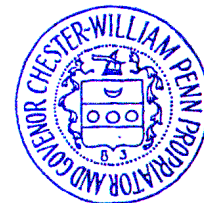




# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O’Leary, AICP  
Executive Director

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

Chester County Planning Commission

Video/Audio Meeting  
July 8, 2020

## AGENDA

- 2:00 p.m. 1. CALL TO ORDER
- A. Chairman’s Welcome *Chairman*
- 2:05 p.m. 2. ACTION ITEMS
- B. Public Comment on Agenda Items
- C. Approval of Commission Meeting Minutes – June 10, 2020 *Commission*
- D. Act 247 Reviews – June 2020 Applications *Act 247 Team*
- 1) Subdivision and Land Development Plan Reviews (14)
- 2) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews (10)
- E. Act 537 Reviews- June 2020 Applications *Carolyn Conwell*
- 1) Major Applications (0)
- 2) Minor Applications (6)
- Caln Township; Dwell at Caln (Arbor Hills); Somewhat Consistent  
East Nottingham Township; Jonas and Elizabeth Lapp; Consistent  
Easttown Township; 500 Waterloo Road; Consistent  
Honey Brook Township; Melvin Stoltzfoos; Consistent  
Lower Oxford Township; WayVine Winery; Consistent  
West Nottingham Township, Herr Foods, Inc.; Consistent
- 2:30 p.m. 3. DISCUSSION AND INFORMATION ITEMS
- F. eTools – Adaptive Reuse *Carol Stauffer/Jeannine Speirs*
- G. Community Planning Division Update *Susan Elks*
- H. Design & Technology Division Update *Paul Fritz*
- I. Environment and Infrastructure Division Update *Brian Styche*
- 1) Trails update *Rachael Griffith*
- 2) Landscapes3 Metrics *Jake Michael*
- J. Directors Report *Brian O’Leary*
- K. Public Comment
- 4:00 p.m. 4. ADJOURNMENT

# Action Items



# THE COUNTY OF CHESTER



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MINUTES: Regular Monthly Meeting  
Chester County Planning Commission

Zoom Video/Audio  
June 10, 2020

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

STAFF PRESENT: Brian O’Leary, Director; Carol Stauffer, Assistant Director; Glenn Bentley; Wes Bruckno; Carolyn Conwell; Beth Cunliffe; Susan Elks; Paul Farkas; Paul Fritz; Gene Huller; Austin Kerley; Jake Michael; Ian Mix; Benny Nein; Carolyn Oakley; Nancy Shields; Elle Steinman; Brian Styche; Suzanne Wozniak.

VISITORS: There were no visitors.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission, held via Zoom audio/video on Wednesday, June 10, 2020 was called to order at 2:02 P.M. by Chair Kevin Kerr.

ACTION ITEMS:

PUBLIC COMMENT ON ACTION ITEMS:

There were no comments.

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE MAY 13, 2020 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. SHANE, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews – May 2020:

There were 7 Subdivision and Land Development Reviews prepared in May.

A MOTION TO APPROVE THE 7 SUBDIVISION AND LAND DEVELOPMENT REVIEWS FOR MAY 2020 WAS MADE BY MR.SHANE, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following application: LD-05-20-16366.

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

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

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

Act 537 Reviews:

There were no major Act 537 plans in May 2020.

There were 2 minor Act 537 plans in May 2020.

A MOTION TO APPROVE THE TWO MINOR ACT 537 REVIEWS FOR MAY 2020 WAS MADE BY MR. HEABERG, SECONDED BY MS. THOMPSON-LOBB, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline abstained from the Eat Brandywine Township 537 review.

Agricultural Security Areas:

Mr. Bentley presented the Commission with an Agricultural Security Area review for one parcel in West Nottingham Township.

A MOTION TO APPROVE THE AGRICULTURAL SECURITY AREA REVIEW FOR WEST NOTTINGHAM TOWNSHIP AS PRESENTED WAS MADE BY MS. THOMPSON-LOBB, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

PRESENTATION: Sustainable eTools:

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

Mr. Bruckno provided the Commission an overview of sustainable eTools for secondary farm businesses and farm markets. Staff are continuing to update the tools and will be presenting them to the Commission as they are completed.

Environment and Infrastructure Division Update:

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

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

The DCED and CFA have also extended the deadline for the Multimodal Transportation Fund (MTF), created by Act 89, from July 31 to September 30. The E&I Division prepares letters of

consistency with *Landscapes3* for many Chester county applicants as part of the application process, and will continue to do so over the summer.

DVRPC announced the opening of the public comment period for the DRAFT FY2021 PA TIP and related Long Range Plan Amendments on May 26<sup>th</sup>. The 30+ day review period will allow for comments to be submitted until June 29<sup>th</sup> at 5:00PM. Links to the documents available for review as well as all of the options by which comments may be submitted can be found in the announcement here: <https://www.dvrpc.org/GetInvolved/PublicNotices/2020-TIP-LRP.html>

#### Community Planning Division Update:

Ms. Elks discussed continuing municipal assistance projects, historic preservation, housing, and economic development for 2020 within the Community Planning Division. There are currently 29 municipal assistance projects that staff is monitoring or working on. Ms. Elks updated the Commission on a few from the monthly report.

Due to the current Covid19 pandemic, a virtual Town Tours and Village Walks program is planned for mid- July to August. More information can be found at <https://chescoplanning.org/HisResources/TownTours.cfm>.

The next meeting of the Housing Choices Committee is scheduled for June 24, 2020 via Zoom. A Fall 2020 Housing Forum event will be planned at a later date.

#### Design and Technology Division Update:

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

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

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

#### Business Task Force Support:

Mr. Heaberg updated the Commission on the status of the Chester County Business Task Force. The committee was formed in early May 2020 to guide the County in providing information for re-opening the County, resources for businesses, and an economic recovery plan. Several webinars have occurred; the next webinar is planned for June 11, 2020. A call center has been developed to assist businesses as well.

Ms. Cunliffe provided information about the new Restore Chester County website. Carolyn Oakley, CCPC's Communications Supervisor, started work on creating the website in mid-May and assisted in launching the website by the end of May. Graphics staff, Diana Zak and Chris Bittle assisted in the site's design. There have been over 51,000 page views of this website to date. The website has toolkits in English and Spanish with guidance for individual business & organization sectors, CDC and Pennsylvania regulations, information about the Chester County Covid19 Business Task Force, and up-to-date press releases with links to past webinars. For more information please visit: <https://restorechestercounty.org/index.cfm>.

Ms. Horwitz presented information about the Chester County economy. Ms. Horwitz and Mr. O'Leary have been coordinating to create a draft report for the Chester County Business Task Force to use in creating an economic recovery plan for Chester County. Background economic data from 2017-2020 is referenced which includes pre-Covid19 data. Key areas in the draft report are resident,

employment, and business characteristics, gross domestic product, key industrial groups, and strengths and weaknesses for Chester County.

Director's Report:

The Environmental and Energy Advisory Board held its first meeting on May 28, 2020. Initially, this board will focus on the Chester County Climate Action Plan. The next meeting is scheduled for June 24, 2020 and is open to the public.

Activity continues with the Chester County Census 2020 Complete Count Committee. The current response rate for Chester County is at 73%. Outreach will continue throughout the summer until October 31, 2020.

The Department of Open Space has been working on a re-branding plan for the newly aligned department now known as Chester County Parks and Preservation (CCPP). The three programs of focus for the department are agriculture, open lands, and parks & trails.

Planning Commission staff are continuing to work with the Commissioners, facilities, and CCPC staff on developing trails in the region.

Mr. O'Leary introduced the Planning Commissions' summer intern Austin Kerley. Mr. Kerley working with staff on Environmental and Infrastructure projects along with other CCPC projects.

The Planning Commission is now open with limited staff and by appointment for plan reviews and endorsements 5 days a week. Most staff continue to work remotely.

The July 8, 2020 Planning Commission meeting will take place via Zoom.

Public Comment:

There were no public comments.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE MEETING ADJOURNED AT 3:14 PM.

Respectfully submitted,



Brian N. O'Leary, AICP  
Secretary

BNO/slw

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

# Act 247 Reviews

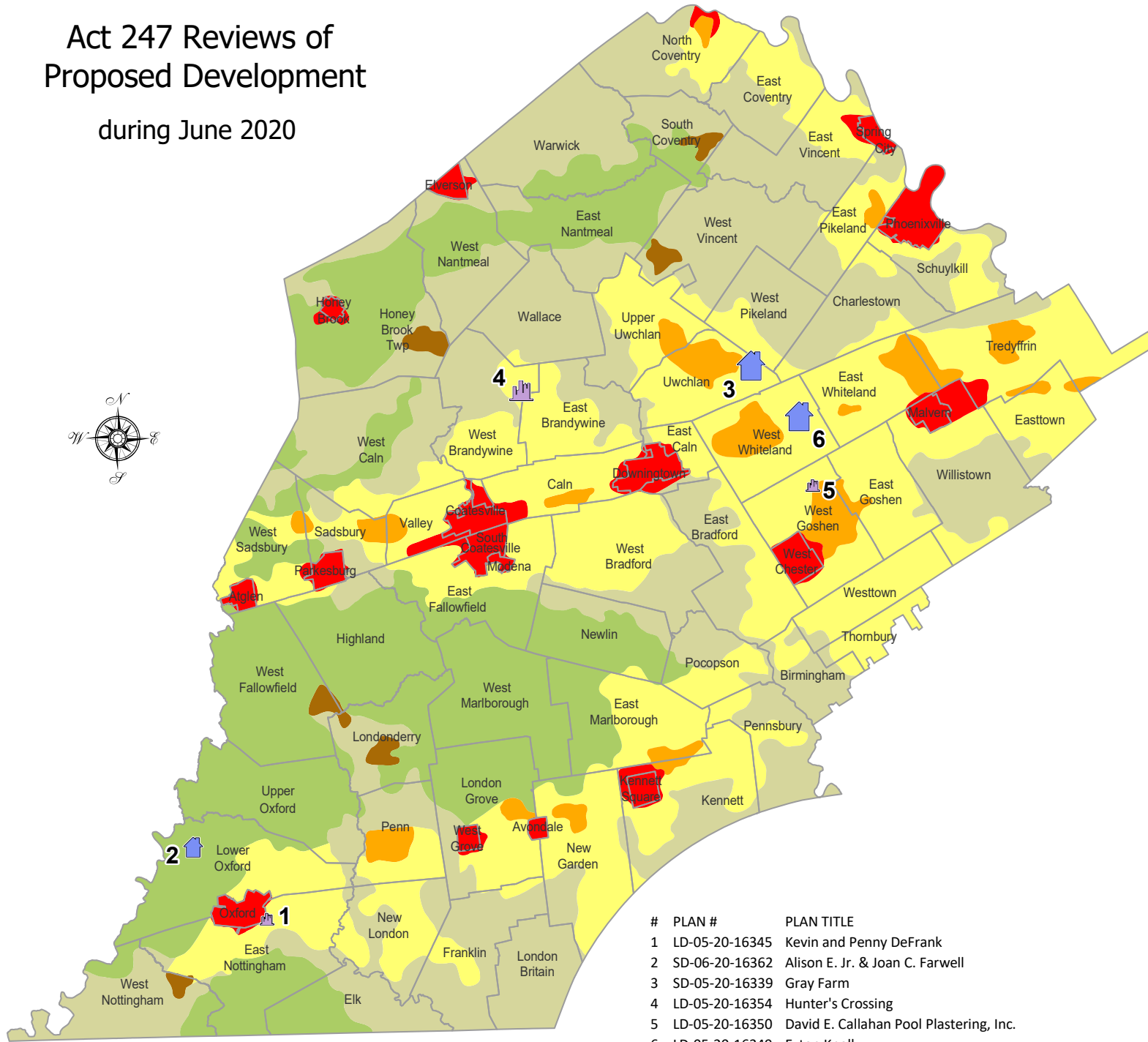
# Subdivision & Land Development





# Act 247 Reviews of Proposed Development

during June 2020



## Symbols

### Residential Lots/Units

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

### Non-Residential Square Feet

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

### Other

- Mixed Use
- Not Consistent with Landscapes 3

## Landscapes 3

### Growth Areas

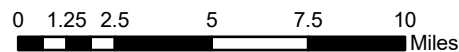
- Urban Center
- Suburban Center
- Suburban
- Rural Center

### Rural Resource Areas

- Rural
- Agricultural

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

#	PLAN #	PLAN TITLE
1	LD-05-20-16345	Kevin and Penny DeFrank
2	SD-06-20-16362	Alison E. Jr. & Joan C. Farwell
3	SD-05-20-16339	Gray Farm
4	LD-05-20-16354	Hunter's Crossing
5	LD-05-20-16350	David E. Callahan Pool Plastering, Inc.
6	LD-05-20-16349	Exton Knoll



## Subdivision and Land Development Reviews 6/1/2020 to 6/30/2020

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
East Nottingham Township	LD-05-20-16345	Kevin and Penny DeFrank	6/4/2020	3.77	Commercial	1	5,000	Commercial Unique	1		Yes
Lower Oxford Township	SD-06-20-16362	Alison E. Jr. & Joan C. Farwell	6/17/2020	24.49	Single Family Residential	3		Residential Single Family Residential			Yes
Tredyffrin Township	SD-06-20-16361	342 Strafford Ave. & 12 Grant Ln., Wayne, PA 19087	6/22/2020	1.33	Single Family Residential	2		Residential Single Family Residential			Yes
Uwchlan Township	SD-05-20-16339	Gray Farm	6/3/2020	71.67	Single Family Residential	76		Residential Single Family Residential		5,105	Yes
West Brandywine Township	LD-05-20-16354	Hunter's Crossing	6/16/2020	9.40	Commercial	2	18,183	Commercial Retail	2		Yes
West Brandywine Township	SD-05-20-16353	Hunter's Crossing	6/16/2020	9.40	Commercial	3		Commercial Retail	0		Yes
West Chester Borough	SD-05-20-16347	101 Clarke Street & 102 Goshen Road	6/19/2020	4.24	Single Family Residential	2		Residential Single Family Residential		0	Yes
West Goshen Township	LD-05-20-16350	David E. Callahan Pool Plastering, Inc.	6/22/2020	1.91	Industrial	1	330	Industrial Addition to Existing	1	0	Yes
West Nottingham Township	SD-06-20-16360	Nottingham Business Center Lots 18 & 17	6/10/2020	4.14	Commercial	1		Commercial			Yes
West Vincent Township	SD-05-20-16352	1215 & 1225 School House Lane	6/4/2020	10.74	Single Family Residential	1		Residential Single Family Residential		0	Yes
West Whiteland Township	LD-05-20-16349	Exton Knoll	6/19/2020	56.58	Townhouse	319		Residential Townhouse		5,900	Yes
West Whiteland Township	SD-05-20-16348	Exton Knoll	6/19/2020	56.58	Townhouse	2		Residential Townhouse			Yes
<b>Grand Totals of Subdivision and Land Development Reviews</b>		<b>12 Reviews</b>		<b>254.25 Acres</b>		<b>413 Lots/Units</b>	<b>23,513 Non-Res. Sq. Feet</b>		<b>4 Non-Res. Bldgs.</b>	<b>11,005 Linear Feet Roadway</b>	

There are **12** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

## Unofficial Sketch Plan Evaluations 6/1/2020 to 6/30/2020

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
East Vincent Township	LD-05-20-16331	Sutton Place	6/1/2020	26.42	Apartment Townhouse Commercial Commercial	230	31,145	Residential Apartment Residential Townhouse Commercial Retail Commercial Restaurant	3		Yes
East Vincent Township	SD-05-20-16330	Sutton Place	6/1/2020	26.42	Apartment	1	0	Residential Apartment			Yes
<b>Grand Totals of Unofficial Sketch Evaluations</b>		<b>2</b>		<b>52.84</b>		<b>231</b>	<b>31,145</b>		<b>3</b>	<b>Linear Feet Roadway</b>	
		<b>Reviews</b>		<b>Acres</b>		<b>Lots/Units</b>	<b>Non-Res. Sq. Feet</b>		<b>Non-Res. Bldgs.</b>		

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

# Subdivision & Land Development Letters





# THE COUNTY OF CHESTER



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Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

June 4, 2020

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

Re: Final Land Development - Kevin and Penny DeFrank  
# East Nottingham Township - LD-05-20-16345

Dear Ms. Scheese:

A final land development plan entitled "Kevin and Penny DeFrank", prepared by Concord Land Planners and Surveyors, Inc., and dated April 8, 2020, was received by this office on May 13, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

**PROJECT SUMMARY:**

Location:	south side of Hickory Hill Road, east of Wickersham Road
Site Acreage:	3.77
Lots/Units:	1 unit
Non-Res. Square Footage:	5,000
Proposed Land Use:	Automotive Repair
New Parking Spaces:	20
Municipal Land Use Plan Designation:	Suburban/Commerce
UPI#:	69-3-65.3

**PROPOSAL:**

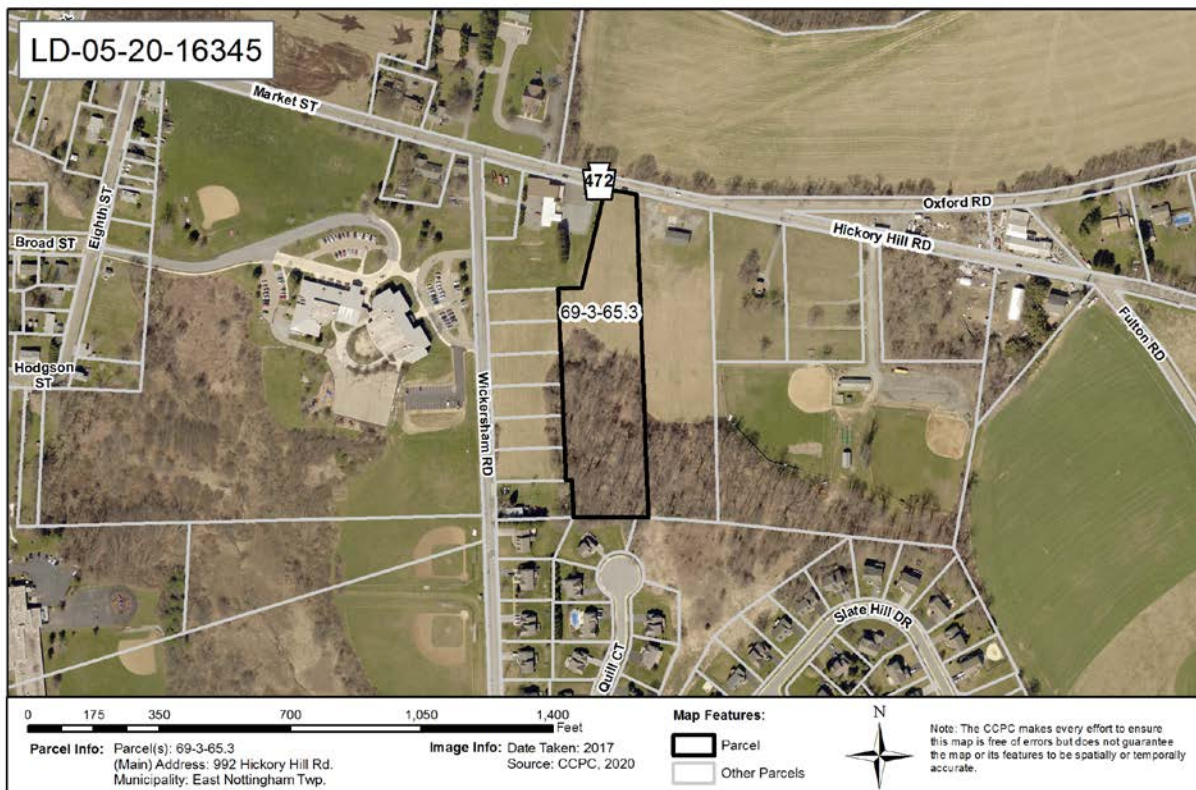
The applicant proposes the construction of a 5,000 square foot automotive repair building, and 20 parking spaces. The project site is located in the C-1 Commercial zoning district in East Nottingham Township and the C-2 Neighborhood Commercial zoning district in Oxford Borough.

**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:**

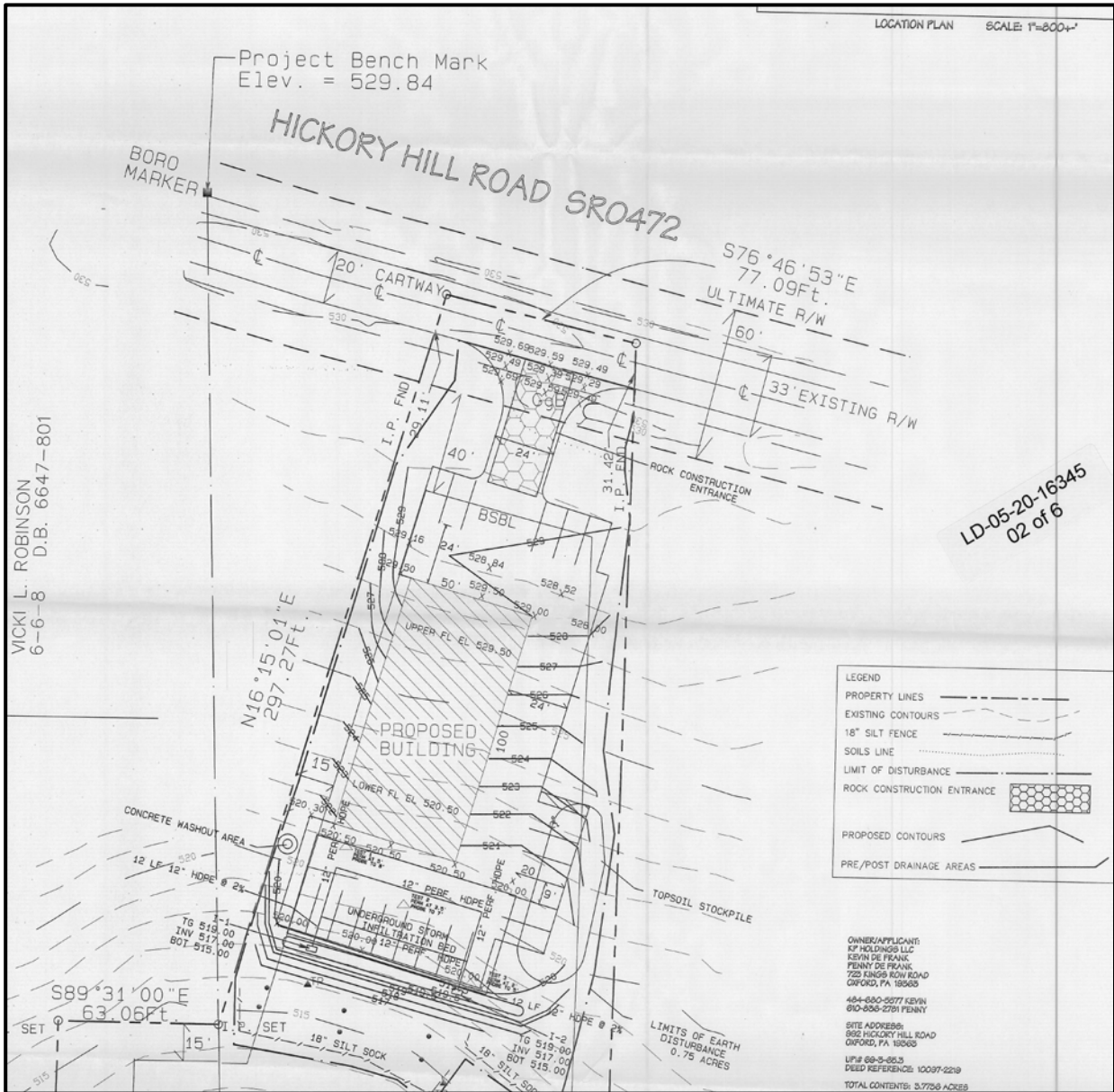
**LANDSCAPES:**

1. The project site is located on the boundary of the **Suburban Landscape** designation in East Nottingham Township and the **Urban Center** designation in Oxford Borough as shown in [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 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 land development is consistent with the objectives of the **Suburban Landscape**. The **Oxford Region Multimunicipal Comprehensive Plan Future Land Use Plan** map designates the area of the proposed land development as Commerce. The proposed land development is consistent with the Commerce category.



WATERSHEDS:

- Watersheds*, the water resources component of *Landscapes3*, indicates the proposed development is located within the Little Elk Creek watershed. *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. *Watersheds* can be accessed at [www.chesco.org/water](http://www.chesco.org/water).



Detail of Sheet 2 of the plan

PRIMARY ISSUES

3. Plan note #3 on sheet 1 of the plan indicates the building will be served by on-site water and sewer facilities. The Act 247 Referral form that accompanied this submission indicates that the site is served by public water and on-site service. This should be resolved before the Township takes action on this submission. As submitted, the plan does not indicate the proposed locations of either wells and/or sewage absorption areas. This plan should not be approved until one or both these features are shown on the plan. This information is necessary to verify that the proposed lot will have proper water supply and sewage disposal, and to demonstrate that minimum isolation distances between wells, sewage absorption areas and/or other features can be achieved.
4. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at [www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm), classifies Hickory Hill Road (SR04720 as a Major Collector Road. The Handbook (page 183) recommends an 80 foot-wide right-of-way for Major Collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Hickory Hill Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to the appropriate agency.
5. The Township should work with the applicant to establish an understanding that the appearance of the proposed operation from the state highway should meet all ordinance requirements related to storage of vehicles, vehicle parts and commercial vehicles. Also all required landscape screening and buffering material should be shown on the plan.
6. The Township and the applicant should consider revising the parking layout so there is a buffer between parking drive and the spaces located on either side of the drive. A 10' wide parking island on each side of the drive would decrease the potential for damage to vehicles parked in the spaces adjacent to the driveway and provide more area for landscaping.
7. The proposed land development appears to be in proximity to a gas distribution pipeline operated by UGI. Applicants should be aware that the actual location of the pipeline may not always be within the center of the easement or right-of-way. To minimize risks before and during construction, the project designer should contact the Pennsylvania One Call Center at 811 or <http://www.pa1call.org/pa811>, consistent with the provisions of Section 4(2) of Act 287 (Underground Utility Protection Act), prior to finalizing the design. The PA One Call Center should also be contacted at least 3 business days, but not more than 10 days, prior to any excavation. More information about pipeline safety can be found at the Chester County Pipeline Information Center at: <http://www.chescoplanning.org/pic/introduction.cfm>.

ADMINISTRATIVE ISSUES:

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



Page: 5

Re: Final Land Development - Kevin and Penny DeFrank  
# East Nottingham Township - LD-05-20-16345

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

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

Sincerely,

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

Glenn Bentley  
Senior Review Planner

cc: Kevin & Penny DeFrank  
Concord Land Planners & Surveyors, Inc.  
Chester County Health Department  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Chester County Conservation District



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June 1, 2020

Mary E. Flagg, Manager/Secretary/Treasurer  
East Vincent Township  
262 Ridge Road  
Spring City, PA 19475

Re: Sketch Plan - Sutton Place  
# East Vincent Township - LD-05-20-16331 & SD-05-20-16330

Dear Ms. Flagg:

An Unofficial Sketch Plan entitled "Sutton Place", prepared by Kennedy & Associates, was received by this office on April 29, 2020. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code (MPC) as amended, our comments are offered as a planning service at the request of East Vincent Township. This review focuses primarily upon design and procedural issues and concerns to assist the applicant and East Vincent Township in its review of this proposal prior to the official submission. This review does not replace the need for an official referral by East Vincent Township of a preliminary or final plan, as required by the Pennsylvania Municipalities Planning Code.

**PROJECT SUMMARY:**

Location:	northwest corner of Schuylkill Road and Stony Run Road
Site Acreage:	26.42
Lots/Units:	230 units
Non-Res. Square Footage:	31,145
Proposed Land Use:	Apartment, Townhouse, Retail, Restaurant
New Parking Spaces:	588
Municipal Land Use Plan Designation:	Corridor Mixed Use
UPI#:	21-5-61, 21-5-62

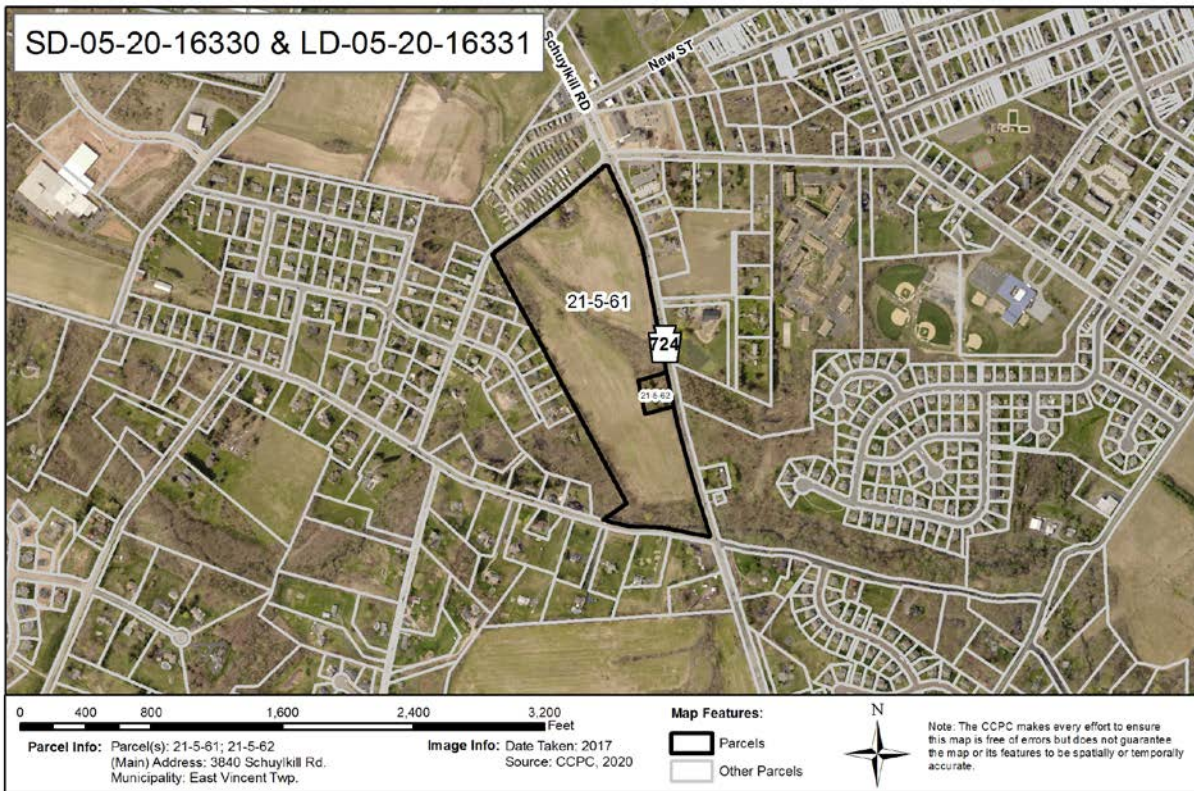
**PROPOSAL:**

The applicant proposes to consolidate the two existing parcels and construct 227 residential units and three commercial units, with a total of 588 parking spaces. The project site, which will be served by public water and public sewer, is located in the GC-General Commercial zoning district. The submission was accompanied by associated Zoning Ordinance and Subdivision and Land Development Ordinance amendments that will be reviewed separately.

**RECOMMENDATION:** The County Planning Commission recommends that the issues raised in this letter be addressed, particularly the floodplain issue raised in comment #2, and all Township issues should be resolved before action is taken on this plan.

**LANDSCAPES:**

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



**BACKGROUND:**

1. This submission is associated with a proposed Zoning Ordinance amendment and a Subdivision and Land Development Ordinance amendment that would permit the mixed-use development shown in this submission on this 34 acre tract. The Subdivision and Land Development Ordinance amendment will be reviewed separately as SA-05-20-16344, the Zoning Ordinance amendment will also be reviewed separately as review number ZA-05-20-16343.

**Design Issues:**

2. An unnamed tributary to Stony Run bisects the proposed development site. Property owners located upstream on this unnamed tributary (across Hill Church Road) have noted periodic flooding beyond the delineated Flood Hazard Zone A, the area with a 1% annual chance of flooding. Because FEMA has not performed detailed analyses to determine the Base Flood Elevation (BFE) in this area, the applicant should consider either increasing the width of the area proposed as a riparian buffer to reduce flood risks to newly constructed residences, or conducting a survey of the area to better define the boundaries of the 100-year floodplain. Because of the proximity of both townhouses and multi-family buildings to the floodplain shown on the sketch plan the location of the actual 100 year floodplain should be determined as a starting point for locating structures prior to official submission of a preliminary land development plan.
3. Historic resource preservation is a key element of **Landscapes3**. The existing dwelling located on the parcel on the west side of Schuylkill Road could be a historic resource. If this dwelling is determined to be a historic resource, we recommend that it be rehabilitated and incorporated into the overall design of the project. It could be initially utilized as the sales office for the development and later as the on-site manager's office or be offered as rental office space.



*Sutton Place Sketch Plan*

4. The layout of the buildings and roads on the sketch plan design is not consistent with the Community Goal for the Route 724 Corridor of a walkable community outlined in the Township's Comprehensive Plan. For example, the commercial area shown on the sketch plan is physically separated from the townhouses by a road that connects Schuylkill Road to Hill Church Road. The road could encourage cut-through traffic, which would exacerbate the safe integration between residential and commercial uses. Also the retail buildings are separated

Page: 4  
Re: Sketch Plan - Sutton Place  
# East Vincent Township - LD-05-20-16331 & SD-05-20-16330

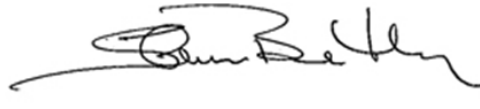
from each other by drive-through lanes and parking lots, which limits the walkability between the commercial uses. As we noted in our review of the proposed zoning ordinance amendment that would permit Mixed Use Development in the General Commercial zoning district "...drive-through lanes essentially surround the buildings with active traffic lanes, which is inconsistent with providing a pedestrian friendly environment..." We suggest that the commercial area be redesigned in a more village-like manner so that the buildings are clustered and there is safe and well connected pedestrian mobility for visitors and the residents who will occupy the proposed new dwellings.

5. The view on the connector road will be of the rear side of the townhouse units on the east side of the loop road, a stormwater basin and the rear entrances of retail uses. The applicant and the Township should consider a more traditional neighborhood layout where the townhouses front onto a central open green with sidewalk connections to the retail uses and that vehicle access is at the rear of the units. Alternately an expanded vegetated buffer could be established between the townhouses and the retail uses.
6. We note that the proposed Subdivision and Land Development Ordinance amendments (reviewed separately as SA-05-20-16344) proposes emergency access requirements, which are not depicted on the submitted Sketch Plan. We endorse the practice of installing emergency access routes for developments with multiple units and a single access point to a public road. However, we note that the options for providing an emergency access to the multi-family portion of this development are limited since a second access onto Schuylkill Road, or may require a stream crossing of the Stony Run tributary that bisects the site. Providing a creek crossing would have the effect of unifying this design and permit residents of the Garden Apartments direct pedestrian access to the retail uses in the northeast corner of the site.
7. Addressing stormwater issues will be a major design consideration in development of this site, we encourage the applicant to utilize a variety of the innovative stormwater management techniques currently available, such as rain gardens and basins planted with native vegetation. We also encourage the developer to design the stormwater facilities, so they can serve as recreational open space or as scenic landscape features.
8. As indicated in our review of the associated Subdivision and Land Development Ordinance amendment that accompanied this submission the Township should consider whether the current Ordinance Design Standards are appropriate for this level of development on the Township's major highway corridor as envisaged in the Comprehensive Plan.
9. It is unclear from the submitted material whether the residents of the Townhouses will have membership/access to the community amenities, i.e. the club house and pool. If the Townhouse residents are not to be members of the multi-family community, then recreational amenities for their use should be incorporated into the final plan.
10. We recommend that the applicant and the Township meet with SEPTA to discuss the need for a bus stop for the 139 bus route on the west side of Route 724 in the vicinity of the access point to the Garden Apartments.

Page: 5  
Re: Sketch Plan - Sutton Place  
# East Vincent Township - LD-05-20-16331 & SD-05-20-16330

We appreciate the opportunity to be a party to the design process prior to engineering and the associated costs which may preclude design revisions. If you have any questions in regard to this review, and/or would like us to work with you further on the recommendations we will be glad to discuss this project at your convenience. The County Planning Commission staff is also available to meet with the applicant and the Township to discuss this project in further 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: Charnwood Stony Run, LLC  
John H. Kennedy, AICP  
3840 Schuylkill Road, LLC



# THE COUNTY OF CHESTER



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Executive Director

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

June 17, 2020

Terri B. Dugan, Codes Enforcement Officer  
Lower Oxford Township  
220 Township Road  
Oxford, PA 19363

Re: Preliminary/Final Subdivision - Alison E. Jr. & Joan C. Farwell  
# Lower Oxford Township - SD-06-20-16362

Dear Ms. Dugan:

A preliminary/final subdivision plan entitled "Alison E. Jr. & Joan C. Farwell", prepared by Concord Land Planners and Surveyors, Inc., and dated March 3, 2020, was received by this office on June 5, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

## **PROJECT SUMMARY:**

Location:	southeast side Jackson School Road, west side of Scroggy Rd
Site Acreage:	24.49
Lots/Units:	3 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Agricultural
UPI#:	56-2-18

## **PROPOSAL:**

The applicant proposes the creation of three parcels from a 24.49 acre parent parcel. The project site, is located in the R-1 zoning district. No new sewage disposal or water supply is proposed.

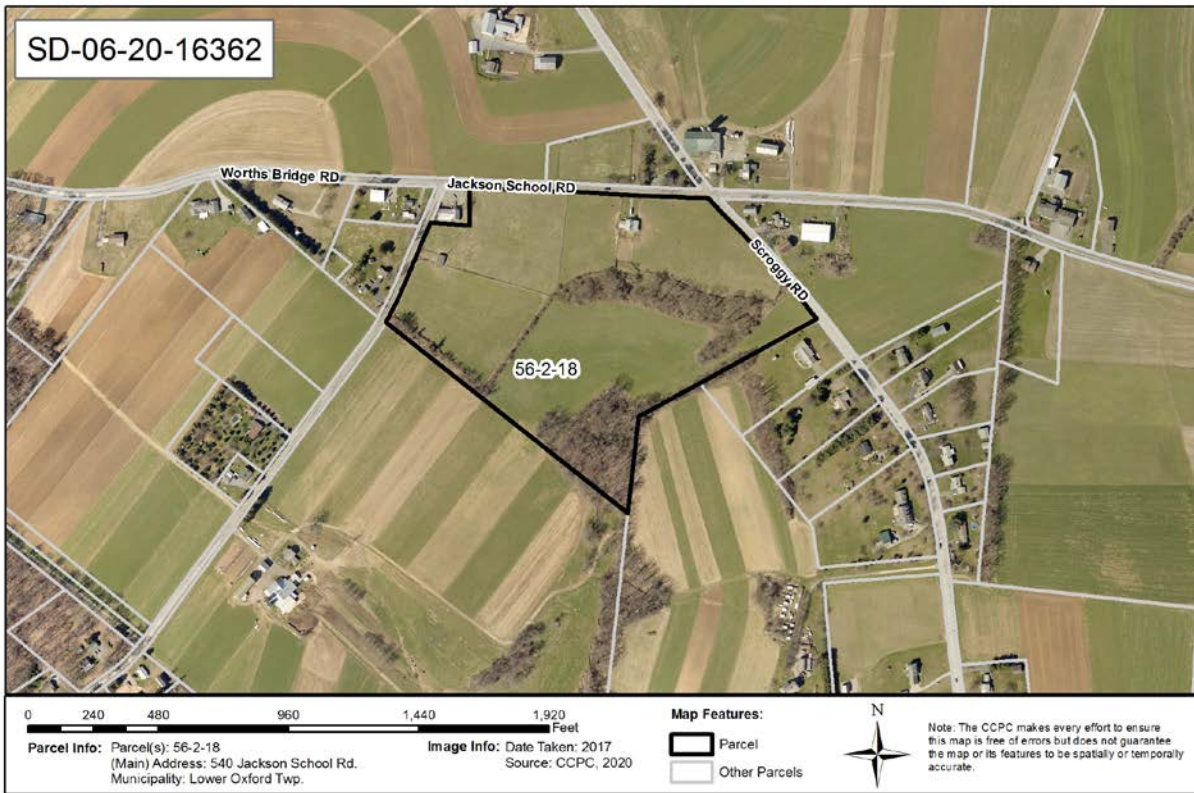
**RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this subdivision plan.**

**COUNTY POLICY:**

**LANDSCAPES:**

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

This site is designated Agricultural on the Future Land Use map in the Oxford Region Multimunicipal Comprehensive Plan; the proposed subdivision is consistent with that designation.

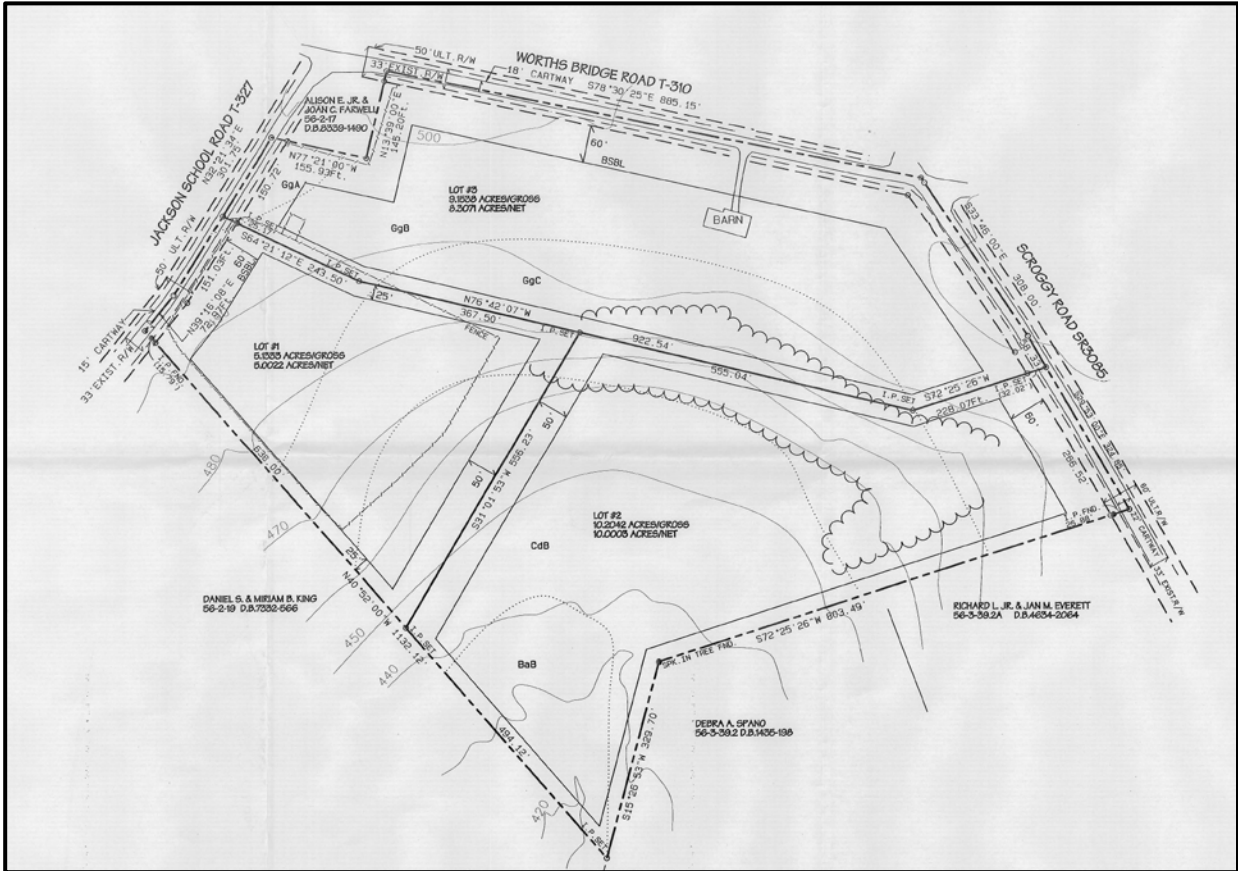


**PRIMARY ISSUES:**

2. The plan does not indicate the location of existing or proposed wells and/or sewage absorption areas. This plan should not be approved until both these features are shown on the plan. This information is necessary to verify that the proposed lot will have proper water supply and sewage disposal, and to demonstrate that minimum isolation distances between wells, sewage absorption areas and/or other features can be achieved.



- The applicants should consider a slight revision to the area of parcel #3 to increase its size to 10 acres. This would permit future owners of the parcel to receive preferential tax assessment under Pennsylvania Act 319, Clean and Green legislation.



*Detail of the Subdivision Plan*

**ADMINISTRATIVE ISSUES:**

- Proposed lot #2 will require a Highway Occupancy Permit from PennDOT to construct a driveway serving that lot from Scroggy Road.
- 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 - Alison E. Jr. & Joan C. Farwell

# Lower Oxford Township - SD-06-20-16362

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

Sincerely,

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

Glenn Bentley  
Senior Review Planner

cc: Alison E. Jr. & Joan C. Farwell  
Concord Land Planners & Surveyors, Inc.  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT



# THE COUNTY OF CHESTER



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June 22, 2020

Matt Baumann, Assistant Manager  
Tredyffrin Township  
1100 DuPortail Road  
Berwyn, PA 19312

Re: Final Subdivision - 342 Strafford Ave. & 12 Grant Ln., Wayne, PA 19087  
# Tredyffrin Township – SD-06-20-16361

Dear Mr. Baumann:

A Final Subdivision Plan entitled "342 Strafford Ave. & 12 Grant Ln., Wayne, PA 19087", prepared by Yohn Engineering, and dated December 10, 2019, was received by this office on June 1, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

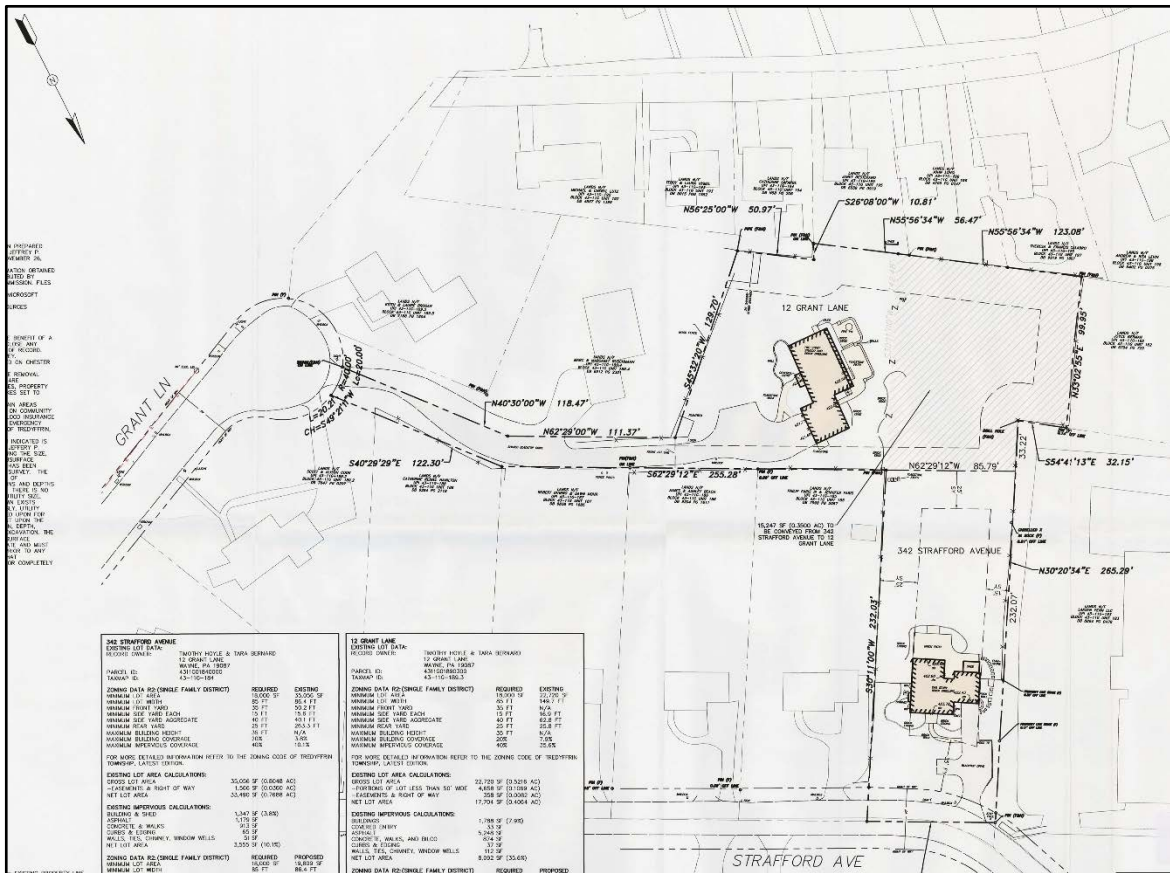
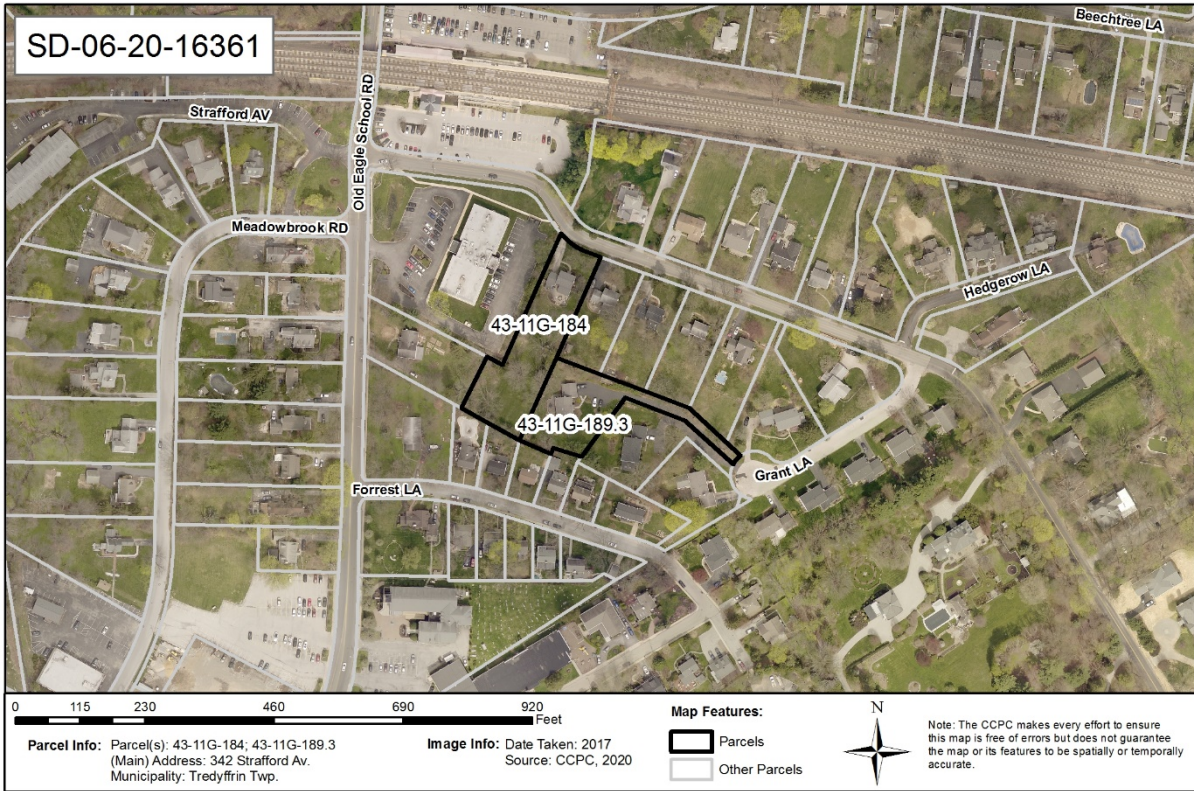
**PROJECT SUMMARY:**

Location:	the south side of Strafford Avenue, at the end of Grant Lane
Site Acreage:	1.33
Lots/Units:	2 Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Residential-Medium Density
UPI#:	43-11G-189.3, 43-11G-184

**PROPOSAL:**

The applicant proposes the conveyance of a 0.35 acre portion of UPI# 43-11G-184 to UPI# 43-11G-189.3. No development activity is proposed as part of the current plan submission. The project site is located in the R2 Residence zoning district.

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



Site Plan Detail, Sheet 1: Final Subdivision - 342 Strafford Ave. & 12 Grant Ln., Wayne, PA 19087

Page: 3  
Re: Final Subdivision - 342 Strafford Ave. & 12 Grant Ln., Wayne, PA 19087  
# Tredyffrin Township – SD-06-20-16361

**COUNTY POLICY:**

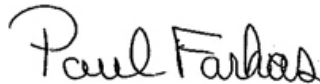
**LANDSCAPES:**

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 subdivision is consistent with the objectives of the **Suburban Center Landscape**.

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 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,



Paul Farkas  
Senior Review Planner

cc: Timothy Hoyle & Tara Bernard  
Yohn Engineering



# THE COUNTY OF CHESTER



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June 3, 2020

Tara Giordano, Zoning Officer  
Uwchlan Township  
715 North Ship Road  
Exton, PA 19341

Re: Preliminary Subdivision - Gray Farm  
# Uwchlan Township - SD-05-20-16339

Dear Ms. Giordano:

A preliminary subdivision plan entitled "Gray Farm", prepared by DL Howell & Associates, Inc. and dated April 10, 2020, was received by this office on May 4, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

**PROJECT SUMMARY:**

Location:	Northeast intersection of Worthington Road and Bausman Road
Site Acreage:	71.67 acres
Lots:	76 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Industrial
UPI#:	33-5-21

**PROPOSAL:**

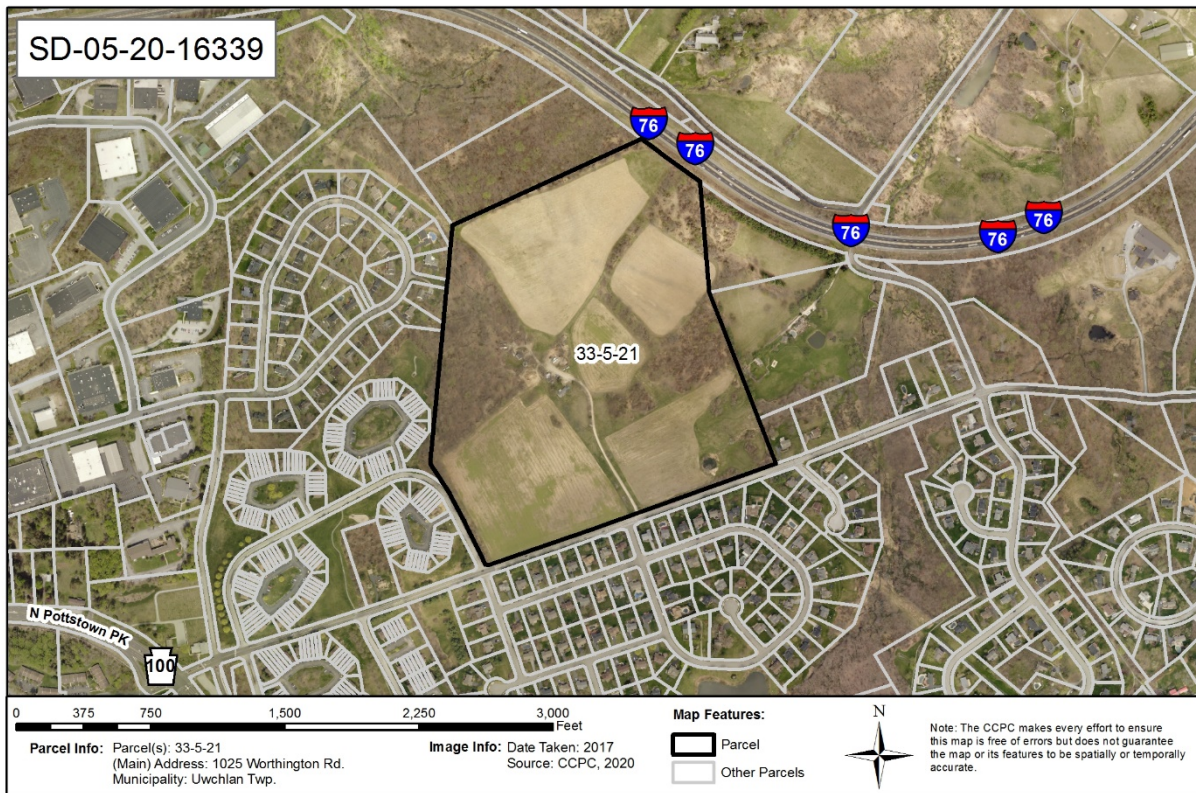
The applicant proposes the creation of 76 lots. The site, which will be served by public water and public sewer facilities, is located in the Uwchlan Township R-1 Low Density Residential zoning district. (We note that the Act 247 Form that was submitted by the Township indicates that this submission is both a subdivision and land development plan, but the plan indicates that is a subdivision plan.)

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

**COUNTY POLICY:**

**LANDSCAPES:**

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



**WATERSHEDS:**

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

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



*Detail of Gray Farm  
Preliminary Subdivision Plan*

**PRIMARY ISSUES:**

3. We suggest that the subdivision could benefit from some design adjustments to improve the usability of the open space. We recommend that the applicant and the Township consider the conceptual illustration below. With slightly smaller lots, while retaining the same number of units, the following enhancements can be achieved:
  - Fewer rear-side views of homes from Worthington Road,
  - An opportunity to expand and connect centralized open space and thus the potential for an internal trail system (and partial preservation of the existing hedgerows),
  - Opportunity for a common recreation space (such as a playground), and
  - Less site disturbance and impervious road surfaces adjacent to the existing pond/wetland area located along the property frontage.





*Conceptual design enhancements –  
Gray Farm*

4. We suggest that the applicant and the Township consider the use of shared driveways. Shared driveways can reduce the number of new access points on public roads, limit impervious coverage, reduce earth disturbance and lower construction costs. Shared driveways can also potentially permit side-entry garages to be used in this subdivision.
5. “Connect” Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas. We endorse the installation of sidewalks into the plan, but we recommend that sidewalks also be provided along Worthington Road and Bausman Road. Sidewalks are an essential design element for new construction in the **Suburban Landscape**.

The 2010 Uwchlan Township Comprehensive Plan contains a number of recommendations regarding this site, including a plan for a proposed park and a plan for a walkway for this site. We understand that the Township is updating its 2010 Comprehensive Plan, and we recommend that the Township consider whether the policies from 2010 still apply. However, we recommend that the applicant provide trails within this site, and potentially connecting to other sites.

6. We suggest that the stormwater infiltration and detention basins could serve as site amenities if they were accessed with trails.
7. As many of Chester County's farms are designated local historic resources, we recommend that the Uwchlan Historical Commission be consulted to confirm the historic registration of this property.
8. The Act 247 Form that was submitted by the Township indicates that a traffic study was not included with the submission. We suggest that the Township's review of this plan submission would benefit from the preparation of a traffic impact study and a review of the potential impacts posed by this project. We note that Map 2-6 Functional Classification in the 2010 Uwchlan Township Comprehensive Plan also contains improvement recommendations for the roads near this site; we recommend that the Township consider how these recommendations still apply to this site.
9. We suggest that curbs be provided along the entire periphery of the site. Curbing can help direct stormwater flows more effectively and potentially reduce erosion.
10. The proposed subdivision appears to be in proximity to a gas transmission pipeline operated Enbridge-Texas Eastern. We suggest that the applicant contact the pipeline operator to ensure that the application does not result in any encroachments into the pipeline right-of-way. It is recommended that the plan include the field survey location of the pipeline, the size, material and depth (if known), and the type of product typically being transported through the pipeline. Pipeline operator contact information is located on the pipeline markers within the easement and can also be found at the Chester County Pipeline Information Center Pipeline Operators page: <http://www.chescoplanning.org/pic/operators.cfm>.

Applicants should be aware that the actual location of the pipeline may not always be within the center of the easement or right-of-way. To minimize risks before and during construction, the project designer should contact the Pennsylvania One Call Center at 811 or <http://www.pa1call.org/pa811>, consistent with the provisions of Section 4(2) of Act 287 (Underground Utility Protection Act), prior to finalizing the design. The PA One Call Center should also be contacted at least 3 business days, but not more than 10 days, prior to any excavation. More information about pipeline safety can be found at the Chester County Pipeline Information Center at: <http://www.chescoplanning.org/pic/introduction.cfm>.

The proposed development will result in on-site population that is located within a 1,000 feet or less of a transmission pipeline. The application should include verification that:

- (a) The applicant has contacted the pipeline operator(s) and has provided the pipeline operator(s) with documentation detailing the proposed development activity and where the activity is to take place;
- (b) The applicant has made sufficient access to the pipeline available to the pipeline operator(s) for routine maintenance and emergency operations in conjunction with existing easements; and

- (c) The pipeline operator(s) has reviewed the documents for compatibility with continued or proposed safe operation of the transmission pipeline(s).

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). 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: [www.chescoplanning.org/pic/introduction.cfm](http://www.chescoplanning.org/pic/introduction.cfm).

We recommend that any habitable development be set back consistent with the guidelines provided in accordance with the "Potential Impact Radius" shown in the graph located at the Chester County Pipeline Information Center: [www.chescoplanning.org/pic/introduction.cfm](http://www.chescoplanning.org/pic/introduction.cfm).

We also recommend that the setbacks for habitable development be determined in consultation with the pipeline operator and in consideration of the type of product and diameter of the transmission pipeline on the project site.

#### **NATURAL FEATURES CONSIDERATIONS:**

11. The Existing Conditions plans shown on Sheets C02.2 and C02.3 indicate that there are 13 monitoring wells located throughout the property.
  - (a) The applicant should clarify the purpose of these wells and note if any will be removed. If any wells are to be removed, the applicant should ensure that they are removed in accordance with Chester County Health Department standards.
  - (b) The applicant should note if any monitoring efforts have shown the presence of residual subsurface contamination. If recent monitoring efforts have shown the presence of subsurface contamination, the applicant should assess the suitability of all planned infiltration practices and should consider the potential impacts of land disturbance, grading, and infiltration on groundwater quality.
  - (c) The applicant should note if all or a portion of the existing wells will remain for continued groundwater monitoring, or if the installation of any additional wells will be needed for long-term monitoring.
  
12. The plans show that the installation of a culverted stream crossing is planned to allow access to the site from Autumn Drive.
  - (a) The applicant should consider installing a bottomless culvert that is capable of passing flows from a 100-year storm event. This will lower the risk of culvert blockages, over-topping events, and channel scour, and will allow for the upstream passage of aquatic organisms.
  - (b) If a bottomless culvert is not installed, the applicant should ensure that the outlet of the culvert is embedded into the natural streambed at a sufficient depth to allow for the upstream passage of aquatic organisms. This will ensure ecological continuity through the length of this tributary from Pine Creek into the upstream wetlands and spring, and will allow for the upstream passage of fish and amphibian species.
  - (c) The applicant should ensure that appropriate channel stabilizing and energy dissipation measures are incorporated downstream of the culvert outlet to minimize scour and streambank erosion.

13. The plans indicate that a significant number of mature trees will be removed up-slope of the wetland on the northwestern corner of the property and along the unnamed tributary to Pine Creek to create the access road off of Autumn Drive. The applicant should consider the following actions to limit impacts to the wetlands and the adjacent stream channel:
  - (a) Grading, land disturbance, and vegetation removal directly upslope of the wetlands should be minimized within 100 feet of the wetland margins to the greatest extent practical.
  - (b) The limits of disturbance should be demarcated with orange construction fencing placed at the outer edge of the dripline of all trees intended to remain to minimize unintended intrusion into wooded areas by construction vehicles and equipment.
  - (c) Equipment that will be used to clear the area for the planned road to Autumn Drive should be sprayed down prior to entering the riparian area to limit the spread of invasive species. Limiting invasive species proliferation within riparian areas is particularly important to minimizing their establishment downstream.
14. The applicant should consider using naturalized basin designs for all planned stormwater basins. Features of naturalized basins, including naturalized low-flow channels, sediment forebays, and seeding with native plant species, can increase water storage, facilitate greater evapotranspiration, increase nutrient uptake and sediment reduction, and provide additional wildlife habitat.
15. Monitoring efforts by local conservation organizations have shown that chloride levels in the headwaters of Pine Creek are substantially elevated compared to the levels observed in other area streams. Given the development of new roadways, driveways, and sidewalk areas, the applicant should consider establishing a de-icing plan and material storage area that minimizes the volume of de-icing chemicals and pollutants that will directly infiltrate to the groundwater or runoff to streams. Monitoring results throughout Chester County show rapid increases in baseline chloride concentrations, and pronounced spikes in chloride levels are often observed after winter precipitation events. Reducing chloride runoff from all pavement sources as well as roads is increasingly needed to minimize impacts to water resources.

**STORMWATER CONSIDERATIONS:**

16. Pine Creek is designated as a natural reproduction wild trout stream by the Pennsylvania Fish and Boat Commission. Increases in new development and impervious cover within the watershed heighten the risk of thermal degradation in this stream system, which could adversely impact wild trout populations. The applicant should consider the following to minimize thermal impacts to the adjacent streams:
  - (a) The plans indicate that the overflow from infiltration basin #3 will outlet directly to an unnamed tributary to Pine Creek, which could result in substantial inputs of warm water during summer rain events. The applicant should consider directing the overflow from this planned basin to an infiltration trench or a level lip spreader up-slope of the existing woodlands to promote infiltration prior to reaching the stream channel.
  - (b) Discharge from Infiltration Basin #1 and Detention Berm #5 are planned to outlet onto a concrete level spreader up-slope of delineated wetlands. The applicant should consider replacing the concrete level spreader with an infiltration trench or a vegetated earthen level spreader to promote infiltration before the overflow enters the adjacent wetland.
  - (c) Substantial effort should be made to ensure that runoff from the site, especially prior to the installation and completion of the stormwater management system, is captured within the planned erosion and sediment control measures and does not flow directly into the adjacent wetlands or one of the tributaries to Pine Creek.

Page: 8  
Re: Preliminary Subdivision - Gray Farm  
# Uwchlan Township - SD-05-20-16339

17. The location or presence of observation wells or cleanout areas for the planned subsurface infiltration bed could not be determined from the information available for our review. The applicant should ensure that sufficient access is provided to this infiltration bed to allow for the entry of personnel and equipment to perform the required operation and maintenance and to allow for any future repairs or improvements.

ADMINISTRATIVE ISSUES:

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

Sincerely,



Wes Bruckno, AICP  
Senior Review Planner

cc: DL Howell & Associates, Inc.  
Gary W. Gray  
Chester County Health Department  
Chester County Conservation District



# THE COUNTY OF CHESTER



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

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June 16, 2020

Danielle Stoltzfus, Administrative Assistant to Codes Officer  
West Brandywine Township  
198 Lafayette Road  
Coatesville, PA 19320

Re: Preliminary/Final Subdivision and Land Development - Hunter's Crossing  
# West Brandywine Township - SD-05-20-16353 & LD-05-20-16354

Dear Ms. Stoltzfus:

A preliminary/final subdivision and land development plan entitled "Hunter's Crossing", prepared by Bohler Engineering and dated April 6, 2020, was received by this office on May 20, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

**PROJECT SUMMARY:**

Location:	Northwest intersection of Horseshoe Pike (State Route 322) and Springton Road (State Route 4021). Little Washington Road/Culbertson Road is to the south. The municipal boundary with East Brandywine Township is also to the south.
Site Acreage:	9.40 acres
Lots/Units:	3 lots; 2 structures proposed
Non-Res. Square Footage:	19,548 square feet
Proposed Land Use:	Retail
New Parking Spaces:	135 spaces
Municipal Land Use Plan Designation:	Mixed Use Focus Overlay/Suburban Site-Responsive Development
UPI#:	29-4-158

**PROPOSAL:**

The applicant proposes the construction of two structures (a CVS pharmacy and a Wawa convenience store) totaling 19,548 square feet and the creation of three lots. The site, which will be served by public water and public sewer facilities, is located in the West Brandywine Township RM-Rural Mixed Use zoning district (the dispensing of gasoline is permitted by conditional use).

**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.**

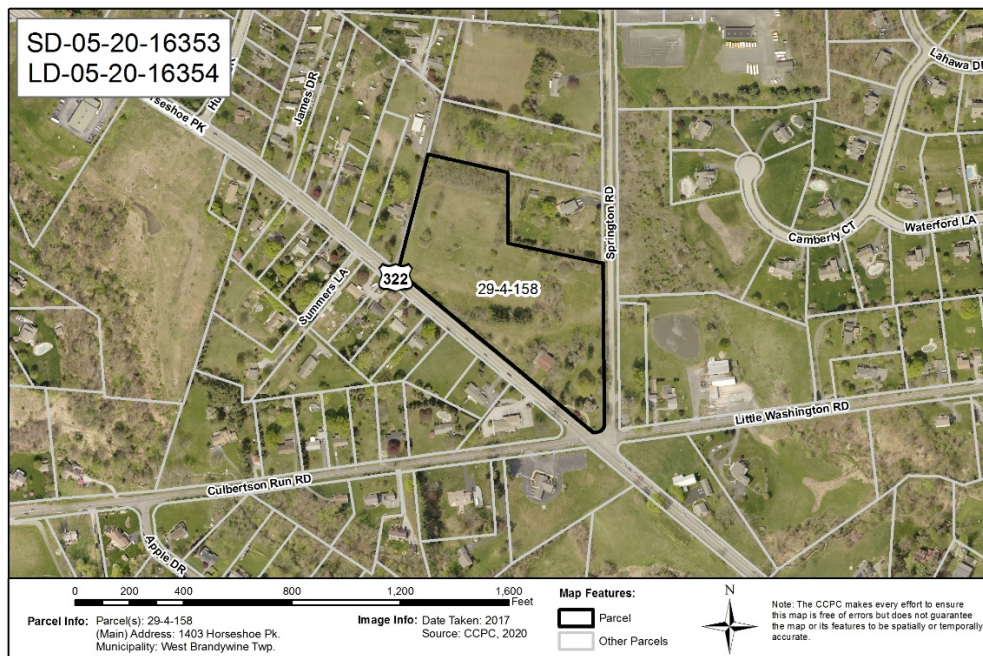
**BACKGROUND:**

1. The Chester County Planning Commission had previously reviewed a land development proposal for this site. That review, CCPC# LD-09-18-15599, dated October 17, 2018, addressed a plan that proposed two buildings totaling 18,276 square feet. We have no record of Township action on that submission.

**COUNTY POLICY:**

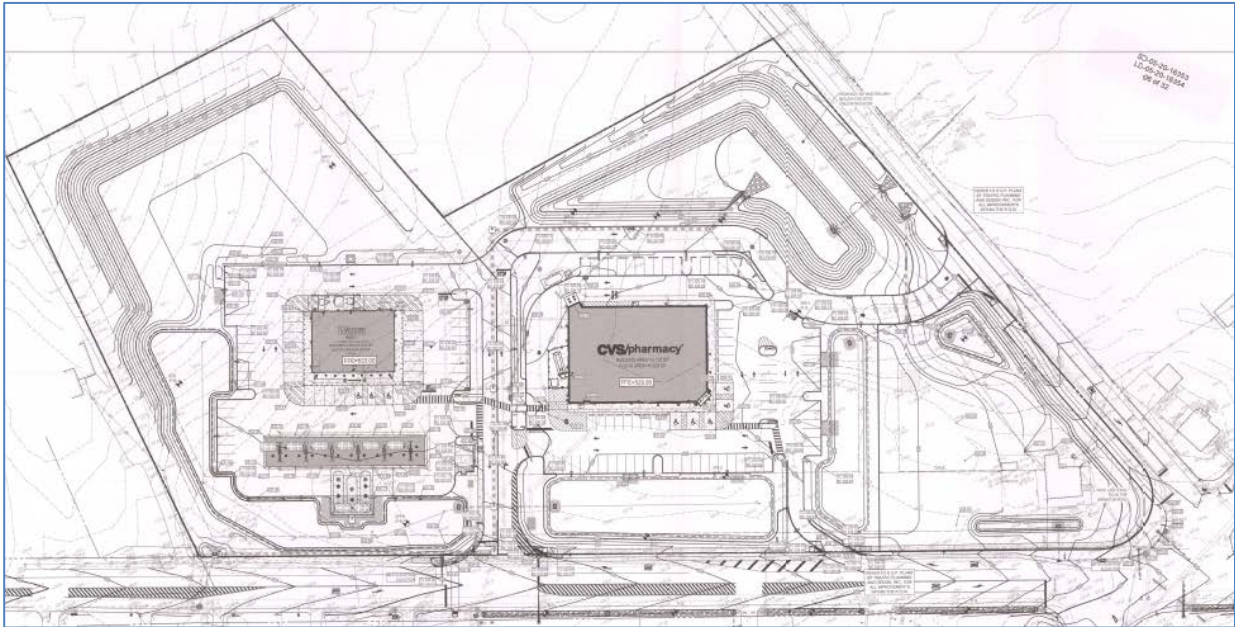
**LANDSCAPES:**

2. The site is located within the **Suburban Landscape** designation of *Landscapes2*, the 2009 County Comprehensive Plan. The objective of the **Suburban Landscape** is to promote new development to accommodate anticipated population and employment growth, using appropriate density, sustainable design, and smart transportation principles. Additionally, *Landscapes2* supports infill development and redevelopment efforts in the **Suburban Landscape** based upon infrastructure capacity and environmental constraints. The proposed subdivision and land development is consistent with the objectives of the **Suburban Landscape**.



**WATERSHEDS:**

3. **Watersheds**, the water resources component of *Landscapes2*, indicates the proposed development is located within the Culbertson Run subbasin of the Brandywine Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are:
  - reduce stormwater runoff,
  - restore water quality of "impaired" streams, and
  - protect vegetated riparian corridors**Watersheds** can be accessed at [www.chesco.org/water](http://www.chesco.org/water).



*Detail of Hunter's Crossing  
Preliminary/Final Subdivision Plan*

4. 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.
5. The plan shows that 16 parking spaces are to be held in reserve (located at the rear of the CVS pharmacy). We endorse the reservation of parking spaces when appropriate because this practice can help reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.

We suggest that the applicant and the Township assess the proportional parking demand for the Wawa and the CVS to determine whether the proposed reserved spaces are appropriately located in relation to the anticipated relative demand. The Township and the applicant should also agree on a procedure for installing the reserve parking spaces when it becomes evident that they are actually needed, and who would make that determination.

6. The previously-reviewed land development for this site (CCPC# LD-09-18-15599, dated October 17, 2018) included an "open lawn" area and gazebo at the southern portion of the site, which does not appear in the current submission. We endorsed the previously-proposed open lawn area and gazebo as an attractive site amenity. We also suggested that the applicant elaborate on how this area would have been used and maintained, and whether any activities in this area would be associated with the historic house to its south. We recommend that the applicant retain this open lawn and gazebo area, because it can also represent an attractive "gateway" into West Brandywine Township.
7. The plan shows a pedestrian connection between the Wawa and the CVS, which is appropriate (see the detail below).





*Crosswalk detail*

We suggest that the painted crosswalk across the two-lane driveway between the commercial buildings should be placed at 90-degree angles to the curbs, or the diagonal transition to the crosswalk to the CVS could occur in the curbed island. The applicant and Township should refer to the Pedestrian Facilities Design Element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update) in its design of the proposed pedestrian facilities, which is available online at: [www.chesco.org/documentcenter/view/27042](http://www.chesco.org/documentcenter/view/27042).

8. The architectural character of the new buildings should be compatible with the site's context, especially rooflines, and exterior materials should be compatible with the materials used in nearby existing structures.
9. We endorse the incorporation of sidewalks into the plan. Sidewalks are an essential design element for new construction in the **Suburban Landscape**. The proposed sidewalk along Horseshoe Pike should extend west to the site limits.
10. We note that the West Brandywine Township Comprehensive Plan Map 8-1 "Community Trails Concept" shows a "trail along road ROW" at this location. The applicant and the Township should ensure that this trail is incorporated into the plan.
11. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at [www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm), classifies Horseshoe Pike (State Route 322) as a major arterial, and Springton Road (State Route 4021) as a minor collector. The Handbook (page 183) recommends a 150 foot-wide right-of-way for major arterial roads and an 80 foot-wide right-of-way for minor collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate rights-of-way to be reserved for these roads. We suggest that these areas be identified as dedicated rights-of-way, and be offered for dedication to PennDOT.
12. The Township Engineer should review and comment on the traffic impact study prepared for this development because it is likely to add significant traffic movements at this complex intersection.
13. We recommend that the proposed signal at the new entrance be coordinated with the existing signals in the vicinity of this site.
14. We note that the West Brandywine Township Comprehensive Plan Map 4-1 "Historic Resources" shows such a resource at this location. The applicant should elaborate on how this resource will be preserved and utilized. We also suggest that the West Brandywine Township Historical Commission review and comment on this submission, specifically in regard to the plans for the historic house on this site.

15. The Township should verify that the design and location of any proposed outdoor lighting conforms to Township 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. Specifically, lighting should be designed to limit light trespass on the adjoining residential areas.
16. It is unclear from the material available for our review whether a wetland delineation was performed on the site. Aerial imagery and Google Maps photography suggests that an area adjacent to Springton Road at the location of an existing culvert crossing may support hydrophytic vegetation. Additionally, the USDA Soil Survey indicates that soils at this site are classified as Cokesbury silt loam, which is a hydric soil. If a wetland delineation has not been completed for the site, a field investigation by a qualified wetland delineator should be conducted to confirm the presence or absence of wetlands.
17. The Post Construction Stormwater Management Plan indicates that the overflow from both the planned dry extended detention basin and two planned bioretention basins will outlet to an area of amended soils adjacent to Springton Road. Runoff from this area will be directed under Springton Road through an existing culvert. The applicant should ensure that the existing culvert is large enough to sufficiently pass the anticipated volume of stormwater runoff that it will receive from the planned outlets to avoid directing runoff across Springton Road.
18. We recommend that the applicant consider the need for oil/water separators in the stormwater management system. This would reduce the risk of spilled petroleum products from entering the stormwater system and possible contamination of the watershed.
19. We acknowledge that the design of the proposed stormwater management facilities includes rain gardens. The County Planning Commission endorses the use of innovative stormwater management practices. We suggest that the Township Engineer review the proposed landscape materials that will be used in the rain gardens, and verify that there is a plan for maintaining the vegetated areas.
20. The plan indicates that conditional use approval is required for this project. The final plan should accurately note the date and any conditions set as part of the conditional use approval, and the Township should verify that all applicable conditions of approval have been incorporated into the final plan.

ADMINISTRATIVE ISSUES:

21. The applicant should contact the office of the Chester County Conservation District for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
22. A Pennsylvania Department of Transportation permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.

Page: 6

Re: Preliminary/Final Subdivision and Land Development - Hunter's Crossing  
# West Brandywine Township - SD-05-20-16353 & LD-05-20-16354

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

Sincerely,

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

Wes Bruckno, AICP  
Senior Review Planner

cc: Bohler Engineering  
Horseshoe Pike Realty, L.P.  
Chester County Health Department  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Chester County Conservation District



# THE COUNTY OF CHESTER



COMMISSIONERS  
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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 19, 2020

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

Re: Final Subdivision - 101 Clarke Street & 102 Goshen Road  
# West Chester Borough – SD-05-20-16347

Dear Mr. Gore:

A Final Subdivision Plan entitled "101 Clarke Street & 102 Goshen Road", prepared by Howell Kline Surveying, LLC, and dated April 15, 2020, was received by this office on May 21, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

**PROJECT SUMMARY:**

Location:	the southeast corner of North High Street and Goshen Road
Site Acreage:	4.24
Lots/Units:	2 Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Low Density Neighborhood Conservation
UPI#:	1-1-1.1, 1-1-3

**PROPOSAL:**

The applicant proposes the conveyance of a portion of UPI# 1-1-3 to UPI# 1-1-1.1. No new construction or development activity is proposed as part of this plan submission. The project site is located in the NC-1 Neighborhood Conservation (Block Class A) zoning district.

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

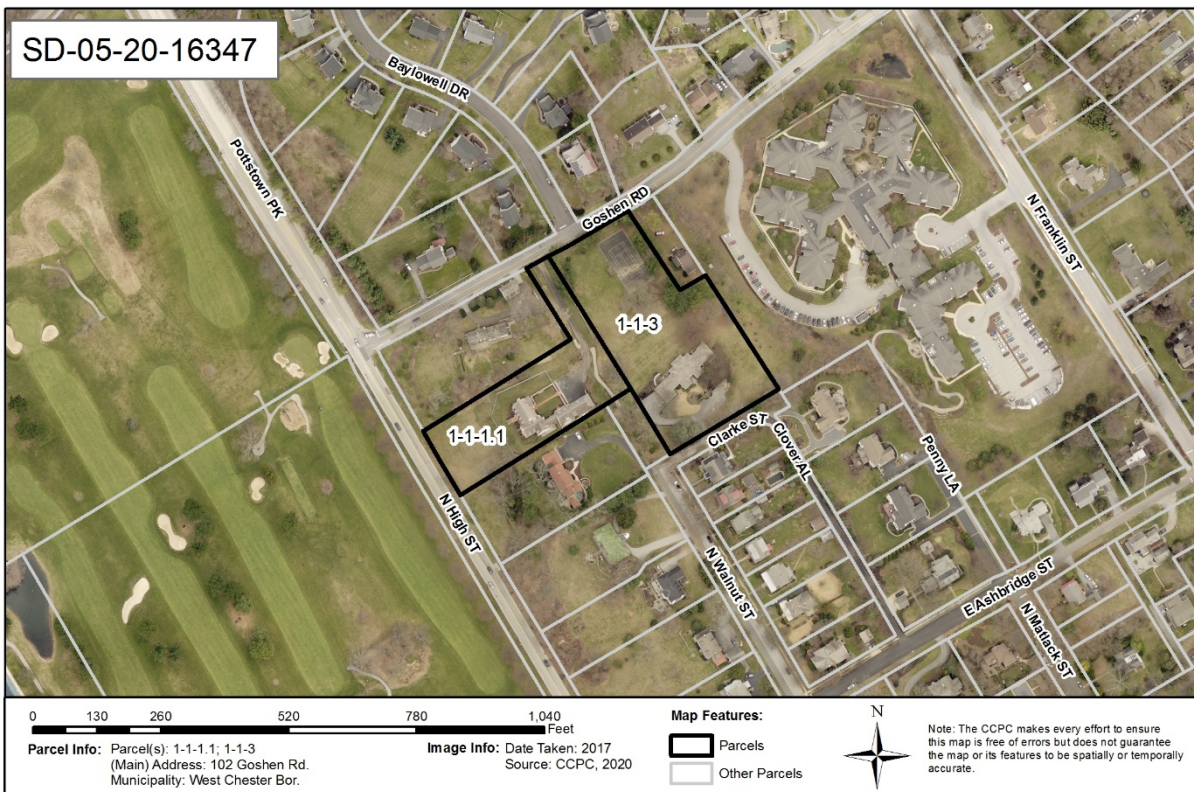
**BACKGROUND:**

1. The Chester County Planning Commission previously reviewed a subdivision proposal pertaining to the creation of UPI# 1-1-1.1. CCPC# SD-8-12-6579, dated September 10, 2012, which addressed the creation of two lots from a 3.59 acre site, was approved by the Borough on October 17, 2012. General Note 10 indicates that the purpose of the current plan submission is to realign the property lines between UPI# 1-1-1.1 (Lot 2 of the previously approved plan) and UPI# 1-1-3.

**COUNTY POLICY:**

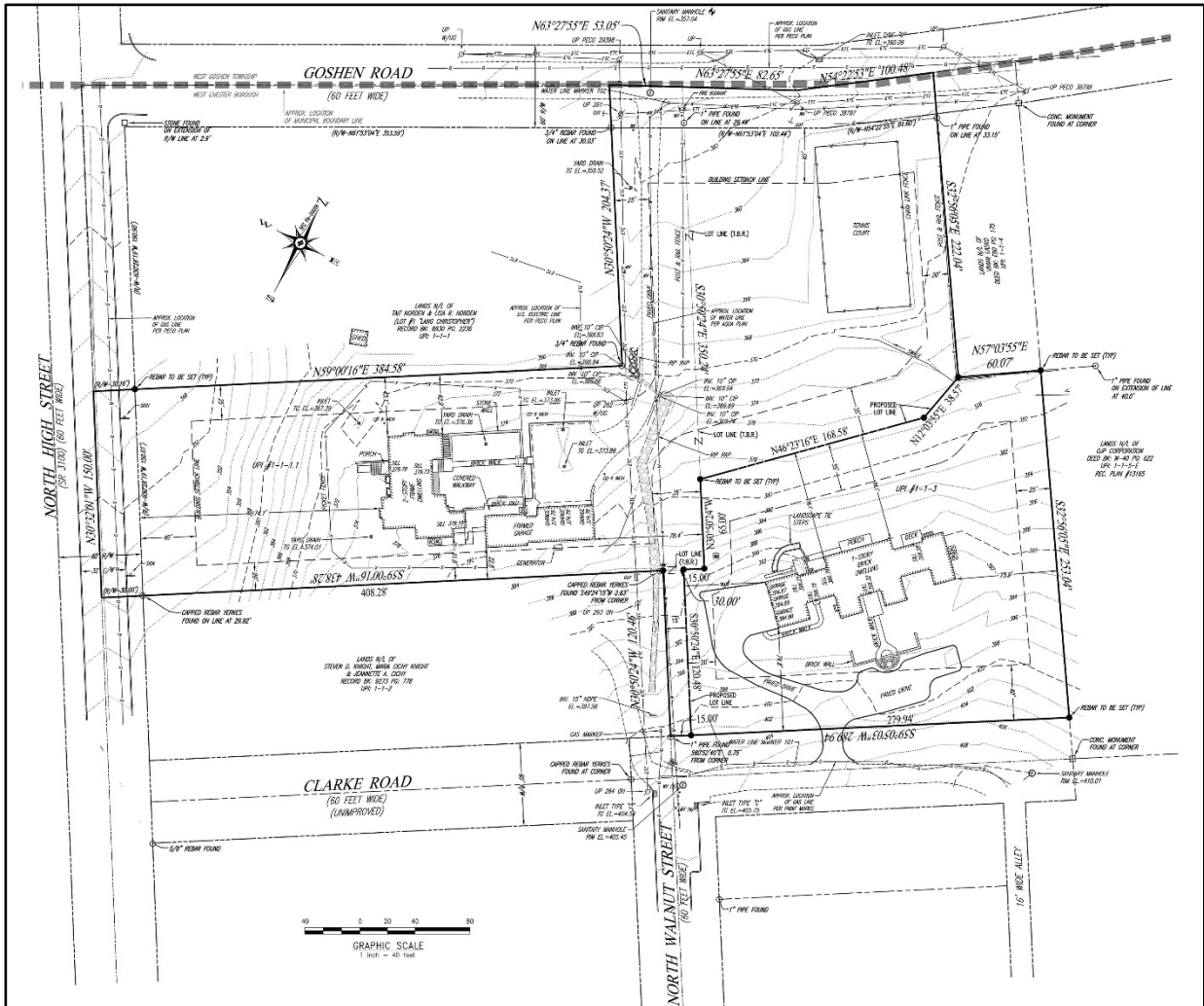
**LANDSCAPES:**

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



**ADMINISTRATIVE ISSUES:**

3. While the proposed acreage figures are provided on the site plan, the existing acreage figures, and the acreage for the area that is proposed to be conveyed to UPI# 1-1-1.1, are not identified on the site plan. This should be clarified by the applicant.



Site Plan Detail: Final Subdivision - 101 Clarke Street & 102 Goshen Road

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

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of 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,  
*Paul Farkas*  
 Paul Farkas  
 Senior Review Planner

cc: Leonard A. & Deborah C. Reinhart  
 Howell Kline Surveying, LLC



# THE COUNTY OF CHESTER



COMMISSIONERS  
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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 22, 2020

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

Re: Preliminary/Final Land Development - David E. Callahan Pool Plastering, Inc.  
# West Goshen Township – LD-05-20-16350

Dear Mr. LaLonde:

A Preliminary/Final Land Development Plan entitled "David E. Callahan Pool Plastering, Inc.", prepared by DL Howell & Associates, Inc., and dated May 4, 2020, was received by this office on June 1, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

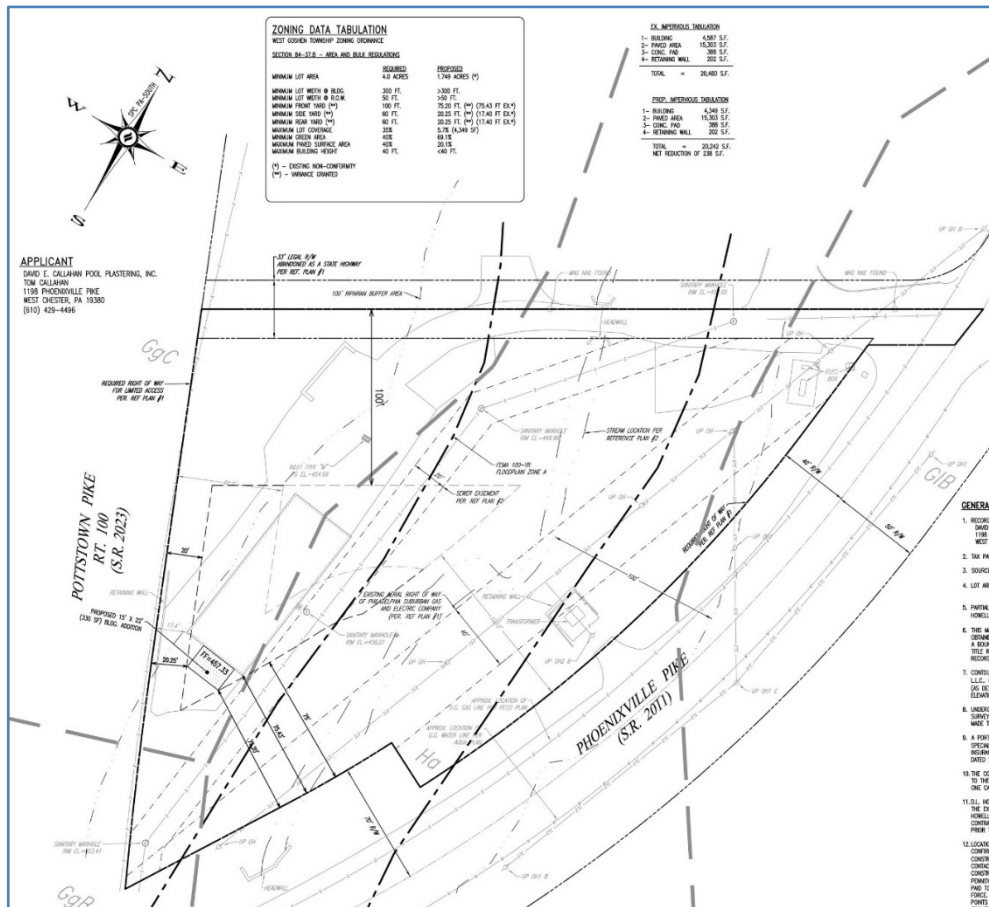
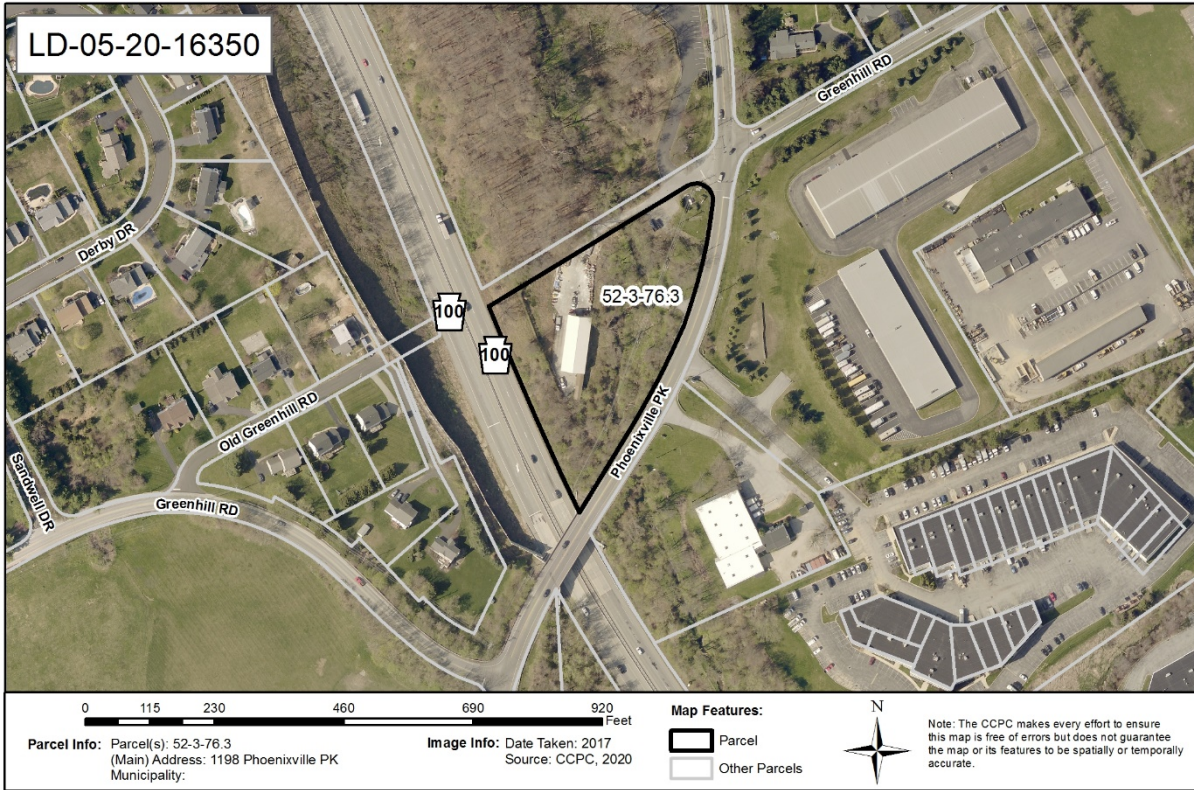
**PROJECT SUMMARY:**

Location:	the west side of Phoenixville Pike at the Greenhill Road intersection
Site Acreage:	1.91
Lots/Units:	1 Lot
Non-Res. Square Footage:	330
Proposed Land Use:	Addition to Existing Building
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Commercial, Office, Industrial Infill
UPI#:	52-3-76.3

**PROPOSAL:**

The applicant proposes the construction of a 330 square foot addition to an existing industrial building. No new sewage disposal or water supply is proposed by this plan submission. The project site is located in the I-1 Campus Light Industrial zoning district.

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



Site Plan Detail, Sheet 1: Preliminary/Final Land Development - David E. Callahan Pool Plastering, Inc.



**COUNTY POLICY:**

**LANDSCAPES:**

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

**PRIMARY ISSUES:**

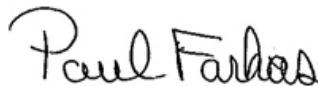
2. The site contains land within the 100 year flood plain. Although it does not appear that any development activity will encroach into the floodplain, we note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania 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.

**ADMINISTRATIVE ISSUES:**

3. The plan indicates that, on February 12, 2020, the Township Zoning Hearing Board granted variances from the building setback, side yard setback, and rear yard setback requirements of the Township Zoning Ordinance. Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by the Township Zoning Hearing Board. Any conditions of approval issued by the Board should be indicated on the final plan.
4. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas  
Senior Review Planner

cc: Callahan Pool Plastering Inc.  
DL Howell & Associates, Inc.



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

June 10, 2020

Candace Miller, Secretary  
West Nottingham Township  
100 Park Road P.O. Box 67  
Nottingham, PA 19362

Re: Preliminary/Final Subdivision - Nottingham Business Center Lots 18 & 17  
# West Nottingham Township - SD-06-20-16360

Dear Ms. Miller:

A preliminary/final subdivision plan entitled "Nottingham Business Center Lots 18 & 17", prepared by Hillcrest Associates, Inc., and dated March 27, 2020, was received by this office on June 1, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

## **PROJECT SUMMARY:**

Location:	east side of Ponds Edge Drive, north of West Christine Road
Site Acreage:	4.14
Lots/Units:	1 lot
Municipal Land Use Plan Designation:	Village Center
UPI#:	68-2-56.17, 68-2-56

## **PROPOSAL:**

The applicant proposes the consolidation of two existing lots into a single 4.14 acre lot. The project site, which will be served by on-site water and sewer, is located in the V-Com - Village Commercial zoning district.

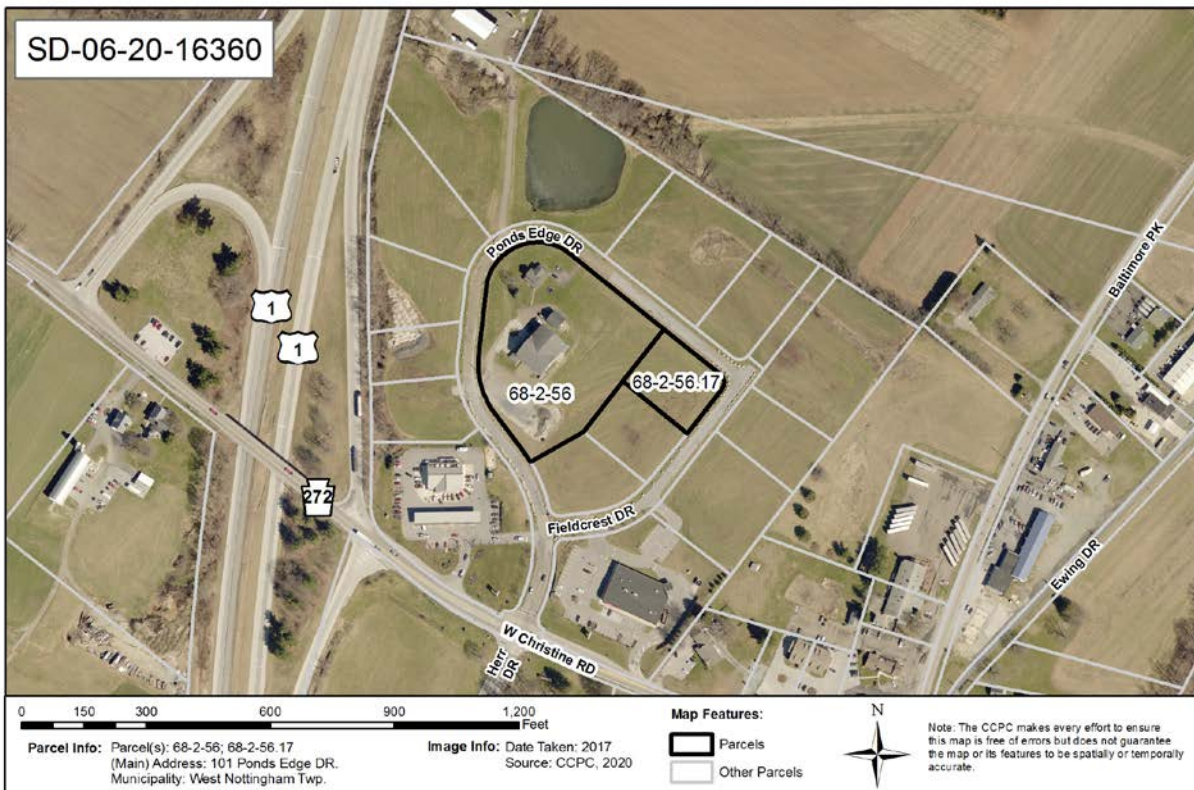
**RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, and all Township issues should be resolved before action is taken on this subdivision plan.**

**COUNTY POLICY:**

**LANDSCAPES:**

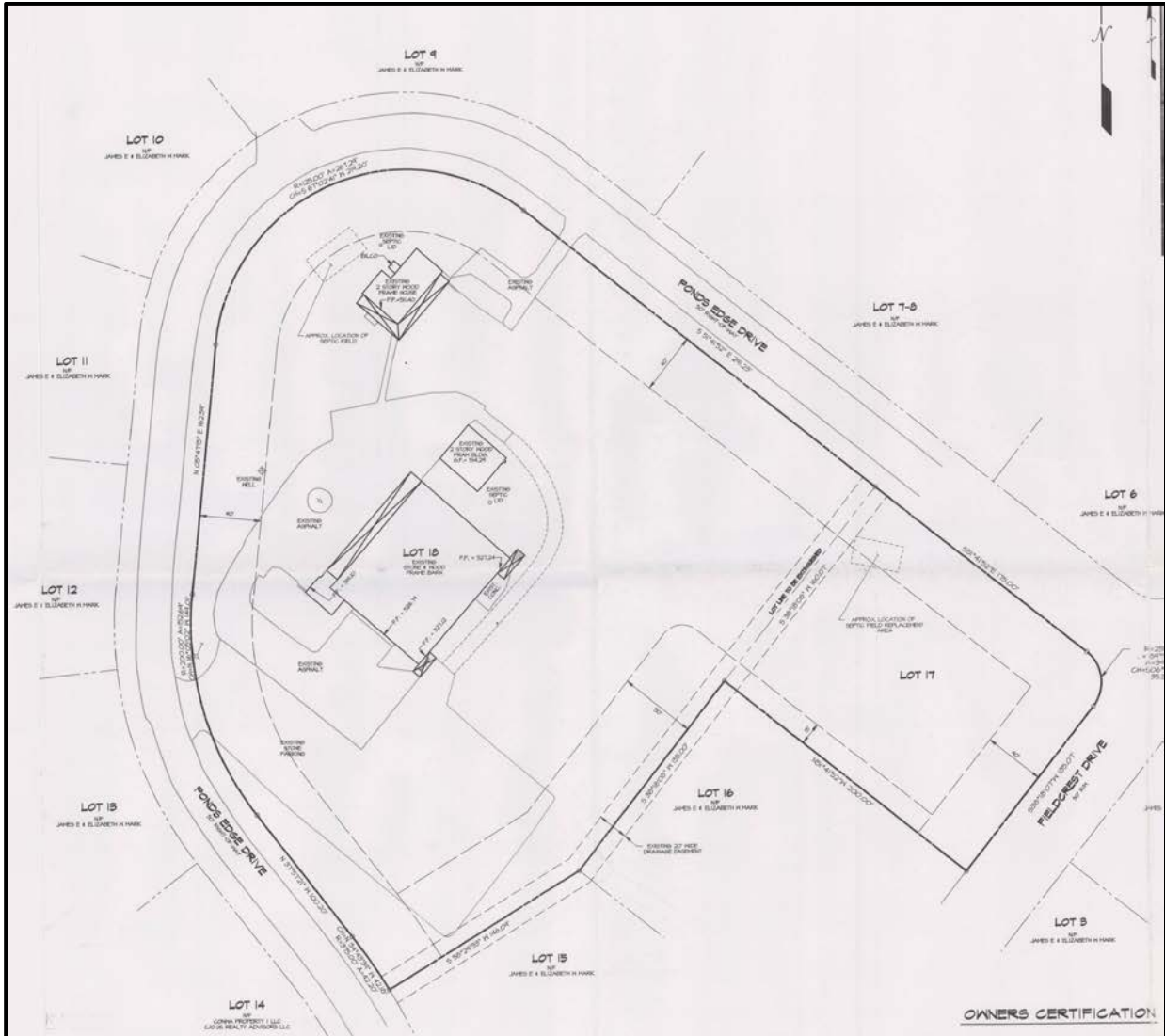
1. The project site is located within the **Rural Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Rural Center Landscape** is as a community focal point for the surrounding rural and agricultural areas that accommodates limited growth. The proposed subdivision is consistent with the objectives of the **Rural Center Landscape**.

The Oxford Region Multimunicipal Comprehensive Plan designates this site as a Village Center, this submission is consistent with that designation.



**ADMINISTRATIVE ISSUES:**

2. If development is being considered for the combined parcel at this site, we encourage the applicant to submit a sketch plan for the future development. A sketch plan allows the applicant to take advantage of County and municipal expertise and consider design recommendations prior to preparing a fully engineered preliminary or final plan.
3. 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.



*Detail of the subdivision plan*

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

Sincerely,

Glenn Bentley  
Senior Review Planner

cc: James E. & Elizabeth W. Mark  
Hillcrest Associates, Inc.



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

June 4, 2020

Kathryn Shillenn, Secretary  
West Vincent Township  
729 S. Matthews Road  
Chester Springs, PA 19425

Re: Final Subdivision - 1215 & 1225 School House Lane  
# West Vincent Township - SD-05-20-16352

Dear Ms. Shillenn:

A final subdivision plan entitled "1215 & 1225 School House Lane", prepared by Howell Kline Surveying, LLC, and dated April 3, 2020, was received by this office on May 27, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

## **PROJECT SUMMARY:**

Location:	west side of School House Lane, north of Saint Matthews Road
Site Acreage:	10.74
Lots/Units:	1 lot
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Rural
UPI#:	25-4-67.4, 25-4-67.5

## **PROPOSAL:**

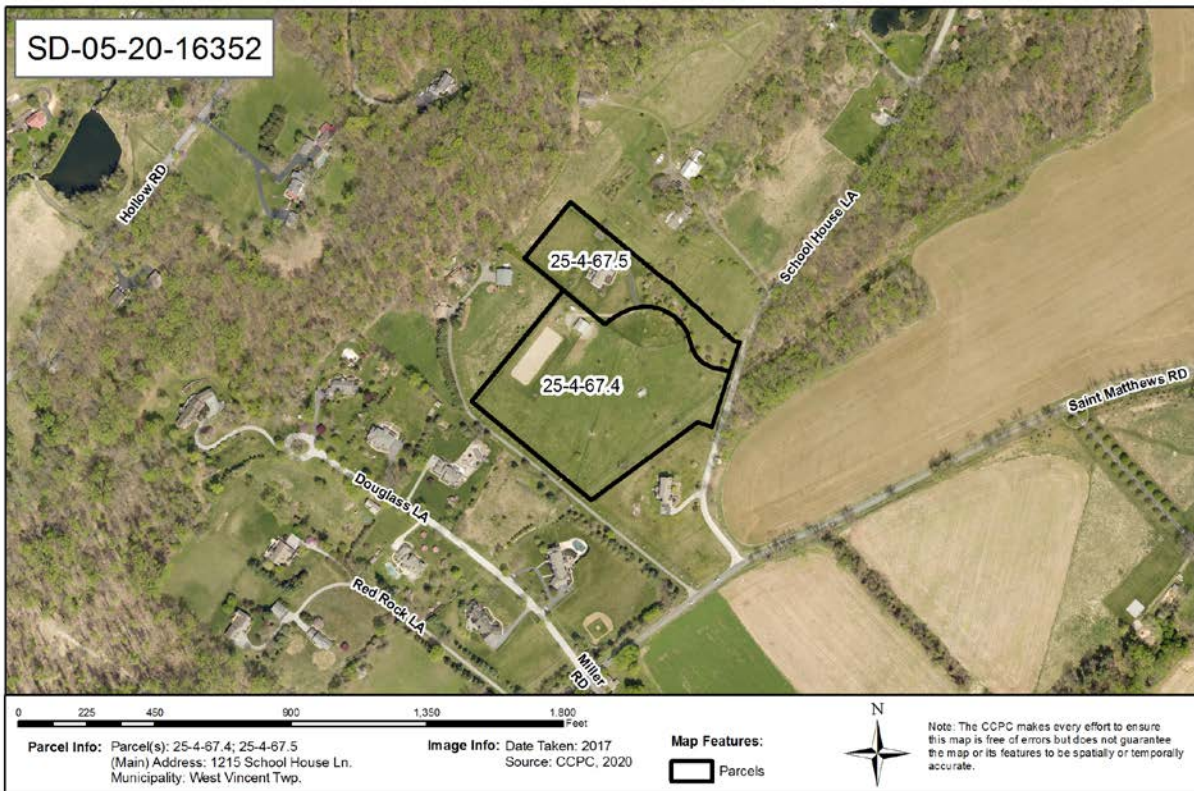
The applicant proposes the consolidation of 2 existing lots into a single 10.74 acre lot. The project site is located in the R-2 zoning district. No new sewage disposal or water supply is proposed.

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

**COUNTY POLICY:**

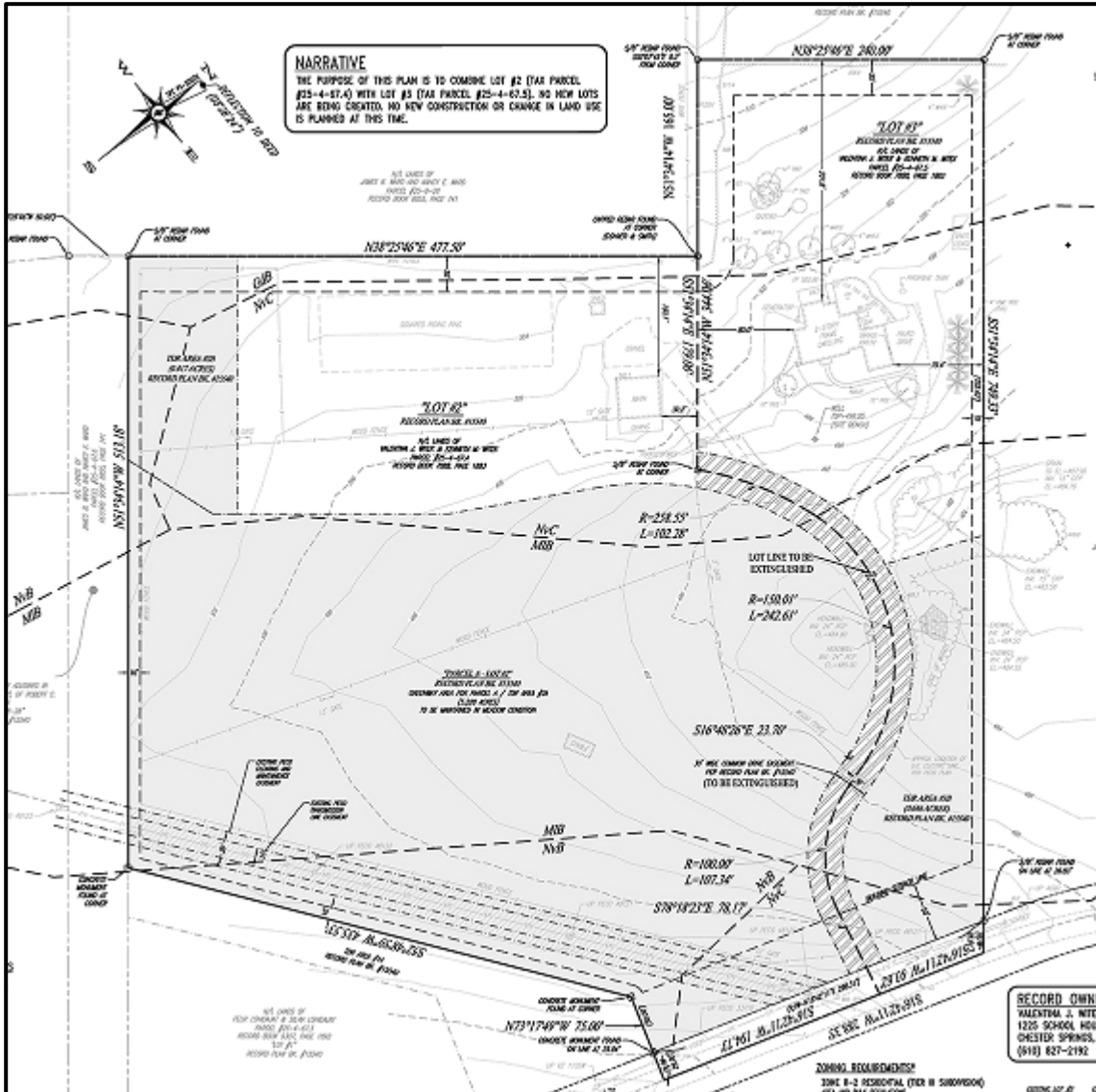
**LANDSCAPES:**

1. The project site is located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The proposed subdivision is consistent with the objectives of the **Rural Landscape**. The site is designated as Rural on the Future Land Use map in the 2019 Phoenixville Regional Comprehensive Plan. The



**PRIMARY ISSUES:**

2. Details of the location and any use restrictions related to the PECO Clearing and Maintenance easement that crosses the southern portion of this lot should be incorporated into the revised deed of the newly created parcel.
3. A large portion of the combined parcel shown on the plan is shaded, which apparently indicates areas of the lot that are affected by the requirements of a previous plan. We note a 5.23 acre Greenway area that is to be maintained in meadow condition and two areas that are part of a TDR calculation. The Township should verify that this plan is consistent with any and all previous subdivision activity decisions by the Board of Supervisors.



Detail of the Subdivision Plan

**ADMINISTRATIVE ISSUES:**

4. 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](http://www.chesco.org/256/Act-319---Clean-Green)
5. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

Page: 4  
Re: Final Subdivision - 1215 & 1225 School House Lane  
# West Vincent Township - SD-05-20-16352

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 Vincent 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: Valentina J. & Kenneth M. Witek  
Howell Kline Surveying, LLC  
Chester County Assessment Office





# 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 19, 2020

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

Re: Preliminary/Final Subdivision and Land Development - Exton Knoll  
# West Whiteland Township – SD-05-20-16348 and LD-05-20-16349

Dear Mr. Weller:

A Preliminary/Final Subdivision and Land Development Plan entitled "Exton Knoll", prepared by DL Howell & Associates, Inc., and dated May 15, 2020, was received by this office on May 20, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

**PROJECT SUMMARY:**

Location:	north side of East Lincoln Highway, west of Church Farm Lane
Site Acreage:	56.58
Lots/Units:	2 Proposed Lots; 319 Proposed Townhouse Units
Non-Res. Square Footage:	0
New Parking Spaces:	382
Municipal Land Use Plan Designation:	Business Park; Parks, Permanent Open, and Resource Conservation; and Character Area 1-Lincoln Highway and Whitford Road Corridors Plan
UPI#:	41-6-2, 41-6-2.1, 41-6-2.2, 41-6-3, 41-6-4, 41-6-4.1, 41-6-4.2

**PROPOSAL:**

The applicant proposes the consolidation of seven parcels into two parcels, along with the construction of 319 townhouse units. Sheet 3-Overall Site Plan indicates that 220 rental units will be located on Lot 1, and 99 for-sale units will be located on Lot 2. While an existing pump house will remain on Lot 1, all other existing buildings will be removed. Vehicular access will be provided from two driveway entrances on East Lincoln Highway, which includes a right-in/right-out only entrance to the east of the primary entrance. Additionally, secondary access will be provided from the proposed extension of Road C to Livingston Lane on the adjoining Lochiel Farms site to the east. Sheet 6-Open Space Plan indicates that the 16.2 acres of proposed open space includes a 1.39 acre recreation area in the central portion of Lot 1. The project site, which will be served by public water and public sewer, is located in the O/R Office/Residential zoning district.

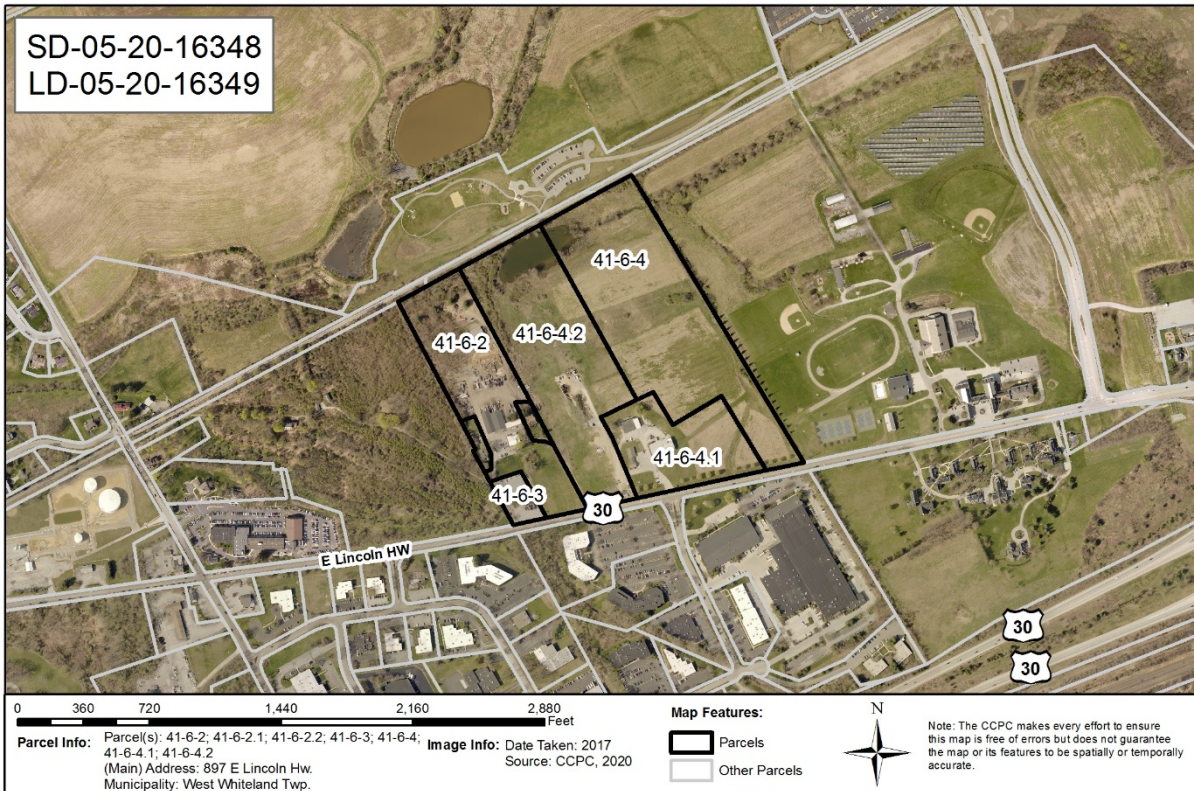
**RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, particularly the Chester Valley Trail issues discussed in comments #3**

through #6, and all Township issues should be resolved before action is taken on this subdivision and land development plan.

**COUNTY POLICY:**

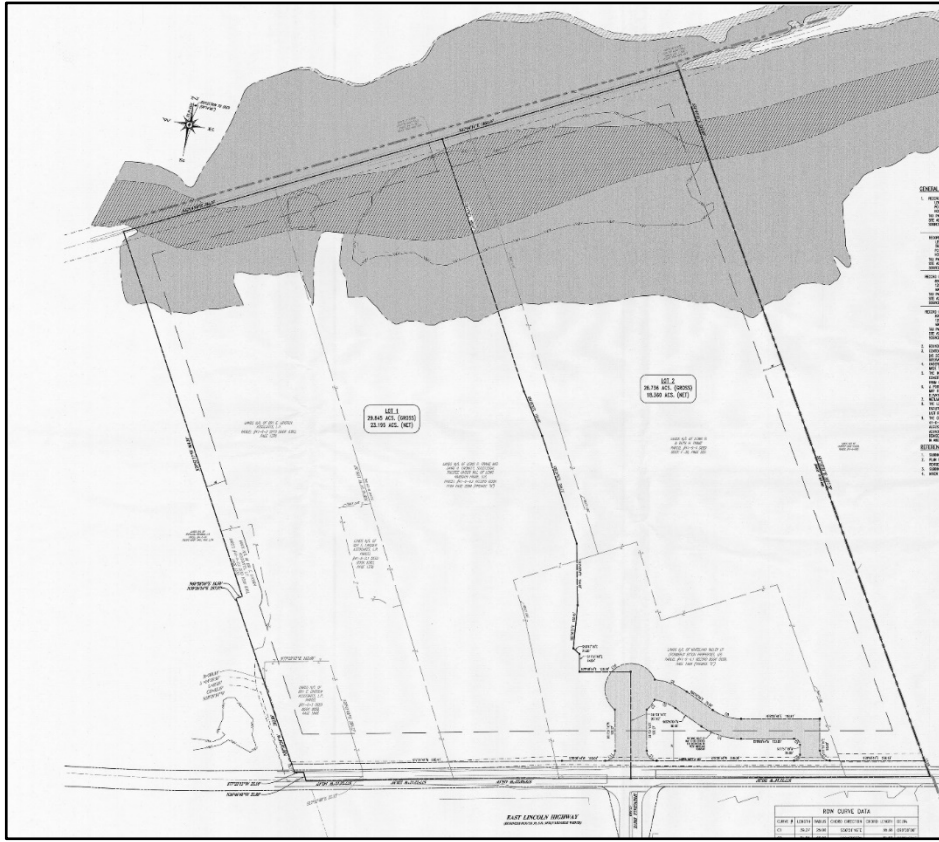
**LANDSCAPES:**

1. The project site is located within the **Suburban Landscape** 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 townhouse development is an appropriate use in the **Suburban Landscape**, careful consideration of the proposed development activity is required due to existing environmental constraints (these issues are further discussed in comments #14 through #16).



**WATERSHEDS:**

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



*Site Plan Detail, Sheet 2: Preliminary/Final Subdivision – Exton Knoll*



*Site Plan Detail, Sheet 3: Preliminary/Final Land Development – Exton Knoll*

PRIMARY ISSUES:

Chester Valley Trail:

3. The site plan depicts an eight foot wide walking trail that extends to the Chester Valley Trail located along the northern tract boundary. The County has in place an approval process to allow a connection to the Chester Valley Trail. The applicant should contact the Chester County Department of Facilities (telephone # 610-344-6220) to enter into a standard Trail Connection Agreement. This requires the applicant to be responsible for the construction and maintenance of the connecting trail to be constructed within the Chester Valley Trail right-of-way. The agreement also requires the connecting trail to be constructed to Federal Americans with Disabilities Act (ADA) standards within the limits of the Chester Valley Trail right-of-way.
4. Public users of the Chester Valley Trail and the Exton Park site have been observed using the existing pond on the northernmost portion of the project site for bird watching and fishing. We suggest that the applicant and Township consider the placement of a public access easement to the pond/riparian area to allow a continuation of this use.
5. The Trail Installation Note on Sheet 1 should be revised to reflect the new County Department name and new Director: Chester County Department of Facilities, Janet L. Bowers, [jbowers@chesco.org](mailto:jbowers@chesco.org).
6. Sheet 5-Title Plan should label the limits/right-of-way line for the County's Chester Valley Trail.

Access and Circulation:

7. We acknowledge, and endorse, that the proposed sidewalk network includes sidewalks along East Lincoln Highway from the easternmost driveway entrance to the Lochiel Farms development to the west. We suggest that the applicant and Township consider extending the proposed sidewalk network to the adjoining parcel boundary to the east. Sidewalks are an essential design element in the **Suburban Landscape**.

Additionally, we acknowledge that sidewalks are provided along Road C, which extends to Livingston Lane on the eastern end of the Lochiel Farms site. The County Planning Commission reviewed the preliminary land development which addressed the construction of 140 townhouse units on the 32.36 acre Lochiel Farm site on May 18, 2018 (CCPC# LD-04-18-15391). According to our records, this plan submission was approved by the Township on February 13, 2019.

8. The Transportation Impact Study, prepared by McMahon Associates, Inc., dated March 27, 2020, was included with the plan submission. We note that the proposed improvements identified in the study (page 17) include providing ADA compliant pedestrian facilities across the northern site access, and the western leg of the site access/Springdale Drive and Lincoln Highway intersection. We also acknowledge, and endorse, that condition #9 of the conditional use decision (which is further discussed in comment #20) states that a pedestrian connection shall be provided to the existing bus stop near the southeastern corner of the property.
9. The Township should review the location and design of the proposed trail system. We note that the section of the trails system that runs through the center of the development (in the rear yards of units 118-152) appears to be redundant, as cyclists could use the driveways, and pedestrian could use the walkways, for a trail connection that could begin in the vicinity of the storage facility in the northwest quadrant. Removing this section of the trail system would reduce stormwater runoff as well.

We recommend that all trail corridor location and design details be incorporated into the final plan, and we also recommend that any trails be constructed prior to the Township issuing any building occupancy permits for this development.

10. General Note 38 on Sheet 1 indicates that a 40 foot wide ultimate right-of-way is provided along the property's frontage along East Lincoln Highway (State Route 3070), which is offered for dedication. 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 Lincoln Highway. We note that the recommended improvements identified in the Transportation Impact Study include widening the Lincoln Highway at the site access/Springdale Drive intersection to provide a 150-foot westbound right-turn lane. We also note that General Note 28 on Sheet 1 states that, while a portion of the entrance roads will be offered to the Township, the rest of the roadway network will be privately owned.

Design Issues:

11. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 35) 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.
12. The Township should verify that the proposed landscaping plan (Sheet 36) conforms to Township Ordinance landscape and screening requirements. Additionally, condition #6 of the conditional use decision (which is further discussed in comment #20) states that, prior to the submission of the land development plan, the applicant shall meet with the representatives of the Church Farm School and come to an agreement regarding the details of the required landscaped perimeter buffer to resolve their concerns about security and aesthetics, to the satisfaction of the Township.

The 2009 Township Historic Resource Atlas, and the Township's January 2020 Historic Resources Map and Sites Listing, both identify that the adjoining Church Farm School parcel to the east, which is situated in the Church Farm School Historic District, contains a Class I Historic Resource that is listed on the National Register. The applicant and Township should work to mitigate any potential negative impacts on the integrity of the existing historic resources in the historic district. We suggest that a viewsshed study be prepared to verify the effectiveness of the landscaped buffer, if one hasn't already been prepared for this project. "Appreciate" Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at: [www.chescoplanning.org/Landscapes3/1c-Appreciate.cfm](http://www.chescoplanning.org/Landscapes3/1c-Appreciate.cfm).

13. The applicant should identify if any landscaping will be provided within the central island of the roundabout located to the north of the main entrance.

Natural Features Protection:

14. The site is underlain by carbonate geology in which the presence or potential may exist for formation and/or expansion of solution channels, sinkholes and other karst features. These features can present risk of collapse and groundwater contamination that often can be overcome and avoided with careful stormwater management design. The location, type, and design of stormwater facilities and best management practices (BMPs) should be based on a site evaluation conducted by a qualified licensed professional that ascertains the conditions relevant to formation

of karst features, and the PA BMP Manual or other design guidance acceptable to the Municipal Engineer.

15. The northern portion of 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 northernmost units are located in close proximity to the 100 year floodplain boundary shown on the plan. 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.
16. 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.

Stormwater Management:

17. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality. We acknowledge that the Post Construction Stormwater Management Report (page 5) indicates that the permanent best management practices (BMP's) proposed for the development are: vegetated swales, constructed filter bioretention basins with internal water storage, extended detention surface basin, forebays, and level spreaders.

Superfund Site:

18. The "Final Remediation Design, AIW Frank/Mid-County Mustang Superfund Site, Operable Unit #1" Report, prepared by HydroGeoLogic Inc., and dated September 2018, was included as Appendix K of the Post Construction Stormwater Management Report. The report identifies that groundwater has been impacted at this site, primarily by volatile organic compounds (VOC's). The applicant should demonstrate that the site meets all federal, state and local standards related to contamination and/or remediation. We note that General Note 34 on Sheet 1 states that the developer shall coordinate with the US Environmental Protection Agency on the location of additional or relocated groundwater wells to be installed on the property.

Vapor Mitigation Plan:

19. General Note 39 on Sheet 1 states that any units within 100 feet of the groundwater plume (which is depicted on Sheet 21), are required to install a sub slab vapor mitigation system in accordance with the Brickhouse Environmental Sub-Slab Vapor Mitigation System Design Report dated March 2020, or as otherwise approved by the Environmental Protection Agency. This report, which is provided on Sheet 8, indicates that, as a precautionary measure, and in cooperation with the EPA, the following sub-slab vapor mitigation will be installed and tested to ensure that chlorinated solvent vapors and/or radon gas are fully isolated from the residential unit's indoor air. We acknowledge General Note 41 on Sheet 1 states that, to the extent required by the EPA, the builder shall record deed restrictions for each unit within 100 feet of the groundwater plume requiring the residential owners to continue the operation and maintenance of the vapor mitigation system until groundwater at the site is remediated, and provide owners with appropriate operations and maintenance (O&M) manuals.

ADMINISTRATIVE ISSUES:

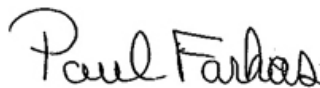
20. Sheet 7-Conditional Use Decision indicates that the applicant obtained conditional use approval for this project on April 8, 2020, with 16 conditions of approval. Prior to granting final plan approval, the Township should verify that all applicable conditions of approval are incorporated into the final plan. While building elevations were not included with the plan submission to the County Planning Commission, condition #4 states that the building height of each residential structure shall not exceed thirty-five (35) feet.
21. The Waivers Requested table on Sheet 1 indicates the applicant is requesting 11 waivers from the provisions of the Township Code, including eight waivers from the design standards in Article IV of the 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.
22. There are two waivers identified as Waiver #4 in the Waivers Requested table on Sheet 1. Additionally, there is no Township Code section number provided for Waiver #10. These issues should be corrected by the applicant.
23. General Note 30 on Sheet 1 indicates that a Homeowners' Association (HOA) and/or a rental management company will be responsible for the proposed common facilities/areas. Additionally, condition #13 of the conditional use decision states that the applicant shall present for review and approval by the Township and the Township Solicitor a Declaration of Restrictive Covenants and Easements establishing a homeowners association for the "for sale" townhouse parcel, and a separate Declaration of Restrictive Covenants and Easements for the parcel containing the rental units.  
  
Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any common held amenities should be written into the HOA document. The HOA document should include provisions which allow the 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.
24. The site plan depicts the location of several retaining walls. 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.
25. The 1.39 acre recreation area in the central portion of Lot 1 includes a clubhouse and swimming pool. The applicant should identify if the residents of the for-sale units on Lot 2 will be permitted to utilize these recreational facilities.
26. There is an unlabeled proposed feature on the site plan, situated to the immediate north of stormwater basin #4 on Lot 2, that is located within the 100-year floodplain. This should be clarified by the applicant.
27. While a Phasing Plan is provided on Sheet 9, the (approximate) time frames for the plan phases are not provided. This should be clarified by the applicant.

Page: 8  
Re: Preliminary/Final Subdivision and Land Development - Exton Knoll  
# West Whiteland Township – SD-05-20-16348 and LD-05-20-16349

28. The applicant should demonstrate how snow disposal (i.e. snow storage) will be handled for this development. Consideration should be provided for a designated snow disposal area(s) on the project site. Central off-street parking areas should not be utilized for snow storage.
29. The applicant should contact the office of the Chester County Conservation District (CCCD) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
30. A Pennsylvania Department of Transportation (PennDOT) permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
31. 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: Weston Investment Properties, L.P.  
Clovelly LTD  
DL Howell & Associates, Inc.  
891 East Lincoln Associates, L.P.  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Chester County Conservation District  
David Stauffer, Chester County Department of Facilities  
Robert J. Kagel, County Administrator, County of Chester



# Proposed Plan and Ordinance Reviews





# ORDINANCE PROPOSALS

6/1/2020 to 6/30/2020

The staff reviewed proposals for:	Total
Miscellaneous Ordinance (Misc.) Amendments	1
Subdivision and Land Development Ordinance (SLDO) Amendments	3
Zoning Ordinance Amendments	6
<b>TOTAL REVIEWS</b>	<b>10</b>

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Bradford Township	MA-05-20-16359	6/23/2020	<p><b>Proposed - Misc Amendment</b></p> <p>The Township proposes to add a definition for the term “High Tunnel” to Section 94-202 of the Township Code, along with amending Section 94-106.C(5), to reflect the provisions of Act 15, which exempts high tunnels from some provisions of the PA Stormwater Management Act. The Commission reviewed an earlier version of this amendment on March 19, 2020 (CCPC# MA-02-02-16274).</p>	Consistent
East Bradford Township	SA-05-20-16358	6/23/2020	<p><b>Proposed - SLDO Amendment</b></p> <p>The Township proposes to amend the private street standards in Section 95-17.J of the SLDO. The Commission reviewed an earlier version of this amendment on March 19, 2020 (CCPC# SA-02-20-16276).</p>	Consistent
East Bradford Township	ZA-05-20-16357	6/23/2020	<p><b>Proposed - Zoning Ordinance Amendment</b></p> <p>The Township proposes to amend the Riparian buffer area (RBA) Conservation District standards in Section 115-45.3 of the Zoning Ordinance, amend the timing of approval standards for non-tower and tower-based wireless communications facilities, and amend the permit fee standards for non-tower wireless communications facilities. The Commission reviewed an earlier version of this amendment on March 19, 2020 (CCPC# ZA-02-20-16275).</p>	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Pikeland Township	ZA-05-20-16356	6/11/2020	<b>Proposed - Zoning Ordinance Amendment</b> The proposed amendment establishes provisions related to Solar and Wind Energy systems to be permitted by-right in all districts as either Accessory uses or Principal uses.	Consistent
East Vincent Township	SA-05-20-16344	6/1/2020	<b>Proposed - SLDO Amendment</b> The proposed amendment would add design standards entitled Special Development Standards for Mixed Use Development Option. These standards address: Orientation of commercial and residential uses to surrounding roads, roadway widths, number of units served by a private street, alternative pedestrian options, emergency accesses and park and recreation improvements.	Consistent
East Vincent Township	ZA-05-20-16343	6/1/2020	<b>Proposed - Zoning Ordinance Amendment</b> The proposed amendment would add a mixed-use development option to the GC-General Commercial zoning district. The amendment includes: Purpose, Use, Area and Bulk and Design Standards related to mixed-use developments.	Consistent
Pocopson Township	ZA-06-20-16384	6/25/2020	<b>Proposed - Zoning Ordinance Amendment</b> Home Occupations and Short Term Rental Regulations	Consistent
Upper Uwchlan Township	SA-06-20-16365	6/10/2020	<b>Proposed - SLDO Amendment</b> lighting standards	Consistent
Upper Uwchlan Township	ZA-05-20-16346	6/10/2020	<b>Proposed - Zoning Ordinance Amendment</b> Definitions, mixed use, C-1, C-3 District revisions, signs	Consistent
West Bradford Township	ZA-05-20-16340	6/2/2020	<b>Proposed - Zoning Ordinance Amendment</b> Curative amendment: Rezoning, definition changes, residential district changes, changes to residential unit configuration and mix, bulk and lot changes, etc.	Consistent

**TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 10**

**TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 10**

# Ordinance Review Letters



# THE COUNTY OF CHESTER



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

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

June 23, 2020

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

Re: Zoning Ordinance Amendment – Riparian Buffer Areas, and Wireless Communications Facilities Standards; Subdivision and Land Development Ordinance Amendment – Private Streets; and Stormwater Management Ordinance Amendment – High Tunnels  
# East Bradford Township - ZA-05-20-16357, SA-05-20-16358, and MA-05-20-16359

Dear Ms. Cantlin:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance, Subdivision and Land Development Ordinance (SLDO), and Stormwater Management Ordinance Amendments. The referral for review was received by this office on May 28, 2020. While we have no official review comments under the provisions of the Pennsylvania Municipalities Code (MPC) pertaining to Chapter 94-Stormwater Management of the Township Code, the proposed amendments to the Zoning Ordinance and SLDO were reviewed pursuant to the provisions of Section 609(e) and Section 505(a) of the MPC, respectively, and we offer the following comments to assist in your review of the proposed amendments.

## DESCRIPTION:

1. The Township proposes the following amendments to the Township Code:
  - A. Add the following definitions to Section 115-6 of the Zoning Ordinance: Lake; Landward; Pond; and Small wireless facilities (SWF);
  - B. Delete Section 115-45.3, Riparian buffer area (RBA) Conservation District, of the Zoning Ordinance, to be replaced by the proposed language in Section 2 of the draft Ordinance;
  - C. Amend the Timing of approval standards for non-tower wireless communications facilities in Section 115-51.1.B.(1)(h) of the Zoning Ordinance;
  - D. Amend the permit fee standards for non-tower wireless communications facilities in Section 115-51.1.B.(2)(d) of the Zoning Ordinance;
  - E. Amend the Timing of approval standards for tower-based wireless communications facilities in Section 115-51.1.E.(22) of the Zoning Ordinance;
  - F. Amend the private street standards in Section 95-17.J of the Subdivision and Land Development Ordinance (SLDO);
  - G. Add a definition for the term “High Tunnel” to Section 94-202 of Chapter 94-Stormwater Management of the Township Code; and
  - H. Add sub-section (c) to Section 94-106.C.(5) of Chapter 94-Stormwater Management of the Township Code, pertaining to high tunnels.

Page: 2

Re: Zoning Ordinance Amendment – Riparian Buffer Areas, and Wireless Communications Facilities Standards; Subdivision and Land Development Ordinance Amendment – Private Streets; and Stormwater Management Ordinance Amendment – High Tunnels  
# East Bradford Township - ZA-05-20-16357, SA-05-20-16358, and MA-05-20-16359

**BACKGROUND:**

1. The County Planning Commission reviewed an earlier version of this amendment on March 19, 2020 (CCPC# MA-02-20-16274, ZA-20-20-16275, and SA-02-20-16276). We note that, while the previous submission included revisions to the Organization standards for the Historical Commission in Section 115-123.B of the Zoning Ordinance, the current submission does not include any revisions to this section of the Zoning Ordinance. The other revisions are generally minor in nature.

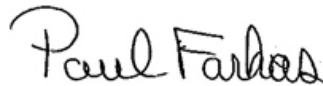
**COMMENTS:**

2. As stated in our preview review, we endorse the Township's efforts in updating its riparian buffer conservation district standards. *Landscapes3*, the 2018 County Comprehensive Plan, supports comprehensive protection and restoration of the county's ecosystems, including riparian corridors (Objective B, page 63).
3. As previously noted, the annotations provided for the proposed private street standards do not accurately reflect the proposed revisions between the existing standards in Section 95-17.J of the Township SLDO and the proposed ordinance language. The Township should ensure that the correct annotations are included in the adopted ordinance.

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

We request an official copy of the decision made by the Township Supervisors, as required by Section 609(g) and Section 505(b) 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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June 11, 2020

Kisha Tyler, Secretary  
East Pikeland Township  
PO Box 58  
Kimberton, PA 19442

Re: Zoning Ordinance Amendment – Solar and Wind Energy Facilities  
# East Pikeland Township - ZA-05-20-16356

Dear Ms. Tyler:

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 26, 2020. We offer the following comments to assist in your review of the proposed zoning ordinance amendment.

## DESCRIPTION:

1. The Township proposes the following amendments to its zoning ordinance:
  - A. Definitions for: Accessory Solar Energy Facility (ASEF), Principal Solar Energy Facility (PSEF), Accessory Wind Energy Facility (AWEF), Principal Wind Energy Facility (PWEF) and Electric Utility Facility are added to Article II of the zoning ordinance;
  - B. A new subsection is added to the Supplementary Land Use Regulations, Section 1804.5 which authorizes the construction of Accessory Solar Energy Facilities and Accessory Wind Energy Facilities in all districts in accordance with Sections 1827 and 1828 respectively;
  - C. Two new subsections are added to the Supplementary Land Use Regulations, Section 1827 establishes the design standards pertaining to Accessory Solar Energy Facilities. Section 1828 establishes design standards for Accessory Wind Energy Facilities, and
  - D. In Section 1309.3, subsection 1309.3.B is revised and subsections 1309.3.C and 1309.3.D addressing Principal Solar Energy Facilities and Principal Wind Energy Facilities, are added;
  - E. Two new subsections, Sections 1314.3 and 1314.4 are added to the Standards and Criteria for Conditional Uses in the U-Utility District. These address design standards for Principal Solar Energy Facilities and Principal Wind Energy Facilities respectively.

**LANDSCAPES:**

2. The Township is located within the **Rural and Suburban Landscapes** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The **Rural Landscape** consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The vision for the **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 land uses permitted by the proposed zoning ordinance amendment are consistent with CONNECT Objective E in [Landscapes3](#) regarding the provision of safe, sustainable and resilient energy systems.

**COMMENTS:**

3. It appears that the Principal Solar Energy Facilities and Principal Wind Energy Facilities would mostly be applicable to Energy Utility Companies which are regulated under the provisions of the Pennsylvania Public Utilities Commission, and which are exempt from local zoning regulations. While there may be circumstances where the applicant for these uses is not a Utility it would seem such a circumstance would be rare. The Township consider whether these categories are a necessary component of the proposed amendment.
4. We recommend that the Township review the approach offered by the Delaware Valley Regional Planning Commission, DVRPC, related to alternate energy generation facilities see: <https://www.dvrpc.org/EnergyClimate/AEOWG/>
5. We recommend that the Township consider removing the provisions for roof-mounted wind turbines as AWEF primarily because this places the turbine relatively close to the ground where the technology is least effective and where turbulence is at its greatest. Turbulence is one of the primary causes of wind energy system failures because it generates a variety of stresses on the components that shortens their effective life span.

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

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

Sincerely,



Glenn Bentley  
Senior Review Planner





# THE COUNTY OF CHESTER



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Michelle Kichline

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June 1, 2020

Mary E. Flagg, Manager/Secretary/Treasurer  
East Vincent Township  
262 Ridge Road  
Spring City, PA 19475

Re: Subdivision and Land Development Ordinance Amendment – Special Development Standards  
for Mixed Use Development Option  
# East Vincent Township - SA-05-20-16344

Dear Ms. Flagg:

The Chester County Planning Commission has reviewed the proposed subdivision and land development ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on April 29, 2020. We offer the following comments to assist in your review of the proposed subdivision and land development ordinance amendment.

## BACKGROUND:

1. This submission is associated with a previously submitted Subdivision and Land Development Sketch Plan for a mixed-use development on a 34 acre tract located on the west side of Route 724, between Stony Run Road and Hill Church Road. The subdivision and land development sketch plan will be reviewed separately as SD-05-20-16330 & LD-05-20-16331. This submission is also associated with a zoning ordinance that is being reviewed separately as ZA-05-20-16343.

## DESCRIPTION:

2. A new subsection 22-435, entitled Special Development Standards for Mixed Use Option is added to the design standards of Part 4 of the Subdivision and Land Development Ordinance, which includes:
  - A. Frontage and access requirements for commercially oriented uses;
  - B. Frontage and access requirements for residential uses;
  - C. Minimum cartway width of 28 feet, no right-of-way is required for private streets;
  - D. There shall not be a maximum number of dwelling units that may be served by private streets;
  - E. Sidewalk situated on Schuylkill Road can be relocated when it can be demonstrated to the Board that alternate layouts can be utilized;
  - F. Emergency accesses will be required on public and private streets that are greater than 1,000 feet in length and/or those that serve 20 dwelling units or more;

Page: 2

Re: Subdivision and Land Development Ordinance Amendment – Special Development Standards  
for Mixed Use Development Option  
# East Vincent Township - SA-05-20-16344

- G. Recreation Improvements can be utilized in-lieu of required recreation land or fee-in-lieu of land for parks, recreation and open space. These improvements can be: walking trails, outdoor gathering areas or community recreation areas.

COMMENTS:

3. We note that Section 22-435 in the Subdivision and Land Development Ordinance, entitled Special Development Standards for Neighborhood Mixed Use Development, already exists. The proposed language does not indicate whether it will replace the existing provisions or be added to these provisions. This should be clarified.
4. While we acknowledge that the frontage and access provisions of proposed subsection 22-435.1.A & .B represent appropriate aspects of a complete street design, we note that the associated sketch plan for Sutton Place shows access points to Schuylkill Road (Route 724) for both the multi-family and townhouse/commercial areas. This would make the design in the sketch plan inconsistent with the proposed ordinance language. Also the spelling in the second half of proposed Section 22-435.1.B should be verified for accuracy.
5. The applicant and the Township should consider the potential effects of proposed subsection 22-345.C related to 28 foot wide private streets with no right-of-way. This could permanently preclude any future offer of dedication of the development streets to the Township, because the design would not meet the Township street design standards. The design may also necessitate creation of a variety of utility easements in the area normally occupied by the street right-of-way.
6. The language in proposed Section 22-435.1.D is not consistent with the General purpose statement of the Development Design Standards of Section 22-401.1 of the Township Subdivision and Land Development Ordinance. As written this provision would permit an unlimited number of units to be served by a private road. We acknowledge that the design standards for private streets in Section 22-417, limit the number of dwelling units on a private street to five units. We suggest that the applicant and the Township work on revising this provision to create reasonable language that would not permit an unlimited number of dwelling units on a private drive by possibly incorporating the language of 22-434.1.F, which helps to ensure of the health, safety and welfare of the future residents.
7. The language in proposed Section 22-435.1.E appears to be inconsistent with the final section of the proposed zoning ordinance amendment that was simultaneously submitted with this amendment. The Streetscapes provision in the proposed zoning ordinance amendment indicates that the streetscape design will be in accordance with the Township Comprehensive Plan. We suggest that this section be revised to reflect the complete street type designs of the Comprehensive Plan.
8. We endorse the emergency access and recreational improvements in lieu of recreation land and/or a fee-in-lieu of land for parks, recreation or open space. We recommend that any of these improvements that are not specifically “community recreation facilities” be made open to the residents of the Township, so that walkways or trails can become links in the Township Trail network.
9. With a maximum density of 9.2 units per acre, mixed use developments have the potential for a significant community population. We suggest that the proposed Design Standards for Mixed Use Development could be expanded to include: pedestrian connections between the different dwelling

Page: 3

Re: Subdivision and Land Development Ordinance Amendment – Special Development Standards for Mixed Use Development Option

# East Vincent Township - SA-05-20-16344

types and the commercial uses and connection with the surrounding trail network. Amenities such as a community building with meeting space, accessory overnight accommodation for out of town visitors and a computer room could also be considered. This building could be integrated into a central green. Other amenities could include a swimming pool, sports courts. Community Wi-Fi.

10. The Township should consider the need for specific Landscaping and Buffering standards for the Mixed Use Development option.

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

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

Sincerely,

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

Glenn Bentley  
Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

June 1, 2020

Mary E. Flagg, Manager/Secretary/Treasurer  
East Vincent Township  
262 Ridge Road  
Spring City, PA 19475

Re: Zoning Ordinance Amendment – Mixed-Use Development Option in the GC-General  
Commercial Zoning District  
# East Vincent Township - ZA-05-20-16343

Dear Ms. Flagg:

The Chester County Planning Commission has reviewed the proposed zoning ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on April 29, 2020. We offer the following comments to assist in your review of the proposed zoning ordinance amendment.

## DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
  - A. The purpose statement for the GC-General Commercial zoning district, Section 27-1101 is revised to include “a mixture of uses” with emphasis on pedestrian links, multi-modal transportation and high quality living, work and shopping;
  - B. A new subsection is added to Section 27-1102, Use Regulations, which permits the Mixed Use Development Option as a by-right use and adds eating and drinking establishments, retail stores and three types of residential uses: Single family, Townhouses and Multifamily dwellings to the existing permitted uses;
  - C. Section 27-1103, Area and Bulk Regulations is revised to add subsection 27-1103.3, which addresses regulations related to the Mixed Use Development Option including maximum and minimum area devoted to commercial uses, residential uses, minimum open space, maximum impervious coverage, overall density and setbacks.
  - D. The Design Standards of Section 27-1104 are revised to add a shared parking provision, adding an exception related to building separation and adding a Streetscape standards for tracts that abut Route 724 in accordance with the Township Comprehensive Plan.

Page: 2

Re: Zoning Ordinance Amendment – Mixed-Use Development Option in the GC-General Commercial Zoning District

# East Vincent Township - ZA-05-20-16343

**BACKGROUND:**

2. This submission is associated with a previously submitted Subdivision and Land Development Sketch Plan for a mixed-use development of a 34 acre tract located on the west side of Route 724, between Stony Run Road and Hill Church Road. The subdivision and land development sketch plan will be reviewed separately as SD-05-20-16330 & LD-05-20-16331. Also this submission was accompanied by a Subdivision and Land Development Ordinance that will be reviewed separately as review number SA-05-20-16344.

**LANDSCAPES:**

3. The area where the General Commercial zoning district is located and where the proposed Mixed Use Development Option could be utilized is in 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 Mixed Use Development Option is consistent with the objectives of the **Suburban Landscape**.

**COMMENTS:**

4. The proposed zoning ordinance language very closely reflects the Community Goal for the Route 724 Corridor, which is Priority #1 in Township's 2018 Comprehensive Plan. The Goal states "Promote development of the Rt.724 corridor, enabling growth as a walkable community to include pedestrian linkages between Spring City with a balanced mix of residential, retail, recreation and employment opportunities."
5. The Township should consider whether the General Commercial zoning district should be considered a receiving area for transferred development rights if the developer utilizes the Mixed Use Development Option. The Township should also consider requiring a percentage of the proposed units within a Mixed Use Development to be affordably-priced housing.
6. We suggest that the natural features of sites in the General Commercial zoning district should be preserved as much as possible to soften the appearance of a Mixed Use Development and provide natural buffers from adjoining uses and screen three-story multi-family buildings. The Township should review its existing natural features protections to assess whether they are sufficient to achieve this or whether additional provisions may be necessary. The proposed 45 percent impervious coverage figure will challenge engineers designing stormwater management facilities, preserved natural areas could be utilized to address runoff and recharge issues. Additional landscaping should be considered to further enhance buffering provided by natural features.

Page: 3

Re: Zoning Ordinance Amendment – Mixed-Use Development Option in the GC-General  
Commercial Zoning District  
# East Vincent Township - ZA-05-20-16343

7. The Township should closely consider the “drive-through” language in the proposed Use Regulations for “eating and drinking establishments” and “retail store” uses. The design of most drive-through lanes essentially surround the buildings with active traffic lanes, which is inconsistent with providing a pedestrian friendly environment. Drive-through lanes inhibit safe and easy pedestrian movement between adjoining retail uses thereby isolating the uses and negating the possibility of creating a village atmosphere around the retail uses. The curbside service option is superior in this aspect, but it should be thoughtfully designed and include stacking or a dedicated pick up area.
8. The Township should consider whether a traffic impact study would be an appropriate requirement to assess the impacts on Route 724 and the surrounding road network.

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

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

Sincerely,

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

Glenn Bentley  
Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

June 25, 2020

Susan Simone, Secretary  
Pocopson Township  
PO Box 1  
Pocopson, PA 19366

Re: Zoning Ordinance Amendment - Home Occupations and Short Term Rental Regulations  
# Pocopson Township - ZA-06-20-16384

Dear Ms. Simone:

The Chester County Planning Commission has reviewed the proposed Pocopson 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 June 15, 2020. We offer the following comments to assist in your review of the proposed Pocopson Township Zoning Ordinance amendment.

## DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
  - A. Define "Short Term Rental Unit (STR)",
  - B. Permit STR guests to stay not more than seven days,
  - C. Allow STRs in the Residential and Agricultural zoning district, subject to the regulations relating to rental units currently located in the Township Code (which is not a part of the Pocopson Township Zoning Ordinance),
  - D. Add a parking requirement for STRs (one space per bedroom),
  - E. Add a provision permitting any use of the same general character as those permitted in the Limited Industrial zoning district, (by conditional use), or otherwise not provided for in the zoning ordinance, and
  - F. Add administrative provisions relating to codification.
  - G. Add definitions for "Major Home Occupation", "Minor Home Occupation", and "Home-Related Business",
  - H. Allowing Home Related Business in the RA District by right (and deleting it as a conditional use),
  - I. Add provisions for Home Occupation Standards,
  - J. Amend the regulations for Minor and Major Home Occupations, and
  - K. Add a new section to regulate Home-Related Businesses.
  
2. On June 23, 2020, the Chester County Planning Commission also received a proposed amendment to Chapter 158 of the Pocopson Township Code, entitled "Rental Units" to adopt regulations governing short term rental units. This amendment is submitted as part of the Township Code, and is not required to be submitted to the Chester County Planning Commission pursuant to the provisions of the Pennsylvania Municipalities Planning Code. Therefore, we have no official comments on this amendment to the Township Code.

COMMENTS:

3. The amendment would apply the provision of Chapter 158 Rental Units, which is part of the Township Code, to short-term rental units. (Chapter 158 is also proposed to be amended.) The Township should review the provisions of Chapter 158 to determine whether Section 158-3 is appropriate for STRs, because this Chapter appears to be designed to apply to conventional or longer-term rentals that involve leases. For example, Section 158-3 is as follows:

**§ 158-3. Application and fees.**

No owner shall lease any rental unit or any part thereof within Pocopson Township to any person or persons until the Codes Enforcement Officer or his designee has issued a certificate of registration for that identified occupant(s).

This provision may not be appropriate for the relatively-transient nature of STRs, which may not include more than seven days. The application of this provision to STR occupancy periods of not more than seven days may impose a significant administrative burden for the Township.

4. The Township should review the provisions in the Chester County eTool on Short Term Rentals at: <https://www.chescoplanning.org/MuniCorner/eTools/15-ShortTermRentals.cfm> For example, the Township may wish to consider the neighborhood character in greater detail when considering the regulation of Short Term Rentals.
5. The provision permitting any use of the same general character as those permitted in the Limited Industrial zoning district, or otherwise not provided for in the zoning ordinance, includes a clarification to this provision. This provision is commonly-used by other municipalities, and is appropriate.
6. The provisions of §250-89.A(4) (home occupation standards) require that there shall be no discharge of potentially dangerous effluent or fumes. This is entirely appropriate, but this may be currently addressed by §250-89.(6), which requires that “No equipment or process shall be used in the conduct of the home occupation which creates noise, vibration, glare, smoke, fumes, odors, dust, electrical interference, or other objectionable effects perceptible at or beyond the lot boundaries.” (The Township should be aware that some non-dangerous effluent or fumes may still be objectionable to neighbors.)
7. Section 250-89.C.(1) “Additional standards for major home occupations” states that “No more than two persons who are not residents of the dwelling may be employed by the principal practitioner of the major home occupation.” The evolving nature of remote work and tele-commuting may include business owners who employ many more than two persons who work remotely and may never need to visit the home of the business owner. The restriction in Section 250-89.C.(1) may be too broad.

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



Page: 3

Re: Zoning Ordinance Amendment - Home Occupations and Short Term Rental Regulations

# Pocopson Township - ZA-06-20-16384

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

Sincerely,

A handwritten signature in black ink that reads "Wes Bruckno". The signature is written in a cursive style with a long horizontal stroke at the end.

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

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

June 10, 2020

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

Re: Subdivision and Land Development Ordinance Amendment –Outdoor Lighting Regulation  
# Upper Uwchlan Township - SA-05-20-16365

Dear Ms. Jonik:

The Chester County Planning Commission has reviewed the proposed Upper Uwchlan Township Subdivision and Land Development Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on May 13, 2020. We offer the following comments to assist in your review of the proposed Upper Uwchlan Township Subdivision and Land Development Ordinance amendment.

## DESCRIPTION:

1. Upper Uwchlan Township proposes to amend its Subdivision and Land Development Ordinance regarding outdoor lighting.

## BACKGROUND:

2. The Chester County Planning Commission received a concurrent amendment to the Upper Uwchlan Township Zoning Ordinance, relating to definitions, C-1 and C-3 District residential and mixed use changes, and adaptive reuse regulations. The County Planning Commission's review of that Township Zoning Ordinance amendment will be forwarded to the Township in a separate letter (refer to CCPC # 19346).

The County Planning Commission also reviewed an earlier version of this current Upper Uwchlan Township Subdivision and Land Development Ordinance amendment, and our comments on that submission were forwarded to the Township in a letter dated May 18, 2020 (refer to CCPC # SA-04-20-16324).

The current submission is substantially similar to the earlier submission, and we have no further comments. The remainder of this letter includes relevant comments that the County Planning Commission offered on the earlier submission.

## COMMENTS:

3. The regulations are extensive and comprehensive. We endorse the provisions intended to limit light trespass and skyglow, such as the use of "full cutoff" fixtures.

Page: 2

Re: Subdivision and Land Development Ordinance Amendment –Outdoor Lighting Regulation  
# Upper Uwchlan Township - SA-05-20-16365

4. Section 162-58.D.(3)(n) prohibits the use of white strobe lighting for tall structures such as smokestacks, chimneys and radio/communications/television towers, except as otherwise required under Federal Aviation Administration regulations. Strobe lighting of all colors has the potential to cause distraction and may contribute to dangerous traffic conditions. We suggest that all strobe lighting, including colored strobe lighting, should be prohibited except as otherwise permitted under this Section.
5. Section 162-58.D.(2) of the amendment permits the Township Building Code Officer to require the submission of lighting plans for review and approval by the Township with any building permit application for other than single-family residential use. Section 614 of the Pennsylvania Municipalities Planning Code states that a zoning officer shall have the responsibility for the administration of a zoning ordinance. We suggest that Section 162-58.D.(2) authorize the Township Zoning Officer to require the submission of lighting plans instead of the Township Building Code Officer. In practice, the Township Zoning Officer may always unofficially consult with the Township Building Code Officer on proposed plans or on any other issue.
6. The enforcement of the lighting provisions, which may include the measurement of light intensities measured in footcandles and lumens, has traditionally required the use of specialized instruments and training by Township officials. However, downloadable light measurement applications are widely available, and the Township may wish to ask the Township Solicitor whether such tools are sufficient to properly enforce the Township's proposed lighting regulations.
7. The Township may wish to review the Chester County Planning Commission eTool on outdoor lighting, at <https://www.chescoplanning.org/MuniCorner/eTools/30-OutdoorLighting.cfm>

**RECOMMENDATION: The Commission recommends that the issues raised in our letter of May 18, 2020 (CCPC # SA-04-20-16324) be addressed before action is taken on this proposed Upper Uwchlan Township Subdivision and Land Development Ordinance amendment.**

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

Sincerely,



Wes Bruckno, AICP  
Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

June 10, 2020

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

Re: Zoning Ordinance Amendment – Definitions, C-1 and C-3 District Residential and Mixed Use Changes, Township Historical Commission Review of Adaptive Reuse Applications  
# Upper Uwchlan Township - ZA-05-20-16346

Dear Ms. Jonik:

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

## DESCRIPTION:

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

Page: 2

Re: Zoning Ordinance Amendment – Definitions, C-1 and C-3 District Residential and Mixed Use Changes, Township Historical Commission Review of Adaptive Reuse Applications  
# Upper Uwchlan Township - ZA-05-20-16346

**BACKGROUND:**

2. The Chester County Planning Commission received a concurrent amendment to the Upper Uwchlan Township Subdivision and Land Development Ordinance, relating to lighting. The County Planning Commission’s review of that Township Subdivision and Land Development Ordinance amendment will be forwarded to the Township in a separate letter (refer to CCPC # SA-05-20-16365)

The County Planning Commission also received an earlier version of this amendment to the Upper Uwchlan Township Zoning Ordinance. The County Planning Commission forwarded our review of that earlier amendment to the Township in a letter dated May 18, 2020 (refer to CCPC # 04-20-16321).

**LANDSCAPES:**

3. As we noted in our previous letter, the proposed amendments relate to areas within the **Suburban** and **Suburban Center Landscapes**, and are consistent with objectives of **Landscapes**.

**COMMENTS:**

4. The current submission is substantially similar to the earlier submission, except that the current submission contains a proposed amendment to the Township Zoning Ordinance Section 200-73(G)2, which addresses parking requirements for mixed-use dwellings (i.e., 3 spaces per mixed use dwelling with greater than 3 bedrooms, 2.5 spaces per dwelling unit with 3 bedrooms, and 2.0 spaces per dwelling with 2 or less bedrooms). These ratios are appropriate.

Without this currently-proposed parking requirement, it appears that current Township Zoning Ordinance Section 200-73(G) and 200-73(H), which includes provisions for required parking for various land uses, would apply to the land uses that would comprise the mixed use dwellings that are provided for in other parts of the current amendment. This current amendment seems appropriate to address the parking needs for mixed use dwellings.

The remainder of this letter includes relevant comments that the County Planning Commission offered on the earlier submission.

5. The proposed amendments to the C-1 Village District and the C-3 Highway Commercial Districts appear to encourage developments that are more consistent with the Township Comprehensive Plan’s policies for these Districts. Removing “single-family detached dwelling”, “single-family semidetached dwelling”, “two-family dwelling and group home” as by-right uses from the C-1 Village District, making similar changes to the C-3 Highway Commercial District and adding “mixed use dwelling” as a conditional use in the C-3 District, appear to be more appropriate for the C-1 and the C-3 Districts and more consistent with the Township’s land use policies. These Districts are also partially located in the **Suburban** and **Suburban Center Landscape** designations of **Landscapes3**, and thus are also more consistent with the **Landscapes3** policies for these **Landscapes**.
6. The proposed changes to the adaptive reuse regulations for buildings listed on the Historic Resources Inventory of Upper Uwchlan Township are appropriate, as are the modifications to area and bulk regulations. Such adaptive reuse and modification policies can help expand the

economic incentives that can encourage the reuse of such buildings. We suggest that the Township’s adaptive reuse regulations should account for the type and period of historic resource that is being reused, e.g., smaller colonial era buildings and larger Victorian era buildings may require different treatments. Also, the Township should be aware that the Pennsylvania Uniform Construction Code and other safety codes may affect adaptive reuse proposals.

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

Another source of information that the Township should review includes research from the American Association of State Highway and Transportation Officials, regarding roadside advertising and driver distraction, which is summarized at:  
<http://www.chescoplanning.org/municorner/etools/pdf/NAHBAFINAL-Wachtel.pdf>.

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

Page: 4

Re: Zoning Ordinance Amendment – Definitions, C-1 and C-3 District Residential and Mixed Use  
Changes, Township Historical Commission Review of Adaptive Reuse Applications  
# Upper Uwchlan Township - ZA-05-20-16346

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

Sincerely,

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

Wes Bruckno, AICP  
Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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Government Services Center, Suite 270  
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June 2, 2020

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

Re: Zoning Ordinance Amendment - Rezoning, Definition Changes, Residential District Changes,  
etc.  
# West Bradford Township - ZA-05-20-16340

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 6, 2020. We offer the following comments to assist in your review of the proposed West Bradford Township Zoning Ordinance amendment.

## DESCRIPTION:

1. The Township has proposed this submission as a curative amendment, which includes the following. The specific changes in this submission are noted in Comment 2:
  - a. Rezoning of two parcels from R-1 to R-3;
  - b. Definitions relating to types of dwelling units;
  - c. Deletion of the definitions of mobile home unit and semi-independent elderly housing;
  - d. Adoption of new definitions for independent senior living community, mobile home, mobile home lot and mobile home park;
  - e. Amending the language relating to two-family dwellings and semidetached dwellings in the R-1 Residential District;
  - f. Amending the use regulations for the R-3 Residential District relating to multifamily dwellings and independent senior living communities;
  - g. Amending the R-4 Residential District regarding dwelling types, and bulk and lot regulations;
  - h. Amending the use regulations in the Industrial District relating to multi-family dwellings and independent senior living communities;
  - i. Relating to independent senior living communities in the Institutional/Mixed Use District;
  - j. Revising the dwelling types in TND/1 and TND/2 Traditional Neighborhood Development Districts; and
  - k. Adopting regulations for multi-family dwellings and independent senior living communities.

## BACKGROUND:

2. The Chester County Planning Commission previously reviewed an earlier version of this amendment, and our comments were forwarded to the Township in a prior letter (refer to CCPC



Page: 2

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

# West Bradford Township - ZA-05-20-16340

# 04-20-16311, dated April 17, 2020). The current submission contains adjustments to the residential use regulations in the TND-1 and TND-2 districts, bulk and lot regulations and other incidental changes. These changes do not affect the comments in our review letter of April 17, 2020. We have no additional comments on this current submission.

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

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

Sincerely,

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

Wes Bruckno, AICP  
Senior Review Planner

# Act 537 Reviews

# Act 537 Reviews for Chester County

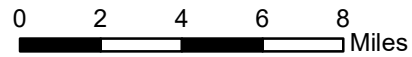
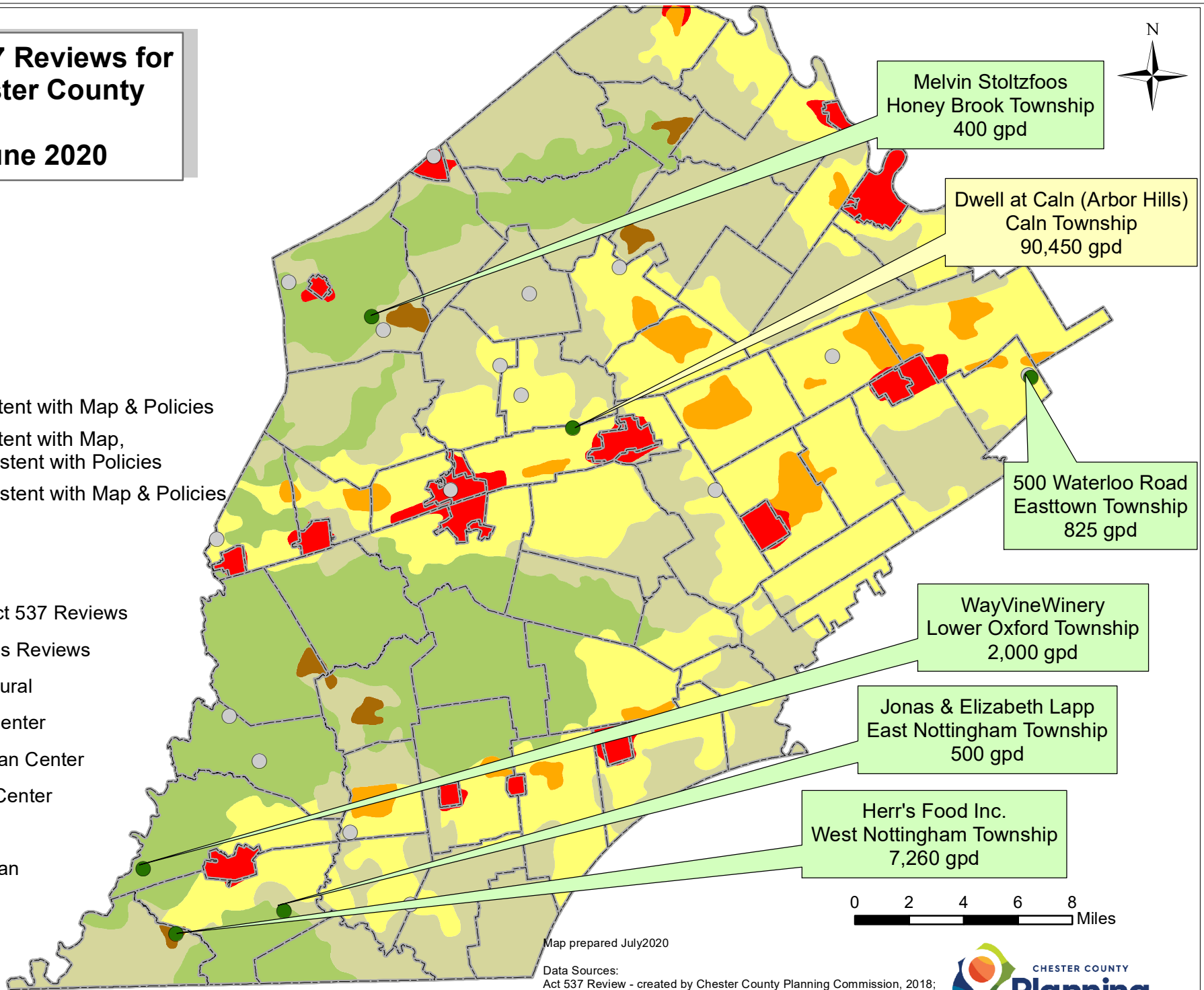
June 2020



- 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 2020

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



## ENVIRONMENTAL PLANNING ACTIVITIES

### *Sewage Facilities Planning*

#### MAJOR REVISIONS TO MUNICIPAL PLANS:

#### MINOR REVISIONS TO MUNICIPAL PLANS:

##### **Caln Township, Dwell at Caln (Arbor Hills)**

The applicant is proposing a 400 unit (200 townhouse and 200 apartments) residential development on 56.6 acres. The site is located on Horseshoe Pike, directly west of Old Pike Road. The amount of wastewater to be generated for the proposal is 90,450 gpd. The project is to be served by a public sewage disposal system, managed by Pennsylvania American Water Company. This project is designated as a Suburban and Natural Landscape, and is somewhat consistent with *Landscapes3*.

##### **East Nottingham Township, Jonas and Elizabeth Lapp**

The applicant is proposing an additional farm dwelling on 65.6 acres. The site is located on Little Elk Creek Road, 2.5 miles from the intersection with Oxford Road. The amount of wastewater to be generated for the proposal is 500 gpd. The project is to be served by an on-lot sewage disposal system. This project is designated as a Rural and Agricultural Landscapes, and is consistent with *Landscapes3*.

##### **Easttown Township, 500 Waterloo Road**

The applicant is proposing 3 additional dwellings (plus existing residence) on 12.8 acres. The site is located on Waterloo Road, approximately ½ mile south of Business Route 30. The amount of wastewater to be generated for the proposal is 825 gpd. The project is to be served by a public sewage disposal system managed by the Valley Forge Sewer Authority. This project is designated as a Suburban Landscape, and is consistent with *Landscapes3*.

##### **Honey Brook Township, Melvin Stoltzfoos**

The applicant is proposing an in-law suite on 53.6 acres. The site is located on Horseshoe Pike, approximately ½ mile from the intersection with Birdell Road. The amount of wastewater to be generated for the proposal is 400 gpd. The project is to be served by an on-lot sewage disposal system. This project is designated as an Agricultural Landscape with Natural Features, and is consistent with *Landscapes3*.

##### **West Nottingham Township, Herr Foods, Inc.**

The applicant is proposing a public sewer connection for 9 existing residential and commercial parcels on 12.4 acres. The site is located at the intersection of Baltimore Pike and PA Route 272. The amount of wastewater to be generated for the proposal is 7,260 gpd. The project is to be served by a public sewage disposal system managed by the Oxford Area Sewer Authority. This project is designated as a Rural Center, and is consistent with *Landscapes3*.

##### **Lower Oxford Township, WayVine Winery**

The applicant is proposing a barn conversion to a winery operation on 194 acres. The site is located on Forge Road, approximately 1½ miles from the intersection with Street Road. The amount of wastewater to be generated for the proposal is 2,000 gpd. The project is to be served by an on-lot sewage disposal system. This project is designated as an Agricultural Landscape, and is consistent with *Landscapes3*.

#### Action Requested

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

7/8/2020

# Minor Revisions



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

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

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

Project Name & Municipality ARBOR HILLS, Caln Township

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

- Date plan received by county planning agency. April 15, 2020
- Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
- Date review completed by agency May 28, 2020

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

- | Yes                                 | No                                  |   |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Suburban Landscape. The vision for the Suburban Landscape is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. The project is also located within the county's Natural Landscape, which is an overlay of all other landscapes and consists of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. Sewage facility impacts should be minimized in this landscape, and natural resources should be preserved or restored.</u> |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?<br>If no, describe goals and objectives that are not met While the proposed project is located within the Suburban Landscape, it is also almost entirely located within the Natural Resources Overlay. Removal of most of the wooded features of this parcel would be inconsistent with Landscapes3 Goal for PROTECT, which states: "Protect and restore critical natural resources to ensure a resilient environment that supports health communities."   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 4. Is this proposal consistent with the use, development, and protection of water resources?<br>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?<br>If yes, describe impact:  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 7. Will any known historical or archaeological resources be impacted by this project? <b>Not Known.</b><br>If yes, describe impacts   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project?   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance?  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 10. Does this proposal meet the zoning requirements of the ordinance? <b>N/A</b>  |

Yes	No	SECTION C. AGENCY REVIEW (continued)	
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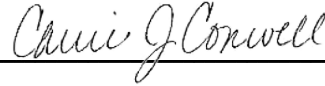
- |                                     |                                     |     |   |
|-------------------------------------|-------------------------------------|-----|---|
| <input type="checkbox"/>            | <input type="checkbox"/>            | 11. | Have all applicable zoning approvals been obtained? <b>N/A</b>  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 12. | Is there a county or areawide subdivision and land development ordinance? <b>No</b>   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 13. | Does this proposal meet the requirements of the ordinance? <b>N/A</b><br>If no, describe which requirements are not met   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 14. | Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?<br>If no, describe inconsistency  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 15. | Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? <b>Not known</b> If yes, describe  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 16. | Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?<br>If yes, is the proposed waiver consistent with applicable ordinances. <b>Not Known</b><br>If no, describe inconsistencies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 17. | Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures?   |
|                                     |                                     | 18. |   |

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICP

Title: Senior Environmental Planner

Signature: \_\_\_\_\_



Date: 5/28/2020

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

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

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

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

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

This project was previously reviewed under Act 247 as Case Number SD-12-11-5316, and under Act 537 as Case Number PC53-01-16-13170

PC53-05-20-16355

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  
Clay Chandler, Site Contact  
Kristen Denne, Caln Township  
David Gibbons, D L Howell & Associates Inc



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

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

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

Project Name & Municipality Jonas and Elizabeth Lapp, East Nottingham Township

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

- Date plan received by county planning agency. May 11, 2020
- Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
- Date review completed by agency June 16, 2020

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

- | Yes                                 | No                                  |  |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Rural Landscape and Agricultural Landscape. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. On-lot sewage disposal, or very limited public or community sewer service to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this landscape. The 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?<br>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?<br>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 Little Elk 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: <u>The project will disturb a limited amount of prime agricultural land, but will support continued agricultural production which is consistent with the Landscapes3 Vision for Agriculture, which supports housing to meet the needs of farm labor and farm family growth, and very low density residential development.</u>  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?<br>If yes, describe impact:   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 7. Will any known historical or archaeological resources be impacted by this project? <b>Not Known.</b><br>If yes, describe impacts  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project?  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance?   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 10. Does this proposal meet the zoning requirements of the ordinance? <u>N/A</u>   |



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

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICPTitle: Senior Environmental Planner Signature: \_\_\_\_\_Date: 6/16/2020Name of County or Areawide Planning Agency: Chester County Planning Commission

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

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

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

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

PC53-06-20-16379

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  
 Jonas and Elizabeth Lapp, Site Contact  
 Kelli Karlton, East Nottingham Township  
 Edgar Jeffris, Concord Land Planners & Surveyors, Inc.



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

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

Project Name & Municipality 500 Waterloo Road, Easttown Township

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

- Date plan received by county planning agency. May 29, 2020
- Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
- Date review completed by agency June 12, 2020

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

- | Yes                                 | No                                  |   |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Suburban Landscape. The vision for the Suburban Landscape is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Both on-lot and public sewer systems are supported in this landscape.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 3. Does this proposal meet the goals and objectives of the plan?<br>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?<br>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?<br>If yes, describe impact: <u>*Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, although it does not appear that any proposed development activity will encroach upon them. The applicant should be aware that placement of fill in wetlands is regulated by Section 404 of the Clean Water Act (1977) and PA DEP Chapter 105 Rules and Regulations.</u>          |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 7. Will any known historical or archaeological resources be impacted by this project? <b>Not Known.</b><br>If yes, describe impacts   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project?   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance?  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 10. Does this proposal meet the zoning requirements of the ordinance? <u>N/A</u>  |

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

18.

Name, Title and signature of person completing this section:

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

Signature: \_\_\_\_\_

Date: 6/12/2020Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285

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

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

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

PC53-06-20-16376

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  
Thomas M. & Darlene M. Daggett, Site Contact  
Brady Flaharty, PE, Easttown Municipal Authority  
Rick Stratton, PE, Chester Valley Engineers Inc.



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

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

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

Project Name & Municipality Melvin & Esther Stoltzfoos, Honey Brook Township

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

- Date plan received by county planning agency. April 22, 2020
- Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
- Date review completed by agency June 11, 2020

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

- | Yes                                 | No                                  |   |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Agricultural Landscape. The vision for the Agricultural Landscape is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. On-lot sewage disposal is supported in this landscape, except where public health requires alternatives. The parcel also is largely covered by the county's Natural Landscapes, which is an overlay of all other landscapes and consists of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 3. Does this proposal meet the goals and objectives of the plan?<br>If no, describe goals and objectives that are not met <u>While a large portion of the site is located in the Natural Features overlay, the proposed in-law suite will be located within a house house that is currently under construction, resulting in no change to the Natural Features, and is therefore consistent with Landscapes3.</u>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 4. Is this proposal consistent with the use, development, and protection of water resources?<br>If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters, the West Branch Brandywine Creek. 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?<br>If yes, describe impact: <u>Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, although it does not appear that any proposed development activity will encroach upon them. The applicant should be aware that placement of fill in wetlands is regulated by Section 404 of the Clean Water Act (1977) and PA DEP Chapter 105 Rules and Regulations.</u>   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 7. Will any known historical or archaeological resources be impacted by this project? <b>Not Known.</b><br>If yes, describe impacts   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project?   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance?  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 10. Does this proposal meet the zoning requirements of the ordinance? <u>N/A</u>  |

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

18.

Name, Title and signature of person completing this section:

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

Signature: \_\_\_\_\_

Date: 6/11/2020Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

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

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

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.

PC53-06-20-16369

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

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

cc: Elizabeth Mahoney, PaDEP  
Chester County Health Department  
Melvin and Esther Stoltzfoos, Site Contact  
Steven Landes, Honey Brook Township  
Edgar Jeffris, Concord Land Planners & Surveyors, Inc.



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

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

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

Project Name & Municipality WayVine Winery Barn Conversion, Lower Oxford Township

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

1. Date plan received by county planning agency. May 19, 2020
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency June 17, 2020

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

- | Yes                                 | No                                  |   |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Agricultural Landscape. 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?<br>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?<br>If no, describe inconsistency   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: <u>While the project site is largely Prime Agricultural soils, as presented, this project is generally consistent with the Landscapes3 Vision for Agriculture which seeks to support very limited growth, and growth that is primarily related to agricultural uses in an effort to preserve prime agricultural soils and farming operations.</u> |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?<br>If yes, describe impact:  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 7. Will any known historical or archaeological resources be impacted by this project? <b>Not Known.</b><br>If yes, describe impacts   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project?   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance?  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 10. Does this proposal meet the zoning requirements of the ordinance? <u>N/A</u>  |

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

18.

Name, Title and signature of person completing this section:

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

Signature: \_\_\_\_\_

Date: 6/17/2020Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

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

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

PC53-06-20-16380

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  
Dave Wilson, Site Contact  
Deborah Kinney, Lower Oxford Township  
Edgar Jefferis, Concord Land Planners & Surveyors



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

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

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

Project Name & Municipality HERR FOODS, INC., West Nottingham Township

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

- Date plan received by county planning agency. May 21, 2020
- Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
- Date review completed by agency June 18, 2020

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

- | Yes                                 | No                                  |  |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Rural Center Landscape. The vision for the Rural Center Landscape is the community focal point for the surrounding rural an agricultural areas that accommodates limited growth, with infrastructure at a village scale and character. Limited public or community sewer service are encouraged in this landscape.</u>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 3. Does this proposal meet the goals and objectives of the plan?<br>If no, describe goals and objectives that are not met <u>The vision for the Rural Center landscape supports the use of on-lot sewage systems and individual wells, but also allows for very limited public or community sewer and water service to serve cluster developments or concentrations of failing on-lot sewage systems. This project is proposed to alleviate the issues of marginal on-lot systems and is located within a future service area of the OASA, and as a result is consistent with Landscapes3.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 4. Is this proposal consistent with the use, development, and protection of water resources?<br>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?<br>If yes, describe impact:   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 7. Will any known historical or archaeological resources be impacted by this project? <b>Not Known.</b><br>If yes, describe impacts  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project?  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance?   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 10. Does this proposal meet the zoning requirements of the ordinance? <b>N/A</b>   |



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

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICPTitle: Senior Environmental PlannerSignature: Date: 6/18/2020Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285**SECTION D. ADDITIONAL COMMENTS** (See Section D of instructions)

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

PC53-06-20-16383

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  
 Troy Gunden, Herr Foods, Inc.  
 Candace Miller, West Nottingham Township  
 Spencer Andress, Government Specialists Inc

# Discussion and Information Items



# eTools – Adaptive Reuse



# 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 2020

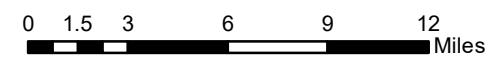
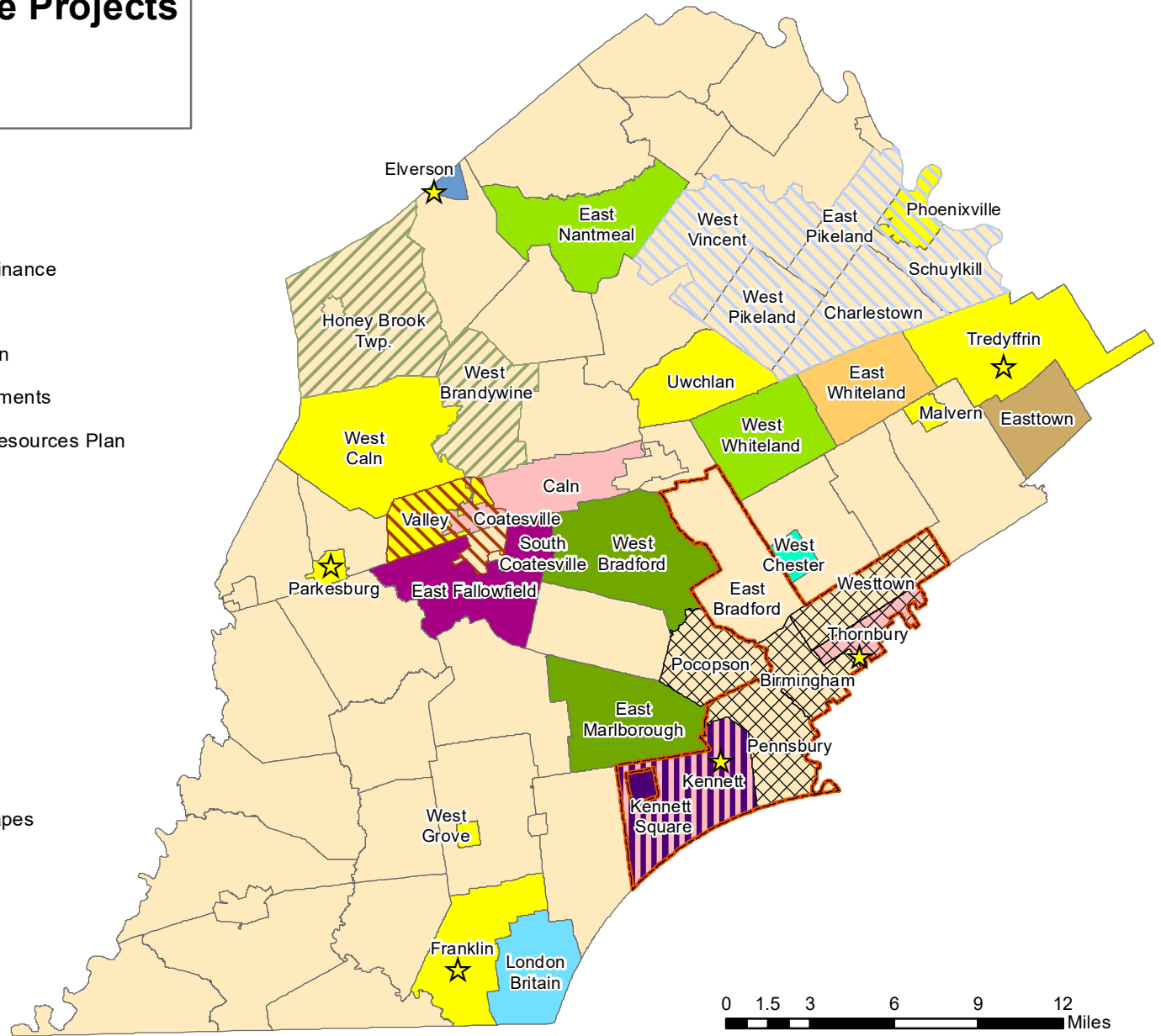


### Single Municipality

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

### Regional Projects

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



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



# COMMUNITY PLANNING REPORT

July 2020 (Activities as of 06/30/20)

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

## MUNICIPAL ASSISTANCE

The following summarizes significant municipal assistance activity with a contractual obligation, including Vision Partnership Program (VPP) cash 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: 0%                      Contract Term: TBD                      Consultant: TBD                      Monitor: Mark Gallant

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

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

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

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

#### 3. East Fallowfield Township – Newlinville Village Master Plan

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

The Township is proposing development of a village master plan for the Newlinville area of the Township (along Route 82, immediately south of South Coatesville). The plan would create a vision and implementation tasks for development of a walkable community that provides a mix of residential and commercial services, addressing streetscaping, zoning uses, design guidelines, and public improvements while presenting a concept plan/renderings. *The task force met for a site walk on June 15<sup>th</sup>. First public workshop will be announced in July and scheduled for August.*

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

Percent Completed: 75%      Contract Term: 6/19 – 5/21      Consultant: Brandywine Conservancy      Monitor: Kate Clark

*The task force has reviewed draft plan recommendations, mapping, and a concept layout for the new park. A full draft of the plan is anticipated to be available for task force review in July.*

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

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

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

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

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

The review of the initial full first draft will commence digitally by the task force this summer after several revised draft chapters were reviewed in May. *An extension will likely be requested as a result of COVID-19 delays.*

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

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

The initial draft ordinance was forwarded from the task force to the Planning Commission at their August 2019 meeting. The Planning Commission review is on hold as a result of COVID-19 at the discretion of the Township as the meetings are attracting significant public interest. *An extension will likely be requested as a result of COVID-19 delays.*

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

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

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

**9. Franklin Township – Comprehensive Plan**

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

With the Planning Commission acting as the consultant, Franklin Township will develop a new comprehensive plan that will focus on issues and opportunities of greatest priority and on recommendations that will assist the Township in future strategic efforts. The plan will be concise, reader-friendly, and provide clear direction for implementation of plan recommendations. The plan will include four to six focused priorities chapters. *The kick-off meeting was held in late June and the next meeting is scheduled for July 21<sup>st</sup>.*

**10. Kennett Township – Zoning Ordinance**

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

The consolidated TND design guidelines are completed to the extent they can be with the associated Township Subcommittee and are now with the Township Planning Director. *A contract addendum to add tasks to the scope of work, adjust the cost, and extend the contract end date was executed in late June.*

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

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

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

**12. Malvern Borough – Comprehensive Plan**

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

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

**13. Parkesburg Borough – Comprehensive Plan and Revitalization Plan**

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

The schedule for review and adoption of the Plan has been approved by the Task Force with a public information meeting scheduled for August 13, 2020 and a public hearing on October 19, 2020. *Staff is currently working on supplemental materials after distributing the inventory and plan chapters in June. Staff met with the Borough Manager to review the Revitalization Plan in May and June.*

**14. Phoenixville Borough – Comprehensive Plan**

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

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

**15. Thornbury Township – Zoning Ordinance**

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

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



**16. Tredyffrin Township – Comprehensive Plan**

Percent Completed: 45%      Contract Term: 10/19 – 9/21      Consultant: Chester County Planning Commission      Lead Planner: Chris Patriarca

*The task force completed their initial review of the Connectivity chapter and draft renderings at their June meeting. They will start their review of the Economic Development and Future Land Use at their August meeting.*

**17. Uwchlan Township – Comprehensive Plan and Official Map Update**

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

*A fully revised draft of the Comp Plan was distributed in March. The Official Map and Ordinance amendments have been completed and a revised map will be distributed in June. An extension for the project is out to the Township for signature. Adoption of both the Comprehensive Plan and Official Map may be delayed into the fall to facilitate an “in person” public meeting and public hearing.*

**18. Valley Township – Comprehensive Plan**

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

*A full draft of the Comprehensive Plan has been developed. The Township is planning to submit the plan for Act 247/VPP Review in late June and move forward with adoption in accordance with the 45-day review period.*

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

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

*West Bradford will be developing an Open Space, Recreation, and Environmental Resources Plan (OSRER) to replace their 1993 plan. This updated OSRER would guide use of funds from a recently enacted tax increase that was specific to the need for open space funds, as well as determine the best use for the almost 200 acres of land previously part of Embreeville Hospital. The plan will also address greenways, conceptual trail planning, and recreation programming, and include resource mapping and a botanical assessment. Background work for the project is underway, and a kick-off meeting is being planned for late August or early September.*

**20. West Caln Township – Comprehensive Plan**

Percent Completed: 75%      Contract Term: 2/19 – 1/21      Consultant: Ray Ott & Assoc./N. Sarcinello      Monitor: Kate Clark

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

**21. West Chester Borough – High Street Corridor Study**

Percent Completed: 60%      Contract Term: 11/19 – 4/21      Consultant: Traffic, Planning, & Design      Monitor: Kevin Myers, Mason Gilbert

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

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

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

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

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

Percent Completed: 15%      Contract Term: 11/19 – 10/21      Consultant: Commonwealth Heritage Group      Monitor: Jeannine Speirs

*An approach has been developed for field work to begin in June. Field work on sites needing more in-depth access will occur at a later time. The next project task force meeting is likely in July.*

**MULTI-MUNICIPAL**

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

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

*The consultant has been selected and the contract executed. Research work with CC Archives has begun as has coordination with Delaware County Planning. A stakeholder meeting with the Battlefield Task Force Historic Resources and Heritage Interpretation Subcommittee is tentatively planned for June.*

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

Percent Completed: 5%      Contract Term: 2/20 – 7/22      Consultant: Brandywine Conservancy      Monitor: Jeannine Speirs

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

**26. Coatesville Area – Economic Development Study**

Percent Completed: 90%      Contract Term: 6/19 – 11/20      Consultant: 4Ward Planning      Monitor: Kevin Myers

*The draft of the study was reviewed by the municipalities in June. A second review draft incorporating municipal review and comment is underway. The next step is to undergo public review, and discussions are underway as to how to best conduct that. As a study, no formal public meeting or public hearing is required, but some public review and comment is required by the contract.*

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

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

The townships will develop a trail feasibility study for a new, 2.5 mile multimodal trail between Rt 322 and Icedale Road, potentially utilizing a former railroad corridor and riparian areas along the West Brandy Brandywine Creek, and crossing parcels owned by the PA Fish and Boat Commission. The trail would provide a recreation option for nearby residential areas and improve public access to Icedale Lake. *The Task Force is scheduling a meeting for July with a plan to review preliminary materials at that meeting.*

## 28. Kennett Square Borough/Kennett Township – Regulatory Updates

Percent Completed: 70%

Contract Term: 5/18 – 4/20

Consultant: LRK/JVM Studio

Monitor: Kevin Myers

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

## 29. Phoenixville Region – Comprehensive Plan Update

Percent Completed: 5%

Contract Term: 3/20 – 2/22

Consultant: Theurkauf Design and Planning

Monitor: Susan Elks

West Pikeland Township is now a member of Phoenixville Region. Updating the recently adopted Phoenixville Region Comprehensive Plan to address West Pikeland, and its place within the Region, is now underway. *The June meeting reviewed various topical areas of the existing plan as they related to West Pikeland.*

## OTHER PROJECTS

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

## VPP INQUIRIES

1. Atglen Borough – Zoning Amendments (April 2019); Economic Study (May 2019)
2. East Brandywine Township – Sustainability Plan, Comprehensive Plan (January 2020)
3. East Coventry Township – Recreation Planning (May 2019)
4. East Pikeland Township – Sustainability Plan (February 2020)
5. Elverson Borough – Trail Study (July 2019)
6. Highland Township – Comprehensive Plan (December 2019)
7. Kennett Square Borough – Parking & Multimodal Study (May 2019)
8. Londonderry Township – (May 2019)
9. Modena Borough – Community Facility Visioning/Feasibility Study (August 2019)
10. New London Township – Comprehensive Plan (May 2020)
11. North Coventry Township – Recreation Planning (May 2019)

12. Oxford Borough – Comprehensive Plan (January 2020)
13. Parkesburg Borough – Economic Study (May 2019)
14. Pennsbury Township – Historic Project (January 2020)
15. Phoenixville Region – Renewable Energy Planning (May 2020)
16. South Coatesville Borough – Comprehensive Plan (February 2020)
17. Thornbury Township – Subdivision and Land Development Ordinance (2016)
18. Unionville Region – Comprehensive Plan (September 2019)
19. Upper Uwchlan Township – Historic Resources Survey (July 2019)
20. West Vincent Township – Park and Trail Plan (July 2018, January 2020)
21. West Nottingham Township – Transportation Study (January 2020)
22. Willistown Township – Comprehensive Plan (May 2019)

## HISTORIC PRESERVATION

### 1. Town Tours and Village Walks 2019

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

STATUS: Due to the current pandemic, a virtual tour program is being planned for July and August with Occupation Day in Kennett Square in September. The first event would be in Phoenixville on July 16<sup>th</sup>. Also included would be Historic Sugartown, Hibernia Iron Plantation, Historic Yellow Springs, and West Chester. *The website is active, reservations are being taken and the flier announcing the program was emailed starting June 22, 2020.*

### 2. Brandywine Battlefield Task Force

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

STATUS: The plan led by the Brandywine Conservancy and Birmingham Township for interpretation of the Battlefield should get underway soon (see Municipal Assistance for updates). Planning meetings continue for the historic markers that are funded by a \$45,000 grant from The PA Society of Sons of the Revolution and its color guard. The event scheduled for May 5, 2020 to celebrate installation of East Marlborough's sign at Galer Winery has been rescheduled for May 2021. East Bradford has ordered their sign. The master plan for Birmingham Hill was initiated by the Brandywine Conservancy but the public meeting was held by Zoom on May 27, 2020. *The Historic Resource Subcommittee will be meeting by Zoom on June 30, 2020 to review the progress on the Interpretive Signage Project.*

DESCRIPTION: Coordination assistance on land conservation subcommittee.

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

### 3. **Historic Resource Mapping:**

DESCRIPTION: National Register properties interactive map

STATUS: Landmarks and historic districts are being back-checked. Individual properties are being added.

DESCRIPTION: Historic Atlas NEW Projects

STATUS: Upper Oxford Township, Lower Oxford Township, Franklin Township, New Garden Township, North Coventry Township, Westtown Township, Parkesburg Borough, and London Britain in process.

DESCRIPTION: Historic Atlas Updates

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

DESCRIPTION: Kennett Square Borough National Register District update

STATUS: In process

### 4. **Technical Assistance:**

A. Directing professionals, municipalities, and owners to historic registration information regarding historic properties - ongoing.

B. Providing support for historic preservation projects – ongoing. Projects include:

- Birmingham Township Brandywine Battlefield Landmark Connectivity Plan
- Coatesville School District's Heritage Center at the Gardner-Beale House and Digital Sign Controversy
- East Nantmeal Township Historic Resource Survey; *Successful VPP Grant*
- Franklin Township Historical Commission Route 896 Improvements
- Friends of the Barnard House proposal to manage the Barnard House in Pocopson Township
- New Garden Township Historic Resource Ordinance
- Upper Uwchlan and West Chester Historic Resource Survey
- White Clay Creek Preserve Historic Resource Subcommittee and Evans House National Register Nomination

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

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

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

- Section 106 reviews - ongoing:
  - Mansion Road Bridge
  - Darlington Corners at 926/202
  - Mill Road Bridge
  - Twin Bridges
  - Ross Fording Road Bridge
  - Howell Road Bridge
  - Reviews for Chester County owned resources:
    - Bridge #35, Lincoln Bridge
      - Reynard's Mill Road Bridge #167 – in design
      - Pigeon Creek Bridge #207 – in design
      - Latshaw's Mill Bridge #255 – Historical Commission approved design
      - Jefferis Bridge #111 - preliminary
      - Watermark Bridge #21 – no adverse effect
      - Keim Street Bridge #220 – adverse effect, finalizing MOA
      - Lincoln Bridge #35 – Initial cultural review. Developing a new format for review.
- Fricks Lock Schuylkill River Trail head development
- Crebilly Farm, Westtown Township, and the Route 926/202 intersection project
- Assistance with Act 247 reviews and comprehensive planning as requested by peers
- National Reg. Nominations: Langoma Mansion, West Nantmeal Township; Passtown Elementary School, Valley Township; Beaver Creek Milling District, Caln & East Brandywine Townships, Kennett Square Borough Update.
- Assisting Chester County Facilities Department and Chester County Department of Open Space and Parks with review of their historic structures.

## 6. Heritage Tourism/Education:

- Working with Senator Dinniman's office, the CCHPN and CC Historical Society have started discussions regarding funding for historic resource preservation and interpretation. CCHPN hosted a meeting on February 26, 2020 with approximately 80 attendees and has begun regular updates to the expanded membership base which includes municipal historic organizations and non-profit heritage sites. *The new Chester County Cultural Heritage Task Force is working with the CCHPN to communicate with members and develop a strategy for a Cultural Heritage and Ag Tourism program for Chester County.*
- Iron and Steel Heritage Partnership: Managing a heritage tourism consortium of destinations and sites. The updated brochure has been printed, and the annual meeting scheduled for April 16, 2020 has been rescheduled for April 2021.
- Quakers and the Underground Railroad: The Kennett Underground Railroad Center has formed an Educational Center in Kennett Borough as part of the Kennett Heritage Center. Advising the Heritage Center and its relationship to regional heritage projects including the Campaign of 1777, *Juneteenth*, and the Underground Railroad.
- Rural History Confederation: The RHC will be co-hosting the Iron and Steel Heritage Annual Meeting in April 2021.

- Harriet Tubman Scenic Byway Initiative: Interest is growing in developing Kennett Borough as a focus for Underground Railroad interpretation as part of the initiative, which extends from the Harriett Tubman Underground Railroad National Historical Park to Independence Mall in Philadelphia.
- Campaign of 1777: See Brandywine Battlefield Task Force.
- The first Heritage Center and Kiosk opened in Marshalltown Village in late 2018. Technical assistance to Kennett Heritage Center. Heritage Center initiatives underway in Phoenixville, Chadds Ford, East Bradford, and being considered in West Chester.
- Voices Underground – New initiative of Lincoln University.

## ECONOMIC

- **CCEDC Coordination** – Regular contact regarding the Route 1 and Route 724 initiatives *halted due to COVID-19*.
- **Employment Data** – Finalizing the presentation of employer/employee number data in map format with the Design and Technology Division; will be updated quarterly with new data.
- **Reinvestment Opportunities Map** – Working to refine how properties should be displayed on a map of reinvestment/redevelopment opportunities at developed sites, focused within the Landscapes3 growth areas.
- **Non-Residential Construction Report** – *Reviewed status of non-residential construction projects, drafting report.*
- **State of the County Economy Report** – *Initial draft complete for a report on the state of Chester County’s economy. Will be updated to capture economy changes caused by COVID-19.*

## HOUSING

- **Housing Choices Committee** – *A meeting of the Housing Choices Committee took place June 24.*
- **Costs of Housing** – Work has commenced on this product.
- **Housing for an aging population** – *Completed data collection and analysis for a report on senior housing, drafting report.*
- **Housing eTools** – Updates are largely complete, although resources and examples will continue to be added as appropriate.
- **Case Studies** – Planned: Whitehall and Steel Town.
- **Housing Forum** – Fall 2020 event will be planned at a later date.
- **Residential Construction Report** – Calculated 2019 totals for residential construction and sales, drafting report.
- **Video** – *Work is underway to prepare videos for A+ Homes.*
- **Presentations** – None at this time.

## URBAN CENTERS

- **VPP Support** – Monitoring of cash grants to West Chester Borough (corridor study), Kennett Square (regulatory updates), and Coatesville/South Coatesville (economic development study); support for the revitalization component of the technical service project to update the Parkesburg comprehensive plan.
- **Technical assistance underway** – *Participating on task force for Master Parks Plan (PA DCNR funded)*. Limited support for Atglen zoning amendments.
- **Potential technical assistance** – Atglen (zoning ordinance updates), Kennett Square (official map or Accessory Dwelling Unit study), West Grove (zoning amendments for breweries), Downingtown (*signs, parking, TND*).
- **Meeting Attendance** – Participation in meetings for economic development through Historic Kennett Square, the Western Chester County Chamber of Commerce, the Atglen parks plan, and 2<sup>nd</sup> Century Alliance.
- **Tools** – Supporting the update of multiple online tools, including mixed-use development, traditional neighborhood development, and form-based codes, and urban greenspace.
- **Urban Center Webpage** – Updates for this webpage *are underway*.
- **DCD Coordination** – *CRP application scoring was completed on May 18, 2020 in conjunction with CCDCD staff.*
- **Urban Center Forum** – Fall 2020 event will be planned at a later date in conjunction with CCDCD.
- **DVRPC TCDI representative** – *Review Committee Meeting was held 4/27/2020. Both Chester County applications were included on the Review Committee recommendations for the full amounts. The DVRPC RTC and Board approved both Chester County TCDI applications for their full amount and applicable parties were notified on May 28, 2020. Projects include the Kennett Region Micro-Transit Study and Devault Trail Activation Feasibility Study.*
- **Active Transportation Inventory work** – Initial reviews completed for all urban centers, working on recommendations.
- Spring City contacted the Planning Commission in late February regarding a potential comprehensive plan update.



**FREE**

# Town Tours & Village Walks

**LIVE AT FIVE ON THURSDAY EVENINGS**

**Chester County Virtual Summer Series 2020**

## **BEACONS OF PRIDE**

### **Architecture, Artistry, and Personal Expression**

Explore architecture, artistry, and personal expression in the exciting 26th annual Town Tours and Village Walks Program! This new Virtual Summer Series for 2020 has been designed to highlight our rich cultural heritage in Chester County while protecting your health and safety. Starting on July 16th, six favorite historic sites will present virtual "Live at Five" programs on Thursdays throughout July and August. Join the summer fun and sign up today, as we creatively continue our tradition of excellence with our free 2020 Virtual Town Tours and Village Walks Programs!



**JULY 16**  
**Art & Architecture  
in Phoenixville**



**JULY 23**  
**Historic Sugartown**



**JULY 30**  
**Hibernia Mansion**



**AUGUST 5**  
**Village of Yellow  
Springs**



**AUGUST 13**  
**Historic West  
Chester**



**AUGUST 27**  
**Special Preview:  
Kennett Square  
Occupation Day**



### **ONLINE INFORMATION AND SIGN-UP**

[www.Chesco.org/Planning/TownTours](http://www.Chesco.org/Planning/TownTours)

**Event contact:**

Karen Marshall, Heritage Preservation Coordinator  
610-344-6923 or [kmarshall@chesco.org](mailto:kmarshall@chesco.org)

# Design and Technology



# THE COUNTY OF CHESTER



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Executive Director

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## MEMORANDUM

**To:** Chester County Planning Commission  
**From:** Paul Fritz, Director, Design & Technology Division  
**Date:** July 1, 2020  
**Re:** Planning Commission Board Meeting Monthly Report

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The Design & Technology Division continued to support staff in making progress on the 2020 work program.

The 247 plan reviewers processed plan reviews and collected data on municipal open space plans and ordinances.

The GIS staff assisted staff in preparing comprehensive plan maps, historic atlas updates, and maps for the report on Chester County's economy.

The Graphics staff assisted staff with day-to-day needs and report layouts, including the economy report.

# Environment & Infrastructure

# Environment & Infrastructure Division

June 2020

## US 322 Bridge / New Trailhead Complete

In mid-June, PennDOT announced completion of the US 322 Bridge replacement nearest Sugars Bridge Road in East and West Bradford Townships.

Back in 2014, the Transportation Division saw an opportunity to create a new trailhead within the vacated right-of-way being created with the realignment of US 322 as part of the bridge replacement project. We then coordinated with East Bradford Township and PennDOT District 6-0 and were successful in getting PennDOT to agree to include the trailhead development into the project. While not mentioned in the [PennDOT press release](#), the new trailhead provides parking for approximately 40 cars at the southern end of the East Branch Brandywine Trail.



2014 Concept Plan.

## Trail Planning

On June 17, the Planning Commission along with the Facilities and Parks + Preservation Departments met with the Board of Commissioners via WebEx to present a development strategy for priority trail segments within the county. By all accounts, the meeting was a success as the BOC was both supportive and excited about moving forward with trails.

Leading up to that meeting, the E&I Division did a lot of work in preparation, including: the creation of a county trails map; identification of development priorities; determining probable costs for the next 8-10 years; preparation of grant applications to DCNR/C2P2 and DCED/GTRP for the Struble Trail extension; and, the creation of an online map. The bulk of this work was done by Rachael Griffith who will be giving a presentation on trails at this month's Board Meeting.

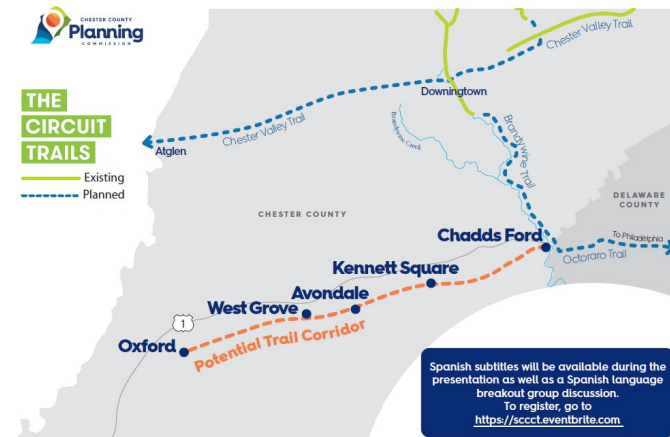


## Southern Chesco Circuit Trail FS Public Meeting

The Chester County Planning Commission will conduct a virtual public meeting about the Southern Chester County Circuit Trail Feasibility Study on **July 14, 2020, from 7:00pm-9:00pm**. The meeting will feature a presentation on the project, as well as an interactive discussion for participants to provide input on potential alignments, desired destinations, and other key aspects of the study.

For more information about the project and to register for the virtual meeting, visit. <https://sccct-public-meeting.eventbrite.com/>.

We hope to see you there!



## Pipelines Update

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

- CCPC completed a data request from TransCanada (Columbia Gas) who was looking for development information and municipal contacts for the entire length of their line through the county. We sent them a listing of emails and names of municipal contacts as well as shape files for them to utilize that shows proposed development within one mile from the centerline. They requested this information to see if updates to High Consequence Areas needed to be made.

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

# Trails Update

# Landscapes3

## Metrics



# Director's Report

# Public Comment