



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
November 10, 2020

AGENDA

- 2:00 p.m. 1. CALL TO ORDER
- A. Chairman’s Welcome *Chairman*
- 2:05 p.m. 3. ACTION ITEMS
- B. Public Comment on Agenda Items
- C. Approval of Commission Meeting Minutes – October 14, 2020 *Commission*
- D. Planning Commission Bylaws *Brian O’Leary*
- E. Act 247 Reviews – October 2020 Applications *Act 247 Team*
- 1) Subdivision and Land Development Plan Reviews (20)
- 2) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews (13)
- F. Act 537 Reviews- October 2020 Applications *Carolyn Conwell*
- 1) Minor Applications (3)
East Nottingham Township; Century Oak Phase III B; Consistent
Honey Brook Township, Honey Brook Estates; Inconsistent
West Whiteland Township, Exton Knoll; Consistent
- G. Agricultural Security Areas *Glenn Bentley*
- 1) West Bradford Township – 3 parcels
- H. Vision Partnership Program – 2020 Round II Grants *Susan Elks*
- 2:15 p.m. 4. DISCUSSION AND INFORMATION ITEMS
- I. eTools *Carol Stauffer*
Kate Clark
Kevin Myers
- 1) Traditional Neighborhood Development
- 2) Form Based Codes
- J. Agricultural Development Council Update *Chris Alonzo*
- K. Office Administration and Communications Update *Beth Cunliffe*
- 1) 2021 Communications Plan
- L. Design & Technology Division Update *Paul Fritz*



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M. Environment and Infrastructure Division Update

Brian Styche

N. Community Planning Division

Susan Elks

O. Directors Report

Brian O'Leary

P. Public Comment

4:00 p.m. 5. ADJOURNMENT

Action Items



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MINUTES: Regular Monthly Meeting Chester
County Planning Commission

Zoom Video/Audio
October 14, 2020

MEMBERS PRESENT: Kevin C. Kerr, Chair; Dr. Douglas Fasick, Vice-Chair; Nathan Cline;
Stephanie Duncan; Matthew Hammond; Michael Heaberg; Marty Shane; Angie 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; Carolyn
Oakley; Brian Styche; Suzanne Wozniak; Diana Zak.

VISITORS: Chris Alonzo, Chair, Agricultural Development Council.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held via Zoom
audio/video on Wednesday, October 14, 2020 was called to order at 2:04 P.M. by Chair Kevin Kerr.

ACTION ITEMS:

PUBLIC COMMENT ON ACTION ITEMS:

There were no comments.

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE SEPTEMBER 9, 2020 MEETING OF THE
CHESTER COUNTY PLANNING COMMISSION AS AMENDED 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 – September 2020:

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

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

Mr. Hammond recused himself from the following application: LD-08-20-16431.

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

There were 14 Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, and Miscellaneous Reviews prepared in September.

A MOTION TO APPROVE THE 14 COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENTS AND MISCELLANEOUS REVIEWS FOR SEPTEMBER 2020 WAS MADE BY DR. FASICK, SECONDED BY MS. THOMPSON LOBB, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

There were two minor Act 537 plans in September 2020.

A MOTION TO APPROVE THE TWO MINOR ACT 537 REVIEWS FOR SEPTEMBER 2020 WAS MADE BY MR. SHANE, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Agricultural Security Areas:

Mr. Bentley presented the Commission with an Agricultural Security Area seven year review for one parcel in Pocopson Township.

A MOTION TO APPROVE THE AGRICULTURAL SECURITY AREA REVIEW FOR POCOPSON TOWNSHIP AS PRESENTED WAS MADE BY MR. SHANE, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

eTools: Historic and Cultural Resource Preservation Planning and Historic Resource Protection Standards:

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>.

Ms. Speirs provided the Commission an overview of the Historic and Cultural Resource Preservation Planning Protection and Historic Resource Protection Standards eTools. Historic and cultural resource preservation planning is a process for identifying policies and measures to achieve cultural and historic resource preservation goals.

Historic resource protection standards support municipal preservation planning policy. The standards can be included in zoning ordinances, subdivision and land development ordinances, and/or local historic district ordinances. Regulations can vary depending on such factors as historic resource types and their context, local policies, and other considerations.

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 28 municipal assistance projects that staff is either monitoring or preparing.

The Vision Partnership Program (VPP) second grant round opened August 10, 2020 and will close September 25, 2020. Six applications have been received. The VPP subcommittee met before the October 14, 2020 Planning Commission meeting to review the applications and will recommend action at the November 10, 2020 Planning Commission meeting.

The Chester County Historic Preservation Network (CCHPN) will be featuring a new "Virtual Heritage Series" on the third Thursday of the month at 5:00 pm.

The 2020 annual Chester County Urban Centers Forum, "Main Street R&R: Recovery and Restoration," will take part in two sessions this year in an online Zoom format. The first session was held Tuesday, October 13th and had approximately 50 attendees. The second session will be on Thursday, October 15th from 3:00 pm – 5:00 pm.

The A+ Homes initiative is an implementation effort under Landscapes3. A joint effort of the Planning Commission, Department of Community Development, and Housing Choices Committee, A+ Homes focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. The 2020 housing event will be held on Tuesday, November 17, and Thursday November 19 from 3:00 to 5:00 pm in an online Zoom format. Registration can be found here: https://zoom.us/webinar/register/WN_0MpH2p27QhWHBs74P3Ai2Q

Design and Technology Division Update:

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

Mr. Fritz gave a quarterly update on subdivision and land development application plan reviews. Overall there has been an increase in development applications. There were reviews for 1,445 apartments in 2020 compared to 1,246 apartment units in 2019. The number of proposed townhomes has also increased to 588 as compared to 197 in 2019. The number of proposed twin homes has decreased to only three in 2020 compared to 272 in 2019.

Mr. Fritz presented the draft eTool for sketch plans. Sketch plans can improve design quality, increase cooperation with municipalities, and provide a more efficient and cost effective review process.

Environment and Infrastructure Division Update:

Mr. Styche discussed continuing projects for 2020 within the Environment and Infrastructure Division.

The Bicycles, Pedestrians & Transit annual transportation event and second/final public meeting for the Active Transportation Inventory (ATI) project took place September 30th via Zoom. The meeting was well attended with approximately 65 attendees. After opening remarks by all three Commissioners, Eric Quinn and Brian Donovan provided an overview and summary of the ATI

project and its findings followed by a brief Q&A session. Rachael Griffith began the transportation updates portion of the program with a summary of the county's trail development initiatives, and Brian Styche completed the presentations with a summary of funding issues and status of public transit and major roadway projects followed by a second round of Q&A.

DVRPC held the first of nine meetings toward the Connections 2050 update of the region's long range plan with their project kickoff held on September 9th. These meetings will continue through May of 2021 with the final update being approved and adopted by the DVRPC Board in the Fall of 2021.

Our partners at DVRPC are completing the first of their two year work program project for the Downingtown Area Transportation Study and will be holding two public meetings in October.

Mr. Styche updated the Commission and staff on the current news regarding pipelines in Chester County, which can be found at the county's Pipeline Information Center 'Pipelines in the News' webpage:

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

Mr. Donovan provided the Planning Commission and staff the current status of the Active Transportation Inventory (ATI). The Active Transportation Municipal Ordinance Inventory and Outreach project is completed and administered by the Chester County Planning Commission (CCPC) staff. CCPC will inventory all 73 Chester County municipalities and the results will be used to target locations where active transportation facilities and the municipal ordinances that require and standardize such facilities are most needed. Staff's efforts will be aided by on-going Delaware Valley Regional Planning Commission (DVRPC) projects such as its sidewalk inventory and bicycle level-of-stress mapping.

Agricultural Development Council Update:

Mr. Alonzo updated the Planning Commission and staff on activity within the Agricultural Development Council (ADC). The Ag Council held their first Farm and Tables Tales consumer event on Tuesday, September 15, 2020. Farm and Table Tales is a monthly series for local residents that gives them the opportunity to hear from Chester County farmers on a variety of topics. Future events will be held on the third Tuesday of each month.

A new website for ADC has been created and includes information on the upcoming webinars, the annual local farm products guide, and, information about the Chester County Ag Council and the Chester County Ag Task Force. Visit <https://www.chescofarming.org/Index.cfm> for more information.

Director's Report:

Mr. O'Leary reviewed the revised Planning Commission bylaws. The proposed amendments include section 6.1, regarding the manner of meeting from in-person to include meeting electronically via the internet or telephone provided public access is available and that notice of such changes would be posted on the Planning Commission website at least 24 hours prior to the meeting. Section 6.3 refers to having quorum in person or electronically, and the proposed updates to section 9.2 would include sending notice of proposed changes by electronic delivery. Mr. O'Leary will recommend the proposed changes for action at the November 10, 2020 meeting.

Mr. O'Leary presented the proposed 2021 Planning Commission work program. Several new projects are structured around the six goals of Landscapes3. The 2021 communications plan will be presented at the November 10th meeting. Staff will then present final drafts of both and recommend for action at the December 9th meeting.

Public Comment:

There were no public comments.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE MEETING ADJOURNED AT 3:40 PM.

Respectfully submitted,

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

Brian N. O'Leary, AICP
Secretary

BNO/slw

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

BYLAWS

CHESTER COUNTY PLANNING COMMISSION

JANUARY 1978

AMENDED JANUARY 1979

AMENDED MARCH 1983

AMENDED JULY 1992

AMENDED AUGUST 2016

AMENDED AUGUST 2019

AMENDED NOVEMBER 10, 2020

BYLAWS

CHESTER COUNTY PLANNING COMMISSION CHESTER COUNTY, PENNSYLVANIA

ARTICLE I

Name of Commission

- 1.1 The name of this organization shall be CHESTER COUNTY PLANNING COMMISSION.

ARTICLE II

Authorization

- 2.1 The County Board of Commissioners (herein known as the “Commissioners”) shall have authorization to establish the Planning Commission as set forth under Section 201 of the Pennsylvania Municipalities Planning Code, Act 247 of July 1968, as amended.

ARTICLE III

Membership

- 3.1 Membership shall consist of nine (9) members who are appointed by the Commissioners in the manner prescribed in Article II of the Municipalities Planning Code. Each member is to serve a four-year term. The terms of the members are to be such that on commissions of nine members, not more than three (3) are to be reappointed or replaced during any one calendar year. In the event of a vacancy, the Commissioners are to appoint an individual to fill the unexpired term.
- 3.2 All Planning Commissioners must reside within the County. At least six (6) of the nine (9) members are not to be officers or employees of the County.

ARTICLE IV

Officers

- 4.1 The officers of the Planning Commission shall consist of Chair, Vice-Chair, and Secretary. The Chair and Vice-Chair shall have terms of one year. The Secretary may be a person not appointed as a member of the Planning Commission.
- 4.2 The Chair shall preside at all meetings and hearings of the Planning Commission and shall have the duties normally conferred by parliamentary usage on such officers. At each meeting, the Chair shall submit such recommendations and information as may be considered proper concerning the business affairs and policies of the Commission.
- 4.3 The Vice-Chair shall act for the Chair in his/her absence. In case of the resignation or death of the Chair, the Vice-Chair shall perform such duties as are imposed on the Chair until such time as the new Chair shall be selected.
- 4.4 The Secretary shall keep the Minutes and records of the Commission, and with the assistance of such staff as is available, shall prepare the agenda of regular and special meetings under the direction of the Chair, provide notice of all meetings to Commission members, arrange legal notice of meetings, attend to correspondence of the Commission, and such other duties as are normally carried out by a Secretary.

ARTICLE V
Election of Officers and Reorganization

- 5.1 An annual organization meeting shall be held at the regular meeting in January.
- 5.2 Nominations shall be made from the floor or by a nominating committee at the annual organization meeting, and election of officers set forth in Section 4.1 of Article IV shall follow immediately thereafter.
- 5.3 A candidate receiving a majority vote of the entire membership of the Planning Commission shall be declared elected.
- 5.4 Vacancies in office shall be filled by the Planning Commission by regular election procedures at the next regular meeting.
- 5.5 Following the annual organization meeting, committees may be appointed for the year by the Chair.
- 5.6 The Chair shall notify the Board of Commissioners of any vacancies of members from the Planning Commission.

ARTICLE VI
Meetings

- 6.1 Meetings dates, times and location/manner for the year shall be determined by the Commission at its organization meeting. Meetings shall be held on a regular monthly basis. In the event of conflict with holidays or other events, a majority of the members present at an official meeting may change the date or location of said meeting. Meetings may be held in person, a combination of in person and remote electronic participation, or full remote electronic participation when there is an emergency situation. Notice of all public meetings shall be posted on the Planning Commission web site and shall be advertised in area newspapers. In emergency situations, meetings may be held fully remotely and electronically, via the internet or telephone, provided public access is available and notice of the change to a fully remote and electronic meeting is posted on the Planning Commission website with meeting details at least 24 hours before the meeting.
- 6.2 Notice of the time, manner, and place of additional meetings, except special meetings, or changes to the scheduled monthly meetings shall be published once a week for two successive weeks in at least one newspaper of general circulation in the territorial jurisdiction of the Commission. The first publication shall be not more than thirty (30) days or less than fourteen (14) days from the date of the hearing. Notice of meetings shall also be posted electronically on the Planning Commission website.
- 6.3 A quorum shall consist of a majority of currently appointed members of the Commission. A quorum shall be required to take action on business items. Action shall be by a majority of the members present, either in person or electronically, and voting. Voting shall be by voice vote. A record of the vote shall be kept as part of the Minutes.
- 6.4 Special meetings may be called by the Chair. It shall be the duty of the Chair to call a special meeting when requested to do so by a majority of members of the Commission. The Secretary

shall notify all members of the Commission in writing or by e-mail not less than five (5) days in advance of such special meetings.

- 6.5 All meetings, or portions of meetings, at which official action is taken, shall be open to the general public. However, the Commission may meet in executive session for discussion purposes, in compliance with the Pennsylvania Sunshine Law.
- 6.6 Unless otherwise specified, "Robert's Rules of Order" shall govern the proceedings at the meetings of this Commission.
- 6.7 The powers, duties and responsibilities of the members and officers of the Commission shall be as set forth in the Pennsylvania Municipalities Planning Code Act 247 of 1968 as amended.

ARTICLE VII
Order of Business

- 7.1 The Secretary of the Commission, under the direction of the Chair, shall establish the agenda for each regular, special, and executive meeting.

ARTICLE VIII
Employees

- 8.1 Within the limits imposed by funds available for its use, the Commission shall recommend to the County Human Resources Office and the Commissioners such staff personnel and/or consultants as deemed necessary to perform the planning program and its related work. Recommendations shall be made by a majority vote of the entire Planning Commission membership, with the approval by the Commissioners and the Salary Board. Staff shall be County employees.

ARTICLE IX
Amendments

- 9.1 These Bylaws may be amended by a majority vote of the entire membership of the Planning Commission.
- 9.2 Notice of the proposed change in the Bylaws must be given at least thirty (30) days prior to the meeting at which the amendments to the Bylaws shall be considered, and this notice must be in writing by first-class mail or by electronic delivery to all members of the Commission.

ATTESTED:

ADOPTED THIS DATE:

Brian N. O'Leary, Secretary

Kevin Kerr, Chairman

Act 247 Reviews




Subdivision & Land Development






Act 247 Reviews of Proposed Development during October 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

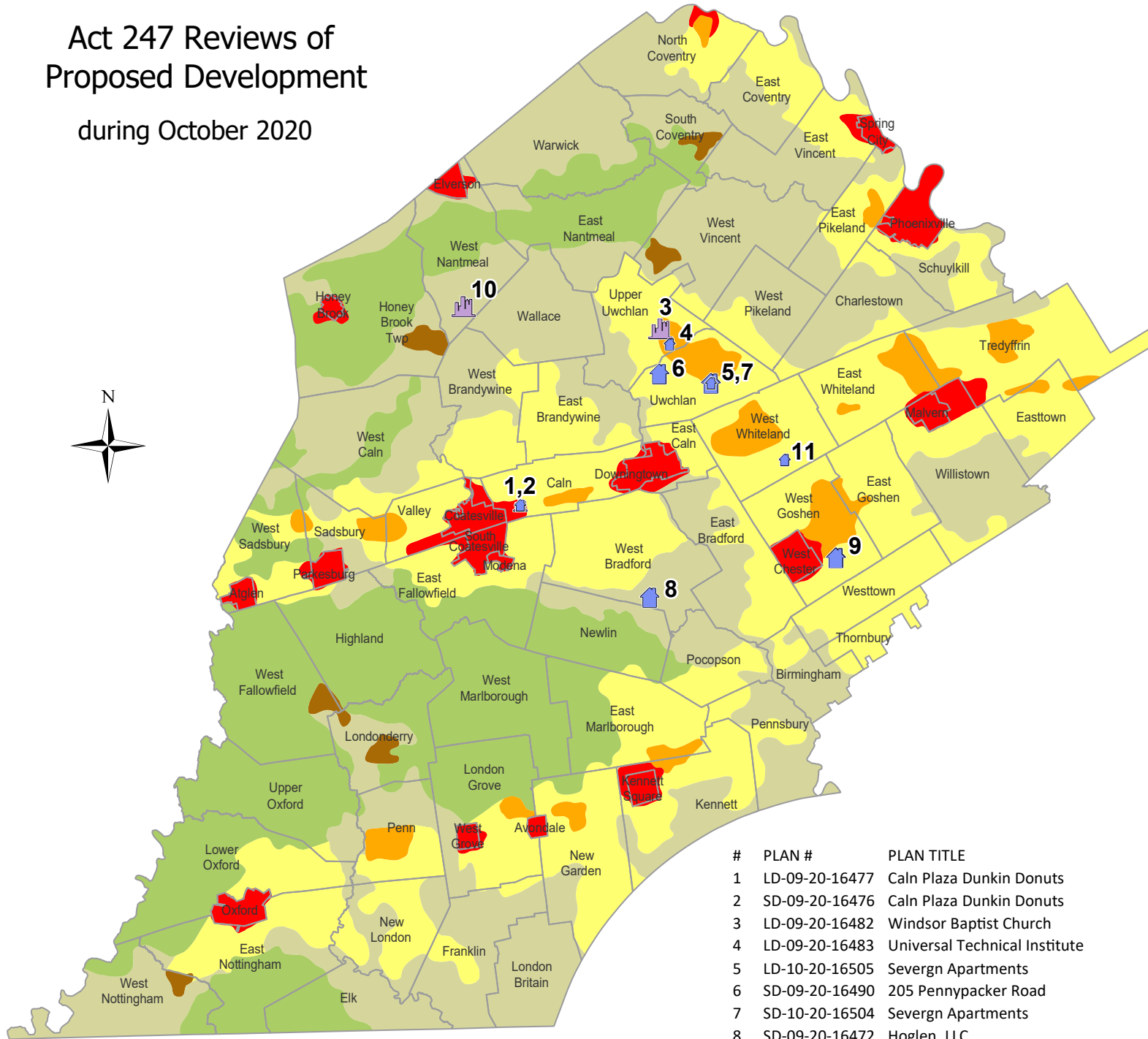
Growth Areas

-  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.

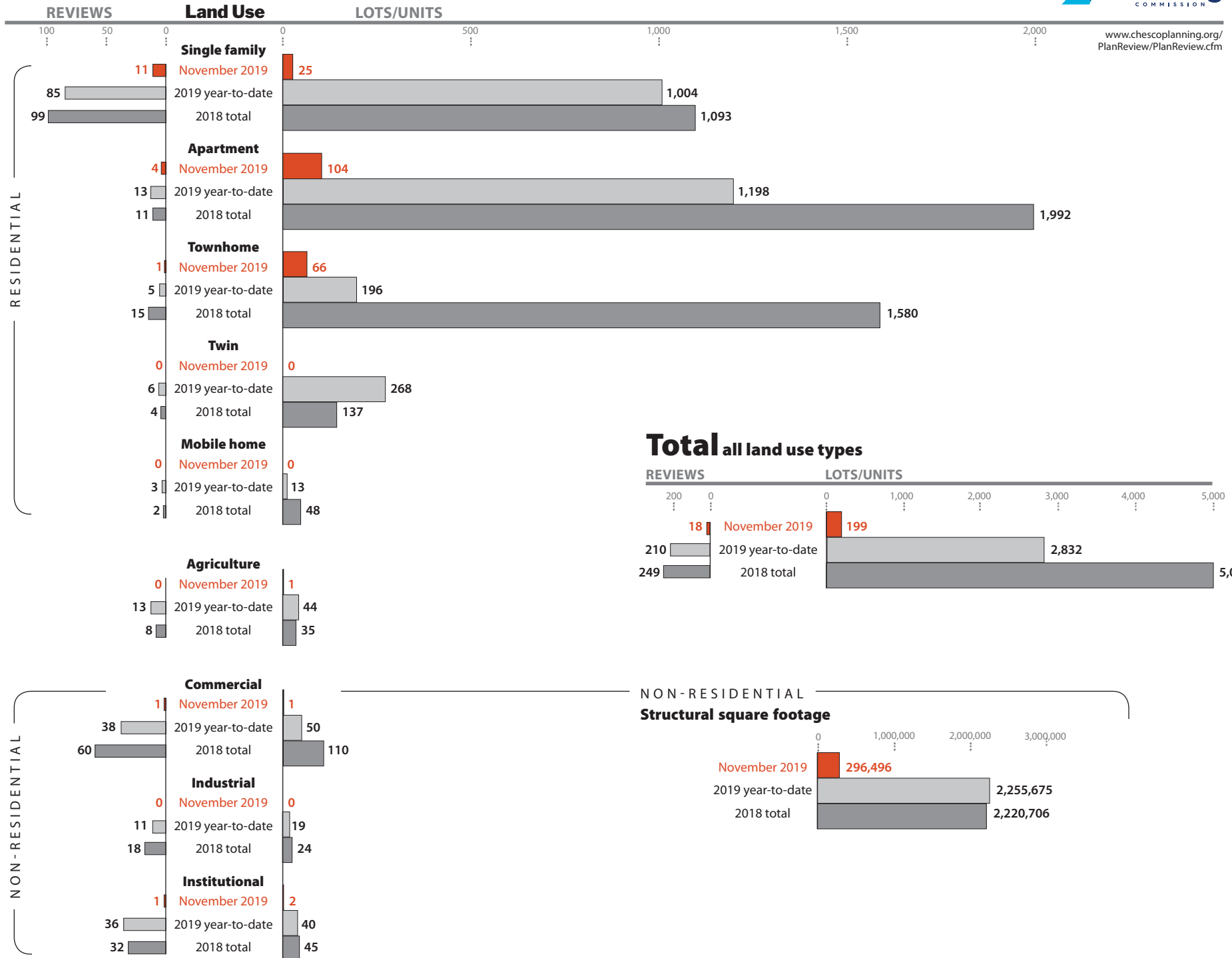


#	PLAN #	PLAN TITLE
1	LD-09-20-16477	Caln Plaza Dunkin Donuts
2	SD-09-20-16476	Caln Plaza Dunkin Donuts
3	LD-09-20-16482	Windsor Baptist Church
4	LD-09-20-16483	Universal Technical Institute
5	LD-10-20-16505	Severgn Apartments
6	SD-09-20-16490	205 Pennypacker Road
7	SD-10-20-16504	Severgn Apartments
8	SD-09-20-16472	Hoglen, LLC
9	SD-09-20-16487	504 S. Concord Road
10	LD-09-20-16463	Proposed Buildings
11	SD-09-20-16486	Lexington, LTD

Subdivision and Land Development Applications **November 2019**



www.chescoplanning.org/
PlanReview/PlanReview.cfm



Subdivision and Land Development Reviews 10/1/2020 to 10/31/2020

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
Caln Township	LD-09-20-16477	Caln Plaza Dunkin Donuts	10/15/2020	8.07	Commercial	1	1,626	Commercial Retail			Yes
Caln Township	SD-09-20-16476	Caln Plaza Dunkin Donuts	10/15/2020	8.07	Commercial	1		Commercial Lot Consolidation			Yes
Downingtown Borough	SD-09-20-16468	418-420 Lot Consolidation	10/1/2020	0.16	Lot Consolidation	1		Residential Lot Consolidation	1	0	Yes
East Coventry Township	SD-09-20-16492	Matthew B. Kulp and Richard I. Kulp	10/8/2020	30.66	Single Family Residential	2		Residential Single Family Residential			Yes
Easttown Township	SD-09-20-16473	15 Leopard Road	10/16/2020	7.89	Apartment	2		Residential Apartment Residential		0	Yes
Spring City Borough	SD-09-20-16484	Royersford Borough	10/16/2020	11.95	Institutional Institutional	2		Institutional Utility Institutional Park			Yes
Upper Uwchlan Township	LD-09-20-16482	Windsor Baptist Church	10/13/2020	6.70	Institutional	1	25,992	Institutional Religious Organization			Yes
Upper Uwchlan Township	LD-09-20-16483	Universal Technical Institute	10/15/2020	27.18	Institutional	1		Institutional School			Yes
Uwchlan Township	LD-10-20-16505	Severgn Apartments	10/26/2020	21.14	Apartment	25		Residential Apartment		730	Yes
Uwchlan Township	SD-09-20-16490	205 Pennypacker Road	10/15/2020	6.18	Single Family Residential	3		Residential Single Family Residential			Yes
Uwchlan Township	SD-10-20-16504	Severgn Apartments	10/26/2020	21.14	Apartment	1		Residential Apartment		730	Yes
West Bradford Township	SD-09-20-16472	Hoglen, LLC	10/16/2020	168.01	Single Family Residential	4		Residential Single Family Residential			Yes
West Fallowfield Township	SD-09-20-16493	Wolf's Hollow Park	10/20/2020	576.36	Single Family Residential Agricultural	3		Residential Single Family Residential Agricultural Park			Yes

Subdivision and Land Development Reviews 10/1/2020 to 10/31/2020

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
West Goshen Township	SD-09-20-16487	504 S. Concord Road	10/23/2020	5.01	Single Family Residential	7		Residential Single Family Residential		270	Yes
West Nantmeal Township	LD-09-20-16463	Proposed Buildings	10/20/2020	43.80	Agricultural Single Family Residential Commercial	5	17,416	Agricultural Unique Residential Single Family Residential Commercial Unique	4		Yes
West Vincent Township	SD-10-20-16500	Dana Twaddell	10/27/2020	7.30	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Open Space Conservation			Yes
West Whiteland Township	SD-09-20-16486	Lexington, LTD	10/23/2020	6.22	Single Family Residential Commercial	2		Residential Single Family Residential Commercial			Yes
Grand Totals of Subdivision and Land Development Reviews		17 Reviews		955.83 Acres		63 Lots/Units	45,034 Non-Res. Sq. Feet		5 Non-Res. Bldgs.	1,730 Linear Feet Roadway	

There are **17** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

Unofficial Sketch Plan Evaluations 10/1/2020 to 10/31/2020

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
Uwchlan Township	LD-09-20-16480	Eagleview Town Center II	10/7/2020	41.14	Apartment	154	0	Residential Apartment			Yes
Uwchlan Township	SD-09-20-16479	Eagleview Town Center II	10/7/2020	41.14	Apartment	3	0	Residential Apartment			Yes
West Fallowfield Township	SD-10-20-16513	Steven R & Lynn Morgan	10/20/2020	40.92	Single Family Residential Agricultural	3	0	Residential Single Family Residential Agricultural Farm/Pasture Land			Yes
Grand Totals of Unofficial Sketch Evaluations		3 Reviews		123.20 Acres		160 Lots/Units	0 Non-Res. Sq. Feet		Non-Res. Bldgs.	Linear Feet Roadway	

There are **3** sketch plans consistent, **0** sketch plans inconsistent, and **0** sketch plans with no relevance to **Landscapes3**.

Subdivision & Land Development Letters





THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

October 15, 2020

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

Re: Preliminary/Final Subdivision and Land Development Plan - Caln Plaza Dunkin Donuts
Caln Township - SD-09-20-16476, LD-09-20-16477

Dear Mrs. Denne:

A Preliminary/Final Subdivision and Land Development Plan entitled "Caln Plaza Dunkin Donuts", prepared by Robert E. Blue Consulting Engineers, P.C. and dated September 1, 2020, was received by this office on September 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 and land development plan for your consideration.

PROJECT SUMMARY:

Location:	Northwest corner of Lincoln Highway (State Route 3070) and North Caln Road (State Route 4005)
Site Acreage:	8.07 acres
Lots/Units:	2 lots to be merged, 1 structure proposed
Non-Res. Square Footage:	1,626 square feet
Proposed Land Use:	Lot consolidation and proposed restaurant
New Parking Spaces:	7 spaces
Municipal Land Use Plan Designation:	Highway Commercial, Zone 2 Lincoln Highway Overlay District
UPI#:	39-3M-49, 39-3M-48

PROPOSAL:

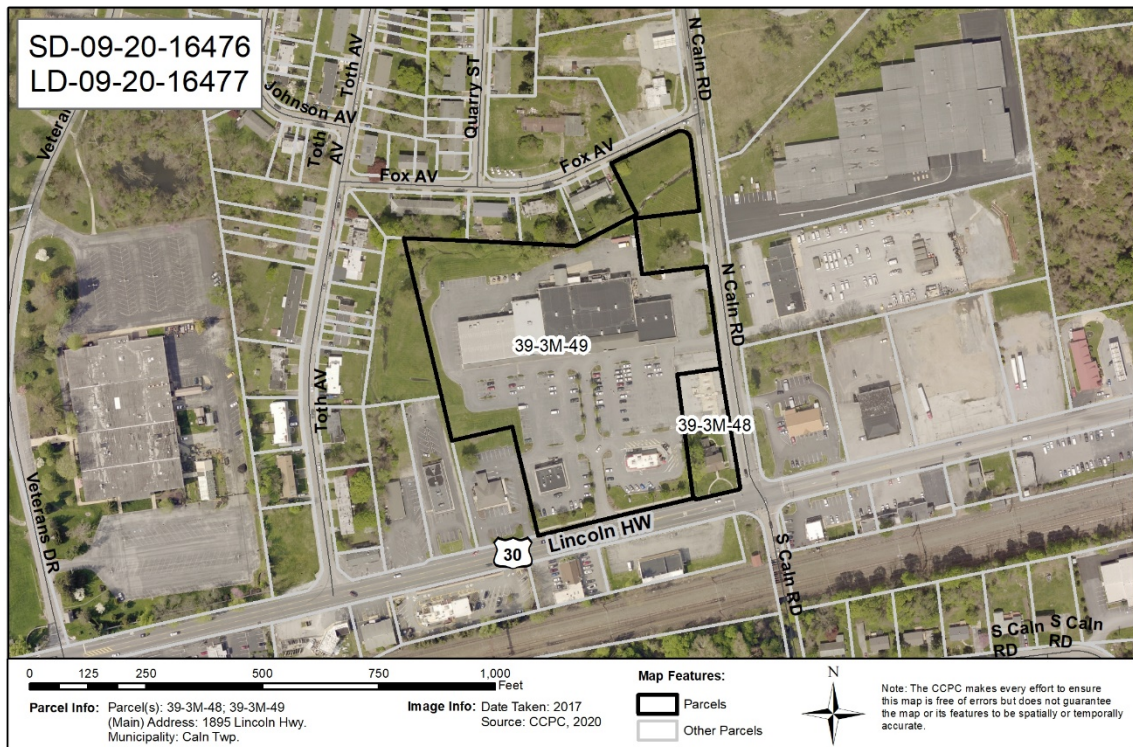
The applicant proposes to merge two lots into one lot and construct a 1,626 square foot restaurant with a drive-through facility. The site, which is served by public water and sewer facilities, is located in the Caln Township C-1 Highway Commercial and the Zone 2 Lincoln Highway Overlay District zoning district.

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

COUNTY POLICY:

LANDSCAPES:

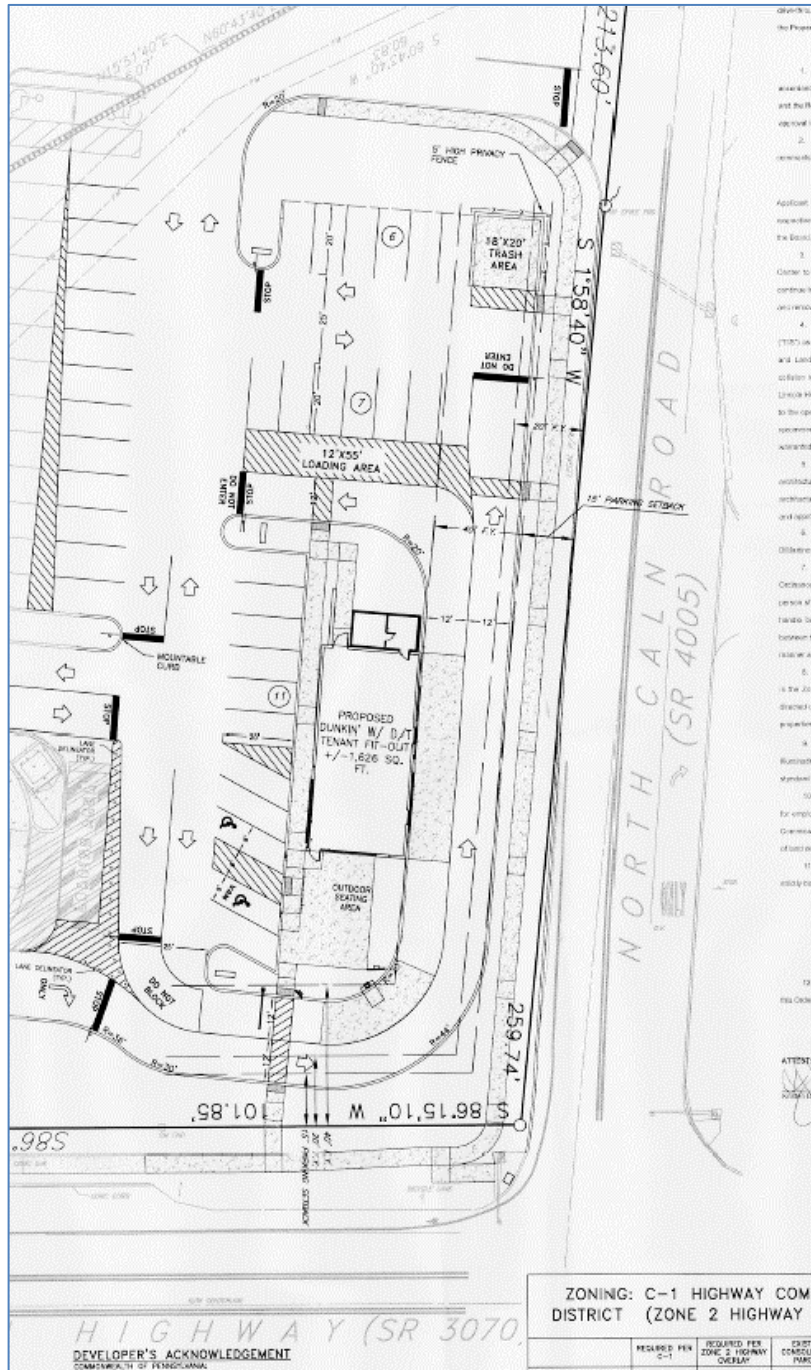
1. The site is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town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



WATERSHEDS:

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



*Detail of Caln Plaza Dunkin Donuts
 Preliminary/Final Subdivision and Land Development Plan*

PRIMARY ISSUES:

3. Circulation at the drive-through portion of the design is somewhat awkward and may result in unnecessary vehicle conflicts due to the lack of curbing to help direct vehicle flow, and also because the loading zone lies between the parking area and the building. We suggest that the Township and the applicant review the draft alternate circulation design for the drive-through facility shown below. The sketch suggests sharing the existing Popeye's loading zone and retains

the same parking count as proposed for the Dunkin Donuts, but three spaces would be lost from the shopping center parking to improve overall circulation.



FOR ILLUSTRATIVE PURPOSES ONLY
Base drawing from "Record Plan", Sheet 2, (09/01/20)

The general intent of the above illustration is to:

- a) Improve pedestrian safety and access by moving the parking on the north side of the development closer to the proposed building. This scenario would work by sharing the existing loading area on the adjacent commercial property.
 - b) Reduce potential vehicle circulation conflicts between the site and the adjacent commercial property and reduce impervious paving through additional curbed landscape islands.
4. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Lincoln Highway (State Route 3070) as a major arterial and North Caln Road (State Route 4005) as a major collector. The Handbook (page 183) recommends a 100 foot-wide right-of-way for

Page: 5

Re: Preliminary/Final Subdivision and Land Development Plan - Caln Plaza Dunkin Donuts
Caln Township - SD-09-20-16476, LD-09-20-16477

major arterial roads and 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 Lincoln Highway and North Caln Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.

5. The Township should verify that the applicant has incorporated the design elements of the Lincoln Highway Overlay District as required in Zoning Ordinance Section 155-43. We suggest that additional landscaping may be appropriate along North Caln Road.
6. The Township Engineer should review whether left turns at the North Caln Road driveway should be prohibited.
7. We endorse the installation of sidewalks into the plan. Sidewalks are an essential design element for new construction in the **Urban Center Landscape**.
8. We suggest that the applicant and the Township evaluate the anticipated parking demand for this facility, which may rely on extensive drive-through service, and determine whether the number of proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping. The parking spaces to the north of the structure near the trash area could be considered for placing in landscaping instead of being paved.
9. We have no comments on the subdivision portion of this submission.

ADMINISTRATIVE ISSUES:

10. 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.
11. A Pennsylvania Department of Transportation permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
12. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, and the Assessment Office.

Page: 6

Re: Preliminary/Final Subdivision and Land Development Plan - Caln Plaza Dunkin Donuts
Caln Township - SD-09-20-16476, LD-09-20-16477

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc:

Chester County Conservation District
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Robert E. Blue Consulting Engineers, P.C.
Chester County Conservation District
Scott Homel, 1895 Lincoln Highway LP



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October 1, 2020

Debra Lammey
Borough of Downingtown Building Code Official
4 West Lancaster Avenue
Downingtown, PA 19335

Re: Final Subdivision - 418-420 Lot Consolidation
Borough of Downingtown - SD-09-20-16468

Dear Ms. Lammey:

A final subdivision plan entitled "418-420 Lot Consolidation", prepared by Edward B. Walsh & Associates and dated Sept 14, 2020, was received by this office on September 14, 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:	South side of William Street, north of Stone Alley
Site Acreage:	7,012 square feet
Lots/Units:	2 lots (proposed to be combined); 2 dwellings
Proposed Land Use:	Single family attached
Municipal Land Use Plan Designation:	Medium Density Residential
UPI#:	11-7-117, 11-7-118

PROPOSAL:

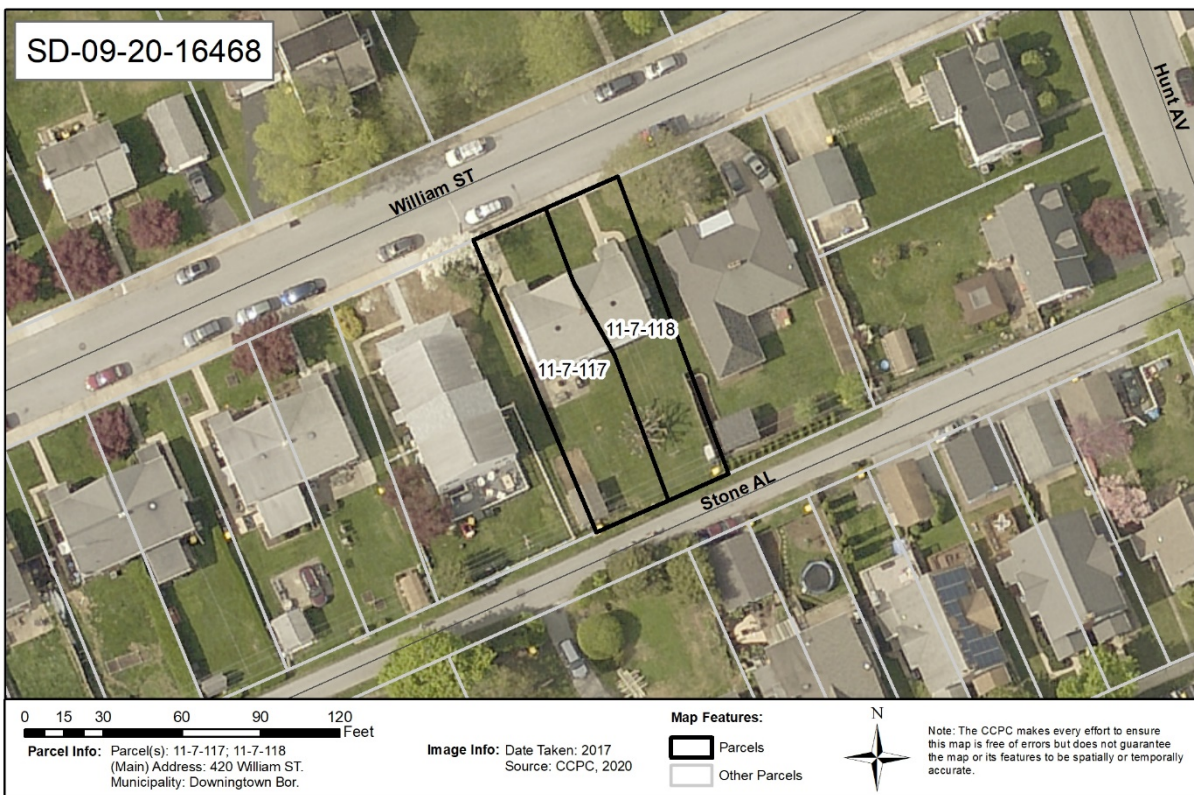
The applicant proposes the consolidation of two lots into one lot; the site contains two attached dwellings. The site, which is served by public water and public sewer facilities, is located in the Borough of Downingtown R-3 Single Family Detached/Attached and Two-Family Residential zoning district. No additional construction is proposed by this subdivision.

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

COUNTY POLICY:

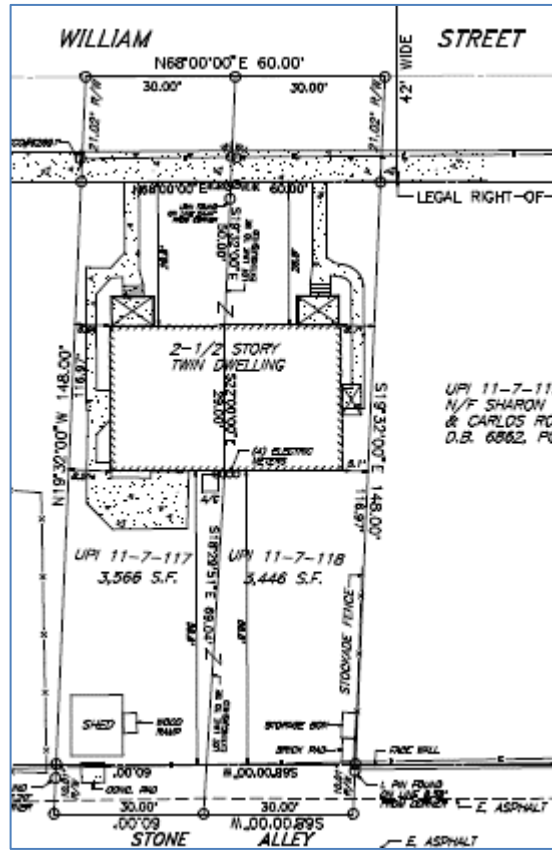
LANDSCAPES:

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



ADMINISTRATIVE ISSUES:

2. The Borough should determine whether a street tree should be placed along William Street.
3. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, and the Assessment Office.



*Detail of 418-420 Lot Consolidation
Final 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 the Downingtown Borough. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

Wes Bruckno, AICP
Senior Review Planner

cc: Edward B. Walsh & Associates
John M. and Jane S. Bertone



THE COUNTY OF CHESTER



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Brian N. O’Leary, AICP
Executive Director

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October 8, 2020

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

Re: Final Subdivision - Matthew B. Kulp and Richard I. Kulp
East Coventry Township - SD-09-20-16492

Dear Mr. Kraynik:

A final subdivision plan entitled "Matthew B. Kulp and Richard I. Kulp, et al.", prepared by Register Associates Inc. and dated September 11, 2020, was received by this office on September 28, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location: South of Harvey Lane and south of the municipal boundary with North Coventry Township
Site Acreage: 30.66 acres
Lots: 2 lots
Proposed Land Use: Single Family Residential
Municipal Land Use Plan Designation: Conservation Areas (in the 2015 Pottstown Metropolitan Regional Comprehensive Plan)
UPI#: 18-3-4

PROPOSAL:

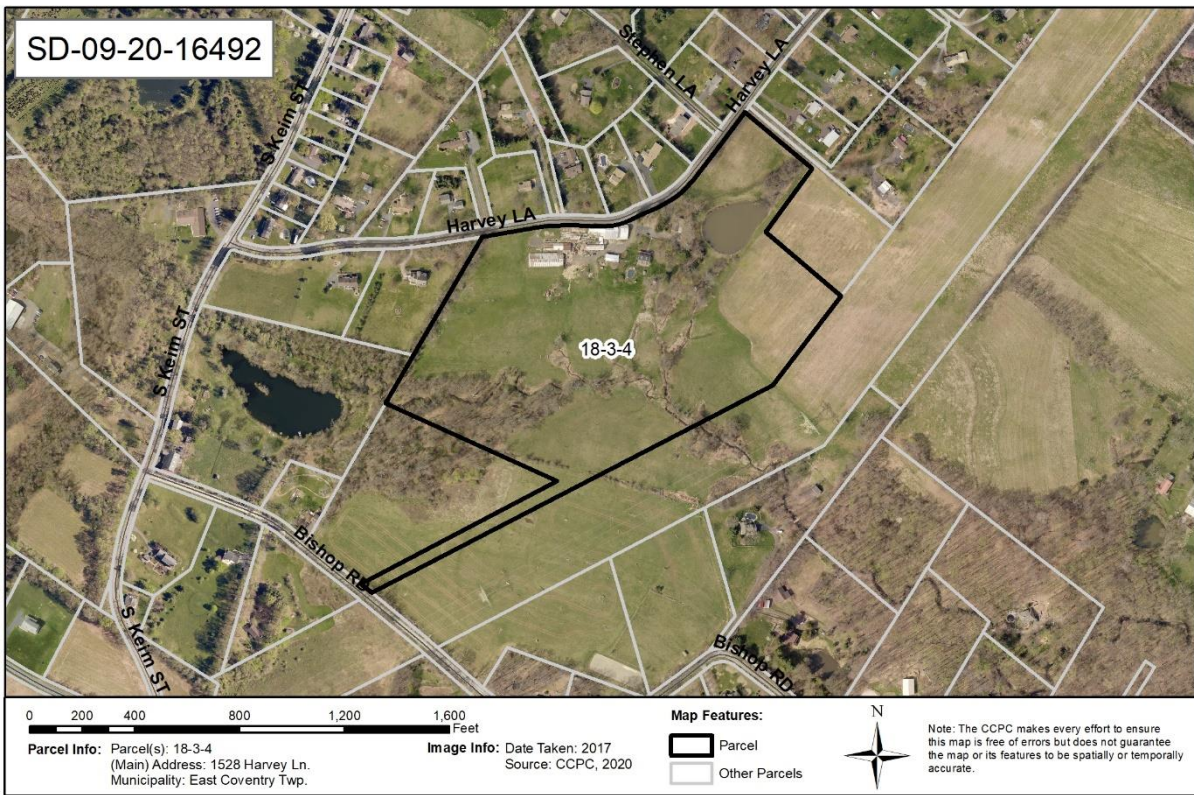
The applicant proposes the creation of two lots. The site, which is served by on-site water and sewer facilities, is located in the East Coventry Township FR Farm Residential zoning district. The site contains two dwellings and other structures. No new vehicle access to Harvey Lane is proposed.

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

COUNTY POLICY:

LANDSCAPES:

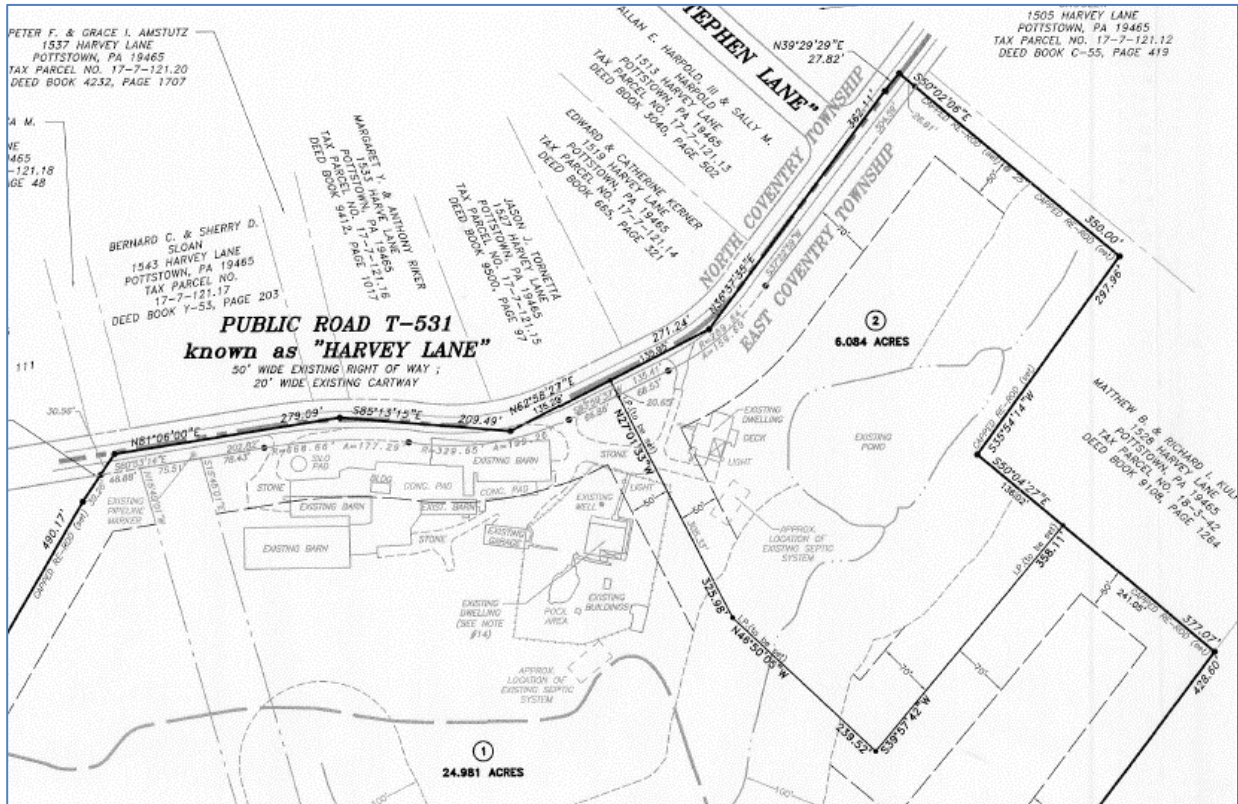
1. The site is located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive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



WATERSHEDS:

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

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



*Detail of Matthew B. Kulp and Richard I. Kulp
Final Subdivision Plan*

PRIMARY ISSUES:

3. Due to the pond and other constraining features located on Lot 2, the Township may wish to ask the applicant to identify a potential replacement for the on-lot sewage disposal field on that lot.
4. The Township and the applicant should determine if cross-access easements should be provided due to the driveways that cross the proposed lot line between Lot 1 and Lot 2.
5. We suggest that the applicant consider deed-restricting Lot 1 from further development due to its physical constraints, including the stream, steep slopes and floodplain on the site, as well as the pipeline easement that crosses the site, as well as its future land use designation as "Conservation Areas" in the 2015 Pottstown Metropolitan Regional Comprehensive Plan.

ADMINISTRATIVE ISSUE:

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

Page: 4

Re: Final Subdivision - Matthew B. Kulp and Richard I. Kulp

East Coventry Township - SD-09-20-16492

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Matthew B. Kulp and Richard I. Kulp, et al.
Reger Associates Inc.
Chester County Health Department
Erica L. Batdorf, North Coventry Township Manager



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October 16, 2020

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

Re: Final Subdivision - 15 Leopard Road
Easttown Township – SD-09-20-16473

Dear Mr. Briggs:

A Final Subdivision Plan entitled "15 Leopard Road", prepared by Inland Design, and dated May 31, 2016, and last revised on August 25, 2020, was received by this office on September 17, 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.

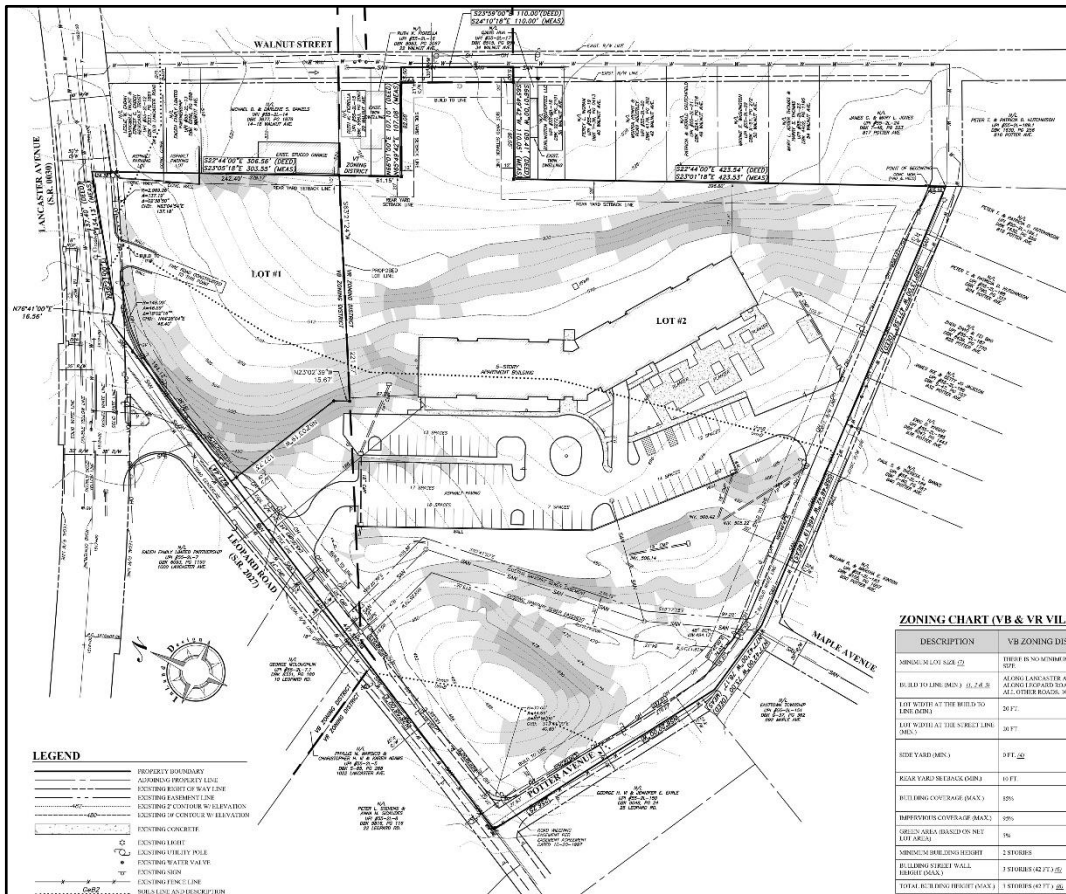
PROJECT SUMMARY:

Location:	southeast corner of Lancaster Avenue and Leopard Road
Site Acreage:	7.89
Lots/Units:	2 Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Lot 1-Vacant (No Development); Lot 2-Apartment Building
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Village of Berwyn
UPI#:	55-2L-11

PROPOSAL:

The applicant proposes the creation of 2 lots. There is an existing five-story apartment building on Lot 2 (6.6 acres), which will remain. No development activity is proposed as part of the current plan submission. The project site is located in the VB Village Business, and VR Village Residential zoning districts. It is our understanding that, according to the applicant’s August 27, 2020 cover letter to the Township, this subdivision plan is subject to a decision made by the Pennsylvania Commonwealth Court in 2019.

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



Site Plan Detail, Sheet 1: Final Subdivision - 15 Leopard Road

BACKGROUND:

1. The Chester County Planning Commission previously reviewed an earlier version of this subdivision plan (dated May 19, 2016) on July 11, 2016 (CCPC# SD-6-16-14039). We note the current plan submission depicts a minor revision in the proposed boundary between the two lots. Additionally, the applicant's August 27, 2020 cover letter indicates that the plan has been revised to be consistent with the Pennsylvania Commonwealth Court's 2019 decision. We have no additional comments on the design of the proposed subdivision plan.

COUNTY POLICY:

LANDSCAPES:

2. 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**.

ADMINISTRATIVE ISSUES:

3. The plan depicts a sanitary sewer easement traversing Lot 2. The details of this easement should be incorporated into the deed of the proposed lot.
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 Easttown 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: Trinity Associates
LandTrust Properties, Inc.
Inland Design



THE COUNTY OF CHESTER



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Brian N. O’Leary, AICP
Executive Director

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October 16, 2020

Dennis Rittenhouse, Manager
Spring City Borough
300 Main Street
Royersford, PA 19468

Re: Final Subdivision - Royersford Borough
Spring City Borough - SD-09-20-16484

Dear Mr. Rittenhouse:

A final subdivision plan entitled "Royersford Borough", prepared by Arro Consulting, and dated September 9, 2020, was received by this office on September 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:	north side of Bridge Street, east of North Church Street
Site Acreage:	11.95
Lots/Units:	2 lots
Proposed Land Use:	Recreation
Municipal Land Use Plan Designation:	RP-Resource Protection
UPI#:	14-2-86

PROPOSAL:

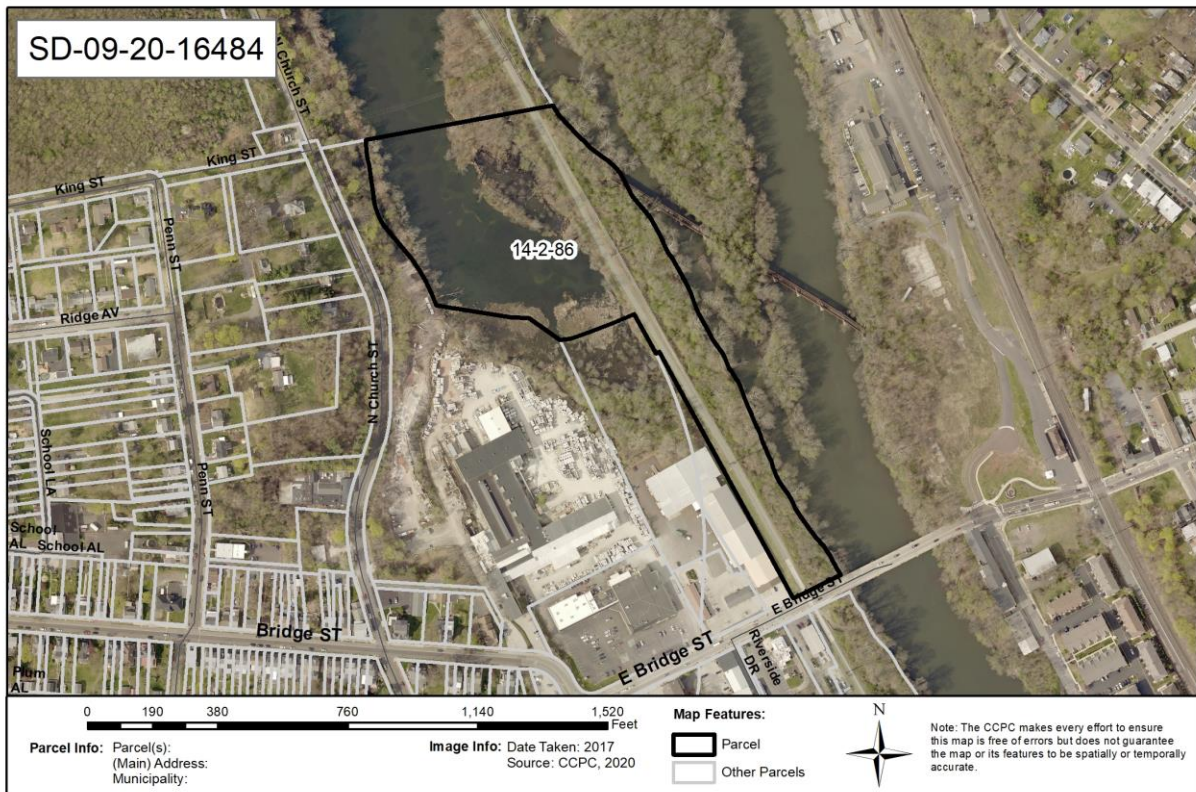
The applicant proposes the creation of 2 lots located at the west end of the Trestle Railway Bridge across the Schuylkill River that is proposed to be rehabilitated as a pedestrian link between two major trails. The project site is located in the I-Industrial zoning district.

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

COUNTY POLICY:

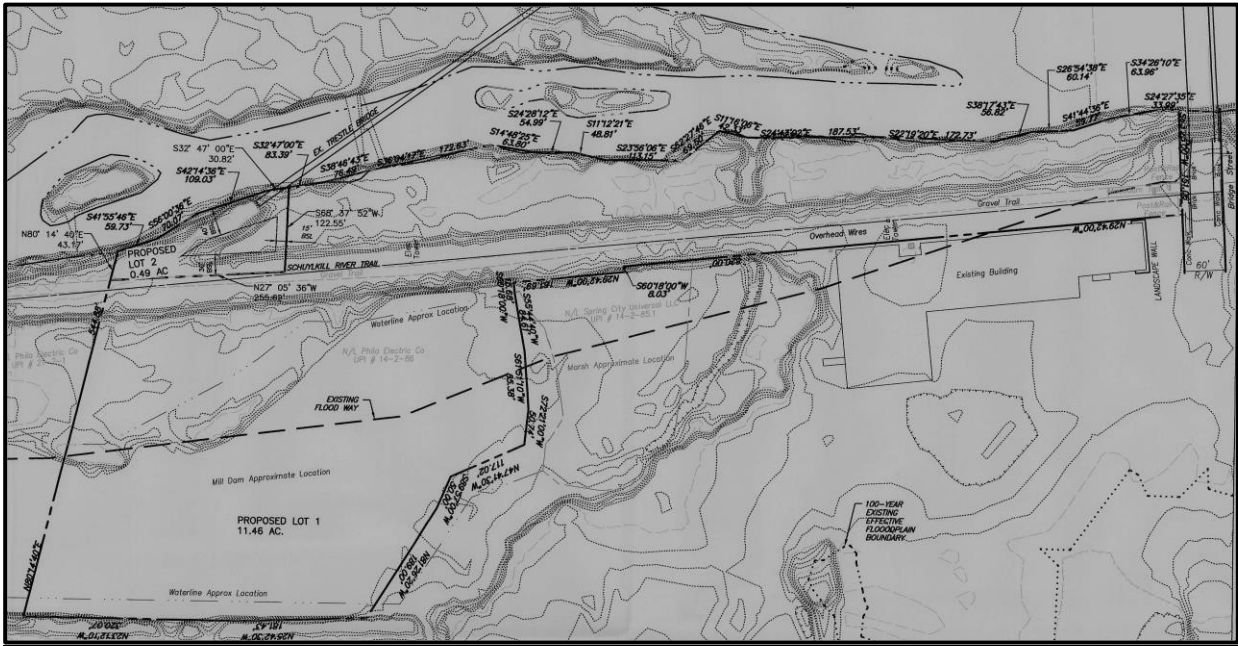
LANDSCAPES:

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



PRIMARY ISSUES:

2. The proposed subdivision would create a parcel that would be suitable for siting a Plaza/Gateway at the intersection of the rehabilitated Trestle Bridge across the Schuylkill River and the Schuylkill River Trail. The idea for the Plaza/Gateway was raised in the Feasibility Study dated April 18, 2019, we suggest that such an amenity would be appropriate if could be designed so that it would not create any unsafe circulation issues.
3. The plan should indicate if the corners of the proposed parcel are to be set with permanent markers such as pins or monuments.



Detail of Subdivision Plan

ADMINISTRATIVE ISSUES:

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

Sincerely,

Glenn Bentley
Senior Review Planner

cc: Royersford Borough, Attn: Michael A. Leonard, Manager
Arro Consulting, Attn: David Kee
David Stauffer, Chester County Parks and Preservation



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October 15, 2020

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

Re: Preliminary/Final Land Development - Universal Technical Institute
Upper Uwchlan Township - LD-09-20-16483

Dear Ms. Jonik:

A Preliminary/Final land development plan entitled "Universal Technical Institute", prepared by Chester Valley Engineers, Inc. and dated September 8, 2020, was received by this office on September 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 land development plan for your consideration.

PROJECT SUMMARY:

Location:	South of the Pennsylvania Turnpike, north of West Township Line Road
Site Acreage:	27.18 acres
Lots:	1 lot
Proposed Land Use:	Institutional
New Parking Spaces:	No new spaces
Municipal Land Use Plan Designation:	Suburban Employment
UPI#:	32-3-81.7

PROPOSAL:

The applicant proposes the construction of outdoor storage areas at an institutional building. The site, which is served by public water and sewer facilities, is located in the Upper Uwchlan Township PI-Planned Industrial-Office zoning district. The proposed storage areas appear to be located on currently paved surfaces.

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

COUNTY POLICY:

LANDSCAPES:

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



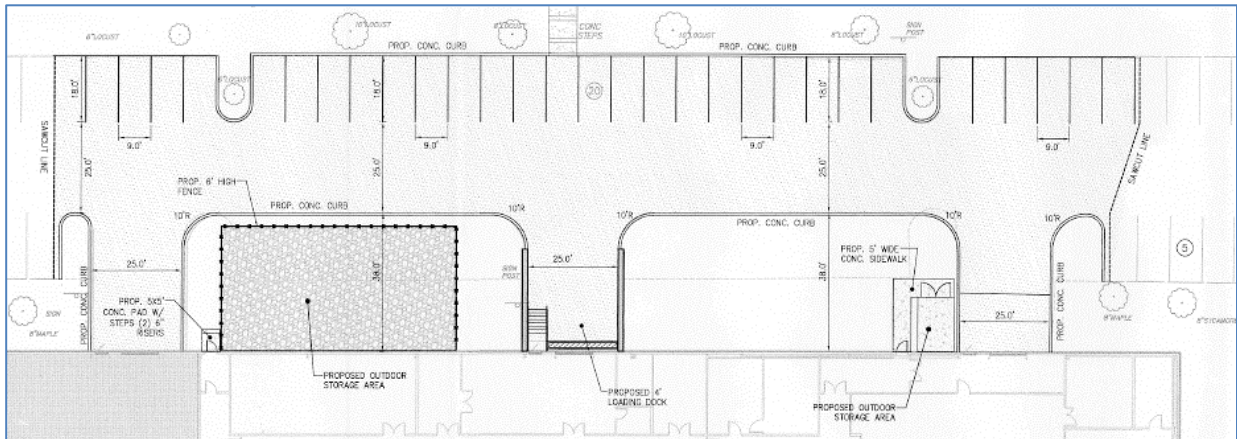
WATERSHEDS:

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

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

PRIMARY ISSUE:

3. The Township may wish to inquire about what materials may be stored on the site, specifically hazardous materials. If hazardous materials are to be located on the site, the Township Fire Marshal should be requested to review the plan.



***Detail of Universal Technical Institute
Preliminary/Final Land Development Plan***

ADMINISTRATIVE ISSUE:

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

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

Sincerely,

Wes Bruckno, AICP
Senior Review Planner

cc: Chester Valley Engineers, Inc.
Uni-Tech LP, PA



THE COUNTY OF CHESTER



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Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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October 13, 2020

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

Re: Final Land Development - Windsor Baptist Church
Upper Uwchlan Township - LD-09-20-16482

Dear Ms. Jonik:

A final land development plan entitled "Windsor Baptist Church", prepared by Ludgate Engineering Corporation, and dated January 22, 2019, and last revised on April 14, 2020, was received by this office on September 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 land development for your consideration.

PROJECT SUMMARY:

Location:	southwest corner of Park Road and Little Conestoga Road
Site Acreage:	6.70
Lots/Units:	1
Non-Res. Square Footage:	25,992
Proposed Land Use:	Religious Organization
New Parking Spaces:	26
Municipal Land Use Plan Designation:	Village
UPI#:	32-3-66-E

PROPOSAL:

The applicant proposes the construction of a 25,992 square foot institutional building, and 26 parking spaces. The project site, which will be served by public water and sewer, is located in the C-1 Village and R-2 Residential zoning district.

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

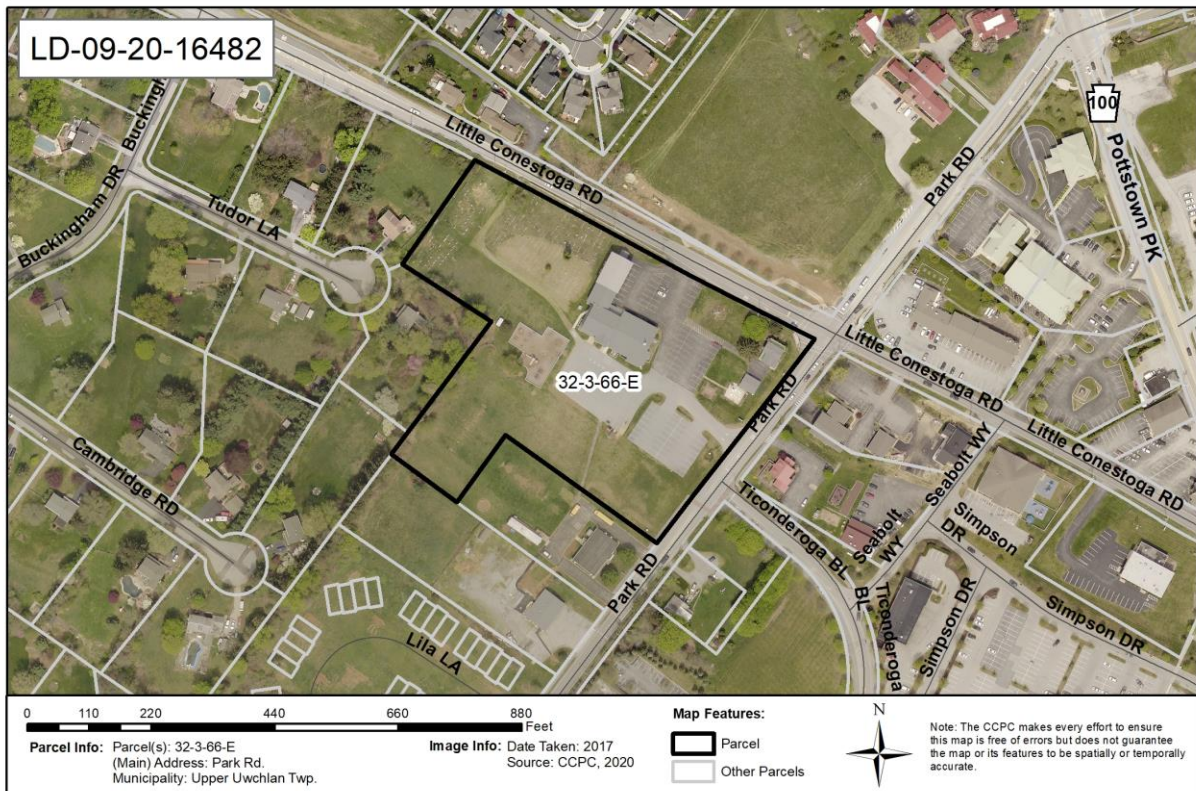
BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a land development proposal for this site. That review, CCPC# LD-03-19-15817, dated March 25, 2019, addressed the construction of a 9,190 square foot building addition, 24 parking spaces and playground areas.

COUNTY POLICY:

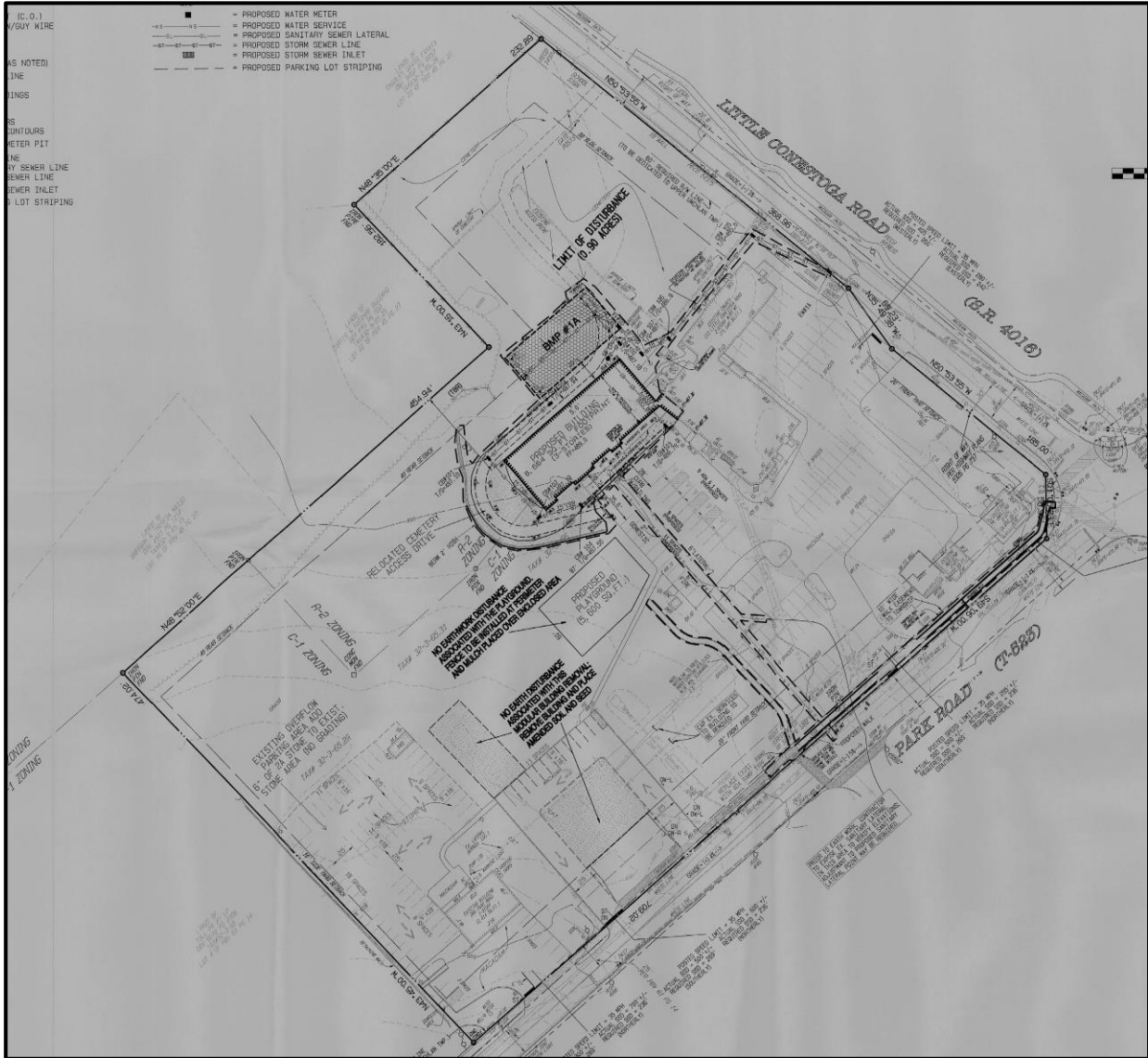
LANDSCAPES:

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



WATERSHEDS:

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



Detail of sheet 5 of the land development plan

PRIMARY ISSUES:

4. The Township and the applicant should consider increasing the buffer between the stormwater infiltration facility and the cemetery to 50 feet to avoid the possibility of groundwater contamination from arsenic based embalming fluid associated with older gravesites.
5. We suggest that the sidewalk in front of the proposed building connect to the proposed playground, this would provide a pedestrian link from the school building to the sidewalk improvements on Park Road.

Page: 4
Re: Final Land Development - Windsor Baptist Church
Upper Uwchlan Township - LD-09-20-16482

ADMINISTRATIVE ISSUES:

6. The plan indicates that seven waivers from the provisions of the Subdivision and Land Development Ordinance have been granted. Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by the Township Board of Supervisors, and any conditions of approval issued by the Board have been incorporated into the final plan.
7. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

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

Sincerely,

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: Windsor Baptist Church
Ludgate Engineering
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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October 26, 2020

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

Re: Preliminary/Final Subdivision and Land Development Plan - Severgn Apartments
Uwchlan Township - SD-10-20-16504, LD-10-20-16505

Dear Ms. Giordano:

A preliminary/final subdivision and land development plan entitled "Severgn Apartments", prepared by DL Howell & Associates, Inc., dated July 13, 2020 and last revised on September 30, 2020, was received by this office on October 8, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

PROJECT SUMMARY:

Location:	North side of Crump Road, east of Uwchlan Avenue (State Route 113) and North Whitford Road (State Route 3069)
Site Acreage:	21.14 acres
Lots/Units:	Three lots to be merged; two structures
Proposed Land Use:	Apartments
New Parking Spaces:	75 spaces
Municipal Land Use Plan Designation:	High Density Residential
UPI#:	33-4G-7, 33-4H-27, 33-4-111.2

PROPOSAL:

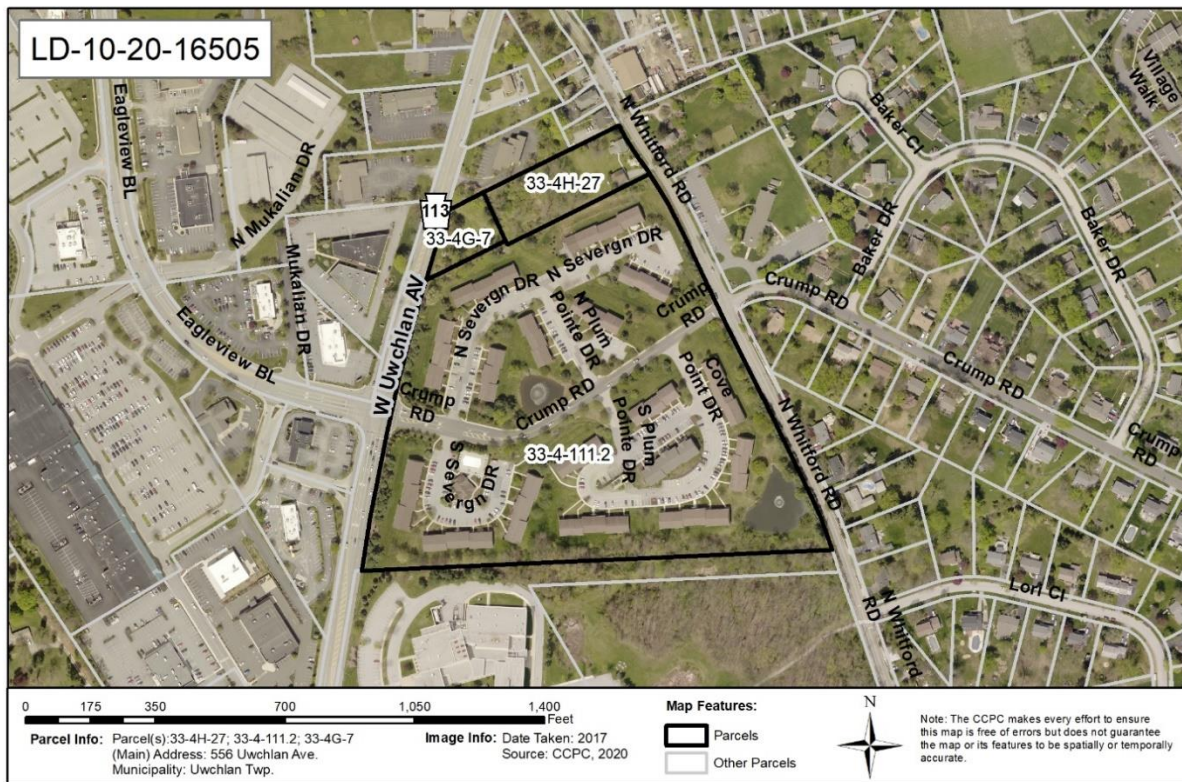
The applicant proposes to merge three lots and construct two apartment buildings (Building #18 and Building 19; to contain 12 units each) and 75 parking spaces. The site, which will be served by public water and sewer facilities, is located in the Uwchlan Township R-2 Medium Density Residential zoning district.

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

COUNTY POLICY:

LANDSCAPES:

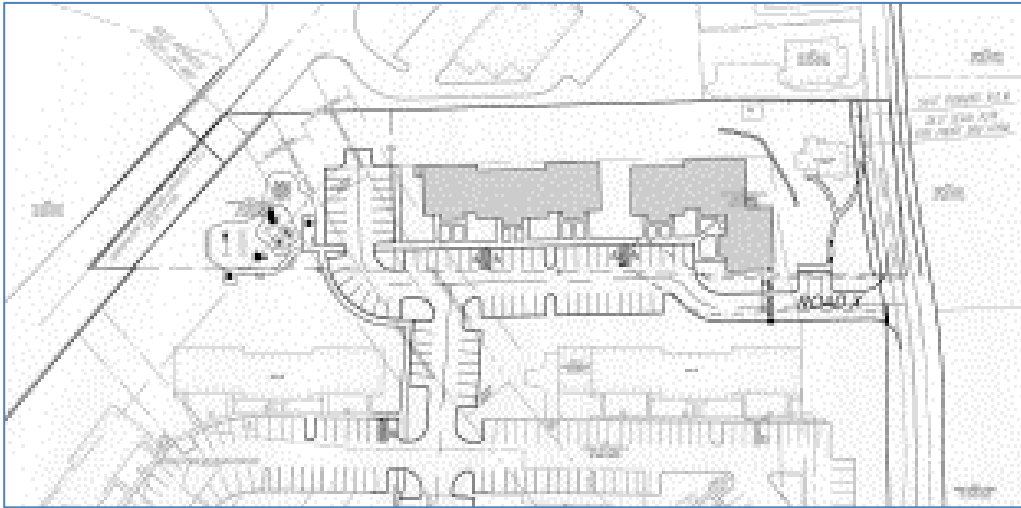
1. The site is located within the **Suburban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth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



WATERSHEDS:

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

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



*Detail of Severgn Apartments
Preliminary/Final Subdivision and Land Development Plan*

PRIMARY ISSUES:

3. We recommend the incorporation of sidewalks into the plan, including sidewalks along Whitford Road and Uwchlan Avenue, which will connect with interior sidewalks. Sidewalks are an essential design element for new construction in the **Suburban Center**. “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.

If it is not appropriate to install sidewalks on these roads at this time, we recommend that the applicant commit to installing the sidewalks when or if the Township embarks on a comprehensive sidewalk installation project in this area. Additionally, a crosswalk should be provided to connect the play area to the sidewalk near the buildings.

4. We note that PennDOT’s Design Manual 2-Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act (ADA) recommend that sidewalks be a minimum of 5 feet in width. Additional information on this topic is provided in the Pedestrian Facilities Design Element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm.
5. The proposed development may 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). The US Department of Transportation's Pipelines and Hazardous Materials Safety Administration 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.

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.

6. The applicant should elaborate on how the existing two-story house on the site will be used; i.e., whether it will be used as an office or whether it will remain as a dwelling, and whether an easement will be necessary to permit it to be used as intended within the tract. We recommend that the existing fence near the house be retained, repaired and possibly extended as an attractive site feature.
7. We recommend that the applicant create exterior designs for the two apartment structures that are compatible with the existing character in this part of the Township.
8. We suggest that the applicant and Township consider providing a percentage of affordably-priced housing units within the proposed apartment building. "Live" Objective B of *Landscapes3* is to accommodate housing at costs accessible to all residents. Additionally, the County recently launched the A+ Homes initiative, that focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at: <https://www.chescoplanning.org/Housing/aPlusHomes.cfm>.

ADMINISTRATIVE ISSUES:

9. The applicant should contact the office of the Chester County Conservation District for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
10. A 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.
11. 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: 5

Re: Preliminary/Final Subdivision and Land Development Plan - Severgn Apartments

Uwchlan Township - SD-10-20-16504, LD-10-20-16505

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,

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

Wes Bruckno, AICP
Senior Review Planner

cc: DL Howell & Associates, Inc.,
Severgn Apartments, LP
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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West Chester, PA 19380-0990
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October 15, 2020

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

Re: Preliminary/Final Subdivision - 205 Pennypacker Road
Uwchlan Township - SD-09-20-16490

Dear Ms. Giordano:

A preliminary/final subdivision plan entitled "205 Pennypacker Road", prepared by D.L. Howell and Associates, Inc. and dated September 22, 2020, was received by this office on September 25, 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 Pennypacker Road, north of Dowlin Forge Road
Site Acreage:	6.18 acres
Lots:	3 lots proposed
Proposed Land Use:	Single family residential
Municipal Land Use Plan Designation:	Low Density Residential
UPI#:	33-3-41.1

PROPOSAL:

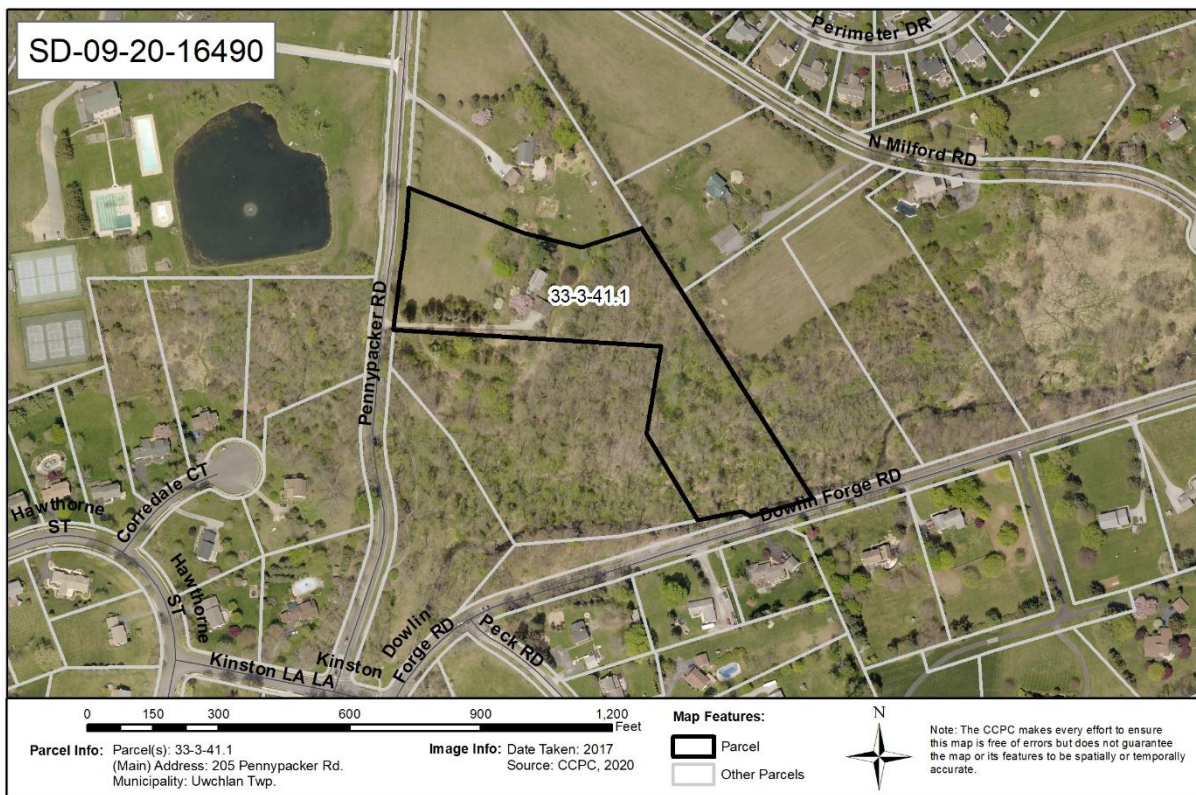
The applicant proposes the creation of three lots. The site, which contains one dwelling that will occupy proposed Lot 2, is served by public water and public sewer facilities. Dwellings will be placed on the proposed Lot 1 and on Lot 3. No new driveway access to Pennypacker Road is proposed. The site is located in the Uwchlan Township RA-Rural Agricultural zoning district.

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

COUNTY POLICY:

LANDSCAPES:

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



WATERSHEDS:

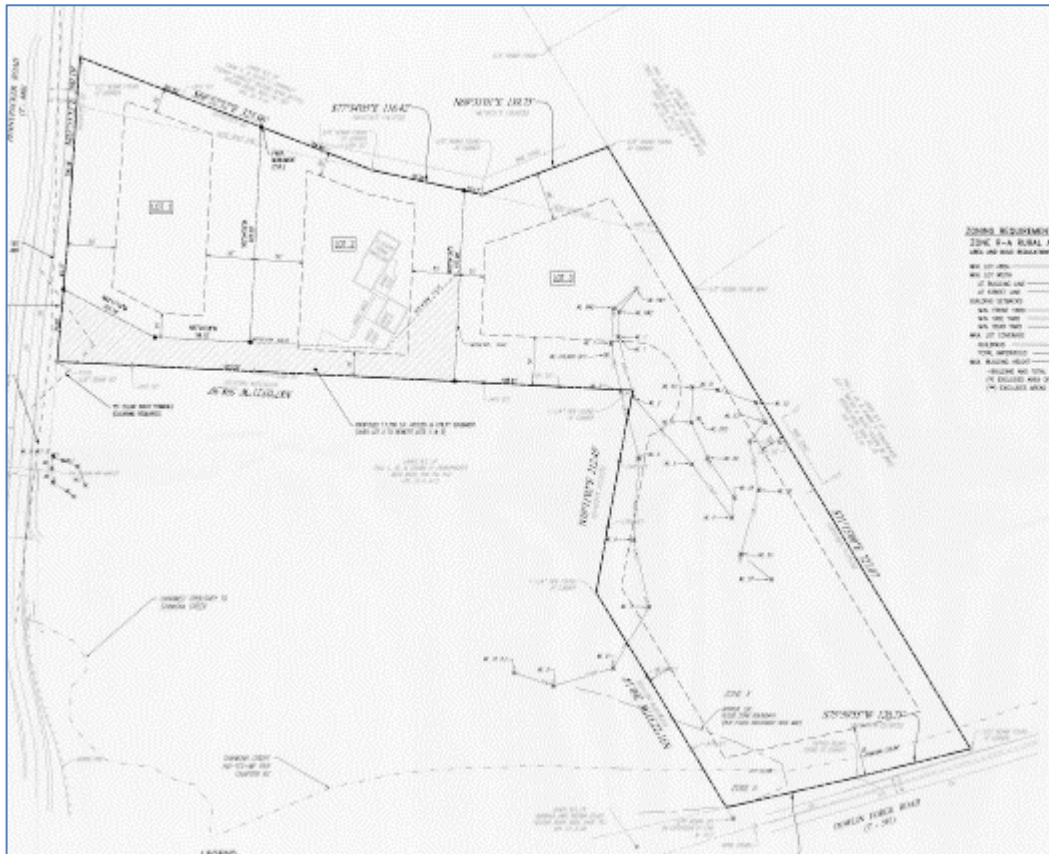
2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Shamona Creek subbasin of the Brandywine Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are:

- reduce stormwater runoff,
- restore water quality of “impaired” streams, and
- protect vegetated riparian corridors.

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

PRIMARY ISSUES:

3. An access and utility easement is proposed over Lot 2 to benefit Lots 1 and 3. The deeds to the affected lots should reflect the terms of the easement.
4. The plan and 2017 aerial photography indicate that a portion of Lot 3 is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. We commend the applicant for avoiding disturbance to most of these wooded areas.



***Detail of 205 Pennypacker Road
Preliminary/Final Subdivision Plan***

5. The tract contains areas of moderate and steep slopes and wetlands, and we commend the applicant for avoiding disturbance to these areas.

ADMINISTRATIVE ISSUES:

6. 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.

Page: 4
Re: Preliminary/Final Subdivision - 205 Pennypacker Road
Uwchlan Township - SD-09-20-16490

7. 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 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,

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

Wes Bruckno, AICP
Senior Review Planner

cc: D.L. Howell and Associates, Inc.
Lloyd Reichenbach
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

October 7, 2020

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

Re: Sketch Plan - Eagleview Town Center II
Uwchlan Township – SD-09-20-16479, LD-09-20-16480

Dear Ms. Giordano:

An unofficial sketch plan entitled "Eagleview Town Center II", prepared by Chester Valley Engineers, Inc. and dated September 14, 2020, was received by this office on September 21, 2020. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code as amended, our comments are offered as a planning service at the request of Uwchlan Township. This review focuses primarily upon design and procedural-related issues and concerns to assist the applicant and Uwchlan Township in its review of this proposal prior to the official submission. This review does not replace the need for an official referral by Uwchlan Township of a preliminary or final plan, as required by the Pennsylvania Municipalities Planning Code.

PROJECT SUMMARY:

Location:	West of Pottstown Pike (State Route 100), north side of West Township Line Road (a private road)
Site Acreage:	41.14 acres
Lots/Units:	3 lots; 10 buildings and a clubhouse
Proposed Land Use:	Apartment
New Parking Spaces:	551 spaces, including 137 reserved spaces
Municipal Land Use Plan Designation:	Commercial/Industrial (Proposed 2020 Comprehensive Plan Update)
UPI#:	33-1-40, 33-1-36.2, 33-1-42, 33-1-41, 33-4-12.6, 33-4-231

PROPOSAL:

The applicant proposes the construction of 10 apartment structures totaling 358 residential units, a clubhouse, and 533 parking spaces, as part of a multi-phase development. A conditional use approval is required for the land development plan. The submission also includes a proposed sketch subdivision plan which would merge six lots into three lots. We have no comments on the subdivision plan.

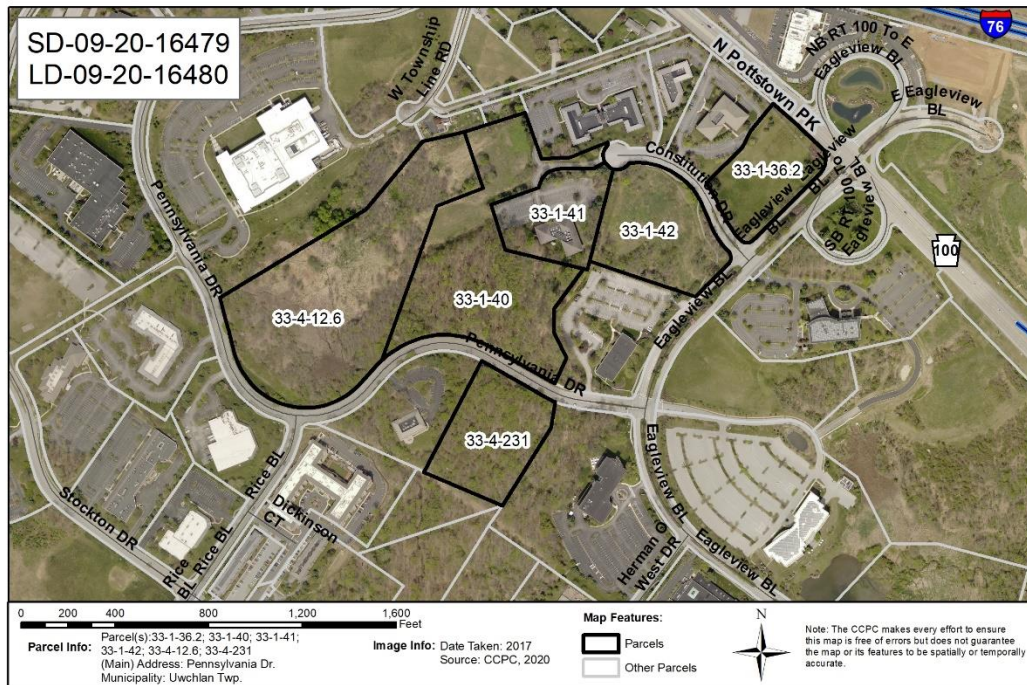
The Act 247 form that was submitted with the land development indicated that 40,470 square feet of office area is proposed, but it is unclear if the office component is part of this phase or a later phase. The site, which is served by public water and public sewer facilities, is located in the Uwchlan Township PCID (Planned Commercial Industrial Development) zoning district.

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

COUNTY POLICY:

LANDSCAPES:

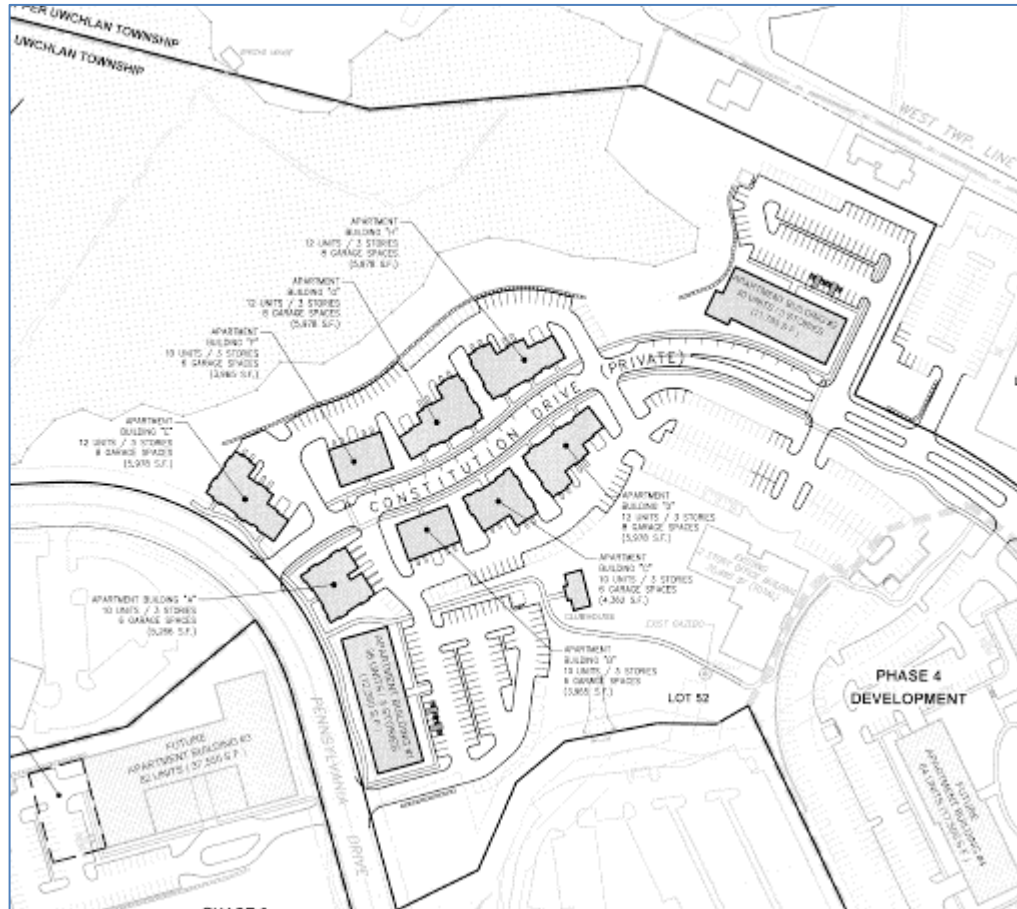
1. The site is located within the **Suburban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth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



WATERSHEDS:

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

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



*Detail of Eagleview Town Center II
Sketch Plan*

PRIMARY ISSUES:

3. The applicant identified a parcel on the site as UPI # 33-1-04; it may more properly be identified as UPI #33-1-40. The applicant should verify the UPI numbers.
4. 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. The Board of Supervisors should address the conditional use application prior to the consideration of any subdivision or land development application. This will permit the Board of Supervisors to "...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance." (Municipalities Planning Code, Section 913.2(a)).
5. We recommend that the applicant and the Township work to create a unified architectural and landscape design template to ensure that the buildings reflect a common theme. This can include compatible building finishes and window designs, as well as street furniture and landscaping. In addition, the larger scale buildings should have variations in building facades, roof lines, and shapes to reduce visual impact.

6. We suggest that any proposed above-ground stormwater management features such as basins be designed in a naturalistic manner and permit passive pedestrian access, because such features can serve as important site amenities.
7. The applicant and the Township should consider providing dedicated bicycle parking facilities. Bicycle racks should be located in visible areas near building entrances and/or areas of pedestrian activity such as bus shelters, and they should be located under a shelter or building overhang to provide shelter from the elements. Additional information on this topic is provided in the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: www.chesco.org/documentcenter/view/27029.
8. We suggest that the applicant and the Township work to provide appropriate recreational opportunities on the site, such as active and passive recreational areas that are easily-accessible from all the buildings.
9. The applicant has proposed reserving some of the required parking on the site. We endorse this approach, and recommend that the reserved parking be landscaped until it becomes apparent that they will be needed. The applicant and the Township should also determine who will decide whether the reserved parking spaces will be required in the future, and how they will be funded and constructed.
10. General Note 12 on the plan indicates that most proposed sidewalks will be four feet wide. PennDOT's Design Manual 2 - Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act recommend that sidewalks be a minimum of five feet in width, and we suggest that five foot-wide sidewalks are especially appropriate at multi-family developments.
11. We recommend that direct pedestrian access, including crosswalk areas, be provided between and among all buildings and facilities. Pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system in the *Suburban Center Landscape*. Additional information on this topic is provided in the Pedestrian Facilities Design Element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm.
12. We recommend that the Township Engineer review and comment on the traffic study for this project.
13. The Township should verify that the design and location of any proposed outdoor lighting conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses. We suggest that all sign lighting should be downward-pointing to limit "skyglow" and reduce glare on surrounding roads. In general, the applicant should use the minimum amount of light intensity that is necessary to safely illuminate the facility.
14. We suggest that the applicant and Township consider providing a percentage of affordably-priced housing units within the proposed apartment building. "Live" Objective B of *Landscapes3* is to accommodate housing at costs accessible to all residents. Additionally, the County recently launched the A+ Homes initiative, that focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at: <https://www.chescoplanning.org/Housing/aPlusHomes.cfm>.

Page: 5
Re: Sketch Plan - Eagleview Town Center II
Uwchlan Township – SD-09-20-16479, LD-09-20-16480

15. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
16. The applicant's Act 247 Referral Form indicates that this project involves 358 dwellings, and the Town Center Residential Unit Tabulation table on Sheet 1 indicates that there will be 364 residential units (see the detail below):

<u>TOWN CENTER RESIDENTIAL UNIT TABULATION</u>	
1. TOWNHOUSES	0 UNITS
2. CONDOS	0 UNITS
3. SENIOR APARTMENTS	0 UNITS
4. APARTMENTS	364 UNITS
<hr/>	
TOTAL RESIDENTIAL UNITS = 364 UNITS	

Detail of Town Center Residential Unit Tabulation table on Sheet 1

Although this is currently submitted as a sketch plan, we suggest that the actual number of dwellings be established as soon as possible. We also suggest that the proposed office floor area also be specified as soon as possible in the Township's land development plan review process.

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: Chester Valley Engineers, Inc.
The Hankin Group



THE COUNTY OF CHESTER



COMMISSIONERS
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Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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October 15, 2020

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

Re: Preliminary Subdivision - Hoglen, LLC
West Bradford Township - SD-09-20-16472

Dear Mr. Yaich:

A preliminary subdivision plan entitled "Hoglen, LLC", prepared by Register Associates Inc. and dated July 7, 2020, was received by this office on September 16, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	South side of Route 162, east of Ground Hog College Road
Site Acreage:	168.01 acres
Lots:	4 lots
Proposed Land Use:	Residential
UPI#:	50-8-16

PROPOSAL:

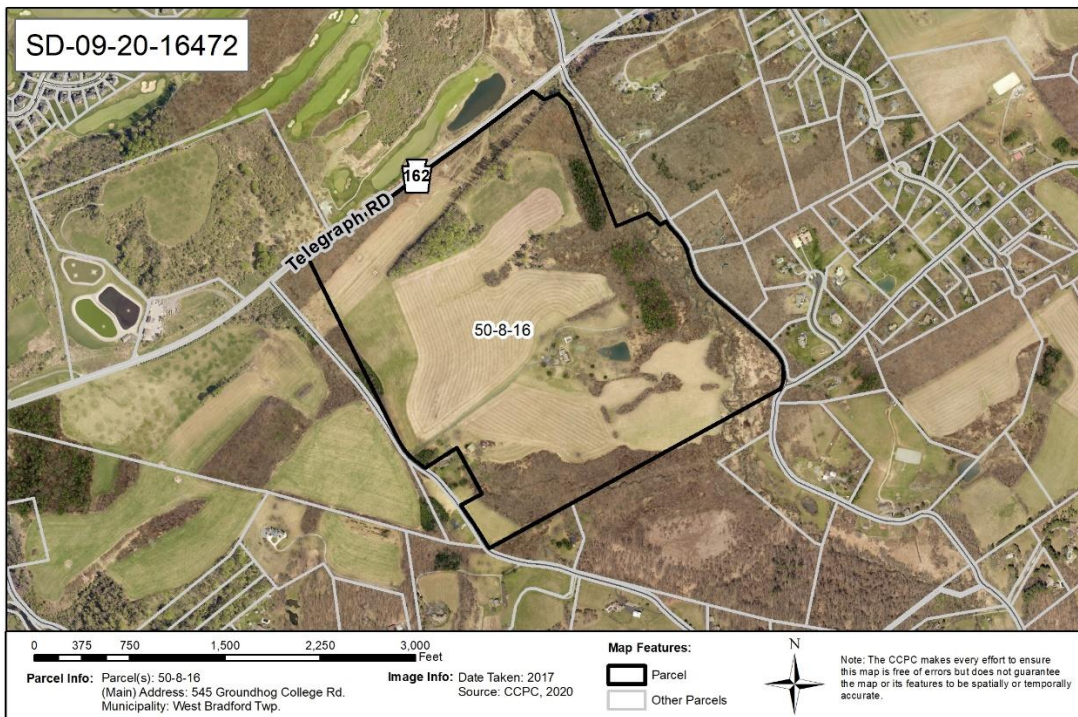
The applicant proposes the creation of four lots. The site, which is served by on-site water and on-site sewer facilities, is located in the West Bradford Township R-1 Residential zoning district. The site contains one dwelling on proposed Lot 1. No additional development is proposed by this subdivision.

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

COUNTY POLICY:

LANDSCAPES:

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



PRIMARY ISSUES:

2. General Note 24 indicates that an access and utility easement over Lot 1 shall be used and maintained by the owner of proposed Lot 3, and a declaration of easement shall be prepared for Lots 1 and 3. The deeds to the Lots should reflect the terms of the easement.
3. General Note 28 indicates that a 10-foot trail along Broad Run Road will be offered for dedication to the Township. We commend the applicant for this offer of dedication.
4. Map 2 “Eligible Parcels for Preservation” in the 2020 West Bradford Township Land Preservation Plan shows this parcel as “Eligible Parcel for Preservation”. Due to this designation and the sensitive environmental features on the site, including wetlands and steep slopes, we recommend that there should be no further development of the site. We also note that this site can be instrumental to help implement the policies in Map 2 “Greenways Map” and Map 3 – “Trails Map” in the 2020 West Bradford Township Land Preservation Plan. We encourage the applicant and the Township to work towards implementing the policies in the Land Preservation Plan.



*Detail of Hoglen, LLC
Preliminary Subdivision Plan*

ADMINISTRATIVE ISSUE:

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

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of West Bradford 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

Wes Bruckno, AICP
Senior Review Planner

cc: Hoglen, LLC
Register Associates Inc.

Page: 4
Re: Preliminary Subdivision - Hoglen, LLC
West Bradford Township - SD-09-20-16472

Chester County Health Department



THE COUNTY OF CHESTER



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Brian N. O’Leary, AICP
Executive Director

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601 Westtown Road
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West Chester, PA 19380-0990
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October 20, 2020

Gina M. Wheeler, Manager/Secretary
West Fallowfield Township
3095 Limestone Road, Suite 1
Cochranville, PA 19330

Re: Sketch Plan - Steven R. & Lynn Morgan
West Fallowfield Township - SD-10-20-16513

Dear Ms. Wheeler:

An unofficial sketch plan entitled "Steven R & Lynn Morgan", prepared by Commonwealth Engineers Inc. and dated September 23, 2020, was received by this office on October 14, 2020. (The Act 247 referral form that was submitted to the County also identified this plan as a subdivision plan.) Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code as amended, our comments are offered as a planning service at the request of West Fallowfield Township. This review focuses primarily upon design and procedural-related issues and concerns to assist the applicant and West Fallowfield Township in its review of this proposal prior to the official submission. This review does not replace the need for an official referral by West Fallowfield Township of a preliminary or final plan, as required by the Pennsylvania Municipalities Planning Code.

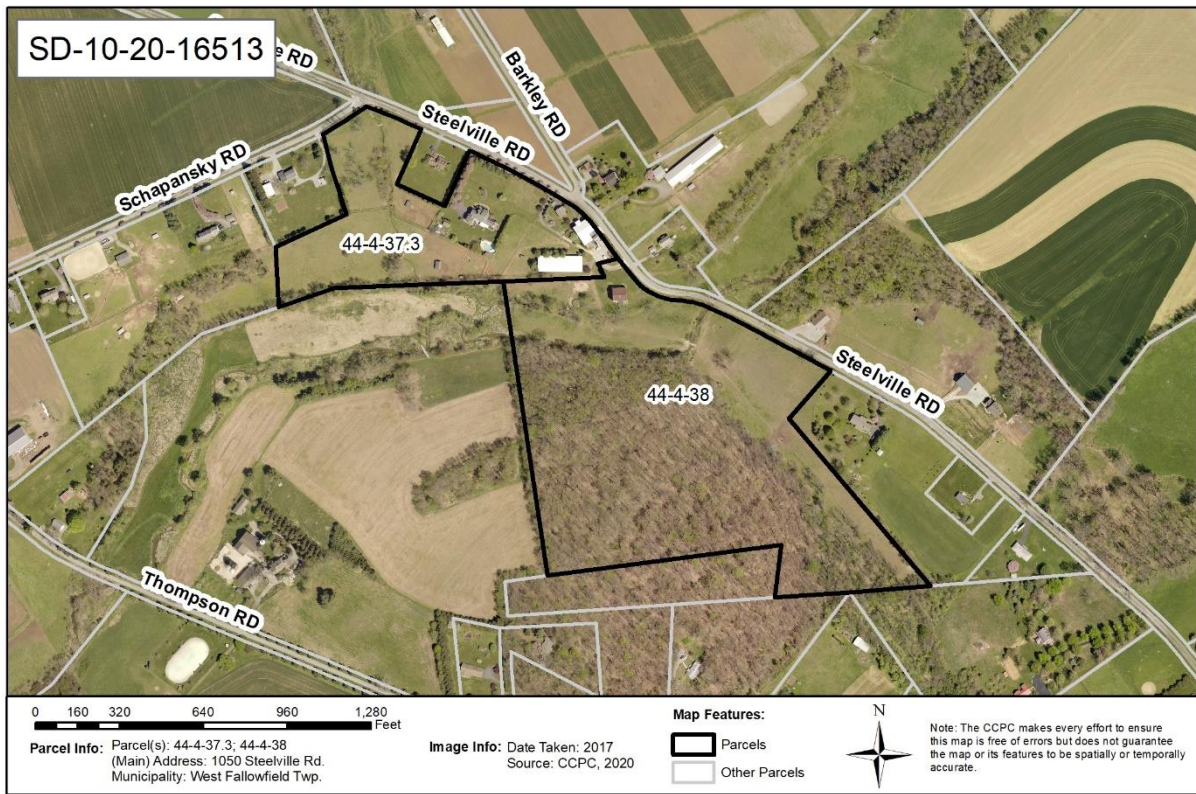
PROJECT SUMMARY:

Location: Southwest of Steelville Road and northeast of Thompson Road
Site Acreage: 40.92 acres
Lots: 3 lots; lot line adjustments
Proposed Land Use: Single Family Residential, Farm/Pasture Land
Municipal Land Use Plan Designation: Agricultural Preserve, Open Space Network
UPI#: 44-4-38, 44-4-37.3

PROPOSAL:

The applicant proposes the creation of one new lot and the adjustment of the lot line separating two lots. A dwelling is located on proposed Lot 1. A dwelling, barn, riding arena and other small structures are located on proposed Lot 2. A grist mill is located on proposed Lot 3. No additional development is proposed by this subdivision. The site, which is served by on-site water and on-site sewer facilities, is located in the West Fallowfield Township AG-Agriculture zoning district.

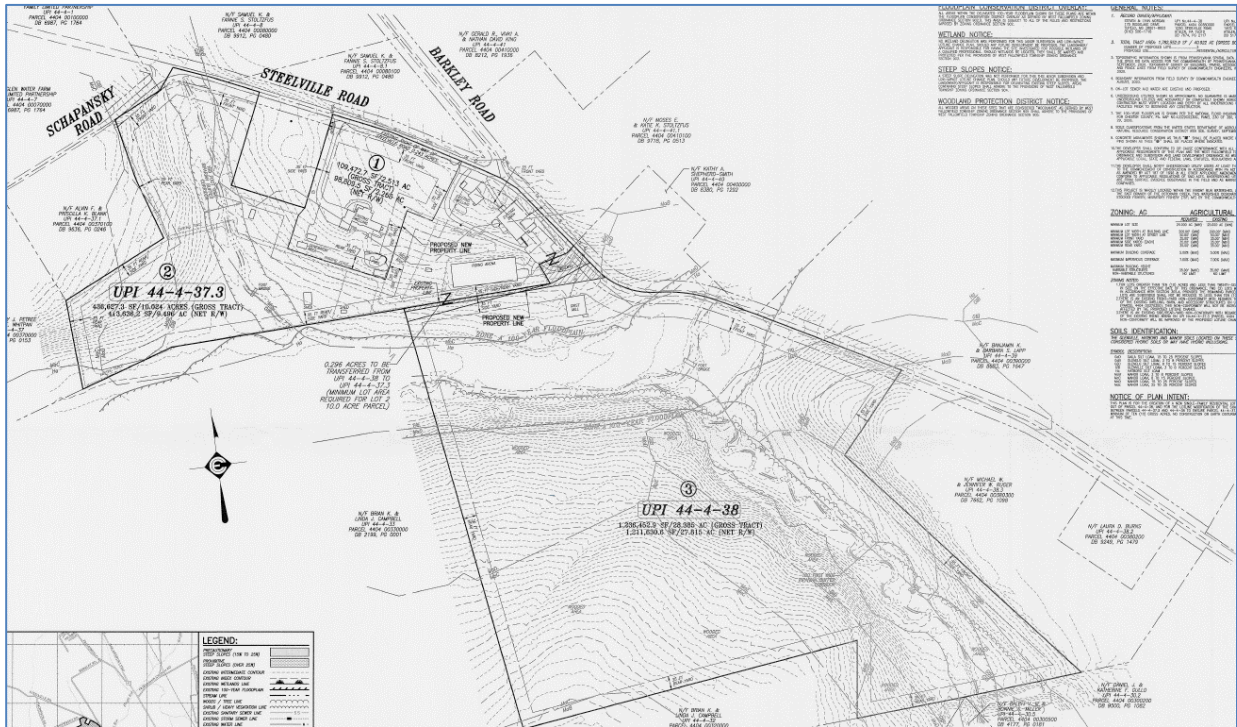
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this subdivision plan.



COUNTY POLICY:

LANDSCAPES:

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



*Detail of Steven R & Lynn Morgan
 Sketch Plan*

WATERSHEDS:

2. **Watersheds**, the water resources component of **Landscapes3**, indicates the proposed development is located within the Knight Run subbasin of the Octoraro Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are:

- restore water quality of “impaired” streams and ground water,
- reduce agricultural nonpoint source pollutants, and
- implement comprehensive stormwater management.

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

PRIMARY ISSUES:

3. The on-site water and on-site sewer facilities for Lot 1 should be shown. The applicant should also identify an area for a replacement on-lot sewage disposal area that can be used in the event that the primary system fails.
4. Due to the sensitive environmental features on the tract, including a 100-year floodplain, steep slopes and wooded areas, and its designation in the West Fallowfield Township Comprehensive Plan as “Agricultural Preserve, Open Space Network”, we suggest that Lot 3 be deed-restricted from future development.

Page: 4
Re: Sketch Plan - Steven R & Lynn Morgan
West Fallowfield Township - SD-10-20-16513

ADMINISTRATIVE ISSUE:

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

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Commonwealth Engineers Inc.
Chester County Health Department
Steven R. & Lynn Morgan



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

October 20, 2020

Gina M. Wheeler, Manager/Secretary
West Fallowfield Township
3095 Limestone Road, Suite 1
Cochranville, PA 19330

Re: Final Subdivision - Wolf's Hollow Park
West Fallowfield Township - SD-09-20-16493

Dear Ms. Wheeler:

A final subdivision plan entitled "Wolf's Hollow Park", prepared by Strausser Engineering and dated July 5, 2019, was received by this office on September 28, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location: North side of Old Forge Road, west of Bailey Crossroads Road
Site Acreage: 576.36 acres
Lots: 3 lots
Proposed Land Use: Single Family Residential, Park
UPI#: 44-3-1.1, 44-3-3

PROPOSAL:

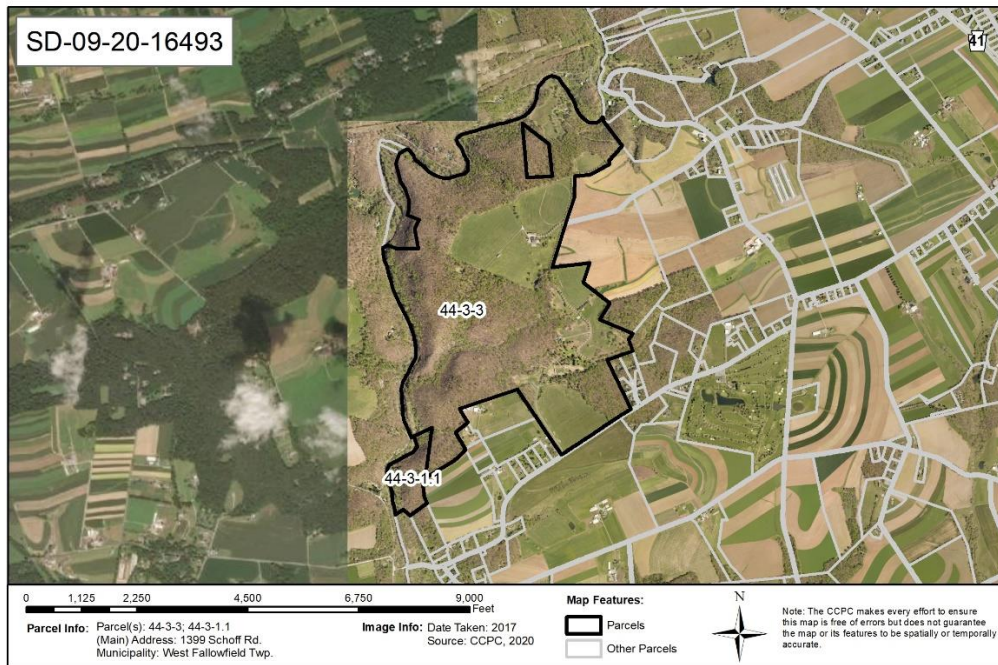
The applicant proposes the adjustment of the lot lines separating three lots. The site, which is served by on-site water and sewer facilities, is located in the West Fallowfield Township Ag-Agricultural zoning district. No development is proposed by this subdivision.

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.

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**.



*Detail of Wolf's Hollow Park
 Final Subdivision Plan*

ADMINISTRATIVE ISSUE:

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

Page: 3
Re: Final Subdivision - Wolf's Hollow Park
West Fallowfield Township - SD-09-20-16493

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 Fallowfield 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: Strausser Engineering
Chester County Department of Facilities



THE COUNTY OF CHESTER



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Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

October 23, 2020

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

Re: Preliminary/Final Subdivision - 504 S. Concord Road
West Goshen Township – SD-09-20-16487

Dear Mr. LaLonde:

A Preliminary/Final Subdivision Plan entitled "504 S. Concord Road", prepared by DL Howell & Associates, Inc., and dated September 14, 2020, was received by this office on September 23, 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.

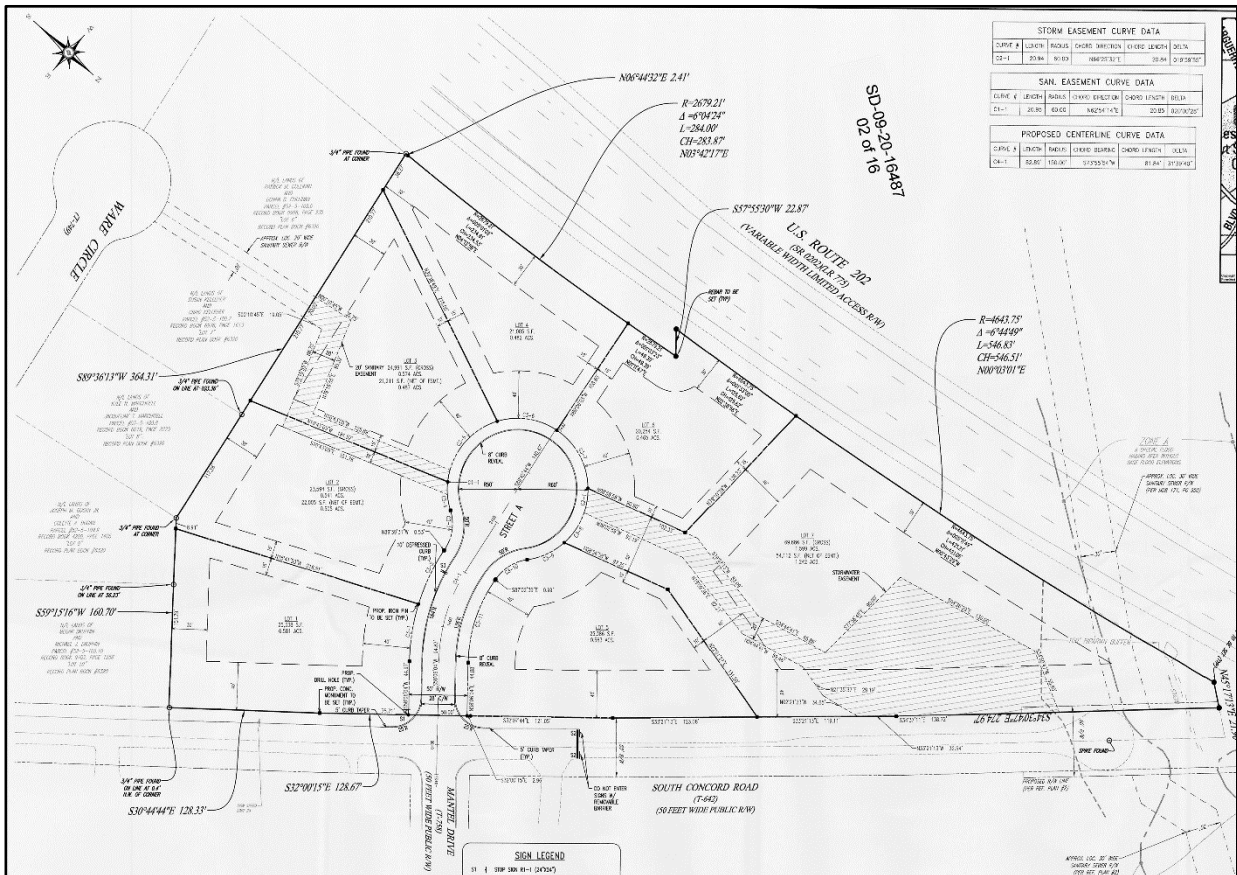
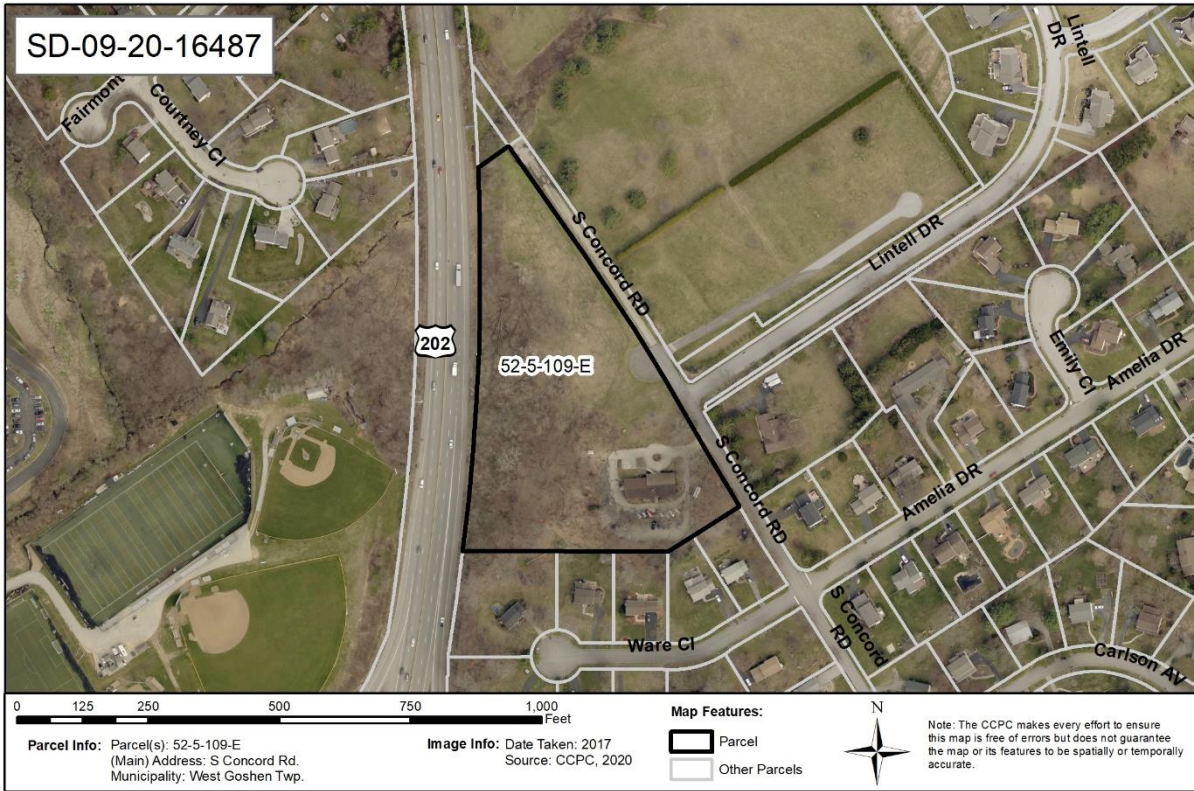
PROJECT SUMMARY:

Location:	west side of South Concord Avenue, north of Ware Circle
Site Acreage:	5.01
Lots/Units:	7 Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Existing Institutional Use, adjoining Residential Infill Development
UPI#:	52-5-109-E

PROPOSAL:

The applicant proposes the creation of 7 single family residential lots, and (approximately) 270 linear feet of public roadway. The existing building will be removed. The project site, which will be served by public water and public sewer, is located in the R-3 Residential zoning district.

RECOMMENDATION: The County Planning Commission recommends that the applicant and Township consider a revised site plan that increases the buffer area from Route 202 (this issue is further addressed in comment #3). All other issues raised in this letter should be addressed, and all Township issues should be resolved before action is taken on this subdivision plan.



Site Plan Detail, Sheet 2: 504 S. Concord Road

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

PRIMARY ISSUES:

Design Issues:

3. We recommend that, due to the site being situated along the Route 202 corridor, the applicant and Township consider the development of a revised site plan that increases the buffer area from Route 202, removes the need for a homeowners association, and reduces impervious surface coverage. An illustration of this revised site plan concept is provided on page 4 of this review letter.
4. In its review of the proposed Landscape Plan (Sheet 16), we recommend that the Township determine if additional vegetative screening is required between the proposed residences and the Route 202 corridor to the west.
5. We endorse the installation of sidewalks along Street A. Sidewalks are an essential design element for new construction in the **Suburban Landscape**.

Natural Features Protection:

6. The plan and 2017 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. If development or earth disturbance is going to encroach upon existing woodlands, the removal of trees should be limited to the minimum area needed for the dwelling(s) and support facilities. The limits of tree removal should be clearly shown on the plan and "limits of disturbance" should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the "limit of disturbance" to prevent unintended intrusion into woodland areas by construction equipment.

This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.



FOR ILLUSTRATIVE PURPOSES ONLY

Base drawing from Sheet 16-Landscape Plan, dated September 14, 2020

The general intent of the above illustration is to express an opportunity to:

- a) Improve the buffer area between the proposed homes and US Route 202.
- b) Eliminate the need for a homeowners association by creating lots with frontage on South Concord Road.
- c) Reduce impervious surface coverage by eliminating the road and cul-de-sac and maximizing the possibilities for shared driveways.
- d) Create distributed stormwater infiltration areas with individual management facilities (i.e., rain gardens and street trees) rather than storm drains and one large facility.

*CCPC Comments, Revised Site Plan:
Preliminary/Final Subdivision – 504 S. Concord Road*

7. 2013 soils data indicates that the site contains areas of predominantly hydric (wet) soils (CpA Cokesbury) which have limitations to development. These limitations include drainage problems due to low permeability, low runoff rates and sub-surface saturation. When construction takes place on these soils, it interferes with the natural drainage of the land. If construction occurs on this site, on-site alterations to existing drainage patterns should be carefully inspected by the Township Engineer to insure that off-site drainage conditions are not negatively affected.
8. The northernmost 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 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:

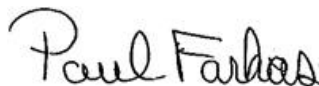
9. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality. We suggest that the applicant and the Township consider providing additional landscaping/vegetative screening around the stormwater basin on the northern portion of the site to soften the appearance of the facilities.
10. The Waivers Requested table on Sheet 1 indicates that the applicant is requesting a waiver from the cul-de-sac length standards in Section 72-23.A of the Township Subdivision and Land Development Ordinance (SLDO), and a waiver from the cartway width requirements in Section 72-24.A of the Township SDO. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
11. General Note 7 on Sheet 1 indicates that there will be a homeowners association (HOA) for this development. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any common held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance.
12. The site plan depicts the location of a sanitary sewer easement on Lot 2 and Lot 3. The details of this easement should be incorporated into the deeds of these lots.
13. The site plan depicts the location of a stormwater easement on Lot 7. The details of this easement should be incorporated into the deed of this lot.

Page: 6
Re: Preliminary/Final Subdivision - 504 S. Concord Road
West Goshen Township – SD-09-20-16487

14. The applicant should contact the office of the Chester County Conservation District (CCCD) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
15. 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: Big Bear Gulch, LLC
Matthew J. DiGiulio, LLC
DL Howell & Associates, Inc.
Chester County Council of Boy Scouts
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
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Brian N. O'Leary, AICP
Executive Director

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

October 20, 2020

Deborah M. Kolpak, Secretary/Treasurer
West Nantmeal Township
455 North Manor Road, PO Box 234
Elverson, PA 19520

Re: Final Land Development - Proposed Buildings
West Nantmeal Township - LD-09-20-16463

Dear Ms. Kolpak:

A final land development plan entitled "Proposed Buildings", prepared by TeamAg Incorporated and dated August 17, 2020, was received by this office on September 4, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

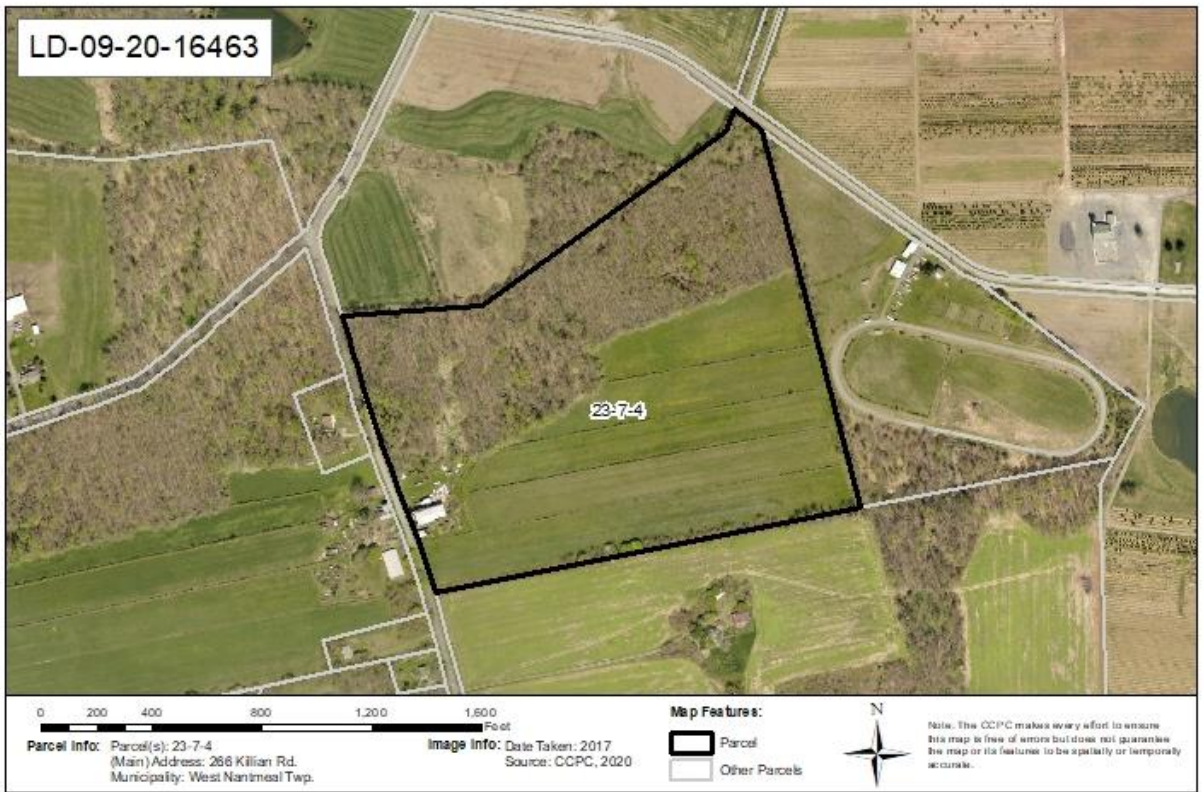
PROJECT SUMMARY:

Location:	East side of Killian Road, north of Lippitt Road
Site Acreage:	43.80 acres
Units:	5 structures
Non-Res. Square Footage:	17,416 total square feet
Proposed Land Use:	Agricultural, Commercial
New Parking Spaces:	3 spaces
Municipal Land Use Plan Designation:	Agricultural
UPI#:	23-7-4

PROPOSAL:

The applicant proposes the construction of an 8,936 square foot agricultural building, a dwelling, associated structures and three parking spaces. The site, which will be served by on-site water and on-site sewer facilities, is located in the West Nantmeal Township R-1 Agricultural Preservation zoning district.

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



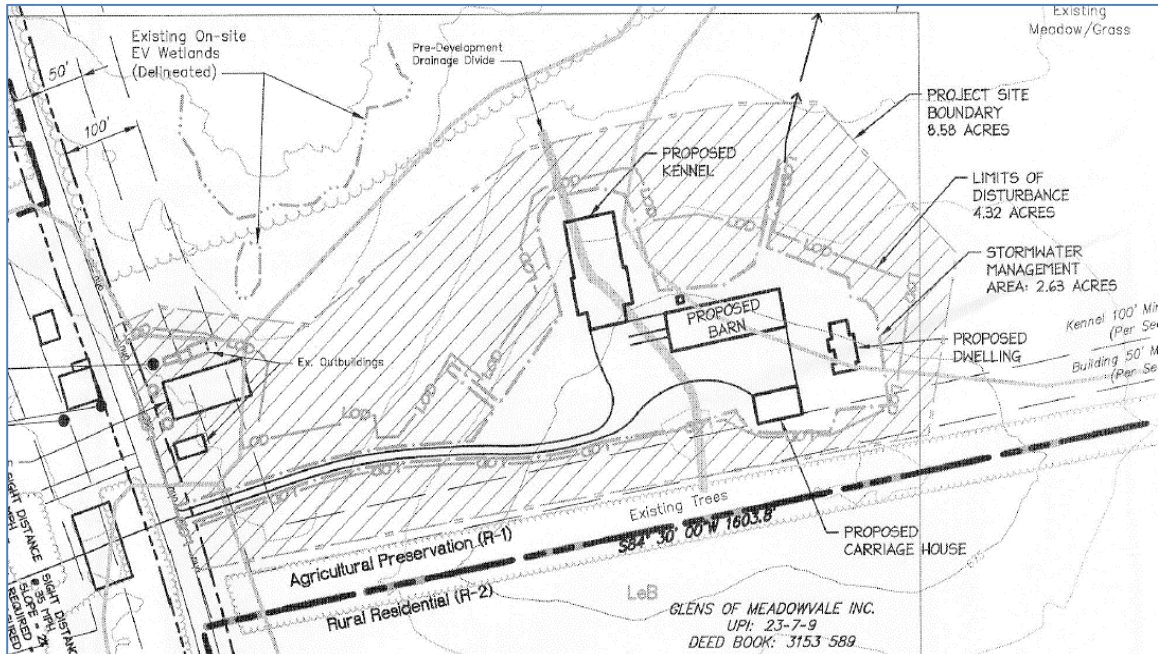
LANDSCAPES:

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

WATERSHEDS:

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



***Detail of Proposed Buildings
Final Land Development Plan***

COMMENTS:

3. The plan aerial photography indicate that a portion of the site is wooded, although the applicant has avoided disturbance to the woodland areas. If future additional development or earth disturbance will encroach upon existing woodlands, the removal of trees should be limited to the minimum area needed. The limits of tree removal should be clearly shown on the plan and “limits of disturbance” should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the “limit of disturbance” to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.
4. 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.
5. Due to the site’s wooded areas and sensitive environmental features and its location in the Township’s Agricultural Preservation zoning district, we suggest that the Township ask the applicant to deed-restrict the remainder of the site from future development.
6. The Township Engineer should review the applicant’s nutrient management plan.
7. We recommend that the applicant attempt to retain and reuse the barn. If possible, retaining this barn can help preserve the area’s historic character and “sense of place”.

Page: 4
Re: Final Land Development - Proposed Buildings
West Nantmeal Township - LD-09-20-16463

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

Sincerely,

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: TeamAg Incorporated
Emanuel and Fannie Stoltzfus



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
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October 27, 2020

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

Re: Final Subdivision - Dana Twaddell
West Vincent Township - SD-10-20-16500

Dear Ms. Shillenn:

A final subdivision plan entitled "Dana Twaddell", prepared by The Grafton Association, and dated December 30, 2020, was received by this office on October 7, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	west of Horseshoe Trail, north of South Chester Springs Road
Site Acreage:	7.30
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential, Open Space Conservation
Municipal Land Use Plan Designation:	Low Density Residential
UPI#:	25-7-100

PROPOSAL:

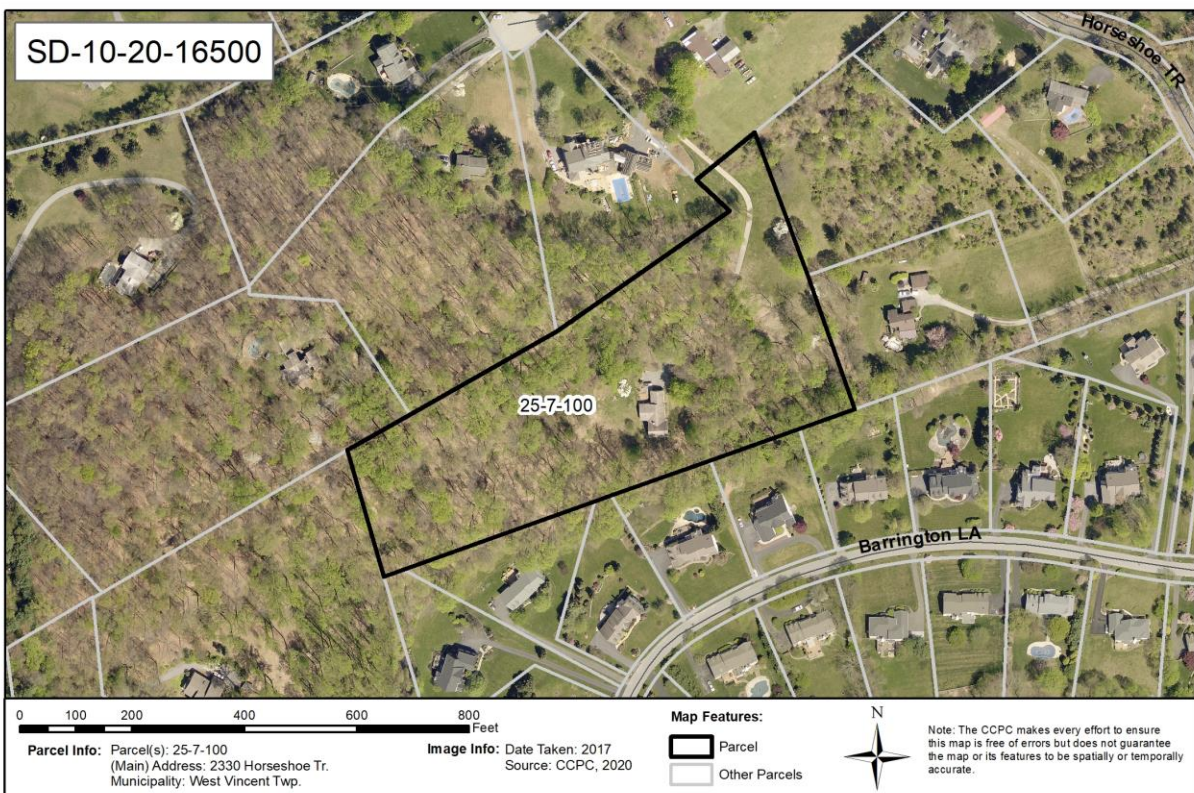
The applicant proposes the creation of 2 lots. The project site is located in the R-2 Residential zoning district. No new sewage disposal or water supply is proposed.

RECOMMENDATION: The County Planning Commission recommends that West Vincent Township not approve the proposed subdivision plan until it has verified the application fully complies with Article IV of the Township Subdivision and Land Development Ordinance.

COUNTY POLICY:

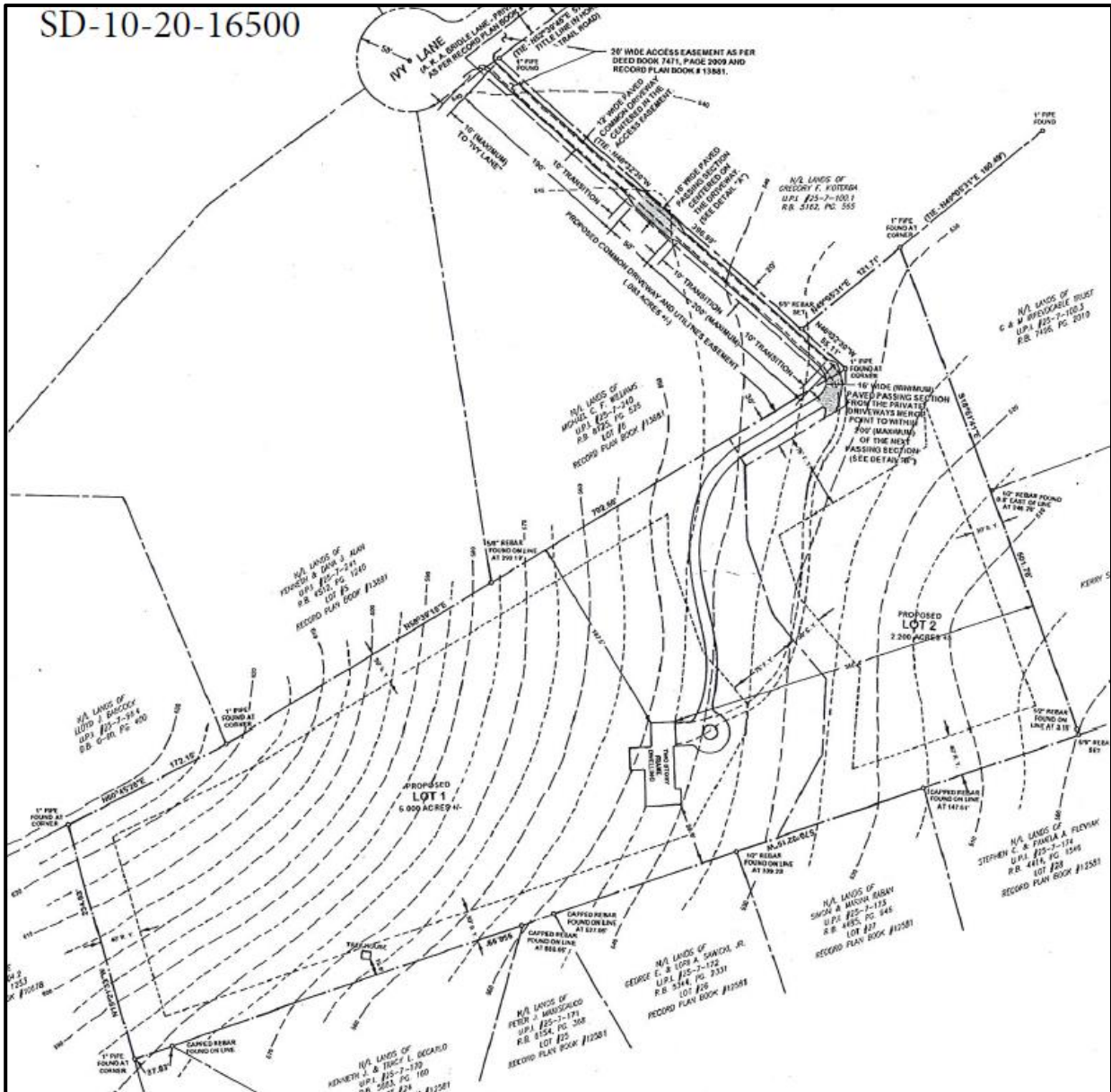
LANDSCAPES:

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



PRIMARY ISSUES:

2. The plan does not meet the minimum plan requirements of Article IV of the Subdivision and Land Development Ordinance related to bearings and distances of the proposed lots. In addition, the signature blocks are illegible, the existing vegetative cover is not delineated, soil types and distribution are not delineated, there is no seal and signature of a surveyor, engineer or landscape architect or statement of compliance with ordinance requirements and the plan is dated December 30, 2020. This plan does not permit the Township to adequately review the proposed subdivision activity therefore this submission should be denied.



Detail of the subdivision plan

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

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.

Page: 4
Re: Final Subdivision - Dana Twaddell
West Vincent Township - SD-10-20-16500

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: Dana B. Twaddell
The Grafton Association, Attn: Wayne Grafton



THE COUNTY OF CHESTER



COMMISSIONERS
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Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

October 23, 2020

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

Re: Preliminary/Final Subdivision - Lexington, LTD
West Whiteland Township – SD-09-20-16486

Dear Mr. Weller:

A Preliminary/Final Subdivision Plan entitled "Lexington, LTD", prepared by Edward B. Walsh and Associates, Inc., and dated July 15, 2020, was received by this office on September 23, 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.

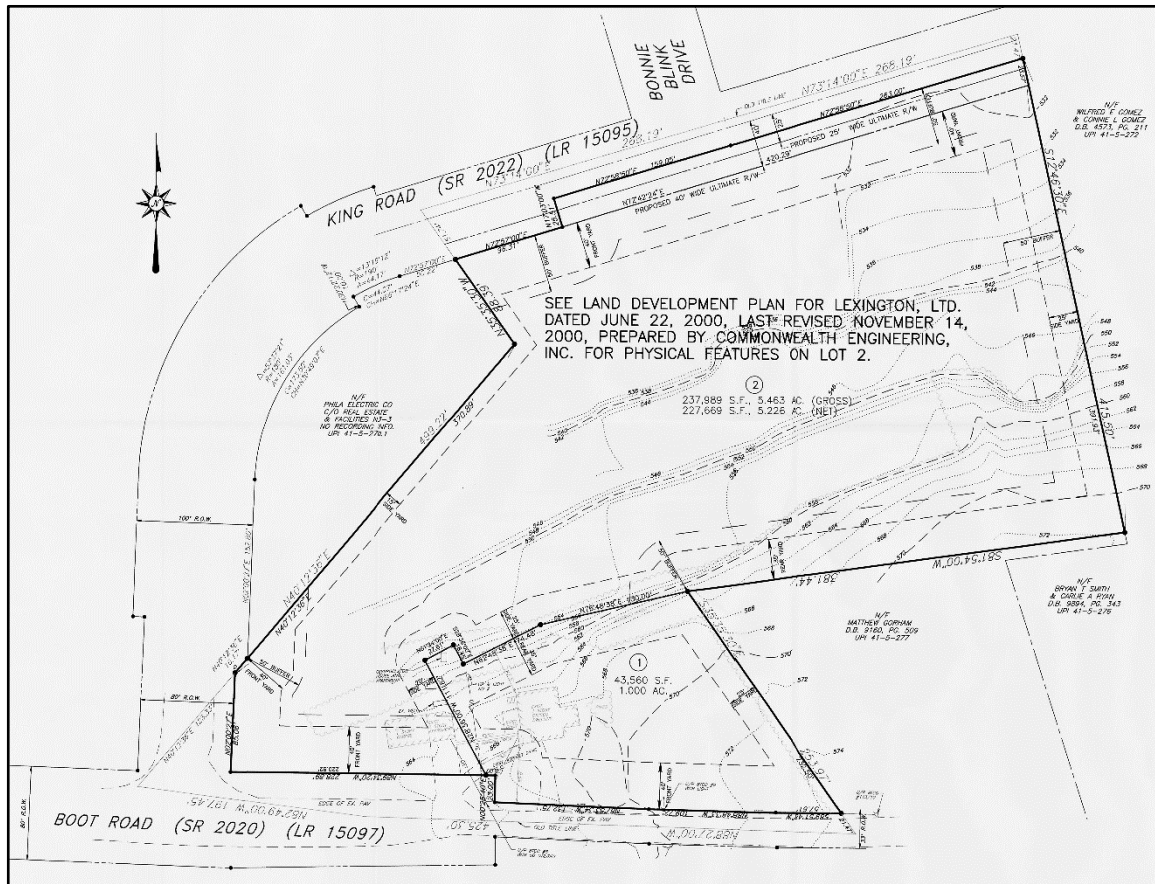
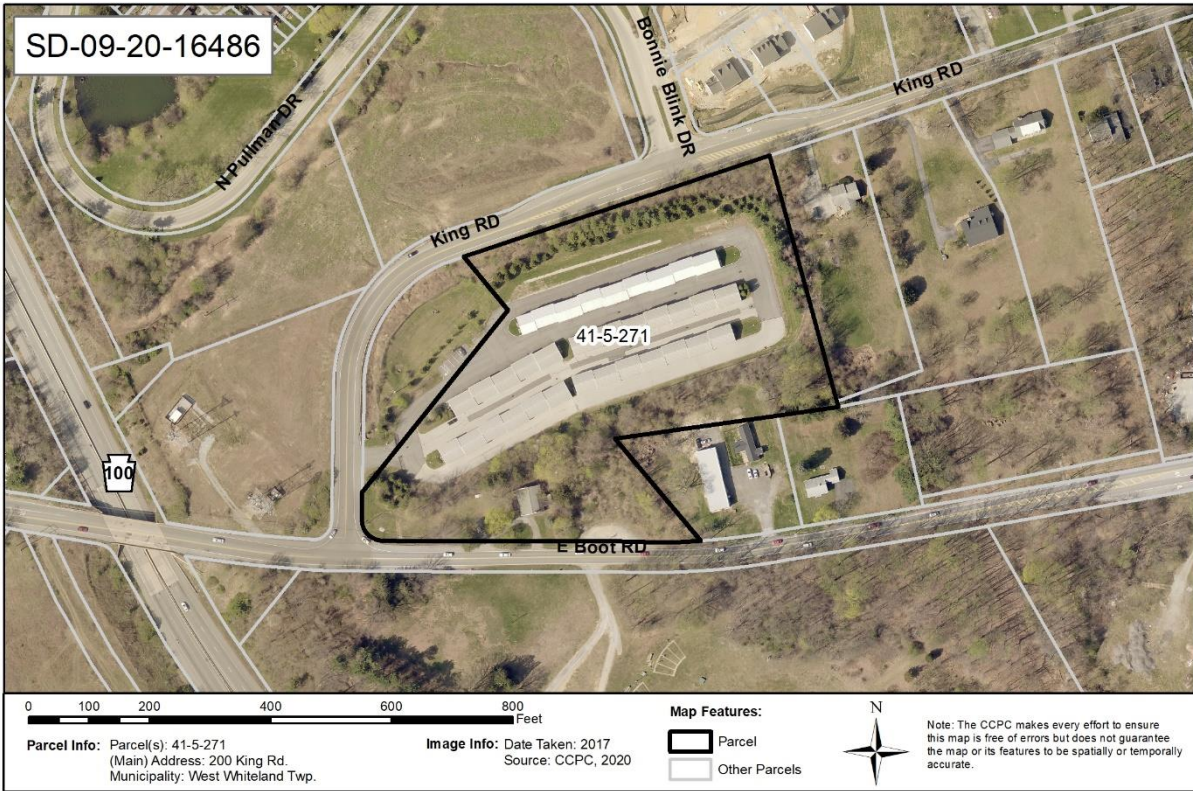
PROJECT SUMMARY:

Location:	east side of King Road, north side of East Boot Road
Site Acreage:	6.22
Lots/Units:	2 Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Lot 1-Single Family Residential; Lot 2-Commercial
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Medium Density Residential
UPI#:	41-5-271

PROPOSAL:

The applicant proposes the creation of 2 lots. There is an existing residence on Lot 1, and an existing self-storage facility on Lot 2. No development activity is proposed as part of the plan submission. The project site is located in the R-3 Residential zoning district.

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



Site Plan Detail, Preliminary/Final Subdivision - Lexington, LTD

BACKGROUND:

1. General Note 8 states that this subdivision plan was authorized by condition #2 of the conditional use approval granted by the Township on April 25, 2000. The County Planning Commission reviewed the conditional use application for the construction of the self-storage facility on proposed Lot 2 of the current subdivision plan on November 22, 1999 (CCPC# 2759). We acknowledge that a copy of the April 25, 2000 conditional use decision was included with the current plan submission. We also acknowledge that condition #2 of the conditional use decision states that the “easternmost existing single family dwelling may remain if a lot conforming to the requirements of the Township Zoning and Subdivision and Land Development Ordinances is created after final land development approval of the proposed self storage development.”
2. The Chester County Planning Commission subsequently reviewed the land development plan for the self-storage facility on proposed Lot 2 on July 19, 2000 (CCPC# 10767). According to our records, the land development plan was approved by the Township on November 14, 2000.

COUNTY POLICY:

LANDSCAPES:

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

ADMINISTRATIVE ISSUES:

4. We recommend that the Township, in its review of the proposed subdivision plan, determine if a waiver is required from the Plan Requirements set forth in Article III of the Township Subdivision and Land Development Ordinance, pertaining to the depiction of existing buildings, and other significant man-made features on the tract. We note that, instead of depicting the existing features on Lot 2, the site plan contains a plan note referring to the previously approved land development plan instead.
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: Preliminary/Final Subdivision - Lexington, LTD
West Whiteland Township – SD-09-20-16486

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: BNP Boot Road, LLC
Edward B. Walsh and Associates, Inc.

Proposed Plan and Ordinance Reviews





ORDINANCE PROPOSALS

10/1/2020 to 10/28/2020

The staff reviewed proposals for:	Total
Subdivision and Land Development Ordinance (SLDO) Amendments	4
Zoning Map Amendments	1
Zoning Ordinance Amendments	7
Zoning Ordinance Updates	1
TOTAL REVIEWS	13

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Atglen Borough	ZA-09-20-16481	10/2/2020	<p>Proposed - Zoning Ordinance Amendment</p> <p>Revised definition of Street and conditional use procedures, including reasonable accommodations for housing for the disabled, and maximum shed sizes</p>	Consistent
East Bradford Township	ZA-09-20-16469	10/14/2020	<p>Proposed - Zoning Ordinance Amendment</p> <p>The proposed amendments to the Township Zoning Ordinance include the addition of a hotel/motel as a use permitted by conditional use, whether individual or as part of a planned commercial development, in the C-2 Commercial District. A definition, area and bulk requirements, and parking standards for a hotel/motel are also provided.</p>	Consistent
East Coventry Township	SA-09-20-16488	10/8/2020	<p>Proposed - SLDO Amendment</p> <p>Define Comprehensive Plan, plan processing, classification and content, public notification, allow minor subdivision classification notwithstanding dedication of sewer laterals, amend sidewalk regulations, eliminate 10-lot minimum and require all major subdivisions to provide sidewalks, landscaping, buffering and screening, require landscaping for land developments</p>	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Coventry Township	ZA-09-20-16489	10/8/2020	Proposed - Zoning Ordinance Amendment definition of Comprehensive Plan, regulations relating to general and supplementary regulations and design standards, accessory uses, garage requirements, shed regulations, tower-based wireless communications facilities that are located outside rights-of-ways, and other related development regulations.	Consistent
East Whiteland Township	ZM-09-20-16471	10/9/2020	Proposed - Zoning Map Amendment The Township has received a zoning map amendment petition to change the zoning designation of five parcels totaling approximately 172.39 acres, currently zoned R-1 Low Density Residential and O/BP Office/Business Park, to RMH Medium-High Density Residential.	Inconsistent
Thornbury Township	ZO-08-20-16456	10/2/2020	Proposed - Zoning Ordinance Update The Township proposes to adopt a new Zoning Ordinance. This update was prepared under the Chester County Vision Partnership Program (VPP), funded in part through a grant from the Chester County Board of Commissioners.	Consistent
Uwchlan Township	SA-09-20-16478	10/7/2020	Proposed - SLDO Amendment Requiring consultation when development is near pipeline	Consistent
Uwchlan Township	SA-10-20-16515	10/26/2020	Proposed - SLDO Amendment Pipeline regulations	Consistent
West Brandywine Township	SA-10-20-16503	10/16/2020	Proposed - SLDO Amendment landscaping regulations	Consistent
West Brandywine Township	ZA-10-20-16502	10/16/2020	Proposed - Zoning Ordinance Amendment landscaping regulations to coordinate with the zoning ordinance and the sldo.	Consistent
West Whiteland Township	ZA-09-20-16470	10/8/2020	Proposed - Zoning Ordinance Amendment The Township proposes to add "Uses allowed by Article X, Institutional District, subject to compliance with the provisions of that Article" to the list of uses permitted in the NC Neighborhood Commercial District. It is our understanding that the purpose of this amendment is to permit the development of an assisted living/life care facility on an approximately 6.04 acre site situated on the south side of East Boot Road west of its intersection with Ship Road.	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Westtown Township	ZA-09-20-16464	10/2/2020	<p data-bbox="919 131 1388 155">Proposed - Zoning Ordinance Amendment</p> <p data-bbox="919 175 1617 289">The Township proposes to amend subsection (2) of Section 170-1805.A, Sign Location; and amend the reference to Section 170-1805.F - Sign Illumination currently provided in Section 170-1810.B(4), Section 170-1810.D(2)(b), and Section 170-1811.C(4).</p>	Not Relevant
Willistown Township	ZA-09-20-16485	10/21/2020	<p data-bbox="919 310 1388 334">Proposed - Zoning Ordinance Amendment</p> <p data-bbox="919 354 1612 435">The Township proposes to amend its Historical Resources Inventory, by deleting the structure located at 1720 West Chester Pike (UPI# 54-8-31) from the inventory.</p>	Consistent

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 12

TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 11

Ordinance Review Letters





THE COUNTY OF CHESTER



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October 2, 2020

Caren Andrews, Manager
Atglen Borough
120 Main Street
Atglen, PA 19310

Re: Zoning Ordinance Amendment – Delete “Alley” From Fence Definition, Fence Regulations, Shed Regulations, Procedures for Conditional Uses and Accommodations for the Disabled,
Atglen Borough - ZA-09-20-16481

Dear Ms. Andrews:

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

DESCRIPTION:

1. Atglen Borough proposes the following amendments to its Zoning Ordinance:
 - a. Delete “alley” from the definition of “street”;
 - b. Allow four-foot high fences in front yards and six-foot high fences or walls in side or rear yard, with locational exceptions;
 - c. Allow no more than two storage/utility sheds to be located on a lot used for residential purposes, and each shed shall not exceed two hundred forty square feet;
 - d. Procedures for conditional use hearings are restated; and
 - e. The amendment requires the Board to grant reasonable accommodations and permit reasonable modifications regarding conditional uses where requested by or on behalf of disabled persons.

LANDSCAPES:

2. Atglen Borough 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 Borough Zoning Ordinance amendment is consistent with the objectives of the **Urban Center Landscape**.

Page: 2

Re: Zoning Ordinance Amendment – Delete “Alley” From Fence Definition, Fence Regulations, Shed Regulations, Procedures for Conditional Uses and Accommodations for the Disabled,
Atglen Borough - ZA-09-20-16481

COMMENTS:

3. The amendment to the Borough’s Zoning Ordinance will delete “alley” from the definition of “street”. The Borough Zoning Ordinance amendment contains a reference to “alley” in Zoning Ordinance Section 1503.A.1., although the Borough Zoning Ordinance does not appear to separately define “alley”. Therefore, we suggest that the Borough consider adding the following definition:

Alley: Land over which there is a right-of-way, municipally or privately owned, serving as a secondary means of access to the side or rear of two or more lots.

4. The fence regulations are reasonable and appropriate for a municipality in the **Urban Landscape**.
5. The procedures relating to conditional uses are clear and well-written, and the provisions relating to granting reasonable accommodations for disabled persons are appropriate.

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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Brian N. O'Leary, AICP
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October 14, 2020

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

Re: Zoning Ordinance Amendment - Hotel/Motel, C-2 Commercial District
East Bradford Township – ZA-09-20-16469

Dear Ms. Cantlin:

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 initially received by this office on September 14, 2020, and a revised version of this amendment was received on October 9, 2020. This review addresses the revised version received on October 9th. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Add a definition for Hotel/Motel to Section 115-6;
 - B. Add hotel/motel to the list of uses permitted by conditional use in the C-2 Commercial District, whether individually or as part of a planned commercial development;
 - C. Change the minimum tract area for planned commercial development in the C-2 Commercial District (Section 115-34.A) from “10,000 square feet for each individual use with a minimum tract size of five acres” to ten acres;
 - D. Amend the building height standards for the planned commercial development in the C-2 Commercial District, by adding that hotel/motels shall be permitted to be four stories above grade plane or 45 feet maximum;
 - E. Add Section 115-34.C, pertaining to area and bulk requirements for hotel/motels in the C-2 Commercial District that are not part of a planned commercial development;
 - F. Amend Section 115-35.A(6), pertaining to hours of operation open to the public for uses in the C-2 District;
 - G. Add parking standards for a hotel/motel to Section 115-58.B(2)(e);
 - H. Amend Section 115-96.E, pertaining to the change of a nonconforming use of a building or land; and
 - I. Add “any lawful use not otherwise listed in any zoning district” to the list of uses permitted by special exception in the I Industrial District.

2. It is our understanding that, according to the Township Planning Commission’s September 22, 2020 meeting minutes, the intent of the proposed amendment is to address a challenge to the validity of the Zoning Code for excluding a hotel/motel as a permitted use. The meeting minutes indicate that the Township Zoning Hearing Board ruled that the Code does in fact exclude a hotel/motel as a permitted use, and directed the Board of Supervisors to amend the Code to add hotel/motel as a defined term, and add it as a permitted use in the C-2 Commercial District.

LANDSCAPES:

3. According to our copy of the Township Zoning Map, there are two existing C-2 Commercial zoning designations in the Township. One of the two C-2 districts, which adjoins West Chester Borough to the east, is situated on the north and south side of both Strasburg Road and Downingtown Pike (Business Route 322). The other C-2 District is generally located on the north and south side of Downingtown Pike, between its intersection with Brookworth Road and the West Chester Bypass. Both of these designations are 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. Hotels/motels are an appropriate use in a **Suburban Landscape** designation.

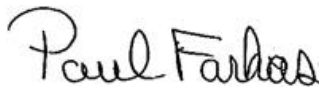
COMMENTS:

4. Proposed Section 115-33.P.(5) contains a list of permitted accessory uses for a hotel/motel as a stand-alone use, which includes indoor fitness facilities and pools, and areas suitable for hosting meetings, conferences, conventions, banquets, receptions and similar events, which shall be primarily for the use of the guests of the hotel/motel. However, it does not appear that these accessory uses will be permitted for a hotel/motel proposed as part of a planned commercial development. It is unclear why at least some of these accessory uses would not be appropriate for a hotel/motel within a planned commercial development, or if this was an omission by the Township.

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

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

Sincerely,



Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



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Josh Maxwell
Michelle Kichline

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Executive Director

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October 8, 2020

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

Re: Subdivision and Land Development Ordinance Amendment - Comprehensive Plan Definition,
Plan Processing and Related Procedures, Sidewalks, Landscaping
East Coventry Township - SA-09-20-16488

Dear Mr. Kraynik:

The Chester County Planning Commission has reviewed the proposed East Coventry 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 September 24, 2020. We offer the following comments to assist in your review of the proposed Subdivision and Land Development Ordinance amendment.

DESCRIPTION:

1. East Coventry Township proposes the following amendments to its Subdivision and Land Development Ordinance:
 - a. Define Comprehensive Plan;
 - b. Revise plan processing procedures, including plan classifications and required content;
 - c. Revise public notification requirements;
 - d. Revise the minor subdivision classification regarding the dedication of sewer laterals;
 - e. Require sidewalks for all major subdivisions and land developments (eliminating a 10-foot minimum for required sidewalks);
 - f. Require all major subdivisions to provide sidewalks, landscaping, buffering and screening, and require landscaping for land developments

BACKGROUND:

This submission was accompanied with a proposed amendment to the Township Zoning Ordinance. The proposed Zoning Ordinance amendment included a definition of Comprehensive Plan, regulations relating to general and supplementary regulations and design standards, accessory uses, garage requirements, shed regulations, tower-based wireless communications facilities that are located outside rights-of-ways, and other related development regulations. Our comments on the Zoning Ordinance amendment will be forwarded to the Township separately.

This amendment submission also included proposed separate amendments to the East Coventry Township Code relating to streets and sidewalks, driveways, driveways at attached dwellings, attached garages, and turnaround areas for all lots. These amendments are not subject to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a), although we offer comments below.

Page: 2

Re: Subdivision and Land Development Ordinance Amendment - Comprehensive Plan Definition,
Plan Processing and Related Procedures, Sidewalks, Landscaping
East Coventry Township - SA-09-20-16488

COMMENTS:

2. The proposed amendments to the Township Subdivision and Land Development Ordinance appear to be compatible and coordinated with related proposed amendments to the Township Code and to the Township Zoning Ordinance.
3. The definition of Comprehensive Plan references the Pottstown Metropolitan Regional Comprehensive Plan of 2015, and any amendments; this is an appropriate inclusion and can help implement the Regional Comprehensive Plan.
4. The amendment to the plan processing requirements relating to the provision of a sewer lateral is appropriate; the effect of this provision would allow a subdivision to be classified as “minor” when a plan involves the construction of a sewer lateral (currently, the construction of a sewer lateral would constitute a “major” subdivision classification).
5. A provision in the amendment relates to a requirement for sidewalks in all major subdivisions and land developments. (The current requirement only specifies that sidewalks be provided for residential developments over ten lots.) “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. Therefore, we strongly support the provision of sidewalks or pedestrian ways in major subdivisions and land developments.
6. During the Township’s review of land development plans, we recommend that direct pedestrian access, including crosswalk areas, be provided from external sidewalks to the buildings. Pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system.
7. We also suggest that the Township be aware that PennDOT’s Design Manual 2 - Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act recommends that sidewalks be a minimum of five feet in width. Additional information on this topic is provided in the Pedestrian Facilities Design Element of the County Planning Commission’s Multimodal Circulation Handbook (2016 Update), which is available online at:
www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm.

RECOMMENDATION: The County Planning Commission supports the adoption of the proposed amendment after consideration of the comments in this letter.

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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October 8, 2020

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

Re: Zoning Ordinance Amendment - Definition of Comprehensive Plan, General, Supplementary Regulations and Design Standards, Accessory Uses, Garage and Shed Requirements, Wireless Communications, Development Regulations
East Coventry Township - ZA-09-20-16489

Dear Mr. Kraynik:

The Chester County Planning Commission has reviewed the proposed East Coventry 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 September 24, 2020. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

DESCRIPTION:

1. East Coventry Township proposes the following amendments to its Zoning Ordinance:
 - a. Define Comprehensive Plan;
 - b. Revise the general and supplementary regulations and design standards
 - c. Amend accessory use regulations,
 - d. Revise garage and shed regulations,
 - e. Amend tower-based wireless communications facilities that are located outside rights-of-ways, and
 - f. Other related development regulations.

BACKGROUND:

This submission was accompanied with a proposed amendment to the Township Subdivision and Land Development Ordinance. The proposed Subdivision and Land Development Ordinance amendment included a definition of Comprehensive Plan, plan processing procedures, plan classification and content, public notification, allowing a minor subdivision classification notwithstanding the dedication of sewer laterals, amendments to sidewalk regulations, requiring all major subdivisions to provide sidewalks, landscaping, buffering and screening regulations, and requiring landscaping for land developments. Our comments on the Subdivision and Land Development Ordinance amendment will be forwarded to the Township separately; see CCPC # SA-09-20-16488.

Page: 2

Re: Zoning Ordinance Amendment - Definition of Comprehensive Plan, General, Supplementary Regulations and Design Standards, Accessory Uses, Garage and Shed Requirements, Wireless Communications, Development Regulations

East Coventry Township - ZA-09-20-16489

This amendment submission also included proposed separate amendments to the East Coventry Township Code relating to streets and sidewalks, driveways, driveways at attached dwellings, attached garages, and turnaround areas for all lots. These amendments are not subject to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a), although we offer comments in this letter.

COMMENTS:

2. The definition of Comprehensive Plan references the Pottstown Metropolitan Regional Comprehensive Plan of 2015, and any amendments; this is an appropriate inclusion and can help implement the Regional Comprehensive Plan.
3. The amended definition of Garage would include attached or integrated garages of a dwelling; this inclusion is appropriate because attached or integrated garages serve many of the same functions as other types of garages. The amendment to the accessory use regulation relating to garages is also clarifying.
4. The amendment to the regulations relating to sheds, lean-to, and storage buildings addresses their location on side yards, when a 20 foot setback will be required. This appears appropriate.
5. Section 27-1319.1.E Accessory Uses and Accessory Buildings currently reads:

Uses Accessory to Commercial Activities. Any commercial activity involving the sale of equipment or materials may, while open for business, have an outdoor display area comprising not more than 25% of the indoor area; and outdoor storage of goods for sale shall be located in the rear yard of the principal building or structure.

The proposed amendment to this Section would read:

Uses Accessory to Commercial Activities. Any commercial activity involving the sale of equipment or materials may, while open for business, have an outdoor display area comprising not more than 25% of the indoor area; and any shed, lean-to or storage building shall be located in the rear yard of the principal building or structure.

The proposed amendment to this Section clarifies the regulations as they would apply to sheds, lean-to or storage buildings, but appears to remove the current reference to the outdoor storage of goods for sale (although an outdoor “display area” is referenced). The Township should consider how it would address the outdoor storage of goods for sale in this circumstance.

6. The amendment relating to tower-based wireless communications facilities that are located outside rights-of-ways revises a technical regulation that appears to relate to structural standards for antenna towers. We suggest that the Township Engineer comment on this provision.

RECOMMENDATION: East Coventry Township should consider the comments in this letter before acting on the proposed Zoning Ordinance amendment.

Page: 3

Re: Zoning Ordinance Amendment - Definition of Comprehensive Plan, General, Supplementary Regulations and Design Standards, Accessory Uses, Garage and Shed Requirements, Wireless Communications, Development Regulations

East Coventry Township - ZA-09-20-16489

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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October 9, 2020

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

Re: Zoning Map Amendment – Knickerbocker Tract
East Whiteland Township – ZM-09-20-16471

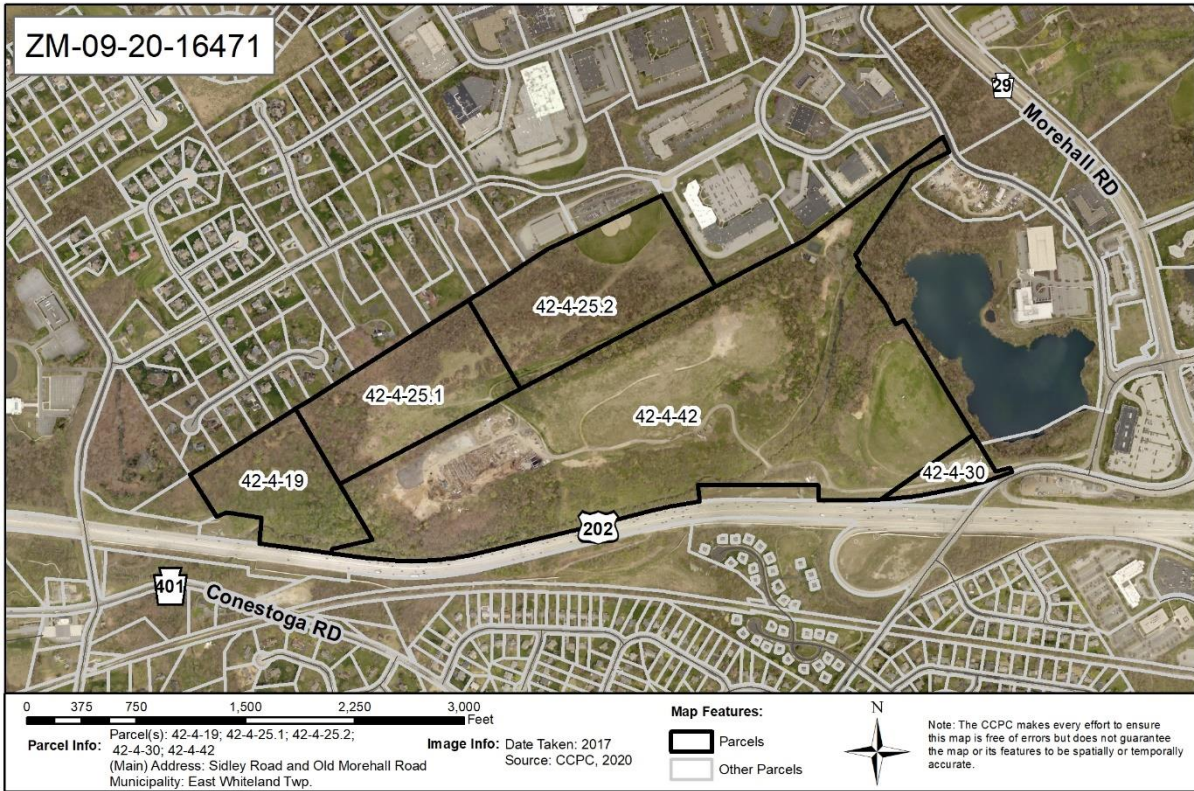
Dear Mr. Barner:

The Chester County Planning Commission has reviewed the proposed Zoning Map Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on September 11, 2020. We offer the following comments to assist in your review of the proposed zoning map amendment.

DESCRIPTION:

1. East Whiteland Township has received a zoning map amendment petition to change the zoning designations of the following parcels, which are located north of Route 202, west of Old Morehall Road, south of Oak Glenn Drive, and east of Mill Lane, to RMH Medium-High Density Residential District:
 - A. UPI# 42-4-19, 15.49 acres, currently zoned R-1 Low Density Residential;
 - B. UPI# 42-4-25.1, 19.5 acres, currently zoned R-1 Low Density Residential;
 - C. UPI# 42-4-25.2, 24.0 acres, currently zoned O/BP Office/Business Park;
 - D. UPI# 42-4-30, 3.8 acres, currently zoned O/BP Office/Business Park; and
 - E. UPI# 42-4-42, 109.6 acres, currently zoned O/BP Office/Business Park.
2. A sketch plan depicting the construction of 280 residential units on the (approximately) 172.39 acre site, in accordance with the RMH Medium-High Density Residential district standards, was included with the amendment submission. Our comments on this sketch plan commence on page #4 of this review letter.

RECOMMENDATION: The Township should consider the comments in this letter before acting on the proposed zoning ordinance amendment. As currently proposed, the zoning map amendment petition is not consistent with *Landscapes3*, the County Comprehensive Plan, because it does not appear that this location can support the residential density allowed by the proposed zoning due to its existing physical and environmental characteristics.



BACKGROUND:

3. The County Planning Commission previously reviewed a zoning map amendment petition to change the zoning designation of UPI# 42-4-19 and UPI# 42-4-25.1 from R-1 Low Density Residential to R-3 Low Density Residential (CCPC# ZM-11-15-12846, dated December 3, 2015). The County Planning Commission recommended in this previous review letter that the applicant and Township consider the development of a master plan for the redevelopment of the entire tract, prior to the Township taking consideration of any amendments to its Zoning Ordinance. We acknowledge that a sketch plan for the entire tract was included with the current zoning map amendment petition.

AREA EVALUATION:

The relevant land use planning policies and regulations that apply to the site are as follows:

4. Existing Land Use: This tract includes the site of the former Knickerbocker Landfill. It is our understanding, according to a November 25, 2019 letter from the United States Environmental Protection Agency (US EPA) Region III, the site has been archived from the Superfund Enterprise Management System (SEMS) inventory because following site evaluation activities, EPA determined that conditions at the site did not warrant further federal Superfund involvement, and that EPA is not taking additional Superfund investigatory, cleanup, or enforcement actions at this site.
5. Adjacent Zoning: The land to the east is zoned O/BP Office/Business Park. The land to the north is zoned O/BP or R-1 Low Density Residential. The land to the west is zoned R-1 Low Density Residential.

6. Municipal Comprehensive Plan: Map 5: Future Land Use indicates that UPI# 42-4-42 is located in an “Open Space / Office/Business Park” designation, UPI# 42-4-25.2 and 42-4-30 are located in an Office/Business Park designation, and UPI# 42-4-19 and #42-45-25.1 are located in a Residential-Low Density designation.

It is also our understanding that the Township is currently working on an update to its Parks, Recreation and Open Space Plan, and that adoption should take place in late 2020 or early 2021. In the current draft, the plan specifically identifies the Knickerbocker Tract as a location for recreational amenities, but further acknowledges its development potential. The recommended strategy identified for the Knickerbocker Tract is “to work with zoning tools to mandate inclusion of public access and amenities without pursuing ownership” of the tract. The draft plan further suggests “amending the Zoning Ordinance to permit some of the light industrial districts to be rezoned for higher density compact housing with open space could better satisfy the need for additional housing and open space.” The draft plan is further discussed in comment #14.

LANDSCAPES:

7. While the easternmost portion of the tract is located in a **Suburban Center Landscape** designation, the remainder of the tract is located in a **Suburban Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. Additionally, the portion of the tract situated along the 100-year floodplain corridor is located in a **Natural Landscape** Overlay designation. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. 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.

As currently proposed, the zoning map amendment petition is not consistent with *Landscapes3* because it does not appear that this location can support the residential density allowed by the proposed zoning due to its existing physical and environmental characteristics. We note that, while the R-1 Low Density District permits a maximum tract density of 1.0 dwelling units per developable acre, the RMH Districts permits a maximum tract density of 12.0 dwellings units per developable acre.

COMMENTS – Zoning Map Amendment:

8. Prior to taking action on this amendment petition, the Township should ensure that the zoning map amendment is generally consistent with its municipal Comprehensive Plan, as set forth in Section 603(j) of the PA Municipalities Planning Code.

We suggest that, due to its existing physical and environmental characteristics, the Township thoroughly examine the existing conditions of the project site, and conduct a community charrette in order to determine how to address the future use of this site. We also suggest that the Township

consider keeping a portion of this site zoned for office/business park development, in order to ensure that adequate land is available in the future for office/business park development. In addition to the majority of the tract being situated in either the “Open Space / Office/Business Park” or “Office/Business Park” designations of the Township’s 2016 Comprehensive Plan, the Township has approved other major residential development proposals in recent years on tracts zoned Office/Business Park (Atwater Ridge, Haven at Atwater Ridge, and Swedesford Square), albeit under the applicable overlay district regulations for these sites.

9. Prior to taking action on this amendment, the Township should ensure that they have met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the PA Municipalities Planning Code (PA MPC).

COMMENTS – Sketch Plan:

A sketch plan entitled “Knickerbocker Redevelopment,” dated July 7, 2020, and last revised August 27, 2020, was included with the zoning map amendment submission. We offer the following comments to assist the applicant and East Whiteland Township in its review of any future development activity on this site.

The applicant proposes the overall construction of 280 residential units. 70 twin units and 130 townhouse units will be located in Area A in the central portion of the site, and 80 townhouse units will be located in Area B in the southeastern corner of the site. A 2.5 acre clubhouse parcel, with 34 parking spaces, will be located within Area A. 86 off-street parking spaces will be provided. The sketch plan also depicts the location of public nature trails, along with a public access trailhead with 40 parking spaces in the central portion of the site. No information is provided pertaining to water or sewer facilities for this site.

Transmission Pipeline:

10. The sketch plan depicts the location of an eight inch oil pipeline easement through the central portion of the tract which, according to the pipeline maps provided in the [Chester County Pipeline Information Center](#) website, is operated by Laurel Pipeline Company/Buckeye Partners.

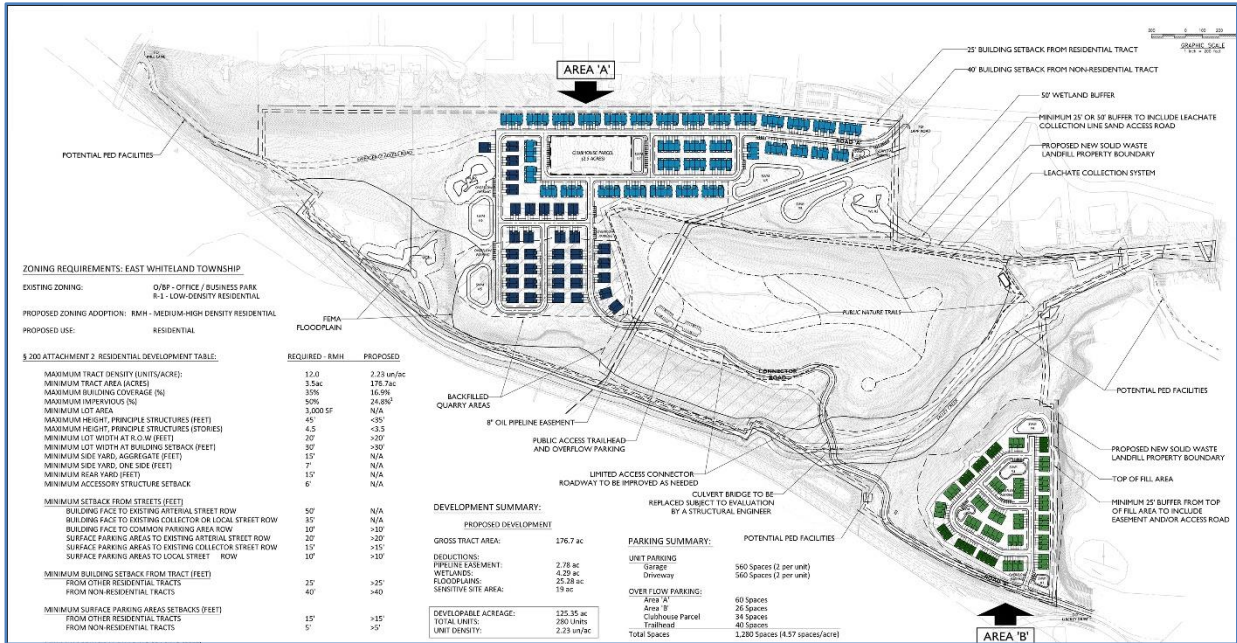
Applicants should be aware that the actual location of the pipeline may not always be within the center of the easement or right-of-way. To minimize risks before and during construction, the project designer should contact the Pennsylvania One Call Center at 811 or <http://www.pa1call.org/pa811>, consistent 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. Additionally, we 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.

More information about pipeline safety can be found at the County Pipeline Information Center at: <http://www.chescoplanning.org/pic/introduction.cfm>.

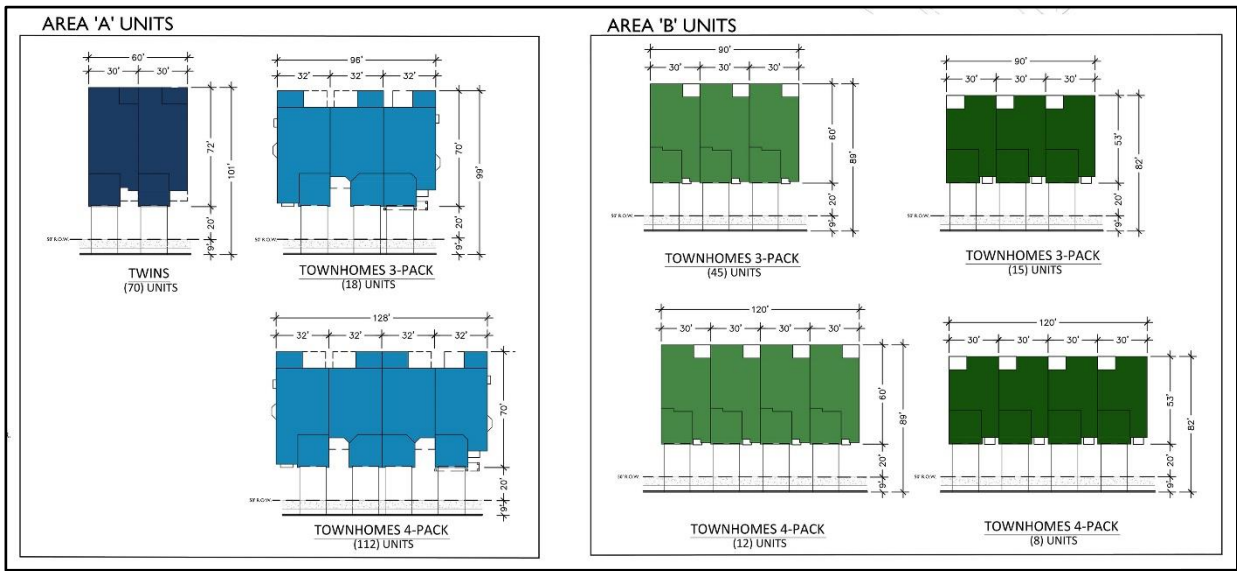
Access and Circulation:

11. We suggest that the Township’s review of the proposed development activity would benefit from the preparation of a traffic impact study and a review of the potential impacts posed by this project.

12. The sketch plan depicts the location of an emergency access road that extends to the west, on an adjoining parcel, to Mill Road. We recommend the applicant and Township refer to the Emergency Access design element of the County Planning Commission’s Multimodal Circulation Handbook (2016 Update) in its design of this emergency access connection. The Handbook is available online at: www.chesco.org/DocumentCenter/View/27034.



Sketch Plan Detail: Knickerbocker Redevelopment



Sketch Plan Detail, Area A and Area B Units: Knickerbocker Redevelopment

13. The Township’s emergency service providers should be requested to review the plan to ensure that they can safely navigate the proposed development when completed. In addition to the proposed emergency access connection of the west, the sketch plan also depicts a limited access connector roadway, “to be improved as needed”, that connects Area A to Area B. We also note that sketch plan depicts the location of a culvert bridge along the limited access connector roadway that is “to be replaced subject to evaluation by a structural engineer.”

14. In addition to public nature trails and a public access trailhead, the sketch plan depicts the location of potential pedestrian facilities extending from the westernmost portion of the site to Mill Road to the west. The applicant and the Township should ensure that the location and design of all pedestrian facilities is generally consistent with the recommendations set forth in the Township's Comprehensive Plan, and Parks, Recreation and Open Space Plan (as noted in comment #6, it is our understanding that the Township is currently working on an update to its Parks, Recreation and Open Space Plan).

We note that Map 1: Township Trails Plan in the Township's Comprehensive Plan depicts the location of a proposed facilities corridor from Old Morehall Road to Mill Road that traverses the project site. This pedestrian corridor extends to the Sidley Road connector trail, which will provide a connection to parks and community facilities located on the south side of Route 202. We also note that the draft Parks, Recreation and Open Space Plan specifically recommends a natural surface trail along the Valley Creek to address ecological concerns, due to the importance of preserving the Valley Creek corridor as it has an Exceptional Value stream designation.

Design Issues:

15. The applicant should clearly identify the proposed uses/activities that are envisioned for the clubhouse parcel in Area A.
16. Given the distance between Area A and Area B, we suggest that the applicant and Township consider providing a usable central open space area within Area B of the proposed development.
17. The front yard area of the proposed townhouses will define the overall character of the development. Front loaded garages that protrude toward the public right-of-way will be the dominant architectural feature. Double-wide driveways will take up much of the front yard space and minimize opportunities for landscaping. We suggest the design of the townhouses have garage entrances recessed behind the front door of the building facades to create a more pedestrian friendly neighborhood character. We also suggest that the townhouses include a mix of building materials, window treatments, and protrusions, like porches, to create visual interest and a more varied streetscape. We also suggest the applicant consider a mix of housing unit types to further create a more visually interesting housing development and meet a diversity of housing needs.
18. We suggest that, if the Township is interested in amending the zoning map to allow additional housing on this site, they should consider requiring some of the housing to be affordably priced. "Live" Objective B of *Landscapes3* is to accommodate housing at costs accessible to all residents. Additionally, the County recently launched the A+ Homes initiative, that focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at: <https://www.chescoplanning.org/Housing/aPlusHomes.cfm>.

Stormwater Management:

19. Land disturbance and land development activities that occur within the (East) Valley Creek watershed must comply with the applicable stormwater management ordinance standards as approved in the *Valley Creek Watershed Act 167 Stormwater Management Plan* (February 2011). Additionally, careful location of the proposed stormwater management facilities is required, particularly with respect to the former landfill located on this site.

20. The project is located in an area designated by the PaDEP as a Special Protection Watershed. Chester County's High Quality and Exceptional Value Watersheds are especially sensitive to degradation and pollution that could result from development. Therefore, stricter DEP or municipal limitations to wastewater and stormwater discharges may apply in this watershed. A map of Special Protection Watersheds in Chester County, PA may be viewed here: www.chesco.org/DocumentCenter/View/17339.
21. Previous monitoring efforts conducted around the Knickerbocker Tract have shown elevated concentrations of metals, including lead, cadmium, copper, iron, zinc, mercury, and chromium in water samples (2004 Valley Creek Watershed Technical Compendium). The Pennsylvania Department of Environmental Protection required the installation of monitoring several decades ago to determine if leachate from the former landfill was contaminated. From the information available for our review, it is unclear if these wells continue to be regularly monitored, and if contaminated subsurface conditions still persist. Prior to designing a stormwater management system, the applicant should ensure appropriate groundwater monitoring and geotechnical evaluations are undertaken to determine if the infiltration of stormwater is feasible given any determined site constraints, such as the presence of contaminated soil or groundwater or the presence of carbonate geology. Part B: Water Quality Assessment of the Valley Creek Watershed Technical Compendium is available online at: <https://www.chesco.org/DocumentCenter/View/6906/partb?bidId=>.
22. If subsurface investigation determines that the required infiltration volumes listed in Section 170-306 of the Township's Stormwater Management Ordinance cannot be met, we encourage the applicant to consider innovative stormwater practices, such as the Managed Release Concept, to reduce the volume of stormwater discharged to Valley Creek. Additional information on this topic is available online at: http://files.dep.state.pa.us/Water/BPNPSM/StormwaterManagement/ConstructionStormwater/Managed_Release_Concept.pdf.
23. The applicant should consider incorporating principals of conservation development design, such as increased street trees and additional green space interspersed within the planned developed areas, to further reduce the impacts of development on Valley Creek, an Exceptional Value stream.

Natural Features Protection:

24. The site contains land within the 100 year floodplain along the Valley Creek. The sketch plan provided for review delineates approximate areas where backfill will be used to alter the topography. The plan show that backfill areas will extend into the delineated FEMA Zone A floodplain at the western and southern edges of the tract, and will encroach upon the existing forested riparian area along Valley Creek.
 - A. Pennsylvania regulations at 25 Pa. Code Chapter 102.14(a)(2) require persons conducting earth disturbance within 150 feet of a perennial or intermittent impaired stream in an Exceptional Value or High Quality watershed to either protect an existing riparian buffer, convert an existing riparian buffer into a forested buffer, or establish a new forested buffer. If earth disturbance is planned for within 150 feet of a perennial or intermittent stream, the applicant must abide by the regulations included in Pennsylvania Act 162 Section 402(c)(1).
 - B. The applicant should ensure that no grading, fill, or shaping occurs within areas designated as FEMA Floodplains.

- C. Woodland disturbance on the steep slopes adjacent to Valley Creek should be minimized to the greatest extent possible.
 - D. Recently graded slopes and areas of fill should be stabilized as soon as possible to minimize the delivery of excess sediment to Valley Creek, which is designated as a Class A Wild Trout Stream by the Pennsylvania Fish and Boat Commission.
25. The plan note that an existing culvert stream crossing will be evaluated by a structural engineer, and will be replaced if needed. Valley Creek has a “Migratory Fishes” designated use. This stream supports wild brown trout, which can move significant distances upstream in search of adequate thermal, foraging, and spawning habitat. If this structure is deemed structurally deficient, any replacement structure should be designed to allow for the upstream passage of aquatic organisms.
26. Significant streambank erosion along the Valley Creek adjacent to areas previously used as a landfill has resulted in inputs of trash and other debris into Valley Creek. The applicant should evaluate the fluvial geomorphologic impacts of any alterations to the riparian areas that result from stream crossing modifications or grading on adjacent land to ensure that this erosion is not exacerbated. If planned activities could impact stream channel stability, appropriate streambank protection and stabilization practices should be incorporated to reduce inputs of sediment and former landfill refuse.
27. 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.
28. The plan and 2017 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. If development or earth disturbance is going to encroach upon existing woodlands, the removal of trees should be limited to the minimum area needed for the dwelling(s) and support facilities. The limits of tree removal should be clearly shown on the plan and “limits of disturbance” should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the “limit of disturbance” to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.
29. The site contains delineated wetlands. Although it does not appear that any development activity will encroach into the delineated wetland area, the applicant should be aware that placement of fill in wetlands is regulated by the Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977) and the Department of Environmental Protection under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management.

Page: 9
Re: Zoning Map Amendment – Knickerbocker Tract
East Whiteland Township – ZM-09-20-16471

30. Map 4: Natural Resources in the Township’s 2016 Comprehensive Plan indicates that the site contains steep slope (15 to 25 percent) and very steep slope (greater than 25 percent) areas. If any development activity occurs in these areas, then the Township should verify that all necessary ordinance relief measures to permit grading in steep slope areas have been granted and 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.

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: DP Whiteland, LLC
Chester County Water Resources Authority



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October 2, 2020

Teresa DeStefano, Planning Commission Secretary
Thornbury Township
8 Township Drive
Cheyney, PA 19319

Re: Zoning Ordinance Update
Thornbury Township – ZO-08-20-16456

Dear Ms. DeStefano:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Update (Summer 2020 Review Draft v.2.0) 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 August 21, 2020. We offer the following comments to assist in your review of the proposed ordinance.

DESCRIPTION:

1. Thornbury Township proposes to adopt a new Zoning Ordinance. This Zoning Ordinance Update was prepared under the Chester County Vision Partnership Program (VPP), funded in part through a grant from the Chester County Board of Commissioners.

The Ordinance Update includes a new Township Zoning Map. The most significant changes include changing the zoning designation of the parcels at the western end of the Township from PRD Planned Residential to R-1 Residential/Agriculture, and expanding the area of the CC-R Country Club-Residential District.

LANDSCAPES:

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

Page: 2
Re: Zoning Ordinance Update
Thornbury Township – ZO-08-20-16456


COMMENTS:

3. We endorse the Township's efforts in preparing this ordinance update. The text is well written, and the graphics incorporated into the document, along with the proposed Zoning Map, are very easy to interpret.
4. We endorse the incorporation of standards for Renewable Energy Systems (Section 155-1619), which includes requirements for solar energy, wind energy, and geothermal energy systems, along with standards for outdoor wood-fired boilers. Connect Objective E of *Landscapes3* is to promote safe, sustainable, and resilient energy and communications systems at the local, regional, and national level.
5. Prior to taking action on this zoning ordinance update, the Township should ensure that they have met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the PA Municipalities Planning Code (PA MPC).

RECOMMENDATION: We endorse the Township's efforts in preparing this update, and support the adoption of the proposed Zoning Ordinance Update.

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

Sincerely,



Paul Farkas
Senior Review Planner



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October 7, 2020

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

Re: Subdivision and Land Development Ordinance Amendment – Setbacks for New Development
Adjacent to Gas Transmission Pipelines and Establishing a Consultation Zone
Uwchlan Township - SA-09-20-16478

Dear Ms. Giordano:

The Chester County Planning Commission has reviewed the proposed 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 September 21, 2020. We offer the following comments to assist in your review of the proposed Subdivision and Land Development Ordinance amendment.

DESCRIPTION:

1. Uwchlan Township proposes the following amendments to its Subdivision and Land Development Ordinance:
 - a. Define “Consultation Zone”, “Pipeline” and “Surface Land Uses Associated with Transmission Pipelines” (i.e., such as compressor stations, pump stations, launcher/receiver stations, etc.) and “Transmission Pipelines”;
 - b. Require that new residential structures and commercial, industrial and institutional uses be set back a minimum of 300 feet from any existing or proposed transmission pipeline right-of-way;
 - c. Require that applications for new residential structures and commercial, industrial and institutional uses proposed within 1,000 feet of any existing or proposed transmission pipeline right-of-way include written verification from the applicant that, among other requirements:
 - The applicant has contacted the pipeline operator and has provided the pipeline operator with documentation detailing the proposed development activity;
 - The applicant has made sufficient access to the pipeline available to the pipeline operator for routine maintenance and emergency operations, and
 - The pipeline operator has reviewed the documents for compatibility.

Page: 2

Re: Subdivision and Land Development Ordinance Amendment – Setbacks for New Development
Adjacent to Gas Transmission Pipelines and Establishing a Consultation Zone
Uwchlan Township - SA-09-20-16478

COMMENTS:

2. The requirements are reasonable and are expected to limit unnecessary encroachment into the areas where pipelines may be located.
3. 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 Planning Commission’s Pipeline Information Center: www.chescoplanning.org/pic/introduction.cfm.
4. The Township should ensure that the setbacks included in this amendment are consistent with relevant setback regulations in the Township Zoning Ordinance. This may require adding a new section in Article 6 Supplementary Regulations for All Districts.
5. We suggest that the Township consider the effects of a large development that may constitute a High Consequence Area (HCA) when it is proposed near a pipeline, and coordinate the design and review process with the applicant and the pipeline operator. The Pipelines and Hazardous Materials Safety Administration (PHMSA) guidelines at: <https://www.phmsa.dot.gov/regulations-and-compliance> 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 Chester County Planning Commission’s Pipeline Information Center: www.chescoplanning.org/pic/introduction.cfm.

RECOMMENDATION: We commend the Township for proactively addressing pipeline safety precautions in their land development regulations. The Commission recommends that the suggestions in this letter be considered before action is taken on this proposed Subdivision and Land Development Ordinance amendment.

We request an official copy of the decision made by the 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



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October 27, 2020

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

Re: Subdivision and Land Development Ordinance Amendment – Setbacks for New Development
Adjacent to Gas Transmission Pipelines and Establishing a Consultation Zone
Uwchlan Township - SA-10-20-16515

Dear Ms. Giordano:

The Chester County Planning Commission has reviewed the proposed 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 October 14, 2020. We offer the following comments to assist in your review of the proposed Subdivision and Land Development Ordinance amendment.

DESCRIPTION:

1. Uwchlan Township proposes the following amendments to its Subdivision and Land Development Ordinance:
 - a. Define “Consultation Zone”, “Pipeline” and “Surface Land Uses Associated with Transmission Pipelines” (i.e., such as compressor stations, pump stations, launcher/receiver stations, etc.) and “Transmission Pipelines”;
 - b. Require a minimum setback of 300 feet from any existing or proposed transmission pipeline right-of-way for specified uses;
 - c. Require that applications for new residential structures and commercial, industrial and institutional uses proposed within 1,000 feet of any existing or proposed transmission pipeline right-of-way include written verification from the applicant that, among other requirements:
 - The applicant has contacted the pipeline operator and has provided the pipeline operator with documentation detailing the proposed development activity;
 - The applicant has made sufficient access to the pipeline available to the pipeline operator for routine maintenance and emergency operations, and
 - The pipeline operator has reviewed the documents for compatibility.

Page: 2

Re: Subdivision and Land Development Ordinance Amendment – Setbacks for New Development
Adjacent to Gas Transmission Pipelines and Establishing a Consultation Zone
Uwchlan Township - SA-10-20-16515

BACKGROUND:

2. The Chester County Planning Commission received a previous amendment to the Township Subdivision and Land Development Ordinance relating to this matter. Our comments on that submission were submitted to the Township in a letter dated October 7, 2020; refer to CCPC # SA-09-20-16478. The current submission revises the setback regulations from the earlier submission to read:

“Setbacks. All new dwelling units and all new commercial, industrial, educational and institutional uses other than those surface uses affiliated with transmission pipelines shall be set back a minimum of three hundred (300) feet from any existing or proposed transmission pipeline right-of-way.”

COMMENTS:

3. The revision to the setback requirements is appropriate.
4. The Township may also wish to consider including a smaller required setback for unoccupied structures. The Chester County Planning Commission offers model ordinance language that addresses such setbacks, at: <https://www.chescoplanning.org/pic/pdf/ResourcesGaadtDevStnds.pdf>

From the model ordinance:

Setbacks. New residential buildings and all new commercial, industrial and institutional uses other than those surface uses affiliated with transmission pipelines shall be set back a minimum of three hundred (300) feet from any existing or proposed transmission pipeline right-of-way; such uses shall be set back from natural gas compressor stations or other surface land uses affiliated with transmission pipelines a minimum of seven hundred and fifty (750) feet or five hundred (500) feet from the nearest lot line of natural gas compressor stations or other surface land uses affiliated with transmission pipelines, whichever is greater, unless waived in writing by the new development applicant (in which case such uses shall be set back a minimum of three hundred (300) feet from the nearest lot line of natural gas compressor stations or other surface land uses affiliated with transmission pipelines). Other unoccupied residential or non-residential accessory uses such as but not limited to detached garages, parking areas, storage facilities or garden sheds shall not be located within two hundred (200) feet of any pipeline right-of way.

RECOMMENDATION: We commend the Township for proactively addressing pipeline safety precautions in their land development regulations. The Commission recommends that the suggestions in this letter and in our letter of October 7, 2020 be considered before action is taken on this proposed Subdivision and Land Development Ordinance amendment.

We request an official copy of the decision made by the 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



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October 16, 2020

Dale Barnett, Manager
West Brandywine Township
198 Lafayette Road
Coatesville, PA 19320

Re: Zoning Ordinance and Subdivision and Land Development Ordinance Amendments - Landscaping Regulations
West Brandywine Township - ZA-10-20-16502, SA-10-20-16503

Dear Mr. Barnett:

The Chester County Planning Commission has reviewed the proposed West Brandywine Township Zoning Ordinance and Subdivision and Land Development Ordinance amendments as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e) and Section 505(a). The referrals for review were received by this office on October 6, 2020. We offer the following comments to assist in your review of the proposed Zoning Ordinance and Subdivision and Land Development Ordinance amendments.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance and Subdivision and Land Development Ordinance:
 - a. Revised landscaping standards are proposed in the Zoning Ordinance, applicable to each of the Township's zoning districts (except the Flood Plain District, Steep Slope District, and Airport District Overlay) as well as applicable to proposed parking lots;
 - b. Zoning Ordinance standards are proposed that will apply to landscape buffers at mobile home parks, between clusters of dwelling units and at communications towers and antenna facilities that include associated above-ground facilities and buildings; and
 - c. The landscape and buffering standards in the Zoning Ordinance are linked to amended portions of the Township Subdivision and Land Development Ordinance that relate to conservation of woodlands, hedgerows, and specimen vegetation, landscape design and screening standards, and associated provisions.

COMMENTS:

2. The proposed landscape and screening regulations in the Zoning Ordinance are comprehensive and their linkage to the applicable landscape and screening regulations in the Subdivision and Land Development Ordinance will help ensure that they are implemented.

Page: 2

Re: Zoning Ordinance and Subdivision and Land Development Ordinance Amendments –
Landscaping Regulations
West Brandywine Township - ZA-10-20-16502, SA-10-20-16503

3. Proposed Zoning Ordinance Section 200-198K, relating to Communication Towers and Antennas requires vegetative plantings to be provided according to the provisions of Section 166-66.1 of the Subdivision and Land Development Ordinance. Such landscaping at communications facilities is appropriate, but because these facilities are often owned and controlled by off-site entities, it may be difficult to contact those responsible for replacing dead or diseased landscaping at such facilities. We suggest that the Township require applicants for such communications facilities to provide a means to contact a responsible entity in the future, to allow the Township to address potential landscaping or other maintenance issues.
4. We support the use of native trees and shrubs, as is encouraged in proposed Subdivision and Land Development Ordinance Section 167-65(d). Additional information on native plants is available at the Chester County Planning Commission's eTool:
<https://www.chescoplanning.org/MuniCorner/Tools/NativePlants.cfm>
5. The "Landscape design, installation and maintenance standards" in Subdivision and Land Development Ordinance Section 167-66.1 includes general design objectives that can encourage designs that are expected to result in effective landscaping designs. We support this approach.
6. We suggest that the Township and applicants consider how the "heat island" effect at parking lots can be reduced with the use of appropriate landscaping. The Township should also consider how landscaping can affect permeable paving. Landscaping designs at such areas should ensure that trees and shrubs do not create excessive debris that can degrade the permeability of such paving designs. Information regarding parking lot design and permeable paving is available at the Chester County's Multi-Modal Circulation Handbook:
<https://www.chescoplanning.org/municorner/MultiModal/ch1-intro.cfm>

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

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



Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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October 8, 2020

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

Re: Zoning Ordinance Amendment – Development Pursuant to the IN Institutional District Overlay
in the NC Neighborhood Commercial Zoning District
West Whiteland Township – ZA-09-20-16470

Dear Mr. Weller:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on September 14, 2020. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 1. Add “Uses allowed by Article X, Institutional District, subject to compliance with the provisions of that Article” to the list of uses permitted in the NC Neighborhood Commercial District; and
 2. Amend Section 325-45.A, by identifying that the IN Institutional District shall be an overlay of the NC Neighborhood Commercial District, in addition to the TC Town Center, O/C Office/Commercial, O/L Office/Laboratory, O/R Office/Residential, I-1 Limited Industrial and I-2 General Industrial Districts.
2. It is our understanding that the purpose of this zoning amendment is to permit the development of an assisted living/life care facility on an approximately 6.04 acre site situated on the south side of East Boot Road west of its intersection with Ship Road. Our comments on this sketch plan commence on page 2 of this review letter.

COMMENTS – Zoning Amendment:

LANDSCAPES:

3. According to our copy of the Township Zoning Map, there are four NC Neighborhood Commercial district designations in the Township, all of which are situated in a **Suburban Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan (we note that the NC district designation on the west side of Route 100, north of Shoen Road, adjoins a **Suburban Center Landscape** designation to the south). The vision for the **Suburban Landscape** is

Page: 2

Re: Zoning Ordinance Amendment – Development Pursuant to the IN Institutional District Overlay in the NC Neighborhood Commercial Zoning District
West Whiteland Township – ZA-09-20-16470

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.

We note that the list of uses permitted in the Township’s Institutional District includes the following: churches, chapels or other places of worship; colleges, university and theological schools; institutional headquarters; medical and surgical hospital or clinics; institutions for the care of the aged or children; schools and other educational facilities; municipal buildings, offices, garages, and other municipal uses; campus, recreational facilities and open space preservation areas; libraries; licensed nursing or convalescent homes; and life-care and personal care living facilities. These uses are appropriately located in a **Suburban Landscape** designation.

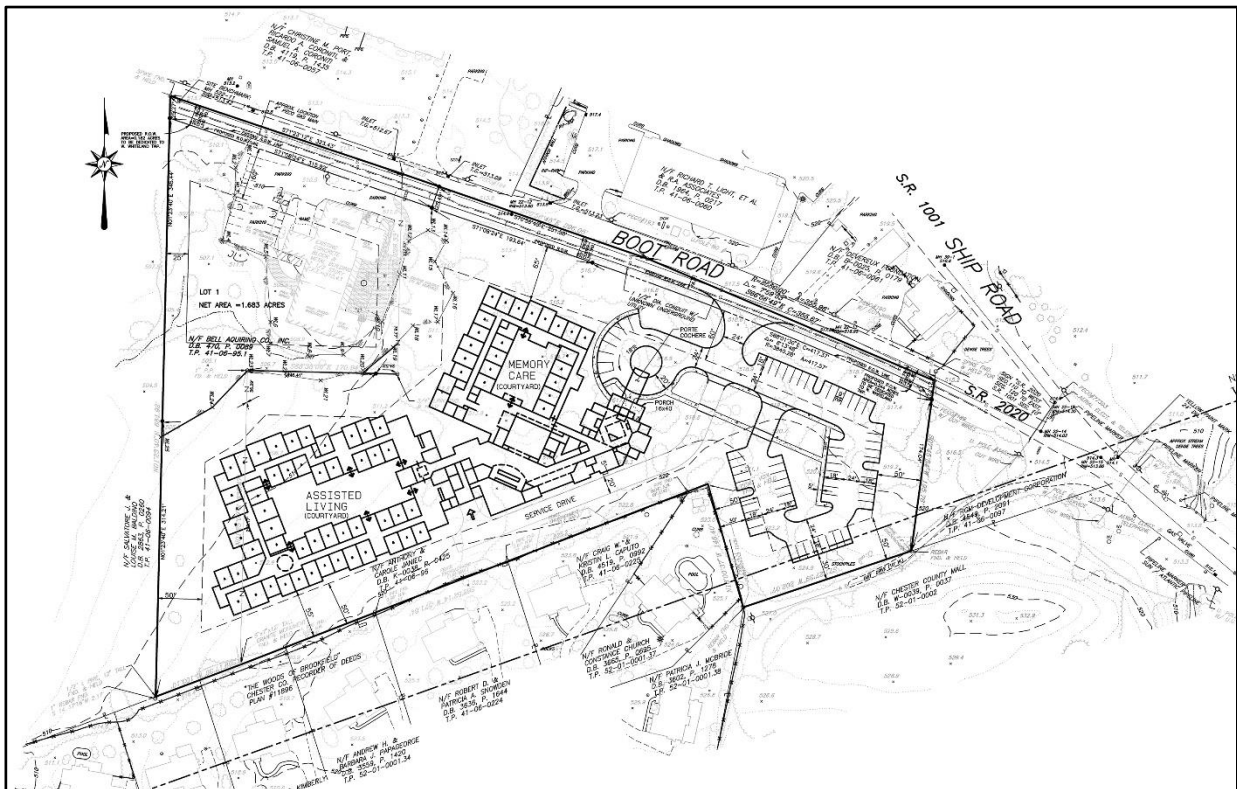
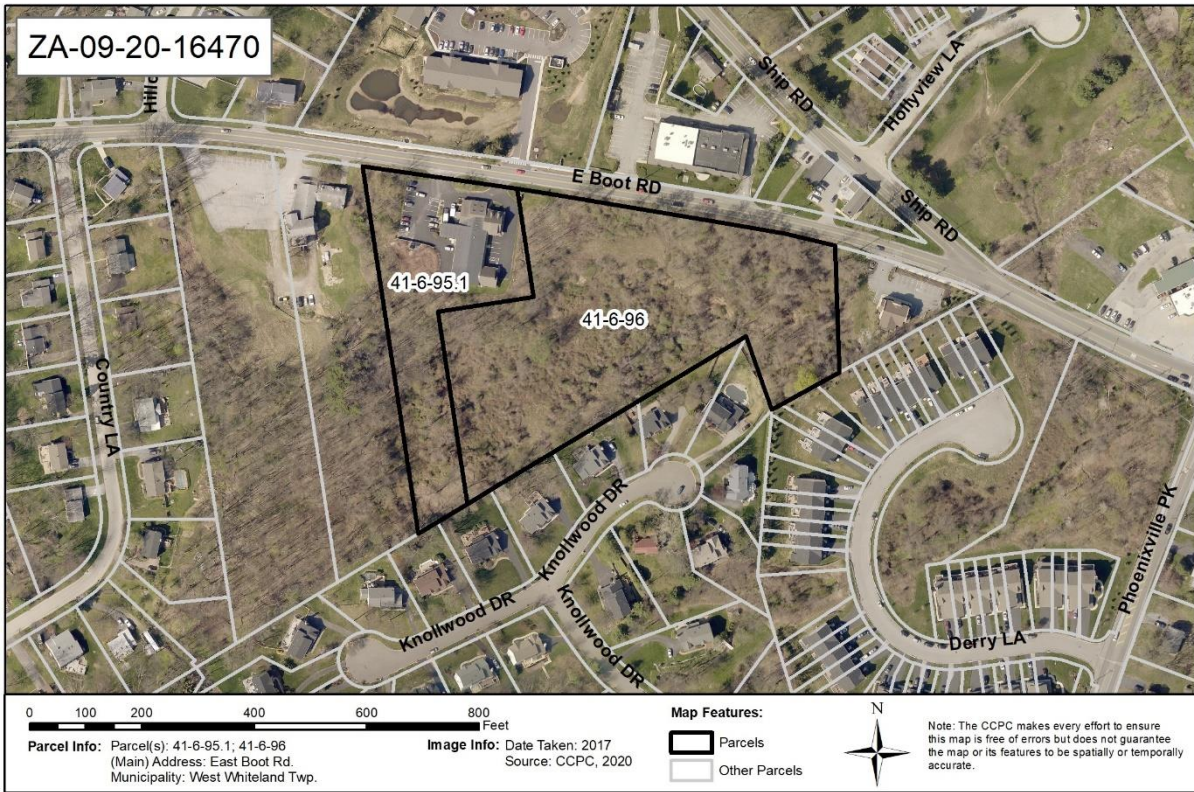
Zoning Issues:

4. Prior to taking action on this amendment, the Township should ensure that the draft zoning amendment is generally consistent with its municipal Comprehensive Plan, as set forth in Section 603(j) of the PA Municipalities Planning Code (PA MPC). We suggest that the Township, in its evaluation of the proposed amendment, determine the implications of allowing institutional development as an overlay in so many of their non-residential districts.
5. Section 325-45.C.(6) of the Zoning Ordinance states that, in addition to the buffers required in Section 325-33, “all other areas not devoted to buildings or parking shall be landscaped with trees, shrubs, ornamental plants and grass or other appropriate ground cover.” However, there is no current Section 325-33 in our copy of the Township Zoning Ordinance (an editor’s note indicates that this section was repealed by the Township on March 10, 2004), and we also note that buffer and screen planting standards are set forth in Section 281-35 of the Township Subdivision and Land Development Ordinance. This should be clarified by the Township.

COMMENTS – Sketch Plan:

An unofficial sketch plan entitled “Columbia Cottage at Boot Road,” prepared by Edward B. Walsh & Associates, Inc., dated May 26, 2020, and last revised June 8, 2020, was included with the zoning amendment submission to the County Planning Commission. We offer the following comments, focused primarily upon design and procedural issues, to assist the applicant and West Whiteland Township in its review of the future development activity for this site.

The applicant proposes the conveyance of an approximately 0.6 acre portion of Lot 1 (UPI# 41-6-95.1) to Lot 2 (UPI# 41-6-96), along with the construction of an assisted living/life care facility on proposed Lot 2 (approximately 6.04 acres). While not identified on the sketch plan itself, the Township Planning Commission’s July 14, 2020 meeting minutes indicate that the proposed assisted living/life care facility will consist of 73 units in one-story buildings. General Note 5 indicates that the properties are served by public sewer and public water. While the plan indicates that a portion of the site is situated in West Goshen Township, the proposed facility itself is located entirely in West Whiteland Township.



Sketch Plan Detail: Columbia Cottage at Boot Road

Page: 4

Re: Zoning Ordinance Amendment – Development Pursuant to the IN Institutional District Overlay
in the NC Neighborhood Commercial Zoning District
West Whiteland Township – ZA-09-20-16470

LANDSCAPES:

6. The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The proposed assisted living/life care facility is appropriately located in a **Suburban Landscape** designation.

Design Issues:

7. The Township's emergency service providers should be requested to review the plan to ensure that they can safely navigate the proposed development when completed, and access the facility to address on-site emergencies. We note that, while the sketch plan depicts the location of a 20 foot wide service drive along the south side of the facility, this service drive does not extend to the westernmost portion of the building.
8. In its review of the proposed development activity, the applicant and Township should ensure that adequate landscaping/buffering is provided for this site to minimize the visual impact on the surrounding residences, and to screen new parking. We note that the surrounding residences include residential units located in West Goshen Township.
9. The site plan indicates that the right-of-way on the south side of East Boot Road (S.R. 2020) is proposed to be widened from 16.5 feet to 25 feet. The County Planning Commission's [Multimodal Circulation Handbook](#) (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies East Boot Road as a minor arterial road. The Handbook (page 183) recommends a 100 foot-wide right-of-way for minor arterial roads in suburban areas 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 East Boot Road.
10. For clarity purposes, the applicant should clearly identify the number of proposed parking spaces for this development, including handicapped-accessible parking spaces, along with the number of parking spaces required by the Township Zoning Ordinance. While the sketch plan appears to indicate that 66 parking spaces will be provided, the zoning data table does not provide any information pertaining to proposed or required parking.
11. We suggest that the applicant provide signage, or a gate, at the service drive entrance to prevent access by visitors, others than emergency service vehicles.
12. We suggest that the applicant and Township, in the design of the stormwater management facilities for this site, consider providing naturalistic stormwater management features so that they also serve to benefit the site as an amenity to the residences and to wildlife.
13. The applicant should verify the accuracy of the proposed boundary between Lot 1 and Lot 2 shown on the sketch plan (it is not clearly depicted for the entire boundary between the two parcels).

Natural Features Protection:

14. The plan and 2017 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The removal of trees

Page: 5
Re: Zoning Ordinance Amendment – Development Pursuant to the IN Institutional District Overlay
in the NC Neighborhood Commercial Zoning District
West Whiteland Township – ZA-09-20-16470

should be limited to the minimum area needed for the building(s) and support facilities. The limits of tree removal should be clearly shown on the plan and “limits of disturbance” should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the “limit of disturbance” to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.

15. The sketch plan indicates that 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.

Transmission Pipelines:

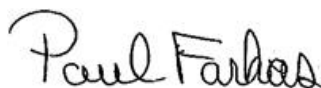
16. According to the pipeline maps provided in the Chester County Pipeline Information Center website, the proposed development may result in on-site population that is located within a 1,000 feet or less of transmission pipelines operated by Sunoco Pipeline (Energy Transfer). The application should 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).

More information about pipeline safety can be found at the County Pipeline Information Center at: <http://www.chescoplanning.org/pic/introduction.cfm>.

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

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Horst Senior Care, c/o SCG Realty Group, Inc.
Casey LaLonde, Manager, West Goshen Township



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

October 2, 2020

JoAnne Grube, Interim Manager
Westtown Township
P.O. Box 79
Westtown, PA 19395

Re: Zoning Ordinance Amendment - Signs
Westtown Township – ZA-09-20-16464

Dear Ms. Grube:

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 September 3, 2020. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Amend subsection (2) of Section 170-1805.A, Sign Location; and
 - B. Amend the reference to Section 170-1805.F - Sign Illumination currently provided in Section 170-1810.B(4), Section 170-1810.D(2)(b), and Section 170-1811.C(4).

COMMENTS:

2. The proposed revisions, which are minor in nature, appear to be appropriate.

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

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

Sincerely,

Paul Farkas
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

October 21, 2020

Sally A. Slook, Manager
Willistown Township
688 Sugartown Road
Malvern, PA 19355

Re: Zoning Ordinance Amendment - Revision to the Historical Resources Inventory
Willistown Township – ZA-09-20-16485

Dear Ms. Slook:

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 September 22, 2020. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes to amend its Historical Resources Inventory, by deleting the structure located at 1720 West Chester Pike (UPI# 54-8-31) from the inventory. The draft Ordinance states that the structure, originally constructed in the 1930s, is currently listed on the Township's Historical Resources Inventory as a Class II Historic Resource, and that the Township Historical Commission has determined, after investigation, that this structure should be removed from the Township's Historical Resources Inventory. We note that the existing Township Historic Preservation Standards are set forth in Article XXIX of the Township Zoning Ordinance.

COMMENTS:

2. The proposed revision appears to be appropriate. It is our understanding that the determination that this structure be removed from the Historical Resources Inventory occurred at the Township Historical Commission's April 7, 2015 meeting. The County Planning Commission encourages the review of, and adjustments to, municipal historic resource inventories. Any updates or revisions to municipal inventories should be forwarded to the County Heritage Preservation Coordinator (kmarshall@chesco.org) in order to update the Township Historic Resource Atlas.

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

Page: 2

Re: Zoning Ordinance Amendment - Revision to the Historical Resources Inventory

Willistown Township – ZA-09-20-16485

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

Sincerely,

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

Paul Farkas
Senior Review Planner

Act 537 Reviews

Act 537 Reviews for Chester County

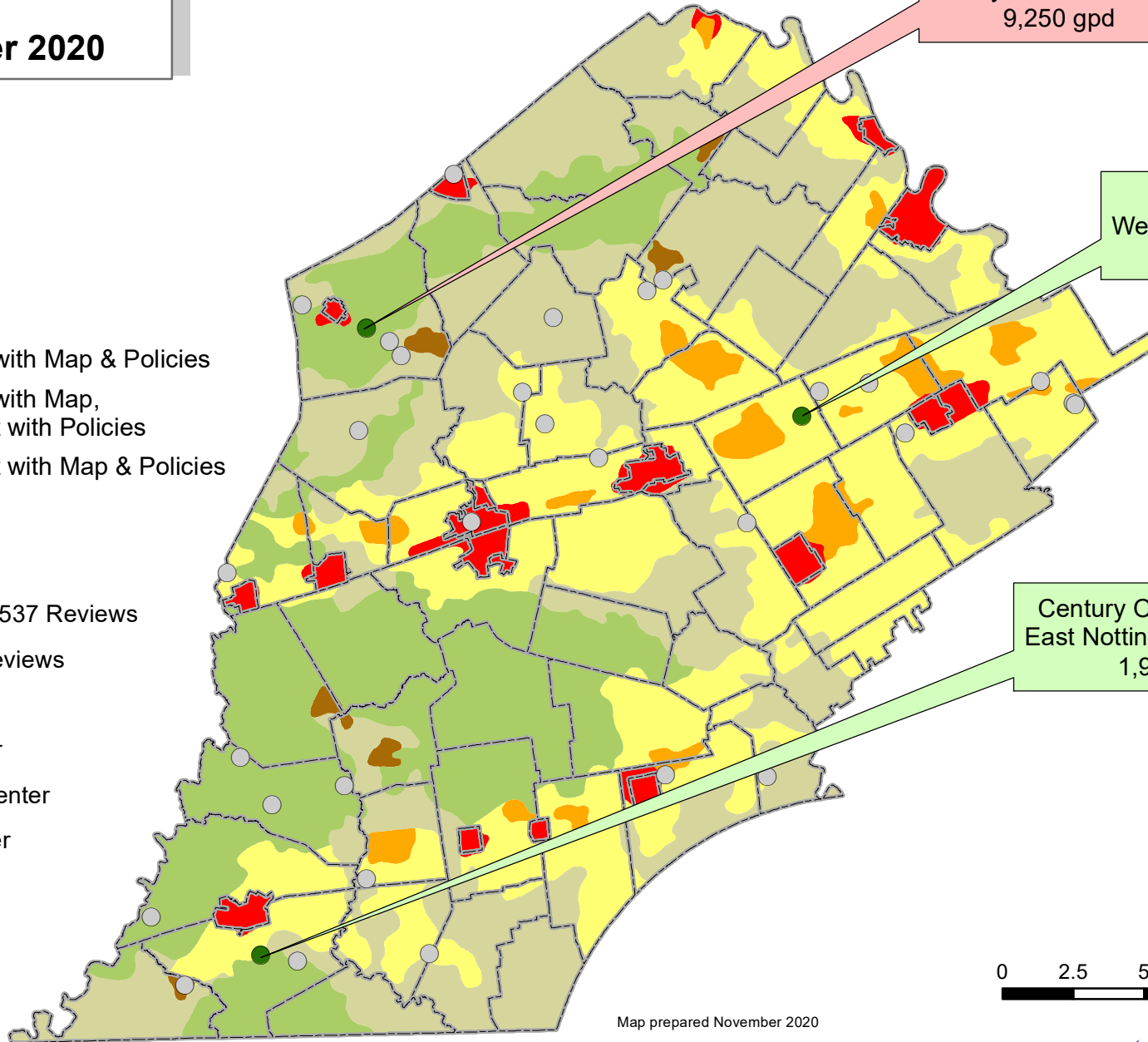
October 2020



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

Legend

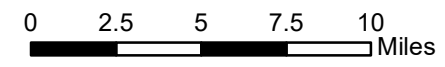
- October Act 537 Reviews
- Previous Reviews
- Agricultural
- Rural Center
- Suburban Center
- Urban Center
- Rural
- Suburban



Honey Brook Estates
Honey Brook Township
9,250 gpd

Exton Knoll
West Whiteland Township
80,500 gpd

Century Oak Phase III B
East Nottingham Township
1,980 gpd



Map prepared November 2020

Data Sources:
Map prepared November 2020
Act 537 Review - created by Chester County Planning Commission, 2018;
Landscapes3 - Chester County Municipalities - Chester County DCIS/GIS;
Data Sources:
Act 537 Review - created by Chester County Planning Commission, 2018;
Landscapes3 - Chester County Municipalities - Chester County DCIS/GIS;
Planning Commission, November 29, 2018.



ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

MINOR REVISIONS TO MUNICIPAL PLANS:

East Nottingham Township, Century Oak Phase III B

The applicant is proposing residential development of 9 lots (part of a 72-lot development) on 10 acres (total site 107.3 acres). The site is located on Mount Pleasant Road, approximately ½ mile from the intersection with Waterway Road. The amount of wastewater to be generated for the proposal is 1,980 gpd. The project is to be served by a public sewage disposal system managed by Oxford Area Sewer Authority. This project is designated as a Suburban Landscape and is consistent with *Landscapes3*.

Honey Brook Township, Honey Brook Estates

The applicant is proposing residential development of 37 lots on 39.96 acres. The site is located on Horseshoe Pike, approximately ½ mile west of the intersection with Pleasant View Road. The amount of wastewater to be generated for the proposal is 9,250 gpd. The project is to be served by a public sewage disposal system managed by the Northwest Chester County Municipal Authority. This project is designated as an Agricultural Landscape, and is inconsistent with *Landscapes3*.

West Whiteland Township, Exton Knoll

The applicant is proposing residential development of 319 lots on 43 acres. The site is located on East Lincoln Highway, west of the Church Farm School. The amount of wastewater to be generated for the proposal is 80,500 gpd. The project is to be served by a public sewage disposal system managed by Downingtown Area Regional Authority. This project is designated as a Suburban Landscape with Natural Features, and is consistent with *Landscapes3*.

Action Requested

Staff requests ratification of the attached review letters containing the comments noted above.
11/10/2020

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 Century Oak - Phase III, East Nottingham Township

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

1. Date plan received by county planning agency. August 20, 2020
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency October 07, 2020

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

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

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

18.

Name, Title and signature of person completing this section:

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

Signature: _____

Date: 10/7/2020Name 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.

PC53-10-20-16498

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
Brian Campbell, Site Contact
PJ Scheese, East Nottingham Township
Spencer Andress, Government Specialists Inc



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

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

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

Project Name & Municipality Honey Brook Estates, Honey Brook Township

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

- Date plan received by county planning agency. August 26, 2020
- Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
- Date review completed by agency October 21, 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met <u>The proposal of 37 single family dwellings is inconsistent with the goals and policies of the Agricultural Landscape, which supports the agricultural and rural character of the county, including active and diverse farm operations and support services, and serves as the focus for preservation efforts.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters, the 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 type="checkbox"/> | <input checked="" type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: <u>The project will disturb a significant amount of prime agricultural land which is inconsistent with the Landscapes3 Vision for Agriculture which seeks to support very limited growth, and growth that is primarily related to agricultural uses in an effort to preserve prime agricultural soils and farming operations.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: <u>Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, and it appears there may be development activities encroaching upon them. Prior to construction occurring on this site, the applicant should contact both the U.S. Army Corps of Engineers and the PA DEP to determine if the proposed activity will require a permit.</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| <input type="checkbox"/> | <input type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
<u>Not Known. The applicant's submission indicates there are one or more sites of concern, but it does not demonstrate that potential conflicts have been resolved with the US Fish and Wildlife Services.</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

Yes	No	SECTION C. AGENCY REVIEW (continued)	
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- | | | | |
|-------------------------------------|-------------------------------------|-----|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. | Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. | Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. | Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 14. | Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency <u>While the project is inconsistent with the 2010 adopted Act 537 Plan for Honey Brook Township, the township is in the process of updating their plan, which proposes to include this parcel in the public sewer service area.</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. | Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. | Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
If yes, is the proposed waiver consistent with applicable ordinances. Not Known
If no, describe inconsistencies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. | Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>According to our records, all municipalities have updated their stormwater management ordinances to be consistent with Chester County's PA DEP approved stormwater management (SWM) plan, dated July 2, 2013.</u> |

18.

Name, Title and signature of person completing this section:

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

Signature: _____

Date: 10/21/2020Name 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.

This project was reviewed under Act 247 in 2018 (Landscapes2), as Case SD-10-18-15643.

PC53-10-20-16514

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
Honey Brook Estates, LLC, Site Contact
Kristy Deischer-Eddy, Honey Brook Township
Christina Ruble, Ebert Engineering, 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 Exton Knoll, West Whiteland Township

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

1. Date plan received by county planning agency. September 08, 2020
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency October 21, 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> <u>The county's Natural Landscapes is an overlay of all other landscapes and consists of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. Sewage facility impacts should be minimized in this landscape, and natural resources should be preserved or restored.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met <u>While townhouse development is an appropriate use in the Suburban Landscape, careful consideration of the proposed development activity is required due to existing environmental constraints.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency <u>Landscapes3 Connect Objective F states: "Coordinate water and sewage facilities planning with land use planning so that development is directed toward designated growth areas with adequate and well maintained infrastructure." Watersheds Objective 6-8 states: "Plan water supply and wastewater sources and facilities that seek to maintain the natural watershed balance of each subdivision." A water supply increase of 10,000 gpd or more may be required to accommodate the proposed discharge for this project. The applicant can achieve consistency with Watersheds by identifying current and future water and wastewater demand for the project's public water/wastewater service area(s); identifying alternatives for meeting the project's water demand; and identifying the project's impacts to surface/ground water quality and quantity.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact: <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? Not Known. If yes, describe impacts
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Is there a county or areawide zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	10. Does this proposal meet the zoning requirements of the ordinance? <u>N/A</u>

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

18.

Name, Title and signature of person completing this section:

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

Signature: _____

Date: 10/21/2020Name 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.

This project was previously reviewed under Act 247 as Case Numbers SD-05-20-16348 and LD-05-20-16349.

PC53-10-20-16519

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
Tom Bentley, Weston Investment Properties
Mimi Gleason, West Whiteland Township
David DiCecco, D.L. Howell and Associates

Agricultural Security Area Reviews





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

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

TO:

Laurie W. Abele, Chair
West Bradford Township
Board of Supervisors
1385 Campus Drive
Downingtown, PA 19335

Date:

October 22, 2020

Parcel:

50-6-35.2A

Acreage*:

45.8

Owner(s)*:

Edward C. & Dolores E. Rasbach

*According to County Tax Assessment Records

Review Timetable

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

Soils

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

Comments:

Local Planning

1. Does the municipal zoning for the parcel allow agriculture? Yes No

Comments: **Agriculture is a permitted use in the R-1 Residential zoning district.**

2. Does the proposed agricultural use of the parcel comply with the future land use of the parcel, as mapped in the municipal comprehensive plan? Yes No

Comments: **The site is designated Low Density Single Family Residential, which equates to the R-1 zoning district that permits agriculture.**

3. Does the proposed agricultural use of the parcel comply with *Landscapes3*, the Chester County Comprehensive Plan? Yes No

Comments: **The parcel is located in the Rural Landscape.**

Agricultural Lands

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

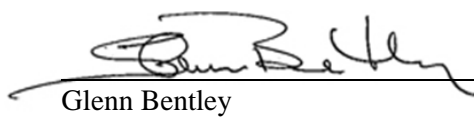
2. What is the Chester County Real Estate System land use code?

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

Comments:

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

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


Glenn Bentley
Senior Review Planner

GPB/ncs
cc: Christopher Parker, Township P.C. Chair
Jake Michael, CCPC
Geoff Shellington, Chester County Open Space Preservation Department



THE COUNTY OF CHESTER



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TO:

Laurie W. Abele, Chair
West Bradford Township
Board of Supervisors
1385 Campus Drive
Downingtown, PA 19335

Date:

October 22, 2020

Parcel:

50-9-14.1

Acreage*:

20.1

Owner(s)*:

David Coker & Mara Betancourt
Coker

*According to County Tax Assessment Records

Review Timetable

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Soils

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

Comments:

Local Planning

1. Does the municipal zoning for the parcel allow agriculture? Yes No
Comments: **The parcel is located in the R-1 Residential zoning district which permits Agricultural Uses.**

2. Does the proposed agricultural use of the parcel comply with the future land use of the parcel, as mapped in the municipal comprehensive plan? Yes No
Comments: **The site is designated Low Density Single Family Residential, which equates to the R-1 zoning district that permits agriculture.**

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

Agricultural Lands

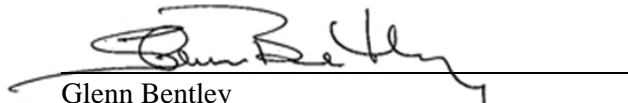
1. Is the parcel enrolled in a farmland protection program? Act 515 Act 319 None

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

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

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

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


Glenn Bentley
Senior Review Planner

GPB/ncs

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



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TO:

Laurie W. Abele, Chair
West Bradford Township
Board of Supervisors
1385 Campus Drive
Downingtown, PA 19335

Date:

October 22, 2020

Parcel:

50-9-14

Acreage*:

0.5

Owner(s)*:

David Coker & Mara Betancourt
Coker

*According to County Tax Assessment Records

Review Timetable

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Comments:

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Comments: **The parcel is located in the R-1 Residential zoning district which permits Agricultural Uses.**

2. Does the proposed agricultural use of the parcel comply with the future land use of the parcel, as mapped in the municipal comprehensive plan? Yes No
Comments: **The site is designated Low Density Single Family Residential, which equates to the R-1 zoning district that permits agriculture.**

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

Agricultural Lands

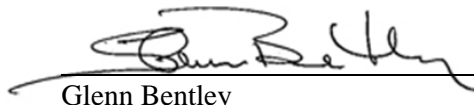
1. Is the parcel enrolled in a farmland protection program? Act 515 Act 319 None

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

3. Is the parcel “viable farmland” as defined by Act 43? Yes No
Comments: **Yes because of its location adjacent to a 20 acre parcel.**

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

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



Glenn Bentley
Senior Review Planner

GPB/ncs

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

**Vision Partnership
Program 2020
Round II**



Vision Partnership Program - 2020 Round 2 Reimbursable Cash Grant Requests - Project Descriptions
(in ranking order)

<p>Willistown Township – Comprehensive Plan The Township is proposing updating their existing comprehensive plan, which was adopted in 2011. The plan is anticipated to strengthen the interconnectedness of growth management, environmental resource protection, and open space and recreation planning, and include a focus on sustainability and pedestrian circulation. The Township advanced limited tasks since their spring application to maintain progress and reduce the grant request for this application cycle. The Township has selected a consultant team led by Gaadt Perspectives.</p>	<p>VPP Grant Request \$45,000.00 (55%) <u>Municipal Match \$37,000.00 (45%)</u> Total Project Cost \$82,000.00</p>
<p>Valley Township – W. Lincoln Highway Corridor Master Plan Valley Township is proposing to conduct a corridor master plan for West Lincoln Highway, a high priority recommendation from their recently adopted comprehensive plan. The plan would work to create a more cohesive corridor, addressing streetscaping, multi-modal network, mixed uses, access management, and stormwater management infrastructure from the perspective of both new development and redevelopment. The Township has selected a consultant team of Pennoni and Thomas Comitta Associates.</p>	<p>VPP Grant Request \$35,000.00 (70%) <u>Municipal Match \$15,000.00 (30%)</u> Total Project Cost \$50,000.00</p>
<p>East Brandywine Township – Comprehensive Plan and Official Map Update The Township is proposing updating their existing comprehensive plan, which was adopted in 2009, and update their existing Official Map that dates from 2011. Recommendations in the existing plan have largely been completed, and the update will address <i>Landscapes3</i>. The comprehensive plan will build from recommendations included in a recently completed Sustainable Community Assessment, and the Official Map will be able to implement recommendations. The municipality will select a consultant at a later date.</p>	<p>VPP Grant Request \$45,500.00 (65%) <u>Municipal Match \$24,500.00 (35%)</u> Total Project Cost \$70,000.00</p>
<p>Highland Township – Comprehensive Plan Highland Township is proposing to develop a new comprehensive plan; their existing plan was adopted in 2001. The Township is proposing a focused update of that plan. While some things have changed in the years since, various information remains relevant since there have been limited changes in land use and population numbers. Recommendations in the existing plan have largely been completed, and the update will address <i>Landscapes3</i>. The municipality has selected Brandywine Conservancy to assist them with the update.</p>	<p>VPP Grant Request \$25,525.50 (70%) <u>Municipal Match \$10,939.50 (30%)</u> Total Project Cost \$36,465.00</p>
<p>East Pikeland Township, Schuylkill Township, and West Vincent Township – Clean Energy Transition Plan The three townships are proposing to work together on a plan on energy efficiency and how to transition to additional use of clean energy. The initial focus would be of municipal facilities; the application is somewhat unclear on how thoroughly the plan would incorporate recommendations for non-municipal energy users. The municipalities would select a consultant at a later date.</p>	<p>VPP Grant Request \$40,000.00 (70%) <u>Municipal Match \$17,142.00 (30%)</u> Total Project Cost \$57,142.00</p>
<p>West Chester Borough – Economic Benefits of Rail Restoration Study The Borough is proposing to complete a study on the economic benefits of restoring rail service to West Chester. The study is limited in scope and would address impacts such as local economic development and property values, as well as potential local funding options and equity impacts. There is no outreach component identified in the application. The Borough has selected Econsult Solutions Inc. (ESI) as their consultant.</p>	<p>VPP Grant Request \$12,000 (57%) <u>Municipal Match \$9,000 (43%)</u> Total Project Cost \$21,000.00</p>

Projects not recommended for funding will be coordinated with regarding a potential application in a future grant cycle.

Discussion and Information Items



eTools

Agricultural Development Council Update



Communications Plan

Chapter 2

Communications Plan

The Communications Plan is divided into two parts – a discussion of general communications initiatives and recommendations for the communications of specific projects.

General Communication

Communication is a key aspect of the planning commission’s work, and there are a variety of communications actions designed to reach all audiences. In addition, the four general audiences often warrant specific outreach efforts because of the different perspectives these audiences have about planning issues.

Actions for All Audiences

New Initiatives for 2021

Description	Staff Lead	Status
Develop a more robust home page highlighting new items on the website, planning news, and upcoming events.	Oakley	Researching
Improve Municipal Corner to comprehensive and organized list of examples that is easily accessible.	Oakley/Steinman	Ongoing
Aggressively share 2020 metrics and success stories showing the progress Landscapes3 has made.	O’Leary	March/April

Ongoing Initiatives

Description	Staff Lead	Status
Maintain six websites: ChescoPlanning.org, Chesco.org/planning, ChescoRideGuide.org Chesco.org/agdev, ChescoFarming.org and RestoreChesterCounty.org.	Oakley	Ongoing
Direct more people to the website	Oakley/Steinman	Ongoing
Maintain and improve a more robust calendar of events and planning-related forums.	O’Leary	Ongoing
Post daily to Facebook, Twitter and LinkedIn, with images accompanying text about projects, activities, news, events, funding opportunities, and planning stories.	Oakley/Steinman	Ongoing - Daily
Highlight a “photo of the week” to Instagram, Facebook and Twitter with heavy use of hashtags (i.e. #PhotoOfTheWeek and #ChescoPlanningPhotos).	Oakley	Ongoing - Weekly

House, post, and track videos, which can be pushed via social media outlets and the website (Link to CCPC's YouTube page).	Steinman	Ongoing – as needed
Send monthly eNewsletter to about 800 subscribers.	Oakley/Steinman	Monthly
Conduct group email campaigns on a case-by-case basis.	Admin Staff	As Needed
Participate in key partner events (i.e. CCATO, TMACC, DVRPC, etc.). When feasible, set up displays at events showcasing CCPC's services and specific projects with table-top displays and brochures. With situations such as the COVID-19 pandemic, participation in online activities may occur as an alternative.	All Staff	Ongoing (Note: Keep list of examples)

Actions for Municipal Audiences

New Initiatives for 2021

Description	Staff Lead	Status
Develop a strategy for marketing projects upon completion, including, but not limited to, promoting implementation efforts.	Oakley/Steinman	Need info on scoping meetings.
Encourage the use of the Chesco Self Service Portal to submit plans for endorsement.		

Ongoing Initiatives

Description	Staff Lead	Status
Maintain Grant Opportunities webpage in Municipal Corner	Oakley	Ongoing
Present at CCATO Spring and Fall conferences.	Management	TBD
Conduct topic-specific sessions for CCATO.	Management	TBD
Write content for CCATO email blasts/newsletters	TBD	Contact Ernie
Meet with CCATO board annually to discuss topics of interest.	O'Leary	TBD
Coordinate with CCATO on municipal directory.	Zak	Fourth Quarter
Send welcome letter and packet to all newly elected officials, planning commission members, and municipal managers.	O'Leary	First Quarter
Encourage new officials to participate in the PMPEI training.	O'Leary	TBD
Update and distribute brochure about CCPC's function and services.	Zak	First Quarter
Produce timely analysis of important issues for local officials through eTools, news, and social media.	O'Leary	Ongoing

Enhance municipal area of the website with examples of municipal work and a list of CCPC services for municipalities.	Oakley	Ongoing
Bring Chester County planners together biannually at a Planners' Forum to discuss current issues and planning needs of local municipalities.	O'Leary	Spring and Fall
Email municipal managers with CCPC updates.	O'Leary	2 times/year
Attend or present at PSATS conference to understand issues and "hot topics" for local officials.	O'Leary	TBD
Attend and present at Chester County Manager's Annual Consortium meeting.	Management	TBD
Attend and present at Chester County Secretary's Meetings.	Management	TBD
Present new information at engineering association's continuing education seminars.	Management	TBD
Present new information at Bar's continuing education seminars.	Management	TBD

Actions for Project Implementation Audiences

New Initiatives for 2021

Description	Staff Lead	Status

Ongoing Initiatives

Description	Staff Lead	Status
Provide articles and other content for newsletters and outreach efforts to other county departments and implementation partners.	Steinman	Ongoing
Market partners' major planning/educational public events and ask them to do the same for CCPC.	Steinman	Ongoing
Encourage and coordinate with partners to co-host events.	Management	Ongoing
Present on specific topics to conferences and gatherings organized by implementation partners.	Management	Ongoing
Integrate projects and plans of other county departments into CCPC's planning work.	O'Leary	Ongoing
Offer to help other county departments with planning-related studies they're conducting or other activities.	O'Leary	Ongoing

Actions for Funding and Policymaking Audiences

Ongoing Initiatives

Description	Staff Lead	Status
Feature planning success or “fun facts” stories using testimonials – municipal, open space, or development.	Steinman	Ongoing
Ask partners to highlight CCPC projects and successes in their communication materials	Steinman	Ongoing
Continue to pursue awards for Planning Commission projects.	Stauffer	Ongoing
Send monthly email update to commissioners on current activity in the Planning Commission.	O’Leary	Ongoing
Invite county commissioners to CCPC sponsored events.	Management	Ongoing
Provide status of transportation priority projects meetings and map high priority projects for state representatives.	Styche	Ongoing
Attend legislative breakfasts sponsored by partners, such as the Conservation District, TMAs, and Chambers.	All Staff	TBD
Send welcome packet about planning and CCPC to new representatives and senators.	O’Leary	First Quarter
Meet on a periodic basis with each state representative or senator to determine current issues of concern.	O’Leary	TBD

Actions for the Public

New Initiatives for 2021

Description	Staff Lead	Status
Update and share 2021 Landscapes3 success stories quarterly .	O’Leary	Quarterly

Ongoing Initiatives

Description	Staff Lead	Status
Create CCPC video displaying staff roles and services covering different aspects of what we do.	Steinman	Ongoing
Tell stories, particularly about people, in planning documents and on the website.	Steinman	Ongoing
Create posters on public topics for display at kiosks and other locations highlighting interesting topics.	Zak	Ongoing
Have interactive booths with planning info at events.	All Staff	Ongoing
Hand out brochures at major events.	All Staff	Ongoing

Communicating Work Program Projects

Work program projects will need to be communicated to targeted audiences for both participation and implementation. Usually, individual projects will have their own communications approach, although some projects may be combined for their communications.

Process for Communicating Work Program Projects

For most projects, the following steps should be followed. In some cases, all of these steps may not be needed.

1. Prior to meeting with the communications team, planners should ask themselves:
 - a. Why are we doing this project?
 - b. Who is our audience?
2. Hold a production and communications scoping meeting early in the process that includes a discussion of the communications outreach and confirm assigned outreach level (I, II, or III).
3. Focus the initial outreach efforts on participation.
4. Hold a mid-project scoping meeting that assesses how the communications outreach is working and make adjustments, as necessary.
5. While continuing to encourage participation, begin outreach focused on either implementation or conveying information.
6. Hold an end of project meeting to determine potential ongoing communications outreach needed to help implement the project and discuss the successes (and failures) of outreach efforts.

Each project will be assigned a Communications level which reflects the amount of work that might be used on the project. The following categories generally describe the types of communications work that might fall within each level, although these can be varied as necessary. See the appendix for detailed list of potential communication activities.

Level I

A level I project pertains to a single event or entity. It also can be a simple brochure, tool, or study about one topic. This type of project may have a limited audience such as a single municipality.

Level II

A level II project spans over a couple of months to up to two years and includes more than one audience group. It also would include projects that have a couple of public meetings, events, an in-depth study, etc. Coordination with the executive director may be necessary.

Level III

A level III project spans over one to three years and includes multiple audiences. The project would include multiple public meetings, hearings and events. Coordination with the executive director and the Chester County Commissioners is often necessary.

Communications Approach for Work Program Projects

Goal Area	Project Name	Level	Primary Audience and Message to Encourage Participation	Primary Audience and Message to Encourage Implementation
Preserve	Open Space Initiatives - Open Space Summit - Municipal Outreach	III	Municipal Officials, Policymakers, and Open Space Advocates - Zoning is an important tool for open space preservation - Public remains very interested in open space preservation	Municipal Officials and Policymakers - Zoning tools can help preserve open space without spending money
Preserve	Open Space Inventory	I	Conservancies, Land Trusts, and Municipal Officials - The inventory provides important information for better planning	Conservancies, Land Trusts, and Municipal Officials, and Policymakers - Progress is being made on open space preservation; so, let's keep doing it - There is still room for economic development with open space preservation
Protect	Climate Change - Climate Action Plan - Renewable Energy Ordinances	II	Public and Municipal Officials - The county wants to protect the environment - Everyone must work together to address climate change	County and Municipal Officials - Public is very interested in addressing climate change - There are tools for addressing climate change and municipal ordinances impact these tools
Protect	Natural Resource Initiatives - Natural Features Overlay Map - Municipal Outreach Program - Protect Summit	I	Municipal Officials - Free assistance is available for natural resource ordinance work - There are many benefits to natural resource protection	Municipal Officials - Many communities have adopted these standards. It is not out of the norm.
Protect	Support for Watersheds Plan Update	I	Municipal Officials and Conservation Organizations - This update will help with your MS4 requirements - Municipalities will be required to adopt the ACT 167 elements	Municipal Officials and Conservation Organizations - Implementation will not happen until after 2021 (after plan adoption)
Appreciate	Brandywine Battlefield Plan Phase 3	I	Historic Preservation Organizations, and Municipalities - Knowledge about the battle has improved, and a new plan is needed to reflect this - Funding is available for preservation of battlefield properties, which helps municipalities limit sprawl development	Municipal Officials and Policymakers - The Brandywine Battlefield is of national significance and deserves to be protected - Progress has been made on protection, but development threats remain

Appreciate	Adaptive Reuse Design Guide	II	Municipalities and Historic Preservation Organizations - Demonstrating to property owners and developers the feasibility of reusing historic buildings will help preserve these buildings	Property Owners, Developers, and Municipalities - Using these guidelines will make it easier to judge if your proposed changes are appropriate, potentially saving money in the long run
Appreciate	Town Tours and Village Walks	II	Historic Preservation Organizations, and Municipalities - These tours highlight all the great preservation a community has done - Tours provide a different type of activity for your citizens	Public, Municipal Officials - Learning about our shared history helps us understand the present
Appreciate	Juneteenth Event	II	Historic Preservation Organizations, and Municipalities - Highlighting the county's history - Helping residents understand the county's history from different perspectives may help them communicate better with each other and avoid conflict	Public, Municipal Officials - Learning about another perspective of our history helps us understand the present
Appreciate	Support of Historic Preservation Organizations - Leadership Luncheon - National Register Interactive Map	I	Historic Preservation Organizations - Training and accurate information is critical to supporting historic preservation efforts	Historic Preservation Organizations, Municipalities, Public - Using historic information will make historic preservation easier
Live	Housing Initiatives - Missing Middle Housing - Cost of Housing - A+ Homes video - Housing Summit	III	CC Community Development, CC Economic Development, Municipal Officials, Developers - Housing affordability is an issue that affects businesses and residents	Municipal Officials and developers - Other municipalities have adopted ordinances supporting affordable housing - These ordinances can require good design - There are many places in Chester County for higher density housing
Live	Housing Units Built and Sales Price Report	I	Not applicable	Municipal officials, Implementers, and Policymakers - Housing is expensive and affordability is an issue for employers and residents
Live	Social Equity and Diversity Analysis	I	Not applicable	Public, Municipal Officials, and Policymakers - Understanding the makeup of the county and those who are underprivileged can help guide investment and public policy decisions
Prosper	Redevelopment Map and Analysis	II	Municipal Officials, CC Economic Development, CC Community	Municipal Officials and Developers - Tax rateables and jobs increase with redevelopment

			Development, CC Industrial Development - Identifying sites for redevelopment is a proactive approach to getting sustainable development	
Prosper	Urban Center Initiatives - Main Street eTools - Urban Centers Forum	II	Municipal Officials - There are many best practices that can help your urban community revitalize and have more economic development	Municipal Officials, the Public, Businesses, and Developers - Main Street program approaches to revitalization can create more vitality and active businesses
Prosper	Nonresidential construction report	I	Not applicable	Municipal officials, Implementers, and policymakers - Healthy business growth provides jobs for residents and a healthy tax base for municipalities.
Prosper	Economic Recovery Support - County economy report - Support for recovery planning	I	CC Economic Development Organizations, Municipalities, Businesses - Getting accurate data will help create a better plan for recovery - Working together will lead to stronger recovery efforts	CC Economic Development Organizations, Municipalities, Businesses, and the Public - Jobs and tax rateables will grow with a comprehensive and unified approach to economic development
Prosper	Agricultural Economic Development Support - Farm Product Guide - Municipal Outreach on Agriculture - Agricultural Economic Development Study	II	Municipalities, Agricultural Organizations, CC Economic Development Organizations, Farmers - Accurate information is needed to share with consumers and to plan for the future	Municipalities, Agricultural Organizations, CC Economic Development Organizations, Farmers - Agriculture is a key part of the county's economy and must be supported in evolving times - The agricultural community and landscapes are key elements of Chester County's high quality of life and place
Connect	Public Transportation Plan Update	II	Municipal officials, transportation providers, businesses, and public: - with ridership down because of COVID-19, understanding future public transportation demands and needs is critical	Municipal officials, transportation providers, businesses, and policy makers: - many businesses depend on workers who take public transportation - lower-income workers need public transportation to get to work and appointments - public transportation is good for the environment and reduces traffic congestion
Connect	TII and TPP	I	Municipal/elected officials, transportation planning professionals:	Municipal officials: - funding is directed toward planned transportation improvements.

			- participating in this process makes it more likely your project will get funding	
Connect	Improving Safety of Active Transportation - Pedestrian and Bicycle Safety Campaign - Safe Routes to School Policy - Complete Streets - Bus Stop Implementation	II	Municipal officials, transportation providers, bicycle and pedestrian advocates, health officials, school officials: - there are too many accidents involving pedestrians and bicyclists - safety is critical for our transportation system	Public, municipal officials, and businesses: - making safety improvements to our sidewalk, bicycle, and transit systems is very important - pedestrians, bicyclists, and motorists must respect each other, obey all traffic laws, and travel defensively
Connect	Interactive Trail Map and Inventory	I	Not applicable	General public / trail users: - This map is a tool for identifying trails, plan a trip.
Connect	Transportation Event	II	Municipal Officials, Policymakers, Public, and - keeping up to date on transportation planning will help planning efforts and understanding of funding problems	Municipal Officials and Policymakers - More money is needed to address transportation needs
Connect	Non-Transportation Infrastructure Needs	I	Not applicable	Partners, planners, policymakers: - understanding infrastructure needs can help with economic development
Landscapes Vision and Map	Landscapes3 - Progress Report	I	Implementing Organizations - It's important to let the public and policymakers know what has been accomplished	Municipal Officials, Implementers, Policymakers - Much is being accomplished on Landscapes3 - Need to work together and continue providing resources to keep Landscapes3 momentum going
Landscapes Vision and Map	eTools	I	Implementing Organizations: - Coordinating with stakeholders with specific knowledge on eTool subjects will ensure the tools are as up-to-date and accurate as possible - links to partner websites included in eTools will help to highlight the work of their organizations	Municipal Officials, Implementers: - eTools provide practical guidance on planning tools and how to implement them - The tools are useful for both a quick overview or in depth information on the topic - Implementing organizations that work with municipalities may find them useful for communicating ideas and methods to local communities and municipal officials
Landscapes Vision and Map	Vision Partnership Program - In-kind - Grants	II	Municipalities - It is important to coordinate with CCPC to make sure VPP meets your needs	Municipalities - There are planning dollars available for achieving your goals
Landscapes Vision and Map	Design Guides	II	Not applicable	Municipalities and Developers

				- Designing to fit into community character will make the development review process better
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Appendices

2020 Completed Tasks

Below are Communications Plan items completed in 2020, organized by audience.

All Audiences

- Maintained three websites: ChescoPlanning.org, Chesco.org/planning, and ChescoRideGuide.org.
- Created two new websites: ChescoFarming.org and RestoreChesterCounty.org.
- Posted daily to Facebook, with images accompanying text, informal language and short blurbs on projects, activities, news, events, funding opportunities, and planning stories.
- Posted daily to Twitter more newsworthy announcements limited to 280 characters.
- Posted daily to LinkedIn, with images accompanying text, formal language, and an emphasis on stories that are relevant to professionals involved in planning and development.
- Highlighted a #PhotoOfTheWeek on Facebook, Twitter and Instagram.
- Shared videos from YouTube channel.
- Sent monthly eNewsletter to about 800 subscribers.
- Conducted group email campaigns on a case-by-case basis.
- Participated in key partner events (i.e. CCATO, TMACC, DVRPC, etc.)

Municipal Audiences

- Maintained “Grant Opportunities” in Municipal Corner of Website.
- Enhanced “Urban Centers” in Municipal Corner of Website.
- Updated many eTools.
- Enhanced agency presence on CCATO.org website.
- Sent welcome letter and packet to all newly elected officials, planning commission members, and municipal managers.
- Updated and distributed brochure about CCPC’s function and services.
- Produced timely analysis of important issues for local officials through eTools, news, and social media.
- Brought Chester County planners together biannually at a Planners’ Forum to discuss current issues and planning needs of local municipalities.
- Emailed municipal managers with CCPC updates.
- Reached out to municipal staff dealing with the public to make sure they are aware of CCPC services and information.

Project Implementation Audiences

- Landscapes3 success stories and metrics were released and pushed out monthly.

- Provided articles and other content for newsletters and outreach efforts to other county departments and implementation partners.
 - Western Chester County Chamber Life – Spring 2020
 - Western Chester County Chamber Life – Fall 2020
 - CCHPN Town Tours – Daily Local News September 2020
- Integrated projects and plans of other county departments into CCPC’s planning work.
 - RestoreChesterCounty – Commissioners
 - Urban Centers Improvement Inventory – Department of Community Development
- Offered to help other county departments with planning-related studies they’re conducting or other activities.
 - COVID-19 – Health Department website

Funding and Policymaking Audiences

- Asked partners to highlight CCPC projects and successes in their communication materials.
- Sent monthly email update to commissioners on current activity in the Planning Commission.
- Invited county commissioners to CCPC sponsored events.
- Sent welcome packet about planning and CCPC to new representatives and senators.

Public

- Told stories, particularly about people, in planning documents and on the website.

Appendix 2: Identified Audiences

There are four broad audiences for the planning commission's work. Although interaction with each of them is different, there is still often an overlap.

- Municipal-Level Planning and Development
 - Municipal officials (BOS, BC, PC, other MCD boards and staff)
 - Municipal service providers (engineers, attorneys)
 - Planning professionals (private sector planning firms, DVRPC, APA PA, APA, other county Planning Commissions)
 - Developers/247 applicants
 - Municipal organizations (CCATO, consortium)
- Project Implementers of County Planning Goals
 - PennDOT, TMAs, SEPTA (TMACC and GVFTMA)
 - Conservancies and Watershed Groups
 - County Departments
 - Utility Providers
 - Other State and Federal Agencies
- Funders and Policymakers for Planning Goals/Projects
 - Commissioners
 - State Representatives and Senate leaders
 - DVRPC
- Groups Affected by Planning and Development Implementation
 - County residents
 - County businesses and their associations (chambers, CCEDC)
 - Advocacy groups (CC2020, SAVE)
 - School districts/youth
 - Real estate agents
 - Planning educators (universities/programs)
 - Media (newspapers, online, etc.)

Appendix 3: Interaction with Identified Audiences

The type of interaction with each of the identified broad audiences varies because of their role.

Municipal Level Planning and Development

Why might municipalities listen to CCPC's messages? Generally, those working at the local municipal level are looking for clear guidance for their issues. At other times, they want to receive county funding.

- All land use planning and development is controlled at this level
- Municipal cooperation is critical to implement Landscapes3, particularly land use, but also other elements.
- Municipal officials change often, have to respond to constituent demands, have limited time, and may have priorities other than planning.
- CCPC's role with municipalities is advising officials to implement planning that is consistent with Landscapes3.
- CCPC provides planning consulting services and technical advisory documents to encourage efficient and mindful planning at the municipal level.

Project Implementers of County Planning Goals

Why might implementers of projects listen to CCPC's messages? The county has a direct role in deciding whether or not a project will move forward. The county commissioners are often involved in the decision making process.

- In addition to municipalities, there are many other stakeholders who directly implement county and/or Landscapes3 policies and goals.
- These implementing stakeholders typically focus on one aspect of planning implementation (e.g. transportation or open space).
- Often, CCPC or the county advocates for funds or implements the project. In other cases, the county coordinates with the implementing agency to make sure the project is done well and is consistent with Landscapes3.

Funders and Policymakers for Planning Goals/Projects

Why might funders and policymakers listen to CCPC's messages? They are most likely to listen when problems and solutions are clearly defined.

- The funders and policymakers of planning goals/projects often have many competing demands for funding and attention.
- Planning is often a forgotten or underplayed element of funding and policy decisions.
- Many "hot" topics relate back to planning in one way or another.

Groups Affected by Planning and Development Implementation

When might the general public listen to CCPC's messages? When they believe their voice can make a difference, are directly impacted by issues in the built environment, or are seeking general information.

- The general public and groups affected by planning generally do not pay attention to planning issues unless they are directly affected, perhaps by traffic congestion or unwanted neighboring development.

- Many members of the general public have specific issues that excite them (e.g. bicycling, preservation, or natural resource protection).

Appendix 4: Communication Tools

Communication and outreach to CCPC’s partners take advantage of a wide range of tools to implement the goals and strategies identified.

Electronic media tools include: Electronic newsletter, email campaigns, ChescoPlanning.org home page, project specific websites, Facebook, Twitter, LinkedIn, Flickr, YouTube, Instagram, WordPress, EventBrite, events calendar **and online meeting tools such as Zoom and WebEx.**

Publication tools include: Annual report, topic-specific newsletters, project publications, and project executive summaries.

Direct outreach tools include: One-on-one interviews, stakeholder groups, surveys, topic specific presentations to groups, general CCPC presentation to groups, participation in events, and a booth with snacks and water along trails or at public events.

Media tools include: Press releases, interviews with Radio/TV, editorials and articles, newspaper ads, commissioner meeting announcements, and CCPC board announcements.

Event tools include: Workshops, awards ceremonies, public presentations, “Big Name” speaker events, PMPEI training, and participation in bike to work day.

Branding tools include: Logo, slogan, brochure describing agency, brochures describing specific services, resumes and descriptions of planners, business cards, bookmarks, posters, table displays, video on CCPC, **and hashtags for social media.**

Appendix 5: Communication and Production Levels

Level I

A level I project pertains to a single event or entity. It also can be a simple brochure, tool, or study about one topic. This type of project may have a limited audience such as a single municipality.

Examples: Planners’ Forum, Urban Centers Forum, comprehensive plan or zoning ordinance for one municipality, brochure, tool, annual housing report, etc.

- Social media posts: Facebook, LinkedIn, Twitter and Instagram
- ChescoPlanning homepage banner
- Monthly eNewsletters
- WordPress
- Flyers/Posters (printed or electronic)*
- Events calendar
- EventBrite
- “Save the Date” emails
- Event tables**

Level II

A level II project spans over a couple of months to up to two years and includes more than one audience group. It also would include projects that have a couple of public meetings, events, an in-depth study, etc. Coordination with the executive director may be necessary.

Examples: Chester Valley Trail West Study, Phoenixville Region Multimodal Study, etc.

- Social media posts: Facebook, LinkedIn, Twitter and Instagram
- Targeted/paid Facebook ad
- Facebook event
- ChescoPlanning homepage banner
- Monthly eNewsletters
- WordPress
- Flyers/Posters (printed or electronic)*
- Events calendar
- EventBrite
- “Save the Date” emails
- Event tables**
- Event planning**
- Webpages
- Surveys
- PowerPoint presentations*
- Executive summaries*
- Photos*
- Partner toolkits
- Press releases
- Text message and email alerts via ReadyChesco

Level III

A level III project spans over one to three years and includes multiple audiences. The project would include multiple public meetings, hearings and events. Coordination with the executive director and the Chester County Commissioners is often necessary.

Example: Landscapes3, Open Space Initiatives (summit and study), etc.

- Social media posts: Facebook, LinkedIn, Twitter and Instagram
- Targeted/paid Facebook ad
- Facebook event
- ChescoPlanning homepage banner
- Monthly eNewsletters and/or topic specific eNewsletters
- WordPress
- Flyers/Posters (printed or electronic)*
- Postcards*
- Events calendar
- EventBrite
- “Save the Date” emails

- Event tables**
- Event planning**
- Webpages
- Surveys
- PowerPoint presentations*
- Executive summaries*
- Photos*
- Partner toolkits
- Press releases
- Media advisories
- News articles
- Publications*
- Newspaper legal advertisements for public hearing
- Text message and email alerts via ReadyChesco
- Videos*
- Complex PowerPoint presentations*
- Audio blogs*
- ESRI Story Map*

*Requires coordination with the Communications Team and Technical Services Division.

**Requires coordination with the Communications Team and Admin Team.

Design and Technology

Environment & Infrastructure

Environment & Infrastructure Division

October 2020

DCNR C2P2 Awards

The PA Department of Conservation and Natural Resources (DCNR) began to announce the recipients of the 2020 Community Conservation Partnerships Program (C2P2) in October in the categories of Community Parks, Trails, Rivers, and Acquisitions. We have been told there are still more announcements yet to be made. The following are the announcements that have been made for Chester County:



- Brandywine Conservancy & Museum of Art, \$958,000, Payment toward the acquisition of approximately 569 acres in Lower Oxford and West Nottingham townships;
- East Brandywine Township, \$61,725, Further development of Bondsville Mill Park;
- East Pikeland Township, \$192,000, Development of Township Park;
- Honey Brook Township, \$225,000, Rehabilitation of James A. Umble Memorial Park;
- Modena Borough, \$25,100, Payment toward the acquisition of approximately 2.5 acres in Modena Borough to establish a public park for passive recreation;
- Malvern Borough, \$92,500, Further development of Quann Park;
- Natural Lands Trust, Inc., \$113,000, Further development of Bryn Coed Preserve, West Vincent Township;
- Natural Lands Trust, Inc., \$260,800, Rehabilitation and further development of Stroud Preserve in East Bradford and West Bradford townships;
- Natural Lands Trust, Inc., \$109,300, Payment toward the acquisition of approximately 2.7 acres in Upper Uwchlan Township for an addition to the Marsh Creek State Park;
- New Garden Township, \$54,400, Payment toward the acquisition of approximately 9.9 acres for an addition to the Mill Race Preserve
- New Garden Township, \$108,000, Payment toward the acquisition of approximately 7.8 acres for an addition to the Chandler Woods Preserve;
- North Coventry Township, \$62,200, Rehabilitation and further development of 1 acre Riverside Park;
- North Coventry Township, \$77,800, Payment toward the acquisition of approximately 6.3 acres for an addition to the Coventry Woods Park;
- Penn Township, \$1,000,000, Further development of Sports Park;

- West Bradford Township, \$1,500,000, Payment toward the acquisition of approximately 163 acres to establish a public park for both passive and active recreation;
- West Chester Borough, \$183,000, Rehabilitation of Everhart Park.

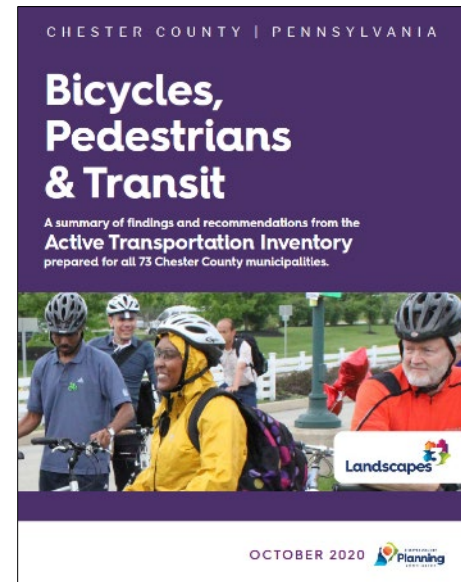
In summary, the C2P2 program has provided awards for **16 Chester County projects totaling \$5,022,825** thus far in 2020. We will report on the remaining announcements once they are made.

Active Transportation Inventory nears completion

The county-wide summary document of the Active Transportation Inventory titled ‘Bicycles, Pedestrians & Transit’ is now available for review on the CCPC website at the following link: <https://www.chescoplanning.org/transportation/ati.cfm>

This document provides a summary of the genesis, existing conditions, methodology, results and recommendations made from the analysis and reports prepared for all 73 Chester County municipalities as part of the Active Transportation Municipal Ordinance Inventory and Outreach project, or ‘Active Transportation Inventory’ for short. This project was funded by the DVRPC Transportation and Community Development Initiative (TCDI) program and began in January of 2019. The individual reports prepared for each municipality are currently in a pre-final review with the municipalities and will be finalized in November.

The primary goal of the project is to enhance local regulatory documents so that active transportation facilities may be implemented through the land development process.



Pipelines Update

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

- The Pipeline Safety Advisory Board met on 10/29/2020. Topics included the special meeting held in July to discuss the Energy Transfer inadvertent return into Marsh Creek Lake, having a geologist come to speak to the group about sinkholes, as well as increasing the number of times per year that the group meets, pending Commissioner approval.

- Sunoco wants to block the order to reroute the ME pipeline away from Marsh Creek, calling it “arbitrary and an abuse of discretion.” Rerouting is causing concern among homeowners on the potential new route. <https://www.inquirer.com/business/mariner-east-pipeline-sunoco-energy-transfer-pennsylvania-marsh-creek-leak-chester-county-20201026.html>
- PA court ruled that the state’s public records office has no power to compel disclosure of utility information, including safety risks, blast radii or areas of harm, should an incident occur. <https://www.inquirer.com/business/energy/spl/pa-sunoco-mariner-east-confidential-law-20201023.html>

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

Community Planning

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

Community Planning

Municipal Assistance Projects

November 2020

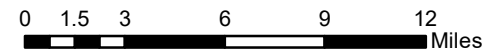
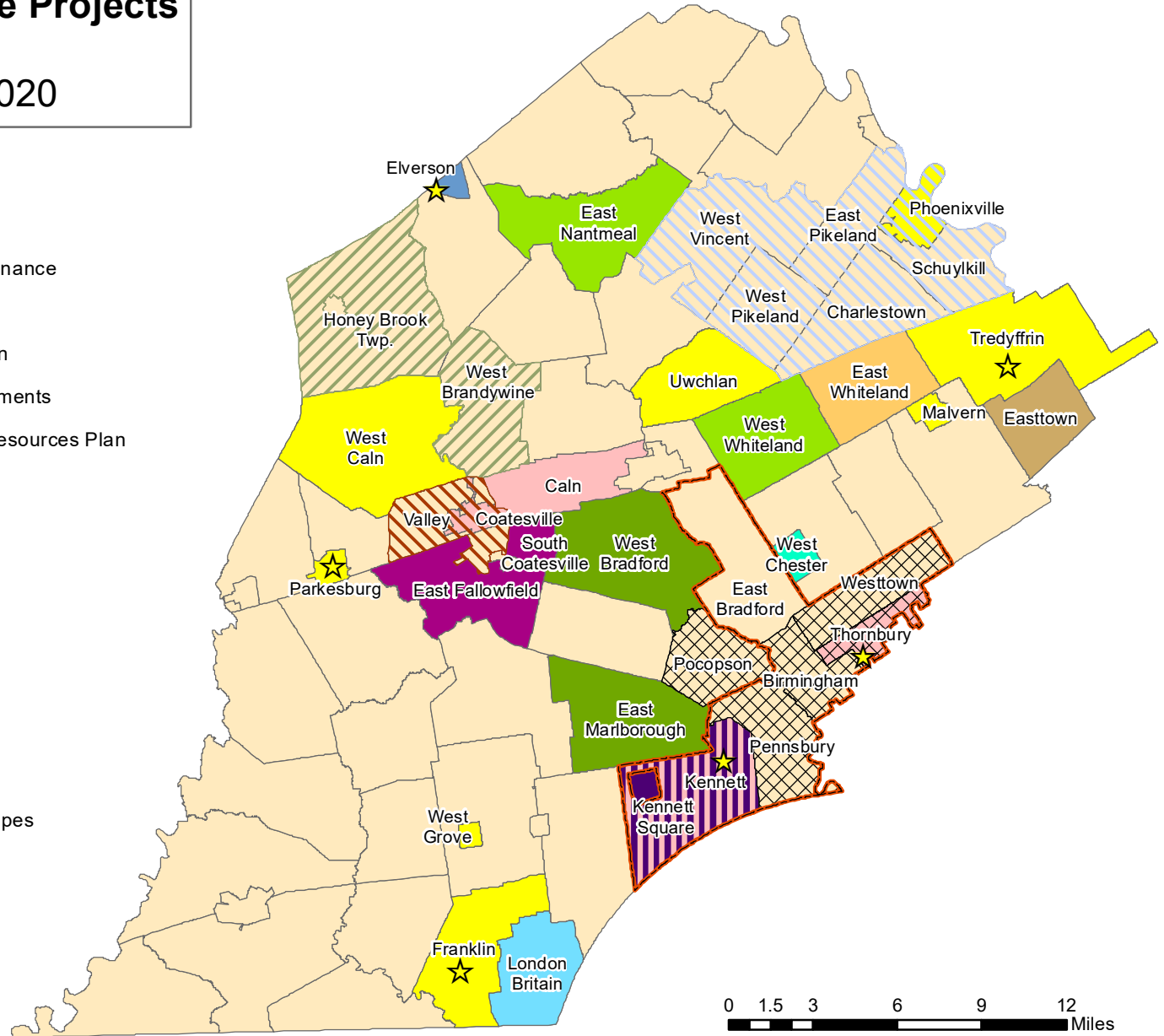


Single Municipality

- 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

November 2020 (Activities as of 11/1/20)

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: 15% Contract Term: 8/20 – 7/22 Consultant: Ray Ott & Associates Monitor: Mark Gallant

The Township is updating their Zoning Ordinance, implementing recommendations from their 2017 comprehensive plan and creating a cohesive ordinance that encourages appropriate development. Their kick-off meeting was held on August 11, 2020 and the consultant and Task Force prioritized the Comp Plan recommendations at their 2nd and 3rd meetings in September.

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 base districts are not anticipated to be significantly revised. The City has been contacted regarding their intentions with this award given the recent change with staff.

3. East Fallowfield Township – Newlinville Village Master Plan

Percent Completed: 60% Contract Term: 2/20 – 7/21 Consultant: Thomas Comitta & Associates Monitor: Mason Gilbert

The Township is developing a village master plan for the Newlinville area of the Township (along Route 82, immediately south of South Coatesville). 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. *Tom Comitta held a virtual task force meeting on October 22nd to discuss the outcome of the September public meeting and gauge interest in a number of potential options that could be included in the Master Plan.*

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

Percent Completed: 90% Contract Term: 6/19 – 5/21 Consultant: Brandywine Conservancy Monitor: Kate Clark

The draft plan was discussed at the Township’s 10/27 Planning Commission meeting and recommended to be submitted for Act 247 review. The Board of Supervisors are anticipated to consider the plan at their December meeting.

5. East Nantmeal Township – Historic Resource Survey

Percent Completed: 5% Contract Term: 9/20 – 2/22 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. The 1st project meeting took place in September. The consultant was to start field survey work in October.

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

Percent Completed: 80% Contract Term: 12/18 – 11/20 Consultant: Natural Lands Monitor: Chris Patriarca

The Task Force forwarded the full draft plan to the Planning Commission for their consideration after their 8/14 Zoom meeting. *The first meeting with the PC occurred on October 28 for their review and comment.* An extension is underway 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

After being on hold as a result of COVID-19 at the discretion of the Township since March 2020 as the meetings are attracting significant public interest, the Planning Commission resumed their review in September 2020, *and met again in October.* An extension has been requested as a result of COVID-19 delays. A letter was received on behalf of a group of area residents regarding the contract and its terms, *and a response has been provided.*

8. Elverson Borough – Active Transportation Plan

Percent Completed: 15% Contract Term: 7/20 – 12/21 Consultant: Chester County Planning Commission Lead Planners: Mark Gallant & Rachael Griffith

This effort will provide a map of the recommended network including identification of facility type and renderings at key locations, recommendations for amenities such as benches and interpretation signage, key destinations, and a plan for implementation. *A public open house was held on Saturday, October 17, 2020 at a pavilion in their centrally-located community park. Several members of the public participated in the open house and provided feedback including potential trail alignments and local and regional destinations.*

9. Franklin Township – Comprehensive Plan

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

A virtual Community Workshop was held in September, which went very well and garnered much feedback. *The online survey closed in early October and generated a good response. Priority areas along with goals/critical items to address and recommendations are being drafted based on community input.*

10. Kennett Township – Zoning Ordinance

Percent Completed: 80% Contract Term: 4/18 – 12/20 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. Final draft review is underway and is intended to be completed by December with the adoption process to start at that time.

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

Percent Completed: 5% Contract Term: 7/20 – 6/22 Consultant: Brandywine Conservancy Monitor: Kate Clark

A meeting was held on October 13th to discuss anticipated revisions to the ordinance. A full draft of the updated ordinance is anticipated to be complete in January 2021 for Task Force review.

12. Malvern Borough – Comprehensive Plan

Percent Completed: 5% Contract Term: 9/20 – 8/22 Consultant: Brandywine Conservancy Monitor: Kate Clark

Malvern is updating their existing comprehensive plan. 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. *A project kick-off meeting was held in October which discussed major plan topics.*

13. Parkesburg Borough – Comprehensive Plan and Revitalization Plan

Percent Completed: 100% Contract Term: 10/18 – 9/20 Consultant: Chester County Planning Commission Lead Planner: Mark Gallant

Following the Act 247 Review period, a Hearing Draft of the Comprehensive Plan was completed and posted on the Borough’s website in preparation for the public hearing on October 19th. Borough Council adopted the Comprehensive Plan and Revitalization Plan in a unanimous vote following the hearing.

14. Phoenixville Borough – Comprehensive Plan

Percent Completed: 0% Contract Term: 8/20 – 7/22 Consultant: Herbert, Rowland, and Grubic Monitor: Chris Patriarca

An internal kick-off meeting with the consultant team and Borough staff was held in August and the formal kick-off meeting is scheduled for November.

15. Thornbury Township – Zoning Ordinance

Percent Completed: 100% Contract Term: 10/18 – 9/20 Consultant: Chester County Planning Commission Lead Planner: Chris Patriarca

The Board of Supervisors adopted the new zoning ordinance after completion of a public hearing on October 20th.

16. Tredyffrin Township – Comprehensive Plan

Percent Completed: 65% Contract Term: 10/19 – 9/21 Consultant: Chester County Planning Commission Lead Planner: Chris Patriarca

The task force completed their review of Future Land Use at their October meeting and started their review of the first full text draft of the plan. The Design and Technology Division has started their preparation of the final document, and an initial formatted chapter was received well by the Task Force. A Zoom community meeting is scheduled for November 12 to present the draft plan goals and recommendations. A fully formatted plan is anticipated for Task Force consideration at their December 9 meeting.

17. Uwchlan Township – Comprehensive Plan and Official Map Update

Percent Completed: CP - 90% OM - 90% Contract Term: 8/18 – 1/21 Consultant: Robert Smiley Monitor: Mark Gallant

The Comprehensive Plan was completed and submitted for Act 247 in August followed by the completion and submission of their Official Map and Ordinance in September. The Act 247/VPP combined review was completed and forwarded to the Township and *adoption of both the Comprehensive Plan and Official Map is anticipated after a hearing on November 11, 2020.*

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

Percent Completed: 10% Contract Term: 5/20 – 4/22 Consultant: Brandywine Conservancy Monitor: Mason Gilbert

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

19. West Caln Township – Comprehensive Plan

Percent Completed: 90% Contract Term: 2/19 – 1/21 Consultant: Ray Ott & Assoc./N. Sarcinello Monitor: Kate Clark

The plan was reviewed by the Township Planning Commission and referred to the Board of Supervisors in late October. The draft plan is currently under Act 247/VPP review with adoption anticipated before the end of 2020.

20. West Chester Borough – High Street Corridor Study

Percent Completed: 90% Contract Term: 11/19 – 4/21 Consultant: Traffic, Planning, & Design Monitor: Kevin Myers, Mason Gilbert

Final VPP review of the study is required to close out the project.

21. West Grove Borough – Comprehensive Plan

Percent Completed: 0% Contract Term: 10/20 – 9/22 Consultant: Theurkauf Design & Planning LLC Monitor: Kevin Myers

West Grove will be developing 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 kick-off meeting is scheduled for November 10th.*

22. West Whiteland Township – Historic Resource Survey Update

Percent Completed: 25% Contract Term: 11/19 – 10/21 Consultant: Commonwealth Heritage Group Monitor: Jeannine Speirs

The most recent project task force meeting was in July. CHG prepared and provided a draft database template to PHMC to ensure it is compatible with their online database. With the assistance of CCPC, PHMC has approved the database and the consultant is to begin fieldwork in earnest.

MULTI-MUNICIPAL

23. Brandywine Battlefield Strategic Landscapes Plans – Phase 3

Percent Completed: 15% Contract Term: 8/19 – 12/22 Consultant: Chester County Planning Commission Lead Planner: Jeannine Speirs

The consultant work plan of tasks based on the scope of professional services is completed and they are underway on document research. There are regular meetings with County Archives, which is completing battle-era property, civilian, and road research and mapping. An outreach meeting with Brandywine Battlefield Task Force’s Historic Resources/Interpretation Subcommittee occurred, and a Task Force meeting is intended for December.

24. Brandywine Battlefield Group – BB Heritage Interpretation Plan

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

This heritage interpretation 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 1st project Advisory Committee meeting was held in July. Project goals have been drafted and background draft mapping completed. The project meshes well with the Phase 3 Battlefield project in that it will vet feasible heritage interpretive strategies in a public forum, while the Phase 3 project will vet where events of 1777 occurred. The project consultant charged each municipality/their Historical Commissions with identifying historic resources in the project area and Historical Commissions are working on that task with the assistance of Karen Marshall. *The consultant has been working on possible heritage centers and heritage interpretive themes prior to the November Advisory Committee meeting.*

25. Coatesville Area – Economic Development Study

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

The governing bodies need to formally accept the study to close out this project.

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

Percent Completed: 5% Contract Term: 3/20 – 8/21 Consultant: Brandywine Conservancy Monitor: Mark Gallant

The townships will develop a trail feasibility study for a new, 2.5 mile multimodal trail between Rt 322 and Icedale Road. *The first public open house was held on October 20th and the consultant presented early conceptual trail alignments, trail heads, and destinations along the corridor.*

27. Kennett Square Borough/Kennett Township – Regulatory Updates

Percent Completed: 80%

Contract Term: 5/18 – 10/20

Consultant: LRK/JVM Studio

Monitor: Kevin Myers

The Township is progressing in coordination with the larger township full ordinance update being undertaken with CCPC as the consultant. 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. The Borough has resumed work on draft ordinance materials, primarily relying on Borough staff to modify consultant materials for Planning Commission and Council consideration. *A second extension is underway for project completion.*

28. Phoenixville Region – Comprehensive Plan Update

Percent Completed: 15%

Contract Term: 3/20 – 2/22

Consultant: Theurkauf Design and Planning

Monitor: Susan Elks

The October meeting presented a full draft of the update. A public workshop is being planned for review and comment on the full draft.

OTHER PROJECTS

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

VPP INQUIRIES

1. East Bradford – unknown (August 2020)
2. East Brandywine Township – Sustainability Plan, Comprehensive Plan (January and August 2020)
3. East Caln – Comprehensive Plan (September 2020)
4. East Pikeland Township – Sustainability Plan (February 2020)
5. Highland Township – Comprehensive Plan (December 2019)
6. Londonderry Township – (May and August 2020)
7. Modena Borough – Community Facility Visioning/Feasibility Study (August 2019); Comprehensive Plan (August 2020)
8. New London Township – Comprehensive Plan (May 2020)
9. Oxford Borough – Comprehensive Plan (January 2020)
10. Pennsbury Township – Historic Project (January 2020)
11. Phoenixville Area – Renewable Energy Planning (May and July 2020)
12. South Coatesville Borough – Comprehensive Plan (February 2020)
13. Thornbury Township – Subdivision and Land Development Ordinance (2016, 2020)
14. Unionville Region – Comprehensive Plan (September 2019 and August 2020)

15. Valley Township – Lincoln Highway Master Corridor Plan (September 2020)
16. West Chester – Economic Benefits of Rail Restoration (August 2020)
17. West Vincent Township – Park and Trail Plan (July 2018, January 2020)
18. West Nottingham Township – Transportation Study (January 2020)
19. Willistown Township – Comprehensive Plan (May 2020)

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: The six virtual programs went very well. Registration and attendance has ranged by program. All programs are posted to the Planning Commission's YouTube channel and have attracted more than 1,400 views. Outreach was conducted to point the public to the recordings and to the fall series of webinars that the Chester County Historic Preservation Network has underway. Planning for 2021 is underway. *A new program honoring Juneteenth is being planned for the week before June 19th which will include the Town Tours kick-off in West Chester on June 17th.*

2. Brandywine Battlefield Task Force

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

STATUS: Planning meetings continue for the historic markers that are funded by a \$45,000 grant from The PA Society of Sons of the Revolution and its color guard. 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 installed their sign. New Garden, Thornbury DC and CC, and Chadds Ford have approved their signs. Providing technical assistance to Historical Commissions (5 meetings) for the VPP funded Heritage Interpretation Plan. The Historic Resource Subcommittee met September 3, 2020 to review the progress on the Interpretive Signage Project. The next meeting will be October 29th. *East Marlborough Township is submitting a CLG grant to plan the driving tour of the battlefield on behalf of the Task Force.*

DESCRIPTION: Coordination assistance on land conservation subcommittee.

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

3. Historic Resource Mapping

DESCRIPTION: National Register properties interactive map

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

DESCRIPTION: Historic Atlas NEW

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

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:
 - Coatesville School District’s Heritage Center at the Gardner-Beale House and Digital Sign Controversy
 - Friends of the Barnard House proposal to manage the Barnard House in Pocopson Township
 - New Garden Township and East Nantmeal Township HR Survey
 - CLG Grant Brandywine Battlefield Interpretive Tour
 - White Clay Creek Preserve Historic Resource Subcommittee and Evans House National Register Nomination
- C. Supporting training of historical commissions, committees, and Historic Architectural Review Boards, predominantly through the Chester County Historic Preservation Network. 2021 events:
 - Leadership Luncheon: Virtual program planned for February 2021.
 - Annual Spring Training Workshop: Virtual program planned for March 2021; assist CCHPN with this event.
 - Volunteer Recognition Dinner: Location to be determined, 6/23/2021.

5. Chester County Historic Preservation Officer Activities/Reviews

- Section 106 reviews - ongoing:
 - West Brandywine Roundabout
 - Twin Bridges
 - Reviews for Chester County owned resources:
 - Reynard’s Mill Road Bridge #167
 - Lincoln Bridge #35
 - Jefferis Bridge #111
 - Pigeon Creek Bridge #207

- 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; assisting in updating the CC bridge review process

6. Heritage Tourism/Education

- CCHPN Heritage Task Force: Initial meeting February 26, 2020. Symposium under consideration for 2021.
- 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 2021. New partnership activities with the Hopewell Big Woods.
- Quakers and the Underground Railroad: Working with the new consortium Voices Underground to bring national attention to the critical issues of race and diversity that played a significant role in the development of the county. Advising the new Kennett 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 and the Kennett Heritage Center in 2020. Heritage Center initiatives underway in Phoenixville, Chadds Ford, East Bradford, and being considered in West Chester

ECONOMIC

- **CCEDC Coordination** – Regular contact regarding the Route 1 and Route 724 initiatives halted due to COVID-19.
- **Employment Data** – Finalizing the presentation of 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** – Report drafted. *Finalizing online presentation.*
- **State of the County Economy Report** – Final draft posted.

HOUSING

- **Housing Choices Committee** – A meeting of the Housing Choices Committee took place October 7.
- **Costs of Housing** – Work is continuing on this product.
- **Housing for an aging population** – 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 is scheduled for November 17 and 19 and promotion of the events is underway.*
- **Residential Construction Report** – Completed for 2020.
- **Video** – Work on the video/videos is underway.
- **Presentations** – None at this time.

URBAN CENTERS

- **VPP Support** – Monitoring of cash grants to West Chester Borough (corridor study), Kennett Square (regulatory updates), Coatesville/South Coatesville (economic development study), Coatesville (zoning amendments), and West Grove (comprehensive plan update).
- **Technical assistance underway** – *Participated on task force for Atglen Borough 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). *TMACC has requested discussion regarding urban center design as a follow up to the 2020 Urban Centers Forum.*
- **Meeting Attendance** – Participation in meetings for economic development through Historic Kennett Square, the Western Chester County Chamber of Commerce, the Atglen parks plan, and 2nd Century Alliance.
- **Tools** – Supporting the update of multiple online tools, including mixed-use development, traditional neighborhood development, form-based codes, food trucks, main streets, and urban greenspace.
- **Urban Center Webpage** – Updates for this webpage are complete and went live in August 2020.
- **DCD Coordination** – CRP application scoring was completed on May 18, 2020 in conjunction with CCDCD staff.
- **Urban Center Forum** – *This event took place October 13th and 15th, addressing both recovery and design and was well attended. Recordings of the sessions have been posted to the website.*
- **Urban Centers Improvement Inventory** – *Emails regarding the 2021 UCII (precursor to the CCDCD CRP program) update were sent 10/22/2020. Municipalities have until 12/31/2020 to respond.*
- **DVRPC TCDI representative** – No activity.
- **Presentations:** None at this time.

Director's Report

Public Comment