



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

Chester County Planning Commission
Government Services Center – Suite 270

Hybrid Meeting
July 12, 2023

AGENDA

- 2:00 p.m. 1. CALL TO ORDER
- A. Chair’s Welcome Chair
2. PUBLIC COMMENT Chair
3. PRESENTATION
- B. Phoenixville Area Communities - Clean Energy Transition Plans Mark Gallant, CCPC
Dennis Ray, East Pikeland Township
Jonathan Meyers, Schuylkill Township
John Matthews, West Pikeland Township
Kirk Reinhold, West Vincent Township
Marika Selzler Williams and Paul Spiegel, Practical Energy Solutions
- 2:25 p.m. 4. ACTION ITEMS
- C. Approval of Commission Meeting Minutes – June 13, 2023 Commission
 - D. Act 247 Reviews – June 2023 Applications Act 247 Team
 - 1) Subdivision and Land Development Plan Reviews (24)
 - 1. Caln Township LD-04-23-17613
 - 2. Caln Township SD-04-23-17614
 - 3. East Goshen Township SD-05-23-17662
 - 4. East Nantmeal Township SD-05-23-17649
 - 5. East Nantmeal Township SD-05-23-17693
 - 6. Honey Brook Township LD-05-23-17685
 - 7. London Grove Township SD-06-23-17699
 - 8. North Coventry Township SD-05-23-17694
 - 9. Parkesburg Borough SD-06-23-17700
 - 10. Parkesburg Borough LD-06-23-17730
 - 11. Penn Township LD-06-23-17696
 - 12. Phoenixville Borough LD-05-23-17671
 - 13. Phoenixville Borough SD-05-23-17670
 - 14. Pocopson Township SD-05-23-17686
 - 15. South Coatesville Borough SD-04-23-17639
 - 16. Tredyffrin Township SD-05-23-17663
 - 17. West Caln Township SD-05-23-17674
 - 18. West Chester Borough LD-05-23-17653
 - 19. West Chester Borough SD-05-23-17651
 - 20. West Whiteland Township LD-05-23-17691
 - 21. West Whiteland Township SD-05-23-17655
 - 22. West Whiteland Township SD-05-23-17690
 - 23. Lower Oxford Township CU-05-23-17695
 - 24. West Goshen Township CU-05-23-17679

2) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews (6)

- 1. Easttown Township SA-05-23-17687
- 2. Easttown Township ZA-05-23-17688
- 3. West Bradford Township SA-05-23-17664
- 4. West Bradford Township ZA-05-23-17665
- 5. West Bradford Township ZA-05-23-17669
- 6. West Chester Borough ZA-05-23-17675

E. Act 537 Reviews – June 2023 Applications

Jake Michael

- 1) Major Applications (0)
- 2) Minor Applications (3)
 - 1. East Goshen Township, Connors, 53-4-134.4, consistent
 - 2. Easttown Township, 67-72 Central Avenue, 55-2L-49, consistent
 - 3. West Marlborough Township, 960 West Road, 48-4-17.2A, consistent

2:35 p.m. 5. DISCUSSION AND INFORMATION ITEMS

F. Multimodal Transportation Planning Division Update

Brian Styche

G. Design & Technology Division Update

Paul Fritz

H. Community Planning Division Update

William Deguffroy

I. Agricultural Development Council Update

Ann Lane

- 1) Municipal outreach

Ann Lane, Wes Bruckno

J. Sustainability Division Update

Rachael Griffith

- 1) Solar ordinance inventory

K. Director’s Report

Brian O’Leary

4:00 p.m. 6. ADJOURNMENT

Action Items



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MINUTES: Regular Monthly Meeting

Hybrid – The Colonial Theatre
Phoenixville, PA

Chester County Planning Commission

June 13, 2023

MEMBERS PRESENT IN PERSON: Michael Heaberg, Chair; Roberta Cosentino; Matt Hammond; Doug Fasick; Molly Morrison; Stephanie Duncan.

MEMBERS PRESENT VIA ZOOM: Angie Thompson-Lobb

STAFF PRESENT IN PERSON: Brian O’Leary, Executive Director; Carol Stauffer, Assistant Director; Beth Cunliffe; William Deguffroy; Paul Fritz; Rachael Griffith; Gene Huller; Kevin Myers; Nancy Shields; Brian Styche; Richard Drake.

STAFF PRESENT VIA ZOOM: Glenn Bentley; Chris Bittle; Wes Bruckno; Carrie Conwell; Paul Farkas; Chris Patriarca; Patty Quinn, Elle Steinman; Diana Zak; Patti Strauber.

VISITORS PRESENT IN PERSON: None.

VISITORS PRESENT VIA ZOOM: Zach Hurst; Jessica.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person at The Colonial Theatre, Phoenixville PA and via Zoom audio/video on Tuesday, June 13, 2023 was called to order at 3:00 P.M. by Chair Michael Heaberg.

Public Comment: There were no public comments.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE MAY 10, 2023 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MS. MORRISON, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews – May 2023:

There were twenty-nine (29) Subdivision and Land Development Reviews prepared in May.

A MOTION TO APPROVE THE TWENTY-NINE (29) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MR. HAMMOND, SECONDED BY DR. FASIC, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: SD-04-23-17611; SD-04-23-17632; LD-04-23-17641; LD-04-23-17612; and SD-04-23-17622.

Comprehensive Plan, Zoning and Subdivision Ordinance Amendments, Miscellaneous Reviews – May 2023:

There were eight (8) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, and Miscellaneous Reviews prepared in May.

A MOTION TO APPROVE THE EIGHT (8) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MR. HAMMOND, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

Ms. Conwell presented the Commission with three (3) minor Act 537 reviews for the month of May.

A MOTION TO APPROVE THE THREE (3) MINOR ACT 537 REVIEWS WAS MADE BY MS. MORRISON, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

Sustainability Division Update:

Ms. Griffith reported on the Getting Strategic about Parks and Open Space event that took place on May 31, 2023, which was a follow-up to the municipal outreach. This event was geared towards municipalities to hear about tools that can be used to advance their open space and parks efforts. Presenters were paired by municipality with an expert or consultant. It was a well attended event with 62 attendees both in-person and online.

Next, Ms. Griffith reported on the following open space and preservation efforts in the Phoenixville area: French and Pickering Creeks Conservation Trust public preserves, including the Thomas P. Bentley Nature Preserve and the Templin Woods Preserve; Natural Land preserves including Opanie Park, which is part of the Bryn Coed project; and East Pikeland Township's Hidden River Park.

Lastly, Ms. Griffith reported on the following sustainability efforts and energy improvements in the Phoenixville area: Camphill Kimberton Hills School focusing on biodynamic farming and clean energy; and Marsh Creek State Park's LEED certified new park office and new solar field.

Multimodal Transportation Division Update:

Mr. Styche reported on the Schuylkill River Passenger Rail Authority (SRPRA) which was formed by Chester, Montgomery, and Berks Counties. The SRPRA currently has an application into the Federal Railroad Administration's Corridor ID program for funding. This has evolved into being a potential AMTRAK intercity service between Reading and Philadelphia, stopping in Phoenixville and Pottstown.

Next, Mr. Styche reported on the 2018 Phoenixville Region Multimodal study which identified 26 projects in the area, including 13 priority projects. Seven of the 13 priority projects have been advanced or completed. The following municipalities were included in the regional study: Phoenixville Borough, West Vincent, East Pikeland, Schuylkill, and Charlestown Townships in Chester County, and Upper Providence Township in Montgomery County.

Mr. Styche reported that the Devault Trail, which is currently owned by Norfolk Southern, is a potential connector trail within the circuit trail system and is located within Charlestown and Schuylkill Townships and the Borough of Phoenixville. The Vision Partnership Program funded a feasibility study in 2015. TMAACC completed a Devault Trail Activation Plan in 2022. The next steps will include investigating corridor acquisitions.

Lastly, Mr. Styche reported that the opening of the final trail segment of the Schuylkill River Trail in Chester County took place with a ribbon cutting ceremony on April 22, 2022. This final segment includes two new trailheads in Parkerford and historic Frick's Lock village.

Design and Technology Division Update:

Mr. Fritz reported on the evolution of the Steelepointe site which is also known as French Creek West with the following dated aerial photos: 1937 – the steel plant was operating; 1980 – three years before the steel plant closed; 1990 – dismantling of the plant; 2000 – clearing of the site and the creation of the Phoenixville Strategic plan for the French Creek corridor and the downtown business district; 2010 – townhomes built; 2015 – apartments built; 2018 – future phase plans were submitted to CCPC; 2021 – phase four plans were submitted to CCPC; and 2023 – the site contains over 500 residential units.

Community Planning Division Update:

Mr. Deguffroy reported on recent VPP activity in the Phoenixville Region. Phoenixville Borough completed a comprehensive plan update in 2022 and is currently following this up with a zoning ordinance update. West Pikeland Township is starting on a parks, recreation, and open space plan which is an amendment to their comprehensive plan. West Vincent Township completed a forest protection ordinance. The Phoenixville regional planning committee updated the regional comprehensive plan in 2022. A clean energy transition plan involving East Pikeland, Schuylkill, West Vincent, and West Pikeland Townships is due to be completed by the end of 2023. Approximately \$300,000 has been invested in the Phoenixville region through VPP in the past two years and over one million dollars invested since the beginning of VPP.

Mr. Deguffroy reported that the 2023 Town Tours and Village Walks (TTVW) kickoff on June 8, 2023 at the West Chester United Methodist Church was held indoors due to bad air quality. Tours will continue through the end of August 2023. TTVW details can be found on the CCPC website: <https://www.chescoplanning.org/Historic/TownTours/Introduction.cfm>

Agricultural Development Council Update:

Mr. O'Leary reported on the updated 2023 farm guide which has a new look and new name. The new name is The Chester County Farm Guide. The guide contains a map noting all the farms that sell to the public that are located in Chester County.

Director's Report:

Mr. O'Leary reported that CCPC staff is now following a hybrid telework program and also noted that the 2024 budget cycle planning is beginning this summer. The 250th committee received a \$1,200 mini grant and an RFP is out to hire a professional consultant. The heritage tourism plan is starting to look at marketing recommendations.

Next, Mr. O'Leary mentioned the affordable housing event, sponsored by the Chester County Chamber, will be held on Tuesday, June 20. Libby Horwitz, CCPC's Senior Housing and Economic planner, will be one of the speakers at this event.

Lastly, Mr. O'Leary informed the board that the CCATO conference was postponed to June 26 due to low registration. CCPC will push out the CCATO event to help encourage registration.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:56 PM WAS MADE BY MR. HAMMOND, SECONDED BY DR. FASIC, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,

A handwritten signature in blue ink that reads "Brian N. O'Leary". The signature is written in a cursive style with a long, sweeping tail on the letter 'y'.

Brian N. O'Leary, AICP
Secretary

BNO/ncs

Act 247 Reviews



Subdivision & Land Development



Act 247 Reviews of Proposed Development

during June 2023

Symbols

Residential *Lots/Units*

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

Non-Residential *Square Feet*

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

Other

-  Mixed Use
-  Not Consistent with Landscapes³

Landscapes³

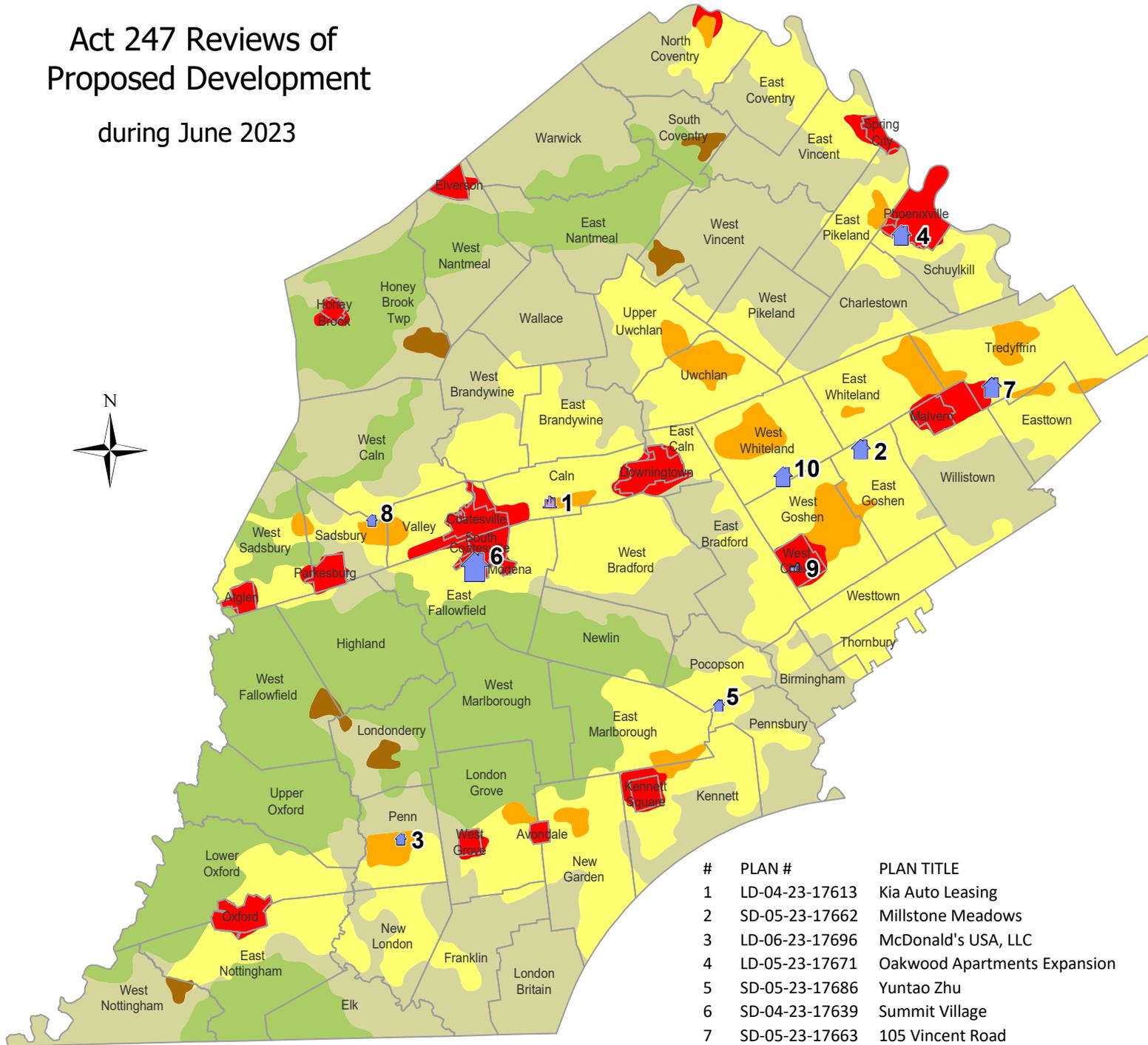
Growth Areas

-  Urban Center
-  Suburban Center
-  Suburban
-  Rural Center

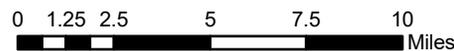
Rural Resource Areas

-  Rural
-  Agricultural

Note: Excludes lot line revisions, lot consolidations, second reviews, sketch plans, and surface parking, UNLESS those reviews cited unique or significant community impacts.

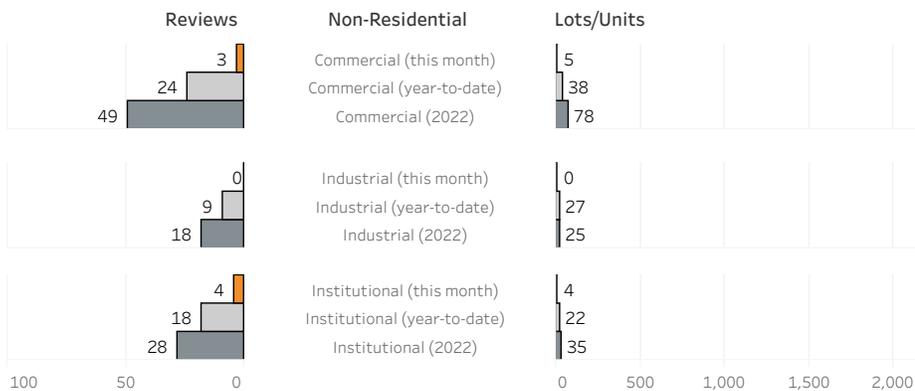
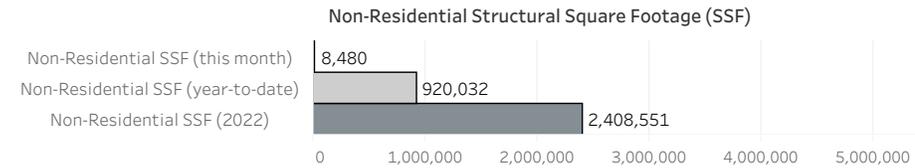


#	PLAN #	PLAN TITLE
1	LD-04-23-17613	Kia Auto Leasing
2	SD-05-23-17662	Millstone Meadows
3	LD-06-23-17696	McDonald's USA, LLC
4	LD-05-23-17671	Oakwood Apartments Expansion
5	SD-05-23-17686	Yuntao Zhu
6	SD-04-23-17639	Summit Village
7	SD-05-23-17663	105 Vincent Road
8	SD-05-23-17674	55 Morris Road - Lot Line Change
9	LD-05-23-17653	330 West Market Street
10	SD-05-23-17655	1354 Pottstown Pike



Subdivision and Land Development Applications

June 2023



Subdivision and Land Development Reviews 6/1/2023 to 6/30/2023

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
Caln Township	LD-04-23-17613	Kia Auto Leasing	6/9/2023	6.47	Commercial	1	4,500	Commercial Retail	1		Yes
Caln Township	SD-04-23-17614	Kia Auto Leasing	6/9/2023	6.47	Commercial	2		Commercial Retail			Yes
East Goshen Township	SD-05-23-17662	Millstone Meadows	6/7/2023	16.10	Single Family Residential	14		Residential Single Family Residential		1,500	Yes
East Nantmeal Township	SD-05-23-17649	William S. & Joan Gross	6/9/2023	113.36	Agricultural	2		Agricultural Farm/Pasture Land		0	Yes
East Nantmeal Township	SD-05-23-17693	Revision to French Creek Golf Club, The Village AKA Olde Bulltown Village	6/27/2023	1.00	Single Family Residential	4		Residential Single Family Residential		0	Yes
Honey Brook Township	LD-05-23-17685	Cemetery for Cambridge Mennonite Church	6/9/2023	4.00	Institutional	1		Institutional Cemetery		0	Yes
London Grove Township	SD-06-23-17699	Cary A. Lambert and Charlene J. Lambert	6/13/2023	50.43	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Farm/Pasture Land			Yes
North Coventry Township	SD-05-23-17694	James W. & Eliza Ann Mann	6/16/2023	12.67	Single Family Residential	2		Residential Single Family Residential		0	Yes
Parkesburg Borough	SD-06-23-17700	Taneen McKenzie	6/14/2023	0.91	Single Family Residential	2		Residential Single Family Residential			Yes
Penn Township	LD-06-23-17696	McDonald's USA, LLC	6/13/2023	26.09	Commercial	1		Commercial Fast Food		0	Yes
Phoenixville Borough	LD-05-23-17671	Oakwood Apartments Expansion	6/28/2023	4.00	Apartment	30		Residential Apartment			
Phoenixville Borough	SD-05-23-17670	Oakwood Apartments Expansion	6/28/2023	4.00	Lot Consolidation	1		Residential Lot Consolidation			
Pocopson Township	SD-05-23-17686	Yuntao Zhu	6/1/2023	1.96	Single Family Residential	2		Residential Single Family Residential		0	Yes

Subdivision and Land Development Reviews 6/1/2023 to 6/30/2023

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
South Coatesville Borough	SD-04-23-17639	Summit Village	6/1/2023	30.30	Townhouse	132		Residential Townhouse			Yes
Tredyffrin Township	SD-05-23-17663	105 Vincent Road	6/13/2023	2.20	Single Family Residential Agricultural	4		Residential Single Family Residential Agricultural Open Space Conservation			Yes
West Caln Township	SD-05-23-17674	55 Morris Road - Lot Line Change	6/9/2023	8.40	Institutional Agricultural	2		Institutional Religious Organization Agricultural Farm/Pasture Land			Yes
West Chester Borough	LD-05-23-17653	330 West Market Street	6/8/2023	1.74	Apartment Commercial	186	3,980	Residential Apartment Commercial Retail	1	0	Yes
West Chester Borough	SD-05-23-17651	330 West Market Street	6/8/2023	1.74	Apartment	1		Residential Apartment		0	Yes
West Whiteland Township	LD-05-23-17691	Collegium Charter School - Proposed Athletic Fields	6/22/2023	37.27	Institutional	1		Institutional School		0	Yes
West Whiteland Township	SD-05-23-17655	1354 Pottstown Pike	6/2/2023	7.52	Single Family Residential	7		Residential Single Family Residential		0	Yes
West Whiteland Township	SD-05-23-17690	Collegium Charter School - Proposed Athletic Fields	6/22/2023	37.27	Institutional	1		Institutional Lot Consolidation		0	Yes
Grand Totals of Subdivision and Land Development Reviews		21 Reviews		373.90 Acres		398 Lots/Units	8,480 Non-Res. Sq. Feet		2 Non-Res. Bldgs.	1,500 Linear Feet Roadway	

There are **19** plans consistent, **0** plans inconsistent, and **2** plans with no relevance to **Landscapes3**.

Unofficial Sketch Plan Evaluations 6/1/2023 to 6/30/2023

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
Parkesburg Borough	LD-06-23-17730	72 East Second Avenue	6/27/2023	24.40			0				
Grand Totals of Unofficial Sketch Evaluations		1		24.40		0	0		Non-Res. Bldgs.	Linear Feet Roadway	

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

Conditional Use Reviews 6/1/2023 to 6/30/2023

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes? (Yes, No, N/R)
Lower Oxford Township	CU-05-23-17695	Oxford Farm Market CUH	6/13/2023	3.00	Commercial	1	0	Commercial			Yes
West Goshen Township	CU-05-23-17679	943 High Street Redevelopment	6/16/2023	8.02	Institutional Commercial	2	308,340	Institutional Nursing Home/Assisted Living Commercial Unique	2	0	Yes
Grand Totals of Conditional Use Reviews		2		11.02		3	308,340		2	0	
		Reviews		Acres		Lots/Units	Non-Res. Sq. Feet		Non-Res. Bldgs.	Linear Feet Roadway	

There are **2** Conditional Use consistent, **0** Conditional Use inconsistent, and **0** Conditional Use with no relevance to **Landscapes3**.

Subdivision & Land Development Letters





THE COUNTY OF CHESTER



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June 9, 2023

Kristen Denne, Manager
Caln Township
253 Municipal Drive
Thorndale, PA 19372

Re: Preliminary Land Development and Subdivision Plan - Kia Auto Leasing
Caln Township - LD-04-23-17613, SD-04-23-17614

Dear Ms. Denne:

A preliminary land development and subdivision plan entitled "Kia Auto Leasing", prepared by Howell Engineering and dated April 7, 2023, was received by this office on May 12, 2023. 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:	North side of Lincoln Highway, (State Route 30), east of Barley Sheaf Road
Site Acreage:	6.47 acres
Lots/Units:	Two lots
Non-Res. Square Footage:	4,500 square feet
Proposed Land Use:	Retail
New Parking Spaces:	131 spaces
Municipal Land Use Plan Designation:	Commercial
UPI#:	39-4-94.1

PROPOSAL:

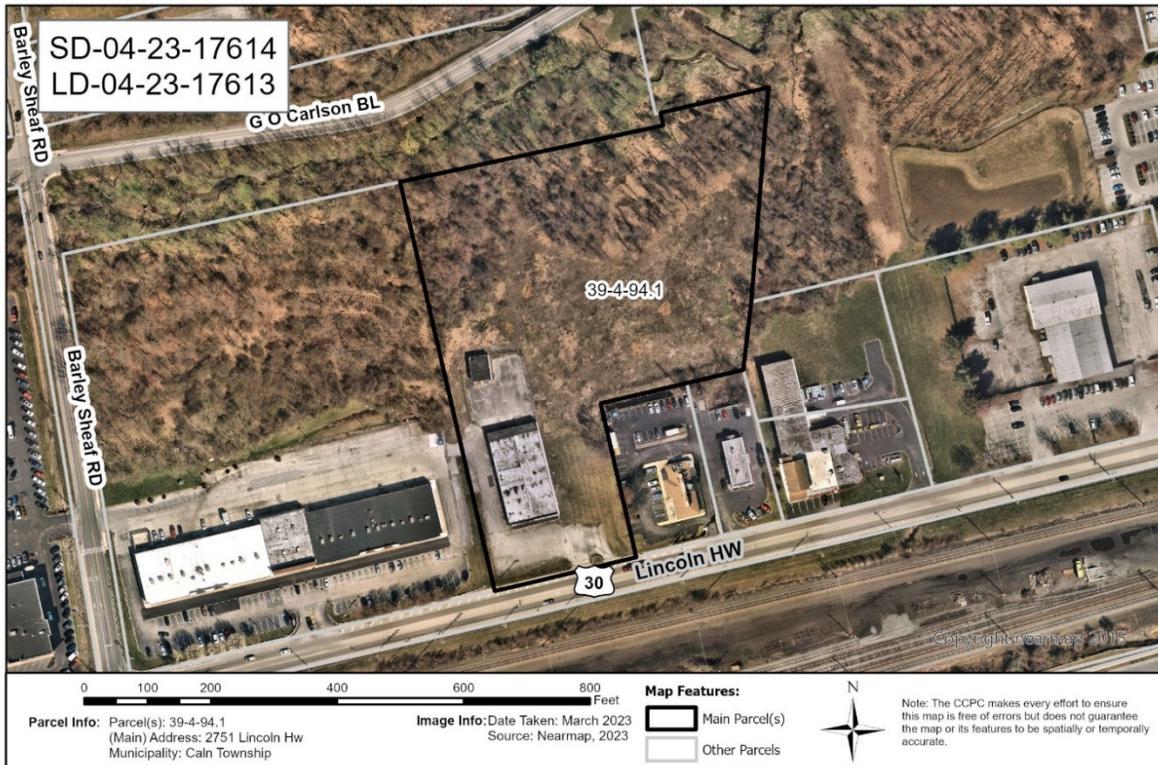
The applicant proposes the construction of a 4,500 square foot commercial building (an auto dealership leasing office and detailing bays), and 131 parking spaces. An existing structure on the site will be demolished. The tract will be subdivided into two lots. The site, which will be served by public water and public sewer facilities, is located in the Caln Township TV-1 Thorndale Village District zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Caln 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 Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. The proposed land development and subdivision are consistent with the objectives of the **Suburban Center Landscape**.



WATERSHEDS:

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

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

Page: 3

Re: Preliminary Land Development and Subdivision Plan - Kia Auto Leasing

Caln Township - LD-04-23-17613, SD-04-23-17614

3. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.

Natural Features Protection:

4. While “Valley Run” appears as the name of the stream adjacent to this property, the Pennsylvania Department of Environmental Protection (PADEP) officially recognizes it as an unnamed tributary of Beaver Creek in the East Branch Brandywine Creek watershed. The stream’s assessment unit ID is PA-SCR-26085780 in PADEP’s records.
5. Chesco Views NearMap aerial imagery from March of 2022 shows intact woodlands on the undeveloped, northern section of the parcel adjacent to the 100-year floodplain. NearMap aerial imagery from May of 2023 shows that approximately 2.5 acres of woodlands had been cleared up to the floodplain border. Google Street View image capture indicates that the clearing was completed, or at least in progress by August of 2022. The Township should request the applicant to provide documentation that all Township, County Conservation District, and State requirements were met prior to the removal of those trees (if this was not done so already).
6. Woodlands along stream corridors play an important role in managing runoff, filtering pollution, and protecting in-stream temperatures for cold-water sensitive aquatic species like trout. As this unnamed tributary of Beaver Creek is designated as a cold water fishery and has an existing impairment for flow regime modification due to urban runoff, limiting disturbance and removal of trees near the stream is critical to preventing future water quality degradation.

Stormwater Considerations:

7. This unnamed tributary of Beaver Creek is currently impaired for flow regime modification due to urban runoff/storm sewers, and has a history of flooding that impacts G. O. Carlson Boulevard and nearby properties. Significant tree removal on this site prior to the submission of the land development application may have already altered the impacts of stormwater runoff from this property to the adjacent stream. We recommend the Township and Township Engineer closely evaluate the requested waivers related to requirements for:
 - a. post-construction total runoff volume not to exceed the pre-development total runoff volume for all storms equal to or less than the design storm (Caln Twp Stormwater Ordinance §135-305.A); and
 - b. stormwater infiltration (Caln Twp Stormwater Ordinance §135-306).

ADDITIONAL ISSUES:

8. The County Planning Commission’s Multimodal Circulation Handbook (2016 Update), which is available online at: www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Lincoln Highway (State Route 30) as a major arterial. The Handbook (page 183) recommends a 150 foot-wide right-of-way for major arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Lincoln Highway. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.

Page: 5

Re: Preliminary Land Development and Subdivision Plan - Kia Auto Leasing

Caln Township - LD-04-23-17613, SD-04-23-17614

11. PennDOT's Design Manual 2-Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act (ADA) recommend that sidewalks be a minimum of 5 feet in width. Additional information on this topic is provided in the Pedestrian Facilities Design Element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm.
12. 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. 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. The applicant should contact the owners of the parcels to the east and west to determine if a potential emergency access can be provided over one of those parcels.
13. Caln Township should verify that the proposed landscaping plan conforms to the Township's landscape and screening requirements. The applicant should maximize the use of native tree, shrub, and herbaceous species in the planting areas. *Landscapes3* also recommends that developments in the **Suburban Center Landscape** include extensive landscaping in parking areas (page 37). Trees and understory plantings in and around parking lots provide numerous benefits, including stormwater absorption and infiltration and a more attractive setting. We specifically recommend that additional landscaping be provided along Lincoln Highway.
14. The Township should also be aware that auto dealerships often place vehicles near the road as advertising displays; such arrangements can detract from the aesthetic qualities of the streetscape. The Township and the applicant should agree on an appropriate location for vehicles on display. We also recommend that additional landscaping be provided in and around the floodplain area to the north and to help protect the riparian corridor.
15. The Township should verify that the submission meets all ordinance requirements related to the location, size and lighting of signs.
16. More areas for landscaping could be created by reserving some parking spaces, which would be landscaped 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 also help to reduce initial construction costs and limit the creation of impervious surfaces.
17. Caln Township should verify that the design and location of any proposed outdoor lighting conforms to Township's 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.
18. The applicant should indicate if a cross-access easement will be required. The deeds to both lots should reflect the term of the easement. We have no other comments on the subdivision portion of this submission.
19. The Caln Township Fire Marshal should verify the design and location of all proposed fire-protection facilities

Page: 6

Re: Preliminary Land Development and Subdivision Plan - Kia Auto Leasing

Caln Township - LD-04-23-17613, SD-04-23-17614

ADMINISTRATIVE ISSUES:

20. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
21. 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 Caln 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: Howell Engineering
Open Hand Realty LLC
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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June 7, 2023

Derek Davis, Manager
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Re: Preliminary/Final Subdivision - Millstone Meadows
East Goshen Township – SD-05-23-17662

Dear Mr. Davis:

A Preliminary/Final Subdivision Plan entitled "Millstone Meadows", prepared by DH Enterprises, and dated April 20, 2023, was received by this office on May 8, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

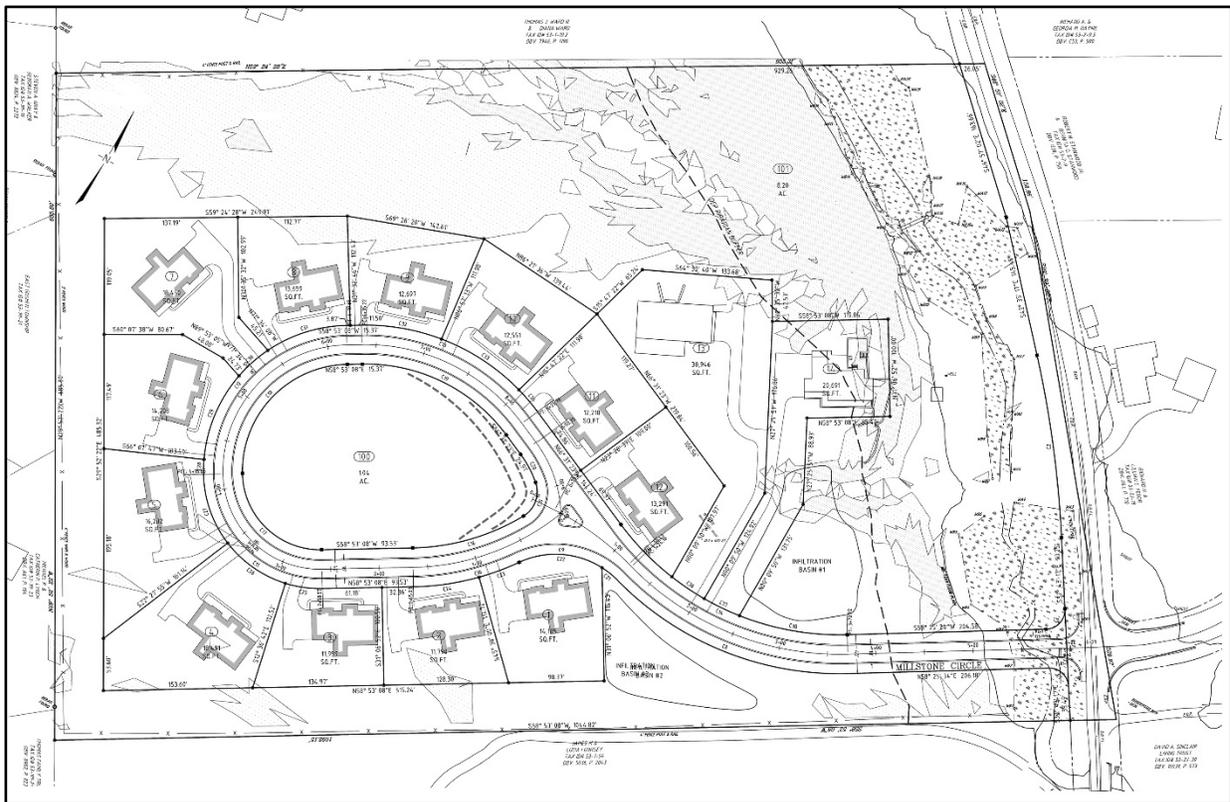
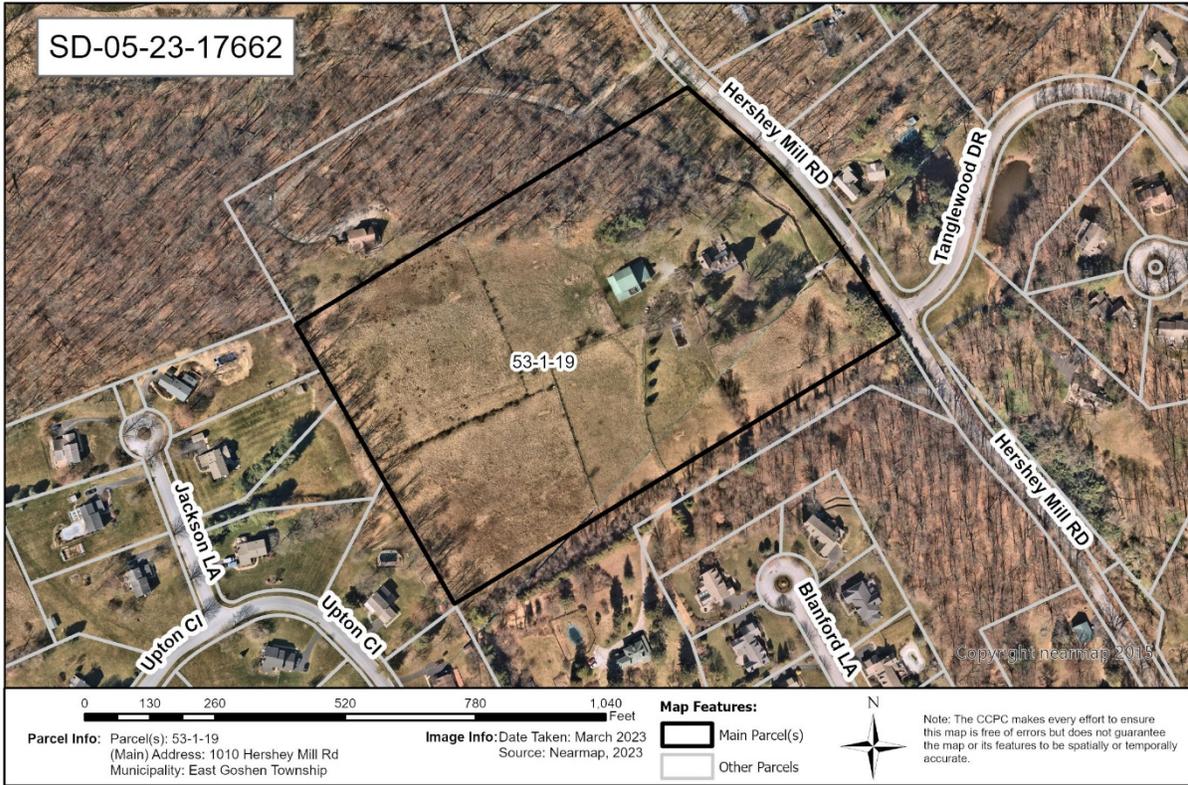
PROJECT SUMMARY:

Location:	west side of Hershey Mill Road, north of Greenhill Road
Site Acreage:	16.10
Lots/Units:	14 Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Low Density Residential
UPI#:	53-1-19

PROPOSAL:

The applicant proposes the creation of 14 single family residential lots, 9.25 acres of private open space, and 1,500 linear feet of public roadway. Vehicular access will be provided from Hershey Mill Drive at its intersection with Tanglewood Drive. The project site, which will be served by public water and public sewer, is located in the R-2 Low Density Suburban Residential zoning district, and is being developed under the single-family cluster development standards permitted by conditional use in the R-2 district. The existing dwelling and barn, which are identified as historic resources, will remain on Lots 14 and 13, respectively (this issue is further discussed in comment #6).

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



Site Plan Detail, Sheet 2: Preliminary/Final Subdivision - Millstone Meadows

BACKGROUND:

1. It is identified on Sheet 1 that the applicant obtained conditional use approval for this proposal on March 7, 2023, with 19 conditions of approval, which include the following:
 - The applicant shall provide to the Township a sanitary sewer and pedestrian access easement approximately located between Lots 6 and 7, to the satisfaction of the Township (condition #5). We note that Sheet 4-Grading Plan indicates that this easement extends to the adjoining parcel to the west owned by East Goshen Township (UPI# 53-1M-21);
 - The “central green” located within the cul-de-sac shall be graded and maintained to allow for active recreation (condition #6);
 - The applicant shall preserve as much of the existing perimeter vegetation as possible. Any vegetation replaced shall be replaced with native and deer-resistant materials, wherever possible (condition #7);
 - The applicant shall design and install a 150 foot wide riparian forest buffer for the portion of the stream within the subject property (condition #8); and
 - Any future residential reuse of the historic barn shall require further approvals from the Township, pursuant to the Historic Preservation provisions of the Township Zoning Ordinance. Additionally, the applicant shall ensure, during its ownership of the historic barn, that it is well maintained and does not fall into disrepair (condition #13).
2. A Pipeline Awareness Study, prepared by DH Enterprises, dated January 10, 2023, was included with the plan submission. The study indicates that there are three existing natural gas pipelines approximately 450 feet to the west of the project site, and that the closest the proposed development will be located would be 500 feet from the pipelines. The study also indicates that, as required by PA Act 287, a Pennsylvania One Call has been completed, and that a “No Conflict” response has been received, a copy of which is included in the study.

COUNTY POLICY:

LANDSCAPES:

3. The project site is located within the **Suburban Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. As an overlay of all other landscapes, the county’s **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. While the proposed subdivision is consistent with the objectives of the **Suburban Landscape**, careful consideration of the proposed development activity is required due to its existing environmental characteristics.

WATERSHEDS:

4. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Ridley Creek watershed. **Watersheds’** highest priority land use objectives within this watershed are: reduce stormwater runoff, protect vegetated riparian corridors, and protect/enhance water-based recreation, cultural, historic resources and public access. **Watersheds** can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

Access and Circulation:

5. Condition #11 of the conditional use decision indicates that the applicant shall comply with the Township’s ordinances regarding sidewalks/paths, and that any waiver requests from these provisions will be considered by the Board of Supervisors during the subdivision/land development process. Additionally, condition #12 indicates that the applicant shall provide an offer of dedication of additional property along Hershey Mill Road for a potential future sidewalk or pathway. However, the site plan does not depict the location of any proposed sidewalks or future sidewalk paths. These issues should be clarified by the applicant. Sidewalks, which are an essential design element in the Suburban Landscape, would facilitate safe pedestrian access to the open space areas on the project site.

Historic Preservation:

6. An Historic Resource Impact Study, prepared by Mary Sue Boyle and Company, dated October 2022, indicates that the farmstead is listed as a Class II historic resource in the Township Historic Resources Inventory. The study states that the farmhouse and barn will remain intact, with no anticipated architectural changes to either structure, and that the barn will share egress with the farmhouse driveway as it does today (page 10). The study also states that the barn shall be considered as a separate parcel to encourage adaptive re-use, and that the setting of the barn will not be impacted visually, as it sits above the roof line of the new homes due to the slope of the land (page 11). We endorse the efforts of the applicant and the Township for preserving these historic resources and their historic setting. “Appreciate” Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character.

We also suggest that the applicant and Township consider the following issues pertaining to the preservation of these historic resources:

- A. The applicant should also ensure that the farmhouse and springhouse are maintained and not allowed to fall into disrepair under its ownership.
- B. Consideration should be provided that the farmhouse and barn be restored and sold as part of the development, along with the development of long-term maintenance plans for these structures.
- C. The existing springhouse should be required to be maintained in the open space area.
- D. Large healthy trees surrounding the house and barn should be protected during site work, and remain as part of the historic context of the property.

Natural Features Protection:

7. The site contains land within the 100 year floodplain along an unnamed tributary to Ridley Creek along the eastern portion of the project site, and the site plan indicates that the proposed road (Millstone Circle) will cross this stream. We note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems. Additionally, the applicant should be aware that an encroachment permit may be required by the Pennsylvania Department of Environmental Protection in accordance with Section 105.293 of its Rules and Regulations pertaining to stream crossings. The Township should request documentation of any required permit(s) for this project before approving the plan.

Page: 5
Re: Preliminary/Final Subdivision - Millstone Meadows
East Goshen Township – SD-05-23-17662

8. The project site contains existing steep slope areas (slopes 15 percent and greater). The Township should verify that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization. Areas of steep and moderate slopes should be protected from disturbance that may cause erosion and flooding, as well as negatively impact water quality, wildlife habitat, slope stability, and scenic views.

Stormwater Management:

9. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
10. The project is located in an area designated by the PaDEP as a Special Protection Watershed. Chester County's High Quality and Exceptional Value Watersheds are especially sensitive to degradation and pollution that could result from development. Therefore, stricter DEP or municipal limitations to wastewater and stormwater discharges may apply in this watershed. A map of Special Protection Watersheds in Chester County, PA may be viewed here: www.chesco.org/DocumentCenter/View/17339.

Threatened Species Habitat:

11. A Phase 1 Habitat Assessment conducted by Liberty Environmental, Inc., dated October 21, 2022, indicates that the project site has a potential threatened species habitat. The applicant should provide the Township documentation that the plan has been reviewed by the appropriate state and federal agencies regarding this potential threatened species habitat.

ADMINISTRATIVE ISSUES:

12. According to County Tax Assessment records, the land of the proposed subdivision appears to be subject to an Act 515 covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision.
13. Zoning Note 4 on Sheet 1 indicates that the open space areas, which shall be protected by a conservation easement, will be owned, managed and maintained by a homeowners association. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance.

Page: 6
Re: Preliminary/Final Subdivision - Millstone Meadows
East Goshen Township – SD-05-23-17662

14. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
15. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Grove Meadow Developers, LLC
Moser Construction Management, LLC
DH Enterprises
Mark and Christine Miller
Chester County Conservation District
US Fish and Wildlife Services
Chester County Assessment Office



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

June 27, 2023

Susan Rutherford, Secretary/Treasurer
East Nantmeal Township
3383 Conestoga Road
Glenmoore, PA 19343

Re: Final Subdivision - Revision to French Creek Golf Club, The Village AKA Olde Bulltown Village
East Nantmeal Township - SD-05-23-17693

Dear Ms. Rutherford:

A final subdivision plan entitled "Revision to French Creek Golf Club, The Village AKA Olde Bulltown Village", prepared by G.D. Houtman & Son, Inc., dated April 27, 2001 and last revised on April 21, 2023, was received by this office on June 5, 2023. 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: To the west of Bulltown Road and along Brownstone Lane; at the “Olde Bulltown Village” Subdivision
Lots: 15 lots affected
Existing Land Use: Single Family Residential
UPI#: 24-3-111, 24-3-100, 24-3-99, 24-3-2.3C, 24-3-110

PROPOSAL:

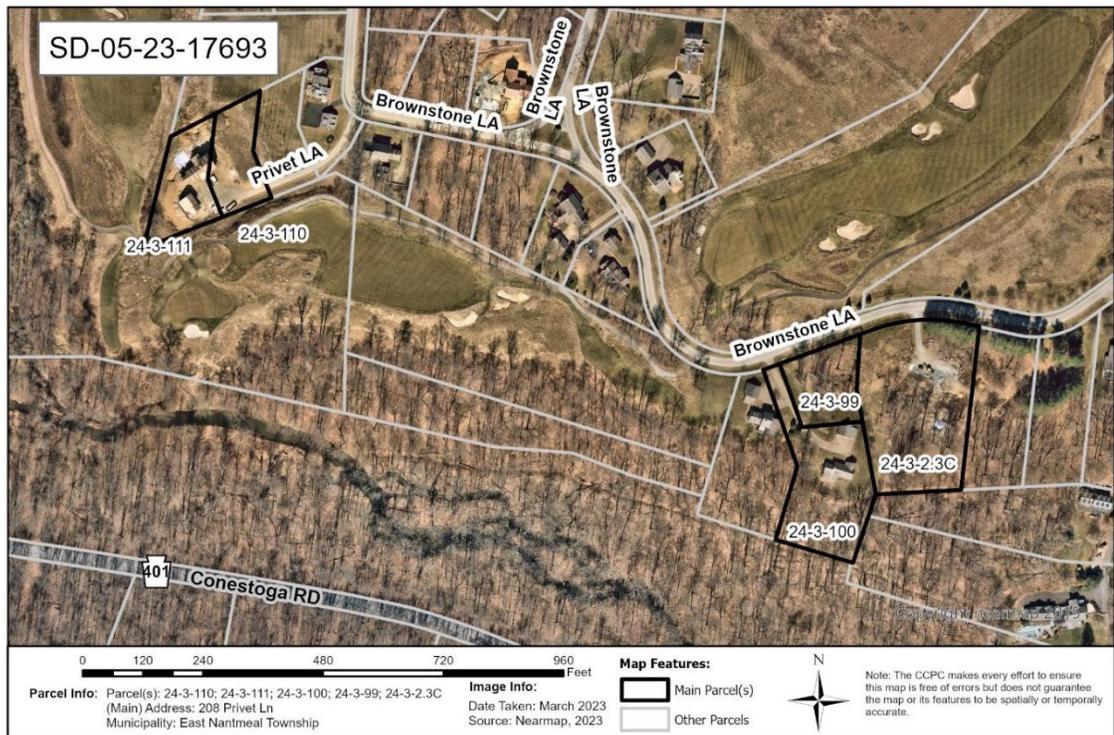
The applicant proposes the consolidation of two lots, revising the lot lines between two other lots, and deleting driveway easements affecting approximately 15 building sites at a previously-approved subdivision. No additional development is proposed by this submission. The site is located in the East Nantmeal Township Village zoning district.

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

COUNTY POLICY:

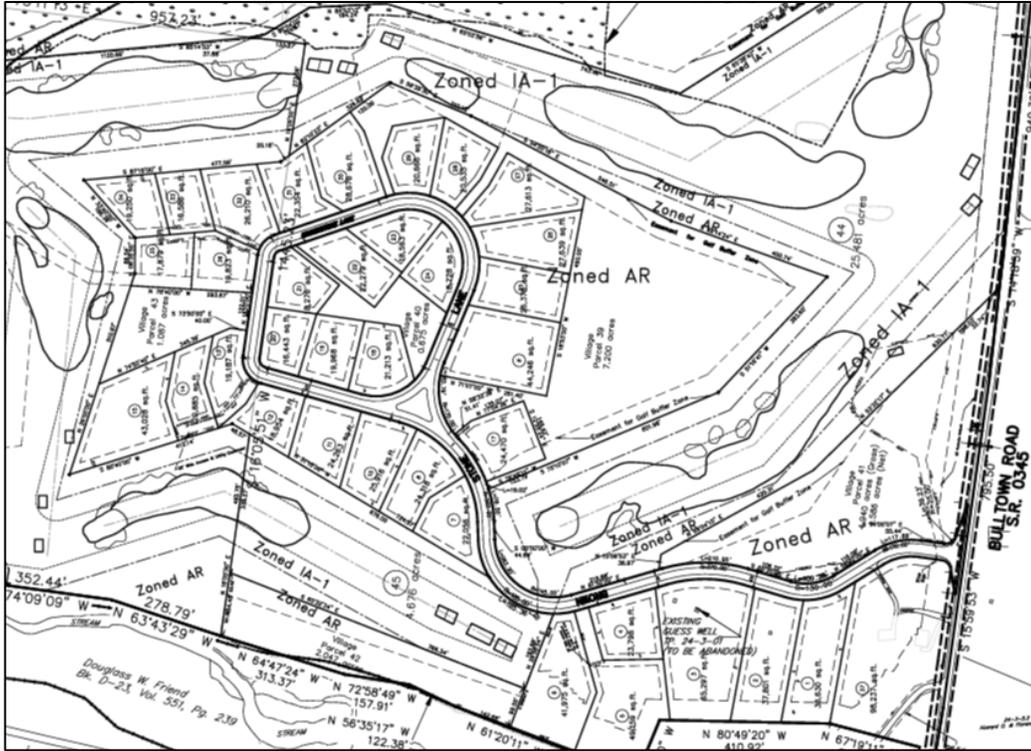
LANDSCAPES:

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 lot line adjustments are consistent with the objectives of the **Suburban Landscape**.



PRIMARY ISSUE:

2. We have no comments on the proposed lot consolidation or the lot line revisions. However, the Chester County Planning Commission generally endorses the use of common driveways because such designs can result in reduced impervious surfaces and stormwater runoff, as well as lower construction costs. We recommend that the applicant and the Township attempt to retain some or all of the common driveways unless there is a compelling interest to separate them.



*Detail of
Revision to French Creek Golf Club, The Village AKA Olde Bulltown Village
Final Subdivision*

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.

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 Nantmeal 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: Stoltzfus Enterprises, LTD
G.D. Houtman & Son, Inc.
Chester County Health Department



THE COUNTY OF CHESTER



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Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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June 9, 2023

Susan Rutherford, Secretary
East Nantmeal Township
3383 Conestoga Road
Glenmoore, PA 19343

Re: Preliminary Subdivision - William S. & Joan Gross
East Nantmeal Township - SD-05-23-17649

Dear Ms. Rutherford:

A preliminary subdivision plan entitled "William S. & Joan Gross", prepared by Nave Newell and dated May 4, 2022, was received by this office on May 31, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location: Northeast side of Conestoga Road (State Route 401), north of Nantmeal Road
Site Acreage: 113.36 acres
Lots: 2 lots
Proposed Land Use: Farm/Pasture Land
Municipal Land Use Plan Designation: Agricultural Preservation
UPI#: 24-4-18.1, 24-4-19

PROPOSAL:

The applicant proposes the adjustment of the lot line separating two lots by transferring an approximately one-half acre parcel from UPI # 24-4-19 (which will contain 73.5 acres) to UPI # 24-4-18.1 (which will contain 39.8 acres). No development is proposed by this subdivision. The site is located in the East Nantmeal Township Agricultural Preservation zoning district.

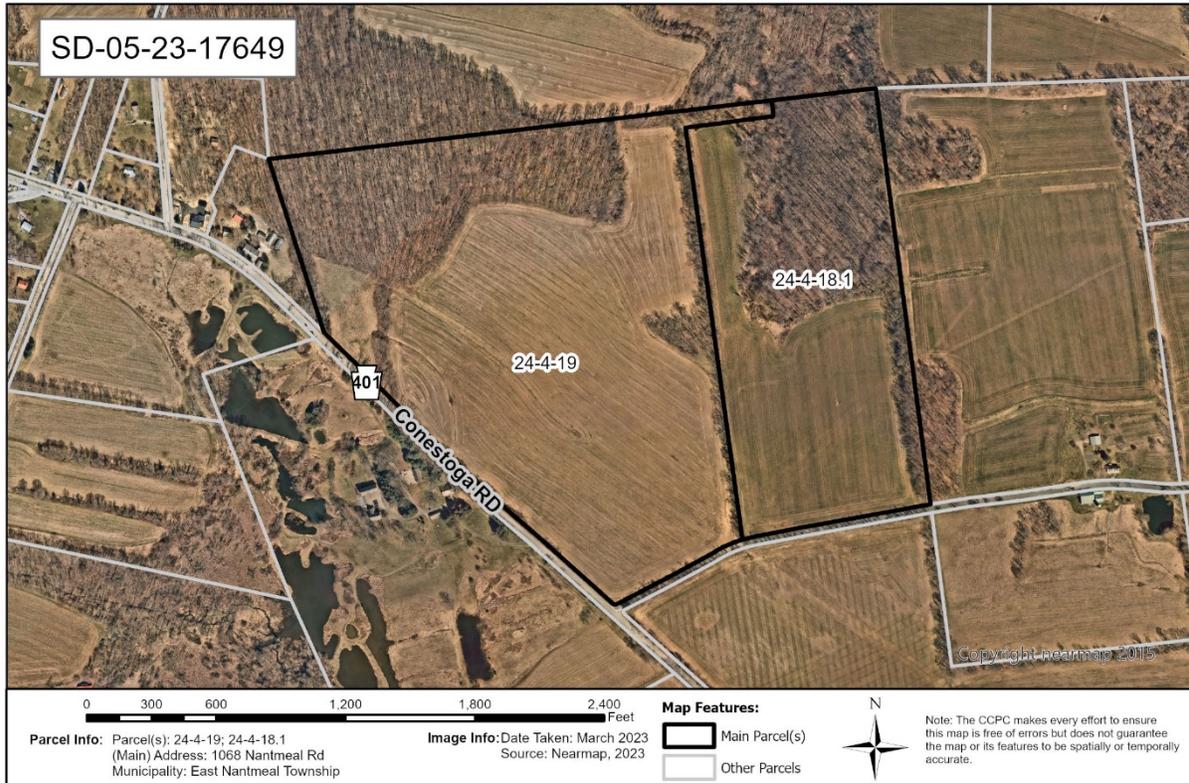
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all East Nantmeal Township issues should be resolved before action is taken on this subdivision plan.

COUNTY POLICY:

LANDSCAPES:

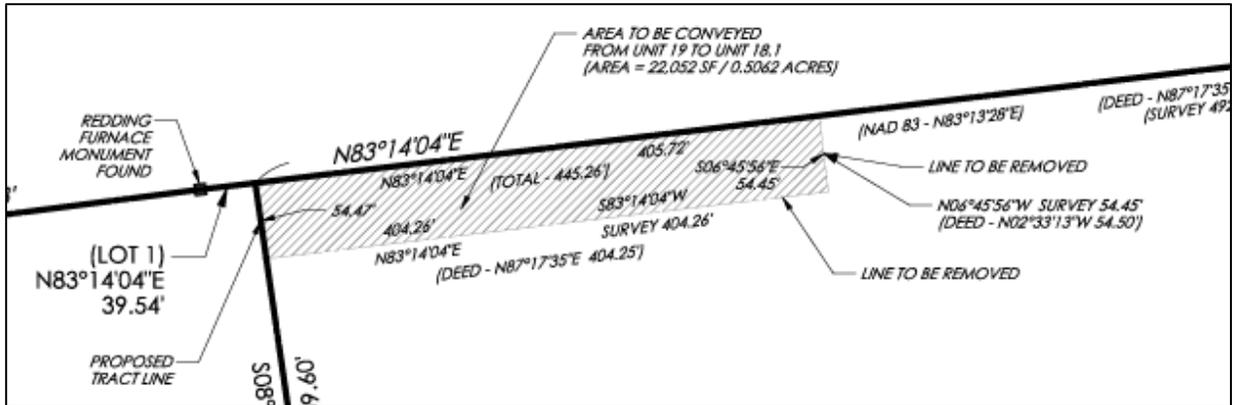
1. The site is located within the **Agricultural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. This landscape consists of large concentrations of active and diverse farm operations along with related support services. The vision for the **Agricultural**

Landscape is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. The proposed subdivision is consistent with the objectives of the **Agricultural Landscape**.



PRIMARY ISSUES:

2. Chester County land records indicate that parcel UPI # 24-4-18.1 is subject to a preservation easement held by the French and Pickering Trust. The adjacent parcel UPI # 24-4-19 to the west is located within the East Nantmeal Agricultural Preservation zoning district, is designated in the East Nantmeal Township 2012 Comprehensive Plan's Future Land Use Plan for Agricultural Preservation, and is in the **Agricultural Landscape** designation of [Landscapes3](#). Therefore, we suggest that the applicant consider whether UPI # 24-4-19 could also be preserved. We recommend that the applicant contact Chester County Parks + Preservation (telephone #610-344-5656) for information on the advantages of being in the County Agricultural Land Preservation Program and how lands under the agricultural conservation easement are protected. If the applicant is interested in participating in the County Land Preservation Program, they should initially contact the Township to add the parcel to the Township's Agricultural Security Area Program; this is a prerequisite to participation in the County Program.
3. The County Planning Commission's [Multimodal Circulation Handbook](#) (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Conestoga Road (State Route 401) as a major collector. The Handbook (page 183) recommends an 80 foot-wide right-of-way for major collector roads to accommodate future road and infrastructure improvements.



*Detail of William S. & Joan Gross
Preliminary Subdivision Plan*

4. The plan is dated May 4, 2022, without any revision date. The applicant should verify the date of the plan.

ADMINISTRATIVE ISSUE:

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

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 Nantmeal 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: William S. & Joan Gross
Nave Newell
Chester County Parks + Preservation



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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June 9, 2023

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

Re: Land Development - Cemetery for Cambridge Mennonite Church
Honey Brook Township - LD-05-23-17685

Dear Mr. Obenski:

A land development plan entitled "Cemetery for Cambridge Mennonite Church", prepared by Hershey Surveying Inc. and dated May 4, 2023, was received by this office on May 31, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	Northwest intersection of North Street and Mill Road
Site Acreage:	4.00 acres
Lots:	1 lot
Proposed Land Use:	Cemetery
New Parking Spaces:	4 spaces
Municipal Land Use Plan Designation:	Rural/Agriculture
UPI#:	22-6-26

PROPOSAL:

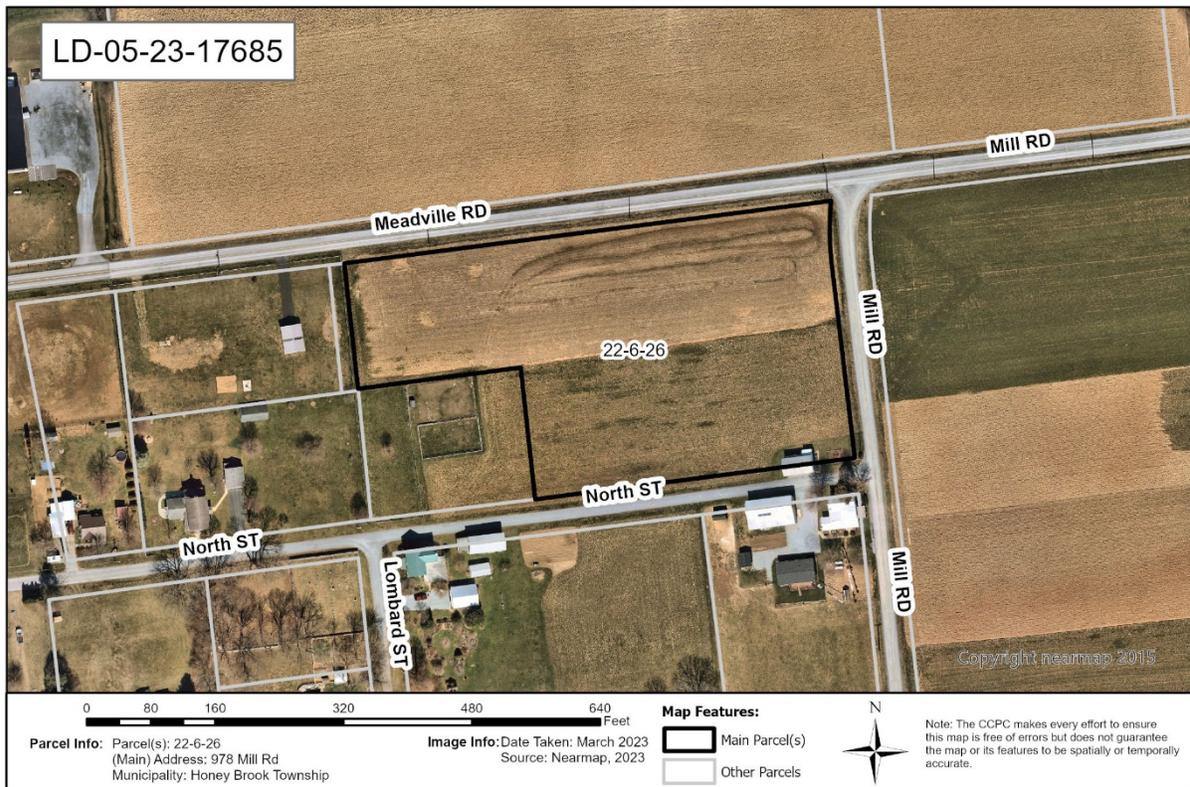
The applicant proposes the creation of an easement to accommodate a cemetery and the construction of four parking spaces, adjacent to a church. No water supply or sewage disposal facilities are proposed. A copy of the easement agreement was submitted to the Chester County Planning Commission with the application. The site is located in the Honey Brook Township Agricultural zoning district.

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

COUNTY POLICY:

LANDSCAPES:

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



WATERSHEDS:

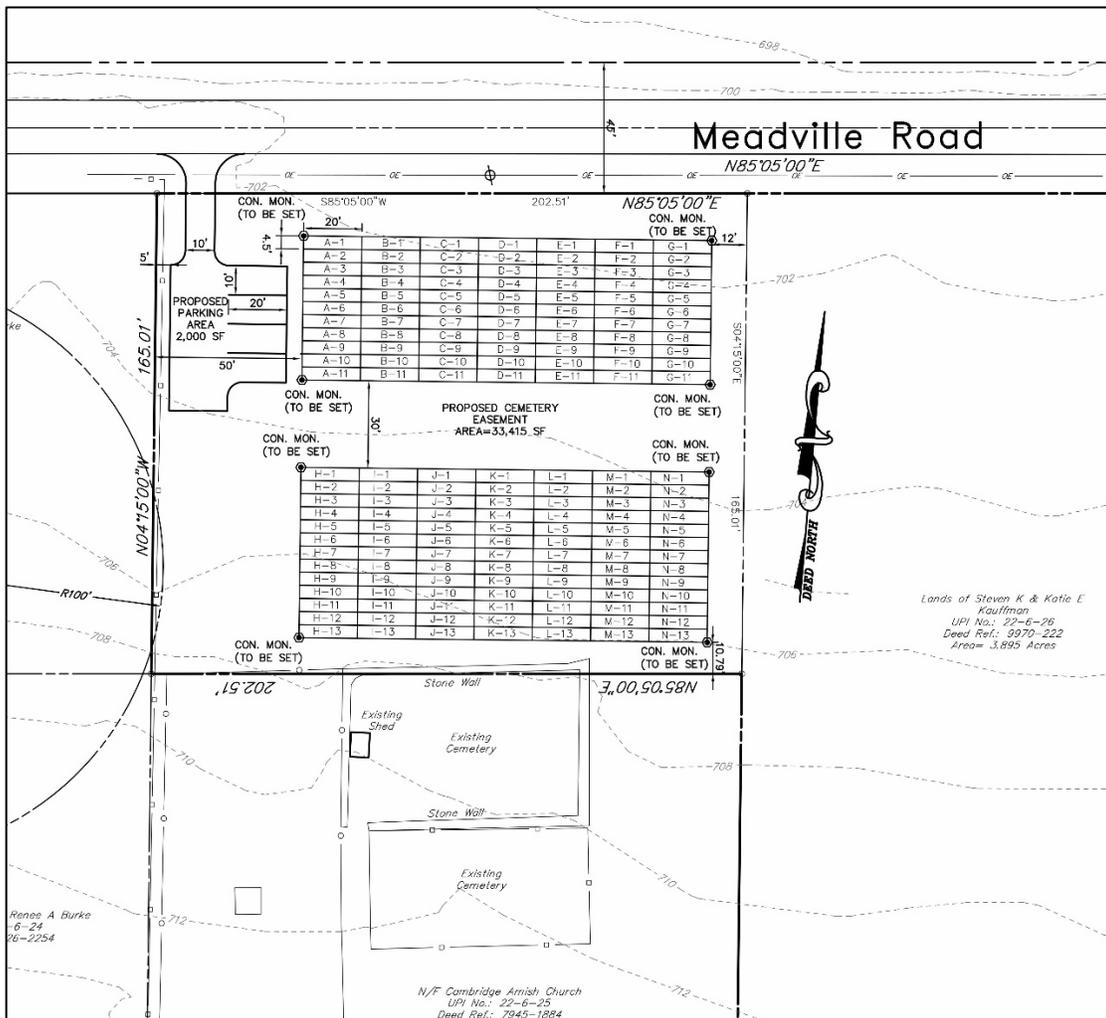
2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Brandywine Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are:
 - reduce stormwater runoff,
 - restore water quality of "impaired"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

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

- 3. Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.

PRIMARY ISSUES:

- 4. General Plan Note 3 indicates that no new site improvements are proposed by this final plan. However, a 2,000 square foot paved four-space parking area is proposed. No stormwater management plans are shown. The applicant and the Township should also clarify whether this plan is a preliminary or preliminary/final land development plan submission.



**Detail of Cemetery for Cambridge Mennonite Church
Land Development Plan**

- 5. The applicant and the Township may wish to determine the depth of the upper surface of the zone of saturation (i.e., the water table) and the depth to bedrock in this area.
- 6. The Township should determine if the applicant should provide zoning information on the plan.

Page: 4
Re: Land Development - Cemetery for Cambridge Mennonite Church
Honey Brook Township - LD-05-23-17685

ADMINISTRATIVE ISSUE:

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

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Cambridge Mennonite Church
Hershey Surveying Inc.
Chester County Health Department
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
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Brian N. O’Leary, AICP
Executive Director

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June 13, 2023

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

Re: Final Subdivision - Cary A. Lambert and Charlene J. Lambert
London Grove Township - SD-06-23-17699

Dear Mr. Battin,

A Final Subdivision Plan entitled "Cary A. Lambert and Charlene J. Lambert", prepared by Crossan-Raimato, Inc., and dated May 17, 2023, was received by this office on June 6, 2023. 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 Woodview Road, west of N. Baker Station Road
Site Acreage: 50.43
Lots/Units: 2 lots
Proposed Land Use: Single Family Residential, Farm/Pastureland
Municipal Land Use Plan Designation: RLD-Residential Low Density
UPI#: 59-5-72, 59-5-72.4A

PROPOSAL:

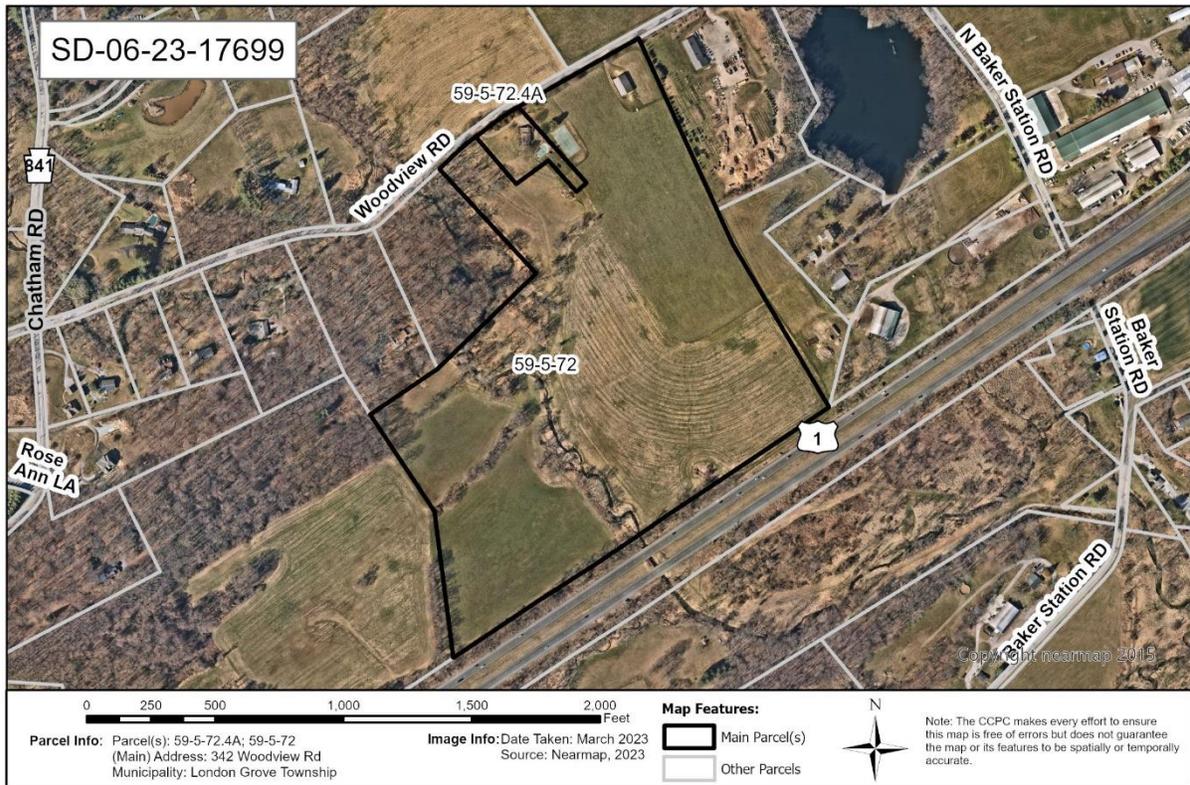
The applicant proposes a lot line revision to transfer 2.627 acres between two existing lots. The project site, which will be served by on-site water and sewer, is located in the AP-Agricultural Preservation zoning district.

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

COUNTY POLICY:

LANDSCAPES:

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

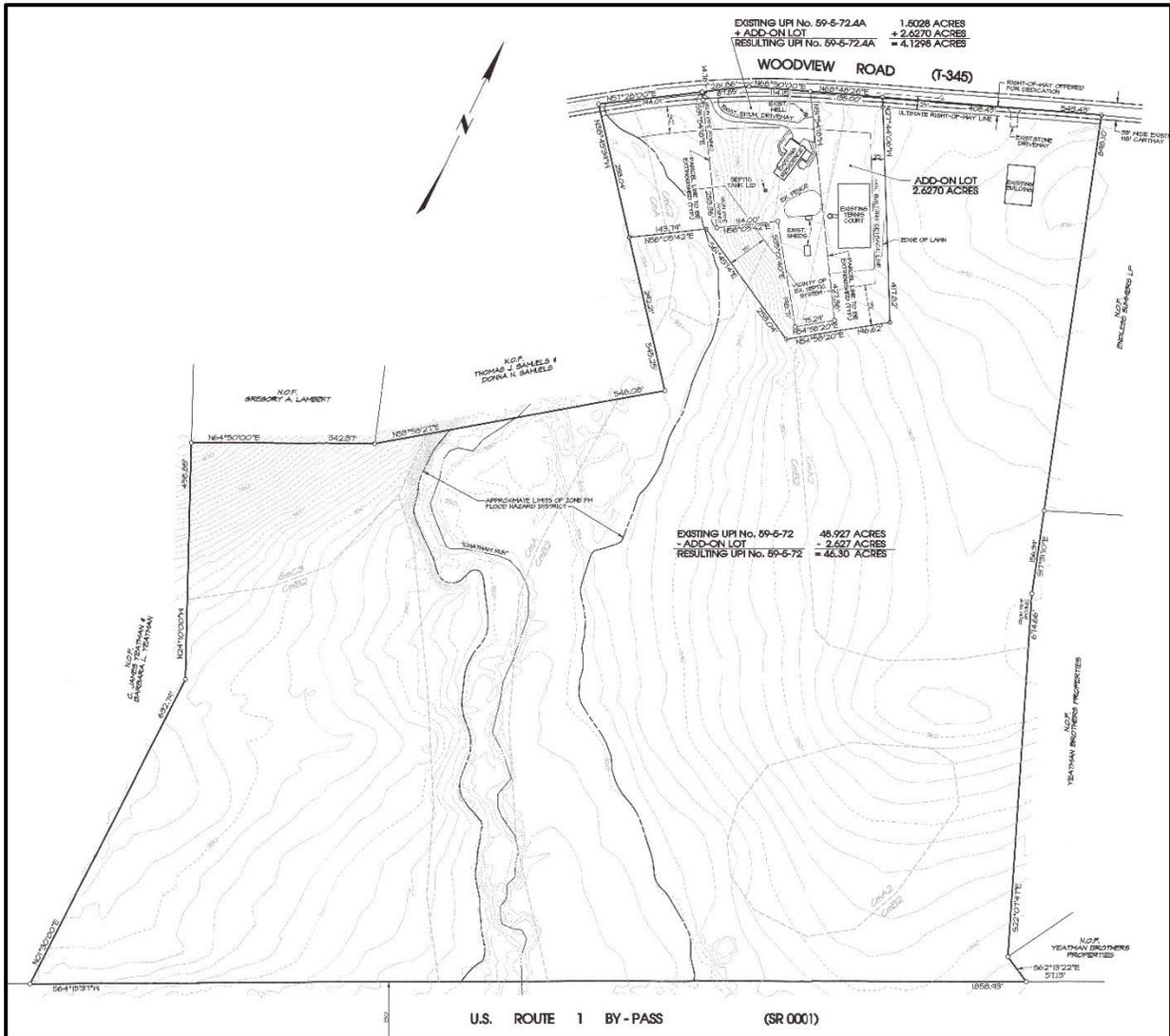


WATERSHEDS:

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

PRIMARY ISSUES:

3. It does not appear that the larger parcel of the proposed subdivision is part of the County Agricultural Land Preservation Program. We recommend that the applicant contact Chester County Parks + Preservation (telephone #610-344-5656) for information on the advantages of being in the program and how lands under the agricultural conservation easement are protected. If the applicant is interested in participating in the County Land Preservation Program, they should initially contact the Township to add the parcel to the Township's Agricultural Security Area Program; this is a prerequisite to participation in the County Program.



Detail of the subdivision plan

4. The applicant should consider including a replacement sewage absorption area on the plan to demonstrate that there is space to site a replacement absorption area on the now larger residential parcel.
5. PennDOT has created a webpage for the US Route 1 improvement project, which is available at ([https://www.penndot.pa.gov/RegionalOffices/district-6/ConstructionProjectsAndRoadwork/ChesterCounty/Pages/U.S.-1-\(Kennett-Oxford-Bypass\)-Reconstruction.aspx](https://www.penndot.pa.gov/RegionalOffices/district-6/ConstructionProjectsAndRoadwork/ChesterCounty/Pages/U.S.-1-(Kennett-Oxford-Bypass)-Reconstruction.aspx)). However, the webpage does not yet have any plan information that covers the area where tax parcel #59-5-72 abuts the US Route 1 Bypass right-of-way. We recommend that the owner of this parcel contact Mike Holva, the PennDOT Project Manager for the US 1 project to determine if the proposed highway improvements will impact their property.

Page: 4

Re: Final Subdivision - Cary A. Lambert and Charlene J. Lambert

London Grove Township - SD-06-23-17699

ADMINISTRATIVE ISSUES:

6. According to County Tax Assessment records, the land of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.
7. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

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: Cary A. Lambert and Charlene J. Lambert
Crossan-Raimato, Inc.
Chester County Health Department
Chester County Assessment Office



THE COUNTY OF CHESTER



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Executive Director

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

June 13, 2023

Deborah J. Kinney, Secretary/Treasurer
Lower Oxford Township
220 Township Road
Oxford, PA 19363

Re: Conditional Use - Oxford Farm Market CUH
Lower Oxford Township - CU-05-23-17695

Dear Ms. Kinney:

A Conditional Use Submission entitled "Oxford Farm Market CUH", including an As-built plan prepared by Regester Associates, Inc., and dated March 8, 2023, was received by this office on May 31, 2023. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code as amended, our comments are offered as a planning service at the request of the Township. This review does not replace the need for an official referral of a preliminary or final subdivision or land development plan, as may be required by the Pennsylvania Municipalities Planning Code.

PROJECT SUMMARY:

Location:	West side of Limestone Road (SR 10), north of the Oxford Borough line.
Site Acreage:	3.00
Lots/Units:	1 lot
Non-Res. Square Footage:	600 – Toy Shop
Proposed Land Use:	Commerce
New Parking Spaces:	Number not specified
Municipal Land Use Plan Designation:	Commerce
UPI#:	56-8-74.1

PROPOSAL:

The applicant proposes the creation of additional parking on an existing gravel area and the establishment of a toy shop in an existing 20’ x 30’ shed located at the existing Oxford Farmer’s Market which is located on a 3.0 acre lot. The project site, which is served by public water and sewer service, is located in the C-1 Neighborhood Commercial zoning district.

RECOMMENDATION: The Township should consider the comments in this letter before acting on the conditional use application.

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 use is consistent with the objectives of the **Suburban Landscape**.

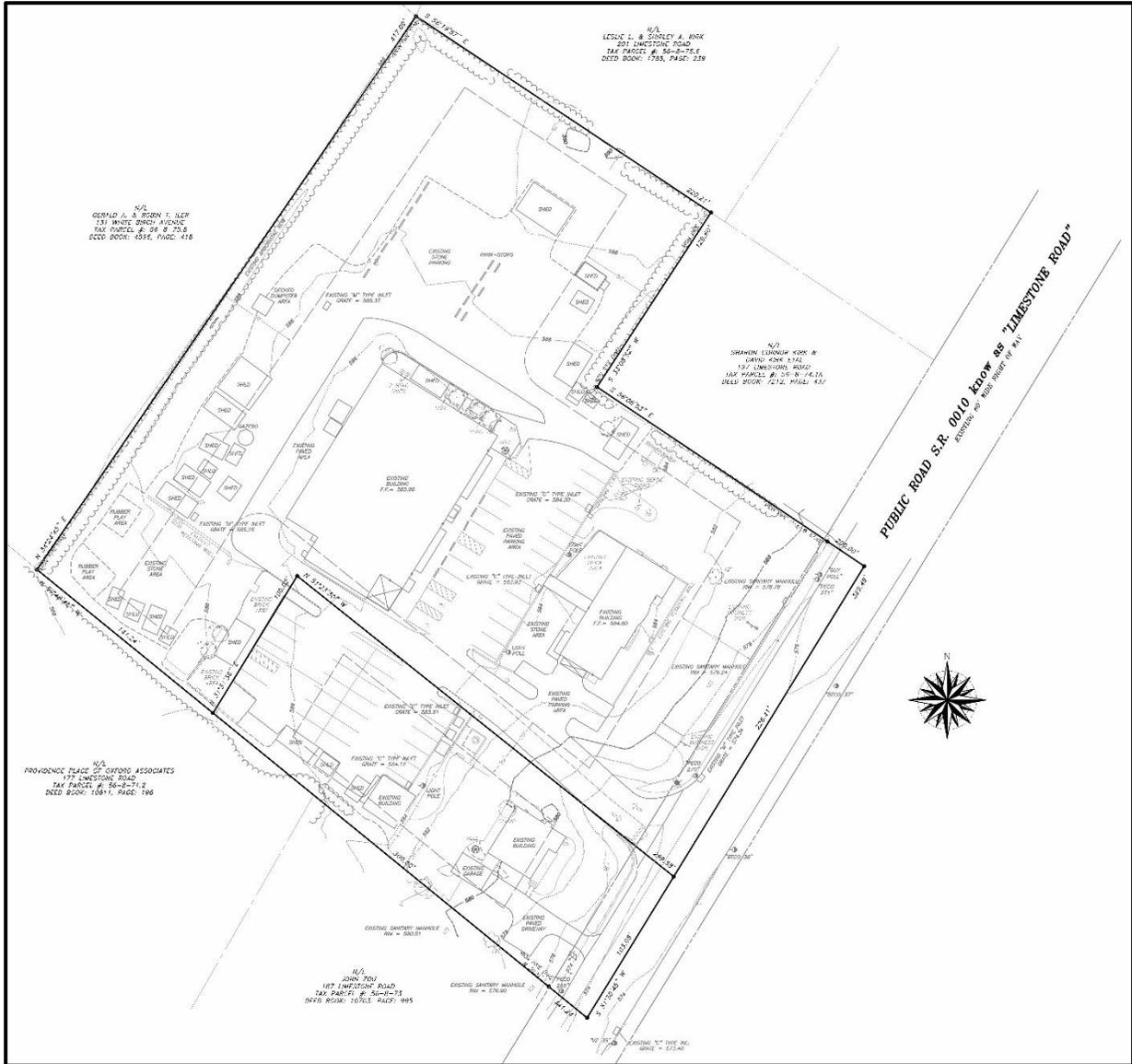


WATERSHEDS:

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within a subbasin of the Big Elk Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are. **Watersheds** can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

3. The Township should verify that the submission contains sufficient information to make a decision. For example, the location of the additional parking and Toy Shop shed are not shown on the submitted plan or clearly stated in the Conditional Use submission. The applicant should review the Zoning Ordinance provisions of Section 27-1109 related to Off-Street Parking and Section 27-1410 related to requirements for Conditional Use submissions.
4. We recommend that the applicant plant trees around the additional parking area to provide shade and assist with stormwater management.



Detail of the As-Built plan of the Oxford Farmer's Market

We appreciate the opportunity to comment on this proposal. Approval of this conditional use does not imply approval of a subdivision/land development plan, nor release the requirement of the applicant to submit a subdivision/land development plan under other Township ordinances and the Pennsylvania Municipalities Planning Code if required.

Sincerely,

Glenn Bentley
Senior Review Planner

cc: David S. Stoltzfus
Register Associates, Inc.



THE COUNTY OF CHESTER



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Executive Director

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

June 16, 2023

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

Re: Preliminary Subdivision - James W. & Eliza Ann Mann
North Coventry Township - SD-05-23-17694

Dear Ms. Batdorf:

A preliminary subdivision plan entitled "James W. & Eliza Ann Mann", prepared by Bercek and Smith Engineering Inc. and dated April 20, 2023, was received by this office on June 5, 2023. 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 of Newman Road (State Route 4041), west of Pottstown Pike (State Route 100)
Site Acreage:	2.67 acres
Lots:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Suburban Residential
UPI#:	17-7-56.2, 17-7C-14

PROPOSAL:

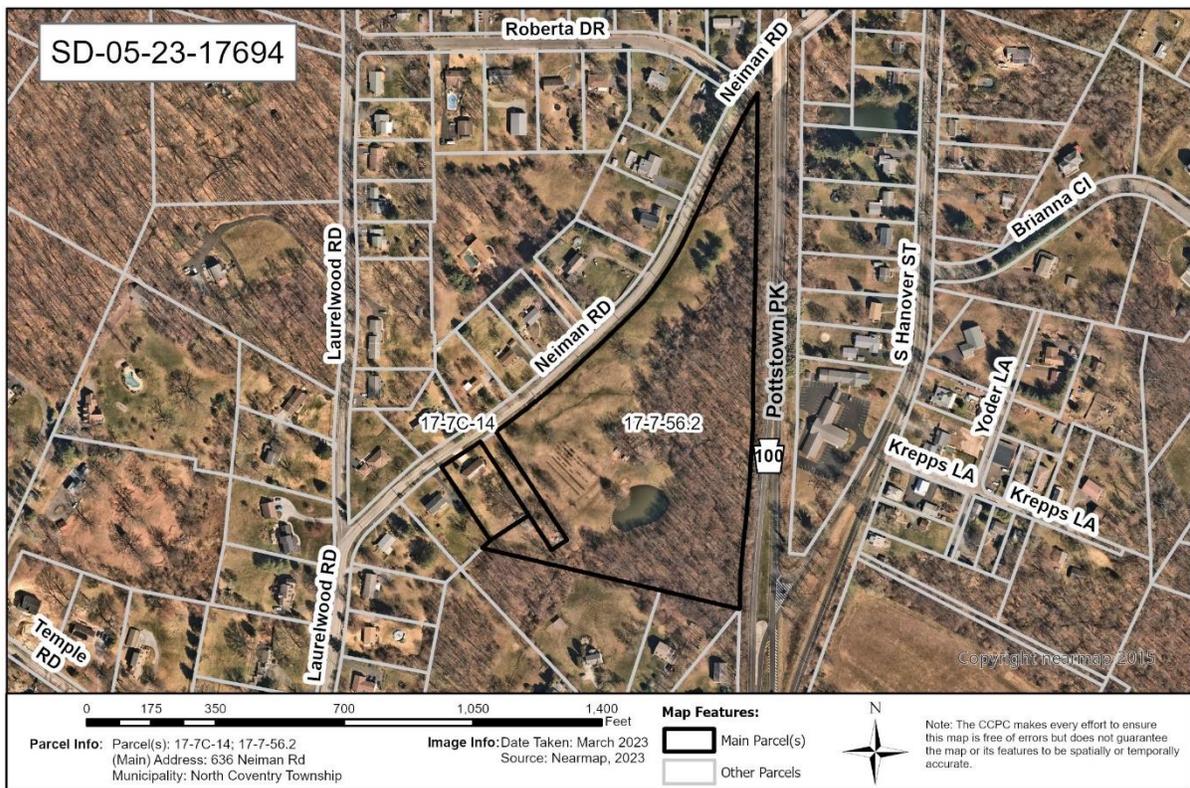
The applicant proposes the adjustment of the lot lines separating two lots. The site, which is served by on-lot water and sewer facilities, and is located in the North Coventry Township R-1 Residential zoning district. The tract contains one dwelling and another building, and no additional development is proposed by this plan.

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

COUNTY POLICY:

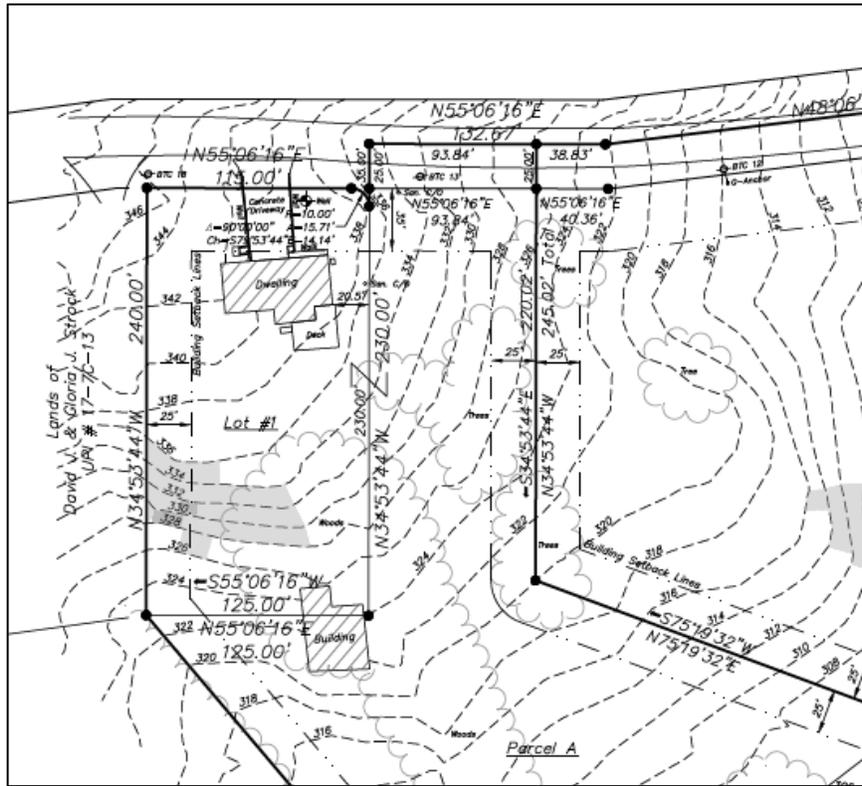
LANDSCAPES:

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



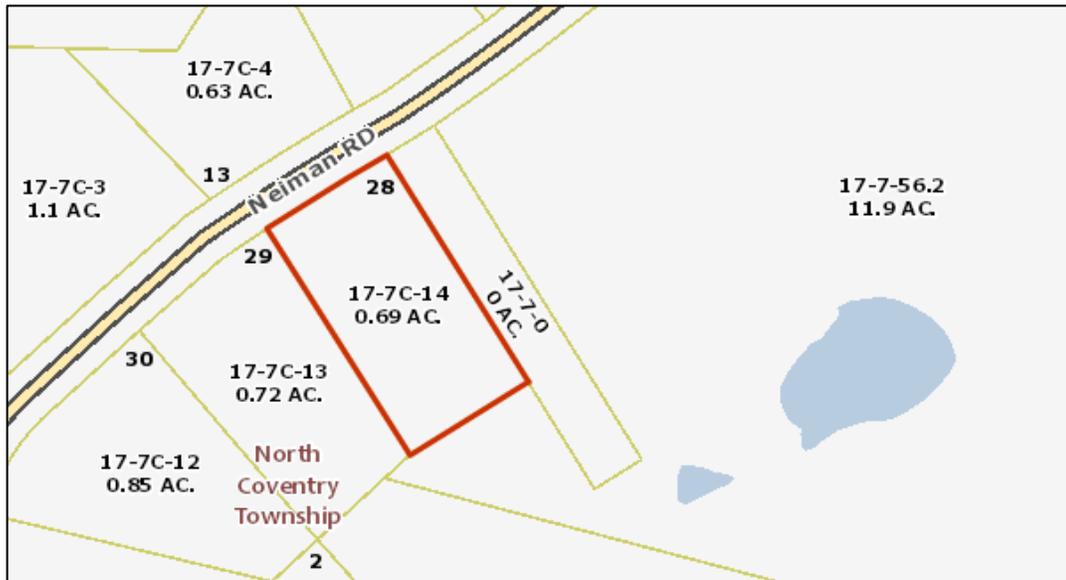
PRIMARY ISSUES:

2. The County Planning Commission's [Multimodal Circulation Handbook](#) (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Neiman Road (State Route 4041) as a local distributor major collector and Pottstown Pike (State Route 100) as a major arterial. The Handbook (page 183) recommends a 50 foot-wide right-of-way for local collector roads and a 150 foot-wide right-of-way major arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate rights-of-way to be reserved for these roads and that be offered for dedication to PennDOT.



*Detail of James W. & Eliza Ann Mann
 Preliminary Subdivision Plan*

- The applicant should more-clearly identify the UPI lot numbers on the plan. Lot 1 appears to be UPI# 17-7-C-14, and Lot 2 appears to be UPI# 17-7-56.2 as shown in the Chester County GIS Roads and Parcels mapping records shown below, also at: [Chesco Reporter - Roads & Parcels \(arcgis.com\)](http://chesco-reporter.com). Additionally, County records show UPI# 17-7-0, which is not shown on the plan. This parcel is apparently an unopened street, as shown below.



Chester County GIS Roads and Parcels Mapping Data

Page: 4
Re: Preliminary Subdivision - James W. & Eliza Ann Mann
North Coventry Township - SD-05-23-17694

ADMINISTRATIVE ISSUES:

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Bercek and Smith Engineering Inc.
James W. & Eliza Ann Mann
Chester County Health Department



THE COUNTY OF CHESTER



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Brian N. O’Leary, AICP
Executive Director

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June 27, 2023

Joseph Reali, Manager
Parkesburg Borough
315 West First Avenue, Building 1
Parkesburg, PA 19365

Re: Sketch Plan for 70 East Second Avenue
Parkesburg Borough - LD-06-23-17730

Dear Mr. Reali:

An unofficial sketch plan entitled "Proposed Residential Development" (located at 70 East Second Avenue in Parkesburg Borough), prepared by DL Howell and dated March 7, 2023, was received by this office on May 24, 2023. A separate “concept” plan for the same site, dated March 7, 2023, was also received on May 24, 2023. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code as amended, our comments are offered as a planning service at the request of Parkesburg Borough. This review focuses primarily upon design and procedural-related issues and concerns to assist the applicant and Parkesburg Borough in its review of this proposal prior to the official submission. This review does not replace the need for an official referral by Parkesburg Borough of a preliminary or final plan, as required by the Pennsylvania Municipalities Planning Code.

PROJECT SUMMARY:

Location: West of Church Street (State Route 10), south of East Second Avenue
Site Acreage: Approximately 25 acres (ChescoViews indicates 24.4 acres)
Lots: 1 lot
Proposed Land Use: Residential
UPI#: 8-6-61

PROPOSAL:

The site, which will be served by public water and public sewer facilities, is in the Parkesburg Borough R-2 Residential zoning district.

Two separate concept site plans were submitted to the County: a “By-Right” plan showing 44 single-family detached dwellings, and a “Proposed Concept Plan” showing 96 townhouse dwellings and four apartment buildings with 36 units in each. Building elevation drawings were not included in the submittal.

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

LANDSCAPES and BOROUGH COMPREHENSIVE PLAN:

1. The site is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems. The proposed land development is consistent with the objectives of the **Urban Center Landscape**. We also note the Borough's 2020 Comprehensive plan, Chapter 8, Land Use and Community Character (pages 114-115) recommends future mixed-use/flex development in this area that could incorporate residential uses.



UPI# 8-6-61, 70 East Second Avenue, Parkesburg Borough

2. The “by-right” plan and the “Proposed Concept Plan” are shown below:



***Detail of “By-right” plan,
prepared by DL Howell***

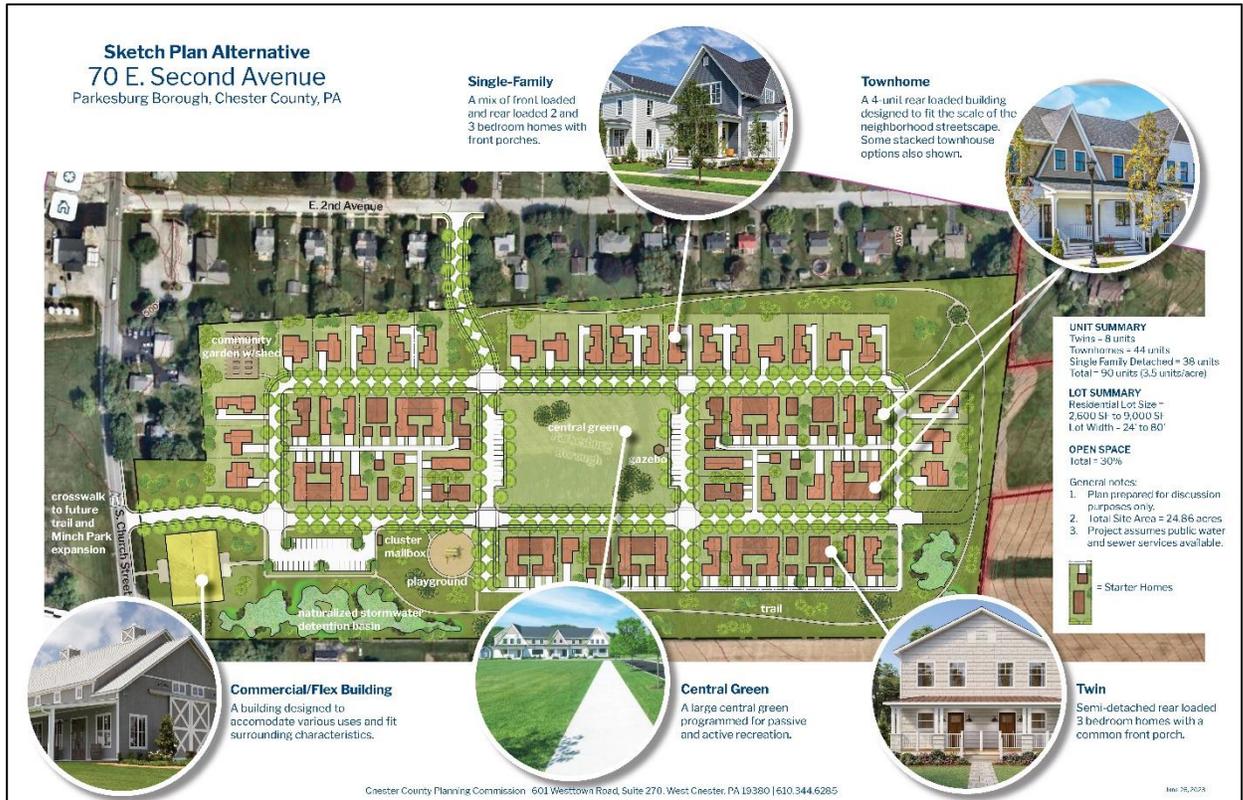


*Detail of "Proposed Concept Plan",
prepared by DL Howell*

GENERAL COMMENTS:

3. We note the By-Right plan that shows twin housing types is only permitted by Special Exception in the existing R-2 District. Secondly, it should be noted the Proposed Concept Plan is not permitted under the existing R-2 District and would require either rezoning to another existing district or a text (and map) amendment.
4. We recognize that both plans propose housing types (apartments, townhomes, and twins) that could be affordably-priced. As you are aware, affordability of housing is an issue on a national, regional, and local scale and providing affordable-priced housing within new development is paramount for residents of variable economic status, which also impacts local employment and businesses. As such, Chester County has established the A+ Homes initiative, which focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at: <https://www.chesoplanning.org/Housing/aPlusHomes.cfm>.
5. A primary concern is that the layout of both plans do not fit with the traditional urban center context of the site. The plans are conventional suburban in character and auto centric because of the large parking lots, front loaded garages, numerous driveways, and monotonous layout. Although both plans offer two access points, they do not have a grid street pattern similar to what currently exists in Parkesburg Borough. A grid or modified grid street pattern facilitates both vehicular and pedestrian circulation. We also encourage the use of alleys in new developments proposed in urban center landscapes. Rear alley access eliminates the need for a driveway entrance from the street, which allows for narrower lots, greater density, less disjointed frontages, and greater walkability and aesthetic appeal.

6. Another concern with both plans is the lack of housing diversity. The “By-Right” plan proposes a single type of housing. The “Proposed Concept Plan” proposes two types of housing. Greater housing diversity, which is possible with traditional neighborhood development (as per PA MPC Article VII-A), can offer broader choices for the consumer in terms of lot sizes and housing types (twins, townhomes, triplexes, quads, etc.) and styles than conventional development. Varied housing types provide opportunities for more housing options for a variety of populations. In addition, we do not recommend large apartments as a housing type in this location as it does not fit the context of the site or the objectives of the Borough’s comprehensive plan and existing zoning.
7. To illustrate the potential for a more traditional neighborhood development we have prepared an alternative concept design plan. The concept plan shown below (and on the 11” x 17” attachment) shows opportunities for:
 - A grid street pattern reflective of the Borough’s existing street pattern.
 - A residential density of 3.5 units per acre (or greater) that is compatible with the existing adjacent neighborhood and to support the downtown portion of the Borough to the northwest. A mix of single-family home sizes and forms are shown. About a third of the homes (see darker brown colored units) are intended to be “starter” homes, which are attainably-priced homes for first time homebuyers.
 - A limited number of driveways to increase pedestrian safety.
 - Reduced predominance of garage doors through rear alley access alleys, side loaded garages, or garages set back behind building façades.
 - Porches on public facing facades of the homes to create a walkable environment.
 - A common building design palette to create a unified architectural scheme.
 - Sidewalks on both sides of the street. Sidewalks are an essential design element for new construction in the **Urban Center Landscape**.
 - An integrated trail system.
 - A central green space with adjacent guest parking areas.
 - Views of open space at street terminuses.
 - A commercial/flex building and associated parking located near the west access point at South Church Street to reflect the general land use pattern along this street.
 - A naturalized stormwater management system to increase its visual appeal.
 - Street linkage to a potential future development on the parcel to the east.
 - A future connection to Minch Park to the west.
 - A community garden.
 - A cluster mailbox system.



FOR ILLUSTRATIVE PURPOSES ONLY
Conceptual Sketch Plan Alternate for 70 E. Second Avenue
 Base drawing from "Proposed Residential Development" prepared by DL Howell

8. We recommend the Borough consider incentivizing traditional neighborhood development. A density bonus in the Borough's R-2 Zoning District would be one option to encourage smaller and varied single-family housing types. Aside from adopting specific traditional neighborhood provisions (e.g., allowing single family attached and semi-attached missing middle housing types, adjusted area and bulk regulations), amendments to other sections of a municipalities zoning ordinance, subdivision ordinance, or municipal code may also be needed to permit mixed land uses and allow for narrow streets and alleys. A manual of design guidelines that provide visual references for design elements to be created may also be needed. Design guidelines should reflect common design elements integral to traditional neighborhood developments.

9. We encourage the Borough to review our *Urban Center Landscapes Design Guide* for input on what design features could be incorporated into development of the site and language to integrate into the Borough's zoning ordinance. The design guide is available online at: <https://www.chescoplanning.org/MuniCorner/PDF/UrbanCenterDesignGuide.pdf>. Our Traditional Neighborhood Development eTool would also provide some additional information. This eTool is available at: <https://www.chescoplanning.org/MuniCorner/eTools/16-tnd.cfm>. Additionally, for explanation of how homes can be designed, constructed, and maintained to be compatible with local community character., see our guide: *Planning for Attractive Homes — Missing Middle Housing* at: <https://www.chescoplanning.org/Housing/MissingMiddle/Introduction.cfm>.

Page: 6
Re: Sketch Plan for 70 East Second Avenue
Parkesburg Borough - LD-06-23-17730

The staff of the Chester County Planning Commission is available to you to further discuss this sketch plan, zoning options, and other matters in more detail.

Sincerely,



Wes Bruckno, AICP
Senior Planner

cc: Vistablock, LLC
DL Howell
Paul Fritz
Kevin Myers
David Bashore, Chair, Parkesburg Borough Planning Commission: bashoredave@comcast.net

Attachment: Conceptual Sketch Plan Alternate for 70 E. Second Avenue



Layout_2023-06-26_D
RAFT.pdf



THE COUNTY OF CHESTER



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Executive Director

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June 14, 2023

Joseph Reali, Manager
Parkesburg Borough
315 West First Avenue, Building 1
Parkesburg, PA 19365

Re: Preliminary/Final Subdivision - Taneen McKenzie
Parkesburg Borough - SD-06-23-17700

Dear Mr. Reali:

A preliminary/final subdivision plan entitled "Taneen McKenzie", prepared by Howell Surveying, dated February 14, 2023 and last revised on May 1, 2023, was received by this office on June 5, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	West side of Octorara Avenue, east of north Clover Street
Site Acreage:	0.914 acres
Lots:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Low Density Residential
UPI#:	8-3-6

PROPOSAL:

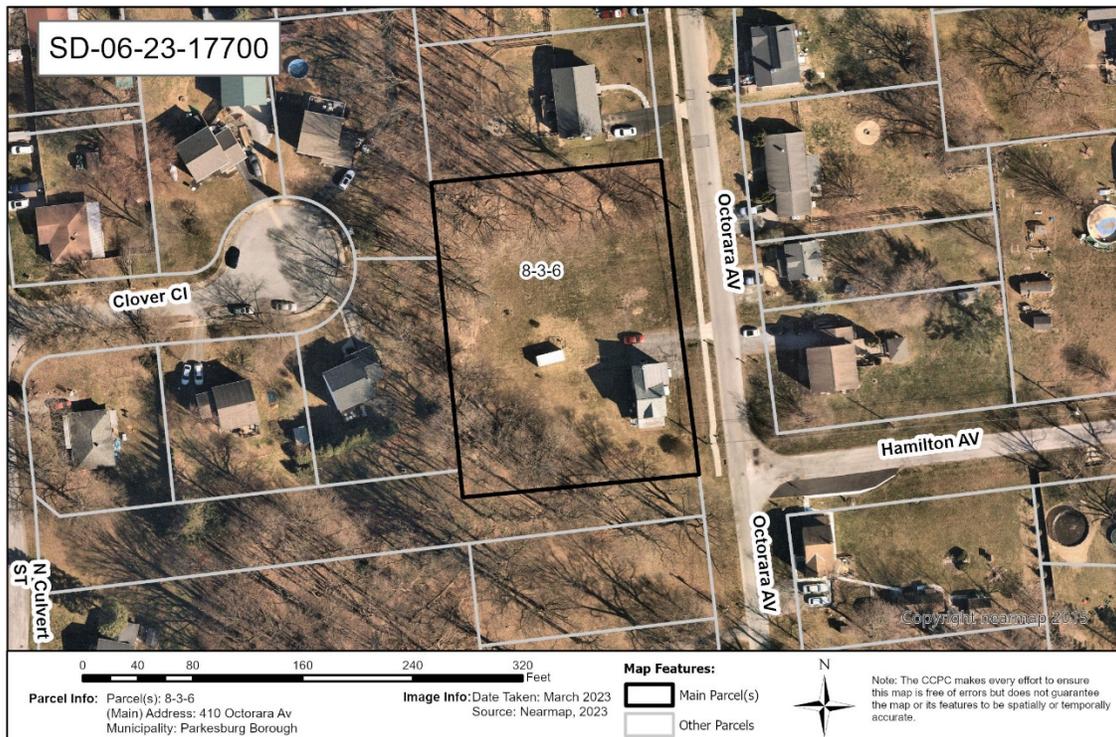
The applicant proposes the creation of two lots. The site, which is served by public water and sewer facilities, is located in the Parkesburg Borough R-1 Residential zoning district. The site contains one dwelling and the plan proposes no additional development.

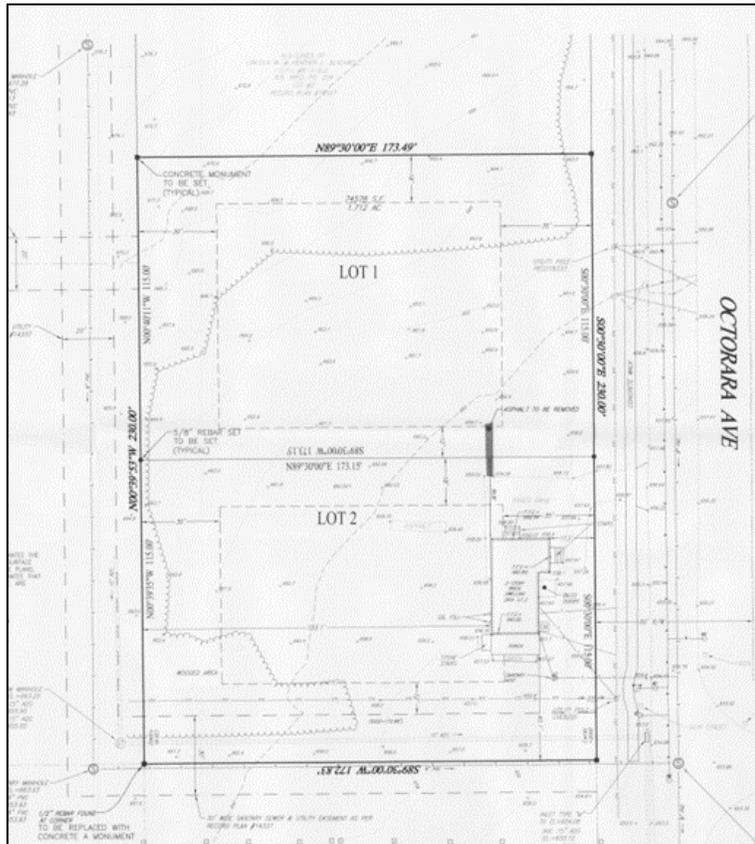
RECOMMENDATION: The Chester County Planning Commission has no planning issues with this subdivision application. All Parkesburg Borough issues should be resolved before action is taken on this plan.

COUNTY POLICY:

LANDSCAPES:

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





***Detail of Taneen McKenzie
Preliminary/Final Subdivision Plan***

ADMINISTRATIVE ISSUE:

2. 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 Parkesburg 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,

Wes Bruckno, AICP
Senior Review Planner

cc: Howell Surveying
Taneen McKenzie



THE COUNTY OF CHESTER



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Brian N. O'Leary, AICP
Executive Director

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June 13, 2023

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

Re: Preliminary/Final Land Development - McDonald's USA, LLC
Penn Township - LD-06-23-17696

Dear Ms. Ianni:

A Preliminary/Final Land Development Plan entitled "McDonald's USA, LLC", prepared by Bohler, and dated May 27, 2022, was received by this office on June 6, 2023. 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 Baltimore Pike, west of South Jennersville Rd.
Site Acreage:	26.09
Lots/Units:	1
Non-Res. Square Footage:	No change
Proposed Land Use:	Fast Food
Municipal Land Use Plan Designation:	Town Center
UPI#:	58-4-24.3

PROPOSAL:

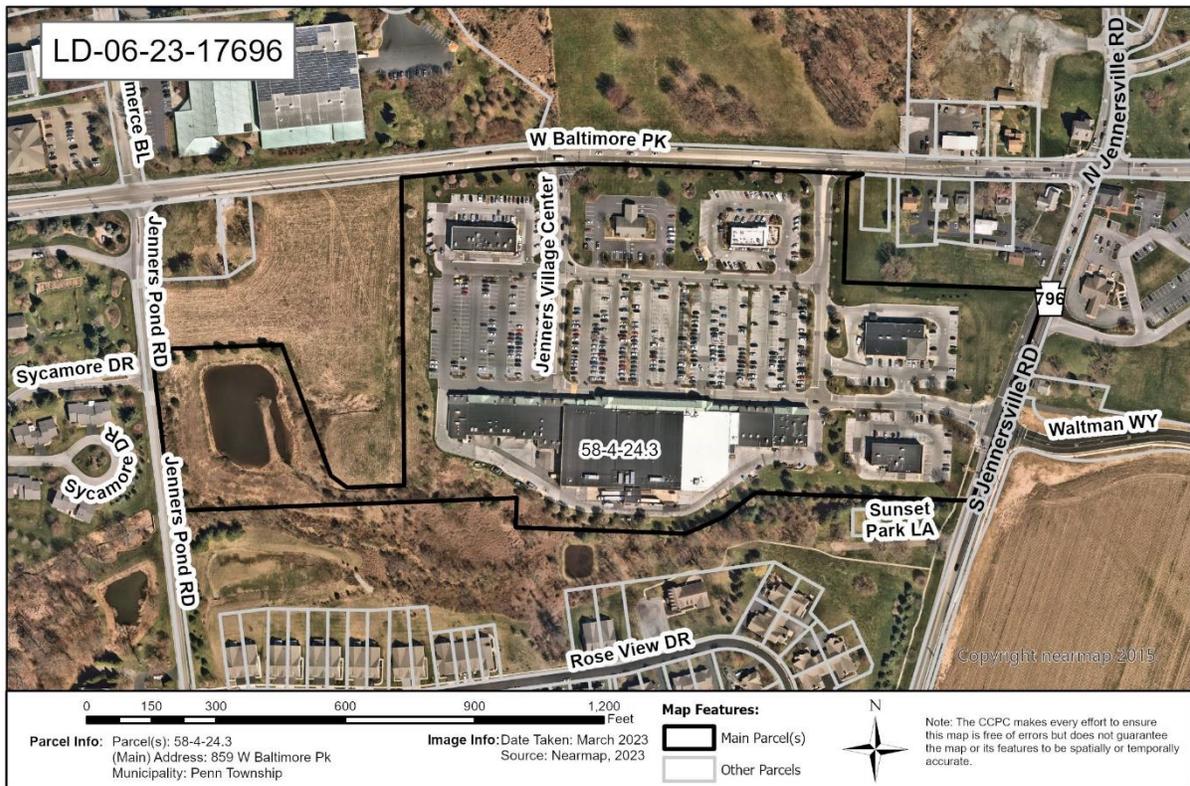
The applicant proposes the reconfiguration of the drive-through lanes to accommodate an additional ordering position at an existing McDonalds restaurant. The existing structure will remain the same size and there will be nine fewer parking spaces than the current configuration. The project site, which will be served by public water and sewer, is located in the C-2 Special Limited Business zoning district.

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

COUNTY POLICY:

LANDSCAPES:

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

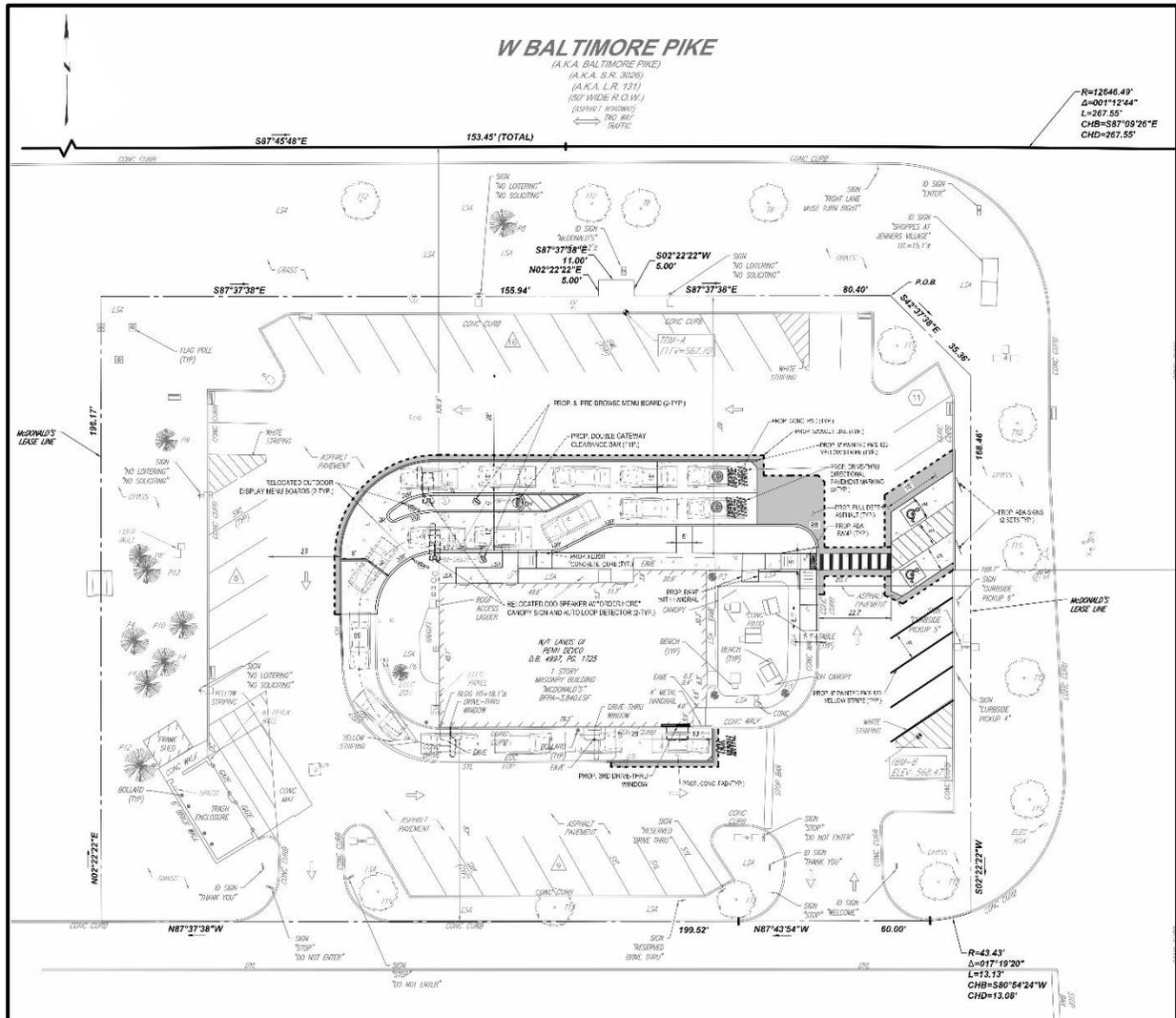


WATERSHEDS:

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

PRIMARY ISSUE:

3. Sidewalks are an essential element in the Suburban Center Landscape. In support of expanding the Town Center pedestrian network in this area of the Township, we recommend that a sidewalk be installed on the southside of Baltimore Pike along the frontage of the shopping center complex. We also recommend the township and applicant look at ways sidewalks could be installed on the site to connect with a potential future sidewalk on the southside of Baltimore Pike and potential future sidewalks within the shopping complex.



Detail of Sheet C-3 of the land development plan

ADMINISTRATIVE ISSUES:

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

Page: 4

Re: Preliminary/Final Land Development - McDonald's USA, LLC

Penn Township - LD-06-23-17696

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: McDonalds USA, LLC
Penn Devco
Bohler Engineering, PA, LLC
Chester County Health Department
Chester County Conservation District



THE COUNTY OF CHESTER



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

June 28, 2023

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

Re: Preliminary/Final Subdivision and Land Development - Oakwood Apartments Expansion
Phoenixville Borough - SD-05-23-17670 & LD-05-23-17671

Dear Mr. Boelker:

A Preliminary/Final Subdivision & Land Development Plan entitled "Oakwood Apartments", prepared by Bercek & Associates, and dated April 21, 2023, was received by this office on June 12, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Subdivision and Land Development for your consideration.

PROJECT SUMMARY:

Location: southwest of West Bridge Street, north of Cherry Street
Site Acreage: 3.91
Lots/Units: 1 lot
Proposed Land Use: Lot Consolidation, Apartments
Municipal Land Use Plan Designation: High Density Residential
UPI#: 15-12-197.4, 15-12-197, 15-12-197.2, 15-12-196

PROPOSAL:

The applicant proposes the consolidation of 4 existing lots into a single 3.91 acre multi-family parcel and the construction of two apartment buildings adding 30 units at the Oakwood Apartments facility. The project site, which will be served by public water and sewer, is located in the RI-Residential Infill zoning district.

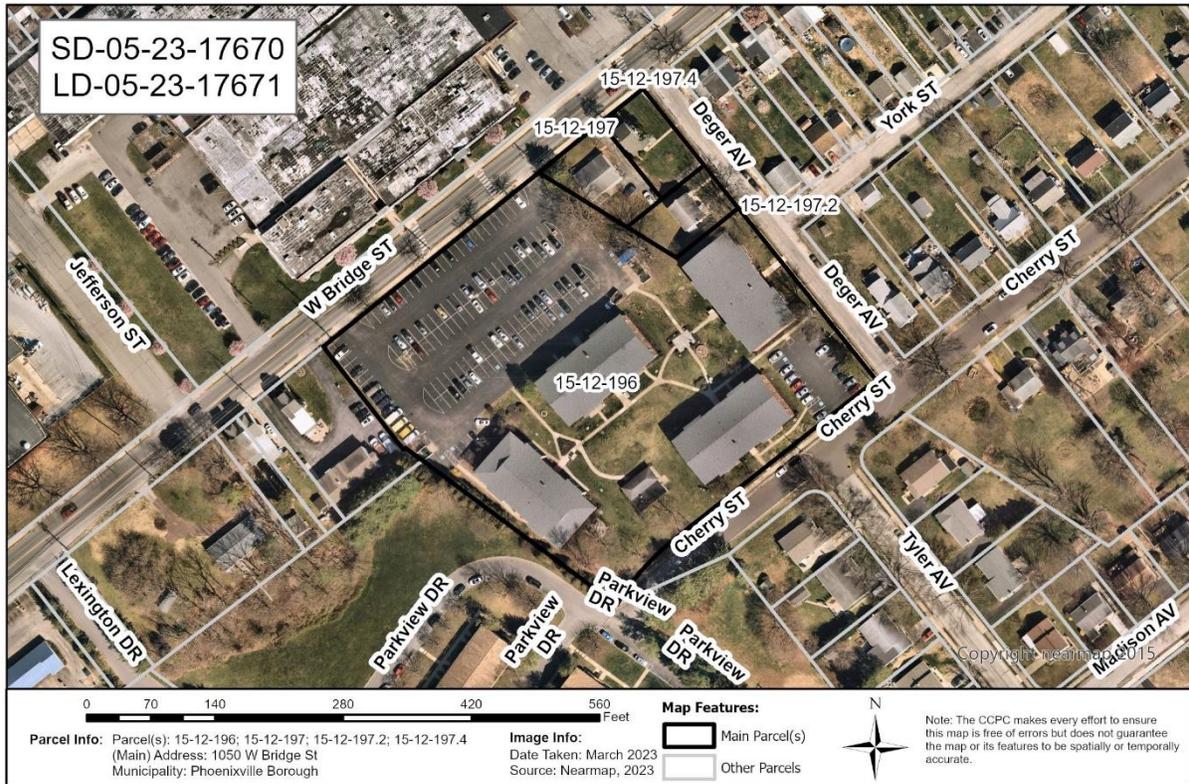
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Borough issues should be resolved before action is taken on this subdivision/land development plan.

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/land development is consistent with the objectives of the **Urban Center Landscape**.

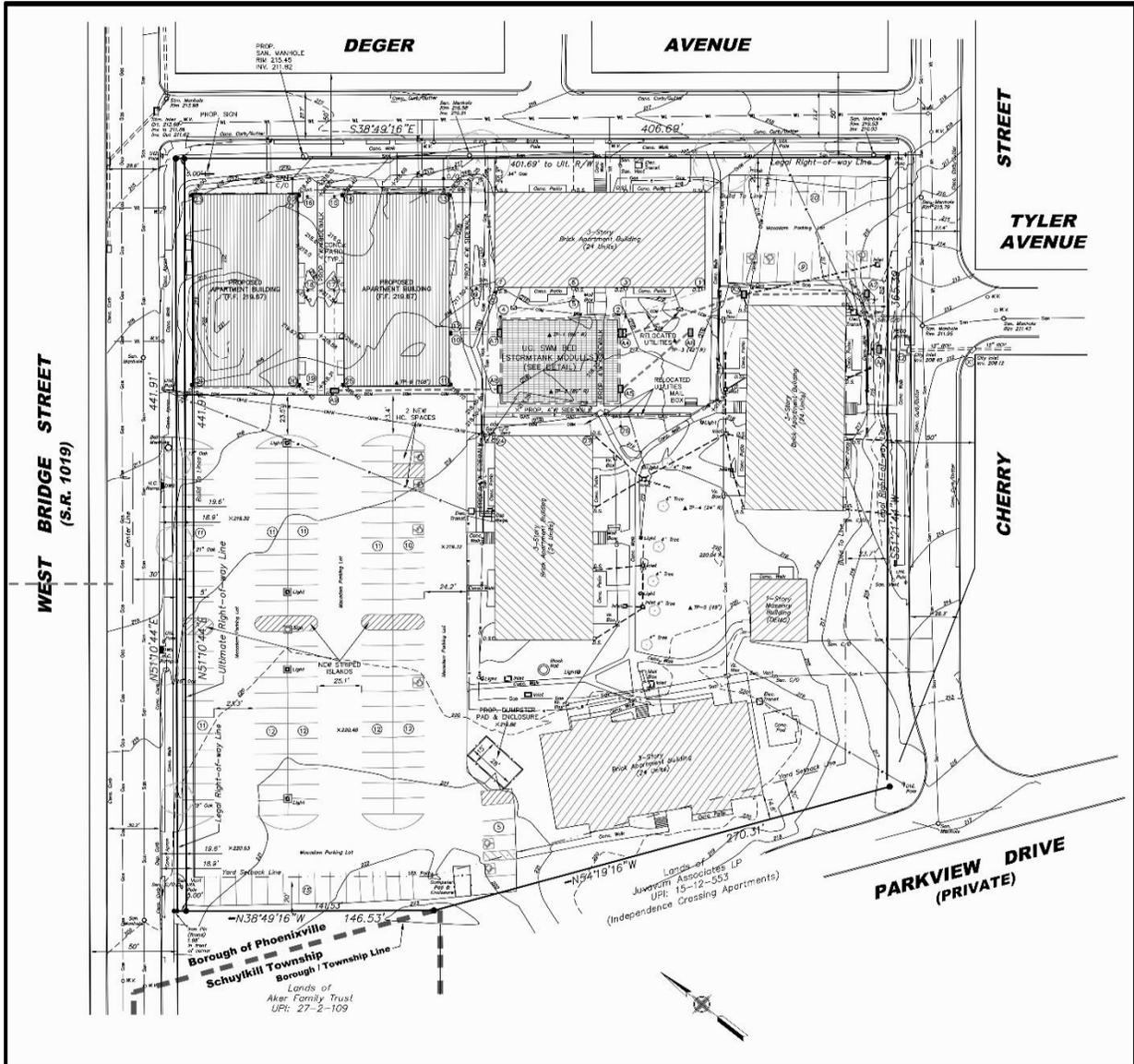


WATERSHEDS:

2. **Watersheds**, the water resources component of **Landscapes3**, indicates the proposed development is located within the French Creek subbasin of the Schuylkill River 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.

PRIMARY ISSUES:

3. In addition to the construction of two apartment buildings, this proposal includes the installation of an underground stone recharge bed sited between two existing apartment buildings at the north central area of the site. The Borough should review the design, installation and proposed maintenance schedule of the recharge facility to verify that the operation will function properly over the life of the facility.



Detail of Sheet 4 of the land development plan

4. The proposed landscaping plan shows the installation of seven willow oak trees along West Bridge Street and Deger Avenue and another willow oak between the proposed underground recharge bed and one of the proposed apartment buildings. We recommend that the applicant evaluate the appropriateness of using willow oaks along West Bridge Street due to their height and spread at maturity. A street tree that takes into account space for healthy root growth and overhead utility lines should be considered.
5. The applicant and the Borough should consider the installation of additional landscaping in the parking lots and between the parking lots and public streets. Providing generous landscaped areas in the interior and perimeter of parking lots provides numerous benefits, including water absorption and filtration, cleaner air, shading, visual buffers and increase aesthetic quality for users of the lot, users of nearby properties and passersby. Replacing paved islands in the parking lot would help better define areas for pedestrian and vehicular circulation and help with groundwater recharge.

Page: 4

Re: Preliminary/Final Subdivision and Land Development - Oakwood Apartments Expansion
Phoenixville Borough - SD-05-23-17670 & LD-05-23-17671

6. We recommend adding amenities on site like more landscaping (shade trees, shrubs and groundcover) places to sit outside, and areas for informal play.
7. The proposed apartment buildings include large roof areas that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at:
<https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>.
Additional information on alternative energy systems such as photovoltaic systems is available at:
<https://www.dvrpc.org/EnergyClimate/AEOWG/>.

ADMINISTRATIVE ISSUES:

8. The plan submission was accompanied by a Parking Evaluation performed by McMahon which determined the parking demand at the existing parking lots at the Oakwood Apartment complex in July of 2022. The peak demand was measured at 92 vehicles parked, while total parking capacity of both lots was 162 parking spaces. The Borough should review the details of the evaluation and the Proposed Condition parking calculations on the cover sheet of the plan to determine if the result meets all ordinance requirements.
9. 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 the Borough of Phoenixville. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Glenn Bentley
Senior Review Planner

cc: SYT Oakwood Apartments, LLC
Bercek & Associates
Schuylkill Township Attn: Ms. Laurie Getz, Jr., Township Manager
Chester County Conservation District



THE COUNTY OF CHESTER



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

June 1, 2023

Susan Simone, Secretary
Pocopson Township
664 S. Wawaset Road
West Chester, PA 19382

Re: Final Subdivision - Yuntao Zhu
Pocopson Township - SD-05-23-17686

Dear Ms. Simone:

A final subdivision plan entitled "Yuntao Zhu", prepared by Register Associates Inc, and dated March 15, 2023, and last revised on April 27, 2023, was received by this office on May 25, 2023. 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 Ballintree Lane, east of Lenape Road
Site Acreage: 1.96
Lots/Units: 2 lots
Proposed Land Use: Single Family Residential
Municipal Land Use Plan Designation: Residential
UPI#: 63-5-159

PROPOSAL:

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

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

COUNTY POLICY:

LANDSCAPES:

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

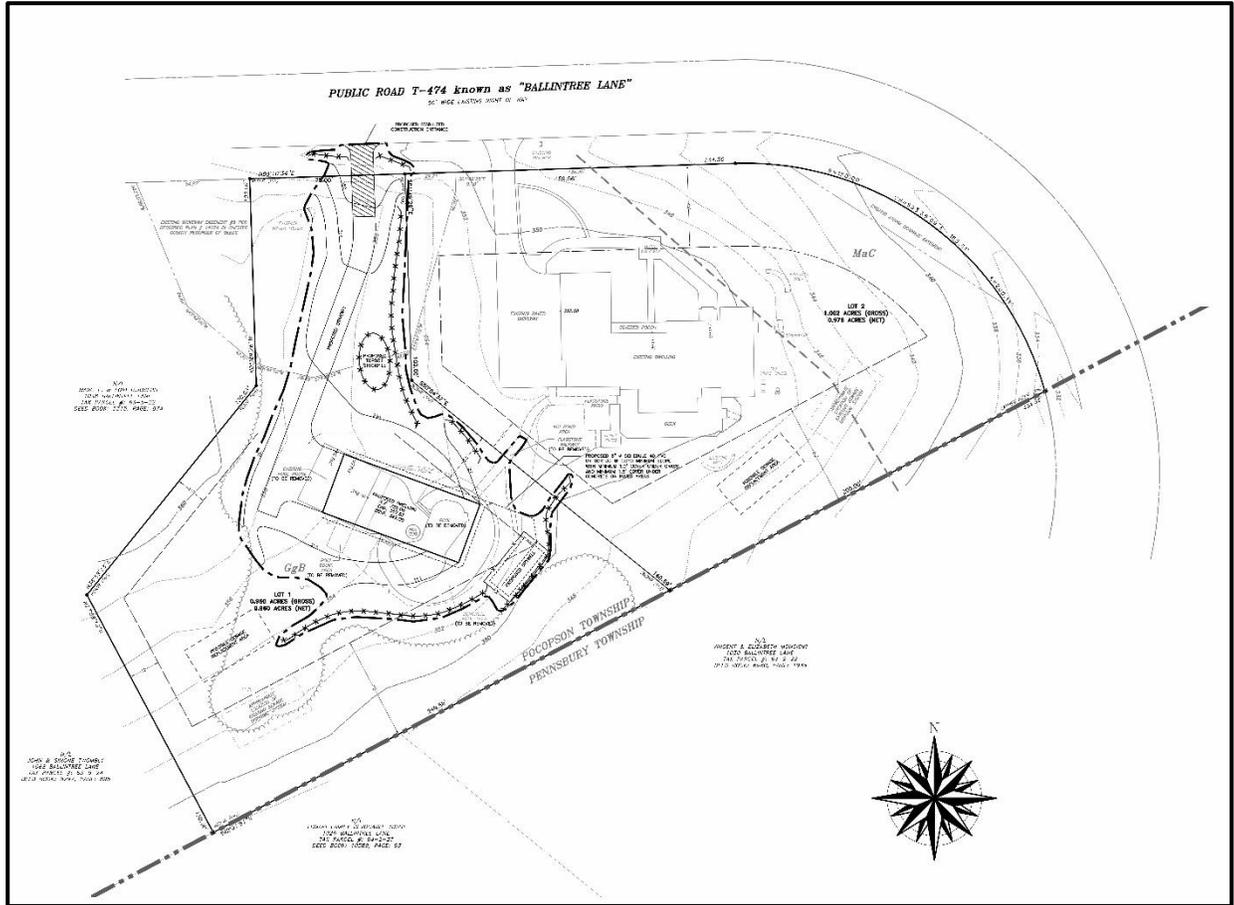


WATERSHEDS:

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

PRIMARY ISSUES:

3. The plan indicates that the southern property line of the proposed lots coincides with the Township Line with Pennsbury Township. The Township and the applicant should ensure that the rear property line and the Township line are coincident.



Detail of Sheet 1 of the plan

4. The Township should verify the applicant's interpretation of the wording of Section 250-19.C of the Zoning Ordinance as presented in Plan Note #11 of the plan.

ADMINISTRATIVE ISSUES:

5. Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
6. The site plan states that the individual property owner will be responsible for the ownership and maintenance of all stormwater management facilities on their lot. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill the operation and maintenance requirements for these facilities.
7. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

Page: 4
Re: Final Subdivision - Yuntao Zhu
Pocopson Township - SD-05-23-17686

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Pocopson 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: Yuntao Zhu
Register Associates, Inc. Attn: Jake Diem, P.L.S.
Chester County Health Department
Chester County Conservation District
Pennsbury Township Manager, Kathleen Howley



THE COUNTY OF CHESTER



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Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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June 1, 2023

Allen Smith, Interim Manager
South Coatesville Borough
136 Modena Road
South Coatesville, PA 19320

Re: Preliminary/Final Subdivision - Summit Village
South Coatesville Borough - SD-04-23-17639

Dear Mr. Smith:

A preliminary/final subdivision plan entitled "Summit Village", prepared by Montrose Environmental, and dated April 11, 2023, was received by this office on May 5, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	East of Youngsburg Road (State Route 3043), east and west of Birch Street, north of Upper Gap Road
Site Acreage:	30.30 acres
Lots:	132 multi-family lots (for single-family dwellings)
Proposed Land Use:	Townhouse
New Parking Spaces:	3 per unit
Municipal Land Use Plan Designation:	Medium Density Residential
UPI#:	9-10-103, 9-10-163.1 and 9 -10-164

PROPOSAL:

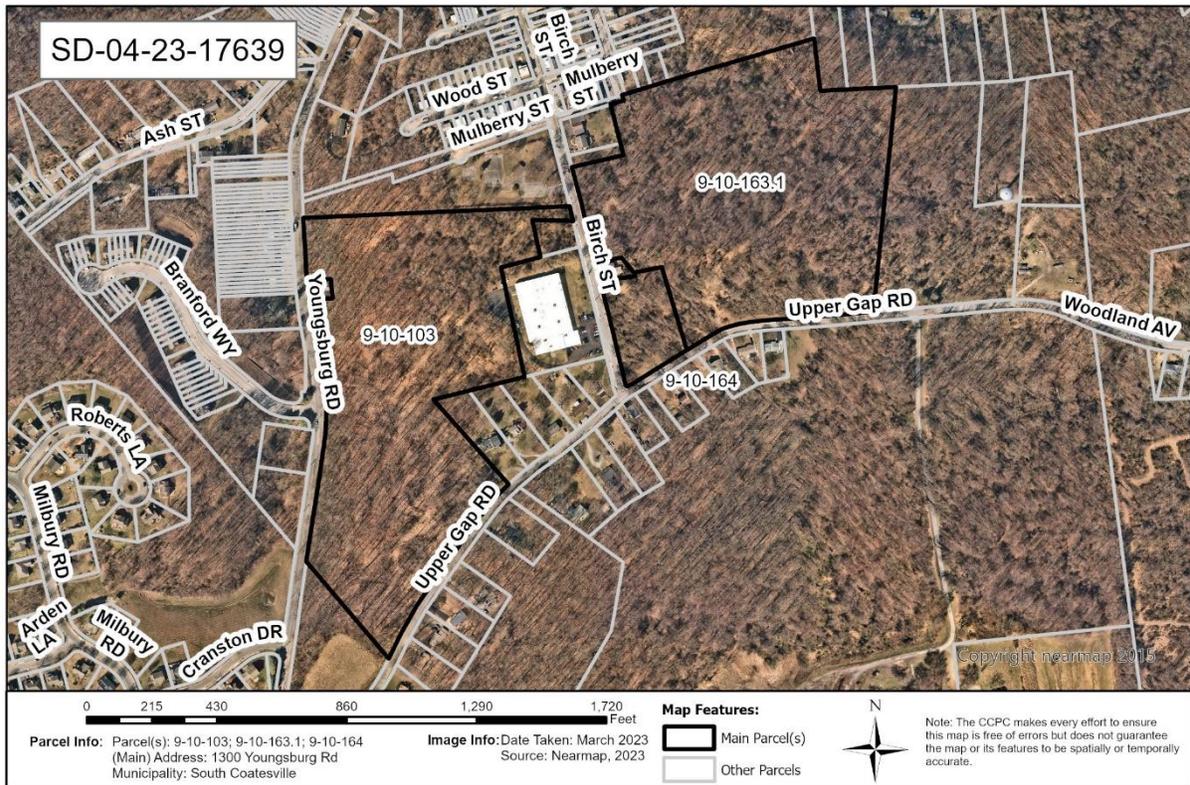
The applicant proposes the creation of 132 multi-family lots. The site, which will be served by public water and public sewer facilities, is located in the South Coatesville Borough R-2 Residential zoning district, with multi-family dwellings as a conditional use, with 14 conditions of approval. The applicant received conditional use approval from the Borough on November 22, 2022.

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

COUNTY POLICY:

LANDSCAPES:

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



WATERSHEDS:

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

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

3. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.



*Detail of Summit Village
Preliminary/Final Subdivision Plan*

PRIMARY ISSUES:

4. The applicant and the Borough should consider consolidating the Birch Street entrance to the subdivision and the access to Midvale Park. Using either the proposed subdivision entrance alignment or the existing park access would eliminate the need for two curb cuts in proximity to each other on Birch Street. Access to Midvale Park should also be encouraged by the provision of sidewalks and connecting the proposed trail to the Park.
5. We endorse the proposed trails on the site. In general, the applicant should strive to provide access to the trails and open space areas from each individual dwelling or lot, without the need for users to travel significant distances or cross an excessive number of streets.
6. We also endorse the incorporation of sidewalks into the plan. However, the applicant has requested a waiver from the requirement of the Borough Subdivision and Land development Ordinance for the provision of sidewalks on both sides of the road. Sidewalks are an essential design element for new construction in the **Urban Center Landscape**. We recommend that the Borough critically review this waiver request.

7. The Borough should consider that the 2010 South Coatesville Community Revitalization Plan contains recommendations relating to improving the Upper Gap Road for recreational purposes. The Borough and the applicant should discuss how this development can help implement the policies and recommendations in the South Coatesville Community Revitalization Plan. Specifically, the Revitalization Plan shows a bike route along Youngsbury Road as well as along Lower Gap Road to the north. The Borough and the applicant should consider improving Birch Street to permit a potential connection to Lower Gap Road and to improve the road's conditions for motor vehicles, and also include a sidewalk. Such improvements would provide better access to Midvale Park.
8. Conditional Use Note 3 requires that the applicant "...shall submit an updated traffic study..." during the land development process. We agree that an updated traffic study will help the Borough and the applicant mitigate potential adverse traffic impacts from this development. The applicant is requesting both preliminary and final subdivision approval, therefore we suggest that the study should be completed prior to the approval of this subdivision plan. The Borough Engineer should also review and comment on the traffic study.
9. Conditional Use Note 4 references stormwater management plans that are to be fully engineered during the land development process. We suggest that the plan not receive final subdivision approval prior to the completion of the stormwater management design. If modifications to the design are found to be required during construction, the Borough Engineer can recommend field changes to address the issue.
10. Conditional Use Note 5 states that "...Applicant shall explore with the Borough (and Planning Commission) the possibility of providing emergency or full traffic access to Birch Street [to] the east and west portions of the development...". We endorse the provision of a full traffic access at Birch Street to both portions of the development to create a more fully interconnected street system that promotes better distribution of vehicle traffic and offers the potential for more trips by walking or bicycling. We also suggest that the plan not receive final subdivision approval prior to the resolution of this issue.
11. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Youngsbury Road (State Route 3043) as a major collector. The Handbook (page 183) recommends an 80 foot-wide right-of-way for major collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Borough contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Youngsbury Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
12. The applicant and the Borough should consider combining as many of the driveways as possible and consider narrowing the width of the development's roadways, to perhaps 20 feet (instead of the proposed 50 feet), to help minimize impervious surface coverage and encourage slow vehicle speeds. Shared, combined driveways can reduce impervious surfaces and stormwater runoff, create more opportunities for street landscaping, reduce construction costs and possibly allow for side-loaded garages. Specifically, we recommend a narrower roadway between the clusters of townhomes on the west side of the site on the section of road with limited frontages. The applicant should also consider providing rear alleys for at least some of the townhouse pads to allow garages to be located at the back, or orient some of the pads perpendicular to the road so not all the driveways will face the road.

13. Ideally, garage doors should not directly face onto streets. For lots without access to an alley, garages should be located behind the facade of the residences to ensure the public streetscape emphasizes walkability with pedestrian scaled elements like porches, stoops, front doors, and landscaping.
14. Some of the units are oriented with their rear yards facing Upper Gap Road, which may subject those dwellings to road noise and reduce their privacy. We suggest that the applicant create a foreground meadow or adding significant landscaping to screen the view of the proposed homes from the public right-of-way. Residential neighborhood buildings on corner lots should visually address both street frontages. The primary facade should include the front entry as a dominant feature. The secondary street-facing facade should include articulation, such as a wrap-around porch.
15. The applicant should demonstrate how snow disposal (or snow storage) will be managed. Consideration should be provided for designated snow disposal areas on the site.
16. The applicant and the Borough should consider “naturalizing” the shape of the stormwater management basins and providing additional landscaping to soften the utilitarian appearance of the facilities.
17. The Stormwater Management Plans indicate that subsurface infiltration practices will be utilized to manage a portion of the site’s stormwater runoff. The applicant should submit the Operations and Management Plan for the stormwater facilities to the Borough, which should be reviewed by the Borough Engineer. To ensure this system continues to function as designed, the applicant and/or those responsible for future maintenance should strictly adhere to the inspection schedule included in the Operation and Maintenance Plan. Appropriate pre-treatment Best Management Practices (BMPs) should be installed to remove sediment and other debris from runoff before it discharges to the planned subsurface infiltration system. Sediment, oil, grease, or other debris should be regularly removed from these pretreatment BMPs.
18. Subsurface infiltration stormwater management practices are not appropriate for areas that will receive runoff with high sediment loads. Particular care should be taken during construction to prevent compaction of the soil below the system and to minimize the delivery of sediment to this system from construction runoff. The applicant should ensure that sufficient observation wells and access points are incorporated into the design and are located in areas that will remain easily accessible. These access points should be designed to allow for the occasional removal of accumulated sediment.
19. The applicant’s plan shows a 20-foot easement for a gas transmission pipeline, although this easement does not appear on the Chester County Pipeline Information Center Pipeline Operators page at <http://www.chescoplanning.org/pic/operators.cfm>. We suggest that the applicant contact the pipeline operator to ensure that the plan does not result in any encroachments into the pipeline right-of-way. We recommend that the plan include the field survey location of the pipeline, the size, material and depth (if known), and the type of product typically being transported through the pipeline.

Page: 6
Re: Preliminary/Final Subdivision - Summit Village
South Coatesville Borough - SD-04-23-17639

20. To minimize risks before and during construction, the project designer should contact the Pennsylvania One Call Center at 811 or <http://www.pa1call.org/pa811>, consistent with the provisions of Section 4(2) of Act 287 (Underground Utility Protection Act), prior to finalizing the design. Pipeline operator contact information is located on the pipeline markers within the easement. The PA One Call Center should be contacted at least three business days, but not more than 10 days, prior to any excavation. More information about pipeline safety can be found at the Chester County Pipeline Information Center at: <http://www.chescoplanning.org/pic/introduction.cfm>.
21. The size and intensity of the proposed development and its proximity to a major transmission pipeline may result in designation or expansion of a High Consequence Area (HCA). The US Department of Transportation's Pipelines and Hazardous Materials Safety Administration (PHMSA) guidelines require pipeline operators to map HCAs for new pipelines and update existing HCAs. Location within an HCA requires that pipeline operators meet a higher standard of safety. For additional information about the implications of an HCA, see this page on the CCPC Pipeline Information Center: <https://www.chescoplanning.org/pic/HCA.cfm>.

ADMINISTRATIVE ISSUES:

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



Wes Bruckno, AICP
Senior Review Planner

cc: Montrose Environmental
John R. Williams & Karen Williams
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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June 13, 2023

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

Re: Preliminary/Final Subdivision - 105 Vincent Road
Tredyffrin Township – SD-05-23-17663

Dear Ms. McPherson:

A Preliminary/Final Subdivision Plan entitled "105 Vincent Road", prepared by Vastardis Consulting Engineers, and dated April 24, 2023, was received by this office on May 15, 2023. 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.

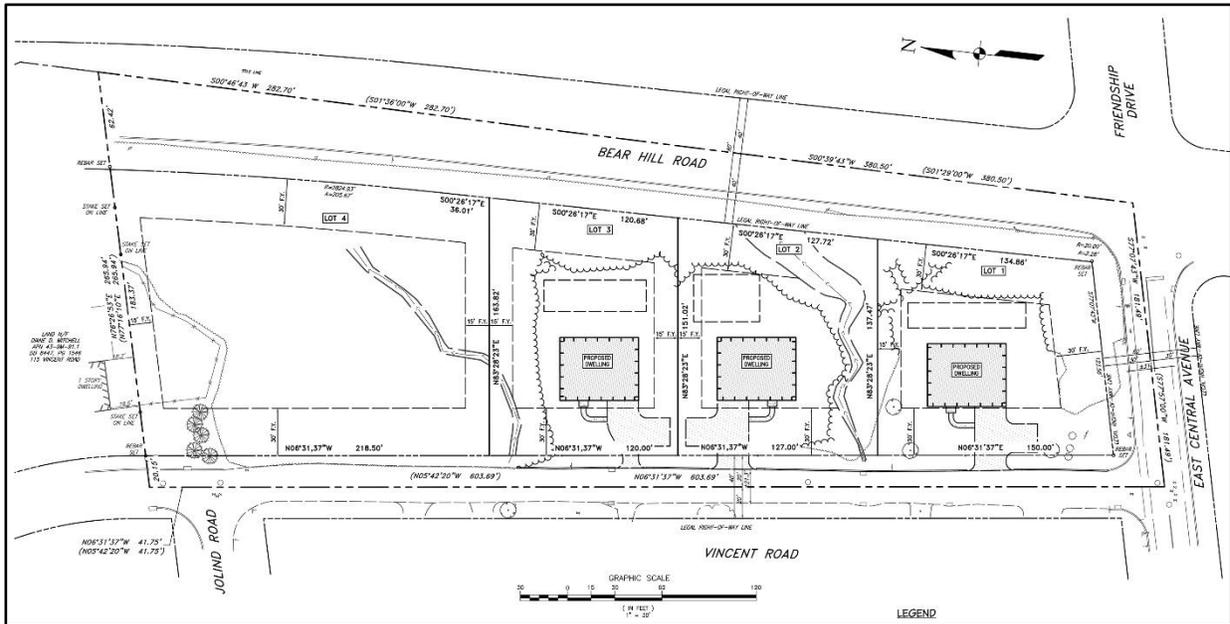
PROJECT SUMMARY:

Location:	north side of East Central Avenue, between Vincent Road and Bearhill Road (Route 252)
Site Acreage:	2.20
Lots/Units:	4 Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential, Open Space Conservation
Municipal Land Use Plan Designation:	Residential - Medium Density
UPI#:	43-9M-91

PROPOSAL:

The applicant proposes the creation of three single family residential lots, and an 0.92 (gross) acre open space lot. Vehicular access to Lots 1 through 3 will be provided from Vincent Road. The project site, which will be 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 subdivision plan.



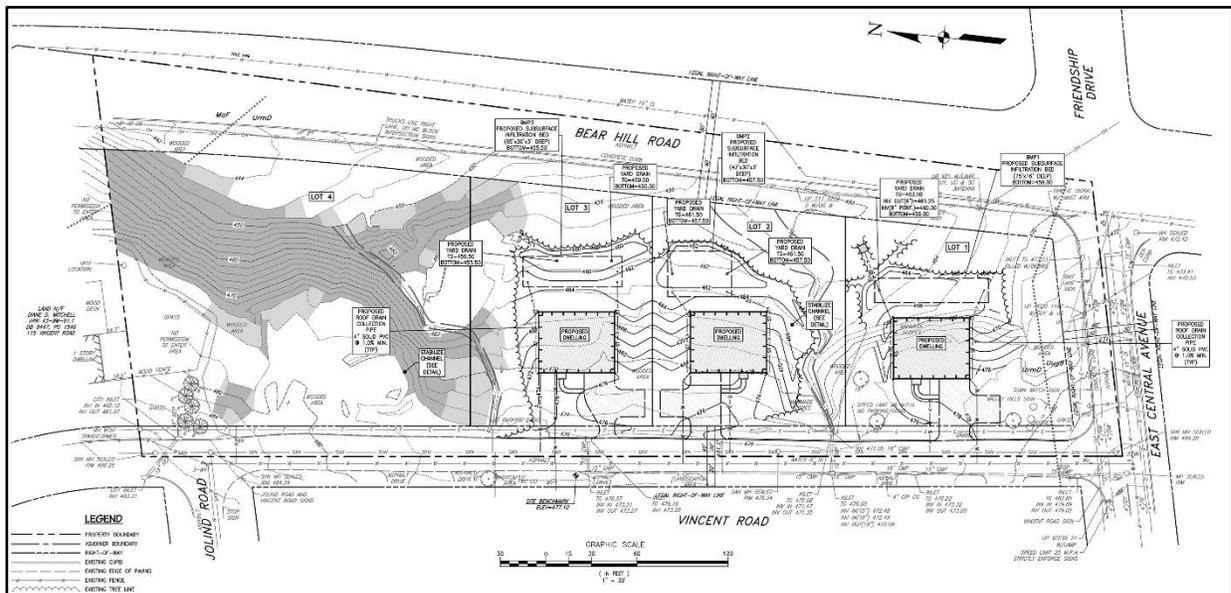
COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan, adjoining a **Suburban Landscape** designation to the east. 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 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. While the proposed subdivision is consistent with the objectives of the **Urban Center Landscape**, careful consideration of the proposed development activity is required due to the steep slopes on the northern and central portions of the project site.

WATERSHEDS:

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



Site Plan Detail, Sheet 7 (Stormwater Control Plan): Preliminary/Final Subdivision - 105 Vincent Road

PRIMARY ISSUES:

3. The applicant should clearly identify on the site plan who will be responsible for the ownership and maintenance of Lot 4. The project narrative included with the plan submission describes this proposal as “constructing only 3 single-family homes and leaving the last lot as open space,” and there is no indication that there will be a homeowners association for this development. Given the extent of steep slope (slopes of 15 to 25 percent) and very steep slope (slopes greater than 25 percent)

Page: 4
Re: Preliminary/Final Subdivision - 105 Vincent Road
Treddyffrin Township – SD-05-23-17663

areas on this lot, consideration should be provided by the applicant and Township for combining Lots 3 and 4 into one lot.

4. The plan and 2023 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The removal of trees should be limited to the minimum area needed for the dwellings and support facilities. The “limits of disturbance” should be delineated to protect all trees that are intended to remain, and orange construction fencing should be placed at the “limit of disturbance” to prevent unintended intrusion into these areas by construction equipment. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.
5. The site plan depicts an existing 80 foot wide right-of-way for this section of Route 252. The County Planning Commission’s Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies this section of Route 252 as a major arterial road. The Handbook (page 183) recommends a 100 foot-wide right-of-way for major arterial roads in urban areas to accommodate future road and infrastructure improvements. Additionally, the Transportation Improvements map in the Township’s 2021 Comprehensive Plan identifies this section of Route 252 for road widening. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Route 252.
6. We note that the driveway curb cut on proposed Lot 3 is approximately one drive lane wide. We suggest that the driveway curb cuts on Lots 1 and 2 also have reduced widths to minimize impervious surface coverage and correspond to the existing driveway curb cut widths on the west side of Vincent Road.

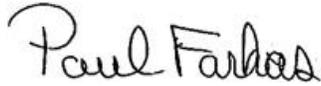
ADMINISTRATIVE ISSUES:

7. 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).
8. The BMP Operations and Maintenance Procedures table on Sheet 7 indicates that the property owner will be responsible for the ownership and maintenance of all stormwater management facilities on their lot. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill the operation and maintenance requirements for these facilities.
9. The site plan depicts the location of an existing wood fence on the adjoining lot to the north that extends onto Lot 4. If this fence is proposed to remain in its current location, then the details of this arrangement should be incorporated into the deeds of the affected lots.
10. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

Page: 5
Re: Preliminary/Final Subdivision - 105 Vincent Road
Tredyffrin Township – SD-05-23-17663

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: Ropal Company Inc.
Vastardis Consulting Engineers



THE COUNTY OF CHESTER



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Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

June 9, 2023

Kim Milane, Assistant Township Manager
West Caln Township
721 West Kings Highway
Coatesville, PA 19320

Re: Preliminary/Final Subdivision - 55 Morris Road - Lot Line Change
West Caln Township - SD-05-23-17674

Dear Ms. Milane:

A preliminary/final subdivision plan entitled "55 Morris Road - Lot Line Change", prepared by Howell Engineering and dated March 10, 2023, was received by this office on May 15, 2023. 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 the State Route 30 Bypass, west of Morris Road
Site Acreage:	8.40 acres
Lots:	2 lots
Proposed Land Use:	Religious Organization, Farm/Pasture Land
Municipal Land Use Plan Designation:	West Caln Township: Growth Area- Moderate Density Residential. Sadsbury Township: Village
UPI#:	37-2-74, 28-8-111.1-E

PROPOSAL:

The applicant proposes to adjust the lot lines separating two lots. The eastern portion of the site, which is served by public water and sewer facilities, is located in the West Caln Township RR Rural Residential District. The western portion of the site is located in the Sadsbury Township R-2 Low Density Residential zoning district. The site contains a structure that will remain. The subdivision plan does not propose any additional development.

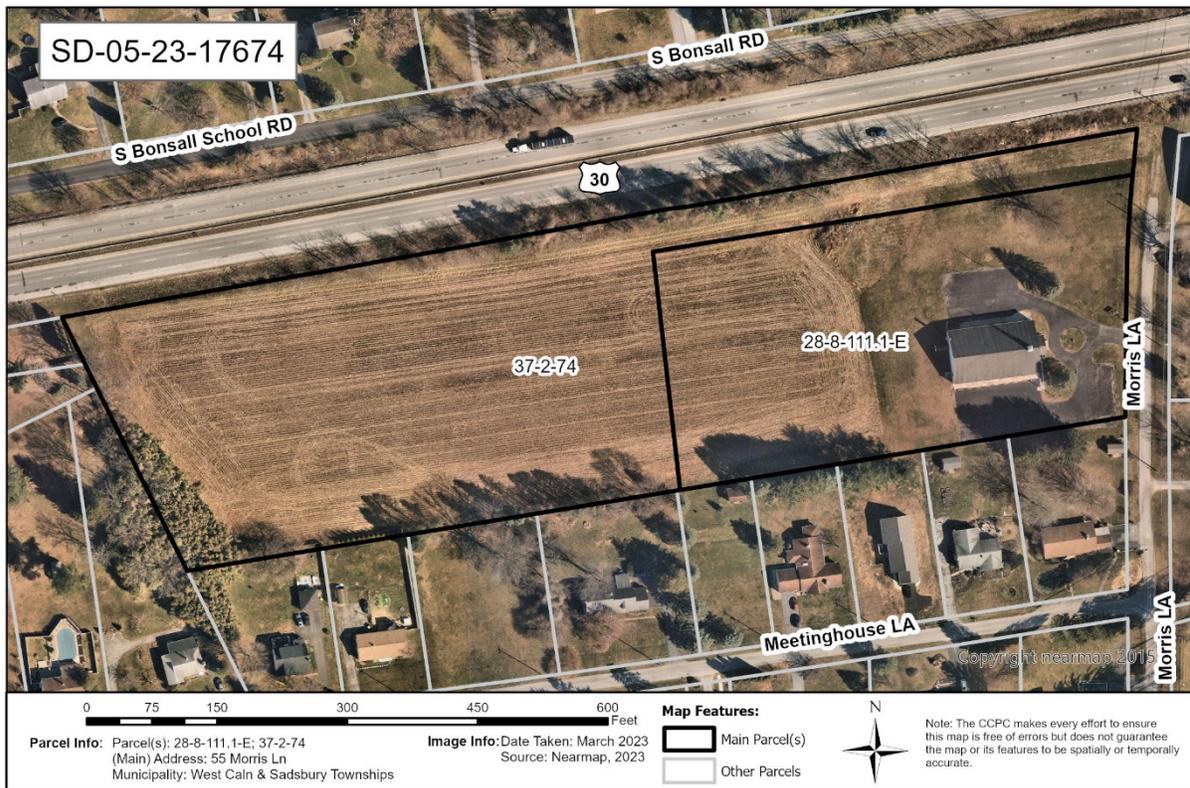
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all West Caln Township issues should be resolved before action is taken on this subdivision plan.

COUNTY POLICY:

LANDSCAPES:

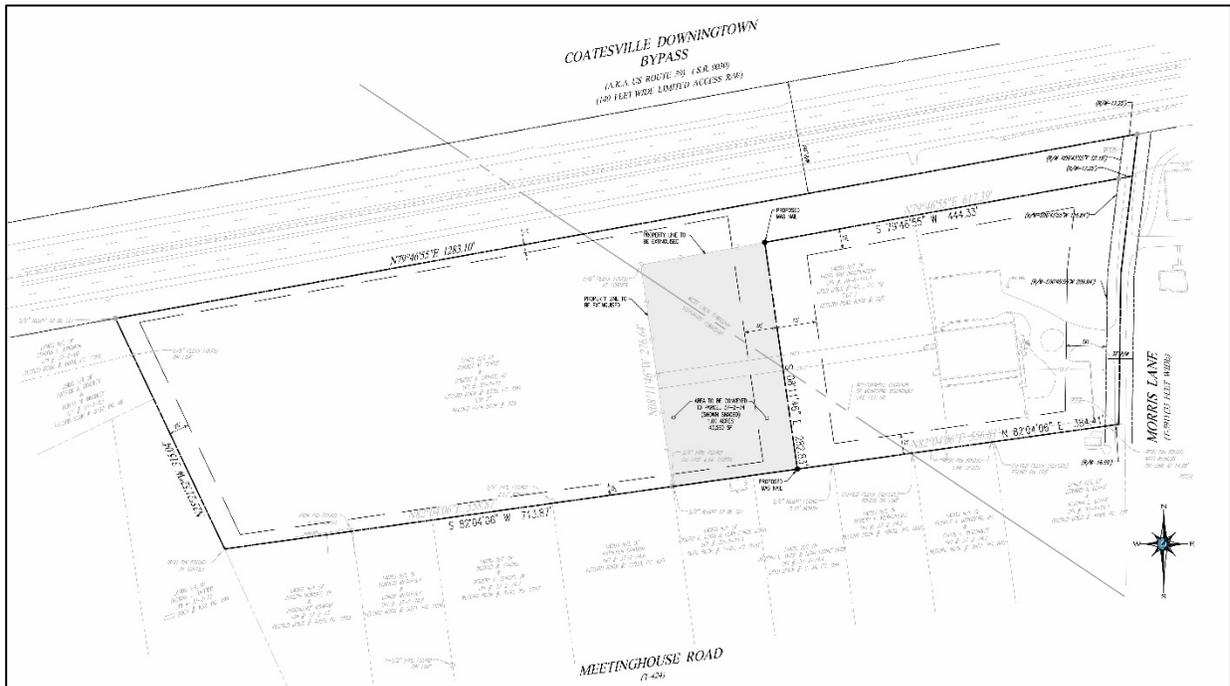
1. The northern portion of the site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating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

The southern portion of the site is located within the **Suburban Center Landscape**. 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 subdivision is consistent with the objectives of the **Suburban** and **Suburban Center Landscapes**.



PRIMARY ISSUES:

- The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies the State Route 30 Bypass as an Expressway. The Handbook (page 183) recommends a 225 foot-wide right-of-way for Expressway roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of the Bypass and that it be offered for dedication to PennDOT.



***Detail of 55 Morris Road - Lot Line Change
Preliminary/Final Subdivision Plan***

- The plan includes a map note indicating that a commercial building on the site will remain. However, the plan's Zoning Data Tabulation for West Caln Township indicates that the parcel contains a place of worship. This should be clarified.
- The applicant is proposing to add one acre from UPI # 28-8-111.1-E to UPI # 37-2-74, which will retain its flag lot configuration and access to Morris Lane. Due to this limited access, we suggest that the applicant share any plans for the development of this lot with Sadsbury and West Caln Townships.

ADMINISTRATIVE ISSUES:

- 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 Subdivision - 55 Morris Road - Lot Line Change

West Caln Township - SD-05-23-17674

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Howell Engineering
Donald Cairns
Linda Shank, Sadsbury Township Secretary/Assistant Treasurer
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT



THE COUNTY OF CHESTER



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Executive Director

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

June 8, 2023

Kevin Gore, Director of Building, Housing & Codes Enforcement
West Chester Borough
401 E. Gay Street
West Chester, PA 19380

Re: Preliminary/Final Subdivision and Land Development – 330 West Market Street
West Chester Borough – SD-05-23-17651 and LD-05-23-17653

Dear Mr. Gore:

A Preliminary/Final Subdivision and Land Development Plan entitled 330 West Market Street, prepared by Howell Engineering, and dated April 27, 2023, was received by this office on May 9, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

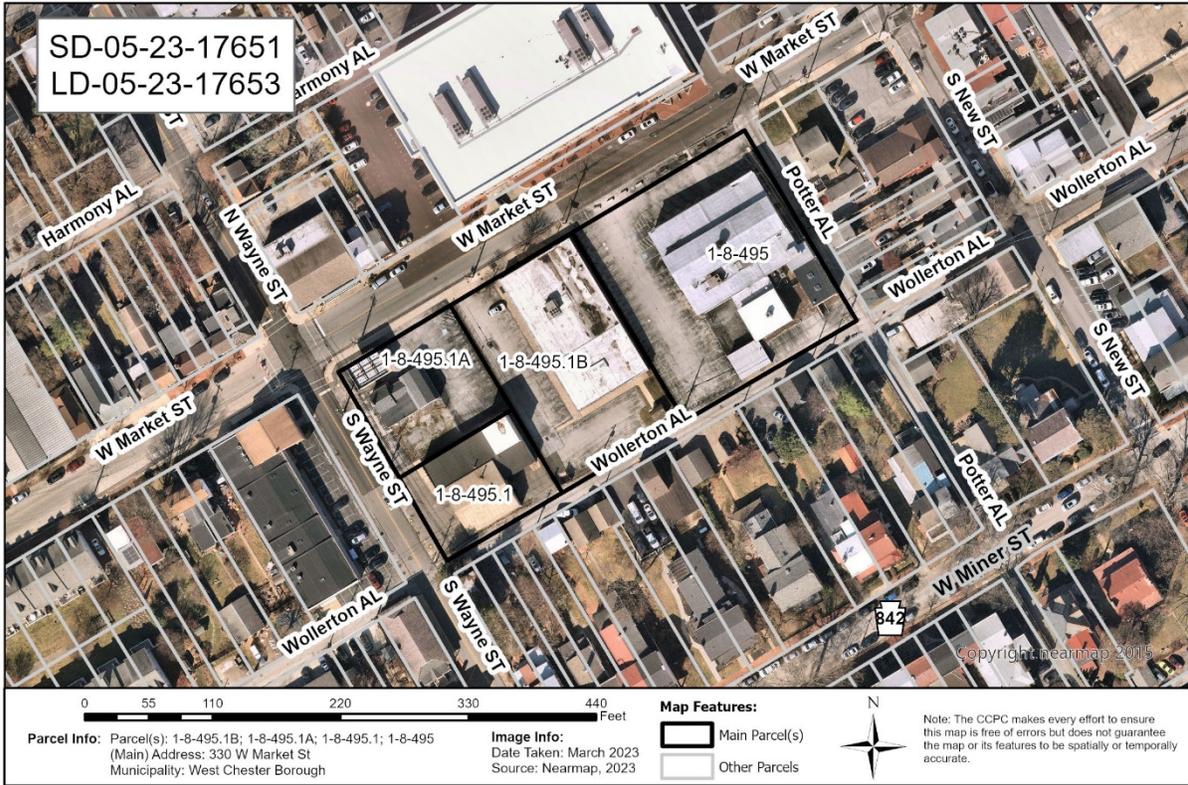
PROJECT SUMMARY:

Location:	south side of West Market Street, between South Wayne Street and Potter Alley
Site Acreage:	1.74
Lots/Units:	4 existing lots; 1 proposed lot
Proposed Land Use:	185 apartment units, 3,980 square feet commercial retail
New Parking Spaces:	209
Municipal Land Use Plan Designation:	Town Center, and Major Community or Cultural Facility
UPI#:	1-8-495.1A, 1-8-495.1, 1-8-495, 1-8-495.1B

PROPOSAL:

The applicant proposes the consolidation of four existing lots totaling 1.74 acres into one lot, along with the construction of a six-floor building containing 185 apartment units, 3,980 square feet of retail space, and 209 parking spaces. Access to the lower-level and upper-level parking areas will be provided from South Wayne Street and Potter Alley, respectively. The existing buildings on the site will be removed. The project site, which will be served by public water and public sewer, is located in the TC Town Center and HO-60 Height Option Overlay zoning districts. A Transportation Impact Study, dated April 2023, and a Parking Study Evaluation, dated February 27, 2023, both prepared by McMahon Associates, Inc., were included with the plan submission.

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



2 VIEW OF FACADE ALONG WEST MARKET STREET
 SCALE: 1/2" = 1'-0"

Exterior Rendering Detail, Sheet A-211, prepared by Bernardon Design, PC

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. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems. The proposed plan submission is consistent with the objectives of the **Urban Center Landscape**. The County Planning Commission supports medium to high intensity mixed use redevelopment and infill development in the Urban Center Landscape.

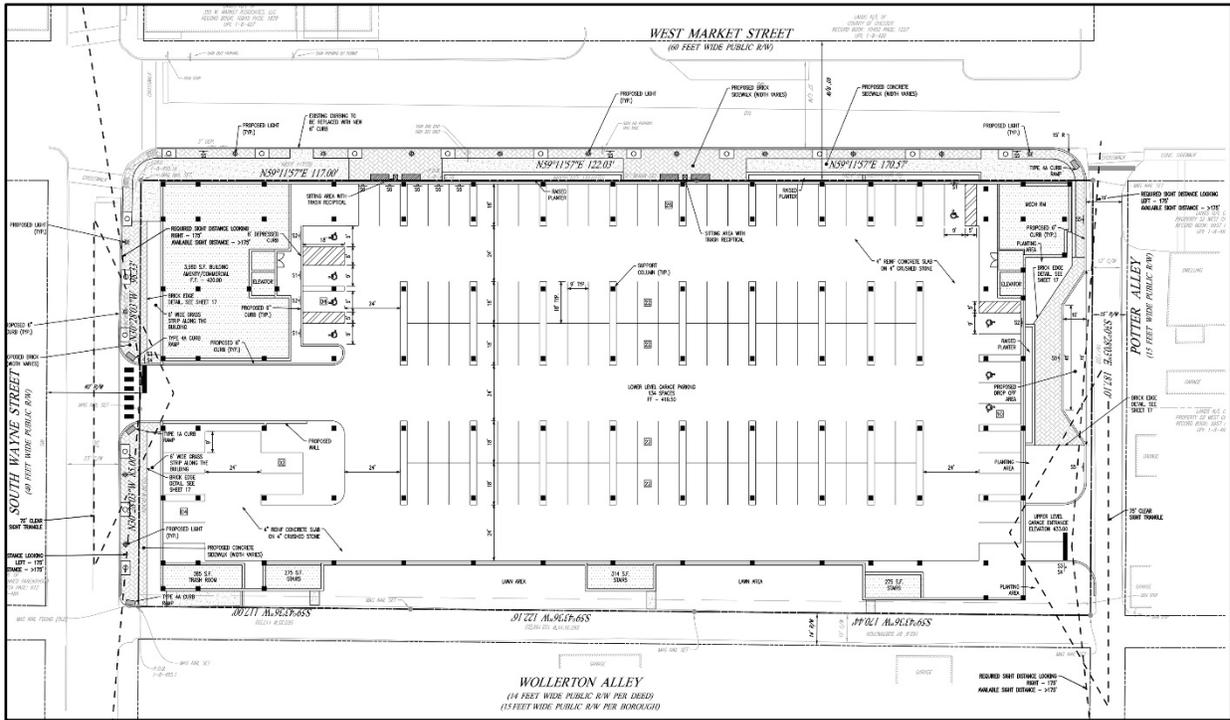
WATERSHEDS:

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

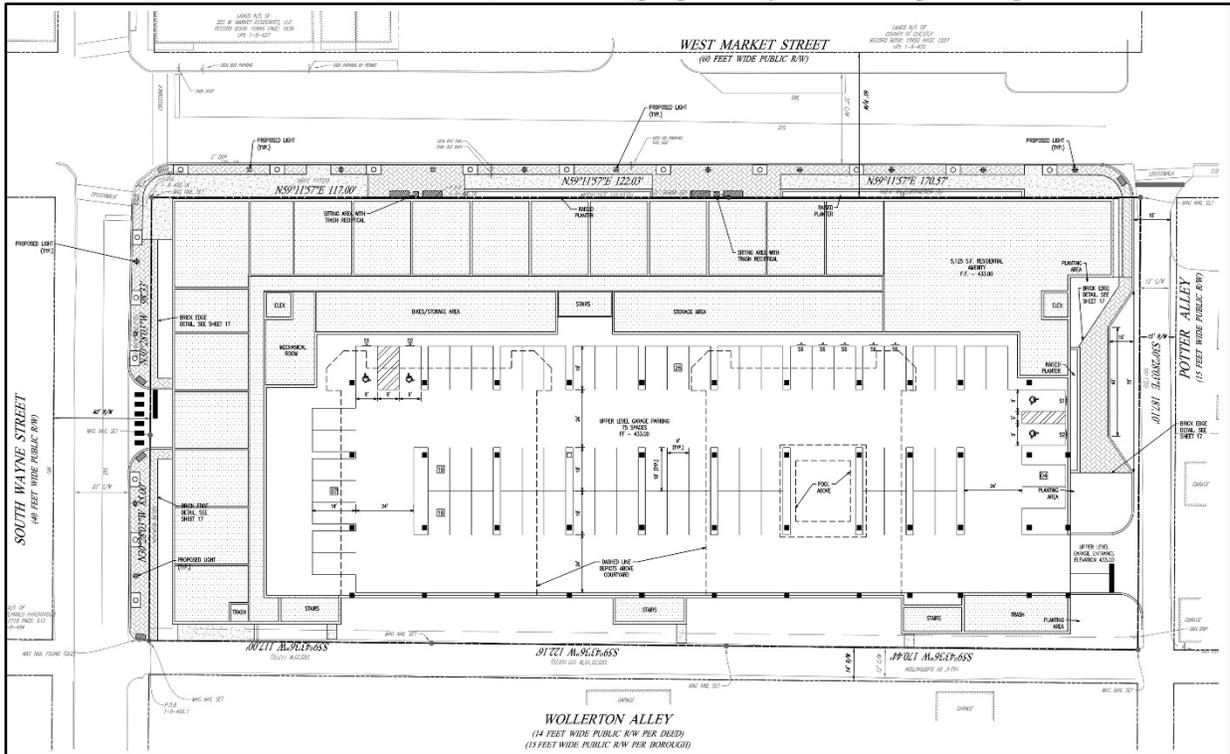
PRIMARY ISSUES:

Access and Circulation:

3. We endorse the installation of sidewalks along West Market Street and South Wayne Street, along with a portion of Potter Alley. Sidewalks are an essential design element in the Urban Center Landscape. The applicant and Borough should ensure that a continuous, uninterrupted path is provided along the entirety of West Market Street. The site plan, which indicates that the width of the sidewalk along West Street Market varies, also indicates that benches and planters will be provided, in addition to street trees and street lights. Consideration should be provided by the applicant and the Borough for setting back the building further from West Market Street to allow for wider sidewalks, as are provided elsewhere along Market Street.
4. The applicant and Borough should consider providing dedicated bicycle parking. While Sheet 3 identifies the location of a "bikes/storage area" on the second level, no specific design details are provided. Bicycle racks should be located in visible areas near building entrances and/or areas of pedestrian activity such as bus shelters, and they should be located under a shelter or building overhang to provide shelter from the elements. Additional information on this topic is provided in the County Planning Commission's [Multimodal Circulation Handbook \(2016 Update\)](#), which is available online at: www.chesco.org/documentcenter/view/27029.
5. We endorse that the applicant is providing electric vehicle (EV) parking/charging stations on both the upper and lower parking levels. The provision of charging stations for electric vehicles can help increase the marketability of the facility, and can encourage the wider acceptance of electric vehicles. Additional information on this topic is provided in the County Planning Commission's [Electric Vehicles eTool](#), which is available online at: <https://www.chescoplanning.org/MuniCorner/eTools/19-ev.cfm>.



Site Plan Detail, Sheet 2 (First Level), prepared by Howell Engineering



Site Plan Detail, Sheet 3 (Second Level), prepared by Howell Engineering



1 VIEW FROM WEST MARKET STREET AND POTTER ALLEY
SCALE 1/2" = 1'-0"



3 VIEW FROM WEST MARKET STREET AND WAYNE STREET
SCALE 1/2" = 1'-0"



1 ELEVATED VIEW OF WOLLERTON ALLEY FACADE AND AMENITY COURTYARDS
SCALE 1/2" = 1'-0"

Exterior Rendering Detail, Sheet A-211, prepared by Bernardon Design, PC

6. The Borough may want to consider allowing on-street parking along the south side of West Market Street in this area. On-street parking reduces the need for off-street parking, calms traffic, and provides a buffer between pedestrians and moving vehicles.

Design Issues:

7. We acknowledge, and endorse, that the design of the Landscape Plan (Sheet 17) includes the planting of street trees, which are an essential design element in the Urban Center Landscape.
8. Based on the size of the building, consideration should be provided by the applicant and Borough for providing additional non-residential space on the ground floor(s) of the building, in order to extend the mixed-use character of the downtown.
9. The proposed building includes large roof areas that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at: <https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>.

Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.

Page: 7

Re: Preliminary/Final Subdivision and Land Development – 330 West Market Street

West Chester Borough – SD-05-23-17651 and LD-05-23-17653

Affordably-Priced Housing Units:

10. The Floor Plans prepared for this project indicate that the building will contain studio, one bedroom and two bedroom apartment units. We suggest that the applicant and Borough consider providing a percentage of affordably-priced housing units within the proposed building. “Live” Objective B of *Landscapes3* is to accommodate housing at costs accessible to all residents. Additionally, the County has established the A+ Homes initiative, which focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at:
<https://www.chescoplanning.org/Housing/aPlusHomes.cfm>.

Stormwater Management:

11. 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* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.

ADMINISTRATIVE ISSUES:

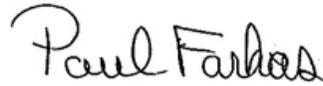
12. The Waivers Requested table on Sheet 1 indicates that the applicant is requesting two waivers from the provisions of the Borough Subdivision and Land Development Ordinance, along with two waivers from Chapter 94-Stormwater Management of the Borough Code. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
13. The Borough Fire Marshal should verify the design and location of all proposed fire-protection facilities.
14. We recommend that the applicant and Borough investigate the feasibility of burying the existing utility lines on the project site.
15. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
16. For clarity purposes, the applicant should ensure that consistent terminology is utilized in identifying the commercial component of the proposed building. While the site plan identifies the location of a 3,980 square foot “building amenity/commercial” area, the floor plans identify this area as a “residential amenity.” We note that the Parking Study Evaluation and Transportation Impact Study prepared for this project both indicate that 3,980 square feet of retail space will be provided.
17. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

Page: 8

Re: Preliminary/Final Subdivision and Land Development – 330 West Market Street
West Chester Borough – SD-05-23-17651 and LD-05-23-17653

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: 7 South Wayne, LLC
Free Range Associates LP
J. Loew Property Management, Inc.
Howell Engineering
Chester County Conservation District



THE COUNTY OF CHESTER



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Executive Director

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

June 16, 2023

Christopher Bashore, Manager
West Goshen Township
1025 Paoli Pike
West Chester, PA 19380

Re: Conditional Use - 943 High Street Redevelopment
West Goshen Township – CU-05-23-17679

Dear Mr. Bashore:

A Conditional Use Plan entitled "943 High Street Redevelopment", prepared by Edward B. Walsh & Associates, Inc., and dated March 27, 2023, was received by this office on May 17, 2023. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code as amended, our comments are offered as a planning service at the request of West Goshen Township. This review does not replace the need for an official referral by West Goshen Township of a preliminary or final subdivision or land development plan, as required by the Pennsylvania Municipalities Planning Code.

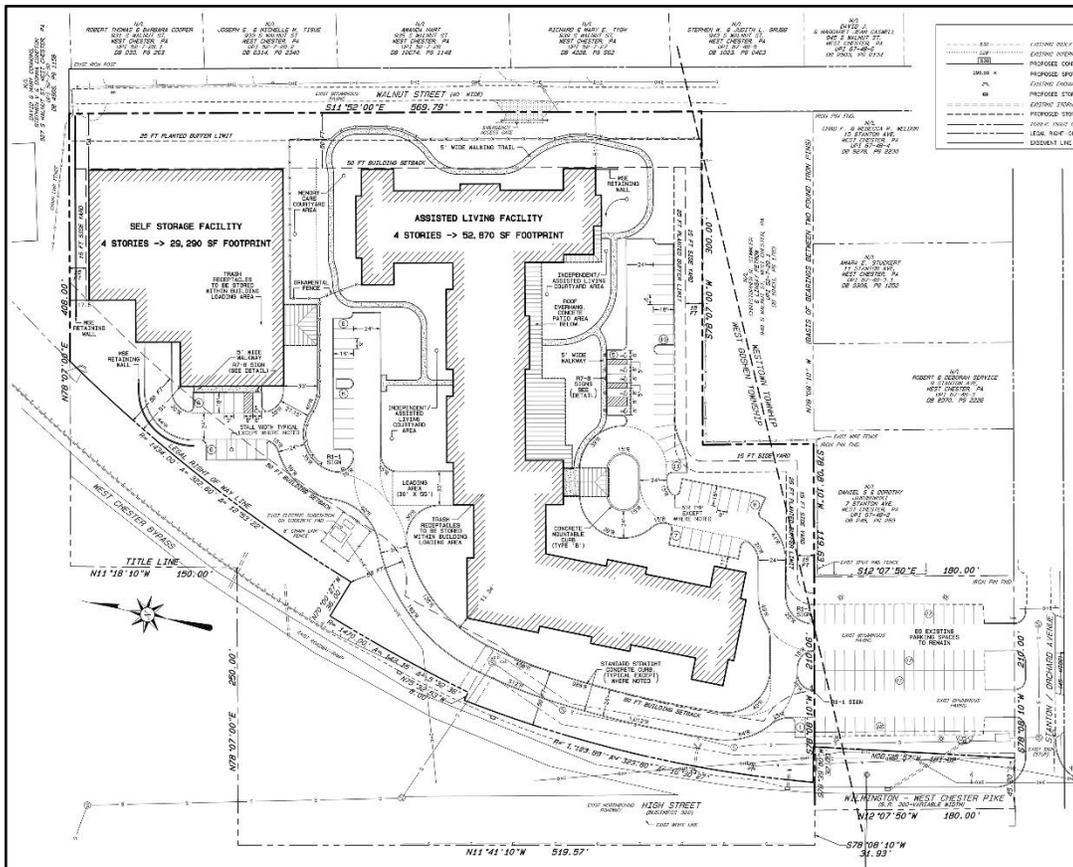
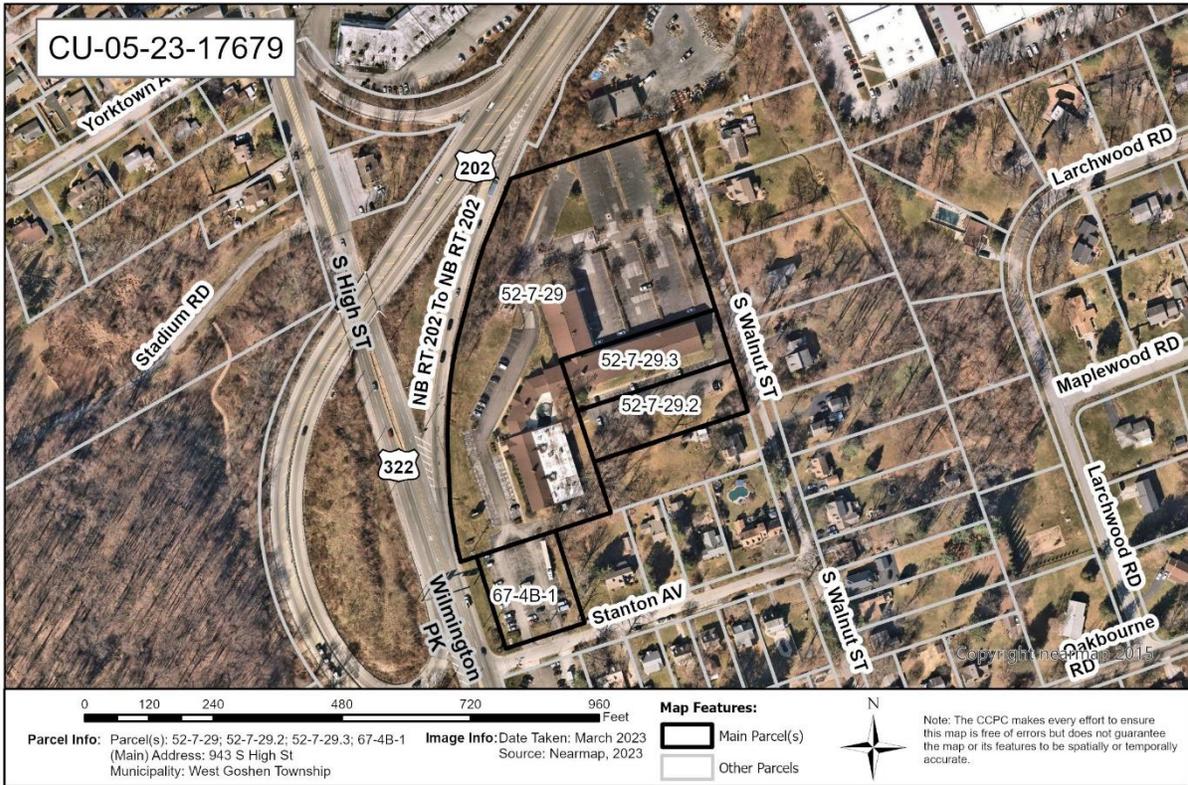
PROJECT SUMMARY:

Location:	north side of Stanton Avenue, between Route 202/South High Street and South Walnut Street
Site Acreage:	8.02
Lots/Units:	4 existing lots; 3 of the 4 lots proposed to be consolidated
Proposed Land Use:	Assisted living facility, and self-storage facility
New Parking Spaces:	66
Municipal Land Use Plan Designation:	Commercial, Office, Industrial Infill
UPI#:	52-7-29, 52-7-29.2, 52-7-29.3, 67-4B-1

PROPOSAL:

The applicant proposes the construction of a four-story 110,000 square foot self storage facility, a four-story 198,340 square foot (175 unit) assisted living facility, and 66 additional parking spaces. The applicant also proposes the consolidation of UPI# 52-7-29.3, 52-7-29.2, and 52-7-29 into one lot. The existing Quality Inn hotel on the site will be removed. The project site, which will be served by public water and public sewer, is located in the C-3 Limited Highway Commercial zoning district. An Environmental Impact Assessment Report prepared for this project by Edward B. Walsh & Associates, Inc, dated May 9, 2023, includes a Traffic Analysis, prepared by Traffic Planning and Design, Inc., dated May 5, 2023. While a portion of the parent tract is located in Westtown Township, the site plan indicates that all proposed development activity will be located within West Goshen Township.

RECOMMENDATION: The Township should consider the comments in this letter before acting on the conditional use application.



BACKGROUND:

1. The County Planning Commission previously reviewed two zoning ordinance amendment submissions that proposed to permit, by conditional use, an assisted living facility and a miniwarehouse/self-storage facility in the Township’s C-3 zoning district (CCPC# 11-22-17465, dated December 16, 2022, and CCPC# ZA-12-22-17504, dated January 12, 2023). According to our records, this zoning amendment was adopted by the Township on January 17, 2023.

We note that a concept plan for this site was included with the initial zoning amendment submission reviewed by the County Planning Commission on December 16, 2022. This concept plan, entitled “West Chester Gateway,” prepared by Barton Partners, dated November 9, 2022, depicted the construction of a 3-story/4-story assisted living facility, and a 4-story square foot 125,000 square foot self-storage facility (the square foot of the assisted living facility was not provided).

LANDSCAPES:

2. The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. Assisted living facilities and self-storage facilities are appropriate uses in **Suburban Landscape** designations. *Landscapes3*, the 2018 County Comprehensive Plan, projects 146,000 new county residents between 2015 and 2045, with the senior population anticipated to nearly double during this period. “Live” Objective C of *Landscapes3* supports safe and accessible places for people of all ages and abilities, from children through seniors, through the development of affordable housing, community facilities, and amenities.

WATERSHEDS:

3. *Watersheds*, the water resources component of *Landscapes3*, indicates the proposed development is located within the Goose Creek subbasin of the Chester Creek watershed. *Watersheds*’ highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of “impaired” streams, and protect vegetated riparian corridors. *Watersheds* can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

4. While the plan submission indicates that all proposed development activity will occur within the West Goshen Township portion of the parent tract, we note that both existing driveway entrances and 69 existing parking spaces are located within the Westtown Township portion of the parent tract. West Goshen Township should coordinate its review of the proposed development activity with Westtown Township.
5. The municipal engineers for West Goshen Township and Westtown Township, along with PennDOT, should review the findings in the Traffic Analysis. In particular, West Goshen and Westtown Township officials, in consultation with PennDOT, should determine if any off-site improvements are needed in the immediate vicinity of the project area, including Westtown Township.

6. The site plan depicts the location of a five-foot wide walking trail around a portion of the assisted living facility. Pedestrian access (sidewalks and crosswalk areas) should be provided from this walking trail to the adjoining sidewalk network. Pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system in the Suburban Landscape.
7. The Parking Requirements table on Sheet 1 indicates that the applicant is provided 36 more parking spaces than required by the West Goshen Township zoning ordinance. We suggest that the applicant and the Township evaluate the anticipated parking demand for this facility, and determine whether all of the proposed parking spaces will be necessary. If fewer spaces are required, 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.
8. The site plan depicts the location of two existing entrances off of Stanton Avenue. If one way circulation is not proposed for these entrances, then we suggest that the applicant and Township consider removing the eastern entrance, and investigate the feasibility of providing emergency access for this site from Walnut Street. Additional information on this topic is provided in the Emergency Access design element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: www.chesco.org/DocumentCenter/View/27034.
9. The Township's emergency service providers should be requested to review the plan to ensure that they can safely navigate the proposed development when completed, and access the facilities to address on-site emergencies. We note that Fire Truck, Ambulance, and Tractor-Trailer Turning Movement Plans are provided on Sheet 7.
10. We recommend that the applicant and Township consider the development of an integrated vehicular directional signage scheme for this site to facilitate wayfinding to the proposed facilities.
11. There is an existing Transportation Improvement Program (TIP) funded project for the Route 202/High Street interchange in West Goshen and Westtown Townships, entitled 'US 202 and High Street Interchange' (MPMS# 118024). One component of the work is to permit both Route 202 northbound lanes to use the right exit to remain on northbound 202 with the addition of one lane on the inside of the Route 202 northbound ramp, which would be nearest to be proposed redevelopment. While the project description states that it will not require additional right-of-way, the project has not yet begun preliminary engineering. We recommend that the applicant and Township contact PennDOT to determine if any additional right-of-way is required for this project. Additional information on TIP is available at: <https://www.dvrpc.org/tip/pa>.
12. We recommend that the applicant and Township, in its review of the Illustrative Buffer Plan (Sheet 6) consider providing additional landscaping/vegetative screening along Route 202/High Street, outside of any additional right-of-way required by PennDOT, as discussed in comment #11.

We also suggest that the applicant and West Goshen Township, in consultation with Westtown Township, consider providing additional landscaping/vegetative screening between the existing parking area on UPI# 67-4B-1 and the adjoining residential parcel to the east in Westtown Township.
13. Due to the proximity of the proposed buildings, we recommend that the applicant use similar building materials and/or architectural details to create a cohesive development identity.

Page: 5
Re: Conditional Use - 943 High Street Redevelopment
West Goshen Township – CU-05-23-17679

14. The proposed building includes large roof areas that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at:

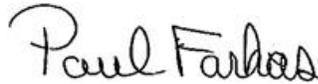
<https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>.

Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.

15. The applicant should indicate how the storage of hazardous materials, such as flammable liquids, will be prohibited in the self-storage units.

We appreciate the opportunity to comment on this proposal. Approval of this conditional use does not imply approval of the proposed subdivision and land development plan, nor release the requirement of the applicant to submit a subdivision and land development plan under other Township ordinances and the Pennsylvania Municipalities Planning Code.

Sincerely,



Paul Farkas
Senior Review Planner

cc: Edward B. Walsh & Associates, Inc.
Branchport Capital LLC
Jon Altshul, Manager, Westtown Township



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

June 2, 2023

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

Re: Preliminary/Final Subdivision - 1354 Pottstown Pike
West Whiteland Township – SD-05-23-17655

Dear Mr. Weller:

A Preliminary/Final Subdivision Plan entitled "1354 Pottstown Pike", prepared by Howell Engineering, and dated April 30, 2023, was received by this office on May 5, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

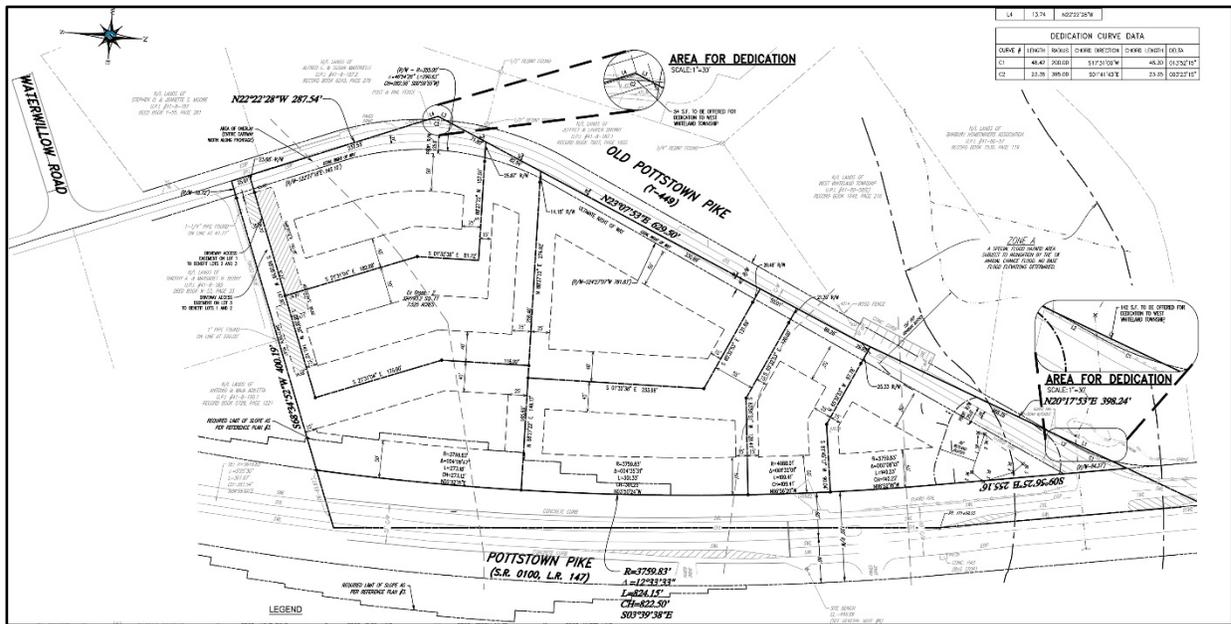
PROJECT SUMMARY:

Location:	between Old Pottstown Pike and Pottstown Pike, north of Waterwillow Road
Site Acreage:	7.52
Lots/Units:	7 Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	MDR Medium Density Residential; and Naturally Constrained Land
UPI#:	41-8-188

PROPOSAL:

The applicant proposes the creation of seven (7) single family residential lots. Vehicular access to all seven lots will be provided from Old Pottstown Pike. The existing dwelling on the site will be removed. The project site, which will be served by public water and public sewer, is located in the R-2 Residential zoning district.

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



Site Plan Detail, Sheet 2: Preliminary/Final Subdivision - 1354 Pottstown Pike

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a subdivision proposal for this site, which also addressed the creation of seven residential lots (CCPC# SD-12-15-13078, dated January 7, 2016). We have no official record that the Township granted final plan approval for this prior submission. Additionally, we note that the Act 247 County Referral Form identifies the current submission as a new proposal.



Site Plan Detail, Sheet 17: Preliminary/Final Subdivision - 1354 Pottstown Pike

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

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

PRIMARY ISSUES:

Access and Circulation:

4. While we acknowledge, and endorse, that the applicant proposes the use of a shared driveway entrance for Lot 1, 2, and 3, we also suggest that the applicant and Township consider a shared driveway arrangement for Lots 4, 5, and 6. Shared driveways can reduce the number of new access points on public roads, limit impervious coverage, reduce earth disturbance and lower construction costs.
5. We endorse the installation of sidewalks along Old Pottstown Pike. Sidewalks are an essential design element in the **Suburban Landscape**.
6. There is an existing Township Park (Banbury Park) located on the west side of Old Pottstown Pike, directly across the street from Lots 6 and 7. We suggest that the applicant and Township determine if any signage and/or pavement markings are required in order to allow safe pedestrian access to this park from the proposed sidewalk on the project site.

Natural Features Protection:

7. The Township should verify that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization. Areas of steep and moderate slopes should be protected from disturbance that may cause erosion and flooding, as well as negatively impact water quality, wildlife habitat, slope stability, and scenic views.
8. The plan and 2023 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The removal of trees should be limited to the minimum area needed for the dwellings and support facilities. The “limits of disturbance” should be delineated to protect all trees that are intended to remain, and orange construction fencing should be placed at the “limit of disturbance” to prevent unintended intrusion into these areas by construction equipment. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.
9. The site contains land within the 100 year flood plain. Although it does not appear that any development activity will encroach into the floodplain, we note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems.
10. The site contains delineated wetlands. Although it does not appear that any development activity will encroach into the delineated wetland area, the applicant should be aware that placement of fill in wetlands is regulated by the Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977) and the Department of Environmental Protection under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management.

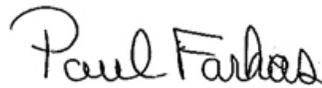
Page: 5
Re: Preliminary/Final Subdivision - 1354 Pottstown Pike
West Whiteland Township – SD-05-23-17655

ADMINISTRATIVE ISSUES:

11. 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* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
12. General Note 21 on Sheet 1 indicates that the maintenance of the permanent stormwater management facilities, which includes a rain garden on Lot 7, 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.
13. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
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 West Whiteland Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
Senior Review Planner

cc: 1354 Old Pottstown Pike, LLC
Southdown Homes LP
Howell Engineering
Sunshine Management
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
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Josh Maxwell
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June 22, 2023

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

Re: Preliminary/Final Subdivision and Land Development - Collegium Charter School - Proposed Athletic Fields
West Whiteland Township – SD-05-23-17690 and LD-05-23-17691

Dear Mr. Weller:

A Preliminary/Final Subdivision and Land Development Plan entitled "Collegium Charter School - Proposed Athletic Fields", prepared by Chester Valley Engineers, and dated May 23, 2023, was received by this office on May 26, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

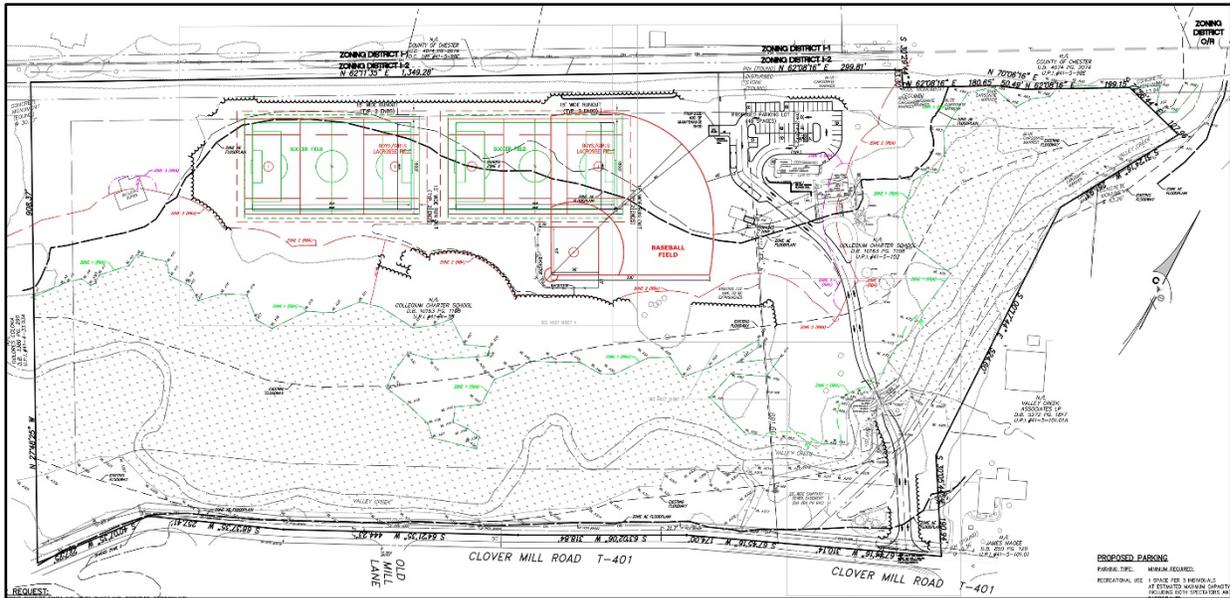
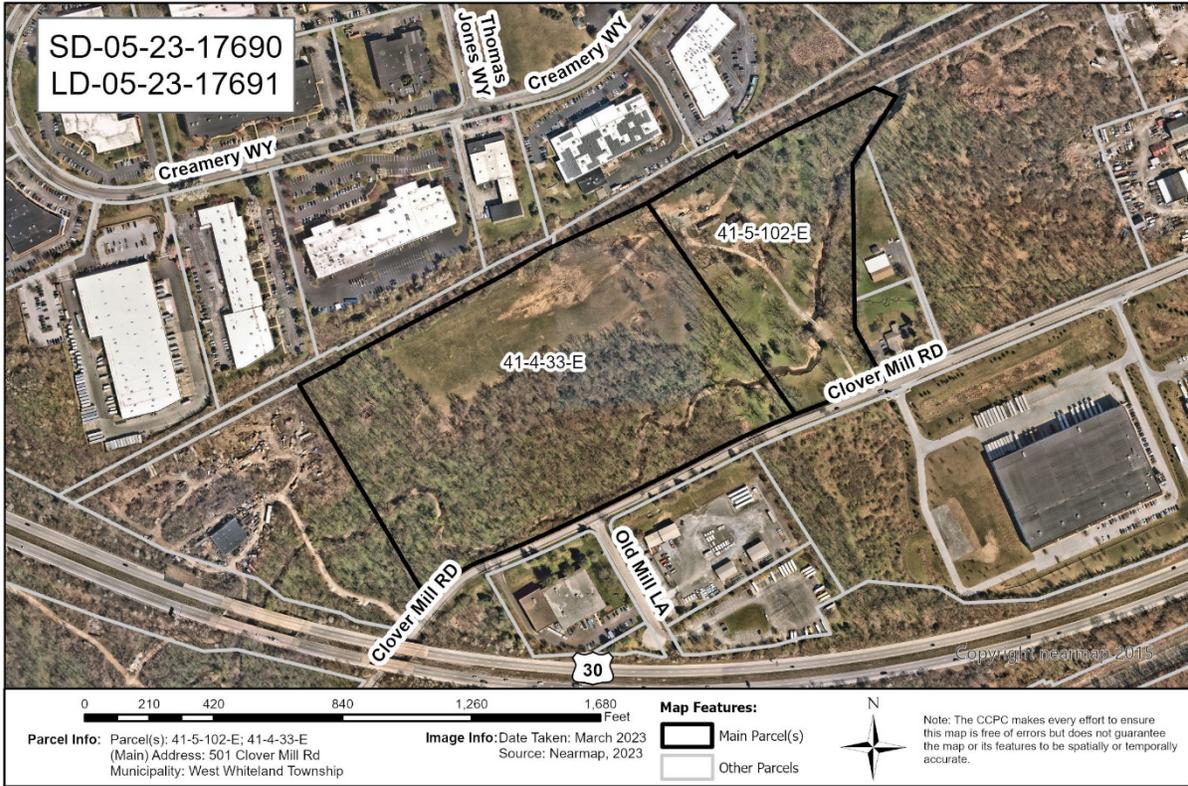
PROJECT SUMMARY:

Location:	the north side of Clover Mill Road, west of South Whitford Road
Site Acreage:	37.27
Lots/Units:	2 existing lots; 1 proposed lot
Non-Res. Square Footage:	0
Proposed Land Use:	Institutional (school athletic fields)
New Parking Spaces:	48
Municipal Land Use Plan Designation:	IBP Industrial & Business Park, and Naturally Constrained Land
UPI#:	41-4-33-E, 41-5-102-E

PROPOSAL:

The applicant proposes the consolidation of two existing lots totaling 37.27 acres into one lot, along with the construction of athletic fields, 48 parking spaces, and a maintenance shed. The existing buildings on the site will remain (this issue is further discussed in comment #6). No new sewage disposal or water supply is proposed as part of this plan submission. The project site is located in the I-2 General 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 and land development plan.



Site Plan Detail, Sheet 3: Collegium Charter School - Proposed Athletic Fields

Page: 3

Re: Preliminary/Final Subdivision and Land Development - Collegium Charter School - Proposed Athletic Fields

West Whiteland Township – SD-05-23-17690 and LD-05-23-17691

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Suburban Center Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. While the proposed development is consistent with the objectives of the **Suburban Center Landscape**, careful consideration of the proposed development activity is required due to the environmental characteristics of the project site.

WATERSHEDS:

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

PRIMARY ISSUES:

Design Issues:

3. We endorse that the Landscape Plan (Sheet 21) includes landscaping in the proposed parking area. [Landscapes3](#) recommends that developments in the **Suburban Center Landscape** include extensive landscaping in parking areas (page 37).
4. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 22) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.
5. The project site is located along the south side of Phase 4a of the Chester Valley Trail corridor, which will be developed at a future date. The applicant and Township may wish to consider the long-term feasibility of providing a connection to this portion of the trail. Additional information on trails planning is provided on the County Planning Commission's website at: <https://www.chescoplanning.org/transportation/TrailPlanning.cfm>.

Historic Preservation:

6. The 2022 Township Historic Resources Map and Sites Listing indicates that UPI# 41-5-102-E contains three designated historic resources (we note that a list of these historic resources is provided on Sheet 2). The Township should reserve granting final plan approval until the proposal has been reviewed by the Township's Historical Commission. "Appreciate" Objective A of [Landscapes3](#),

Page: 4

Re: Preliminary/Final Subdivision and Land Development - Collegium Charter School - Proposed Athletic Fields

West Whiteland Township – SD-05-23-17690 and LD-05-23-17691

the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at:
www.chescoplanning.org/Landscapes3/1c-Appreciate.cfm.

Natural Features Protection:

7. The site contains land within the 100 year flood plain. We note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems. The applicant should contact both of these agencies to determine if future development activity will require a permit. The Township should request documentation of these contacts or permit(s) before approving the plan.
8. The plan and 2023 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. If development or earth disturbance is going to encroach upon existing woodlands, the removal of trees should be limited to the minimum area needed for this development. The limits of tree removal should be clearly shown on the plan and “limits of disturbance” should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the “limit of disturbance” to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.
9. The site contains delineated wetlands. Although it does not appear that any development activity will encroach into the delineated wetland area, the applicant should be aware that placement of fill in wetlands is regulated by the Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977) and the Department of Environmental Protection under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management.
10. 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. The applicant should ensure an appropriate sinkhole prevention and mitigation plan is in place throughout construction to limit the risk of sinkhole formation. Mitigation measures could include the following:
 - a. Limiting surface water runoff into any areas shown to have an elevated risk of sinkhole formation;
 - b. Promptly backfilling any voids that are discovered;
 - c. Minimizing the extent of areas to be disturbed at any given time, and promptly stabilizing disturbed areas as soon as grading and construction activities are completed; and
 - d. Regularly inspecting the site to identify potential sinkholes early in their formation to limit risk to property and infrastructure.

Page: 5

Re: Preliminary/Final Subdivision and Land Development - Collegium Charter School - Proposed Athletic Fields

West Whiteland Township – SD-05-23-17690 and LD-05-23-17691

Stormwater Management:

11. 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*** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.

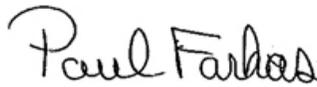
We note that the Waiver Request table on Sheet 3 indicates that the applicant is requesting two waivers from Chapter 270 – Stormwater Management of the Township Code. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

ADMINISTRATIVE ISSUES:

12. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
13. According to County Tax Assessment records, UPI# 41-4-33-E appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) to determine if this proposal could affect the applicant's tax status. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.
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 West Whiteland Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

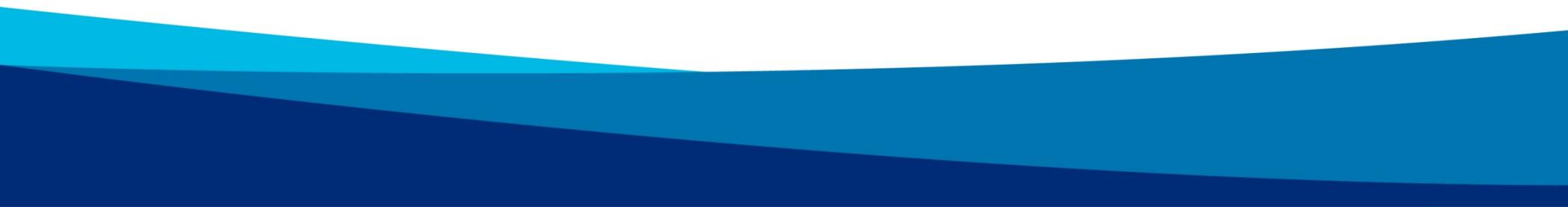
Sincerely,



Paul Farkas
Senior Review Planner

cc: Collegium Charter School
Chester Valley Engineers
Chester County Conservation District
Chester County Assessment Office
David Stauffer, Director, Chester County Department of Parks and Preservation
Robert J. Kagel, County Administrator, County of Chester

Proposed Plan and Ordinance Reviews





ORDINANCE PROPOSALS

6/1/2023 to 6/30/2023

The staff reviewed proposals for:

	Total
Subdivision and Land Development Ordinance (SLDO) Amendments	2
Zoning Ordinance Amendments	4
TOTAL REVIEWS	6

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Easttown Township	SA-05-23-17687	6/23/2023	<p>Proposed - SLDO Amendment</p> <p>The Township proposed to amend the street width standards in Section 400-34.C of the Township SLDO, and the curbs and sidewalks standards in Section 400-41, by adding fee-in-lieu requirements.</p>	Not Relevant
Easttown Township	ZA-05-23-17688	6/23/2023	<p>Proposed - Zoning Ordinance Amendment</p> <p>The Township proposes to amend the sidewalk standards in Section 455-72.3 of the Township zoning ordinance, along with adding a new section (Section 455-72.5, Road widening and curbs) to the Supplemental Regulations set forth in Article IX, both of which address fee-in-lieu requirements.</p>	Not Relevant
West Bradford Township	SA-05-23-17664	6/5/2023	<p>Proposed - SLDO Amendment</p> <p>Procedures for sketch plans</p>	Consistent
West Bradford Township	ZA-05-23-17665	6/5/2023	<p>Proposed - Zoning Ordinance Amendment</p> <p>definition of educational use and min lot size of 5 acres, replacing maximum impervious surface with maximum lot coverage in all districts</p>	Consistent
West Bradford Township	ZA-05-23-17669	6/1/2023	<p>Proposed - Zoning Ordinance Amendment</p> <p>Definition of agricultural day camp as an accessory use in all districts that allow ag uses, and standards</p>	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
West Chester Borough	ZA-05-23-17675	6/7/2023	<p data-bbox="919 126 1451 164">Proposed - Zoning Ordinance Amendment</p> <p data-bbox="919 172 1682 261">The Borough proposes to add "short term rental" to the list of uses permitted by conditional use in the TC Town Center district. A definition and parking requirements are also provided.</p>	Consistent

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 4

TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 4

Ordinance Review Letters





THE COUNTY OF CHESTER



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Executive Director

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

June 23, 2023

Donald Curley, Manager
Easttown Township
566 Beaumont Road
Easttown, PA 19333

Re: Subdivision and Land Development Ordinance and Zoning Ordinance Amendments – Sidewalks,
Curbs, and Road Widening
Easttown Township – SA-05-23-17687 and ZA-05-23-17688

Dear Mr. Curley:

The Chester County Planning Commission has reviewed the proposed Subdivision and Land Development Ordinance (SLDO) and Zoning Ordinance Amendments as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Sections 505(a) and 609(e), respectively. The referral for review was received by this office on May 24, 2023. We offer the following comments to assist in your review of the proposed amendments.

DESCRIPTION:

1. The Township proposes to add subsection C to the street width standards in Section 400-34.C in the Township SLDO, and add subsection F to the curbs and sidewalks standards in Section 400-41. The proposed ordinance language states that, if the Board of Supervisors grants part or all of a request for modification to these standards, the applicant shall pay to the Township a fee-in-lieu of the required construction, as established by Township resolution. Additionally, both sections state that the fees shall be used by the Township for construction, repair, and/or maintenance of streets, curbs and/or sidewalks within the Township.
2. The Township also proposes the following amendments to the Township Zoning Ordinance:
 - A. Add new subsections C and D to Section 455-72.3, Sidewalks, pertaining to fee-in-lieu requirements for sidewalks. Both of these sections state that the fees shall be used by the Township for sidewalk construction, repair, and/or maintenance in the Township.
 - B. Add a new section (Section 455-72.5, Road widening and curbs) to the Supplemental Regulations set forth in Article IX. Section 455-72.5.A states that road widening and curbs shall be required for all subdivision or land development plans and shall comply with Sections 400-34 and 400-41 of the Township SLDO. Sections 455-72.5B addresses fee-in-lieu requirements in the event that an applicant is granted relief from these standards, with the fees being used by the Township for road and curb construction, maintenance, and/or repair within the Township. Section 455-72.C addresses fee-in-lieu requirements in developed areas where the street on which the lot or parcel is located does not comply with the street width requirements of the Township SLDO and/or the street does not have curbs, with the fees being used by the Township for road and curb construction, maintenance, and/or repair within the Township.

Page: 2

Re: Subdivision and Land Development Ordinance and Zoning Ordinance Amendments – Sidewalks, Curbs, and Road Widening

Easttown Township – SA-05-23-17687 and ZA-05-23-17688

COMMENTS:

3. The Township should proceed in accordance with the recommendations of the Township Solicitor on these proposed amendments. For reference purposes, the following municipalities have fee-in-lieu of sidewalk standards in their municipal code:

- Derry Township, Dauphin County: <https://ecode360.com/12032997>.
- Nether Providence Township, Delaware County: <https://ecode360.com/11544474>.
- Silver Spring Township, Cumberland County: <https://ecode360.com/15708486>.
- Upper Gwynedd Township, Montgomery County: <https://ecode360.com/10790131>.

4. Section 455-72.3.C, which describes where fee-in-lieu of sidewalks are required, and Section 455-72.3.D, which then describes the locations where the above-mentioned fee-of-lieu standards shall not apply, are somewhat difficult to follow and may lead to misinterpretation.

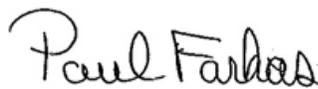
Additionally, no revisions to the existing standards in Sections 455-72.3.A and 455-73.B, which already address when and where sidewalks shall be required and installed, are proposed as part of this submission. If the Township intends to adopt this ordinance, then we suggest, for clarity purposes, that the Township first identify more comprehensively where sidewalks shall be provided, then provide the conditions for the fee-in-lieu of installation requirements. The Township should also consider using an Official Map to establish where sidewalks should be provided, starting with Map 4-1: Pedestrian and Bicycle Mobility of the Township's 2018 Comprehensive Plan as a base. Additional information on Official Maps is provided in the County Planning Commission's Official Map planning eTool, which is available at:

<https://www.chescoplanning.org/MuniCorner/eTools/68-OfficialMap.cfm>.

RECOMMENDATION: The Commission recommends that the issues raised in this letter be addressed before action is taken on the proposed amendments.

We request an official copy of the decision made by the Township Supervisors, as required by Section 505(b) and 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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Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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June 5, 2023

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

Re: Subdivision and Land Development Ordinance Amendment – Sketch Plan Submission, Plan Submission Procedures, Notifications
West Bradford Township - SA-05-23-17664

Dear Mr. Yaich:

The Chester County Planning Commission has reviewed the proposed West Bradford Township Subdivision and Land Development Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on May 10, 2023. We offer the following comments to assist in your review of the proposed Subdivision and Land Development Ordinance amendment.

DESCRIPTION:

1. West Bradford Township proposes the following amendments to its Subdivision and Land Development Ordinance:
 - A. Procedures for the submission of a sketch plan for review by the Township Planning Commission are revised to require nine copies of the sketch plan instead of six, as well as submission in a digital format; and
 - B. Proof of notice of a proposed preliminary and final plan submission to all property owners of record within 250 feet of the subdivision or land development must accompany preliminary and final plan submissions. Proof of notice may be by a copy of a first-class notification letter.

BACKGROUND:

2. The submission also included a proposed amendment to the West Bradford Township Zoning Ordinance. Our review of that portion of the submission will be forwarded to the Township separately (refer to CCPC # ZA-05-17669).

COMMENTS:

3. The Chester County Planning Commission strongly supports the use of sketch plans. 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. The benefits of sketch plans are examined in the Chester County Planning Commissions sketch plan eTool, at: [eTools: Sketch Plans \(chescoplanning.org\)](https://www.chescoplanning.org/eTools/SketchPlans)

Page: 2

Re: Subdivision and Land Development Ordinance Amendment – Sketch Plan Submission, Plan Submission Procedures, Notifications
West Bradford Township - SA-05-23-17664

4. The notification requirements for preliminary and final plans (i.e., to all property owners of record within 250 feet of the subdivision or land development) are more extensive than the notification requirements in Pennsylvania Municipalities Planning Code, Section 508. The Township may also wish to specify how many days prior to a hearing the notice must be mailed.
5. There is a possibility that property owners of record within 250 feet of a proposed development will claim that they did not receive the notice in a timely manner. The Township Solicitor may provide guidance regarding how the Township should proceed in such cases.

RECOMMENDATION: West Bradford Township should consider the comments in this letter before acting on the proposed Subdivision and Land Development Ordinance amendment.

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
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Michelle Kichline

Brian N. O'Leary, AICP
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PLANNING COMMISSION
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(610) 344-6285 Fax (610) 344-6515

June 5, 2023

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

Re: Zoning Ordinance Amendment - Definition of "Educational Use" and "Lot Coverage",
Minimum Lot Size of Five Acres for Educational Use, Replacing Maximum Impervious
Surface with Maximum Lot Coverage Percentages in all Districts
West Bradford Township - ZA-05-23-17665

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 May 10, 2023. We offer the following comments to assist in your review of the proposed West Bradford Zoning Ordinance amendment.

DESCRIPTION:

1. West Bradford Township proposes the following amendments to its Zoning Ordinance:
 - A. The term "Education Use" will be changed to "Educational Use";
 - B. The current definition of "Lot Coverage" is: "The area of land within a lot occupied by buildings and structures." The amendment will expand this definition to include paved or compacted materials, paved areas such as driveways, sidewalks, compacted soils, porous pavement and other permeable materials, solar collectors, and other identified surface areas;
 - C. The minimum lot area for Educational Use (permitted by special exception) is five acres (the current requirement is for five acres or as required by the Pennsylvania Department of Education); and
 - D. Specified bulk and lot requirements for Educational Uses and other land uses in the Township's residential districts, the TND-2 Traditional Neighborhood Development-2 District and in the Commercial, Industrial and the Institutional/Mixed Use Districts are changed to refer to maximum Lot Coverage limits instead of Maximum Impervious Surface Area limits.

Page: 2

Re: Zoning Ordinance Amendment - Definition of "Educational Use" and "Lot Coverage",
Minimum Lot Size of Five Acres for Educational Use, Replacing Maximum Impervious
Surface with Maximum Lot Coverage Percentages in all Districts
West Bradford Township - ZA-05-23-17665

COMMENTS:

2. The revised term for "Educational Use" is appropriate.
3. The change in bulk and lot regulations will apply Lot Coverage limits instead of Maximum Impervious Surface Area limits. This change may make the review of land developments easier and more efficient. However, if the Township defines "Lot Coverage" to include porous pavement, other permeable materials and solar collectors, applicants may have less incentive to use such design approaches. The Township may wish to test the proposed effects of the change (from using Maximum Impervious Surface Area regulations to maximum Lot Coverage regulations) by applying the new approach to an existing development to determine how the changes might have affected it.
4. The Township Engineer should verify that the proposed regulations relating to lot coverage and impervious surfaces complies with the County-wide Act 167 Model Ordinance.

RECOMMENDATION: West Bradford 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



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

June 1, 2023

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

Re: Zoning Ordinance Amendment - Definition of Agricultural Day Camp, as Accessory Use in
Agricultural Districts, with Standards
West Bradford Township - ZA-05-23-17669

Dear Mr. Yaich:

The Chester County Planning Commission has reviewed the proposed West Bradford Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was initially received by this office on May 10, 2023 and a second submission was received on May 11, 2023. Both submissions appear to be identical. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

DESCRIPTION:

1. West Bradford Township proposes the following amendments to its Zoning Ordinance:
 - A. A definition of Agricultural Day Camp is added;
 - B. Agricultural Day Camp is to be regulated as an accessory use in all districts that allow farms, and
 - C. Standards for an Agricultural Day Camp are added, including:
 - At least 10 acres are required;
 - No overnight camping is allowed;
 - Not more than 40 visitors per day;
 - No accessory structures shall be constructed;
 - A 100-foot parking setback from adjacent properties is required, and
 - No outside public address systems are permitted.

BACKGROUND:

2. The submission also included a proposed amendment to the West Bradford Township Subdivision and Land Development Ordinance. Our review of that portion of the submission will be forwarded to the Township separately (refer to CCPC # SA-05-17664).

Page: 2

Re: Zoning Ordinance Amendment - Definition of Agricultural Day Camp, as Accessory Use in Agricultural Districts, with Standards

West Bradford Township - ZA-05-23-17669

COMMENTS:

3. Section 1. B) (7) of the amendment references "...Agricultural Day Camp, as defined in Section 450-7...". Section 450-7 of the online version of the Township's Zoning Ordinance generally refers to how the terms and definitions in the Ordinance are to be construed. Section 450-8 of the Ordinance contains the defined terms; this part of the amendment should probably refer to Section 450-8 of the Ordinance.
4. Agricultural day camps are a form of supplemental farm land uses that are gaining popularity as "agritainment". [Landscapes3](#), the 2018 County Comprehensive Plan's "How We Prosper-Objective d" is: "Encourage the agricultural industry so that its diverse business models and workforce can adapt and thrive, continuing as a vital component of county industry and land use." Expanding the range of farm-related activities can help implement this Objective as well as make the County's agricultural activities more sustainable and provide additional revenue sources for farmers.
5. The Township's proposed regulations are important but are generally minimal. Due to the potential for adverse conditions that may result from a popular agricultural day camp activity, we suggest that the Township consider regulating this activity by special exception or conditional use. This will permit the Zoning Hearing Board (for special exceptions) or the Board of Supervisors (conditional uses) to impose reasonable conditions on subsequent plan applications. The board would also be permitted to "...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance." (Municipalities Planning Code, Section 912.1 for special exception; Section 913.2(a) for conditional use).
6. The Township should ensure that applicants comply with all Chester County Health Department permitting requirements and applicable state regulations for day camps.
7. The Agricultural Day Camp regulations permit not more than 40 visitors per day. The Township should consider whether this limit could make it difficult for the use to be economically viable after considerations of liability insurance, Chester County Health Department requirements and any additional permitting costs. Also, the Township should determine whether the "visitor" limit will apply to parents as well as campers, and whether it is a cumulative limit over the course of a day or would it apply to 40 visitors at one event. The limit of 40 visitors could be exceeded if this number includes child drop-off and pick-up, junior counselors and similar persons. Additionally, some camps sponsor fairly frequent family events concerts and exhibits, which can attract more than 40 visitors. The Township should decide whether special provisions or permitting would be needed for each of these occasions.
8. The Township should also take note that Pennsylvania Act 153, sometimes called the "Sandusky Law", requires anyone who has direct contact with children or are responsible for their welfare whether in a paid or unpaid position to update their criminal history background check and child abuse clearance every three years. This Law could apply to the staff at an Agricultural Day Camp.

Page: 3

Re: Zoning Ordinance Amendment - Definition of Agricultural Day Camp, as Accessory Use in Agricultural Districts, with Standards
West Bradford Township - ZA-05-23-17669

9. West Bradford Township may wish to contact Upper Uwchlan Township and their experience relating to the Milky Way Farm's agricultural summer camp program, at: (<https://www.milkywayfarm.com/milky-way-farm-summer-day-camps/>).
10. We have attached an ordinance relating to "agritainment" as an example of how another municipality in Lancaster County has addressed similar agricultural accessory uses, which may have standards that could be applied to agricultural day camps ("agritainment" is regulated by conditional use in this particular ordinance). The standards in the ordinance are much more extensive than those that may be appropriate for a relatively-small activity such as an agricultural day camp, but West Bradford Township can review this ordinance for general suggestions.
11. The Township should also review Pennsylvania regulations related to day camps, at: <https://www.acacamps.org/resources/state-laws-regulations/state-regulations-pennsylvania>
Agricultural day camps may also fall under Child Care Center regulations in the Pennsylvania Code, at: [Child Care Center applicability](#)
12. The Township can also refer to the Chester County eTool on Secondary Farm Businesses, at: [eTools: Secondary Farm Business \(chescoplanning.org\)](#)
13. Additional resources for improving the agricultural economy are available from the Chester County Ag Council, at: [Helpful Resources \(chescofarming.org\)](#)

RECOMMENDATION: West Bradford 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

Att: Sample Farm-Based Entertainment Activity (Agritainment) Conditional Use Requirements

ATTACHMENT

Sample Farm-Based Entertainment Activity (Agritainment) Conditional Use Requirements

- A. Intent.** The Township Supervisors seek to preserve the rural and agricultural character of the Township and its open space. This is primarily accomplished through the preservation and promotion of agricultural land uses. However, circumstances occasionally require the use of supplemental income-generating activities to preserve farmlands, especially during non-growing seasons. Therefore, the Township seeks to permit and regulate farm-based entertainment-type activities on farmlands, subject to the standards and conditions in this Section. The farm based entertainment activity is intended to enhance and preserve the agricultural viability of the parent tract and shall be the secondary use of part of the tract (as determined by the length of time when the entertainment activity is occurring, amount of impervious areas, etc.) and shall not become the primary use of the parcel. Such activities may include, but are not necessarily limited to, hayrides, concerts, carnivals, “capture the flag-type activities,” and similar activities.
- B. Minimum Parcel Size.** The farm-based activity shall be conducted on parcels at least 25 acres in size. Not more than one farm-based entertainment activity shall be conducted per parcel. The activity may include more than one form of event.
- C. Duration.** The Township shall establish a maximum period of time during which the activity may occur, based on the following considerations as they apply to the proposed activity. Specific dates on which the activity may occur shall be determined by the Township (for example, by limiting an activity to Memorial Day and the Saturday and Sunday immediately preceding it.)
1. Potential for disturbance of neighbors. Activities occurring on weekdays shall be required to conclude at earlier in the evening and begin later in the morning.
 2. Potential for traffic disruption. Activities that may result in a significant increase in traffic may be limited in duration or in hours of operation.
 3. The Township shall specify hours of operation. Patrons shall not be permitted onto the site later than 9:00 PM on weekdays and Sundays, 10:00 PM on Friday and Saturday nights, and not earlier than 10:00 AM on any day. However, the Township may modify these hours when the applicant can show that alternate hours shall not substantially increase any disturbance identified in items C.1 and C.2 above. All automated rides shall conclude at these specified hours unless it is necessary to serve patrons who have entered lines for such rides prior to these times. The maximum number of dates per year shall not exceed 30 days within any consecutive 60-day period, and shall not exceed 30 days in any calendar year.
- D. Preservation of Prime Agricultural Soils.** No areas of prime agricultural soil shall be occupied by an activity in a way such that the soils are rendered no longer available for agricultural use at times when the activity is not operating.
- E. Inspections.** The applicant shall demonstrate that structures to be occupied by the public shall not pose any danger to life or safety due to fire, collapse, panic, or similar danger. The applicant shall hold liability insurance in an amount not less than one million dollars, which shall name the

Page: 5

Re: Zoning Ordinance Amendment - Definition of Agricultural Day Camp, as Accessory Use in Agricultural Districts, with Standards

West Bradford Township - ZA-05-23-17669

Township as an additional insured, and shall be in effect continuously during the operation of the activity. Inspections by the Pennsylvania Department of Labor and Industry may be required.

- F. Exterior Storage.** All exterior storage of items used during the activity within 200 feet of a residential area shall be screened.
- G. Access, Parking and Screening.** The activity shall front on and gain primary access from at least one major collector road. Driveway entrances and exits should be set back not less than 300 feet from all adjoining residential areas, where conditions permit. Parking areas for more than 100 vehicles shall be set back from adjoining residential structures (not owned by the applicant) not less than 200 feet. The Township may require the applicant to install a 15-foot wide vegetative screen along the property line that abuts any parking area. The applicant shall prepare a plan for controlling traffic and circulation on the site and at streets and intersections within one mile of the site that are anticipated to be used by patrons traveling to and from the site. The Township may require that applicant to provide qualified traffic-control personnel and to reimburse the Township for any unusual municipal expense it incurs in controlling traffic due to the activity.
- H. Paving.** The Township may require a paved apron or a gravel scraping area to prevent tracking of mud or debris onto any public roadway.
- I. Proximity to Residential Areas.** The activity (excluding parking) shall be located not less than 400 feet from any existing residence not owned by the applicant, and not less than 100 feet from any residential property line.
- J. Signs.** Notwithstanding provisions of Article 13 to the contrary, not more than two outdoor roadway signs shall be permitted at the farm-based entertainment activity, not to exceed 16 square feet each, excluding directional signs. Maximum height shall be 15 feet. The Township may limit lighting if the sign is within 200 feet of a residential area. Additional temporary off-site signs may be permitted by the Township with the consent of the owners on which they are to be located, but shall be removed not later than 24 hours after the close of the activity.
- K. Temporary Structures.** Structures used for the event shall be removed not later than 14 days after the last scheduled date of the event. Such structures may be relocated to a designated and screened storage area on another portion of the parcel. This provision shall not apply to utilities and fences.
- L. Residence of Owner.** At least one owner of operator of the farm-based entertainment activity shall reside on the premises as the primary domicile.
- M. No Subdivision.** No portion of the site containing the farm-based entertainment activity shall be subdivided from the parent tract.
- N. Conversions.** All structures constructed for the farm-based entertainment activity shall be of the nature that they can reasonably be converted to accommodate a permitted agricultural use, or shall be removed upon the close of the activity.
- O. Emergency Telephone Use.** The applicant shall establish a telephone number that is staffed continuously while the farm-based entertainment activity is in operation, which shall be available

for use by persons with a bona-fide need to communicate with the applicant, such as to convey a complaint. The telephone number shall be provided to persons upon written request made not less than one week prior to the first scheduled date of the activity.

- P. Lighting.** Pole-mounted lights shall not exceed 25 feet in height and shall be directed towards the interior of the site.
- Q. Noise.** Sound-amplification devices used in conjunction with carnivals, games of chance, rides, recorded music, and similar activities (not including live concerts) shall be positioned such that the speakers are oriented at an angle of not less than 45 degrees below the horizon. This provision shall not apply to artificially-amplified or created sound that is manifestly not perceptible by persons of average hearing ability at the nearest residential parcel, and shall not apply to amplified sound that originates within a completely-enclosed structure.
- R. Plan for the Control of Litter.** The applicant shall provide a plan for the removal of litter (on-site and off-site) resulting from the farm-based entertainment activity.
- S. Written Plan of Activity.** The Township's written decision shall be based on and shall clearly reflect the plan for the activity as it is approved by the Township, which may be supplemented with drawings, maps, or other materials deemed necessary to illustrate the extent and limits of the farm-based entertainment activity.
- T. Additional Conditions.** If a proposed farm-based entertainment activity presents a fire hazard, emits smoke, dust or other pollutants, noise, light or glare, or may create a nuisance, the Township may attach other reasonable conditions as deemed appropriate.
- U. Expiration of Permit.** The permit for the farm-based entertainment activity shall automatically expire if the applicant does not conduct the activity for a consecutive period of one year. The permit shall be transferable to subsequent resident-operators of the activity, who shall meet with the Zoning Officer to review the terms and conditions of the approval prior to reinstating the activity.
- V. Sanitary Facilities.** The applicant shall provide appropriate sanitary facilities.



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

June 7, 2023

Kevin Gore, Director of Building, Housing & Codes Enforcement
West Chester Borough
401 E. Gay Street
West Chester, PA 19380

Re: Zoning Ordinance Amendment - Short Term Rentals
West Chester Borough – ZA-05-23-17675

Dear Mr. Gore:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on May 16, 2023. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Borough proposes the following amendments to its Zoning Ordinance:
 - A. Add a definition for the term “Short Term Rental” to Section 112-202;
 - B. Amend the existing definition of “Hotel” in Section 112-202;
 - C. Add Short Term Rental to the list of uses permitted by conditional use in the TC Town Center District;
 - D. Add subsection C to Section 112-603, pertaining to parking requirements for short-term rentals; and
 - E. Add Section 112-915, “Standards and criteria for short term rentals.”
2. We note that Section 112-915.B(3) states that “all short term rentals shall be required to obtain an annual short term rental permit pursuant to Chapter 66, Article 11, Property Registration for Short-Term Rentals.” It is our understanding that these proposed standards are currently under review by the Borough, and that this Borough Code amendment is being considered for adoption at the same time as this zoning amendment submission.

COMMENTS:

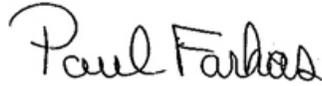
3. We suggest that the Borough review the Short-Term Rentals Planning eTool on the County Planning Commission’s website for additional issues to consider, such as the maximum number of nights a residence can be rented per year, prior to finalizing the proposed ordinance language. This eTool, which includes links to model ordinance language, is available online at: <https://www.chescoplanning.org/MuniCorner/eTools/15-ShortTermRentals.cfm>

Page: 2
Re: Zoning Ordinance Amendment - Short Term Rentals
West Chester Borough – ZA-05-23-17675

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

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

Sincerely,

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

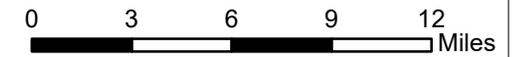
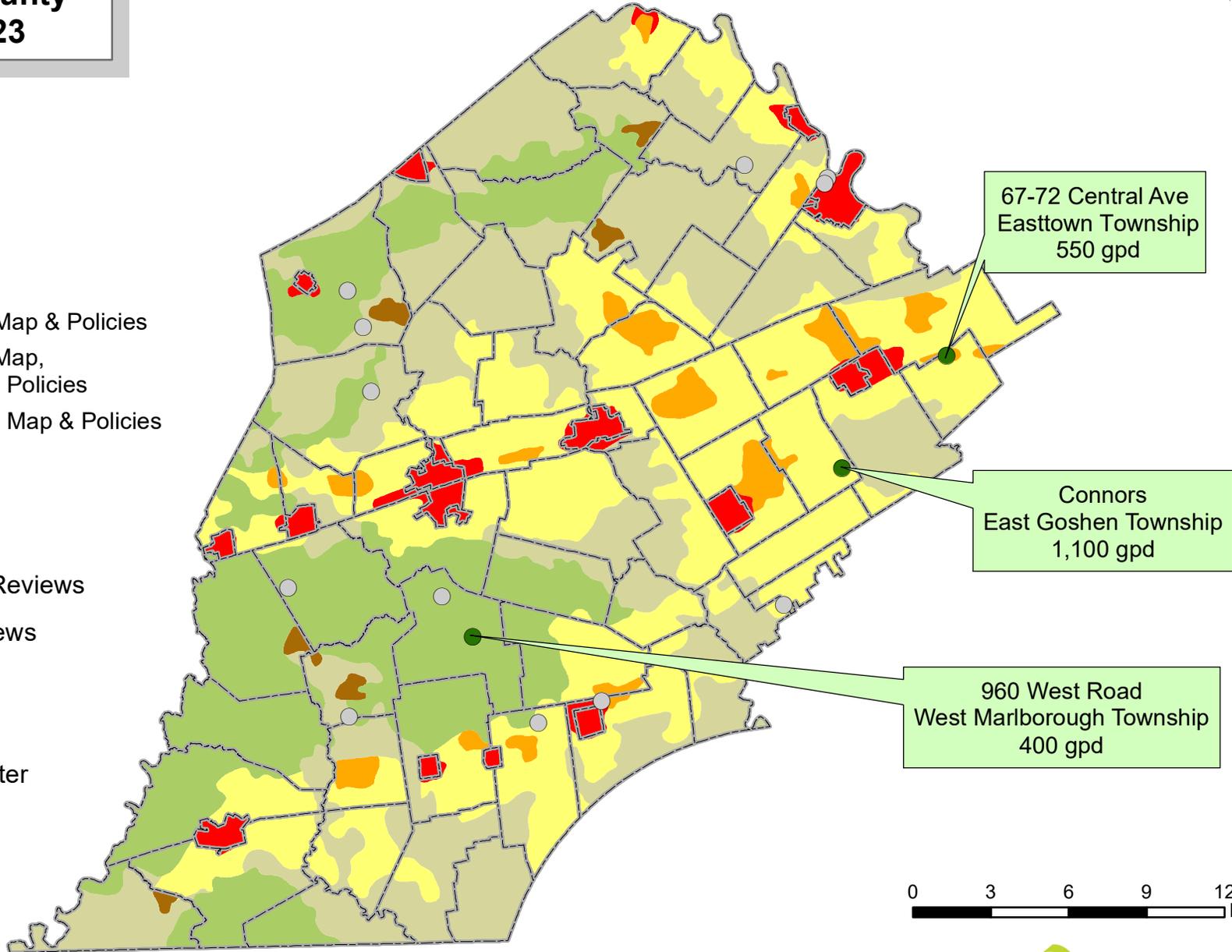
Act 537 Reviews for Chester County June 2023



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

Legend

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



Map prepared July 2023
 Data Sources:
 Act 537 Review - created by Chester County Planning Commission, 2018;
 Landscapes3 - Chester County Municipalities - Chester County DCIS/GIS;
 Planning Commission, November 29, 2018.



Chester County Planning Commission
July 12, 2023

ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

None

MINOR REVISIONS TO MUNICIPAL PLANS:

East Goshen Township, Connors

The applicant is proposing a single-family home and barn with groom's quarters, on 37 acres. The site is on Strasburg Road. The amount of wastewater for the project is 1,100 gpd. The project is to be served by an on-lot sewage disposal system. This project is designated as a Rural Landscape and is consistent with *Landscapes3*.

Easttown Township, 67-72 Central Ave

The applicant is proposing two single family homes (in addition to two existing), on 0.42 acres. The site is on Central Avenue, near the intersection with First Avenue. The amount of wastewater for the project is 550 gpd. The project is to be served by a public sewage disposal system operated by Aqua. This project is designated as a Suburban Center and is consistent with *Landscapes3*.

West Marlborough Township, 960 West Road

The applicant is proposing four apartments – two above a barn and two above a garage on 46.2 acres. The site is located on West Road. The amount of wastewater for the project is 400 gpd. The project is to be served by an on-lot community 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.

7/12/2023

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 Connors, East Goshen Township

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

1. Date plan received by county planning agency. April 21, 2023
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency June 14, 2023

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.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters - the Ridley Creek watershed. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| <input type="checkbox"/> | <input type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
<u>Not Known. The applicant's submission indicates there is one site of concern, but does not demonstrate that potential conflicts have been resolved with the DCNR. The project is awaiting surveying.</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

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

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
If yes, is the proposed waiver consistent with applicable ordinances. Not Known
If no, describe inconsistencies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>We note that on August 17, 2022, the Chester County Board of Commissioners adopted a resolution to amend the County-wide Act 167 Stormwater Management Plan for Chester County, PA to replace the 2013 model ordinance. Further, PA DEP approved the County Stormwater Management Ordinance in November 2022. Municipalities with MS4 permits should be consistent with the updated County-wide Model Ordinance by September 30, 2022, per PA DEP requirements, and all municipalities are required to adopt the updated ordinance requirements by May 2023. Individual municipalities should be consulted to determine the stormwater ordinance currently in effect in their municipality. For more information and updates on this process please visit the Chester County Water Resources Authority at http://www.chesco.org/water</u> |

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICPTitle: Senior Environmental Planner

Signature: _____

Date: 6/14/2023Name 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 X 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.

PC53-06-23-17716

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
Kenneth & Andrea Connors, Site Contact
Derek Davis, East Goshen Township
Jeff Miller, Evans Mill Environmental LLC



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

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning package and 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 62-72 Central Avenue, Easttown Township

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

1. Date plan received by county planning agency. May 17, 2023
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency June 15, 2023

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 Center Landscape. 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. Public sewer systems are supported in this landscape when available.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

Yes	No	SECTION C. AGENCY REVIEW (continued)
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- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
If yes, is the proposed waiver consistent with applicable ordinances. Not Known
If no, describe inconsistencies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>We note that on August 17, 2022, the Chester County Board of Commissioners adopted a resolution to amend the County-wide Act 167 Stormwater Management Plan for Chester County, PA to replace the 2013 model ordinance. Further, PA DEP approved the County Stormwater Management Ordinance in November 2022. Municipalities with MS4 permits should be consistent with the updated County-wide Model Ordinance by September 30, 2022, per PA DEP requirements, and all municipalities are required to adopt the updated ordinance requirements by May 2023. Individual municipalities should be consulted to determine the stormwater ordinance currently in effect in their municipality. For more information and updates on this process please visit the Chester County Water Resources Authority at http://www.chesco.org/water</u> |

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICPTitle: Senior Environmental Planner

Signature: _____

Date: 6/15/2023Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

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

This project was reviewed under PA Act 247 as Case Number SD-03-22-17150 and was consistent with Landscapes3.

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.

PC53-06-23-17717

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
Michael Young, Site Contact
Donald Curley, Easttown Township
Thomas Baylouny, JMR Engineering, LLC



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

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning package and 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 960 West Road, West Marlborough Township

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

1. Date plan received by county planning agency. May 17, 2023
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency June 08, 2023

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use?
<u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Agricultural Landscape. The vision for the Agricultural Landscape is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. On-lot sewage disposal is supported in this landscape, except where public health requires alternatives.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: <u>Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, and it appears there may be development activities encroaching upon them. Prior to construction occurring on this site, the applicant should contact both the U.S. Army Corps of Engineers and the PA DEP to determine if the proposed activity will require a permit.</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

Yes	No	SECTION C. AGENCY REVIEW (continued)
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- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
If yes, is the proposed waiver consistent with applicable ordinances. Not Known
If no, describe inconsistencies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>We note that on August 17, 2022, the Chester County Board of Commissioners adopted a resolution to amend the County-wide Act 167 Stormwater Management Plan for Chester County, PA to replace the 2013 model ordinance. Further, PA DEP approved the County Stormwater Management Ordinance in November 2022. Municipalities with MS4 permits should be consistent with the updated County-wide Model Ordinance by September 30, 2022, per PA DEP requirements, and all municipalities are required to adopt the updated ordinance requirements by May 2023. Individual municipalities should be consulted to determine the stormwater ordinance currently in effect in their municipality. For more information and updates on this process please visit the Chester County Water Resources Authority at http://www.chesco.org/water</u> |

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICPTitle: Senior Environmental Planner

Signature: _____

Date: 6/8/2023Name 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.

PC53-06-23-17697

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
 Leah Haggerty Clark, Site Contact
 William Wylie, West Marlborough Township
 Andy Eberwein, E.B. Walsh Inc.

Discussion and Information Items



Multimodal Transportation Planning Division

June 2023

I-95 Collapse, Reconstruction & Reopening

On June 11th, a tanker truck carrying gasoline overturned and caught fire beneath Interstate 95 at the Cottman Avenue exit. The accident killed the driver and the heat from the fire caused the structural failure of the overpass carrying the northbound lanes overhead resulting in a collapse. From that point forward, officials from PennDOT and SEPTA went into crisis mode and developed plans to alleviate the congestion created by closing this major thoroughfare that handles approximately 160,000 vehicles per day and to reconstruct this missing section as fast as possible. At noon on June 12th, Governor Shapiro signed a Proclamation of Disaster Emergency.

While SEPTA increased both bus and regional rail service in the affected area, PennDOT formulated ideas for reconstruction. The concept of backfilling the location was early and obvious, but major utility lines including a sewer main located beneath the roadway could be compromised by the weight of typical fill material. That's when the decision was made to use a recycled glass aggregate fill manufactured by Aero Aggregates in Delaware County that is much lighter in weight than typical stone. The plan then became to demolish the southbound overpass, fill the center portion with recycled glass backfill for temporary use while permanent bridge structures could be constructed to either side. Once those are complete, traffic will be directed onto those structures while permanent structures are constructed in the middle.

Crews worked non-stop around the clock on the demolition and reconstruction, including bringing in a 'Track Jet Dryer' from the Pocono Raceway to assist in the drying and curing of the pavement. Finally, at 10:30am on June 23rd (12 days later), the once collapsed section of I-95 was reopened for traffic. Kudos to everyone involved in the successful reopening of the roadway as it demonstrates what can be done when multiple partners work together in the face of adversity.



CCATO Spring Conference

Due to lack of registration, the original date (Thursday 5/25) for the Chester County Association of Township Officials (CCATO) Spring Conference was postponed until Monday June 26th. Patty Quinn from the CCPC MTP Division along with Zachary Barner from East Whiteland Township and John Weller from West Whiteland Township delivered presentations at the Transportation breakout session. While Zachary and John covered transportation happenings in their townships, Patty promoted a number of current and former transportation initiatives directed at Chester County municipalities, including: Transportation Improvement Inventory / Priority Projects; Trails Master Plan; Public Transportation Plan Update; Active Transportation Inventory; Complete Streets Policy; and, the upcoming Transportation Outreach to Rural and Agricultural Communities. While the postponed date did little to increase attendance, it was still a good opportunity for the division to promote our services and hopefully gain some more participation from our municipal partners.



RAISE Awards

On June 28th, the Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Transportation Discretionary Grant program announced its 2023 awards. Previously known as BUILD and TIGER, this program is highly competitive as it offers significant transformational awards. This round allotted \$2.2 Billion toward 162 projects throughout the US. Locally there were two awards:

- City of Philadelphia – North Philadelphia School Zones Safety Project - \$25 Million; and,
- SEPTA – Southwest Philadelphia Trolley Modernization and Complete Streets Project - \$25 Million.

The full list of 2023 RAISE awards may be found here: <https://www.transportation.gov/policy-initiatives/raise/raise-2023-awards>



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

MEMORANDUM

To: Chester County Planning Commission
From: Paul Fritz, Director, Design & Technology Division
Date: June 30, 2023
Re: Planning Commission Board Meeting Monthly Report

For the month of June, the Design & Technology Division performed reoccurring tasks and supported planning staff with short term and work program related projects.

The 247 planners reviewed and processed plan and ordinance submittals. Research and assessment of agricultural-related zoning for the county's municipalities also continued.

The GIS staff assisted the Community Planning Division with municipal mapping requests and work program projects. Staff also addressed data requests from outside entities and assisted Water Resources Authority with mapping for the *Watersheds* report update.

The Graphics team assisted with various projects, including outreach materials promoting the Vision Partnership Program and a redesign for a sketch plan proposal in Parkesburg Borough.

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

July 2023

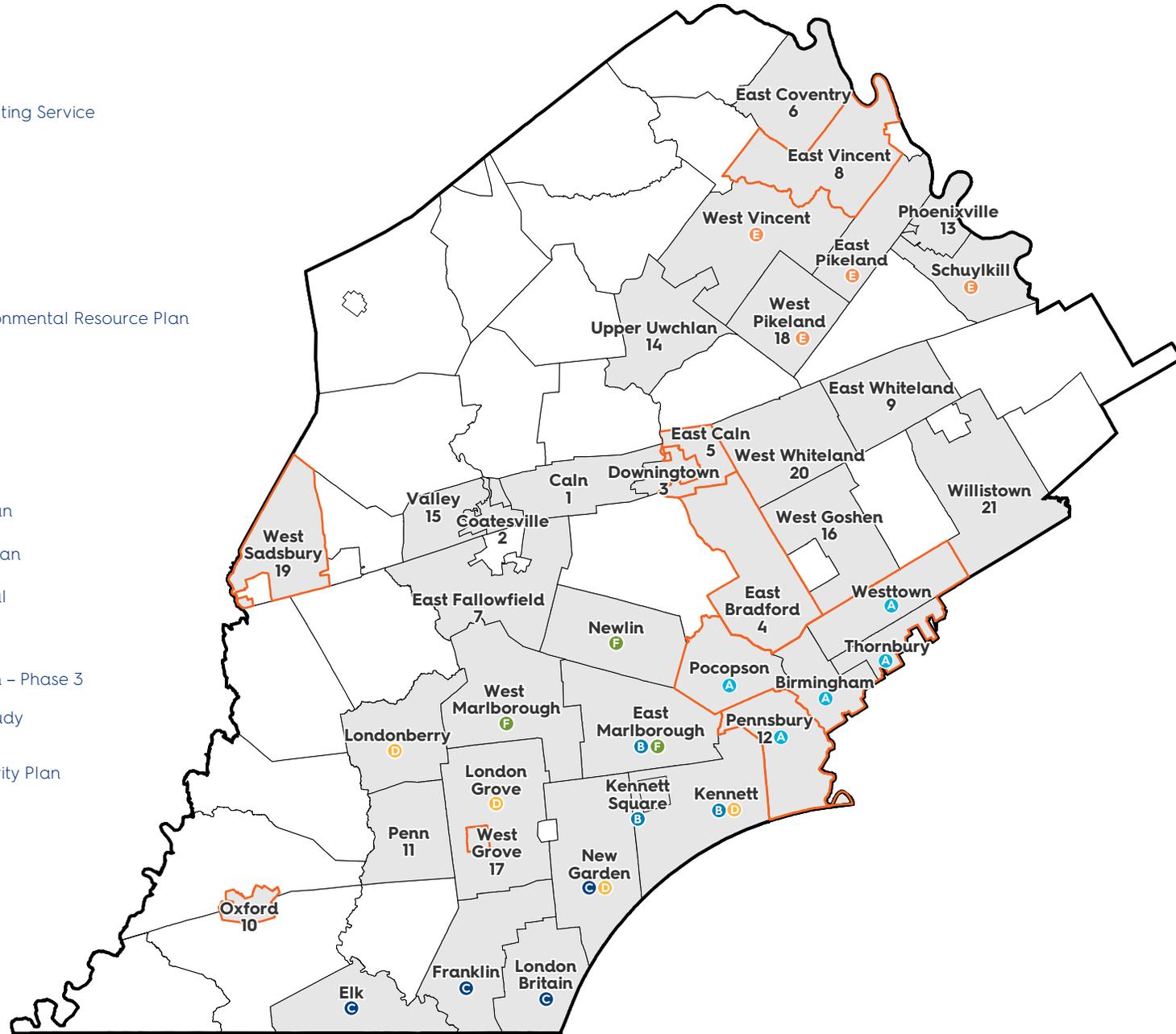
- Municipality with Ongoing VPP Project
- Municipality with Planning Commission Consulting Service

Single-Municipality Projects

1. Caln Zoning Ordinance
2. Coatesville Zoning Ordinance
3. Downingtown Comprehensive Plan
4. East Bradford Zoning Ordinance
5. East Caln Comprehensive Plan
6. East Coventry Land Use Assumptions Report
7. East Fallowfield Open Space, Recreation, & Environmental Resource Plan
8. East Vincent Zoning Ordinance
9. East Whiteland Zoning Ordinance
10. Oxford Comprehensive Plan
11. Penn Comprehensive Plan
12. Pennsbury Historic Resources Zoning Update
13. Phoenixville Zoning Ordinance
14. Upper Uwchlan Active Transportation Plan
15. Valley – W. Lincoln Highway Corridor Master Plan
16. West Goshen Parks, Recreation, & Open Space Plan
17. West Grove Zoning Ordinance
18. West Pikeland Parks, Recreation, & Open Space Plan
19. West Sadsbury Comprehensive Plan
20. West Whiteland Parks Wayfinding Signage Manual
21. Willistown Comprehensive Plan

Multi-Municipal Projects

- A Brandywine Battlefield Strategic Landscapes Plan – Phase 3
Birmingham, Pocopson, Pennsbury, Thornbury, Westtown
- B Longwood Gardens Connector Trail Feasibility Study
East Marlborough, Kennett, Kennett Square
- C Mason-Dixon Line/
Arc Corner Heritage Interpretation and Connectivity Plan
Elk, Franklin, London Britain, New Garden
- D Route 41 Corridor Improvement Study
Kennett, Londonberry, London Grove, New Garden
- E Clean Energy Transition Plan
East Pikeland, Schuylkill, West Pikeland, West Vincent
- F Unionville Area Regional Comprehensive Plan
East Marlborough, Newlin, West Marlborough



COMMUNITY PLANNING REPORT

July 2023 (Activities as of 6/30/23)

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: 75% Contract Term: 8/20 – 7/23 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 and removing the complicated and numerous overlay districts. CCPC staff is currently working with the township to finalize the ordinance.

2. City of Coatesville – Zoning Ordinance Update

Percent Completed: 90% Contract Term: 6/21 – 11/23 Consultant: Cedarville Engineering Monitor: Kevin Myers

Coatesville is proposing to update their Zoning Ordinance with a focus on streamlining, clarifying, and simplifying the existing ordinance. The contract was endorsed by the County Commissioners at their May sunshine meeting, and the project start date was June 1, 2021, with an anticipated 12-month work program. An interim meeting with the consultant was held on August 29, 2022 to discuss the project status to ensure the project timeline remains on track. The draft amendments were presented to the City planning commission at their Feb. 15th meeting prior to being presented to City council for comment on March 27th. The City has requested a first extension as the initial contract expires May 31, 2023 as the amendments will not be adopted by that time. It should be noted that the consultant has now exceeded the budget in the contract and further work and expenditure is being discussed between the consultant and the City. *The proposed amendments were submitted for joint Act 247/VPP review on Friday June 23rd and the first (6 mo.) contract extension was received on June 28th.*

3. Downingtown – Comprehensive Plan

Percent Completed: 5% Contract Term: 3/23 – 2/25 Consultant: Michael Baker International Monitor: Kevin Myers

The Borough is updating its comprehensive plan that was last updated in 2013 and amended in 2015 and has selected Michael Baker International as the consultant. The kick-off meeting was held on March 20th and initial meeting held April 17th to set up the site visit (in late April) and focus groups (May). The next meeting will be June 19th to discuss results, observations, and being reviewing background

information. Focus groups were held on June 15th and public outreach will continue with a public survey and the consultant will attend public events such as “Good Neighbor Day’ on July 4th.

4. East Bradford Township – Zoning Ordinance Update

Percent Completed: 35% Contract Term: 8/22 – 7/24 Consultant: Chester County Planning Commission Monitor: Chris Patriarca

The June meeting included review of the draft articles for several overlay districts and supplemental use standards.

5. East Caln Township – Comprehensive Plan

Percent Completed: 75% Contract Term: 6/22 – 5/24 Consultant: Chester County Planning Commission Monitor: Chris Patriarca

The Design and Technology team started their development of the first, full draft plan in June. *The initial full draft will be ready in early August.*

6. East Coventry Township – Land Use Assumptions Report

Percent Completed: 0% Contract Term: 8/23 – 7/25 Consultant: McMahon Associates, Inc. Monitor: Joe Shanley

There was no December Completion of a Land Use Assumptions Report (LUAR) in support of a new Act 209 Study. This new effort will take a fresh look at development projections and existing/future traffic conditions; determine development traffic impact fees; and determine transportation capital improvements consistent with community and region's current goals and vision. McMahon Associates, Inc. would serve as the primary consultant for this project.

7. East Fallowfield Township – Open Space, Recreation, and Environmental Resource Plan Update

Percent Completed: 10% Contract Term: 5/23 – 10/24 Consultant: Simone Collins Monitor: Kate Clark

The township will update its 1993 Open Space, Recreation, and Environmental Resources Plan. The revised plan will identify opportunities for future open space preservation, identify the current and potential future demands for recreational parks and facilities, and provide a vision for a bicycle and pedestrian transportation network that connects neighborhoods to parks, schools, and businesses. The kickoff meeting was held on 5/22 and a public open house was held on 6/26.

8. East Vincent – Zoning Ordinance

Percent Completed: 50% Contract Term: 4/22 – 3/24 Consultant: Chester County Planning Commission Monitor: Kate Clark

The June meeting focused on reviewing natural resource protection standards and definitions. The next meeting is scheduled for July 19th.

9. East Whiteland Township – Zoning Ordinance

Percent Completed: 0% Contract Term: TBD Consultant: TBD Monitor: Chris Patriarca

East Whiteland Township’s existing zoning ordinance and zoning map will be used as the basis for a full ordinance update. The new ordinance will be generally consistent with the Township’s adopted planning policies, including the Comprehensive Plan (2016), Route 30 Corridor Master Plan (2018), and Parks, Recreation, and Open Space Plan (2022). The updated Zoning Ordinance will be a tool to support implementation of these previous planning efforts and shall comply with the applicable provisions and content requirements for a Zoning Ordinance, as prescribed by the Pennsylvania Municipalities Planning Code.

10. Oxford Borough – Comprehensive Plan

Percent Completed: 80% Contract Term: 4/21 – 3/23 Consultant: Chester County Planning Commission Lead Planner: Mark Gallant

Oxford Borough has retained the Planning Commission to develop a new comprehensive plan that will also address all required elements of a revitalization plan within the overall Plan. Draft Plan Chapters were presented throughout the Summer and Fall of 2022 and the full draft Comprehensive Plan will be distributed to the Task Force in April. Adoption is anticipated in June or July of 2023.

11. Penn Township – Comprehensive Plan Update

Percent Completed: 50% Contract Term: 5/22 – 4/24 Consultant: Brandywine Conservancy Monitor: Mark Gallant

The township is working on a major update to the Penn Township Comprehensive Plan (2012) to better align the township plan with Landscapes3, incorporate recommendations from their Act 209 plan, consider zoning changes from 2019, and account for significant growth and development over the last decade. Several meetings were held in the Summer and Fall focusing on plan background and public outreach (including the development of a community survey) and inventories for natural resources, parks and recreation, transportation, and existing land use. The consultant presented the initial responses and feedback from the community survey and the 1st public open house (September) as well as the Community Service and Facilities inventory at their October Meeting. After taking a few months to develop plan recommendations, the consultant has been meeting with the Task Force (1st quarter of 2023) to review and discuss draft recommendations for natural and historic resources, open space and recreation, and transportation and circulation.

12. Pennsbury Township – Historic Resources Zoning Update

Percent Completed: 0% Contract Term: 6/23 – 12/23 Consultant: Chester County Planning Commission Lead Planner: Jeannine Speirs

CCPC will work with Pennsbury Township to review their Historic Resources zoning article, historic resources classifications, adaptive reuse, demolition by neglect, and demolition. *First Task Force meeting was in June and all update topics were discussed.*

13. Phoenixville Borough – Zoning Ordinance Update

Percent Completed: 0% Contract Term: 7/23 - 6/25 Consultant: Gilmore & Associates Monitor: Chris Patriarca

This project is to update the Borough's current Zoning ordinance this is on the heels of the Borough's newly adopted Comprehensive plan update. The Borough's Zoning Ordinance rewrite will strive to be consistent in achieving the goals and vision of Landscapes3. The Borough hopes to integrate the goals of Preserve, Protect, Appreciate, Live, Prosper, and Connect in an Urban Center into the zoning ordinance update. The Borough's Current Zoning Ordinance was adopted in 2013. Gilmore & Associates will serve as the consultant for this project scheduled to kickoff in late July.

14. Upper Uwchlan Township – Active Transportation Plan

Percent Completed: 75% Contract Term: 10/22 – 3/24 Consultant: McMahon Associates Monitor: Joe Shanley

Upper Uwchlan Township is creating an Active Transportation Plan to connect existing population centers and regional trail networks with multi-modal facilities. The Township and the consultant hosted a successful public workshop in May which enjoyed quality engagement and feedback from residents. *A draft final plan will be reviewed by the task force prior to a final public meeting in the fall. Adoption is anticipated by the end of 2023.*

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

Percent Completed: 80% Contract Term: 8/21 – 7/23 Consultant: Pennoni and Thomas Comitta Assoc. Monitor: Mark Gallant

Valley Township will be conducting a corridor master plan for West Lincoln Highway, a high priority recommendation from their recently adopted comprehensive plan. The plan would work to create a more cohesive corridor, addressing streetscaping, multi-modal network, mixed uses, access management, and stormwater management infrastructure from the perspective of both new development and redevelopment. The Task Force met in January 2023 and discussed the draft plan recommendations and mapping that were presented to the public at a meeting on February 27th. This meeting was very well attended and the public reacted very well to the recommendations and the associated mapping.

16. West Goshen Township – Parks, Recreation, and Open Space Plan

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

West Goshen Township is seeking funding to develop a Park, Recreation, and Open Space Plan for the Township's park system. The purpose of this plan to help guide future planning efforts and investment in the Township's park, recreation, and open space facilities. The West Goshen Township Park, Recreation, and Open Space Plan will prioritize annual capital improvements and provide guidance for the management and maintenance of the existing and future parks, recreation facilities, and open spaces in the Township.

17. West Grove Borough – Zoning Amendments

Percent Completed: 5% Contract Term: 4/23 – 3/25 Consultant: Chester County Planning Commission Lead Planner: Kevin Myers

The Chester County Planning Commission will provide professional planning and support staff to assist the Borough in the update of the West Grove Borough Zoning Ordinance. The existing ordinance will be used as a base for this update. This contract was approved by the Chester County Commissioners at their March 29, 2023 meeting. The kick-off meeting was held May 1st, and the second meeting (first work session meeting) was June 5th to discuss amendments to the residential zoning districts. *The next meeting is July 10th to further discuss residential districts and related regulations (ADU's, Home Occupations, etc.).*

18. West Pikeland Township – Parks, Recreation, and Open Space Plan

Percent Completed: 0% Contract Term: TBD Consultant: Natural Lands Monitor: Chris Patriarca

The plan will provide guidance to the Township for improving their existing parks, conserving open space, and connecting trails. It will also provide recommendations on land use policies, financing, operations and maintenance. It will be based on a robust public process, designed to gather information from the public to guide creation of the plan. This plan would be adopted as an amendment to the municipal comprehensive plan. Natural Lands will serve as the consultant for this project scheduled to kickoff on June 29.

19. West Sadsbury Township – Comprehensive Plan

Percent Completed: 10% Contract Term: 2/23 – 1/25 Consultant: Chester County Planning Commission Lead Planner: Kate Clark

The June meeting reviewed survey results and the Community Facilities plan chapter.

20. West Whiteland Township – Parks Wayfinding Signage Manual

Percent Completed: 0% Contract Term: 4/23 – 8/24 Consultant: Merje Monitor: Jeannine Speirs

The purpose of the West Whiteland Parks System Wayfinding Signage Design Manual (WSM) is to promote placemaking throughout the

Township, starting with our 11 parks. The goal is to complete a comprehensive wayfinding signage package to enhance the user experience in the parks. The WSM will create a uniform wayfinding signage brand for the Township to use at each park to provide mapping, educational and informational signage to facilitate users' needs to locate park amenities, along with Township sign maintenance and overall phasing implementation of the signage program. This contract was approved by the Chester County Commissioners at their March 29, 2023 meeting. Consultant has completed a draft inventory of signs (319 sign locations). *Next meeting to go over inventory and schematic design is in July.*

21. Willistown Township – Comprehensive Plan

Percent Completed: 100% Contract Term: 1/21-6/23 Consultant: Gaadt Perspectives Monitor: Kate Clark

The plan was adopted on June 19th, 2023.

MULTI-MUNICIPAL

22. Brandywine Battlefield Strategic Landscapes Plans – Phase 3

Percent Completed: 9 5% Contract Term: 8/19 – 12/22 Consultant: Chester County Planning Commission Lead Planner: Jeannine Speirs

Technical report and interactive map draft has been prepared by consultants and PHMC has completed their review. ABPP is reviewing including PHMC's review and project recommendations. Consultants will assist drafting and reviewing planning documents. Planning documents are now being prepared now at the completion of the ABPP grant.

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

Percent Completed: 9 5 % Contract Term: 4/22 – 9/23 Consultant: McMahon Associates Monitor: Kevin Myers

The three municipalities are proposing to perform an analysis and recommend bicycle and/or pedestrian facilities to connect the Kennett area to Longwood Gardens. This project builds off of the Southern Chester County Circuit Trail Feasibility Study (completed by CCPC) to better refine and determine the feasibility of constructing community connections. This project also is timed well with Longwood Gardens undertaking a master plan exercise. Longwood Gardens is also committed to provide match for the project. The kickoff meeting was held on June 13, 2022. The second meeting was held September 19, 2022. The first public meeting was held on October 26th, which was primarily a virtual meeting however an in person watch party was also held in Kennett Square for participants to watch and participate in in the virtual meeting together as well as provide input to the project in person to staff and municipal representatives on site. The third task force meeting was held in January 2023, along with the second public meeting on February 9th. A full draft study is available online for public review, while presentations are being given to municipal officials in April, May, and June prior to the VPP review and acceptance by the municipalities. Comments from the public, municipal officials, and initial comments from CCPC have been incorporated into the study. After the close of the June 16th comment period (little if any comments of significance are anticipated at this point) the Study will be submitted for VPP review prior to acceptance by the municipalities. No comments are anticipated as all comments to date have already been incorporated and the Study meets the scope of work.

24. London Britain, Franklin, Elk, and New Garden Townships – Mason-Dixon Line/Arc Corner Heritage Interpretation and Connectivity Plan

Percent Completed: 0% Contract Term: 12/22 – 11/24 Consultant: Brandywine Conservancy Monitor: Jeannine Speirs

The four townships are proposing to prepare a plan that will promote thematic and physical heritage interpretation and connectivity between key natural, cultural, historic, and agricultural sites within the Mason-Dixon Planning area. This project specifically builds on

Franklin’s Comp Plan policy as well as policy in the other three communities. Contract has been signed by the four municipalities and County Commissioners. *Consultant is determining next steps.*

25. London Grove, New Garden, Londonderry, and Kennett Townships – Route 41 Corridor Improvement Study

Percent Completed: 0% Contract Term: 2/23 – 7/24 Consultant: McMahan Associates Monitor: Chris Patriarca

The five municipalities are proposing a corridor plan which places community needs and values at its center. The project would begin with a regional visioning process. Then, conceptual design solutions would be identified to address traffic and safety issues to help the communities achieve their vision. The contract has been executed by all four municipalities. A kickoff meeting is scheduled for May.

26. Phoenixville Area Townships – Clean Energy Transition Plan

Percent Completed: 65% Contract Term: 11/21 – 4/23 Consultant: Practical Energy Solutions Monitor: Mark Gallant

The townships of East Pikeland, Schuylkill, West Vincent, and West Pikeland will be developing a clean energy transition plan to guide municipal action. The project also includes an education and outreach component to inform organizational and individual actions beyond municipal control. The consultant has been completing interviews with municipal administration and analysis of existing municipal facilities as related to energy use. The municipal representatives have been discussing outreach strategies that include tabling at municipal events through the Spring, Summer, and Fall of 2022. A joint Stakeholder meeting was held at the end of February and was well attended. A six-month extension request was submitted to allow time to complete the work outlined in the project scope of work.

27. Unionville Area Region – Comprehensive Plan Update

Percent Completed: 50% Contract Term: 4/22 – 3/24 Consultant: Brandywine Conservancy Monitor: Kate Clark

The Task Force will next meet in September to review a full draft plan.

OTHER PROJECTS

- **eTool preparation** – full division
- **Oxford Region** – Administration assistance to the regional planning group (ORPC) and associated sub-groups: The ORPC Regional EAC and The ORPC Historic Sub-Committee; Mark Gallant
- **Internal County Coordination** – Transportation: Kevin Myers; Emergency Services: Chris Patriarca; Community Development: Libby Horwitz, Kevin Myers, Chris Patriarca, Jeannine Speirs, and HPC; Housing Authority of Chester County: Libby Horwitz and Chris Patriarca; Facilities: HPC

VPP INQUIRIES

County Consulting Assistance Requests

1. Kennett Township (subdivision and land development ordinance)
2. Oxford Region (regional comprehensive plan)
3. Spring City (comprehensive plan)
4. Kennett Square Borough (comprehensive plan)

5. South Coatesville Borough (general planning assistance)

Cash Grant Inquiries (or VPP channel not established yet)

- West Whiteland Township – Streetscape Plan (September 2021)
- West Nottingham Township – Corridor Study (November 2021)
- Tredyffrin Township – Historic Preservation Plan (February 2022, April 2023)
- Charlestown Township – Traffic Impact Fee (December 2022)
- West Chester Borough – Parks Plan (June 2023)

HISTORIC PRESERVATION

- **Town Tours** – A series of free educational programs on historic towns, neighborhoods, and other items of interest in Chester County.
Staff: Bill Deguffroy and Laura DeMatteo, support from Nancy Shields and Sally Warren, along with Jeannine Speirs and Joe Shanley.
External Partners: CCHPN and individual site organizers/municipalities/municipal historical commissions
Status: The Town Tour kickoff ceremony at the West Chester United Methodist Church took place on June 8th with a total of 76 people in attendance. Due to the poor air quality on the day of the tour, the event was held indoors only and included a presentation by West Chester Historical Commission Chair Tom Walsh. The Westtown School/Westtown Township tour took place on June 15th and had 197 attendees and the Thornbury Farm/Thornbury Township tour took place on June 22nd and had 176 attendees. A full listing of tours can be found on the Planning Commission website at <https://www.chescoplanning.org/Historic/TownTours/Introduction.cfm>.
- **Training** – Conduct and support training for historical commissions, committees, and HARBs, often in coordination with CCHPN.
Staff: Laura DeMatteo with support from Sally Warren and Jeannine Speirs.
External Partners: CCHPN, PHMC
Status: The Chester County Historic Preservation Network Leadership Luncheon took place on March 18, 2023 and included presentations on PHMC’s Certified Local Government program, the role of municipalities in the America250PA Chester County Commission commemorative planning, and the Heritage Tourism Plan.
- **Mandated and Requested Reviews/National Register Designation Activity** – This includes county-owned properties and other properties with a historic designation (or potential for designation)
Staff: Laura DeMatteo with Jeannine Speirs support on select items (such as DCD Section 106 Committee and reviews of ordinance language)
External Partners: Vary by project
Programs/Projects:
 - DCD Section 106 Committee: Jeannine Speirs serves on this committee. Laura DeMatteo has provided her resume to DCD to

serve on this committee. Reviews are ongoing for renovations to apartments for homeless families at 128 E. Chestnut Street, in West Chester Borough, for the CYWA, at 423 Lincoln Highway East, in Coatesville, two projects in Phoenixville: one for a senior housing development in Phoenixville that involves proposed building demolition, and preservation of an existing 50-unit supportive living facility for those with mental or developmental disabilities, and people experiencing homelessness (Schuylkill Township). Preliminary approval letters have been sent to DCD for the Coatesville and West Chester projects. Final approval for these projects is contingent on receiving design detail and final drawings.

- County-owned Bridges/Facilities: in coordination with CC Facilities Dept (Eric Quinn). Multiple bridges are active: Mill Road #167; Elkview Road/Lincoln #35; Seven Stars Road #190; Old Schuylkill Road #207, Allerton Road #111, North Reeds Road #134; Camp Bonsul Road #26; Harvey's Bridge Road #92; Dutton Mill Road #157; Creek Road #175; Bertolet School Road #196; Warwick Furnace Road #199; Spring City Road #205; Keim Street #220; Hadfield Road #244; Township Road #297; Thomas Road #300; West Cedarville Road #311; Wyebrook Road #143; County Park Road #259; Hillendale Road #320. Cultural Review reports are completed for #35, #92, #199 and #157. Cultural Review reports are underway for #143, #259, #300, #320 and #311. Language for interpretive signage is being developed for #26, #111, and #207.
- County-owned properties/Facilities and Parks + Preservation: Historic preservation planning and technical assistance on County-owned properties that are or may be historic. Strategies are being considered to rehabilitate the Hatfield House, 119 Hatfield Road, located in Hibernia Park/West Caln Township. Planning Commission staff is coordinating redevelopment strategies with the Chester County Economic Development Council for the Hatfield House. The Chester County Facilities Department has developed a list of potential maintenance projects to stabilize the property and improve its desirability for reuse. The Inter-Departmental Historic Structures Committee, composed of representatives from the Chester County Commissioners' Office, Facilities, CCPC, and Parks + Preservation had a site visit on May 11 at Hibernia Park that included the Hibernia Mansion and annex, cottages #1-5, Hatfield House, Vernon House, and Rice Farmhouse. *The Committee had another site visit on July 7th at Wolf's Hollow County Park (including main barn, maintenance shop, farmhouse, Visionary Center, Orchard House, Manor House, and River House) and the Chester County Prison property (including Enos Bernard house and springhouse, units #6a and #6b, including garage, barn, and corncrib).* The County was awarded a PHMC Keystone Construction Grant for \$100,000 for the repair or replacement of the six cast iron and brick columns of the Historic Courthouse in West Chester.
- Non-County affiliated Section 106: Darlington Corners at 926/202 (PennDOT interaction widening); Manor Road Improvements, the Roundabout and State Road 41/State Road 841, Roundabout in Chatham Village, London Grove Twp. and an expanded parking lot at the Parkesburg train station; Traditions of America development at National Register-eligible Baldwin Farm in West Brandywine Township; Downingtown Train Station project.
- Other activity (planning /technical assistance) with potential regulatory element: Fricks Lock/Schuylkill River/Parker Ford Trailhead Development and resources impacted by work on the Coatesville-Downingtown Bypass in the vicinity of its intersection with PA Rt. 10 in Sadsbury Township.
- Act 247 reviews as requested
- Reviews for historic resource ordinance language including E Bradford and E Vincent
- National Register Nomination support for: Langoma Mansion, Passtown School, Beaver Creek Milling District, Kennett Square Borough update

- **Technical Assistance** – through three primary forms: periodic distribution of information to Historical Commission chairs, answering questions on National Register process (as requested/able), and support for historic preservation efforts (detail below)

Staff: Various Staff

External Partners: Vary by project

Projects with ongoing activity:

- Gardner-Beale House (Coatesville)
- Kemblesville demolition by neglect
- Friends of Barnard Station/Barnard House
- Oxford Region
- Passtown School/Hayti Historical Society
- Zachariah Rice/Hench Houses National Register status
- St. Peter’s UCC Church
- Whittier Clement Atkinson Memorial Community Resource Center
- Springton Manor and Lundale Farm\
- *Hoopes/Dillon property, London Grove Township*

- **Heritage Education/Tourism** – multiple efforts to support education and interpretation throughout the county

Staff: Brian O’Leary lead, support from Laura DeMatteo for the 250th Commission and Harriet Tubman Byway and Jeannine Speirs for Battlefield Heritage Centers and municipal heritage interpretive plans

External Partners: Vary by project

Projects with ongoing activity:

- America250PA Chester County Commission: Commissioner Kichline serves on the statewide committee. The 250th Commission held a hybrid meeting on July 6 via Zoom and at the Chester County Government Services Center and discussed a planned grant proposal to America250PA/the Pennsylvania Infrastructure Improvements and Projects Committee with a focus on the Philadelphia Campaign and the implementation of the Chester County Heritage Interpretation Network. Beverly Sheppard began her contract in January as Committee Coordinator for the Commission’s six committees to assist as they plan Semiquincentennial celebrations. County Heritage Tourism Plan: A consultant team has been retained to create a plan guide Chester County on heritage tourism and assisting the local heritage economy via examining public historic sites in a thematic context. The consultant team is finalizing the plan, and met with the Plan Steering Committee on June 14 to allow the plan’s subconsultants to discuss their respective scopes of work. *Greg O’Loughlin and Staci Anderson, Principals at SWELL, the graphic design and branding subconsultants, presented to the 250th Commission at its July 6th meeting. ConsultEcon, the subconsultants that will develop analyses and plans for visitor analysis and marketing, have begun reaching out to heritage preservation stakeholders in the county . Jeannine was asked to join the 250th Heritage Sites Committee has been working to come up to speed on a year of 250th work and to bring the Heritage Sites Committee up to speed including providing significant information and clarification on the origin, functioning, purposes of the Heritage Interpretive Network and past efforts and future efforts. Brandywine Battlefield Task Force Steering Committee has been coordinating with the 250th Heritage Sites Committee. To further facilitate this, a Brandywine Battlefield Task Force meeting is planned for August for the*

express purpose of assisting the Chester County 250th Commission and give a platform to coordinate with the Delaware County 250th to provide an opportunity for bot 250th to present and build a regional coalition.

- Iron and Steel Heritage Partnership: The partnership is focusing on coordination with Heritage Tourism planning. The Partnership's Steering Committee will hold its next bimonthly meeting on July 20 at a location to be determined.
- Underground Railroad: A section of PA-52 in Pocopson, Kennett, and Pennsbury Townships has been recognized as a state byway by PennDOT and will be called the Harriet Tubman Underground Railroad Byway. The Brandywine Valley Scenic Byway Commission (BVSBC) nominated the byway in commemoration of the bicentennial of Harriet Tubman's birth. The BVSBC has applied for a FHWA grant to enable development of a Corridor Management Plan for the byway.
- Rural History Confederation: Held its most recent meeting on March 28 at the Mennonite Heritage Center in Harleysville, PA. The next meeting is tentatively schedule for summer 2023 and will focus on America250 planning.
- Heritage Centers: Along with Marshallton Heritage Center, Kennett Heritage Center is now open, and *Strode's Mill Village Heritage Center plans to open in 2024. Thornbury Farm Heritage Center had a soft opening for the Thornbury Township Town Tour on June 22. Chadds Ford Heritage Center is working on organizing a soft opening. Discussions are occurring for the Heritage Center in Dilworthtown.* A regional Heritage Interpretive and Connectivity Plan is funded under VPP (See Above) for the Mason-Dixon/Delaware Arc Corner area, which will identify possible places for Heritage Centers and Interpretive Sites along with connections between them and other amenities. The regional Heritage Interpretive and Connectivity Plan had been funded under VPP that identified heritage centers in the eastern Brandywine Battlefield and technical assistance is requested for helping facilitate those Heritage Centers. There is discussion on a possible Underground Railroad Heritage Center efforts at Barnard House and a possible African American history Heritage Center effort at Passtown School as well as an Interpretive Site at Atkinson Hospital. Springton Manor and Lundale Farm are also interested in being possible Agricultural Interpretive Sites as part of the Heritage Interpretive Network. Oxford Region is interested in an Agricultural Heritage Center or Interpretive Site at Glen Roy Preserve in West Nottingham Township and a regional Agricultural Heritage Center or Gateway at Oxford Area Historical Association in Oxford Borough.

- **Historic Resource Mapping** – two primary mapping efforts for both National Register and locally designated resources, the Historic Atlas Project and the National Register Interactive Map
Staff: Laura DeMatteo support from Colin Murtoff
External Partners: PHMC, vary by project
Projects with ongoing activity: Atlas projects underway: West Chester, Westtown, Parkesburg, New Garden, West Bradford- (VPP), Kennett, and Upper Uwchlan. The Charlestown and East Nantmeal atlas projects were completed in 2022. *In order for CCPC to share data, Jeannine is helping review the PHMC data agreement that PHMC provided.*
- **Adaptive Reuse Design Guide** – development of a guide specific to adaptive reuse
Staff: Mark Gallant led with support from Jeannine Speirs, Joe Shanley, Jake Michael, and Laura DeMatteo
External Partners: Advisory Committee for the project
Status: Interviews are being conducted to inform the project, and successful examples of adaptive reuse collected, researched, and photographed. The Guide will be made available on the Chester County Planning Commission's website and will be a "living" document to

be updated to highlight best practice projects as they are completed.

- **Brandywine Battlefield** – efforts are coordinated through Jeannine Speirs’ roles as Brandywine Battlefield Task Force Administrator and Project Manager for the NPS/ABPP funded grant project (currently in Phase 3).
Staff: Jeannine Speirs lead with support from Joe Shanley, Community Planner
External Partners: Archives, Brandywine Battlefield Task Force, Brandywine Battlefield Park Associates, Delaware County, municipalities
Current Activity: See descriptions of the Phase 3 project The battlefield heritage interpretive signage project is nearing completion with the all of the 15 signs ordered. Several sign dedication events have occurred and have received press coverage. There are opportunities being worked on to coordinate on heritage interpretation for education and outreach, e.g. undertaking a driving tour (prior efforts via another organization was halted for staffing reasons) to mesh with and tie together the County Heritage Tourism Plan with the Battlefield Heritage Interpretive Signage Project (that the Sons of the Revolution is funding and CCPC is helping to lead) and Battlefield Heritage Centers and Interpretive Sites (that were identified through CCPC’s and partner’s battlefield planning work). *Jeannine is helping to coordinate regional Heritage Centers discussions with one another through meetings and conversations as well as providing information. Jeannine has been working with CC Heritage Tourism consultants to provide significant information and clarification on the Heritage Interpretive Network concept, as well as efforts that have occurred to date and planned future efforts.* Brandywine Battlefield Task Force’s priority projects are: the Battlefield Park as the Brandywine Battlefield Gateway as part of the Battlefield Heritage interpretive Network, identified Heritage Centers (Heritage Center have been identified Battlefield planning efforts) open and operational as part of the Battlefield Heritage interpretive Network, and undertaking a Battlefield visitor experience including a possible driving tour and may other tours. *Brandywine Battlefield Task Force regional partnership is 30yrs old this year and is planning a celebration event in October.*

ECONOMIC

- **CCEDC Coordination** – Regular contact regarding ongoing projects.
- **Employment Data** –Continuously updating with new data as it becomes available.
- **Reinvestment Opportunities Map** – Finalizing online presentation of reinvestment development tool for municipalities.
- **Non-Residential Construction Report** – 2023 report (2022 data) completed and posted.
- **State of the County Economy Report** – Transitioning 2023 report to online data format. Beginning downloading and processing data for 2023 report as data becomes available.

HOUSING

- **Housing Choices Committee** – Fall meeting held October 20.
- **Missing Middle Housing** – Report complete and posted online.

- **Adaptable Housing Guide** – Completing initial data collection and analysis for housing needs study. *Guide will include analysis of Census and Assessment data, review of housing trends, projection of housing needs, and potential impact of interventions on issues.*
- **Housing eTools** – Updates are complete, although resources and examples will continue to be added as appropriate.
- **Case Studies** – Pickney Hill Commons.
- **Housing Forum** – *Initiating planning for Fall 2023 forum.*
- **Residential Construction Report** – 2023 (2022 data) report posted. **Video** – An A+ homes video on affordably-priced housing and families has been created and will be promoted in mid-2023.
- **Starter Home Pilot Project** – *Initial meetings held with four municipalities based on interest. CCPC created and sent proposals outlining potential CCPC assistance through the Starter Home Pilot and other initiatives.* Will continue to outreach to municipalities. Expressions of interest due by July 31st, with Phase I feasibility study planned to be completed by the end of the year. Building of new units will begin based on Phase I feasibility results. **Presentations** – Presentation with the West Vincent Planning Commission TBD. Additional meetings planned due to interest in housing initiatives after the Starter Home Pilot Project outreach.
- **Presentations** – *Participated in Chester County Chamber of Commerce panel on affordable and attainable housing on June 20th. Presentation on housing to the Phoenixville Regional Planning Committee on June 28th.*

URBAN CENTERS

- **VPP Support** – Monitoring of cash grants to Kennett (Kennett Connections Study), Coatesville (zoning amendments), and Downingtown (comprehensive plan update), and participating in county consulting technical services work on updates to the Oxford Borough comprehensive plan.
- **Technical assistance/coordination** – Atglen for zoning (to begin March 28th– minor zoning amendments), future park planning, and grant assistance (DCNR, CCCRP, etc.). *Atglen Zoning meetings: March 28th (kick-off, home occupations), May 16th (Home Occupations, TNC District), June 25th (TNC, TNG Districts, MF Uses, Outdoor Dining), next meeting Aug 29th*; Avondale consideration of commercial uses in the R-2 District and parking requirements; Parkesburg for implementation coordination and potential grant funding assistance; 70 E Second Avenue Sketch Plan Review (see below); Downingtown (signs, parking, TND) and comprehensive plan update monitoring; Kennett Square for NVF zoning and comprehensive plan update assistance; TMACC (design); Coatesville (coordination between the City, 2nd Century, CDC, and CCPC); West Grove – potential assistance with PA DCNR C2P2 Grant for parks master plan, and zoning updates consistent with the 2022 comprehensive plan update (breweries, mixed use zoning, parking requirements). Engaged DVRPC in conjunction with other CCPC staff regarding the DVRPC ExPo program (Oxford) and sidewalks installation (Avondale). ; South Coatesville – Discussed CPD assistance regarding comprehensive plan update on June 17th. Discussion with Parkesburg Borough regarding assistance with sketch plan/land development related to potential housing development on farm in the Borough including affordable housing considerations, density, and design. This included Bill, Chris P., and Libby. CCPC will provide the Borough with alternative conceptual designs for consideration to assist with discussions to develop a better project than what has been proposed. Developer will meet with the Borough on June 29th. Urban Planner will continue to communicate with the Borough and coordinate CCPC assistance. Similar inquiry made by Kennett Square regarding the NVF site and discussion pending.

- **Meeting Attendance** – Participation in meetings for economic development through Historic Kennett Square (now Kennett Collaborative), the Western Chester County Chamber of Commerce, 2nd Century Alliance, and the Western Chester County COG
- **Tools** – Supporting the update of multiple online etools. Supporting and advocating for County access to ArcUrban GIS application.
- **Urban Center Webpage** –No recent activity.
- **Urban Center Forum** –The 2022 UCF was held 10/25/2022 at the County Public Safety Campus. Twelve of the sixteen urban centers participated in the 2022 UCF providing updates on their community and participating in discussion.
- **Urban Centers Improvement Inventory** –A draft 2022 UCII was made available in early February 2022. All 2022 UCII coordination is complete and the final 2022 UCII has been posted. 2023 UCII update announcements were sent to each urban center individually on 11/10/2022. The due date for UCII edits and additions was 1/20/2023. The 2023 UCII was posted on March 2, 2023. Note beginning with the 2023 CRP, CRP will be every other year instead of annually, which might then also apply to future UCII updates.
- **Urban Centers Survey** – A SurveyMonkey survey has been completed. Working on outreach to urban centers managers, staff, council, and planning commission.
- **DCD CRP Coordination** – Provide input and response to inquiries from urban centers regarding CRP applications. 2021 CRP awards were approved by the Commissioners and letters were sent on November 9, 2021. 2022 CRP applications reviewed and comments submitted, and awards made. The 2023 CRP opened in March 2023. Scored 2023 CRP applications, discussed with CPD Division Director, and submitted and discussed scores/applications with DCD. Final determination and awards pending further discussion with DCD, recommendation to Commissioners for consideration, and final award (typically July/August).
- **DVRPC TCDI representative** – Coordinated with representatives for both Chester County awarded projects regarding status and progress. The kick-off meeting for the 2022 DVRPC TCDI was held at 9:30am, on September 27th, 2021. There was discussion amongst the Review Committee about administrative and programmatic changes to the TCDI program. The PA TCDI request for proposals will be on January 3, 2022. CCPC should assist with messaging to municipalities regarding the TCDI program. Note that DVRPC staff will be taking over more aspects of grant administration and there will be no match, which should assist with municipal interest and ability to apply, particularly for municipalities that have fiscal and capacity limitations. DVRPC will provide additional announcements about the upcoming TCDI round on February 1st. A webinar for the upcoming TCDI round will be held February 14th at 9:30am on Zoom. Project review and scoring will be completed by the May 27, 2022 submission deadline. TCDI review committee meeting was held May 31st. Note, Oxford Borough was awarded \$100,000 in the 2022 TCDI to update their SLDO and Zoning Ordinance.
- **Presentations:** Attended the Western Chester County COG 1/26/2022 and presented a CCPC overview on 2/23/2022. Attended the 5/3/2022 Avondale Borough Council meeting along with Brian O’Leary. Attended CCPC Housing presentation to Kennett Square Council on June 8, 2022. Attended Kennett Square Borough Council meeting on May 3, 2023. Leading Coatesville Mobile Workshop for the 2023 APA National Conference on April 3, 2023. Led WCU planning studio on tour of Coatesville back on Feb. 27th and attended final student presentation at WCU on May 8th. Will continue to coordinate WCU on how University/student planning studios can be modified to better coordinate with municipalities to increase the benefits to all parties. In addition, continuing discussion on collaboration with WCU regarding ArcUrban use and/or student internships/work to collaborate on municipal assistance/projects.

Agricultural Development Council Update



Sustainability Division

Monthly Activities Report – July 2023

Summary:

- Emily Kaplan, a rising senior at the College of William and Mary's Environmental Studies program started her summer internship with CCPC's Sustainability Division.
- Solar ordinance inventory completed. Beginning to plan municipal outreach approach and training opportunities, including webinars on best practices for zoning, permitting, and inspection of solar installations. This training is required for the county's SolSmart designation.
- Developed survey with partner organizations related to interest in and barriers to sustainable actions for HOA residents and board members. Working on HOA resource library for the webpage.
- Work continued on Sustainability Summit Planning, sewer service area mapping, open space municipal outreach, and local government climate action team.

Environmental and Energy Advisory Board

- The Clean Energy Subcommittee met on 6/21. Main discussion item was their planned Solar Adopters Conference, which is tentatively planned for November. Goal would be to invite those interested in solar (with a focus on larger scale, behind the meter solar) to share information about costs, financing and incentives, potential barriers, and to provide attendees with an opportunity to get a rough solar analysis for their property.
- EEAB meeting scheduled for 7/26/23 at 2:30 pm.

Director's Report