



# 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  
April 14, 2021

## AGENDA

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

A. Chairman’s Welcome

*Chairman*

B. East Bradford Township  
Vincent Pompo, Chair, Board of Supervisors  
Rich Phifer, Director of Property and Recreation

2:25 p.m. 2. ACTION ITEMS

C. Approval of Commission Meeting Minutes – March 10, 2021

*Commission*

D. Act 247 Reviews – March 2021 Applications  
1) Subdivision and Land Development Plan Reviews (12)  
2) Comprehensive Plan, Zoning and Subdivision Ordinance  
Amendment, Miscellaneous Reviews (10)

*Act 247 Team*

E. Act 537 Reviews- March 2021 Applications  
1) Minor Applications (3)  
East Coventry Township; Dimascio Residence SFTF; somewhat consistent  
Lower Oxford Township; Providence Place; Consistent  
Newlin Township, Shelling/Nelson 1599 Embreeville Road; Consistent

*Carolyn Conwell*

F. Vision Partnership Program 2021 Round I Grants

*Susan Elks*

2:45 p.m. 3. DISCUSSION AND INFORMATION ITEMS

G. Design & Technology Division Update

*Paul Fritz*

H. Environment and Infrastructure Division Update  
1) Landscapes3 Metrics & Success Stories  
2) Climate Action Plan

*Brian Styche  
Jake Michael  
Carol Stauffer*

I. Community Planning Division  
1) Residential Sales & Construction Report  
2) Non-Residential Construction Report

*Susan Elks  
Libby Horwitz*

J. Agricultural Development Council Update

*Chris Alonzo*

K. Directors Report

*Brian O’Leary*

L. Public Comment

4:00 p.m. 4. ADJOURNMENT

# Action Items



# THE COUNTY OF CHESTER



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MINUTES: Regular Monthly Meeting  
Chester County Planning Commission

Zoom Video/Audio  
March 10, 2021

MEMBERS PRESENT: Kevin Kerr, Chair; Dr. Douglas Fasick, Vice-Chair; Nathan Cline; Matthew Hammond; Michael Heaberg; Molly Morrison; Marty Shane; Angie Thompson-Lobb.

STAFF PRESENT: Brian O’Leary, Director; Carol Stauffer, Assistant Director; Glenn Bentley; Wes Bruckno; Marie Celii; Carolyn Conwell; Beth Cunliffe; Susan Elks; Paul Farkas; Paul Fritz; Hillary Krummrich; Jake Michael; Eric Quinn; Kylie Sentyz; Elle Steinman; Patti Strauber; Brian Styche; Suzanne Wozniak.

VISITORS: There were no visitors.

### CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held via Zoom audio/video on Wednesday, March 10, 2021 was called to order at 2:02 P.M. by Chair Kevin Kerr.

### ACTION ITEMS:

#### Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE FEBRUARY 10, 2021 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. SHANE, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

#### Act 247 Reviews:

#### Subdivision and Land Development Reviews – February 2021:

There were 11 Subdivision and Land Development Reviews prepared in February.

A MOTION TO APPROVE THE SUBDIVISION AND LAND DEVELOPMENT REVIEWS FOR FEBRUARY 2021 WAS MADE BY DR. FASICK, SECONDED BY MS. MORRISON AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: SD-01-21-16601; LD-01-21-16603.

#### Comprehensive Plan, Zoning and Subdivision Ordinance Amendments, Miscellaneous Reviews – February 2021:

There were 3 Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, and Miscellaneous Reviews prepared in February.

A MOTION TO APPROVE THE COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENTS AND MISCELLANEOUS REVIEWS FOR FEBRUARY 2021 WAS

MADE BY MR. HEABERG, SECONDED BY MS. THOMPSON-LOBB, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

There was one major Act 537 review for the month of February.

A MOTION TO APPROVE THE ONE MAJOR ACT 537 REVIEW FOR FEBRUARY 2021 WAS MADE BY MR. SHANE, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

There were three minor Act 537 reviews for the month of February.

A MOTION TO APPROVE THE THREE MINOR ACT 537 REVIEWS FOR FEBRUARY 2021 WAS MADE BY MS. MORRISON, SECONDED BY MS. THOMPSON-LOBB, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

Agricultural Development Council Update:

Ms. Krummrich updated the board about the Agricultural Economic Development Strategic Plan. The first steering committee meeting for the plan was held on February 23, 2021 via Zoom. The objective of the study is to identify trends and opportunities in the industry, and what the County and Ag-related partners can do to support programming. Staff are working with the consultants to plan tours of Chester County farms.

Design and Technology Division Update:

Mr. Fritz discussed current projects and the implementation of the 2021 work program within the Design & Technology Division.

Mr. Fritz noted that the 2021 proposed non-residential building square footage has already exceeded the total from 2020. The total for 2021 year to date is 2,162,333 structural square footage reviewed compared to 2,116,842 total square footage reviewed in all of 2020.

Plans are being reviewed for an expansion of the Chester County Airport in Coatesville with a total of 240,000 square feet of industrial, commercial space. The board expressed interest in having a presentation by the Airport Authority staff on this project.

The Planning Commission has received 18 of 21 submissions digitally through the Chester County Self Service portal, or CSS.

Environment and Infrastructure Division Update:

Mr. Styche discussed current projects and the implementation of the 2021 work program within the Environment and Infrastructure Division.

Charlestown Township with TMACC as their consultant is getting underway with the TCDI funded Devault Trail Activation Plan, which seeks to advance the development of the proposed multi-use trail in the Norfolk Southern-owned inactive rail corridor between Phoenixville and the Great Valley. E&I Division Staff will be assisting TMACC with this plan scheduled to begin in early March and wrap up in early 2022. The primary goal of the plan is to identify an entity that will manage and maintain the trail as well as move it forward to implementation. The Vision Partnership Program funded a feasibility study on the trail for Charlestown Township in 2015.

Related to the PennDOT Pathways project reported on last fall, PennDOT has released a list of bridges being considered for tolling through their Major Bridge Public-Private Partnership (P3) Initiative program. None are in Chester County.

Mr. Styche updated the board and staff on pipelines in Chester County. Please visit the county's Pipeline Information Center 'Pipelines in the News' webpage:

<http://www.chescoplanning.org/pic/news.cfm>

#### Community Planning Division Update:

Ms. Elks discussed completed municipal assistance projects, historic preservation, housing, and economic development for 2021 within the Community Planning Division. There are currently 23 municipal assistance projects that staff is either monitoring or preparing.

The Vision Partnership Program round I grant cycle began on January 6, 2021. There are three applications that the VPP sub-committee will need to review. The application cycle ended on February 19<sup>th</sup>, and recommendations will be brought for action to the April 14, 2021 meeting.

Ms. Karen Marshall, Heritage Preservation Coordinator in the Community Planning Division, will be retiring on April 24, 2021. Interviews to fill the position have been scheduled.

Planning for the 2021 Town Tours and Village Walks is underway. There will be eight events split between virtual and in-person, and the tours will begin with a kick-off event in West Chester on June 17<sup>th</sup> in observance of Juneteenth. The remaining programs will run until August 27<sup>th</sup>.

Staff has begun work on the non-residential construction report. This report will outline and track construction in Chester County.

The next Housing Choices Committee meeting will occur in late March via Zoom.

Staff from the Planning Commission and the Department of Community Development have been working to complete the 2021 update of the Urban Centers Improvements Inventory (UCII). The UCII is a comprehensive record of documented revitalization needs within Chester County's urban centers (15 Boroughs and the City of Coatesville). The goal of the Inventory is to connect the urban centers' revitalization plan priorities with implementation funding.

#### Director's Report:

Staff are planning presentations for the April 14, 2021 board meeting on several topics including L3 metrics and success stories, a residential housing and construction report, and the Climate Action Plan.

Ms. Stauffer added that the Chester county Climate Action Plan public meeting was held on March 4, 2021. There were over 300 people registered, about 170 attendees and over 100 questions and comments on the draft plan. Comments are available to view on the Planning Commission website at <https://news.chescoplanning.org/draft-climate-action-plan-2021/>

Staff continue coordinating and planning for upcoming spring events that fit into categories of Landscapes3 goals. Information can be found here <https://chescoplanning.org/AboutUs/Events.cfm>

- March 30, 2021 – Spring Planners' Forum, virtual event 8:00 – 10:00 am "What will be the long-term impacts of the pandemic?"
- Preserve Goal: April 29, 2021 – Open Space Summit, virtual event 6:30 – 8:00 pm.
- Appreciate Goal: June 17, 2021 – Juneteenth event leading to the annual Town Tours and Village Walks program

Mr. O'Leary announced that the Planning Commission's Information Specialist, Ms. Marie Celi, will be retiring on Friday, March 12, 2021. The members of the board offered congratulations and well wishes.

Public Comment:

There were no public comments.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE MEETING ADJOURNED AT 2:51 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.

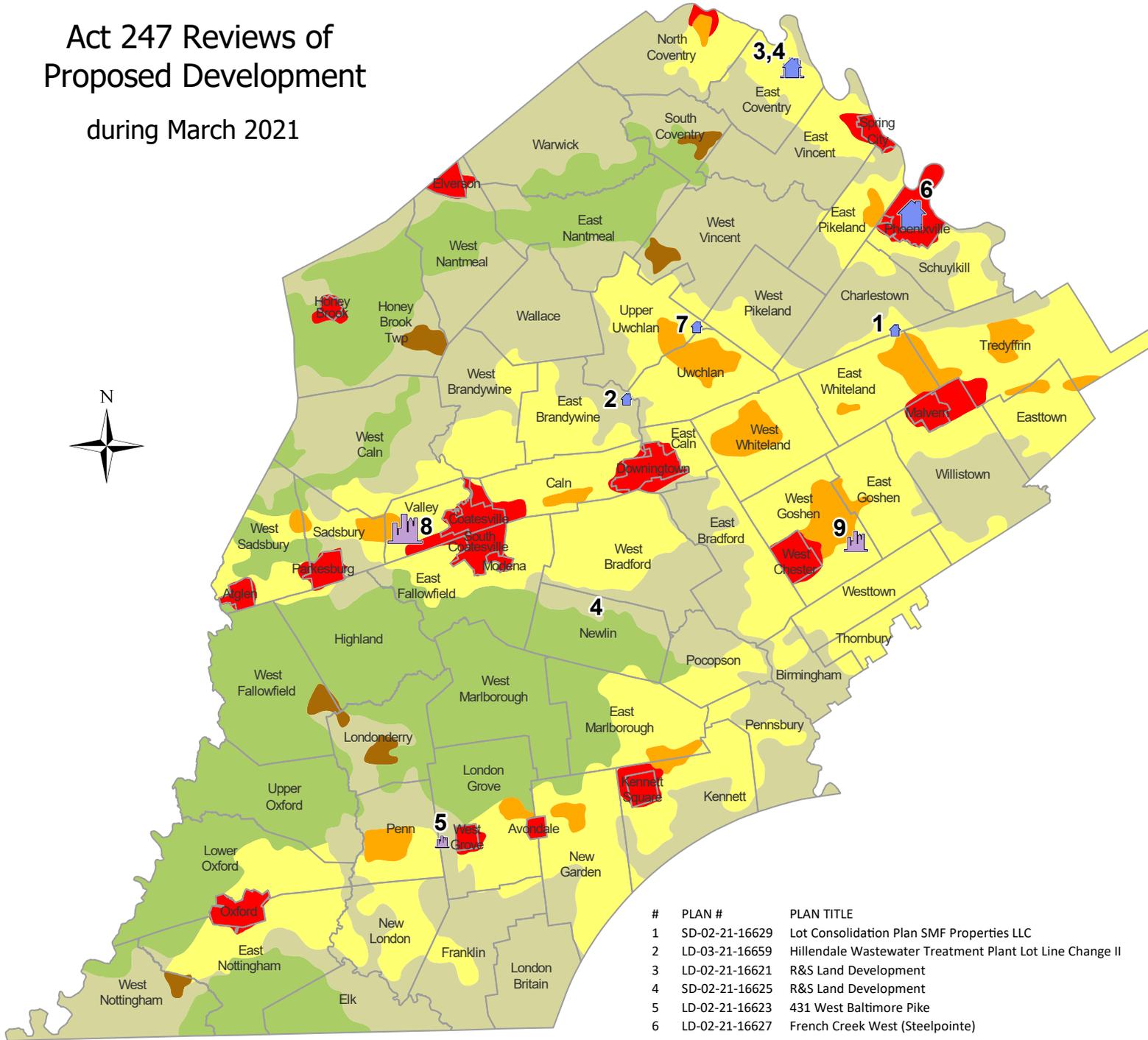
DRAFT

# Act 247 Reviews

# Subdivision & Land Development



# Act 247 Reviews of Proposed Development during March 2021



## 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<sup>3</sup>

## Landscapes<sup>3</sup>

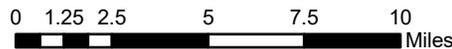
### Growth Areas

- 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	SD-02-21-16629	Lot Consolidation Plan SMF Properties LLC
2	LD-03-21-16659	Hillendale Wastewater Treatment Plant Lot Line Change II
3	LD-02-21-16621	R&S Land Development
4	SD-02-21-16625	R&S Land Development
5	LD-02-21-16623	431 West Baltimore Pike
6	LD-02-21-16627	French Creek West (Steelpointe)
7	SD-02-21-16641	James C. Dewees
8	LD-03-21-16655	CHESTER COUNTY / G.O CARLSON AIRPORT
9	LD-02-21-16619	Glen Acres Elementary School



## Subdivision and Land Development Reviews 3/1/2021 to 3/31/2021

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes <sup>3</sup> (Yes, No, N/R)
Charlestown Township	SD-02-21-16629	Lot Consolidation Plan SMF Properties LLC	3/12/2021	1.41	Twin	1		Residential Twin			Yes
East Brandywine Township	LD-03-21-16659	Hillendale Wastewater Treatment Plant Lot Line Change II	3/15/2021	58.31	Institutional	2		Institutional Lot Line Revision		0	Yes
East Coventry Township	LD-02-21-16621	R&S Land Development	3/1/2021	15.10	Industrial	2	14,400	Industrial Warehouse	1		Yes
East Coventry Township	SD-02-21-16625	R&S Land Development	3/1/2021	15.10	Single Family Residential Industrial	3		Residential Single Family Residential Industrial Warehouse			Yes
East Whiteland Township	LD-02-21-16631	Commons at Great Valley Lot 15	3/12/2021	2.85	Commercial	1		Commercial Parking Lot/Garage			Yes
Kennett Township	SD-02-21-16626	Michael Geoffrey D'Allaird	3/1/2021	3.47	Single Family Residential	2		Residential Single Family Residential			Yes
London Grove Township	LD-02-21-16623	431 West Baltimore Pike	3/1/2021	15.25	Industrial	1	2,000	Industrial	1		Yes
Penn Township	SD-02-21-16651	Paul E. Grech and Lisa Grech	3/25/2021	10.01	Single Family Residential	2		Residential Single Family Residential			Yes
Phoenixville Borough	LD-02-21-16627	French Creek West (Steelpointe)	3/9/2021	7.00	Apartment	272		Residential Apartment			Yes
Upper Uwchlan Township	SD-02-21-16641	James C. Dewees	3/22/2021	11.30	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural			Yes
Valley Township	LD-03-21-16655	CHESTER COUNTY / G.O CARLSON AIRPORT	3/23/2021	340.20	Industrial	25	386,519	Industrial Unique	3		Yes
West Goshen Township	LD-02-21-16619	Glen Acres Elementary School	3/12/2021	11.72	Institutional	1	15,394	Institutional Educational Facility	1		Yes

<b>Grand Totals of Subdivision and Land Development Reviews</b>	<b>12</b> Reviews	<b>491.70</b> Acres	<b>314</b> Lots/Units	<b>418,313</b> Non-Res. Sq. Feet	<b>6</b> Non-Res. Bldgs.	<b>0</b> Linear Feet Roadway
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There are **12** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

## Unofficial Sketch Plan Evaluations 3/1/2021 to 3/31/2021

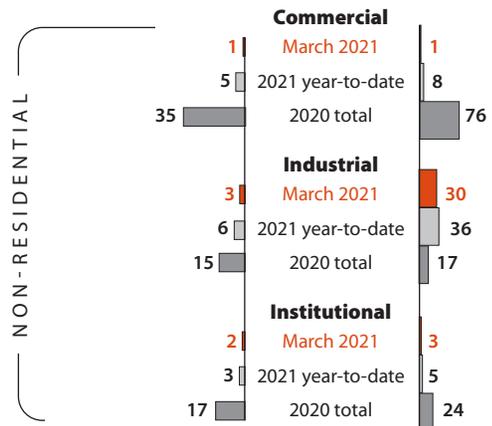
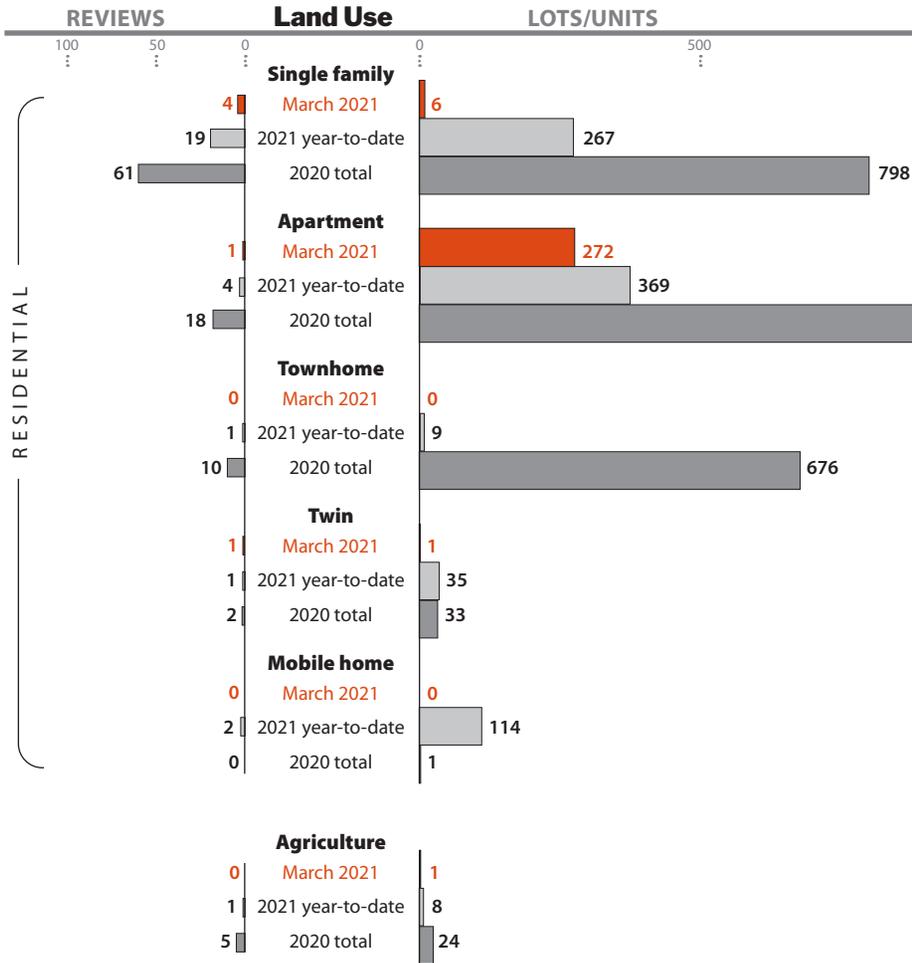
Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes <sup>3</sup> (Yes, No, N/R)
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No Unofficial Sketch Plan Evaluations were conducted during this timeframe.

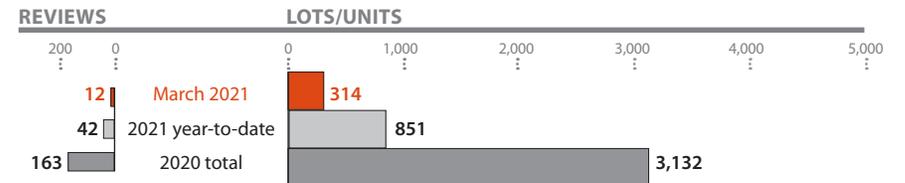
# Subdivision and Land Development Applications **March 2021**



www.chescoplanning.org/  
PlanReview/PlanReview.cfm

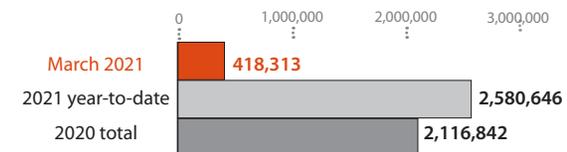


## Total all land use types



## NON-RESIDENTIAL

### Structural square footage



# Subdivision & Land Development Letters





# THE COUNTY OF CHESTER



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March 15, 2021

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

Re: Final Subdivision - Lot Consolidation Plan - SMF Properties LLC  
# Charlestown Township - SD-02-21-16629

Dear Ms. Csete:

A final subdivision plan entitled "Lot Consolidation Plan SMF Properties LLC", prepared by Edward B. Walsh & Associates, Inc., and dated January 17, 2017, was received by this office on March 1, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

**PROJECT SUMMARY:**

Location:	South side of PA Turnpike, north side of Yellow Springs Rd
Site Acreage:	1.41
Lots/Units:	1 lot
Proposed Land Use:	Twin
Municipal Land Use Plan Designation:	Mixed Use - PRPC
UPI#:	35-4-115, 35-4-114

**PROPOSAL:**

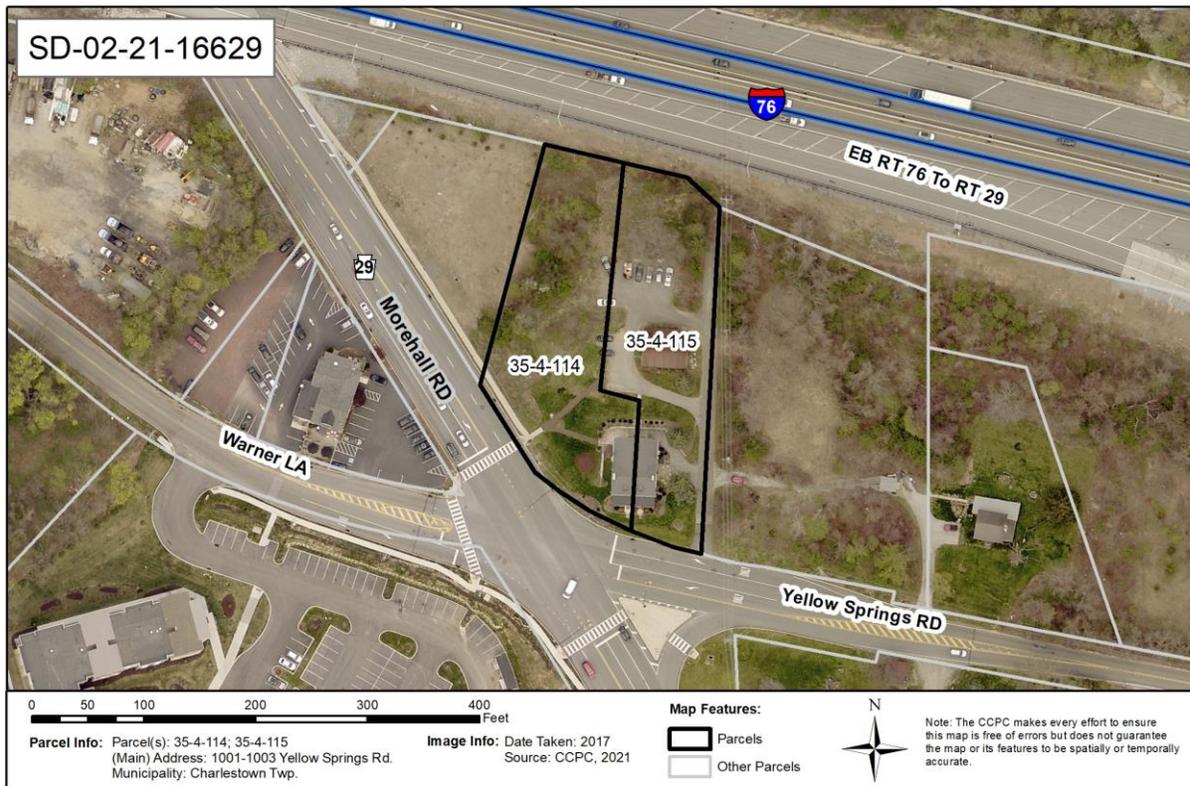
The applicant proposes the consolidation of 2 existing lots into a single 1.09 acre lot. The project site is currently served by public water and on-site sewer and is located in the NC-1 (TND-3 Overlay) zoning district.

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

**COUNTY POLICY:**

**LANDSCAPES:**

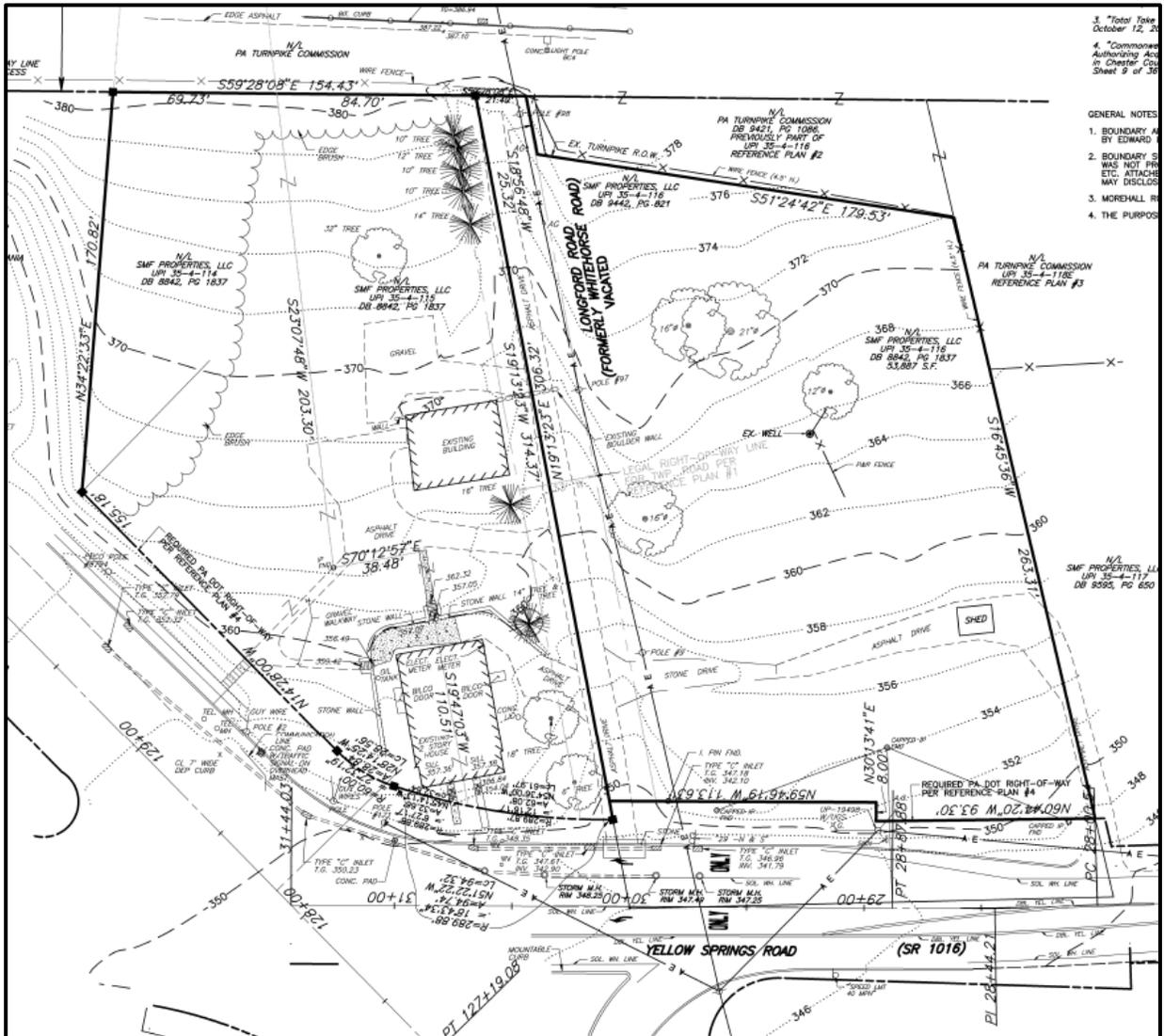
1. The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The proposed subdivision is consistent with the objectives of the **Suburban Landscape**. This site is designated as Mixed Use on the Future Land Use Map in the 2019 Phoenixville Regional Comprehensive Plan.



**PRIMARY ISSUES:**

2. These parcels are currently served by an on-site sewer system. We understand that it is the applicant's intent to connect the property to public sewer service and this lot consolidation is a requirement of the Valley Forge Sewer Authority for connection to public sewer. We endorse the applicant's efforts to preserve and utilize the historic double house.
3. The Township and the applicant should consider extending the existing sidewalk on Morehall Road to the east along Yellow Springs Road. Sidewalks are an essential element of the Suburban Landscape.

4. The location of the parcels involved in this subdivision should be shown on the Location Map.



Detail of the Subdivision Plan

**ADMINISTRATIVE ISSUES:**

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

Page: 4

Re: Final Subdivision - Lot Consolidation Plan - SMF Properties LLC  
# Charlestown Township - SD-02-21-16629

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Charlestown 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: SMF Properties, LLC Attn: Frank Boyle  
Edward B. Walsh & Associates, Inc.  
Chester County Health Department  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Mark E. Cassel, AICP, Director of Service Planning, SEPTA



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March 15, 2021

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

Re: Preliminary/Final Land Development - Hillendale Wastewater Treatment Plant Lot Line  
Change II  
# East Brandywine Township - SD-03-21-16659

Dear Mr. Reven:

A preliminary/final land development plan entitled "Hillendale Wastewater Treatment Plant Lot Line Change II", prepared by DL Howell & Associates, Inc., dated June 25, 2020 and last revised on January 28, 2021, was received by this office on March 12, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

**PROJECT SUMMARY:**

Location:	South side of Hopewell Road, north side of Dowlin Forge Road
Site Acreage:	58.31(entire tract)
Lots/Units:	3 lots/1 building
Proposed Land Use:	Lot line revision
New Parking Spaces:	No new parking spaces
Municipal Land Use Plan Designation:	Residential
UPI#:	30-3-222, 30-3-302

**PROPOSAL:**

The applicant proposes the adjustment of the lot line separating two lots. The site, which contains the Estates at Dowlin Forge/Hillendale Forge subdivision sewage treatment facility, is located in the East Brandywine Township R-1 Residential/MHP Mobile Home Park Overlay zoning district. The plan revises lot line boundaries so that the sewage treatment facility is located on one lot. No additional development is proposed by this subdivision.

**BACKGROUND:**

The Chester County Planning Commission previously reviewed an earlier version of this plan, and our comments were submitted to the Township in a letter date July 10, 2020 (refer to CCPC SD-06-20-16390).

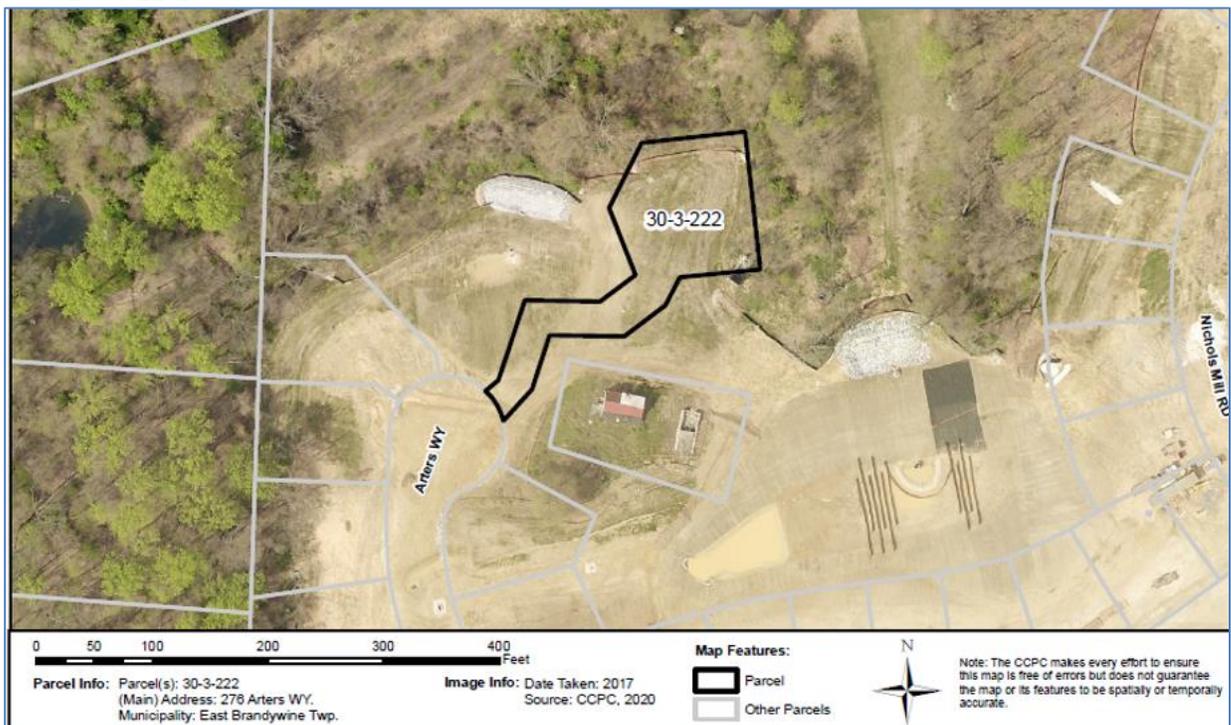
**RECOMMENDATION:** The County Planning Commission has no planning issues with this subdivision plan. All Township issues should be resolved before action is taken on this plan.

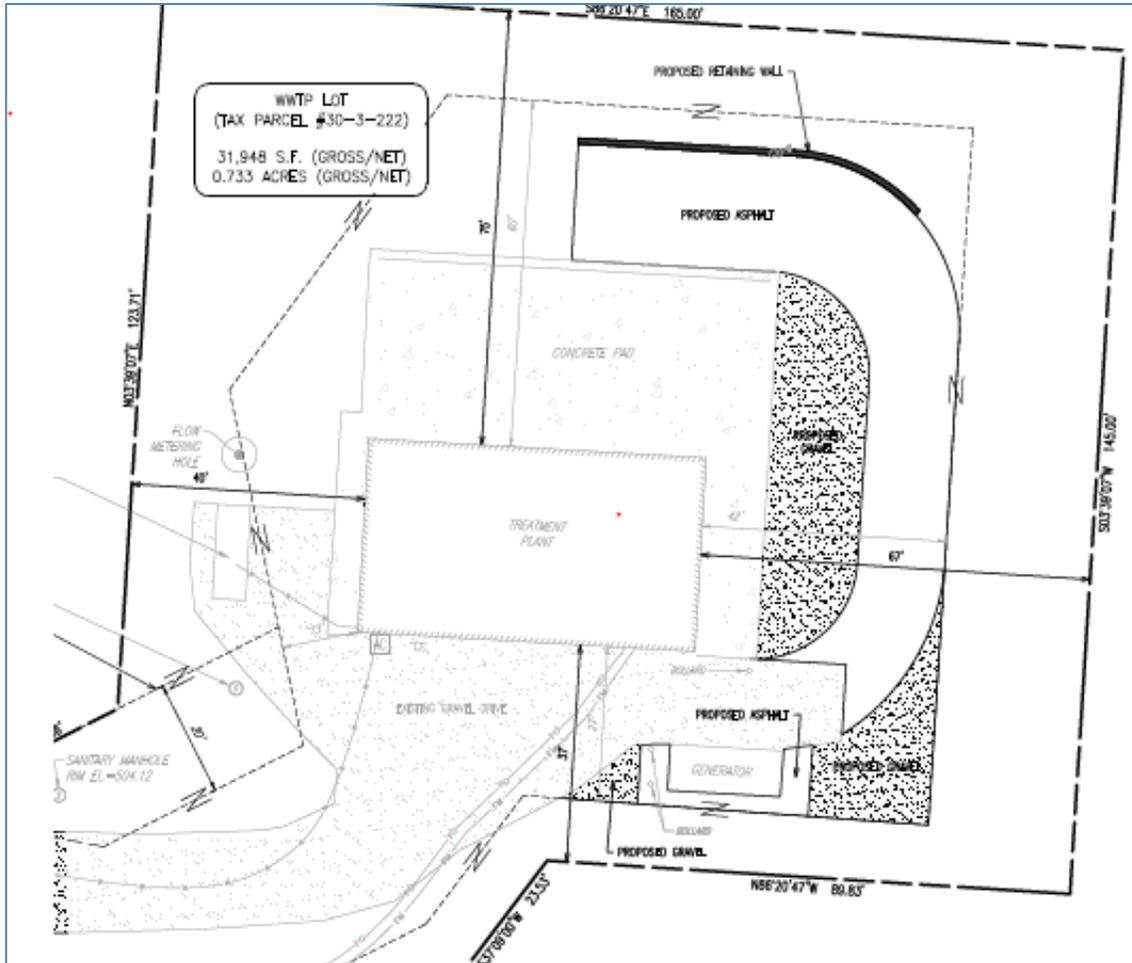
**COUNTY POLICY:**

**LANDSCAPES:**

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

**SD-03-21-16659**





***Detail of Hillendale Wastewater Treatment Plant Lot Line Change II  
Preliminary/Final Subdivision Plan***

**PRIMARY ISSUE:**

2. We suggest that the Township review the Open Space Tabulation on the plan to verify that the required open space for this revised subdivision will still meet to the requirements of the Brandywine Township R-1 Residential/MHP Mobile Home Park Overlay zoning district.

**ADMINISTRATIVE ISSUE:**

3. 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/Final Land Development - Hillendale Wastewater Treatment Plant Lot Line  
Change II

# East Brandywine Township - SD-03-21-16659

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

Sincerely,

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

Wes Bruckno, AICP  
Senior Review Planner

cc: D.L. Howell & Associates  
MDG Downingtown LP



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March 1, 2021

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

Re: Preliminary Land Development and Subdivision Plan- R&S Land Development  
# East Coventry Township - LD-02-21-16621, SD-02-21-16625

Dear Mr. Kraynik:

A preliminary land development plan and subdivision plan entitled "R&S Land Development", prepared by All County and Associates Inc. and dated November 18, 2020, was received by this office on February 5, 2021. 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 and subdivision plan for your consideration.

**PROJECT SUMMARY:**

Location:	Northeast side of Schuylkill Road (State Route 724), southeast side of Sanatoga Road (State Route 1034) and northeast of Old Schuylkill Road
Site Acreage:	15.10 acres
Lots/Units:	One lot currently, three lots proposed; one structure currently proposed, one potential future dwelling proposed
Non-Res. Square Footage:	14,400 square feet
Proposed Land Use:	Warehouse, shop, office
New Parking Spaces:	27 spaces
Municipal Land Use Plan Designation:	Primary Growth Area (2015 Pottstown Metropolitan Regional Comprehensive Plan)
UPI#:	18-4-65

**PROPOSAL:**

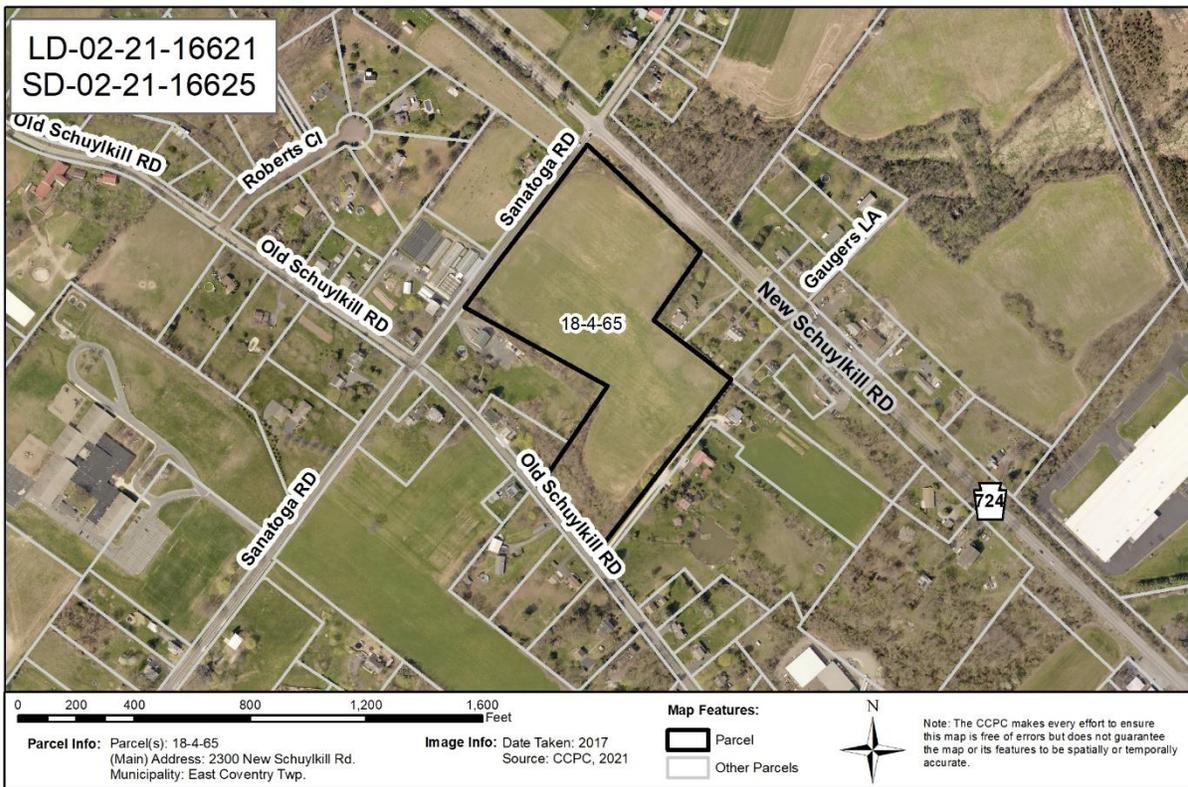
The applicant proposes the construction of a 14,400 square foot industrial and office building and 27 parking spaces, including 13 spaces for equipment. The applicant also proposed to subdivide the lot into three lots, and shows a conceptual dwelling on one of the lots. The site, which will be served by on-site sewer facilities, is located in the East Coventry Township LI -Light Industrial and R-3 Residential zoning districts.

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

**COUNTY POLICY:**

**LANDSCAPES:**

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



**WATERSHEDS:**

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

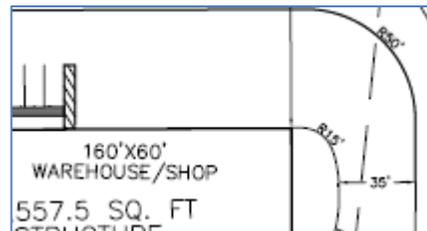
- implement comprehensive stormwater management,
- restore water quality of "impaired" streams, and
- protect vegetated riparian corridors.

**Watersheds** can be accessed at [www.chesco.org/water](http://www.chesco.org/water).



spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.

5. The applicant should indicate whether the area at the northern corner of the building will include overhead doors. If not, this area should be landscaped in a similar manner as the area on the northeast side of the warehouse/shop building (see the detail below).



*Detail of northern corner of structure*

6. The applicant has indicated that a landscaping business is proposed for the site. We suggest that the applicant elaborate on the types of vehicles that will be parked on the site, as well as the types of landscaping materials or fill that will be stored. We recommend that the applicant consider the need for oil/water separators in the stormwater management system. This would reduce the risk of spilled petroleum products from entering the stormwater system and possible contamination of the watershed.
7. The applicant should clarify on the proposed source of water for the site. We note that the Act 247 referral form that was submitted with the application indicated that both public sewer and on-lot sewer facilities are proposed; this should be clarified. The Chester County Planning Commission does not endorse the use of on-site water or sewer for commercial or industrial uses, due to the potential for high wastewater flows and the contamination of groundwater resources. We recommend that the applicant connect to public systems in consideration of potable water safety and water supply dependability.
8. We recommend that the applicant design the building to be compatible with the surrounding residential areas by using a pitched roof and compatible exterior surfacing finishes. Limited exterior lighting should be used on this site as well.
9. We acknowledge that the design of the proposed stormwater management facilities includes rain gardens. The County Planning Commission endorses the use of innovative stormwater management practices. The site plan states that the maintenance of the permanent stormwater management facilities, which includes rain gardens, shall be the responsibility of the individual lot owner. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill the operation and maintenance requirements for these facilities, particularly in regard to the on-going maintenance of the rain garden plantings.
10. The applicant should indicate if there will be future plans for proposed Lot 3, and whether access to Lot 3 should be shared with access to Lot 2. (Such a design would require an extensive redesign of the building proposed for Lot 2 or the use of an access easement).

Page: 5

Re: Preliminary Land Development and Subdivision Plan- R&S Land Development  
# East Coventry Township - LD-02-21-16621, SD-02-21-16625

11. The plan shows a “feasible driveway access location” for proposed Lot 1 that appears to require an easement on the adjacent parcel to the east. This may be an appropriate location for the driveway due to the wetland areas on Lot 1. However, we suggest that the driveway access for Lot 1 be clarified and established prior to the approval of this subdivision. We have no other comments on the subdivision portion of this submission.

ADMINISTRATIVE ISSUES:

12. 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.
13. 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.
14. 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.
15. A minimum of five copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

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

Sincerely,



Wes Bruckno, AICP  
Senior Review Planner

cc: All County and Associates Inc.  
R&M Holdings 2300 LLC  
R&S Land Development  
Chester County Health Department  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Chester County Conservation District



# THE COUNTY OF CHESTER



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Executive Director

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

March 12, 2021

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

Re: Preliminary/Final Land Development - Commons at Great Valley Lot 15  
# East Whiteland Township – LD-02-21-16631

Dear Mr. Barner:

A Preliminary/Final Land Development Plan entitled "Commons at Great Valley Lot 15", prepared by Edward B. Walsh and Associates, Inc., and dated October 29, 2020, was received by this office on February 10, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

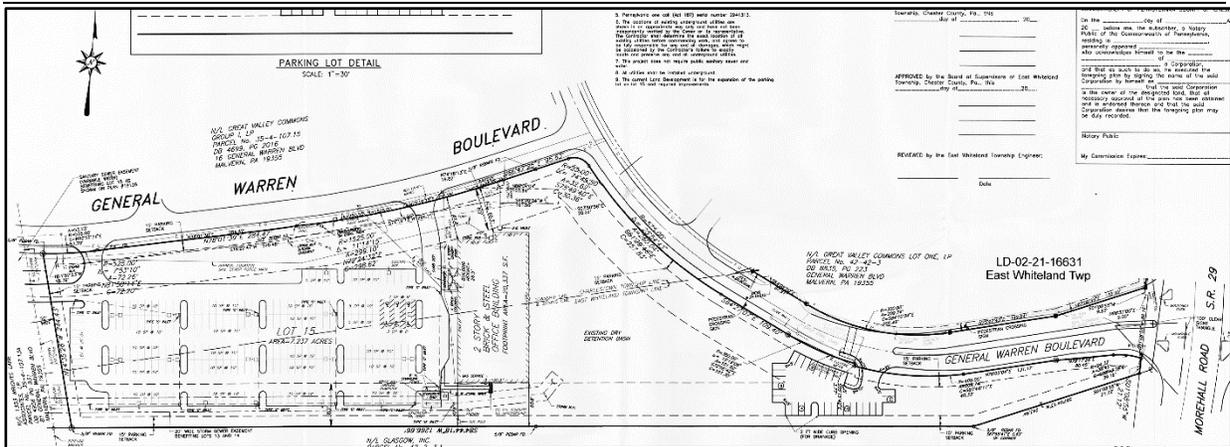
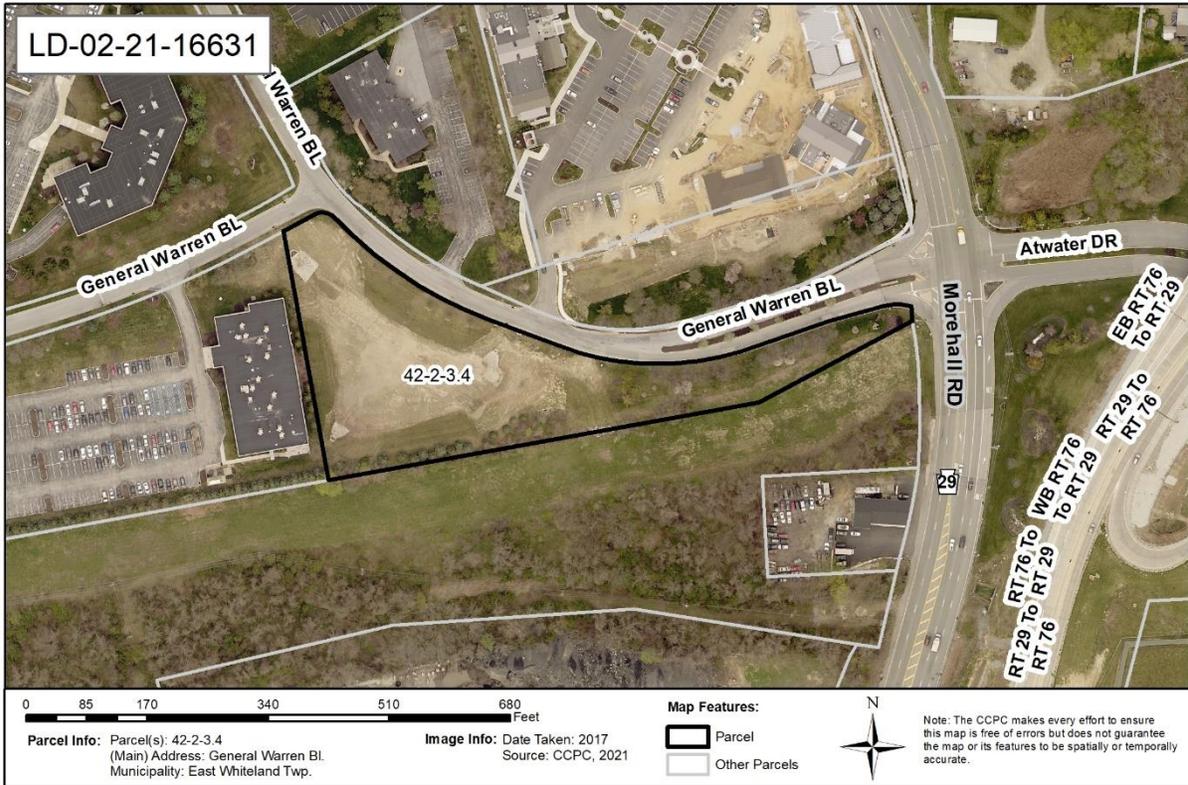
**PROJECT SUMMARY:**

Location:	south side of General Warren Boulevard, west of Morehall Road
Site Acreage:	2.85
Lots/Units:	1 Lot
Non-Res. Square Footage:	0
Proposed Land Use:	Parking Lot/Garage
New Parking Spaces:	31
Municipal Land Use Plan Designation:	Office/Business Park
UPI#:	42-2-3.4

**PROPOSAL:**

The applicant proposes the construction of 31 parking spaces. No new sewage disposal or water supply is proposed as part of this project. While a portion of the project site is located in Charlestown Township, it appears that all proposed development activity will be situated in East Whiteland Township. The site is located in East Whiteland Township’s O/BP Office/Business Park 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.**



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

PRIMARY ISSUES:

3. We recommend that the applicant and Township consider the alternative parking lot design shown in the illustration provided below to improve vehicle circulation. The illustration depicts the same number of parking spaces as the existing proposal and includes a defined turn-around so vehicles can safely and easily maneuver through the parking lot when the lot is full. The layout of the parking spaces in the illustration would also provide a safer entry and exit scenario by avoiding the awkward corner spots shown on the west end of the existing proposed layout.



*CCPC Alternative Parking Lot Layout*

*(Base drawing from Sheet 1 Parking Lot Detail, prepared by Edward B. Walsh and Associates, Inc., dated 10/29/2020)*

4. According to the Chester County Pipeline Information Center mapping application, the proposed development activity appears to be situated in close proximity to three natural gas transmission pipelines to the immediate south of the project site that are operated by Williams Gas Pipeline – Transco. We suggest that the applicant contact the pipeline operator to ensure that the application does not result in any encroachments into the pipeline right-of-way. It is 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. Pipeline operator contact information is located on the pipeline markers within the easement and can also be found at the Chester County Pipeline Information Center Pipeline Operators page: <http://www.chescoplanning.org/pic/operators.cfm>.

5. It appears there is an existing SEPTA public transit stop on the south side of General Warren Boulevard, to the immediate west of the proposed parking area. If this is correct, we suggest that the applicant and Township, in consultation with SEPTA, consider providing a bus shelter at this location. Additional information on this topic is provided in the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: [www.chesco.org/documentcenter/view/27031](http://www.chesco.org/documentcenter/view/27031).
6. We acknowledge and endorse the installation of a sidewalk and crosswalk on General Warren Boulevard, along with pedestrian crossing signs being provided to the east and west of the proposed crosswalk. However, it appears that the existing sidewalk on the north side of General Warren Boulevard only extends to an existing commercial development to the immediate north of the proposed parking area. Additionally, there is an existing detention basin on Lot 15 between the proposed parking area and the existing office building. If this parking area is intended to be utilized by the occupant(s) of the office building, then we recommend that the applicant, East Whiteland Township and Charlestown Township investigate the feasibility of providing pedestrian access from the existing office building to the proposed parking area, to improve walkability and safety.
7. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 7) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.
8. The site is underlain by carbonate geology in which the presence or potential may exist for formation and/or expansion of solution channels, sinkholes and other karst features. These features can present risk of collapse and groundwater contamination that often can be overcome and avoided with careful stormwater management design. The location, type, and design of stormwater facilities and best management practices (BMPs) should be based on a site evaluation conducted by a qualified licensed professional that ascertains the conditions relevant to formation of karst features, and the PA BMP Manual or other design guidance acceptable to the Municipal Engineer.

ADMINISTRATIVE ISSUES:

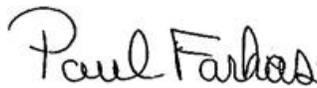
9. Land disturbance and land development activities that occur within the (East) Valley Creek watershed must comply with the applicable stormwater management ordinance standards as approved in the *Valley Creek Watershed Act 167 Stormwater Management Plan* (February 2011).
10. A waiver requests note on Sheet 1 indicates that the applicant is requesting two waivers from the stormwater management standards in Sections 170-305 and 170-406 of the Township Code, due to the potential for sinkholes to development. Additionally, a January 27, 2021 letter from the applicant's engineer indicates that the applicant is also requesting a waiver from Section 175-18.A of the Township Subdivision and Land Development Ordinance, to allow the submission of this land development as a combined preliminary and final plan. 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. All waivers granted by the Township should be identified on the approved plan.
11. The site plan does not provide any design details for the proposed sidewalk and crosswalk, including any ADA related details (i.e. ramp, signage, etc.). This information should be provided by the applicant.

Page: 5  
Re: Preliminary/Final Land Development - Commons at Great Valley Lot 15  
# East Whiteland Township - LD-02-21-16631

12. While General Note 9 on Sheet 1 indicates that the current land development is for the expansion of the parking lot on Lot 15, the Zoning Requirements table on Sheet 1 does not include parking calculations. This should be clarified by the applicant.
13. County mapping records indicate that Lot 15 is comprised of two parcels (UPI# 42-2-3.4 and 35-4-107.14) totaling 7.24 acres, and it appears that the existing office building is located on UPI# 35-4-107.14. However, the site plan does not depict the existing boundary between these two parcels, and the UPI numbers for these two parcels are not provided on Sheet 1. This should be clarified by the applicant. The Chester County Recorder of Deeds Office requires that the correct UPI numbers be identified on all subdivision and land development plans submitted for recording.
14. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas  
Senior Review Planner

cc: J. Loew Property Management Inc.  
Edward B. Walsh and Associates, Inc.  
Linda Csete, Manager/Secretary, Charlestown Township  
Mark E. Cassel, AICP, Director of Service Planning, SEPTA



# THE COUNTY OF CHESTER



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

March 1, 2021

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

Re: Final Subdivision - Michael Geoffrey D'Allaird  
# Kennett Township - SD-02-21-16626

Dear Mr. Ratliff:

A final subdivision plan entitled "Michael Geoffrey D'Allaird", prepared by Register Associates, Inc., and dated January 18, 2021, was received by this office on February 8, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Subdivision for your consideration.

## **PROJECT SUMMARY:**

Location:	south side of Cope Road, east of Walnut Street
Site Acreage:	3.47
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	A/I - Specialized Ag & Industry
UPI#:	62-4-103

## **PROPOSAL:**

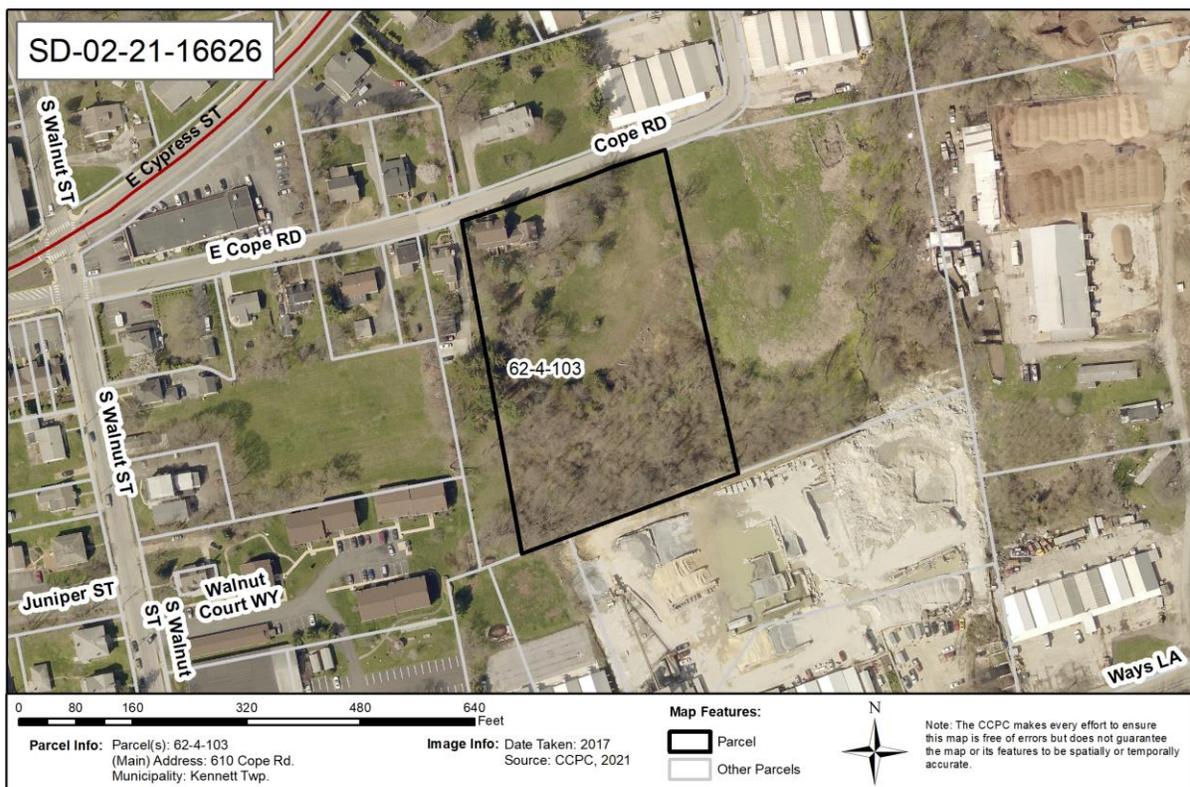
The applicant proposes the creation of 2 lots. The project site is served by public water and sewer and is located in the LI-Limited Industrial zoning district.

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

**COUNTY POLICY:**

**LANDSCAPES:**

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

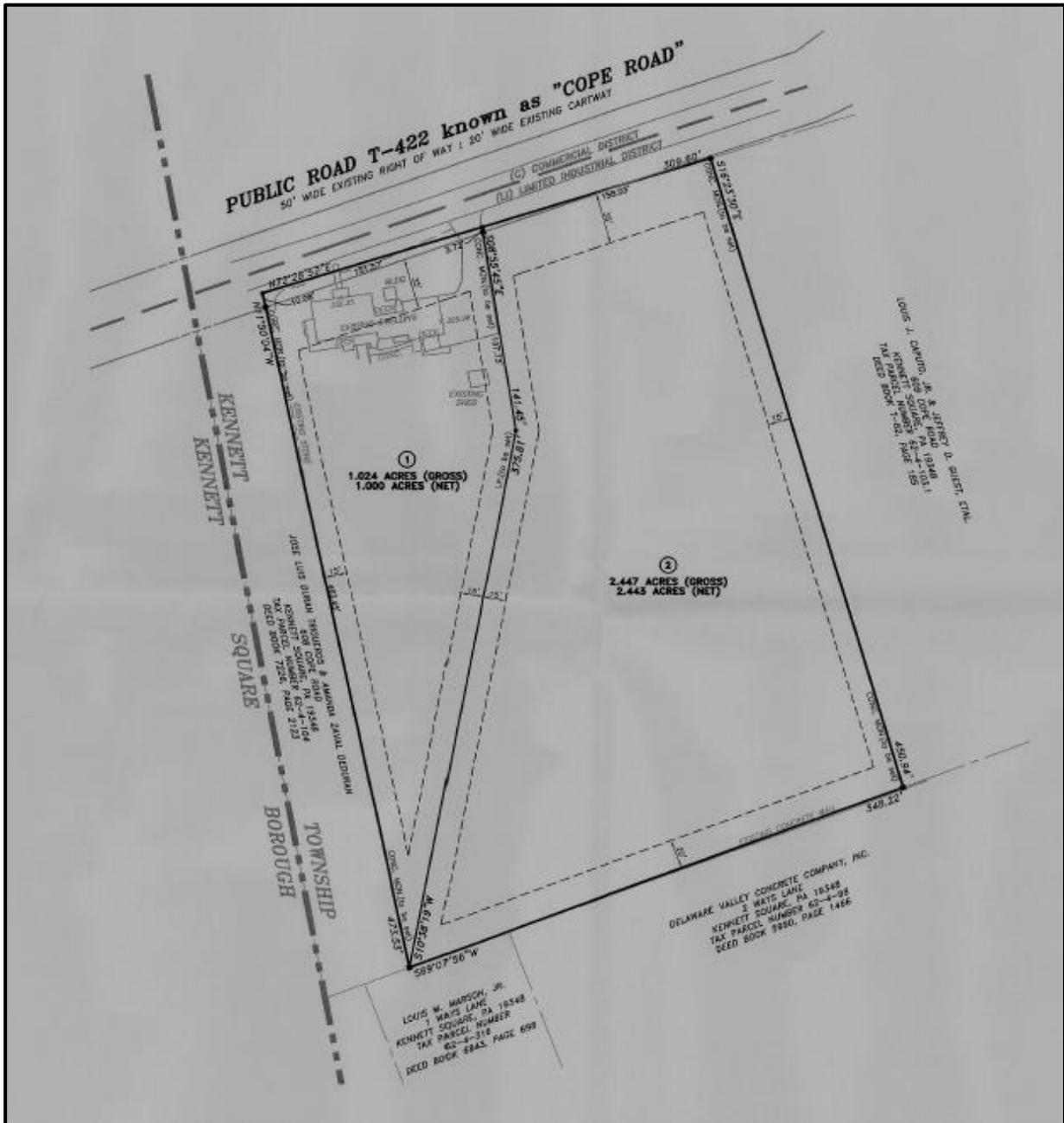


**PRIMARY ISSUES:**

2. If development is being considered for the remainder of this site, we encourage the applicant to submit a sketch plan. This is of particular importance at this site because of the wide range of uses that are permitted in the LI-Limited Industrial zoning district and the diverse existing uses that adjoin the site. A sketch plan allows the applicant to take advantage of County and municipal expertise and consider design recommendations prior to preparing a fully engineered preliminary or final plan.

**ADMINISTRATIVE ISSUES:**

3. The applicant is requesting six waivers from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.



Detail of Sheet 2 of the subdivision plan

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

Page: 4  
Re: Final Subdivision - Michael Geoffrey D'Allaird  
# Kennett Township - SD-02-21-16626

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

Sincerely,

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

Glenn Bentley  
Senior Review Planner

cc: Michael Geoffrey D'Allaird  
Register Associates, Inc.



# THE COUNTY OF CHESTER



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Executive Director

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

March 1, 2021

^Kenneth N. Battin, EFO, MPA, Manager  
London Grove Township  
372 Rose Hill Road Suite 100  
West Grove, PA 19390

Re: Final Land Development - 431 West Baltimore Pike  
# London Grove Township - LD-02-21-16623

Dear Mr. Battin,

A final land development plan entitled "431 West Baltimore Pike", prepared by Crossan-Raimato, Inc., and dated January 27, 2021, was received by this office on February 8, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

**PROJECT SUMMARY:**

Location:	south side of West Baltimore Pike, west of South Guernsey Road
Site Acreage:	15.25
Lots/Units:	1 unit
Non-Res. Square Footage:	2,000
Proposed Land Use:	Industrial
New Parking Spaces:	10
Municipal Land Use Plan Designation:	Industrial/Light Industrial
UPI#:	59-7-38.1

**PROPOSAL:**

The applicant proposes the construction of a 2,000 square foot industrial building office addition, and 10 new parking spaces. The project site is located in the I-Industrial 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 land development plan.**

**COUNTY POLICY:**

**LANDSCAPES:**

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

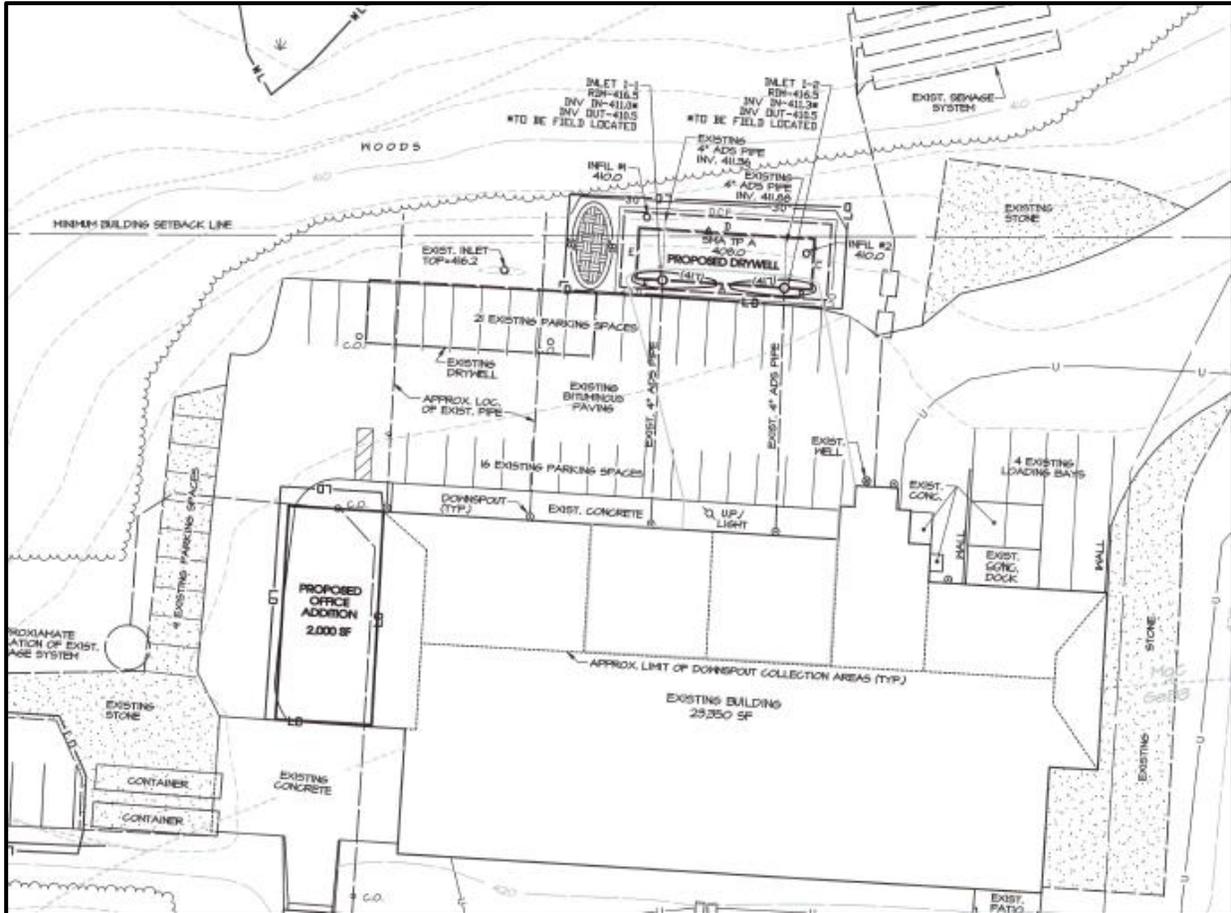


**WATERSHEDS:**

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

**ADMINISTRATIVE ISSUES:**

3. The applicant is requesting three waivers from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.



Detail of Sheet 2 of the plan

4. 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.
5. Tree removal for construction should be minimized as much as possible and all trees that are to remain should be protected during construction.
6. The Township Fire Marshal should verify the design, specifications and location of all proposed fire-protection facilities
7. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

Page: 4  
Re: Final Land Development - 431 West Baltimore Pike  
# London Grove Township - LD-02-21-16623

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of London Grove 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: Hudson Bay Company, LLC Attn: Steve Figgett  
Crossan-Raimato, Inc.  
Chester County Conservation District



# THE COUNTY OF CHESTER



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Brian N. O’Leary, AICP  
Executive Director

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March 25, 2021

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

Re: Final Subdivision - Paul E. Grech, Jr. and Lisa Grech  
# Penn Township - SD-02-21-16651

Dear Ianni:

A final subdivision plan entitled "Paul E. Grech, Jr. and Lisa Grech", prepared by Crossan-Raimato, Inc., and dated January 12, 2021, was received by this office on February 25, 2021. 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 Kelton Road, east of Sunny Side Road  
Site Acreage: 10.01  
Lots/Units: 2 lots  
Proposed Land Use: Lot Line Revision  
Municipal Land Use Plan Designation: Suburban  
UPI#: 58-4-105.2G

**PROPOSAL:**

The applicant proposes the creation of 2 lots from a 10.01 acre parent parcel. The project site, which will be served by onsite water and onsite sewer, is located in the RS-Residential Suburban zoning district.

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

**COUNTY POLICY:**

**LANDSCAPES:**

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

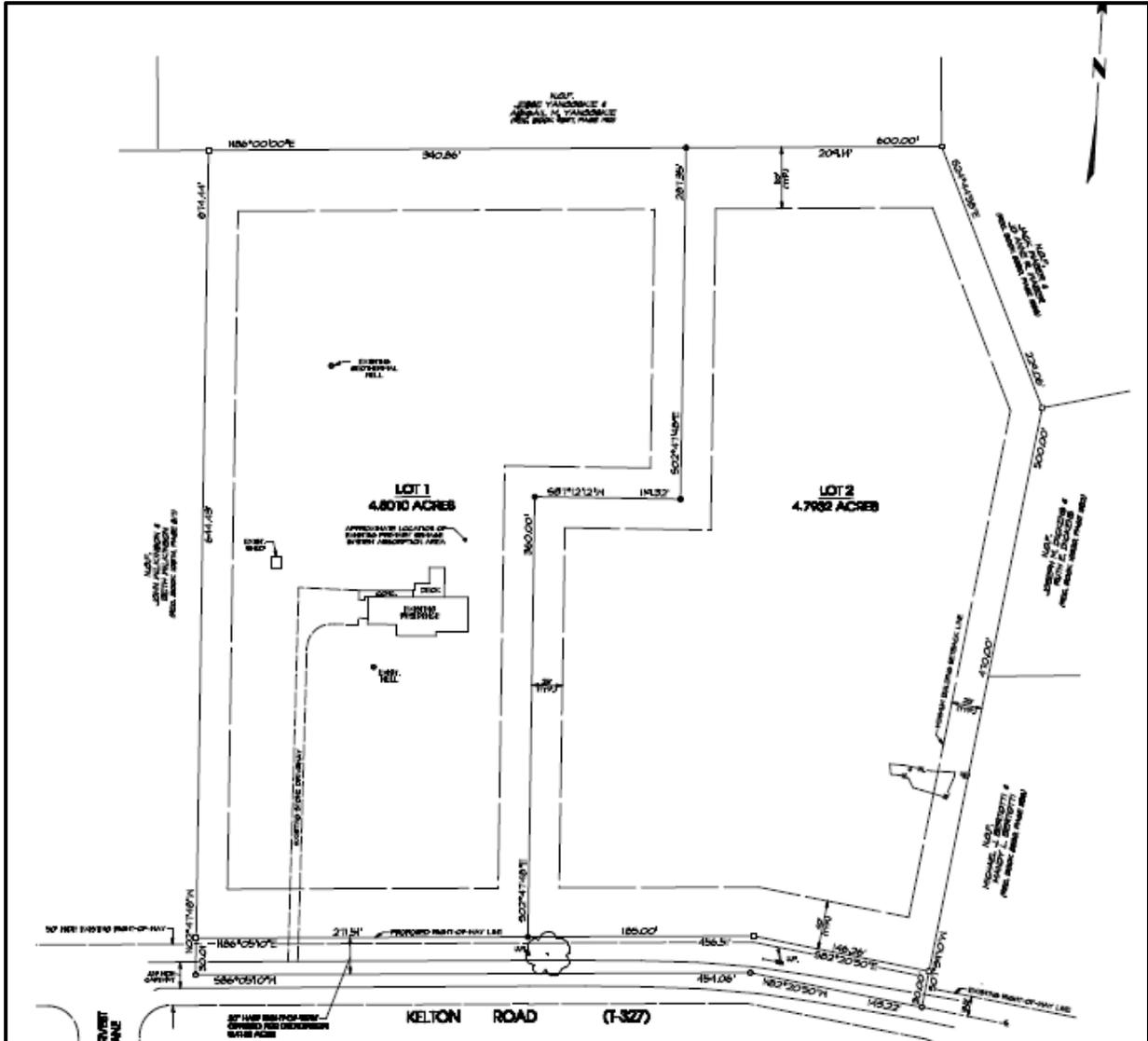


**PRIMARY ISSUES:**

2. The aerial photograph above indicates that several flag lots have been created in this area of the Township, if this pattern of subdivision is not consistent with the ordinance guidelines, the Township should ask the applicant to deed restrict the parcels from further subdivision.

**ADMINISTRATIVE ISSUES:**

3. The applicant is requesting one waiver from the provisions of the Township Stormwater Management Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.



*Detail of sheet 1 of the plan*

4. 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
  
5. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

Page: 4

Re: Re: Final Subdivision - Paul E. Grech, Jr. and Lisa Grech

# Penn Township - SD-02-21-16651

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

Sincerely,

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

Glenn Bentley  
Senior Review Planner

cc: Paul E. Grech, Jr., and Lisa Grech  
Alex Grech  
Crossan-Raimato, Inc.  
Chester County Health Department  
Chester County Conservation District



# THE COUNTY OF CHESTER



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Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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Government Services Center, Suite 270  
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(610) 344-6285 Fax (610) 344-6515

March 10, 2021

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

Re: Final Land Development - French Creek West (Steelpointe) Phase 5  
# Phoenixville Borough - LD-02-21-16627

Dear Mr. Boelker:

A final land development plan entitled "French Creek West (Steelpointe) Phase 5", prepared by T & M Associates, and dated February 4, 2021, was received by this office on February 16, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

**PROJECT SUMMARY:**

Location:	west side of Gay Street Bridge, north of French Creek
Site Acreage:	7.00
Lots/Units:	272
Proposed Land Use:	Apartment
New Parking Spaces:	487
Municipal Land Use Plan Designation:	Mixed Use
UPI#:	15-9-77

**PROPOSAL:**

The applicant proposes the construction of a 272 residential units in four four-story buildings, and 487 parking spaces. The project site, which will be served by public water and public sewer, is located in the M-G Mixed Use - Growth zoning district.

**RECOMMENDATION:** The County Planning Commission recommends that the issues raised in this letter should be addressed, particularly the floodplain and stormwater issues discussed in comments 4 through 10, and all Borough issues should be resolved before action is taken on this land development plan.

**BACKGROUND:**

1. The Chester County Planning Commission has previously reviewed two preliminary subdivision and land development proposals for this site. The first review, CCPC# SD-03-18-15321 & LD-03-18-15322, dated April 13, 2018, addressed the creation of 8 lots from 10 parent parcels as the subdivision component of the submission. The phased (5 phases) land development proposal involved the construction of 311 townhouses and 240 apartments units in five 4-story buildings, 7,000 linear feet of new road and 371 on-street parking spaces sited on a 56.33 acre tract.

The second submission reviewed as SD-08-18-15568 & LD-08-18-15566, dated September 18, 2018 proposed the reconfiguration of the existing 10 lots into 8 lots. The phased (5 phases) land development proposal involved the construction of 310 townhouses and 240 apartments units in five 4-story buildings, 7,000 linear feet of new road and 1,573 parking spaces sited on a 63.59 acre tract.

The site is located on the north side of French Creek on the site of the former Phoenixville Steel Mill.

**COUNTY POLICY:**

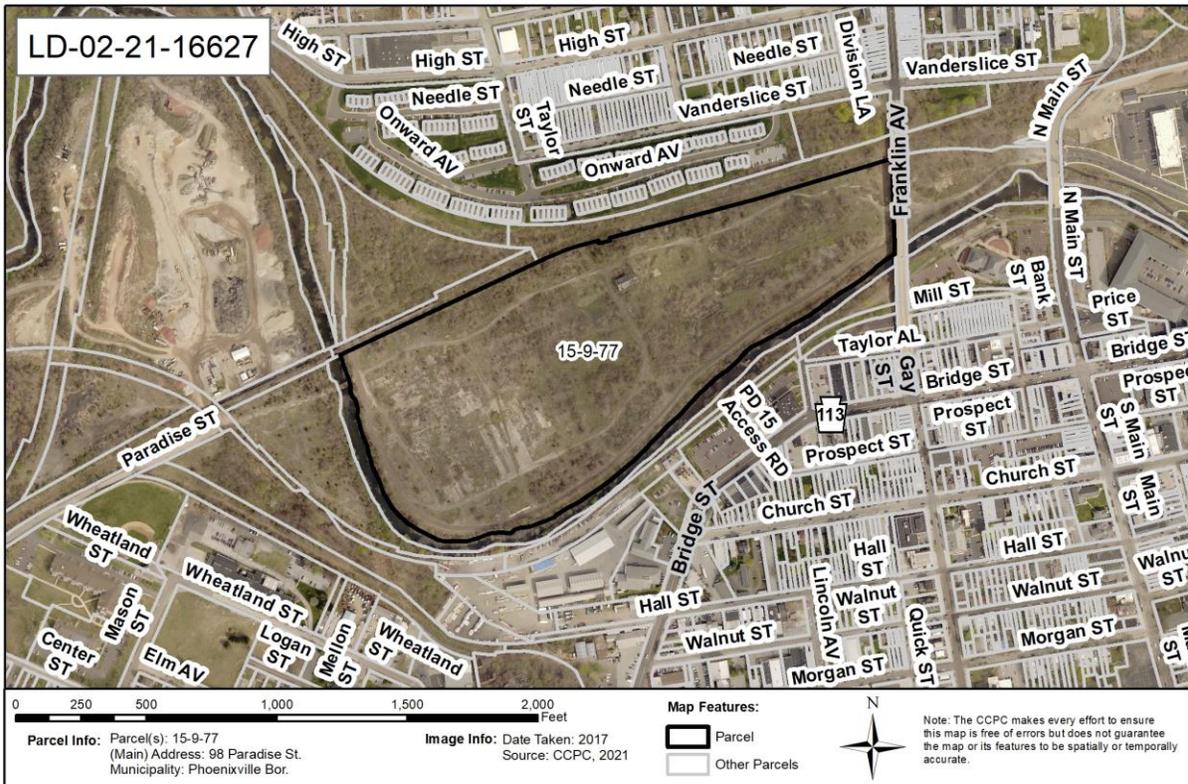
**LANDSCAPES:**

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

The Future Land Use Map in the 2019 **Phoenixville Regional Comprehensive Plan** designates the site as Mixed Use (7-12 DU/AC; 20% site coverage).

**WATERSHEDS:**

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



PRIMARY ISSUES:

Water resources background information:

FEMA: Floodway along French Creek and Zone AE across much of site.

MS4 community: YES

TMDL: Schuylkill River PCB

Location along French Creek main stem, near confluence with Schuylkill River

Impaired for recreation (source unknown, pathogens) – Attaining for Aquatic Life

4. This site will be vulnerable to flood events with levels above the 100-year base flood elevations. Flooding issues are complicated at this site because of the potential for backwater flooding from the Schuylkill River, and historical records indicate past inundation of this site during large storm events, including Hurricane Agnes. FEMA regulatory floodplain delineations represent the best-available engineered approximation of flood risk, however natural flood events can deviate from the mapped elevations. Given the density of this development and its proximity to a major flooding source, additional precautions should be considered, such as:
  - a. The plans show that the elevation of Smithworks Boulevard is below FEMA’s Base Flood Elevation for this area. In the event of a 100-year flood on French Creek, there is a possibility of complete inundation of this roadway. The applicant should ensure that there is a separate access point that is well above the Base Flood Elevation to ensure that residents and emergency responders are able safely evacuate the site in during a significant storm event. Flooding of low lying road segments and bridge approaches should be avoided to the maximum extent possible.

- b. Residents may be entirely unaware that flooding has impacted sections of their exit route if there is no flooding in the vicinity of their home. The applicant and Phoenixville Borough should consider the need for an emergency alert communication system or rapid communication strategy for the residents during large storm events to inform them of local flooding conditions that may impact their travel or safety.
- 5. We recommend that a Flood Evacuation Plan be prepared for the entire complex, including the townhouses and apartments. The Borough should not issue any occupancy permits for the proposed dwellings until the Paradise Street Bridge is constructed and opened to permit evacuation of the site if necessary.

**Stormwater issues:**

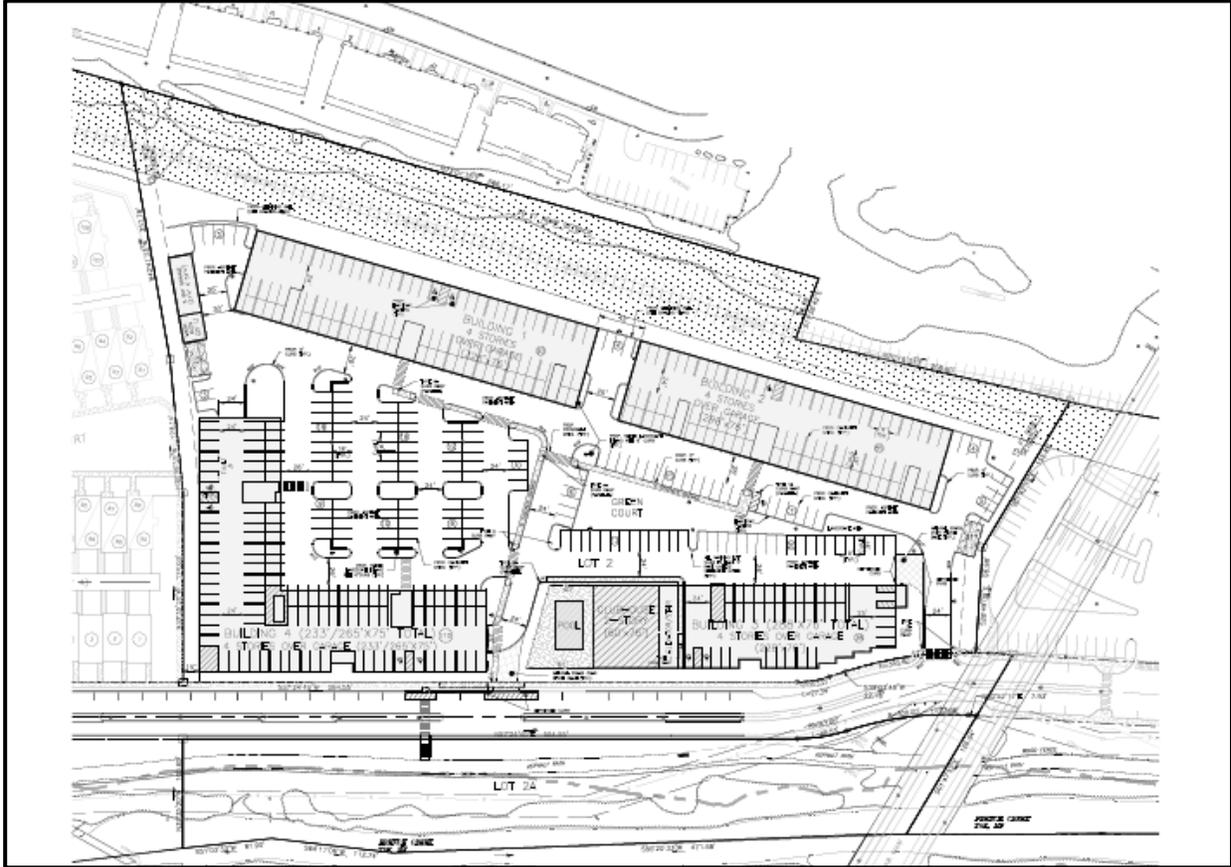
- 6. Subsurface detention features provide maximum use of the surface for development. However, these features present additional challenges for long-term operation and maintenance. The applicant should consider the following:
  - a. Sufficient access should be provided for inspection of the subsurface basin facilities. Observation wells and cleanout should be accessible at all times. The applicant should ensure that these features are not located within parking spaces or on high-traffic drive ways.
  - b. The applicant should include sufficient information on maintenance and inspection intervals in the O&M plans.
    - i. The plans indicate that overflow from the subsurface detention system will outlet directly into French Creek directly upstream of the Gay Street Bridge. The applicant should ensure that the subsurface storage capacity is sufficient to handle all runoff from the site if flood flap gates are closed due to riverine flooding.
- 7. Features in the drainage plan located along the stream corridor are vulnerable to frequent and potentially severe riverine flooding. The Borough should ensure that these features are designed to be resilient to flood flows and flood debris. In this flood prone area, the need and frequency of and maintenance or repair of these features due to flood scour and debris could be greater than anticipated. The O&M Plan should emphasize the need for maintaining the features to withstand flood flows and immediate inspection and cleanout of debris from French Creek riverine flooding as well as from stormwater flows discharged through these features.

Additional items to address in the O&M Plan include:

  - a. Inspecting all outfalls and their energy dissipaters for debris and scour after each major storm event to ensure that they maintain their designed conditions;
  - b. Inspecting the system regularly to ensure that the flood flap gates are passing the lowest flow and velocity of drainage from the conveyance system to avoid unintended in-pipe storage and stagnant water.
- 8. The applicant should ensure that the Erosion and Sediment Control features, particularly those located along the stream corridor, are designed to sustain flood flows to the extent possible since construction will occur in or adjacent to flood-prone areas. The applicant should remove any construction debris dislodged during a storm event to minimize debris accumulations in and along French Creek.
- 9. Because of the extensive sidewalks and roadways, and the direct discharge of stormwater to French Creek, consideration should be given to establishing a material storage and pre-

treatment and deicing plan for the site that minimizes the volume of de-icing chemicals and pollutants that may runoff the roads and walkways into French Creek.

10. The plan should show how the building roof drains connect to the stormwater system.



*Detail of sheet 4 of the plan*

11. The proposed apartment complex will provide parking for 487 vehicles, which will access the proposed public road at a single access point. We note that two emergency access routes are shown on sheet 4 of the plan. The Borough and the applicant should discuss how a second access point to the complex can be accommodated. It would appear that the area between Buildings 3 and 4 would be appropriate for another main access point to the interior courtyard; this would necessitate redesign of the pool area and clubhouse and revision of the location of the break in the median on the Boulevard. We believe that the single access point is insufficient to handle normal traffic levels and could negatively affect access to and from the entire site.
12. The Borough should verify that the listed number of parking spaces are actually capable of being built. The underbuilding parking layout shown on sheet 4 of the plan shows that the entire area underneath Buildings 1, 2 and 4 is devoted to providing parking, with no spaces lost to structural elements such as columns. Building 3 has a similar parking layout. We assume that any column sited within the underbuilding parking areas will be protected from vehicle damage, which will also negatively affect square footage devoted to parking. We also note that it may be difficult to maneuver in and out of parking spaces located adjacent to walls. We suggest that the walls adjacent to these spaces be reinforced and or protected.

13. The layout of the apartment complex devotes the majority of the courtyard area between the buildings to surface parking with a small triangular green court area that is surrounded by parking. While we acknowledge the need for parking in the Urban Center Landscape, the applicant and the Borough should consider how the complex's courtyard can be designed for the residents, rather than their cars. We also note that any landscaping material used in the courtyard should be shade-tolerant, because it will be predominantly shaded in the courtyard area.
14. The Paradise Street Bridge will serve as one of the main vehicular accesses to the entire site and is a critical link between three regionally important trails. The bridge should be designed to accommodate both pedestrian and bicycle traffic. Therefore, the bridge design should feature separated pedestrian and bicycle facilities, such as either a multiuse side path adjacent to vehicular traffic or a sidewalk and bike lane in addition to vehicular travel lanes. Refer to the [Bicycle and Pedestrian Design Guidelines](#) in the Multi-Modal Handbook.
15. This site is located at the juncture of three existing and planned multiuse trails of regional importance: the Schuylkill River Trail, the Devault Trail, and the French Creek Trail. The Schuylkill River Trail traverses the western and southern borders of the site. This trail is a community and regional treasure and should be incorporated more prominently into the site design. The French Creek Trail (planned for the south bank of the French Creek) and Devault trail will converge with the Schuylkill River Trail at the proposed Paradise St. Bridge. The applicant should consider and provide space for a future multiuse path that connects the elevated rail corridor of the Devault trail with the new Paradise St. Bridge via the Schuylkill River Trail. Furthermore, we recommend the Borough seek a trail easement for this planned connection. Effective trail planning for this site will be essential to creating these connections for the future trail network in the Phoenixville Region and making this an amenity for the proposed development.

ADMINISTRATIVE ISSUES:

16. The applicant should demonstrate that any site contamination generated by the previous use has been remediated and/or that the condition of the site meets all state mandated brownfield redevelopment criteria and local and federal requirements. We acknowledge the content of note 3.G of the General Demolition notes.
17. Due to the magnitude of this project, we recommend that a Traffic Impact study be conducted to assess the design and identify issues related to adequacy of access, safety, congestion and parking.
18. The Borough Emergency Service providers should review the plan to provide comments related to accessibility for emergency service vehicles, design and specifications of fire safety equipment and other related issues.
19. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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Re: Final Land Development - French Creek West (Steelpointe)

# Phoenixville Borough - LD-02-21-16627

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

Sincerely,

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

Glenn Bentley  
Senior Review Planner

cc: Phoenix French Creek Manor LLC  
French Creek Multifamily, LLC Attn: Christy Flynn  
T & M Associates  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Mark E. Cassel, AICP, Director of Service Planning, SEPTA  
Chester County Conservation District  
Chester County Water Resources Authority



# THE COUNTY OF CHESTER



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March 22, 2021

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

Re: Preliminary/Final Subdivision - James C. Dewees  
# Upper Uwchlan Township - SD-02-21-16641

Dear Ms. Jonik:

A preliminary/final subdivision plan entitled "James C. Dewees", prepared by Beideman Associates and dated January 29, 2021, was received by this office on February 22, 2021. 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 Byers Road (State Route 1022), south side of Primrose Court
Site Acreage:	11.3 acres
Lots:	2 lot proposed
Proposed Land Use:	Single Family Residential
New Parking Spaces:	No new spaces proposed
Municipal Land Use Plan Designation:	Suburban/Site Responsive
UPI#:	32-4-33.1

**PROPOSAL:**

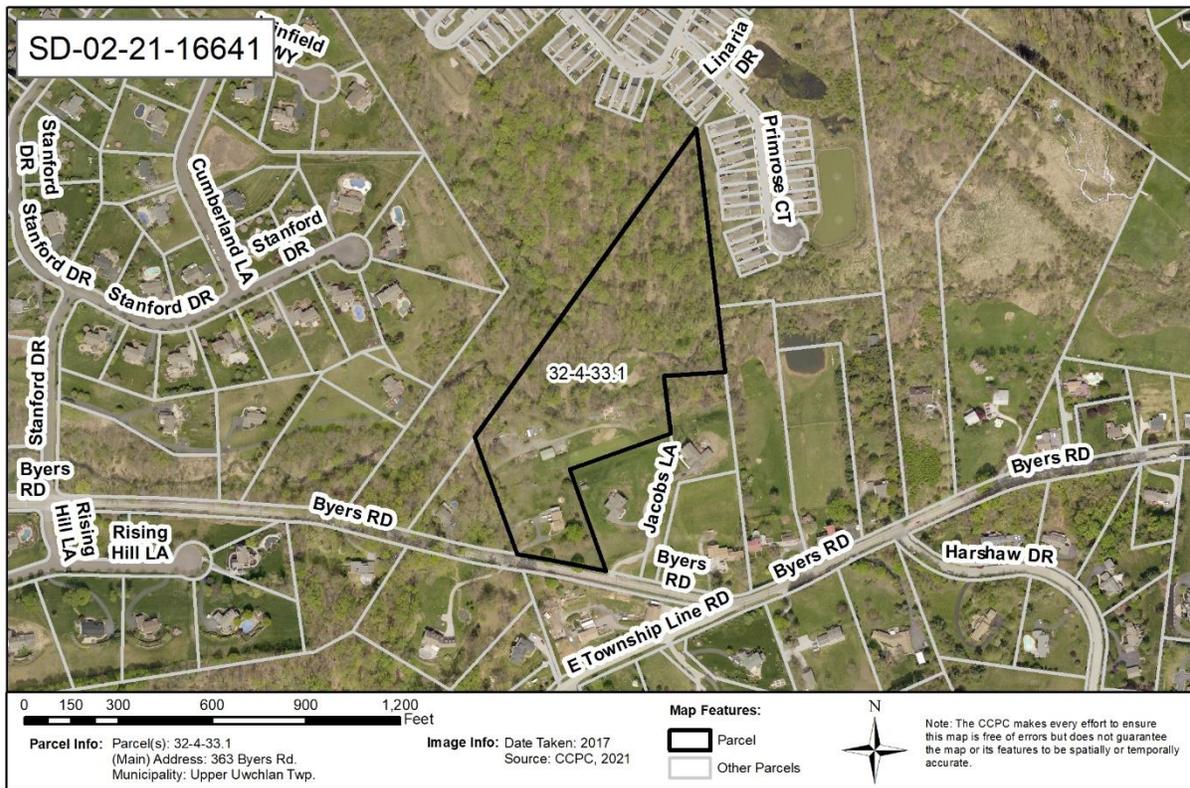
The applicant proposes the creation of two lots. The site, which is served by on-site water and on-site sewer facilities, is located in the Upper Uwchlan Township R-3 Residential zoning district. One dwelling and other structures are located on the site, which will remain. No additional development is proposed by this subdivision.

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

**COUNTY POLICY:**

**LANDSCAPES:**

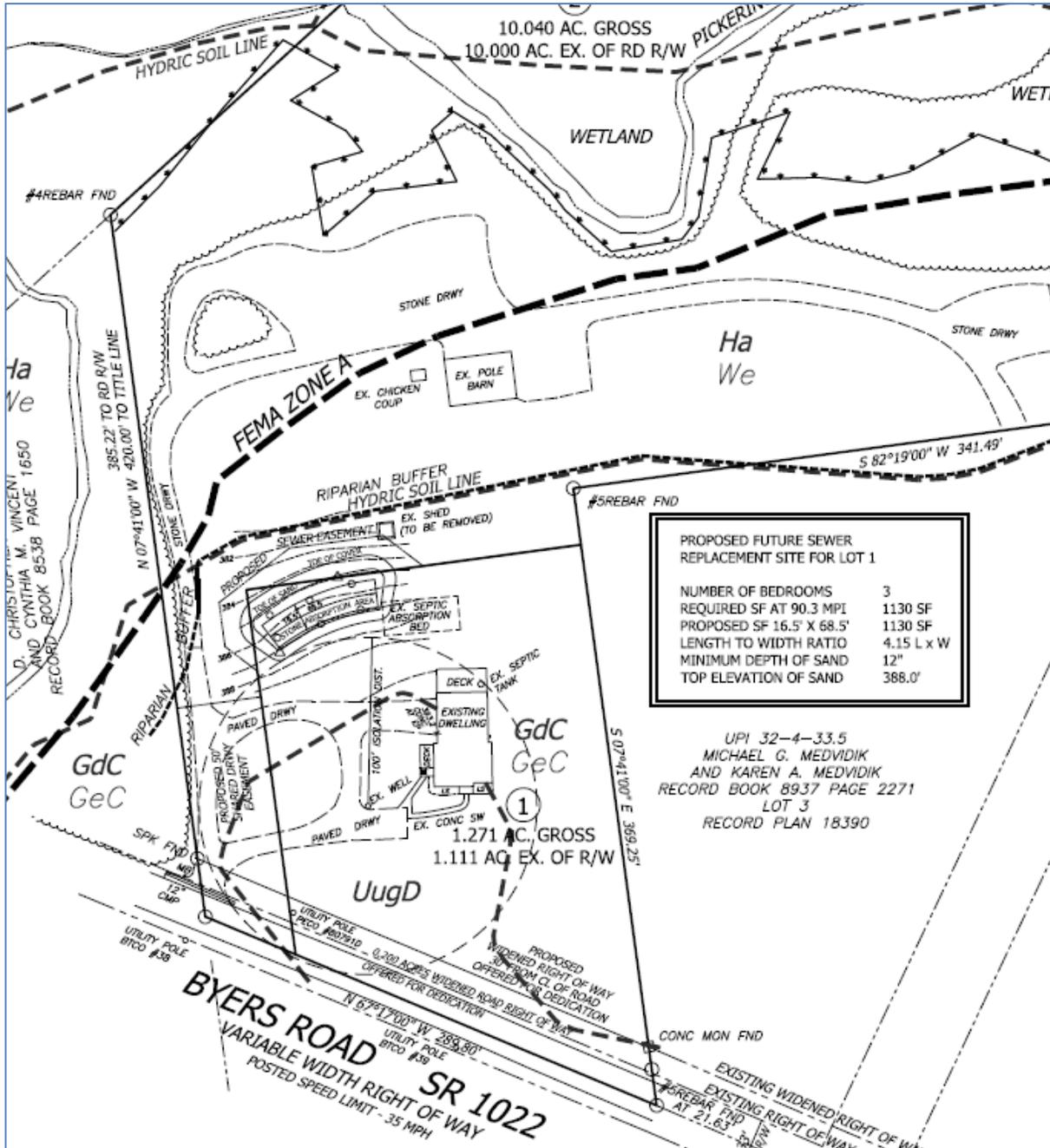
1. The site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density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



**WATERSHEDS:**

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Pickering Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are:
  - implement comprehensive stormwater management,
  - protect vegetated riparian corridors, and
  - protect first order streams.

**Watersheds** can be accessed at [www.chesco.org/water](http://www.chesco.org/water).



Detail of James C. Dewees  
 Preliminary/Final Subdivision Plan

**PRIMARY ISSUES:**

- Site Plan notes A and B indicate that proposed Lot 2 is intended for agricultural purposes, and the plan does not show any planning for on-lot sewer and water facilities for this lot. The plan also shows that this lot is constrained by wetlands and floodplain areas and is not of a uniform shape. Therefore, we suggest that the Township not approve this subdivision unless the applicant restricts Lot 2 exclusively for agricultural purposes, connects to public water and sewer facilities, or shows appropriate areas for on-lot sewer and water facilities prior to approval.

Page: 4  
Re: Preliminary/Final Subdivision - James C. Dewees  
# Upper Uwchlan Township - SD-02-21-16641

Additionally, Sheet 3 includes a note referencing a proposed future sewer replacement site for Lot 1, but Sheet 3 does not appear to show the actual location of this replacement site; this discrepancy should be clarified.

4. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at [www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm), classifies Byers Road (State Route 1022), as a minor collector. The Handbook (page 183) recommends an 80 foot-wide right-of-way for minor collector roads to accommodate future road and infrastructure improvements. The applicant shows an additional 0.2 acre, 30-foot wide right-of-way area along the north side of Byers Road. We recommend that the applicant and the Township contact PennDOT to verify the appropriate right-of-way to be reserved for this section of Byers Road, and it be offered for dedication to PennDOT.
5. The plan appears to show a driveway leading from proposed Lot 2 to UPI # 32-4-33.5. The applicant should clarify whether this driveway provides access to UPI # 32-4-33.5, and whether any easement is necessary. The deeds to any lots affected by any easement should reflect the terms of the easement.

ADMINISTRATIVE ISSUE:

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

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

Sincerely,



Wes Bruckno, AICP  
Senior Review Planner

cc: Beideman Associates  
James C. Dewees and Rebecca Jane Dewees  
Chester County Health Department  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT



# THE COUNTY OF CHESTER



COMMISSIONERS  
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Josh Maxwell  
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Brian N. O’Leary, AICP  
Executive Director

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

March 23, 2021

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

Re: Preliminary Land Development - Chester County/G.O Carlson Airport  
# Valley Township - LD-03-21-16655

Dear Ms. Rambo:

A preliminary land development plan entitled "Chester County/G.O Carlson Airport", prepared by Advanced GeoServices and dated February 3, 2021, was received by this office on March 1, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

**PROJECT SUMMARY:**

Location:	South side of Lincoln Highway (Business Route 30), east side of Washington Lane
Site Acreage:	340.20 acres
Lots:	1 lot
Non-Res. Square Footage:	386,519 square feet (total)
Proposed Land Use:	Airport
New Parking Spaces:	61 spaces
Municipal Land Use Plan Designation:	Suburban
UPI#:	38-2-166-E

**PROPOSAL:**

The applicant proposes the construction of new hangers, additions to the terminal building, taxiways, office/warehouse buildings totaling 386,519 square feet, and 61 additional parking spaces at the Chester County/G.O Carlson Airport. The site, which is served by public water and public sewer, is located in the Valley Township PD zoning district. The plan does not show any change to the site’s access onto Lincoln Highway.

**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.**

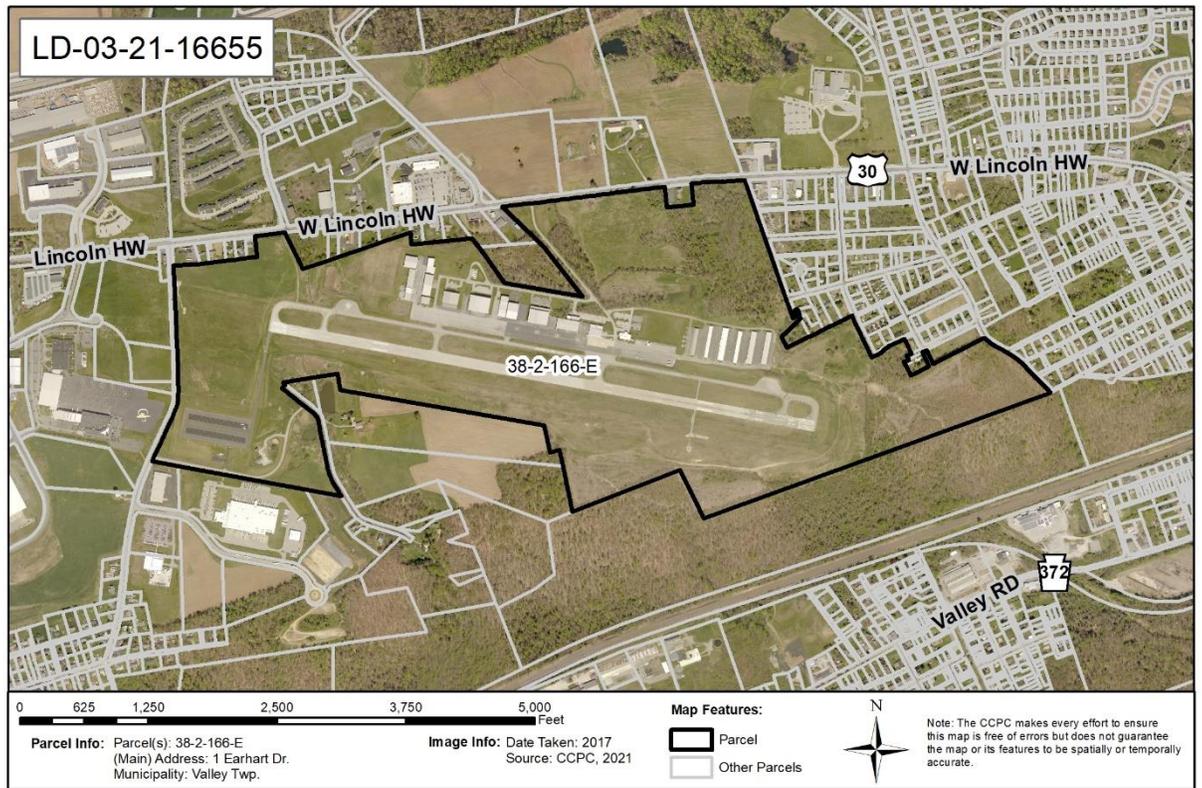
**COUNTY POLICY:**

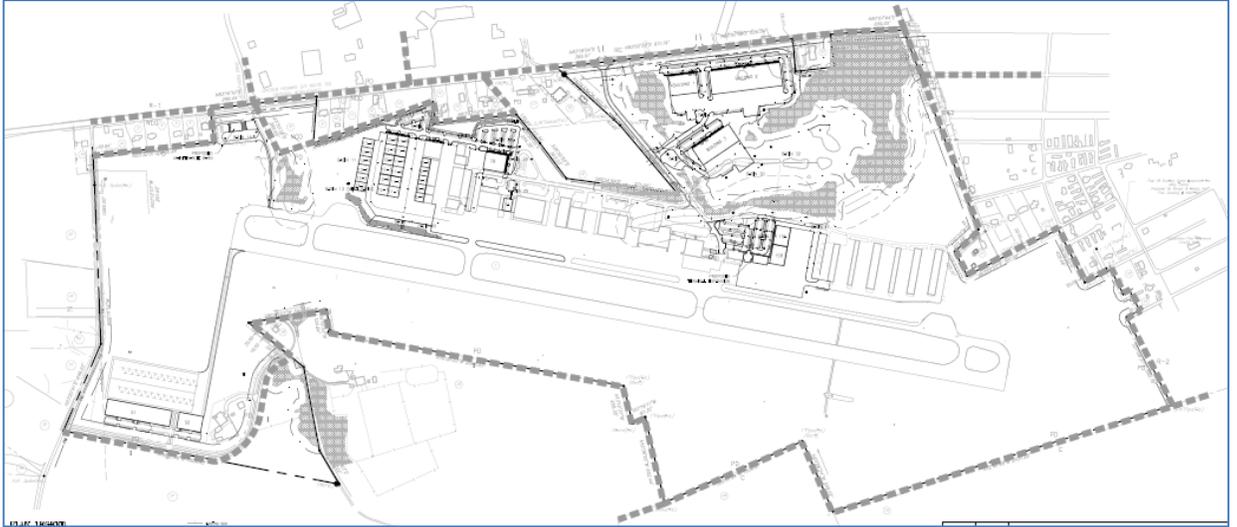
**LANDSCAPES:**

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

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

The proposed land development is consistent with the objectives of the and **Suburban Center Landscapes**.





*Detail of Chester County / G.O Carlson Airport  
Preliminary Land Development Plan*

**WATERSHEDS:**

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

***Watersheds*** can be accessed at [www.chesco.org/water](http://www.chesco.org/water).

**PRIMARY ISSUES:**

3. The plans shows that the stormwater conveyances that outlet at both Endwall 184 and Endwall 86 discharge within the margins of a delineated wetland, with the discharge point below Endwall 86 being designated as a “Plunge Pool”. Erosion and sedimentation from high-velocity discharges during large storm events is one of the leading causes of stream impairment in Chester County. The applicant should ensure that appropriate energy dissipation practices, such as lining the plunge pool and the overflow area of the plunge pool with appropriately-sized riprap, are taken to prevent future erosion at this site.
4. The installation of the stormwater conveyances leading to Endwall 1 at Basin 32 will require excavation and grading within the margin of two delineated wetlands that will be located on either side of the planned conveyance. The applicant should install orange construction fencing around both of these wetlands to prevent unintended intrusion by construction equipment into these sensitive areas. Orange construction fencing should also be installed along the wetland margins at all other locations where grading and shaping is proposed adjacent to wetland features.

5. Significant grading and shaping will occur adjacent to existing wetlands and in proximity to designated riparian areas throughout the property. The applicant should ensure that the erosion and sediment control features up-gradient of delineated wetlands and riparian areas are closely monitored throughout the construction process to prevent the unintended delivery of sediment into streams and local waterways. Any deficiencies in these protection measures should be immediately addressed.
6. Given the planned construction of several new stormwater basins, the applicant should consider incorporating additional features of naturalized basins, such as sediment forebays, low flow channels, and the installation of native wetland-adapted vegetation, into the designs for these facilities. If these features are designed to be operated as naturalized basins, the Operation and Maintenance plan should clearly define a schedule for regular maintenance and inspection activities, such as mowing, invasive species management, and sediment removal.
7. The Township should ensure that this proposal provides for in-building coverage for public safety and emergency service radio communications. The applicant should contact the Chester County Department of Emergency Services Technical Division at 610-344-5000 for additional information on this issue.
8. The applicant should verify that the proposed land development plan is consistent with all Federal Aviation Administration requirements related to the height of structures, lighting, taxi-ways, aircraft hangars, location of parking areas, etc., including any contemporary regulations on airport security. If additional perimeter fencing is proposed, we suggest that the applicant design the perimeter fence to be as aesthetically-appealing as possible while maintaining security.
9. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities and the Township's emergency service providers should be requested to review the plan to ensure that safe access and egress is provided for this site.
10. We recommend the applicant and Township refer to the Emergency Access design element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update) in its design of the emergency access connections. This design element is available online at: [www.chesco.org/DocumentCenter/View/27034](http://www.chesco.org/DocumentCenter/View/27034). This is also significant growth area, and the Township and the applicant should consider providing sidewalks along Lincoln Highway.
11. Sheet 9 of the plan indicates 257 required parking spaces, 305 proposed spaces, and 61 new parking spaces. (We note that the terminal expansion will be provided with 58 spaces while only 24 are required. The three proposed non-aviation buildings are similarly provided with more parking than required by the Township Zoning Ordinance). We suggest that the applicant and the Township evaluate the anticipated parking demand for these facilities, and determine whether all of the proposed parking spaces will be necessary. If fewer spaces are necessary, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.

We also suggest that the new parking spaces, particularly those near Lincoln Highway, be screened with significant landscaping to minimize views of parked vehicles from the public right-of-way. Building 52 and the nearby aircraft tie-down area should also be screened with additional landscaping along the Washington Lane frontage.

Page: 5

Re: Preliminary Land Development - Chester County / G.O Carlson Airport  
# Valley Township - LD-03-21-16655

12. We suggest that the architecture of the new structures, particularly Buildings 1 and 2 near Lincoln Highway and Building 51 near Washington Lane, be compatible with their surrounding areas through the use of pitched roofs and compatible exterior colors and materials.
13. The Township should verify that the design and location of any proposed outdoor lighting conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.
14. The applicant should indicate whether the site will include new fuel storage or fueling facilities, and whether the storage of hazardous materials or flammable liquids will be permitted in the hangars.
15. The Township Engineer should review and comment on the applicant's stormwater management plans.
16. The applicant should take this opportunity to provide additional landscaping on the site, particularly along Lincoln Highway. The Township should verify that the proposed landscaping plan conforms to the Township's landscape and screening requirements.
17. The Township may wish to inquire if a site for a potential future airport control tower should be designated.

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Wes Bruckno, AICP  
Senior Review Planner

cc: Advanced GeoServices  
Chester County Health Department  
Chester County Airport Authority  
Chester County Department of Emergency Services Technical Division  
Chester County Conservation District



# THE COUNTY OF CHESTER



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

March 12, 2021

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

Re: Preliminary Land Development - Glen Acres Elementary School  
# West Goshen Township – LD-02-21-16619

Dear Mr. LaLonde:

A Preliminary Land Development Plan entitled "Glen Acres Elementary School", prepared by Stantec Consulting Services, Inc., and dated January 29, 2021, was received by this office on February 10, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

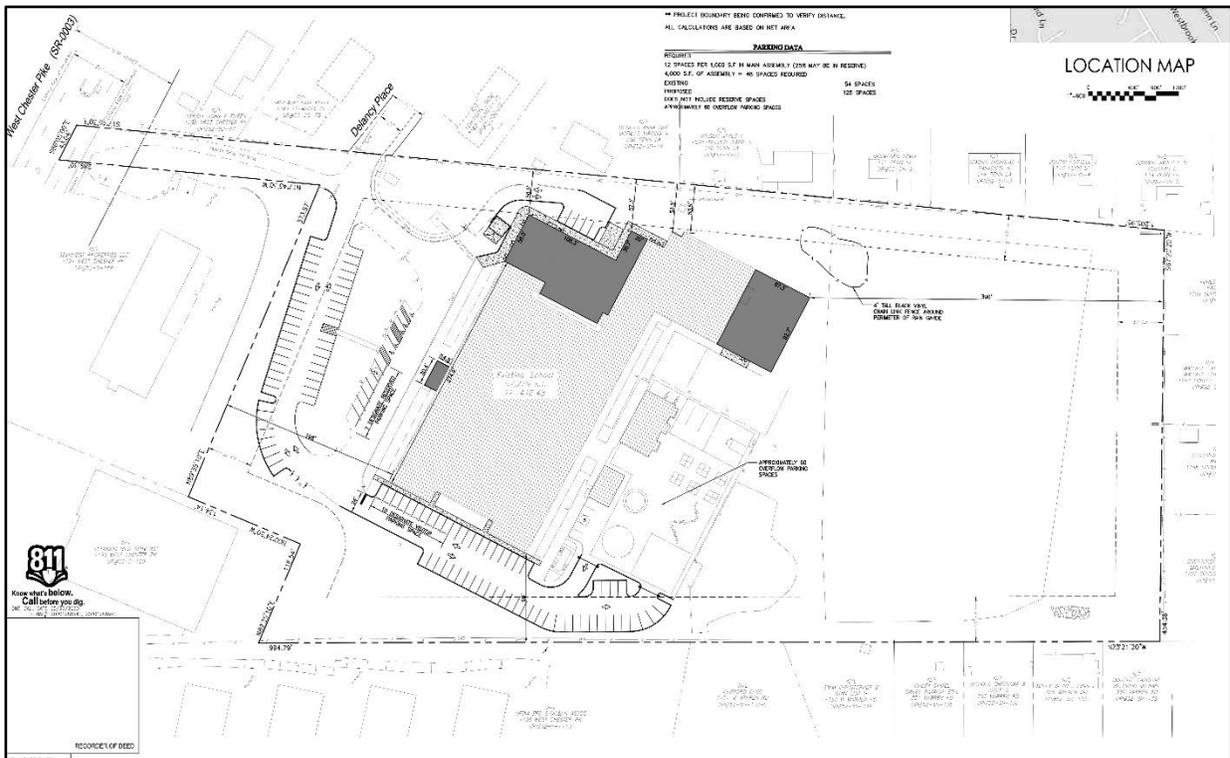
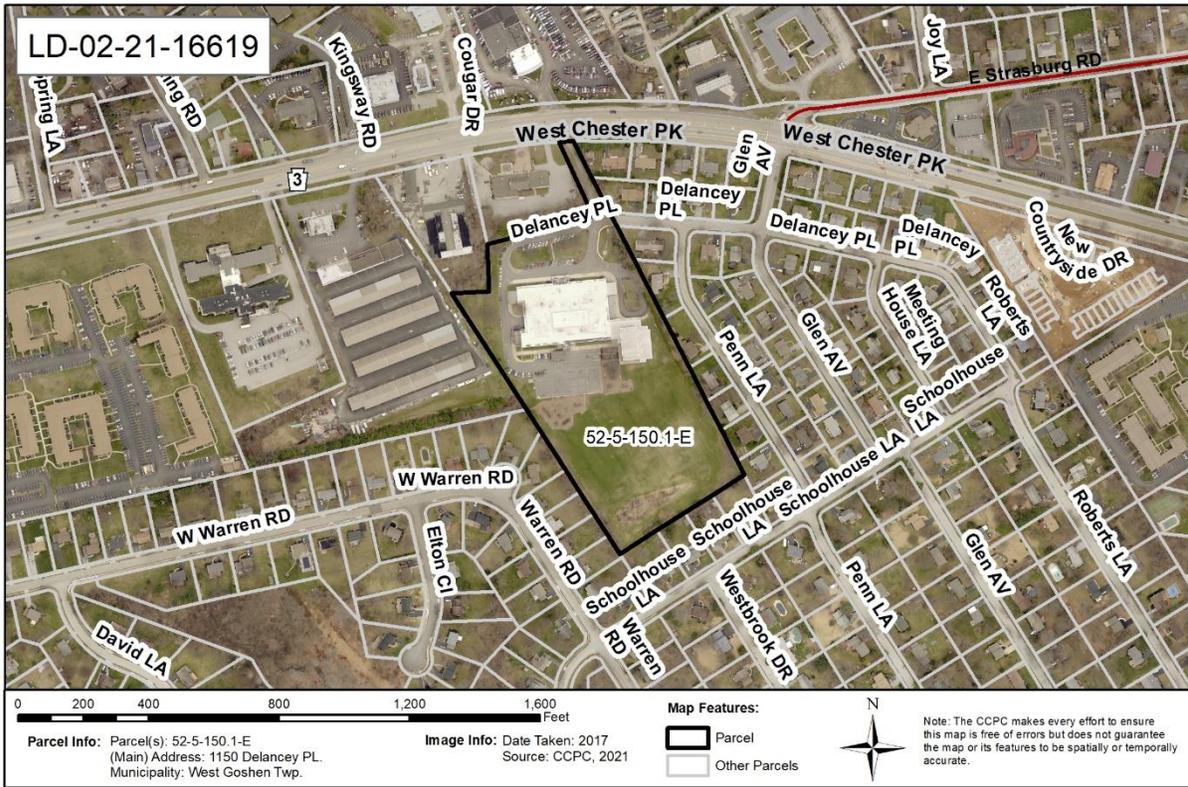
**PROJECT SUMMARY:**

Location:	south side of West Chester Pike, west of Glen Avenue
Site Acreage:	11.72
Lots/Units:	1 Lot
Non-Res. Square Footage:	15,394
Proposed Land Use:	Additions to existing educational facility
New Parking Spaces:	71
Municipal Land Use Plan Designation:	Existing Institutional Use
UPI#:	52-5-150.1-E

**PROPOSAL:**

The applicant proposes the construction of two additions totaling 15,394 square feet to the existing elementary school. The Statement of Intent on Sheet 5 indicates that this land development proposal is replacing temporary trailer/classrooms, therefore there is no proposed increase in student or staff population. The project site, which is served by public water and public sewer, is located in the R-3 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.**



Site Plan Detail, Sheet 5: Preliminary Land Development - Glen Acres Elementary School

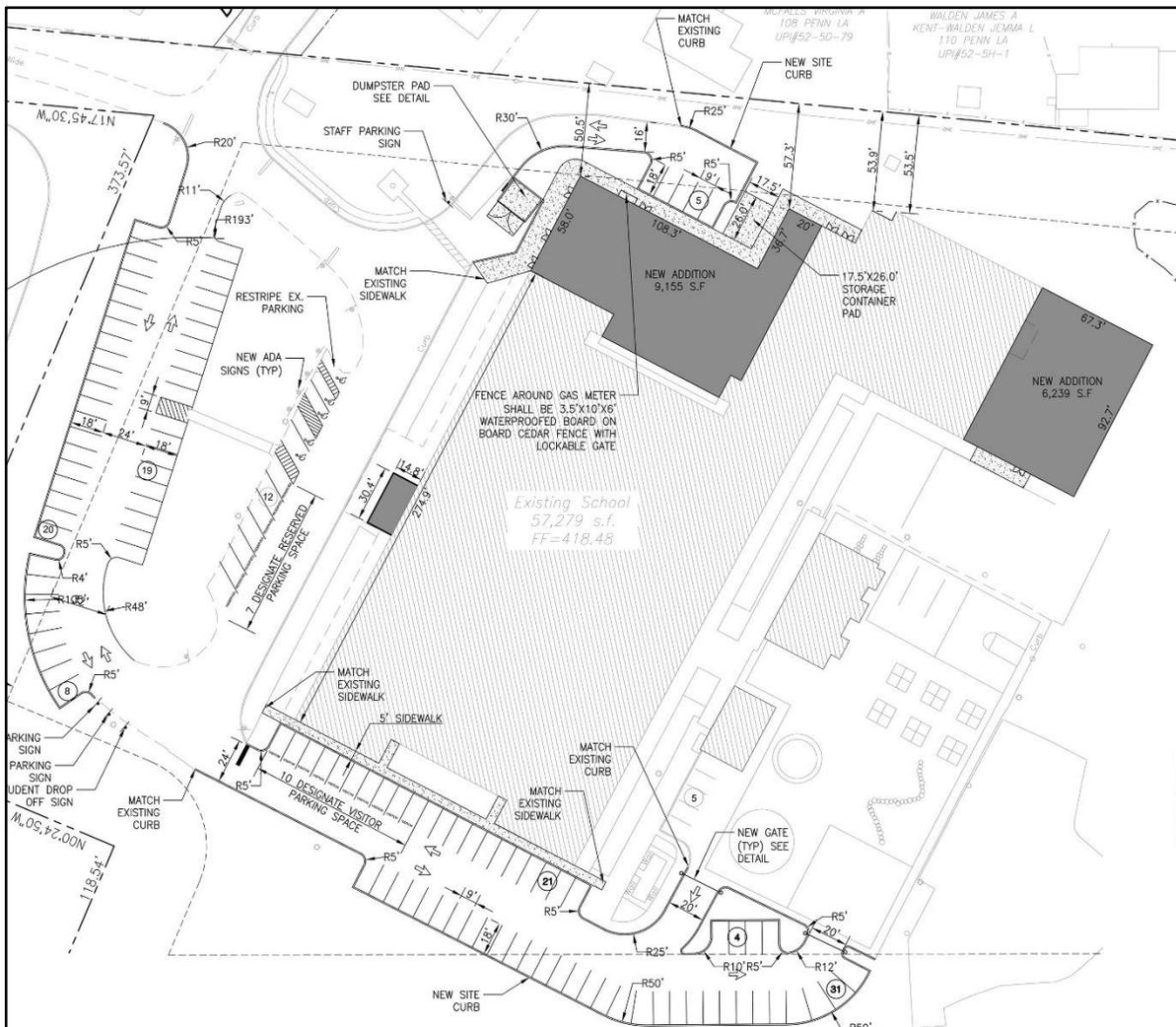
**COUNTY POLICY:**

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



Site Plan Detail, Sheet 6-Partial Site Plan: Preliminary Land Development - Glen Acres Elementary School

PRIMARY ISSUES:

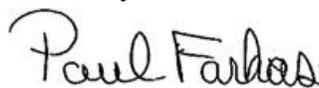
3. The applicant should indicate if any additional exterior lighting will be provided as part of this project (a lighting plan was not included with the plan submission to the County Planning Commission). If so, then the illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

ADMINISTRATIVE ISSUES:

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. We acknowledge that the design of the proposed stormwater management facilities includes rain gardens. The County Planning Commission endorses the use of innovative stormwater management practices.
5. The planned stormwater infrastructure will provide an excellent opportunity to demonstrate to students the principles and practices of low impact stormwater management, design, and maintenance, and the importance of watershed stewardship. We encourage the applicant to use this project as an educational resource for students and visitors by creating informational signage, and designing site-specific stormwater curriculum and projects that can be implemented in science classes.
6. While Sheet 6 depicts a 30.4 foot by 14.8 foot area on the north side of the building with the same shading pattern as the proposed building additions, this area is not labeled. This should be clarified by the applicant.
7. 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.
8. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas  
Senior Review Planner

cc: West Chester Area School District  
Stantec Consulting Services, Inc.  
Chester County Conservation District

# Proposed Plan and Ordinance Reviews





# ORDINANCE PROPOSALS

3/1/2021 to 3/31/2021

The staff reviewed proposals for:	Total
Official Maps	1
Subdivision and Land Development Ordinance (SLDO) Amendments	1
Zoning Map Amendments	1
Zoning Ordinance Amendments	7
<b>TOTAL REVIEWS</b>	<b>10</b>

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Charlestown Township	ZA-03-21-16660	3/22/2021	<p><b>Proposed - Zoning Ordinance Amendment</b></p> <p>The proposed ordinance amendment addresses equestrian uses including commercial, academys, events and accessory uses in the FR-Farm Residential zoning district.</p>	Not Relevant
East Bradford Township	OM-02-21-16624	3/25/2021	<p><b>Proposed - Official Map</b></p> <p>The Township proposes to amend its Official Map and Official Map Ordinance.</p>	Consistent
East Pikeland Township	ZA-02-21-16635	3/18/2021	<p><b>Proposed - Zoning Ordinance Amendment</b></p> <p>Adding Article XXVIII the WH-Workforce Housing Overlay District.</p>	Consistent
East Vincent Township	ZA-02-21-16620	3/3/2021	<p><b>Proposed - Zoning Ordinance Amendment</b></p> <p>Provisions relating to Age-Restricted Communities, Assisted Living Communities and Continuing Care Retirement Communities applicable in the LR-Low Density Residential, CMU-Commercial-Oriented Mixed Use and IMU-Industrial Mixed Use. Revisions to the Transferrable Development Rights provisions involving increasing density multipliers and bonus density for Age-Restricted housing.</p>	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Whiteland Township	ZM-02-21-16647	3/24/2021	<p><b>Proposed - Zoning Map Amendment</b></p> <p>The Township has received a zoning map amendment petition from the property owner to change the zoning designation of two parcels (UPI# 42-4-321 and 42-4-321.1) situated on the east and west side of South Malin Road, south of Route 30, from RRD Residential Revitalization to Industrial.</p>	Inconsistent
Easttown Township	ZA-02-21-16650	3/26/2021	<p><b>Proposed - Zoning Ordinance Amendment</b></p> <p>The Township proposes to add design requirements for multifamily buildings containing apartments on lots or parcels along Lancaster Avenue in the VB Village Business District, along with adding maximum density standards for multifamily dwelling development in the VB Village Business and VT Village Transition Districts.</p>	Consistent
West Bradford Township	ZA-02-21-16648	3/5/2021	<p><b>Proposed - Zoning Ordinance Amendment</b></p> <p>Redefine terms related to signs, regulate billboards and related regulations; update general sign regulations; billboards are permitted by conditional use along the east side of Rt 322.</p>	Consistent
West Goshen Township	SA-02-21-16634	3/12/2021	<p><b>Proposed - SLDO Amendment</b></p> <p>The proposed amendments to the Township SLDO include the following: add a definition for the term "apartment building" to Section 72-6; add Section 72-34 – Access to Residential Developments, which states that all lots with a residential use shall front on a public street, and that every subdivision or development with 25 or more dwelling units, including dwelling units within an apartment building shall be accessed by at least two public streets; and amend Section 72-35.B(5), pertaining to fee-in-lieu of recreation facilities.</p>	Not Relevant
West Goshen Township	ZA-02-21-16637	3/12/2021	<p><b>Proposed - Zoning Ordinance Amendment</b></p> <p>The proposed amendments to the Township's signage regulations include the following: amend the existing definitions of political sign and temporary sign in Section 84-52.B; and add subsection (9) to Section 84-52.Q, Exemptions, which would exempt political signs located in the right of way of a Township or state-owned road from the permit requirements in Sections 84-52.C and 84-52.D, provided that they comply with area and duration standards set forth in this section. The County Planning Commission reviewed an earlier version of this amendment on February 16, 2021 (CCPC# ZA-01-21-16606).</p>	Not Relevant
Westtown Township	ZA-02-21-16622	3/4/2021	<p><b>Proposed - Zoning Ordinance Amendment</b></p> <p>The Township proposes to amend the hours of enforcement of the noise standards set forth in Section 170-1515 of the Township Zoning Ordinance.</p>	Not Relevant

**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: 5**

# Ordinance Review Letters





# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

March 24, 2021

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

Re: Zoning Ordinance Amendment – Equestrian Uses  
# Charlestown Township - ZA-03-21-16660

Dear Ms. Csete:

The Chester County Planning Commission has reviewed the proposed zoning ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on March 5, 2021. We offer the following comments to assist in your review of the proposed zoning ordinance amendment.

## DESCRIPTION:

1. The Township proposes the following amendments to its zoning ordinance:
  - A. Section 1 of the amendment adds seven definitions to Section 27-202, Definition of Terms, which includes the terms: “Commercial Equestrian Use”, “ Equestrian Accessory Use”, “Equestrian Event”, ‘Equestrian Use”, “Equine Animal”, and “ Indoor Riding Area”;
  - B. “Equestrian Accessory Use” is added as a by right use in the FR-Farm Residential zoning district;
  - C. “Equestrian Academy” is added as a conditional use in the FR-Farm Residential zoning district, and
  - D. A new subsection 27-407 Permitted Commercial Equestrian Uses is added to the Use Regulations for the FR-Farm Residential zoning district.

## LANDSCAPES:

2. The Township’s FR-Farm Residential zoning district, where the proposed language would be applicable, is primarily located in the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The proposed zoning ordinance amendment is consistent with the objectives of the **Rural Landscape**.

Page: 2  
Re: Zoning Ordinance Amendment – Equestrian Uses  
# Charlestown Township - ZA-03-21-16660

COMMENTS:

3. We understand that the Township removed “educational use” from the uses permitted in the FR-Farm Residential zoning district about two years ago. The proposed language was created to address the education aspects of equestrian use, while being more specific about uses that fall into that category.
4. Manure storage provisions should be consistent with the municipal Manure Management Plan requirements.
5. The Township Solicitor should review the proposed language to verify that it is consistent with the State’s ACRE (Act 38- Agriculture, Communities and Rural Environment Act) legislation, in particular related to language limiting the number of animal units per acre. Additional information related to the state’s ACRE legislation can be found at: <https://www.chescofarming.org/PDF/Info-ACRE.pdf>

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

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

Sincerely,

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

Glenn Bentley  
Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

March 25, 2021

Amanda M. Cantlin, Township Manager  
East Bradford Township  
666 Copeland School Road  
West Chester, PA 19380

Re: Official Map Amendment  
# East Bradford Township – OM-02-21-16624

Dear Ms. Cantlin:

The Chester County Planning Commission has reviewed the proposed Official Map amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 408(b). The referral for review was received by this office on February 8, 2021. We offer the following comments to assist in your review of the proposed amendment.

## DESCRIPTION:

1. The Township proposes to amend its Official Map and Official Map Ordinance. Section 19-3 of the Ordinance shall be revised to state that the time limit referred to in Section 406 of the PA Municipalities Planning Code on reservations for future takings or acquisitions for public use shall be in effect until December 31, 2031. The proposed amendments to the Official Map, based upon our comparison of the current Official Map (dated June 13, 2017), and the proposed Official Map (dated February 3, 2021) include the following:
  - A. A previously proposed trail situated on the east side of Skelp Level Road, north of Harmony Hill Road is now identified as an existing trail corridor, the Hogs' Hollow Trail;
  - B. UPI# 51-2-150.1 (2.8 acres), situated on the north side of Connor Road east of Valley Creek Road, has been added to the "Land Under Conservation Easement" designation;
  - C. UPI# 51-3-24 and 51-3-25 (totaling 33.6 acres), situated between Copeland School Road to the east and Connor Road to the southwest, have been added to the "Land Proposed for Future Conservation Easement" designation;
  - D. UPI# 51-5-3 (15.5 acres), situated on the south side of Conner Road east of Valley Creek Road, has been added to the "Land Proposed for Future Conservation Easement" designation;
  - E. UPI# 51-3-31 (855 Copeland School Road, 13.4 acres), situated on the east side of Copeland School Road north of Clover Ridge Drive, has been added to the "Land Proposed for Future Conservation Easement" designation, and a proposed trail corridor has been added to this parcel (the proposed trail corridor is further discussed in comment #3);
  - F. UPI# 51-7-78.1 (39.03 acres), a Township-owned park/open space parcel situated on the northwest side of Sconnelltown Road west of Birmingham Road and previously identified as the Schramm Property, is now identified as the "Mt. Bradford Preserve." The location of an existing trail corridor and an associated parking area are also depicted on the map;
  - G. The proposed cul-de-sac on Tigie Road, and the vacation of Tigie Road from this cul-de-sac turnaround to South New Street, have been eliminated;
  - H. The open space for the north tract of the Darlington Ridge development, situated on the northeast corner of Tigie Road and Lenape Road, is identified as restricted open space;

Page: 2  
Re: Official Map Amendment  
# East Bradford Township – OM-02-21-16624

- I. UPI# 51-7-135 (5.26 acres) and 51-7-136 (25.49 acres), situated on the south side of Tigie Road east of Lenape Road, and UPI# 51-7-133.1C (7.45 acres), situated on the south side of Birmingham Road east of Lenape Road, are now identified as Township Park Land/Open Space (the Plum Run Preserve);
- J. UPI 51-8-5 (19.8 acres), situated on the southwest corner Tigie Road and South New Street, which is part of West Chester University’s Robert B. Gordon Natural Area, is now identified as restricted open space;
- K. The alignment of the Plum Run Trail has been updated; and
- L. The boundaries of the Taylor-Cope and Strode’s Mill Historic Districts have been added to the Official Map as “NR Historic Districts.”

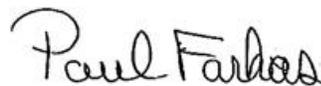
COMMENTS:

2. We commend East Bradford Township for its ongoing use of the Official Map as an implementation tool for its land planning policy, along with its parks, open space preservation and trail corridor planning efforts shown on the Official Map. Preserve Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to protect a significant portion of the County as preserved farms, open space, forests, public parks or nature preserves. Connect Objective C of *Landscapes3* is to provided universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas, and develop multi-use trails to interconnect all communities.
3. The Township should continue to coordinate the development of its pedestrian network with its adjoining municipalities. The proposed trail shown on 855 Copeland School Road, which appears to extend to the adjoining Green Countrie Drive right-of-way on the eastern portion of the site, terminates at the easternmost parcel boundary in West Goshen Township. However, the Pedestrian Circulation Plan in West Goshen’s 2019 Comprehensive Plan does not depict the location of an existing or proposed sidewalk or trail within the immediate vicinity in West Goshen Township (the closest proposed sidewalk is situated along New Street to the east).
4. For clarity purposes, we recommend that the Taylor-Cope and Strode’s Mill Historic Districts be labeled on the Official Map. We also suggest that the Plum Run Trail be labeled on the Official Map.

**RECOMMENDATION: The Township should be commended for its ongoing use of the Official Map as part of its land use planning and implementation system. We support the Township’s adoption of the proposed Official Map amendment after consideration of the comments in this review letter.**

We request an official copy of the decision made by the Board of Supervisors, as required by Section 408(c) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,



Paul Farkas  
Senior Review Planner

cc: Casey LaLonde, Manager, West Goshen Township



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

March 18, 2021

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

Re: Zoning Ordinance Amendment – Creating the WH - Workforce Housing Overlay District  
# East Pikeland Township - ZA-02-21-16635

Dear Ms. Moretti:

The Chester County Planning Commission has reviewed the proposed zoning ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on February 17, 2021. 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. Adding three definitions to Section 27-201 Definitions, for the terms: Workforce Housing, Workforce Housing Development and Community Amenities for Workforce Housing;
  - B. The WH-Workforce Housing Overlay District is added to the listing of overlay districts, specifically as Section 27-300.2.E;
  - C. Article 2800 addressing the provisions of the Workforce Housing Overlay District is added and includes: a statement of Purposes, Applicability, Use Regulations, Area and Bulk Regulations for Workforce Housing Development Apartments, Parking Standards and a Conflict provision.

## COMMENTS:

2. The County Planning Commission endorses the development of Workforce Housing and is actively supporting the planning and development of Workforce Housing through its A+ Homes initiative. <https://www.chescoplanning.org/Housing/aPlusHomes.cfm>
3. The purpose statement includes a requirement that the property for a Workforce Housing Development be split-zoned within the R-4 High Density Residential and C-Commercial zoning districts and have frontage on both a Township and a State road. This combination of requirements would permit establishment of the district on a single parcel in East Pikeland Township. Because the planning rationale for the split zoning requirement or the access on two differently-owned roads is unclear, we recommend clearer planning parameters be considered to define the minimum requirements for establishment of the overlay district. These could include access to public transit, frontage on higher classification roads, and proximity to services, retail outlets, utilities, and amenities.

Page: 2

Re: Zoning Ordinance Amendment – Creating the WH - Workforce Housing Overlay District  
# East Pikeland Township - ZA-02-21-16635

4. We suggest the Township review the recently adopted Unified mixed-use development provisions of West Chester Borough. That language addressed the regulation of similar uses, and was a collaboration between the applicant and the Borough. It addressed the issue of having a limited number of qualifying parcels by identifying additional corridors where this type of development could occur. See:  
<https://ecode360.com/35156385>
5. The Township and the applicant should consider utilizing grass-pavers for the uncurbed grassy areas to accommodate overflow parking to prevent damage to the landscaped areas of the facility.

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

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

Sincerely,

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

Glenn Bentley  
Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

March 3, 2021

Catherine Ricardo, Manager  
East Vincent Township  
262 Ridge Road  
Spring City, PA 19475

Re: Zoning Ordinance Amendment - Ordinance 238 Regarding Age-Restricted Communities, etc.  
# East Vincent Township - ZA-02-21-16620

Dear Ricardo:

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 February 4, 2021. 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. Six definitions are proposed, two are revisions of existing definitions and four are new definitions to be added to Section 27-202 Definitions;
  - B. A new use, "Assisted Living Community" is added to those uses permitted by conditional use in the LR- Low Density Residential District;
  - C. The language relating to the existing "Age Restricted Community" use of Section 27-602.3.C is revised to reference proposed Section 27-605;
  - D. A new subsection 27-605 is added to the provisions of the LR-Low Density Residential District and addresses Age Restricted Community use and includes Requirements and criteria, Area and bulk standards, Design Specifications and Occupancy and declaration of age-restriction;
  - E. The Age Restricted Community provisions for the CMU-Commercial-Oriented Mixed Use District of Section 27-2704.A(5) are revised to reference Section 27-605;
  - F. The Age Restricted Community provisions for the CMU-Commercial-Oriented Mixed Use District of Section 27-2704.A(6) add Assisted Living Community as a Residential Use permitted by conditional use;
  - G. The Age Restricted Community provisions for the CMU-Commercial-Oriented Mixed Use District of Section 27-2704.A(7) add Continuing Care Retirement Community (CCRC) as a Residential Use permitted by conditional use;
  - H. The Age Restricted Community provisions for the CMU-Commercial-Oriented Mixed Use District of Section 27-2704.A(8) add Adult daily living center when accompanied by a CCRC

- or an Assisted living community use as a Residential Use permitted by conditional use:
- I. The Age Restricted Community provisions for the IMU-Industrial Mixed Use District of Section 27-2802.1(MM) are revised to reference Section 27-605;
  - J. Assisted living community is added as a by right use in the IMU-Industrial Mixed Use District in Section 27-2802.1(NN);
  - K. Continuing Care Retirement Community (CCRC) is added as a by right use in the IMU-Industrial Mixed Use District in Section 27-2802.1(OO);
  - L. Adult daily living center when accompanied by a CCRC or an Assisted living community use is added as a use permitted by conditional use in the IMU-Industrial Mixed Use District in Section 27-2802.3(I);
  - M. The increases in permitted density of Section 27- 2404.B(1)(a) are revised by increasing the multiplier for the LR District and removing it from the currently required open space design option by conditional use provision and relocating the open space design option provision in the introduction into subsection 27- 2404.B(2) with the subsequent provisions being subject to that requirement, but not the increased LR District multiplier provision. We note that this amendment does not increase the multiplier factor for the MR or HR Districts; and
  - N. Section 27- 2404.B(1)(b) provides for further increases in the multiplier factor for any portion of a development that provides age-restricted housing. The current increase is listed as 30 percent, an increase of up to 50 percent is proposed by this amendment.

**BACKGROUND:**

- 2. The Chester County Planning Commission has reviewed three previous versions of the proposed zoning ordinance amendment. The first review, ZA-06-19-15956, dated July 17, 2019 addressed the creation of an Age Qualified Overlay zoning district to accommodate the Stony Run at Kimberton Age Restricted Community development, which was shown on a master development plan that accompanied the submission. The second review, ZA-02-20-16281, dated March 19, 2020 addressed revisions to the requirements of an AQ Age-Qualified Overlay zoning district, and included a Traffic Engineering Investigation and a master development plan for Conditional Use for Stony Run, dated January 13, 2020. The most recent review, ZA-09-20-16467, dated September 29, 2020, addressed Age-Qualified Development, Transfer of Development Rights and Design Standards.

It appears that the Age-restricted community provisions of the current submission are proposed to be utilized on the same tract that was the subject of the previous submissions, which is located on the south side of Stony Run Road, west of West Bridge Street.

**LANDSCAPES:**

- 3. The area that would be most affected by this amendment, the LR - Low Density Residential zoning district, is in the **Suburban and Rural Landscape** designations of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. Development in this portion of the site would be consistent with the **Suburban Landscape**. 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 extension of public utilities and higher

development density in the **Rural Landscape** is inconsistent with *Landscapes3*. Any areas proposed for preservation or lower intensity development would be consistent with the **Rural Landscape**.

COMMENTS:

4. The major issue that continues with this amendment is the appropriateness of this use in the **Rural Landscape** and in the LR-Low Density Residential zoning district of the Township.

While we acknowledge that a portion of this site is located in the **Suburban Landscape**, the majority of the tract is located in the **Rural Landscape**. The proposed amendment would permit high density residential development, which would require the extension of public water and sewer infrastructure into the **Rural Landscape**, which is inconsistent with the Preserve guidelines of *Landscapes3*.

We note that the first Purpose statement for the LR district in the zoning ordinance is: "To provide for low to medium density residential development consistent with existing residential development patterns and easily accessible to major highways, commercial areas and/or centers of employment." The Future Development Plan in the 2018 East Vincent Comprehensive plan designates the area that comprises the LR and MR zoning districts as Residential Infill. The discussion of this designation in the Comprehensive Plan indicates that the "...underlying zoned densities will remain." which for the LR zoning district is one dwelling unit for two acres.

The proposed base density in Section 3 of the amendment for single-family detached dwellings and two-family dwellings is 2.0 dwelling units per acre of the gross tract area, which is four times the existing base density. Additional density can be achieved by utilizing the Transferable Development Rights provisions of Section 27-2404, which is addressed in Section 13 of the amendment. It proposes revising the provisions related to the LR district by permitting by right an increase of the applicable multiplier by 1.5 from the existing figure of 0.9, which, as written, would yield a multiplier of 2.4 and a density of 4.8 dwellings per acre. An additional density increase is proposed in Section 14 of the amendment, which increases the applicable multiplier from the existing 30 percent figure to 50 percent for "that portion of any development to be devoted to age-restricted housing." This would yield a density figure of 7.2 dwelling units per acre.

As stated above the LR zoning district is designated "Residential Infill" in the Township's Future Development Plan and the description of the Residential Infill designation states: "This includes all areas currently in the LR-Low Density (0.51 dwelling units per acre), MR-Moderate Density (1.5 DWs per acre) and HR-High Density Residential (1.75 to 3.0 DWs per acre) zoning districts. The MR and HR district densities assume public water and sewer service. While the plan shows these areas as Residential Infill, it assumes these underlying zoned densities will remain." The 7.2 dwelling units per acre density is significantly higher than the densities envisioned in the 2018 Comprehensive Plan for the MR-Moderate Density Residential and the HR-High Density Residential zoning district and more than fourteen times the base density of the LR-Low Density Residential zoning district. The proposed density is inconsistent with the Purpose statements for the LR district and the future land use plan of the Township's Comprehensive Plan.

5. The portion of the Township where this amendment would apply is located in the headwaters of the Stony Run Watershed, which is designated as a HQ-High Quality watershed. The proposed level of development and associated impervious surface coverage is not consistent with the preservation of sensitive natural features and water quality.

Page: 4

Re: Zoning Ordinance Amendment - Ordinance 238 Regarding Age-Restricted Communities, etc.  
# East Vincent Township - ZA-02-21-16620

AMENDMENT TEXT COMMENTS:

6. The directions relating to Section 1 of the amendment should be revised to indicate the definitions for “Age-restricted Community” and “Assisted Living Community” will replace the existing definitions for those terms in Section 27-202.
7. The proposed definitions included a definition for the term “Development Area”. The Township should consider how a “Development Area” will be presented during the review process for a proposal. We suggest that Development Areas be shown as part of sketch plans, preliminary and final plans set and also be described in any narrative of the submission presented to the Township including the four-step design process. A Subdivision and Land Development Ordinance amendment will be required to incorporate these measures into the Township’s plan requirements.
8. The lot requirements for the proposed Age-restricted community use in the LR-Low Density Residential district lists two different minimum lot sizes and individual lot parameters for two-family twin dwellings based on the type of ownership of those dwellings. It is unclear why the type of ownership of these dwellings would justify the difference in lot requirements and offer an advantage to those using the condominium ownership option. The Township should indicate its reasoning for treating the same use differently based on ownership.
9. There is an inconsistency between tract boundary setback for age-restricted community centers (40 feet) and the perimeter tract setback and buffer for the entire tract which is 50 feet. This disparity should be addressed.
10. The Township should revise the wording in Section 5 of the amendment that lists the proposed language as Section 27-2704.A(6); but the following wording lists it as subsection (5).
11. While we understand that the Township is updating the existing uses and adding references to the updated Age-Restricted Community provisions (Section 27-605) in Sections 5 through 12 of the amendment, we suggest that the Township consider the appropriateness of the residential uses in the Industrial Mixed Use (IMU) district as proposed in Sections 10 through 12 of the amendment. We note that these uses are the only residential uses permitted in the IMU district. We suggest that these uses are accommodated in a variety of other zoning districts and that the Township consider removing these uses from the IMU district.

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

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

Sincerely,



Glenn Bentley  
Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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March 24, 2021

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

Re: Zoning Map Amendment – RRD Residential Revitalization to I Industrial  
# East Whiteland Township – ZM-02-21-16647

Dear Mr. Barner:

The Chester County Planning Commission has reviewed the proposed Zoning Map Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on February 22, 2021. We offer the following comments to assist in your review of the proposed amendment.

## DESCRIPTION:

1. The Township has received a zoning map amendment petition from the property owner to change the zoning designation of the following parcels, situated on the east and west side of South Malin Road, south of Route 30, from RRD Residential Revitalization to I Industrial:
  - A. UPI# 42-4-321, 6.3 acres; and
  - B. UPI# 42-4-321.1, 3.2 acres.
2. It is our understanding that the property owner has also proposed to voluntarily restrict these parcels (via covenant) from certain uses otherwise permitted in the I Industrial district; the voluntary declaration of restrictive covenants will be executed contemporaneously with the enactment of the proposed zoning map amendment. The proposed declaration of restrictive covenants has not been submitted for our review.

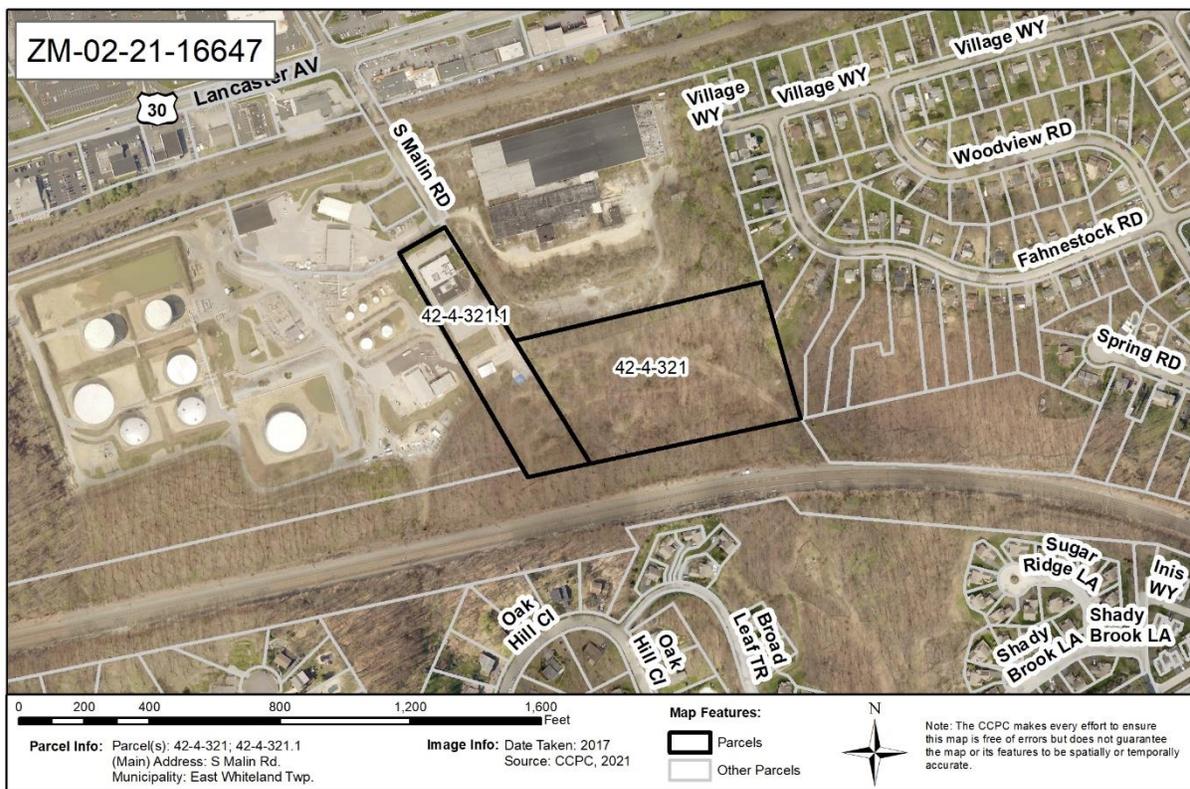
## BACKGROUND:

3. The County Planning Commission previously reviewed three zoning ordinance and zoning map amendment petitions pertaining to the creation of the RRD zoning district, the latest of which occurred on June 3, 2014 (CCPC# ZA-5-14-9781). According to our records, this zoning amendment petition was approved by the Township on June 11, 2014; the approved RRD District tract was comprised of UPI# 42-4-321, 42-4-321.1, and 42-4-321.2. The County Planning Commission recommended in all three review letters that the Township deny the amendment petition.

Subsequently, the County Planning Commission reviewed a preliminary land development plan, dated January 30, 2015, which proposed the construction of 264 townhouse units and a 3,000 square foot community center on the 23.1 acre RRD District tract (CCPC# LD-2-15-11279, dated March 9, 2015). The County Planning Commission recommended that the Township not approve

the preliminary plan submission because the site design did not take into account the existing physical and environmental characteristics of the project site, and the zoning standards upon which the site design was based upon was not consistent with *Landscapes2*, the County Comprehensive Plan at that time, due to site constraint and density issues.

It is our understanding that, on February 10, 2021, East Whiteland Township granted preliminary land development plan approval for the construction of 86 townhouse units on UPI# 42-4-321.2, for a plan dated September 22, 2018 and last revised October 18, 2020 (this plan has not been reviewed by the County Planning Commission). UPI# 42-4-321 and 42-4-321.1, the two parcels that are currently proposed to be rezoned I Industrial, are no longer part of Malin Road Development site.



AREA EVALUATION:

The following land use planning policies and regulations are relevant to the site of the proposed zoning map amendment:

4. Land Use: UPI# 42-4-321 is currently undeveloped. UPI# 42-4-321.1 contains an existing commercial office building.
5. Adjacent Zoning: The land to the south and to the west is zoned I Industrial. The adjoining parcel to the north (UPI# 42-4-321.2) is zoned RRD. The land to the east is zoned R-3 Low Density Residential.

6. Municipal Comprehensive Plan: Map 5: Future Land Use in the Township’s 2016 Comprehensive Plan indicates that these parcels are located in a “Residential – Medium Density” designation, situated between a Low Density Residential designation to the east, and an Industrial designation to the west.
7. Water and Sewer Service: According to County mapping records, this area of the Township is served by public water and public sewer.

**LANDSCAPES:**

8. The two parcels that are proposed to be rezoned to I Industrial are located within the **Suburban Landscape** and **Natural Landscape** designations of Landscapes3, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. As an overlay of all other landscapes, the county’s **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. While the availability of land for new industrial development is one of the planning principles for the **Suburban Landscape**, these two parcels are not an appropriate location for industrial development, since they directly adjoin a site that the Township recently granted preliminary plan approval for townhouse development. As noted in our reviews of the prior zoning ordinance and zoning map amendment petitions, this is also not an appropriate area for high density residential development due to its physical and environmental characteristics.

**COMMENTS:**

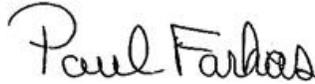
9. Prior to taking action on this zoning map amendment petition, the Township should ensure that the zoning map amendment is generally consistent with its municipal Comprehensive Plan, as set forth in Section 603(j) of the PA Municipalities Planning Code (PA MPC). The Township should recognize that, while these parcels were located in in the I Industrial zoning district in 2014, the Township adopted a Comprehensive Plan Update on July 13, 2016 which changed the land use designation for these parcels. While these parcels were located in the Community Mixed Use and Parks, Permanent Open Space, Resource Conservation and Recreation area designations in the Township’s 2001 Comprehensive Plan, they are now are located in a “Residential – Medium Density” designation in the Township’s current (2016) Comprehensive Plan.
10. We recommend that, instead of the Township adopting the zoning map amendment petition, the applicant and Township consider deed restricting or otherwise preserving these parcels from further development, to create an appropriate transition area between the industrial and residential uses in this area of the Township. Landscapes3 recommends that effective buffering of non-residential uses be provided next to homes in the Suburban Landscape (page 30).
11. Prior to taking action on this amendment, the Township should ensure that they have met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the PA Municipalities Planning Code (PA MPC).

Page: 4  
Re: Zoning Map Amendment – RRD Residential Revitalization to I Industrial  
# East Whiteland Township – ZM-02-21-16647

**RECOMMENDATION: The County Planning Commission recommends that, instead of the Township adopting the zoning map amendment petition, the applicant and Township consider protecting these parcels from further development, to create an appropriate transition area between the industrial and residential uses in this area of the Township.**

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

Sincerely,

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

Paul Farkas  
Senior Review Planner

cc: Alyson M. Zarro, Esquire, Riley Riper Hollin and Colagreco



# THE COUNTY OF CHESTER



COMMISSIONERS  
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Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

March 26, 2021

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

Re: Zoning Ordinance Amendment – Multifamily Dwellings, VB Village Business and VT Village  
Transition Districts  
# Easttown Township – ZA-02-21-16650

Dear Mr. Briggs:

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 February 24, 2021. We offer the following comments to assist in your review of the proposed amendment.

## DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
  - A. Amend Section 455-21.A(5), by adding additional language that multifamily dwellings, which are permitted by-right in the VB Village Business District, are now subject to the first floor regulations in proposed Section 455-25.B.(9);
  - B. Add Section 455-25.B.(9), pertaining to design requirements for multifamily buildings containing apartments on lots or parcels along Lancaster Avenue in the VB District. The proposed standards include restricting the first thirty-five feet in depth of the first or ground floor of the building to nonresidential uses for residents of the building and/or other non-residential uses permitted in the VB District; and
  - C. Add Section 455-24.K, Maximum Density for Multifamily Dwellings. The proposed maximum density for multifamily dwelling development in the VB District is 28 dwelling unit per acre of net lot area. The proposed maximum density for multifamily dwelling development (including townhomes) in the VT Village Transition District is 16 dwelling units per acre of net lot area.

## COMMENTS:

2. The design requirements to be added in Section 455-25.B(9) appear to be consistent with the recommendations set forth in Chapter 5 of the Township's 2018 Comprehensive Plan. We acknowledge the Comprehensive Plan states that key considerations for the Route 30 Corridor in the Village of Berwyn include first story facades designed with inviting building entrances, and mixed-use buildings supporting a lively mix of retail, residential, office, and entertainment uses (page 43).

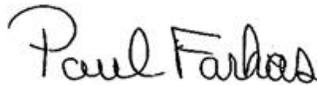
Page: 2  
Re: Zoning Ordinance Amendment – Multifamily Dwellings, VB Village Business and VT Village Transition Districts  
# Easttown Township – ZA-02-21-16650

3. The Township’s VB and VT zoning districts are situated within, or in close proximity to, the **Suburban Center Landscape** designation of *Landscapes3*, the County Comprehensive Plan. We recommend that the Township, in its review of the proposed ordinance language, review the design elements for multi-story buildings set forth on page 24 of the County Planning Commission’s Suburban Center Landscapes Design Guide. Amended maximum building height and upper story stepback standards are design issues for the Township to consider, in addition to the proposed maximum density standards, in order to address the Township’s concerns about scale and massing in the Village of Berwyn, as noted in Chapter 5 of the Township’s Comprehensive Plan. The Design Guide is available online at:  
<https://www.chescoplanning.org/municorner/PlanningGuides.cfm>.

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

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

Sincerely,



Paul Farkas  
Senior Review Planner



# THE COUNTY OF CHESTER



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Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

March 5, 2021

Justin Yaich, Manager  
West Bradford Township  
PO Box 562  
West Chester, PA 19381-0562

Re: Zoning Ordinance Amendment – Billboards and Signs  
# West Bradford Township - ZA-02-21-16648

Dear Mr. Yaich:

The Chester County Planning Commission has reviewed the proposed West Bradford Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on February 23, 2021. We offer the following comments to assist in your review of the proposed West Bradford Township Zoning Ordinance amendment.

## DESCRIPTION:

1. West Bradford Township proposes the following amendments to its Zoning Ordinance:
  - a. Redefine Billboard, Digital Billboard, Freestanding Sign, and Sign;
  - b. Regulate billboards by conditional use and permit them only along the east side of Route 322;
  - c. Regulate and require size, setback, location, lighting and design standards for billboards;
  - d. Regulate digital billboards; and
  - e. Revise the Township's general sign regulations.

## BACKGROUND:

2. The Chester County Planning Commission reviewed a previous submission of this amendment. Our comments on that submission were provided to the Township in a letter dated January 11, 2021 (refer to ZA-12-20-16568). The current submission removes the previous Section 450-64.G(3)(e)[6]: "Billboards owned, operated or leased by the Township, or situated upon property owned by the Township, shall not be subject to the requirements of this section nor the requirements of this chapter." We agree with the removal of this Section because billboards described in this Section can have adverse effects that can be mitigated by the provisions in this Ordinance.

## COMMENTS:

Our comments on the previous submission that still apply to the current submission are as follows:

3. We commend the Township for proposing many appropriate standards for billboards and digital signs, including the size limit of 300 square feet for billboards.

4. The proposed definition of Digital Billboard is as follows:

“A billboard on which the sign face copy is composed of light emitting diode (LED), halogen, compact fluorescent, incandescent, plasma or similar screens, lamps or bulbs which may be changed remotely with no greater frequency than once every 20 seconds so as not to be distracting to motorists. “

We agree that digital billboards must not distract motorists. However, we suggest the phrase, “...so as not to be distracting to motorists” is subjective and may cause disagreements. We suggest that the Township eliminate this phrase or relocate it to the “Statement of Intent” portion of the amendment in Section 2, Chapter 450-64.G.1.

5. The proposed definition of Digital Billboard limits the image change interval (also referred to as “dwell time”) to not more than 20 seconds. The County Planning Commission recommends the reasonable regulation of changeable message signs because they are designed to compete for drivers’ attention, but the Township may wish to investigate more appropriate factors for measuring and limiting a sign’s dwell time, such as average vehicle speed, sight distances, and other potential visual distractions for motorists. The Township should review the Digital and Electronic Signs Planning Tool on the Commission’s website for additional issues to consider prior to finalizing the proposed ordinance language. This tool, which includes links to model ordinance language, is available online at:

[www.chescoplanning.org/MuniCorner/Tools/DigitalSigns.cfm](http://www.chescoplanning.org/MuniCorner/Tools/DigitalSigns.cfm).

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

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

6. The definition of Sign appears to address wall signs that are mounted outside structures. The Township should consider how it will regulate signs that are mounted inside windows and which are visible from the exterior; such signs can often obstruct light and visual access inside structures, as well as potentially exceed the sign area limits set forth in the Ordinance.

7. We suggest that all sign lighting should be downward-pointing to limit “skyglow” and reduce glare on surrounding roads. In general, the applicant should use the minimum amount of light intensity that is necessary to safely illuminate the sign.

8. Supplementary Regulations, §450-64, subsection G.(2) requires billboards to be located on the east side of Route 322. However, §450-64, subsection G.(3)(a)[4] states that:

“Billboards shall not be located closer than 1,000 linear feet on the same side of the roadway or 500 linear feet on the opposite side of the roadway from another billboard as measured along the right-of-way line.”

The Township may wish to clarify whether the reference to billboards on the opposite side of the roadway refers to pre-existing billboards. We also suggest that the Township require additional minimum separations between billboards and historic structures; the Township’s 1000-foot separation requirement shown above can be considered.

9. Supplementary Regulations, Section 450-64, subsection G.(3)(c)[6], sets the proposed limit of lighting intensity from billboards at adjacent residential properties of 0.1 foot-candles. We suggest that the

Page: 3  
Re: Zoning Ordinance Amendment – Billboards and Signs  
# West Bradford Township - ZA-02-21-16648

Township reconsider this limit; lighting trespass from billboards at adjacent residential properties should more properly be limited to 0.0 foot-candles.

10. The Township may wish to consider how it will interpret the use of architectural elements and designs that are uniquely associated with a particular commercial product and effectively serve as advertising tools, such as roof colors and designs, arches, awnings, and similar architectural elements.
11. The regulations require applicants to promptly correct issues such as damage, vandalism, and other problems that may occur at billboards and signs. We suggest that the Township require applicants to provide a means to permit the Township to contact a responsible party to promptly correct these problems.
12. Digital signs can be controlled remotely. Section 450-64, subsection G.(4)(g) allows the Township to remotely access these billboards for Township, county, regional, state and national emergency services during emergency situations. This is a very useful provision. We suggest that it be expanded to allow the Township to remotely dim the display in instances where atmospheric conditions combine with light from billboards to create disabling glare, such as during fog conditions.
13. The Township should consider whether it should regulate the size, placement and duration of political signs.

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

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

Sincerely,



Wes Bruckno, AICP  
Senior Review Planner

cc: Anthony T. Verwey, Esq.



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

March 12, 2021

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

Re: Subdivision and Land Development Ordinance Amendment - Access to Residential Developments; and Fee-in-lieu of Recreation  
# West Goshen Township – SA-02-21-16634

Dear Mr. LaLonde:

The Chester County Planning Commission has reviewed the proposed Subdivision and Land Development Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on February 16, 2021. We offer the following comments to assist in your review of the proposed amendment.

## DESCRIPTION:

1. West Goshen Township proposes the following amendments to its Subdivision and Land Development Ordinance:
  - A. Add a definition for the term “apartment building” to Section 72-6;
  - B. Delete subsection C of Section 72-31 – Lots and Lot Sizes;
  - C. Add Section 72-34 – Access to Residential Developments, which states that all lots with a residential use shall front on a public street, and that every subdivision or development with 25 or more dwelling units, including dwelling units within an apartment building shall be accessed by at least two public streets (we note that these standards appear to be identical to the existing ordinance language in the first paragraph of Section 72-31.C, which is proposed to be deleted); and
  - D. Amend Section 72-35.B(5), pertaining to fee-in-lieu of recreation facilities.

## COMMENTS:

2. While Section 1 of the draft Ordinance states that the Township proposes to add a definition for the term “apartment building” to Section 72-6, the document header states that the Township proposes to add a definition for the term “apartment” to Section 72-6. This should be clarified by the Township.
3. We note that the existing definition of dwelling unit in Section 84-8 of the Township Zoning Ordinance contains a similar (though not identical) definition of the term “apartment building.” Additionally, Sections 66-10.3 and 66-31 in Chapter 66-Sewers and Sewage Disposal of the Township Code utilize the term “apartment house” instead of “apartment building.” The Township should ensure that consistent terminology is adopted throughout the Township Code.

Page: 2

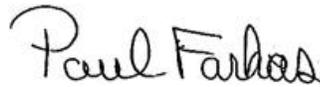
Re: Subdivision and Land Development Ordinance Amendment - Access to Residential Developments; and Fee-in-lieu of Recreation

# West Goshen Township – SA-02-21-16634

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

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

Sincerely,

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

Paul Farkas  
Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
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Josh Maxwell  
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Executive Director

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Government Services Center, Suite 270  
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(610) 344-6285 Fax (610) 344-6515

March 12, 2021

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

Re: Zoning Ordinance Amendment - Sign Regulations  
# West Goshen Township – ZA-02-21-16637

Dear Mr. LaLonde:

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 February 19, 2021. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
  - A. Amend the existing definition of political sign in Section 84-52.B;
  - B. Amend the existing definition of temporary sign in Section 84-52.B;
  - C. Amend the permit requirements for signs in Section 84-52.C;
  - D. Delete Section 84-52.M, pertaining to inspection fees for signage; and
  - E. Add subsection (9) to Section 84-52.Q, Exemptions, which would exempt political signs located in the right of way of a Township or state-owned road from the permit requirements in Sections 84-52.C and 84-52.D, provided that: they do not exceed three (3) square feet; they are not posted any earlier than 45 days prior to the date of the election; and they are removed from public view within 15 days of the polls with regard to such election. We note that the proposed size and duration standards to be located in Section 84-52.Q(9) appear to be identical to the size and duration standards currently set forth in the existing definition of political sign, and we also note that the size and duration standards have been removed from the proposed definition of political sign.

COMMENTS:

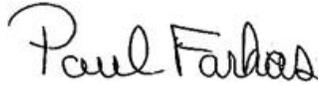
2. The County Planning Commission reviewed an earlier version of this zoning amendment on February 16, 2021 (CCPC# ZA-01-21-16606). We note that the prior amendment proposed to delete the definition of “political sign.” We suggested in our previous review that, because the Township’s sign regulations specifically address and reference political signs, the Township may wish to provide a basic definition for the term “political sign” so it is clear when the exemption noted in the ordinance applies. We acknowledge, and endorse, that the latest version of this amendment proposes to amend the definition of political sign, rather than delete it. We also note that the proposed definition of “temporary sign” has been revised, by adding additional language stating that a political sign shall not be considered a temporary sign pursuant to this Chapter. We have no additional comments on the proposed ordinance language.

Page: 2  
Re: Zoning Ordinance Amendment - Sign Regulations  
# West Goshen Township – ZA-02-21-16637

**RECOMMENDATION: The Township should proceed in accordance with the recommendations of the Township Solicitor.**

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

Sincerely,

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

Paul Farkas  
Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

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Executive Director

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Government Services Center, Suite 270  
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(610) 344-6285 Fax (610) 344-6515

March 4, 2021

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

Re: Zoning Ordinance Amendment - Noise Standards  
# Westtown Township – ZA-02-21-16622

Dear Ms. Dobbs:

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 February 5, 2021. We offer the following comments to assist in your review of the proposed amendment.

## DESCRIPTION:

1. The Township proposes to amend the hours of enforcement of the noise standards set forth in Section 170-1515 of the Township Zoning Ordinance.

## COMMENTS:

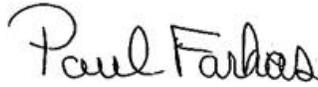
2. We suggest that the Township consider incorporating additional language pertaining to how the noise standards will be enforced. For example, the Township should identify how the noise levels at the exterior walls of any dwelling, as set forth in Section 170-1515.D, will be measured without the explicit permission of the property owner. Additionally, we suggest that the Township identify the qualifications required of the individual(s) using the sound level meters to measure decibels.
3. In its evaluation of the proposed ordinance language, we suggest that the Township determine if the revised hours of enforcement may be problematic for major non-residential uses that have scheduled delivery times within the proposed timeframes.

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

Page: 2  
Re: Zoning Ordinance Amendment - Noise Standards  
# Westtown Township – ZA-02-21-16622

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

Sincerely,

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

Paul Farkas  
Senior Review Planner

# Act 537 Reviews

# Act 537 Reviews for Chester County

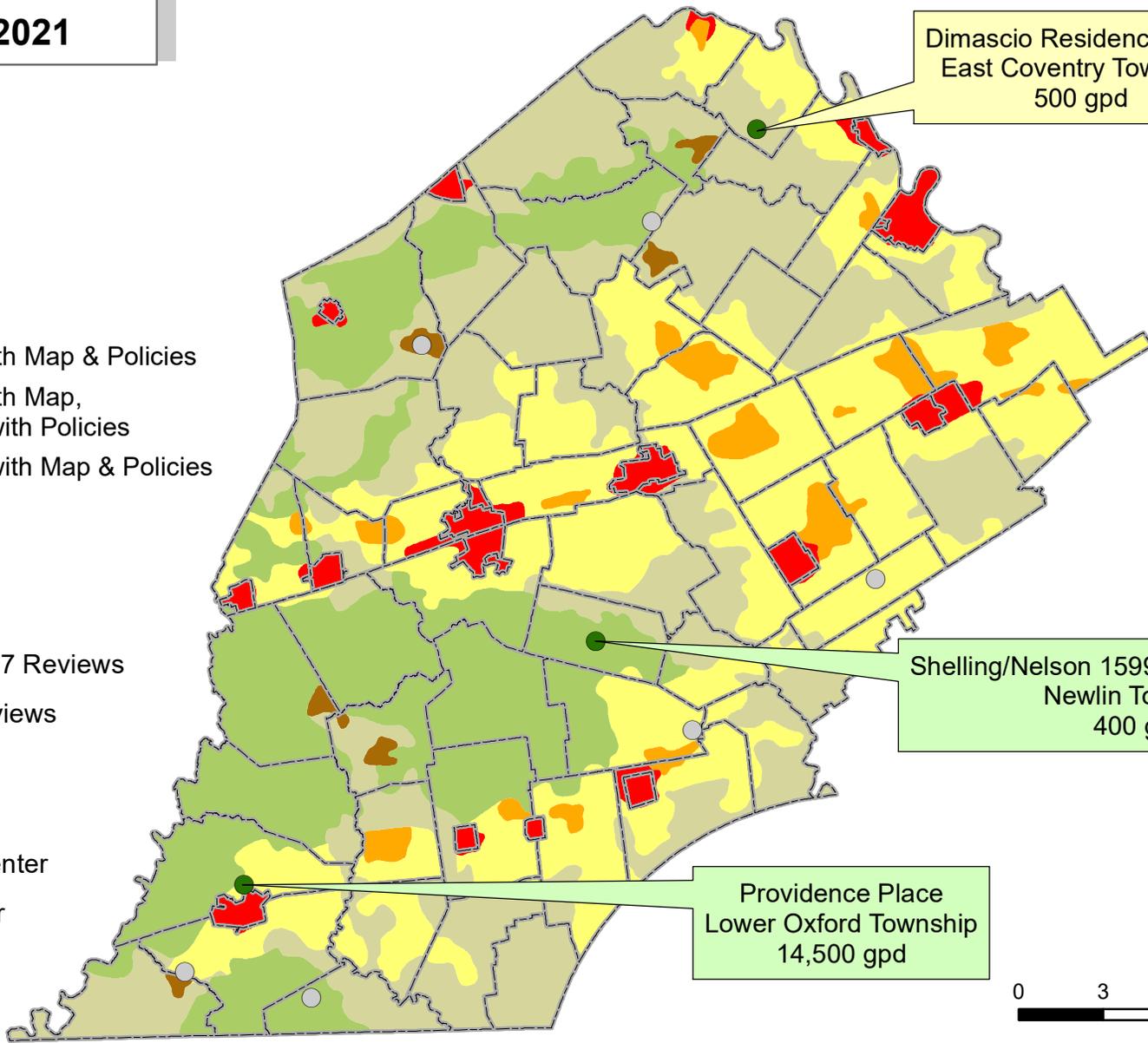
March 2021



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

## Legend

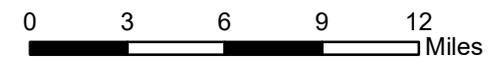
-  March Act 537 Reviews
-  Previous Reviews
-  Agricultural
-  Rural Center
-  Suburban Center
-  Urban Center
-  Rural
-  Suburban



Dimascio Residence SFTF  
East Coventry Township  
500 gpd

Shelling/Nelson 1599 Embreeville Road  
Newlin Township  
400 gpd

Providence Place  
Lower Oxford Township  
14,500 gpd



Map prepared April 2021  
Data Sources:  
Act 537 Review - created by Chester County Planning Commission, 2018;  
Landscapes3 - Chester County Municipalities - Chester County DCIS/GIS;  
Planning Commission, November 29, 2018.



**ENVIRONMENTAL PLANNING ACTIVITIES**

***Sewage Facilities Planning***

**MAJOR REVISIONS TO MUNICIPAL PLANS:**

**None**

**MINOR REVISIONS TO MUNICIPAL PLANS:**

**East Coventry Township, Dimascio Residence SFTF**

The applicant is proposing a residential small flow treatment facility (stream discharge) for an existing residence on 1 acre. The site is located on Sylvan Drive, near the intersection with Grub Road. The amount of wastewater to be generated for the proposal is 500 gpd. The project is to be served by an individual stream discharge system, due to the failure of the existing system and no viable replacement areas. This project is designated as a Rural Landscape, and is somewhat consistent with *Landscapes3*.

**Lower Oxford Township, Providence Place**

The applicant is proposing a 145-room independent living/assisted living, and memory support facility in a single structure on 12.2 acres. The site is located on Limestone Road, approximately 1.25 miles from the interchange of Routes 1 and 10. The amount of wastewater to be generated for the proposal is 14,500 gpd. The project is to be served by a public sewage disposal system, managed by the Oxford Area Sewer Authority. This project is designated as a Suburban Landscape, with a small portion of the Natural Features, and is consistent with *Landscapes3*.

**Newlin Township, Shelling/Nelson 1599 Embreeville Road**

The application is for an existing home and apartment. The apartment never went through the sewage facilities planning process, which this proposal completes. The home and apartment are located on 28.8 acres. The site is located on Embreeville Road, approximately 1.75 miles from the intersection with PA Route 162. The amount of wastewater to be generated for the apartment is 400 gpd. The project is to be served by the existing on-lot sewage disposal system. This project is designated as an Agricultural Landscape, and is consistent with *Landscapes3*.

Action Requested

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

# Minor Revisions



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

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

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

Project Name & Municipality DIMASCIO PROPERTY, East Coventry Township

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

- Date plan received by county planning agency. February 26, 2021
- Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
- Date review completed by agency March 23, 2021

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

- | Yes                                 | No                                  |   |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Rural Landscape. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. On-lot sewage disposal, or very limited public or community sewer service to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this landscape. The county's Natural Landscapes is an overlay of all other landscapes and consists of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources.</u> |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?<br>If no, describe goals and objectives that are not met <u>The proposed method of wastewater disposal is inconsistent with Objective E for PROTECT, which promotes groundwater recharge. However, based on the information provided with the planning module, it appears that there is no feasible alternative to the use of stream discharge, due to the lack of public sewers in the area and lack of any possible subsurface replacement area on the site. The use of stream discharge should be avoided whenever possible, through the use of infiltration or land use application.</u>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency <u>*Landscapes3 Protect Recommendation 6 promotes innovative practices for improved water quality, including land application systems, such as spray and drip irrigation, to reduce effluent and pollution loads to streams. Based on the information provided with this Planning Module, it appears that there is no feasible alternative to the use of stream discharge, due to the lack of public sewers in the area and the lack of any possible sub-surface replacement areas on the site. Therefore the proposal is considered consistent with this criteria.</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?<br>If yes, describe impact:  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 7. Will any known historical or archaeological resources be impacted by this project? <b>Not Known.</b><br>If yes, describe impacts   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project?   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance?  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 10. Does this proposal meet the zoning requirements of the ordinance? <u>N/A</u>  |

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

- |                                     |                                     |   |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/>            | <input type="checkbox"/>            | 11. Have all applicable zoning approvals been obtained? <b>N/A</b>  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? <b>No</b>   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 13. Does this proposal meet the requirements of the ordinance? <b>N/A</b><br>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?<br>If no, describe inconsistency <u>Based on the information provided with this planning module, it appears that there is no feasible alternative to the use of stream discharge, due to the lack of public sewers in the area and the lack of any possible sub-surface replacement areas on the site. According to Landscapes3, stream discharges should be avoided whenever possible, through the use of infiltration and land application.</u> |
| <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? <b>Not known</b> 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?<br>If yes, is the proposed waiver consistent with applicable ordinances. <b>Not Known</b><br>If no, describe inconsistencies   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 17. Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>According to our records, all municipalities have updated their stormwater management ordinances to be consistent with Chester County's PA DEP approved stormwater management (SWM) plan, dated July 2, 2013.</u>  |

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

Name: Carrie J. Conwell, AICP

Title: Senior Environmental Planner

Signature: 

Date: 3/23/2021

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

Address: Government Services Center, Suite 270

601 Westtown Road

P.O. Box 2747

West Chester, PA 19380-0990

Telephone Number: (610) 344-6285

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

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

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

PC53-03-21-16668

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  
John Dimascio, Site Contact  
Susan Kutsh, East Coventry Township  
Allen W. Madeira, Envirotech & Assoc., Inc.



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

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

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

Project Name & Municipality Providence Place at Lower Oxford, Lower Oxford Township

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

1. Date plan received by county planning agency. January 25, 2021
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency March 01, 2021

**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. Additionally, a small portion of the site is located in the county's Natural Landscapes, which is an overlay of all other landscapes and consists of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: <u>While this site contains a significant amount of Prime Agricultural Soils, it is located in a designated growth area.</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact:
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known historical or archaeological resources be impacted by this project? <b>Not Known.</b> 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? <b>N/A</b>

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? <b>N/A</b>   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? <b>No</b>  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 13. Does this proposal meet the requirements of the ordinance? <b>N/A</b><br>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?<br>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? <b>Not known</b> 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?<br>If yes, is the proposed waiver consistent with applicable ordinances. <b>Not Known</b><br>If no, describe inconsistencies  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 17. Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>According to our records, all municipalities have updated their stormwater management ordinances to be consistent with Chester County's PA DEP approved stormwater management (SWM) plan, dated July 2, 2013.</u> |

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICPTitle: Senior Environmental PlannerSignature: Date: 3/1/2021Name 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 reviewed this project under Act 247 as Case Number LD-11-20-16528.

PC53-02-21-16652

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  
David Leader, Providence Place of Oxford Associates  
Deborah Kinney, Lower Oxford Township  
Spencer Andress, Government Specialists 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 Raymond Shelling 1599 Embreeville Road, Newlin Township

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

1. Date plan received by county planning agency. February 24, 2021
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency March 17, 2021

**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 existing apartment is included 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. The existing residence is also located within the county's Natural Landscapes, which is an overlay of all other landscapes and consists of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact: <u>*Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, although it does not appear that any proposed development activity will encroach upon them. The applicant should be aware that placement of fill in wetlands is regulated by Section 404 of the Clean Water Act (1977) and PA DEP Chapter 105 Rules and Regulations.</u>
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known historical or archaeological resources be impacted by this project? <b>Not Known.</b> 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? <b>N/A</b>

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

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/>            | <input type="checkbox"/>            | 11. Have all applicable zoning approvals been obtained? <b>N/A</b>   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? <b>No</b>  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 13. Does this proposal meet the requirements of the ordinance? <b>N/A</b><br>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?<br>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? <b>Not known</b> 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?<br>If yes, is the proposed waiver consistent with applicable ordinances. <b>Not Known</b><br>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: 3/17/2021Name 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.

PC53-03-21-16666

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  
Raymond Shelling & Gwen Nelson, Site Contact  
Gail Abel, Newlin Township  
Ann Lane, Evans Mill Environmental, LLC

# Vision Partnership Program – Round I Grants 2021

***Vision Partnership Program - 2021 Round 1 Reimbursable Cash Grant Requests - Project Descriptions***  
*(in ranking order)*

<p><b>East Pikeland, Schuylkill, West Vincent, and West Pikeland Townships – Clean Energy Transition Plan</b>  The four townships are proposing to work together on a plan on energy efficiency and how to transition to additional use of clean energy. One focus would be of municipal facilities and equipment; another would be public education to allow the plan to impact the broader community to an extent. The municipalities would select a consultant after award. Returning from the fall 2020 cycle, the project has added an additional municipality, clarified some of the scope, and adjusted the financials. Additional clarification of the scope will be required prior to the project finalizing a scope of work with the selected consultant and ending with a scope of work suitable for attachment to a contract. Clarification of the project Task Force is also needed with the municipalities.</p>	<p>VPP Grant Request \$45,000.00 (65%)  Municipal Match \$19,284.00 (28%)  <u>Private Funds \$5,000.00 (7%)</u>  Total Project Cost \$69,284.00</p>
<p><b>West Chester Borough – Economic Benefits of Rail Restoration Study</b>  The Borough is proposing to complete a study on the economic benefits of restoring rail service to West Chester. The study is limited in scope and would address impacts such as local economic development and property values, as well as potential local funding options and equity impacts. In an adjustment to the application since the fall 2020 cycle application, the task force will be taking on some elements of outreach. The Borough has selected Econsult Solutions Inc. (ESI) as their consultant.</p>	<p>VPP Grant Request \$12,000.00 (57%)  <u>Municipal Match \$9,000.00 (43%)</u>  Total Project Cost \$21,000.00</p>
<p><b>East Marlborough, West Marlborough, and Newlin Townships – Regional Comprehensive Plan Update</b>  The three townships are proposing updating their existing regional comprehensive plan, which was adopted in 2011. Refining resource protection while continuing to provide options for housing and development within the region would be focus items. The municipalities were able to implement various recommendations from their 2009 plan. The update will also address <i>Landscapes3</i>. The municipalities will select a consultant at a later date. The project will need to develop a full scope of work for attachment to the contract, as they work through the consultant selection process.</p>	<p>VPP Grant Request \$39,000.00 (65%)  <u>Municipal Match \$21,000.00 (35%)</u>  Total Project Cost \$60,000.00</p>



# Discussion and Information Items



# Design and Technology

# Environment & Infrastructure

# Environment & Infrastructure Division

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March 2021

## Gov. Wolf seeks to replace the Gas Tax

On March 12th, Governor Wolf announced that he is forming the Transportation Revenue Options Commission in an effort to phase out and replace the current gas tax established by Act 89 citing the need to address the \$9 Billion of unmet transportation needs and a loss of revenue created by more fuel efficient and electric vehicles. The commission will be led by PennDOT Secretary Yassmin Gramian and is comprised of 42 members representing various transportation related stakeholders across the Commonwealth. A report of commission activities and funding options will be submitted to the Governor before Aug. 1, 2021.

For more information, please refer to the PennDOT press release:  
<https://www.penndot.gov/pages/all-news-details.aspx?newsid=826>



## DRAFT Climate Action Plan

The DRAFT Chester County Climate Action Plan was available for review on the CCPC website through March 31<sup>st</sup>. A public meeting, which had over 150 attendees was held on March 4, 2021 at 6:30 pm via Zoom to present the proposed plan. After the meeting, more than 130 written comments were received during the 60-day comment period which ran from February through March. The Climate Action Plan and public input can be viewed here:  
<https://news.chescoplanning.org/draft-climate-action-plan-2021/>.

A brief presentation of the plan will be made at the April board meeting.



## Congressional Earmarks

Planning Commission staff took part in the assembly and submittal of four separate responses to US Representative Chrissy Houlahan's Community Project Funding requests made available through the House Appropriations Committee.

These four projects include:

- Chester County Bus Stops Initiative
- Chester Valley Trail Phase IVa
- Chester County Electric Vehicle Charging Station Project – completed by CC Facilities
- Reading Rail – submitted by Berks County

The Bus Stops Initiative would be a pilot program where Chester County works with local municipalities to provide bus shelters at bus stops with the highest number of boards. CVT Phase IVa is ready to go to bid and would be considered 'shovel ready'. The EV Charging Station project would install chargers at Chester County Parks and facilities. Finally, the Reading Rail project – in partnership with Berks and Montgomery Counties - seeks funding for an environmental study and a capacity analysis that will be required to run trains within the Norfolk Southern owned rail corridor. All proposed funding is required to be expended in Federal fiscal year 2022.



*Bus shelter along Lincoln Highway, near Downingtown.*

## Pipelines Update

No news is typically good news on the pipelines front, and there was nothing major to report on this March. We will report if anything major does happen between now and the Board Meeting on April 14th.

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

April 2021

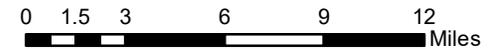
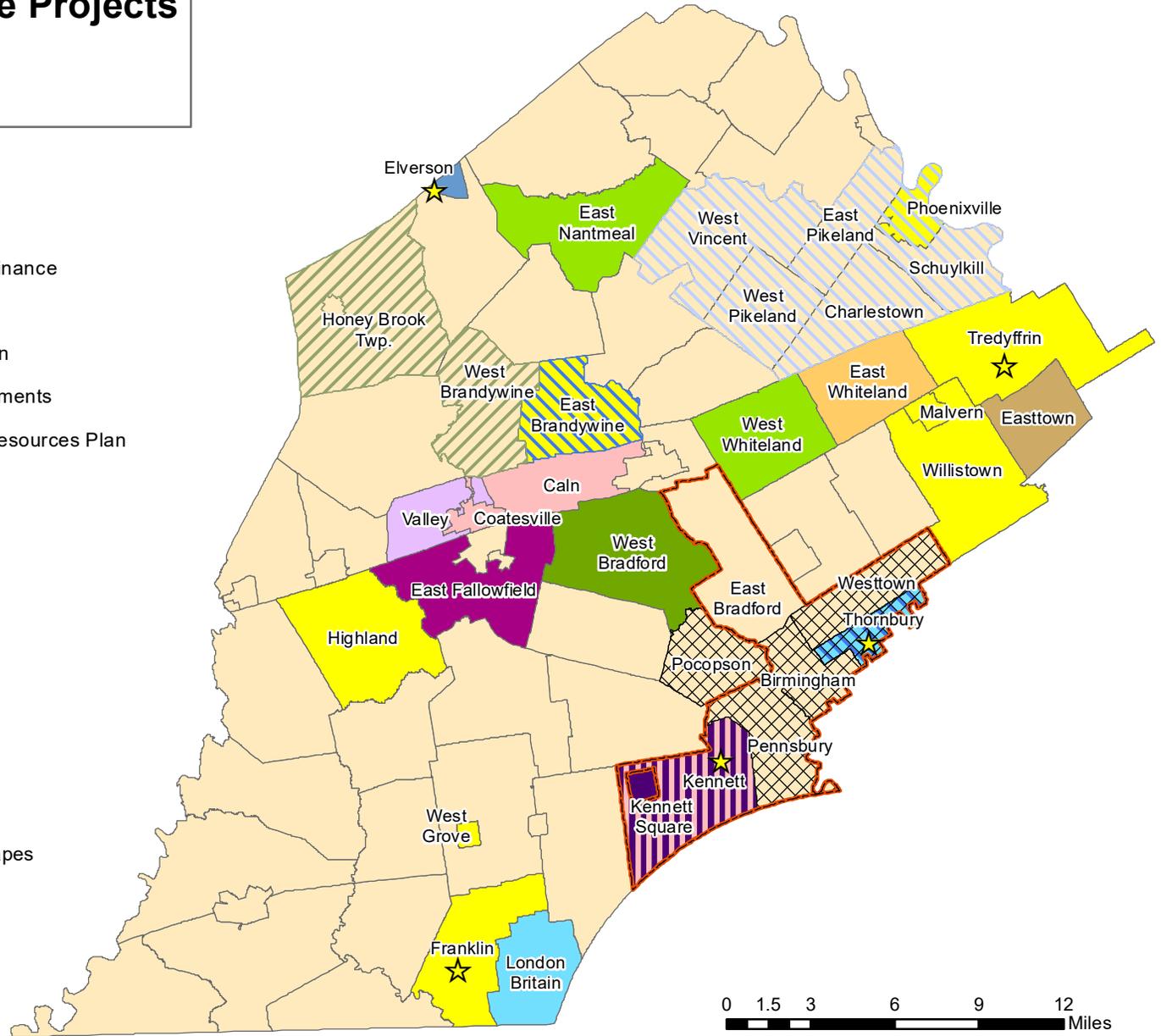


### Single Municipality

-  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
-  Active Transportation Plan
-  Master Corridor Plan
-  Official Map Update
-  VPP Technical Services Contract

### Regional Projects

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



Sources: Municipalities - Chester County DCIS/GIS; VPP Tracking created by CCPC, 2021.



# COMMUNITY PLANNING REPORT

April 2021 (Activities as of 3/31/21)

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

## MUNICIPAL ASSISTANCE

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

### SINGLE MUNICIPALITY

#### 1. Caln Township – Zoning Ordinance Update

Percent Completed: 35%      Contract Term: 8/20 – 7/22      Consultant: Ray Ott & Associates      Monitor: Mark Gallant

The Township is updating their Zoning Ordinance, implementing recommendations from their 2017 comprehensive plan and creating a cohesive ordinance that encourages appropriate development. Work on this project will continue at a Task Force meeting on April 6, 2021 when the Task Force will review existing and proposed uses and standards for commercial, institutional, industrial, and transportation districts.

#### 2. City of Coatesville – Zoning Ordinance Update

Percent Completed: 0%      Contract Term: 6/21 – 5/23      Consultant: Cedarville Engineering      Monitor: Kevin Myers

Coatesville is proposing to update their Zoning Ordinance with a focus on streamlining, clarifying, and simplifying the existing ordinance. *The contract was sent to the City and consultant for signatures on Friday March 26, 2021. The project start date is June 1, 2021 with an anticipated 12 month work program.*

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

Percent Completed: 0%      Contract Term: TBD      Consultant: Tom Comitta & Assoc./Brandywine Conservancy      Monitor: TBD

The Township will be updating their existing comprehensive plan, which was adopted in 2009, and update their existing Official Map that dates from 2011. Recommendations in the existing plan have largely been completed, and the update will address Landscapes<sup>3</sup>. The comprehensive plan will build from recommendations included in a recently completed Sustainable Community Assessment, and the Official Map will be able to implement recommendations. *The municipality has selected a consultant and a contract is being prepared.*

**4. East Fallowfield Township – Newlinville Village Master Plan**

Percent Completed: 90%      Contract Term: 2/20 – 7/21      Consultant: Thomas Comitta & Associates      Monitor: Mason Gilbert

The Township is developing a village master plan for the Newlinville area of the Township (along Route 82, immediately south of South Coatesville). TCA will revise the plan based on *community input during a recent Board of Supervisors meeting and then present the plan at the next Board of Supervisors meeting.*

**5. East Nantmeal Township – Historic Resource Survey**

Percent Completed: 55%      Contract Term: 9/20 – 2/22      Consultant: Richard Grubb & Associates      Monitor: Jeannine Speirs

East Nantmeal is creating a historic resource survey for the purposes of supporting their historic preservation provisions in their existing ordinances. PHMC guidelines will be followed for development and submission of data, including use of Survey123. The consultant started field survey work in October and most of the field work has been completed. The consultant is completing survey forms and the Historical Commission will review the forms. Survey classifications will follow those established in the CC Historic Resource Atlas.

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

Percent Completed: 90%      Contract Term: 12/18 – 5/21      Consultant: Natural Lands      Monitor: Chris Patriarca

The Planning Commission made a favorable recommendation for adoption of the Plan at their November meeting. Act 247/VPP review is *pending, and formal adoption in spring 2021.*

**7. Easttown Township – Devon Visioning and Regulatory Amendments**

Percent Completed: 80%      Contract Term: 1/19 – 6/21      Consultant: Glackin Thomas Panzak      Monitor: Chris Patriarca

The Planning Commission voted in November 2020 to send the proposed amendments to the Board of Supervisors for consideration. *The Board of Supervisors held their second meeting on the proposed amendments in February 2021, and is continuing their review into April.*

**8. Elverson Borough – Active Transportation Plan**

Percent Completed: 50%      Contract Term: 7/20 – 12/21      Consultant: Chester County Planning Commission      Lead Planners: Mark Gallant & Rachael Griffith

This effort 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, key destinations, and a plan for implementation. *Interactive display mapping is being developed to illustrate the draft pedestrian and bicycle network plans that prioritizes new connections within the Borough and to adjacent destinations such as French Creek State Park and Morgantown based on facility types and Borough-identified priorities. The mapping will be used for an in-person public meeting to be held at the Elverson community park on April 10, 2021.*

**9. Franklin Township – Comprehensive Plan**

Percent Completed: 45%      Contract Term: 4/20 – 3/22      Consultant: Chester County Planning Commission      Lead Planner: Jeannine Speirs

*Draft chapters are being started.*

**10. Highland Township – Comprehensive Plan Update**

Percent Completed: 5%      Contract Term: 2/21 – 1/23      Consultant: Brandywine Conservancy      Monitor: Chris Patriarca & Mason Gilbert

*The Task Force provided initial thoughts and areas to potentially target as part of the update at their March meeting. Their April meeting will discuss demographic trends and neighboring planning efforts to set the stage for discussion of topical areas in future meetings.*

**11. Kennett Township – Zoning Ordinance**

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

Final draft review is nearly complete.

**12. London Britain Township – Subdivision and Land Development Ordinance Update**

Percent Completed: 25%      Contract Term: 7/20 – 6/22      Consultant: Brandywine Conservancy      Monitor: Kate Clark

*The March 9<sup>th</sup> meeting reviewed the draft Plan Content Requirements article.*

**13. Malvern Borough – Comprehensive Plan**

Percent Completed: 10%      Contract Term: 9/20 – 8/22      Consultant: Brandywine Conservancy      Monitor: Kevin Myers

*The March 17<sup>th</sup> meeting began a discussion of the plan vision. The next task force meeting is scheduled for April 21<sup>st</sup>.*

**14. Phoenixville Borough – Comprehensive Plan**

Percent Completed: 15%      Contract Term: 8/20 – 7/22      Consultant: Herbert, Rowland, and Grubic      Monitor: Chris Patriarca

*The Task Force met late in February to discuss stormwater related issues as part of the planning process. A schedule of 4 meetings in April-May was set to discuss targeted topical areas to address as part of the planning process.*

**15. Thornbury Township – Subdivision and Land Development Ordinance and Official Map and Ordinance**

Percent Completed: 10%      Contract Term: 1/21 – 6/22      Consultant: Chester County Planning Commission      Lead Planner: Kate Clark

*The March meeting focused on the draft article for Improvement Guarantees and Acceptance.*

**16. Tredyffrin Township – Comprehensive Plan**

Percent Completed: 90%      Contract Term: 10/19 – 9/21      Consultant: Chester County Planning Commission      Lead Planner: Chris Patriarca

*The Planning Commission held the MPC mandated public meeting in March and made a favorable recommendation on the draft plan for consideration by the Board of Supervisors. The Board will consider authorizing Act 247 review at their April meeting.*

**17. Valley Township – W. Lincoln Highway Corridor Master Plan**

Percent Completed: 0%      Contract Term: TBD      Consultant: Pennoni and Thomas Comitta Assoc.      Monitor: Mark Gallant

Valley Township will be conducting a corridor master plan for West Lincoln Highway, a high priority recommendation from their recently adopted comprehensive plan. The plan would work to create a more cohesive corridor, addressing streetscaping, multi-modal network, mixed uses, access management, and stormwater management infrastructure from the perspective of both new development and redevelopment. The Township has selected a consultant team of Pennoni and Thomas Comitta Associates.

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

Percent Completed: 25%      Contract Term: 5/20 – 4/22      Consultant: Brandywine Conservancy      Monitor: Mason Gilbert

West Bradford is developing 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. *The next meeting will take place on April 20<sup>th</sup>.*

**19. West Grove Borough – Comprehensive Plan**

Percent Completed: 20%      Contract Term: 10/20 – 9/22      Consultant: Theurkauf Design & Planning LLC      Monitor: Kevin Myers

West Grove is updating their 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. *The January and February 2021 meetings reviewed existing conditions and the future land use plan. The March meeting discussed the Environmental Resources and Energy/Sustainability Plans. The next scheduled meeting is April 13<sup>th</sup>.*

**20. West Whiteland Township – Historic Resource Survey Update**

Percent Completed: 55%      Contract Term: 11/19 – 10/21      Consultant: Commonwealth Heritage Group      Monitor: Jeannine Speirs

PHMC has approved the database template and the consultant has begun fieldwork in earnest.

**21. Willistown Township – Comprehensive Plan**

Percent Completed: 5%      Contract Term: 1/21-12/22      Consultant: Gaadt Perspectives      Monitor: Kate Clark

*County introductions were made at the Township Planning Commission’s February 17<sup>th</sup> meeting. A virtual public open house is scheduled for April 29<sup>th</sup>.*

**MULTI-MUNICIPAL**

**22. Brandywine Battlefield Strategic Landscapes Plans – Phase 3**

Percent Completed: 30%      Contract Term: 8/19 – 12/22      Consultant: Chester County Planning Commission      Lead Planner: Jeannine Speirs

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

**23. Brandywine Battlefield Group – BB Heritage Interpretation Plan**

Percent Completed: 45%      Contract Term: 2/20 – 7/22      Consultant: Brandywine Conservancy      Monitor: Jeannine Speirs

This plan will build from previous efforts to finalize locations for Heritage Centers, identify key sites for public interpretation purposes, develop interpretation narratives, develop driving and walking tours, and promote public education, small-scale heritage tourism, visitor safety, and pedestrian connections as possible. Recently preserved properties and their role in visitor experience will be addressed. The plan will provide

the vision, narrative, and actions for how implementing entities can provide a cohesive visitor experience. The consultant is refining possible heritage centers and heritage interpretive themes with input from CCPC and Brandywine Battlefield Park Associates staff as well as focus groups. A public meeting to vet ideas was held in January. Reviewing draft plan elements is the next step.

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

Percent Completed: 25%      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. The first public open house was held on October 20<sup>th</sup> and the consultant presented early conceptual trail alignments, trail heads, and destinations along the corridor. *The next Task Force meeting will be held in April. In the meantime the consultant is working with landowners along the existing trail alignment including Sunoco.*

**25. Kennett Square Borough/Kennett Township – Regulatory Updates**

Percent Completed: 90%      Contract Term: 5/18 – 4/21      Consultant: LRK/JVM Studio      Monitor: Kevin Myers

The Township is progressing in coordination with the larger township full ordinance update being undertaken with CCPC as the consultant. *LRK has returned a full, and hopefully final, draft of the design guidelines to the Township for incorporation into the full ordinance.* The Borough is primarily relying on Borough staff to modify consultant materials for Planning Commission and Council consideration. *Borough Council anticipates adopting ordinance amendments at their June 7<sup>th</sup> Borough Council meeting.*

**26. Phoenixville Region – Comprehensive Plan Update**

Percent Completed: 15%      Contract Term: 3/20 – 2/22      Consultant: Theurkauf Design and Planning      Monitor: Susan Elks & Mason Gilbert

*The consultant attended the supervisors’ and council meetings to present the plan to each municipality, across the first quarter of 2021.*

**OTHER PROJECTS**

- **eTool preparation** – full division
- **Oxford Region** – Administration assistance to the regional planning group; Mark Gallant
- **Internal County Coordination** – Transportation: Kevin Myers; Emergency Services: Chris Patriarca; Community Development: Libby Horwitz, Kevin Myers, 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. East Bradford – unknown (August 2020)
2. East Caln – Comprehensive Plan (September 2020)
3. East Fallowfield – Historic Resource Ordinance (November 2020)
4. East Pikeland Township – Sustainability Plan (February 2020)
5. East Vincent Township – Zoning Ordinance (January 2021)
6. Londonderry Township – (May and August 2020)

7. Modena Borough –Comprehensive Plan (August/December 2020)
8. New London Township – Comprehensive Plan (May 2020)
9. Oxford Borough – Comprehensive Plan (January 2020)
10. Pennsbury Township – Historic Project (January 2020)
11. Pocopson Township – Regulatory Amendments (Fall 2020)
12. Phoenixville Area – Renewable Energy Planning (May/July/December 2020)
13. South Coatesville Borough – Comprehensive Plan (February 2020)
14. Unionville Region – Comprehensive Plan (September 2019 and August/December 2020)
15. West Chester – Economic Benefits of Rail Restoration (August/December 2020)
16. West Vincent Township – Park and Trail Plan (July 2018, January 2020)
17. West Nottingham Township – Transportation Study (January 2020)

## HISTORIC PRESERVATION

Karen Marshall, Heritage Preservation Coordinator, will be retiring on April 24<sup>th</sup>. Daniel Shachar-Krasnoff will be joining the Planning Commission in this position on May 10. David has extensive experience in the St. Louis area, most recently as the Cultural Resources Director for the City of St. Louis.

### 1. Town Tours and Village Walks

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

STATUS: Planning for 2021 is being finalized to have Town Tours participate in the countywide observance of Juneteenth with a kick-off in West Chester on June 17<sup>th</sup> and programs running into August.

### 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: 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. Providing technical assistance to Historical Commissions (5 meetings) for the VPP funded Heritage Interpretation Plan. East Marlborough Township received funding for a CLG grant to develop a Battlefield Driving Tour Plan on behalf of the Task Force.

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. Details on individual properties are being added.

DESCRIPTION: Historic Atlas NEW

STATUS: Upper Uwchlan Township, New Garden Township, Westtown Township, Parkesburg Borough, West Chester, and London Britain in process.

DESCRIPTION: Historic Atlas UPDATES

STATUS: Charlestown Township, West Bradford Township, East Goshen Township, East Nantmeal, West Whiteland Township, East Marlborough Township 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:

- Coatesville School District’s Heritage Center at the Gardner-Beale House and Digital Sign Controversy
- Friends of the Barnard House proposal to manage the Barnard House in Pocopson Township
- East Nantmeal Township HR Survey
- CLG Grant Brandywine Battlefield Interpretive Tour & Signage Project
- 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. 2021 events:

- Leadership Luncheon: Virtual program planned for April 10, 2021.
- Annual Spring Training Workshop: Virtual program on March 6, 2021; assist CCHPN with this event. *This event was well attended and well received, and videos from the different speakers are located on the CCHPN website and linked on the CCPC site. The videos were shared on social media.*
- Volunteer Recognition Dinner: Location to be determined, 6/23/2021.

### 5. Chester County Historic Preservation Officer Activities/Reviews

- Section 106 reviews - ongoing:
  - West Brandywine Roundabout and Hurricane Hill Farm Traditions Development
  - Twin Bridges

- Reviews for Chester County owned resources:
  - o Reynard’s Mill Road Bridge #167
  - o Lincoln Bridge #35
  - o Jefferis Bridge #111
  - o Pigeon Creek Bridge #207
- Fricks Lock and Parkerford Schuylkill River Trail head development
- Route 30 Bypass and Route 82 Improvements
- Dilworthtown Historic District, Mercedes Benz Dealership 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 Parks and Preservation with review of their historic structures.

## 6. Heritage Tourism/Education

- CCHPN Heritage Task Force: Partnering with CCPC, Voices Underground and the Chester County Historical Society on the Juneteenth activities and promotion.
- Iron and Steel Heritage Partnership: Managing a heritage tourism consortium of destinations and sites. The updated brochure has been printed, and *Parks + Preservation will be distributing. The annual meeting is a public webinar event, “Bridging the Atlantic”, presenting on the connections between English (Cornwall) and U.S. (southeast PA) iron history, scheduled for April 21, 2021 at 10 am.*
- Rural History Confederation: *The RHC is co-hosting the Iron and Steel Heritage “Bridging the Atlantic” event.*
- Underground Railroad/Harriet Tubman Scenic Byway Initiative: Working with Juneteenth Consortium to bring national attention to the critical issues of race and diversity that played a significant role in the development of the county. 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, MD to Independence Mall in Philadelphia. A walking/biking trail is being developed to compliment the scenic byway.
- Campaign of 1777: See Brandywine Battlefield Task Force.
- The first Heritage Center and Kiosk opened in Marshalltown Village in 2018 and the Kennett Heritage Center in 2020. Heritage Center initiatives underway at Strodes Mill, East Bradford and Thornbury/Birmingham. Advising the new Kennett Heritage Center and its relationship to regional heritage projects including the Campaign of 1777, Juneteenth, and the Underground Railroad.

## ECONOMIC

- **CCEDC Coordination** – Regular contact regarding ongoing projects.
- **Employment Data** – Finalizing the presentation of employee number data in map format with the Design and Technology Division; continuously updating with new data.
- **Reinvestment Opportunities Map** – Finalizing display for map of reinvestment/redevelopment opportunities at developed sites, focused within the Landscapes3 growth areas.
- **Non-Residential Construction Report** – 2020 report drafted and being prepared for posting.
- **State of the County Economy Report** – Beginning data collection for 2020 data updates.

## HOUSING

- **Housing Choices Committee** – March 2021 meeting held with discussion on Missing Middle Housing.
- **Costs of Housing** – Work is continuing to finalize this product.
- **Housing for an aging population** Final draft complete, being prepared for posting.
- **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** – Will plan for fall 2021.
- **Residential Construction Report** – Completed for 2020, being prepared for posting.
- **Video** – The Phoenixville-focused video has been completed and shared, through the HCC meeting, CCPC newsletter, website, and social media. Promotion efforts included the overview video on A+ homes as well. Footage for a senior housing focused video and a Habitat for Humanity video will be used for two additional videos, with plans to conduct new interviews for an employer focused video later in the year.
- **Presentations** – None at this time.

## URBAN CENTERS

- **VPP Support** – Monitoring of cash grants to Kennett Square (regulatory updates), Coatesville (zoning amendments), West Grove (comprehensive plan update), and Malvern (comprehensive plan update), and participating in county consulting technical services work on updates to the Modena and Oxford Borough comprehensive plans.
- **Technical assistance/coordination** – Atglen for zoning, future park planning, and grant assistance (DCNR, CCCRP, etc.); Parkesburg for implementation coordination and potential grant funding; West Grove (breweries, mixed use zoning, parking requirements); Downingtown (signs, parking, TND); TMAcc (design), Coatesville (coordination between the City, 2<sup>nd</sup> Century, CDC, and CCPC). Engaged DVRPC in

conjunction with other CCPC staff regarding the DVRPC ExPo program.

- **Meeting Attendance** – Participation in meetings for economic development through Historic Kennett Square, the Western Chester County Chamber of Commerce, and 2<sup>nd</sup> Century Alliance.
- **Tools** – Supporting the update of multiple online etools.
- **Urban Center Webpage** –No recent activity.
- **Urban Center Forum** –*The four Main Streets eTools related to the 2020 forum have been posted to the CCPC website. Planning for the 2021 forum will begin soon, in coordination with DCD.*
- **Urban Centers Improvement Inventory** – Working to finalize the inventory with follow-up to the urban centers.
- **DCD CRP Coordination** – Providing input and responses to inquiries from urban centers regarding potential CRP applications.
- **DVRPC TCDI representative** – Coordinated with representatives for both Chester County awarded projects regarding status and progress.
- **Presentations:** None at this time.

# Agricultural Development Council Update



# Director's Report

# Public Comment