E. Brandywine) and the compressor station (E Whiteland). Here is an [article link](#) that will be posted to the project page.

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

Community Planning

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

Community Planning

Municipal Assistance Projects

June 2020

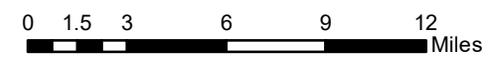
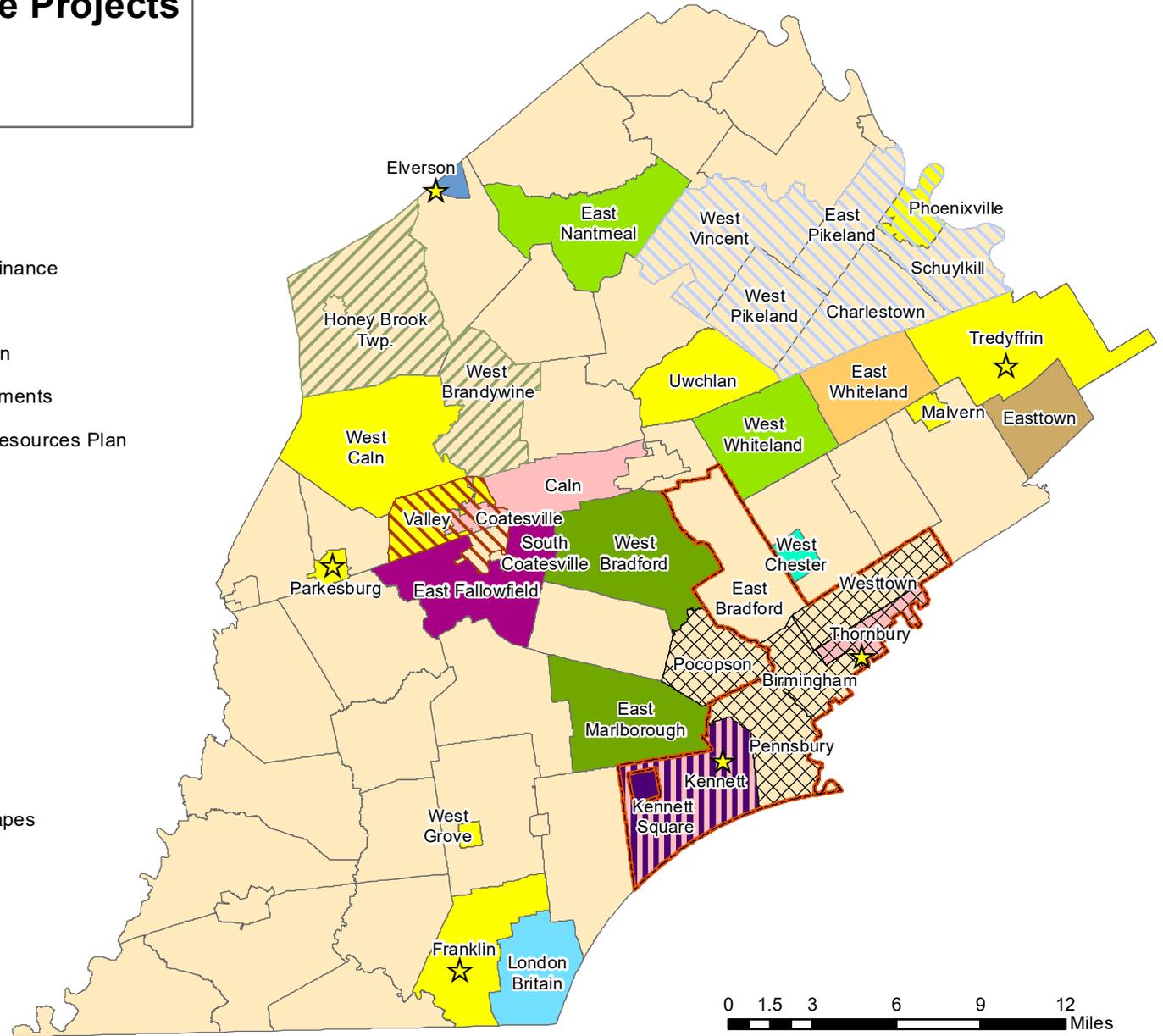


Single Municipality

- Comprehensive Plan
- Subdivision and Land Development Ordinance
- Zoning Ordinance
- Open Space, Parks, and Recreation Plan
- Devon Visioning and Regulatory Amendments
- Open Space, Recreation, and Natural Resources Plan
- Village Master Plan
- Historic Resource Survey
- Corridor Study
- Active Transportation Plan
- ★ VPP Technical Services Contract

Regional Projects

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



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



COMMUNITY PLANNING REPORT

June 2020 (Activities as of 05/29/20)

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

MUNICIPAL ASSISTANCE

The following summarizes significant municipal assistance activity with a contractual obligation, including Vision Partnership Program (VPP) cash 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. *Task force site visit scheduled for June 15th and first public workshop scheduled for June 24th.*

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

Percent Completed: 60% Contract Term: 6/19 – 5/21 Consultant: Brandywine Conservancy Monitor: Kate Clark

The May task force meeting reviewed draft plan recommendations and a number of draft maps. A full draft of the plan will be available for task force review in July.

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 review of the initial full first draft will commence digitally by the task force in June after several revised draft chapters were reviewed 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. Elverson Borough – Active Transportation Plan

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

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

9. Franklin Township – Comprehensive Plan

Percent Completed: 5% Contract Term: 4/20 – 3/22 Consultant: Chester County Planning Commission Lead Planner: Jeannine Speirs

With the Planning Commission acting as the consultant, Franklin Township will develop a new comprehensive plan that will focus on issues and opportunities of greatest priority and on recommendations that will assist the Township in future strategic efforts. The plan will be concise, reader-friendly, and provide clear direction for implementation of plan recommendations. The plan will include four to six focused priorities chapters.

10. 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 has nearly finished the supplemental regulations, which is the last first draft provisions, and ready to move into contract addendum items. The consolidated TND design guidelines are completed to the extent they can be with the associated Township Subcommittee and are now with the Township Planning Director. 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.

11. 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. *The contract is out for Township and consultant signature.*

12. 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.

13. Parkesburg Borough – Comprehensive Plan and Revitalization Plan

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

Staff is continuing to work on the full draft of the Comp Plan and Revitalization Plan and will distribute them to the Task Force in June. Staff met with the Borough Manager and went over the Revitalization Action Plan in late May. The schedule for review and adoption of the Plan has been approved by the Task Force with a public information meeting scheduled for August 13, 2020 and a public hearing on October 19, 2020.

14. 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.

15. Thornbury Township – Zoning Ordinance

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

The Planning Commission started their review in May and will continue their review at their June meeting.

16. Tredyffrin Township – Comprehensive Plan

Percent Completed: 35% Contract Term: 10/19 – 9/21 Consultant: Chester County Planning Commission Lead Planner: Chris Patriarca

The task force completed their initial review of the Historic Resources and Connectivity chapters at their May meeting. They will start their review of the Economic Development at their June meeting. Both May and likely June meetings were held via Zoom.

17. Uwchlan Township – Comprehensive Plan and Official Map Update

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

A fully revised draft of the Comp Plan was distributed in March. The Official Map and Ordinance amendments have been completed and a revised map will be distributed in June. Uwchlan will be applying for a six-month extension. Adoption of both the Comprehensive Plan and Official Map may be delayed into the fall to facilitate a public meeting and public hearing in person.

18. 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 is planning to submit the plan for Act 247 Review in June and move forward with adoption in accordance with the 45-day review period.

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

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

West Bradford 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.

20. 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, keeping of horses for transportation, and future land use have been developed. A full draft plan is expected to be sent to the task force in June for review and comment.

21. West Chester Borough – High Street Corridor Study

Percent Completed: 30% 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.

22. West Grove Borough – Comprehensive Plan

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

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

23. West Whiteland Township – Historic Resource Survey Update

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

An approach has been developed for field work to begin in June. Field work on sites needing more in-depth access will occur at a later time.

MULTI-MUNICIPAL

24. 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 went in May and consultant inquiries are being fielded. Research work with CC Archives has begun as has coordination with Delaware County Planning.

25. Brandywine Battlefield Group – BB Heritage Interpretation Plan

Percent Completed: 5% 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, *which is particularly important as there are just four task force meetings anticipated for the project.*

26. Coatesville Area – Economic Development Study

Percent Completed: 70% 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 June 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.

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

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

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

28. 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.

29. Phoenixville Region – Comprehensive Plan Update

Percent Completed: 5 %

Contract Term: 3/20 – 2/22

Consultant: Theurkauf Design and Planning

Monitor: Susan Elks

West Pikeland Township is now a member of Phoenixville Region. Updating the recently adopted Phoenixville Region Comprehensive Plan to address West Pikeland, and its place within the Region, is now underway. The kick-off meeting was held in late May.

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. *New London Township – Comprehensive Plan (May 2020)*
11. North Coventry Township – Recreation Planning (May 2019)
12. Oxford Borough – Comprehensive Plan (January 2020)
13. Parkesburg Borough – Economic Study (May 2019)
14. Pennsbury Township – Historic Project (January 2020)
15. *Phoenixville Region – Renewable Energy Planning (May 2020)*

16. South Coatesville Borough – Comprehensive Plan (February 2020)
17. Thornbury Township – Subdivision and Land Development Ordinance (2016)
18. Unionville Region – Comprehensive Plan (September 2019)
19. Upper Uwchlan Township – Historic Resources Survey (July 2019)
20. West Vincent Township – Park and Trail Plan (July 2018, January 2020)
21. West Nottingham Township – Transportation Study (January 2020)
22. 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 being planned for July and August with Occupation Day in Kennett Square in September. 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. *East Bradford has ordered their sign.* 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 are being added.

DESCRIPTION: Historic Atlas NEW Projects

STATUS: Upper Oxford Township, Lower Oxford Township, Franklin Township, New Garden Township, North Coventry Township, Westtown Township and Parkesburg Borough 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 and West Chester Historic Resource Survey
- White Clay Creek Preserve Historic Resource Subcommittee and Evans House National Register Nomination

C. Supporting training of historical commissions, committees, and Historic Architectural Review Boards, predominantly through the Chester County Historic Preservation Network. 2020 events:

- Leadership luncheon was held on 2/8/2020 and was well attended (CCPC hosts).
- Annual Spring Training Workshop – Held on 3/7/2020, the event had over 70 participants at the Brandywine Conservancy for training on the identification of historic resources for research versus protection standards. CCHPN was the host.
- Volunteer Recognition Dinner has been rescheduled for 6/23/2021.

5. Chester County Historic Preservation Officer Activities/Reviews:

- Section 106 reviews - ongoing:
 - Mansion Road Bridge

- Darlington Corners at 926/202
- Mill Road Bridge
- Twin Bridges
- Ross Fording Road Bridge
- Howell Road Bridge
- Reviews for Chester County owned resources:
 - o Bridge #35, Lincoln Bridge
 - o Reynard's Mill Road Bridge #167 – in design
 - o Pigeon Creek Bridge #207 – in design
 - o Latshaw's Mill Bridge #255 – Historical Commission approved design
 - o Jefferis Bridge #111 - preliminary
 - o Watermark Bridge #21 – no adverse effect
 - o Keim Street Bridge #220 – adverse effect, finalizing MOA
 - o 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. *Technical assistance to Kennett Heritage Center*. Heritage Center initiatives underway in Phoenixville, Chadds Ford, East Bradford, and being considered in West Chester.
- Voices Underground – New initiative of Lincoln University, Longwood Gardens, and Kennett Area Underground Railroad.

ECONOMIC

- **CCEDC Coordination** – Regular contact regarding the Route 1 and Route 724 initiatives.
- **Employment Data** – Finalizing the presentation of employer/employee number data in map format with the Design and Technology Division; will be updated quarterly with new data.
- **Reinvestment Opportunities Map** – Working to refine how properties should be displayed on a map of reinvestment/redevelopment opportunities at developed sites, focused within the Landscapes3 growth areas.
- **Non-Residential Construction Report** – *Reviewed status of non-residential construction projects, and calculating square feet added totals for 2019 report.*
- **State of the County Economy Report** – Finishing work on 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 scheduled via Zoom for June 24.*
- **Costs of Housing** – *Work has commenced on this product.*
- **Housing for an aging population** – *All data has been collected, drafting text for report*
- **Housing eTools** – *Updates are largely complete, although resources and examples will continue to be added as appropriate.*
- **Case Studies** – *Planned: Whitehall and Steel Town.*
- **Housing Forum** – *Fall 2020 event will be planned at a later date.*
- **Residential Construction Report** – *Calculated 2019 totals for residential construction and sales, drafting report.*
- **Presentations** – *None at this time.*

URBAN CENTERS

- **VPP Support** – Monitoring of cash grants to West Chester Borough (corridor study), Kennett Square (regulatory updates), and Coatesville/South Coatesville (economic development study); support for the revitalization component of the technical service project to update the Parkesburg comprehensive plan.
- **Technical assistance underway** – 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** – *CRP application scoring was completed on May 18, 2020 in conjunction with CCD CD staff.*
- **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 approved both Chester County TCDI applications for their full amount and applicable parties were notified on May 28, 2020. Projects include the Kennett Region Micro-Transit Study and Devault Trail Activation Feasibility Study.*
- **Active Transportation Inventory work** – Initial reviews 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



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

MEMORANDUM

To: Chester County Planning Commission
From: Paul Fritz, Director, Design & Technology Division
Date: June 3, 2020
Re: Planning Commission Board Meeting Monthly Report

The Design & Technology Division was busy supporting staff with short term and work program related projects. The 247 plan reviewers continued to process plan reviews, prepare-Tools updates, and collect data on municipal open space plans and ordinances.

The GIS staff assisted staff in preparing comprehensive plan maps, historic atlas updates, and an interactive trail map.

The Graphics staff assisted the Restore Chester County website design and continued to work on day-to-day needs and report layout for projects to be completed in upcoming months.

Business Task Force Support

Director's Report

Public Comment