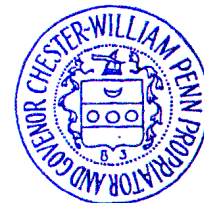




# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O’Leary, AICP  
Executive Director

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

Chester County Planning Commission  
Government Services Center, Room 351 West

Hybrid Meeting  
June 9, 2021

## AGENDA

- 2:00 p.m. 1. CALL TO ORDER
- A. Chairman’s Welcome *Chairman*
- 2:05 p.m. 2. PRESENTATION
- B. Thornbury Township *Judy Lizza*
- 2:30 p.m. 3. ACTION ITEMS
- C. Approval of Commission Meeting Minutes – May 12, 2021 *Commission*
- D. Act 247 Reviews – May 2021 Applications *Act 247 Team*
- 1) Subdivision and Land Development Plan Reviews (16)
- 2) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews (13)
- E. Act 537 Reviews- May 2021 Applications *Carolyn Conwell*
- 1) Minor Applications (2)  
Wallace Township; Wallace Regional WWTP; consistent  
London Grove Township; 200 E. Avondale Road; somewhat consistent
- F. Agriculture Security Areas *Glenn Bentley*
- 1) East Bradford (three parcel additions)
- 2) Willistown Township (one parcel addition)
- 2:45 p.m. 4. DISCUSSION AND INFORMATION ITEMS
- G. Community Planning Division *Mark Gallant*
- H. Agricultural Development Council Update *Chris Alonzo*
- I. Design & Technology Division Update *Paul Fritz*  
1) Food Trucks eTool *Wes Bruckno*
- J. Environment and Infrastructure Division Update *Brian Styche*
- K. Directors Report *Brian O’Leary*
- L. Public Comment
- 4:00 p.m. 5. ADJOURNMENT

# Action Items



# THE COUNTY OF CHESTER



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MINUTES: Regular Monthly Meeting  
Chester County Planning Commission

Zoom Video/Audio  
May 12, 2021

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

STAFF PRESENT: Brian O'Leary, Director; Carol Stauffer, Assistant Director; Glenn Bentley; Wes Bruckno; Carolyn Conwell; Beth Cunliffe; Paul Farkas; Paul Fritz; /Rachael Griffith; Hillary Krummrich; Jake Michael; Benny Nein; Carolyn Oakley; Eric Quinn; Dan Shachar-Krasnoff; Kylie Sentyz; Elle Steinman; Brian Styche; Suzanne Wozniak; Diana Zak.

VISITORS: Ruth Crawford

## CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held via Zoom audio/video on Wednesday, May 12 2021 was called to order at 2:01 P.M. by Chair Kevin Kerr.

## ACTION ITEMS:

### Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE APRIL 14, 2021 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. SHANE, SECONDED BY MS. THOMPSON-LOBB, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

### Act 247 Reviews:

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

There were 21 Subdivision and Land Development Reviews prepared in April.

A MOTION TO APPROVE THE SUBDIVISION AND LAND DEVELOPMENT REVIEWS FOR APRIL 2021 WAS MADE BY MR. SHANE, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: SD-03-21-16677; LD-03-21-16675; SD-03-21-16681; LD-03-21-16669; SD-03-21-16661.

Mr. Cline recused himself from the following application: SD-03-21-16674.

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

There were 10 Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, and Miscellaneous Reviews prepared in April.

A MOTION TO APPROVE THE COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENTS AND MISCELLANEOUS REVIEWS FOR MARCH 2021 WAS MADE BY MR. SHANE, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

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

A MOTION TO APPROVE THE ONE MAJOR ACT 537 REVIEW FOR APRIL 2021 WAS MADE BY MS. MORRISON, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

There were two minor Act 537 reviews for the month of April.

A MOTION TO APPROVE THE TWO MINOR ACT 537 REVIEWS FOR APRIL 2021 WAS MADE BY MR. SHANE, SECONDED BY MS. THOMPSON-LOBB, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Transportation Sub-Committee:

A MOTION TO APPOINT MR. KERR, MR. HAMMOND, MR. SHANE, AND MR. CLINE TO SERVE AS THE 2021 TRANSPORTATION SUB-COMMITTEE WAS MADE BY MR. HEABERG, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

Open Space:

The Planning Commission has collected information summarizing the amount of open space protected in Chester County each year since 2000. Mr. Michael reported that according to Protected Open Space Tracking (POST), 144,000 acres of protected open space, or 29.7% of the County was preserved as of December 31, 2020. An estimated 2,100 acres of open space were protected in 2020.

The following trends were observed for the year 2020:

- In 2020, the county-funded Agricultural Conservation Easements accounted for over 610 acres of protected open space.
- In 2020, land trusts preserved 20 acres in-fee, and 380 acres of conservation easements.
- In 2020, 580 acres of in-fee managed lands were protected.

Mr. Fritz discussed the inventory of open space plans, programs and ordinances. In 2020, staff used prior compiled data to identify specific open space information and create a database application that can be used as a reference tool for planners, local officials and citizens. This new web interface identifies seven effective open space tools and includes interactive maps and data

that can be sorted and downloaded. Each tool contains links to the Planning Commission's eTools as well.

Ms. Griffith presented a recap of the recent Open Space Summit held on April 29, 2021. The virtual event was widely attended, with representatives joining in from multiple counties, municipalities, land trusts, conservancies, local news agencies, non-profits, and other related organizations. Ms. Griffith also discussed the county's Open Space Outreach Initiative (coming later this year), which will assist municipalities in achieving their own preservation goals.

#### Environment and Infrastructure Division Update:

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

A few Chester County projects were selected to advance toward potential earmarks funding by US Representative Chrissy Houlahan. For the first round of earmark requests, or Community Funding Projects, the following Chester County projects were selected to advance (with requested amounts):

- Borough of West Grove Sewer System Repair (\$271,169)
- Chester County Electric Vehicle Charging Station Project – completed by CC Facilities (\$645,609)
- City of Coatesville – parking facility adjacent to the new train station (\$8,000,000)
- Lincoln University - development of a certificate awarding program on equity and inclusion (\$166,000)
- United Way of Chester County – operational costs support (\$100,000).

For the second round of earmark requests, or the Member-Designated Transportation Projects the following in Chester County were selected to advance:

- Chester County - US 202 at PA 100/ High Street Interchange (\$2,800,000)
- SEPTA - Exton Station Intermodal Connectivity (\$4,800,000)
- SEPTA - Malvern Regional Rail Station Accessibility Improvements (\$7,630,000)

Ms. Griffith presented information about the Southern Chester County Circuit Trail Feasibility Study. Partial funding for this project came from the Regional Trails Program, administered by the Delaware Valley Regional Planning Commission with funding from the William Penn Foundation. The project kicked off in November 2019 and included several public meetings and surveys. The study area included 14 municipalities and sought to identify a feasible alignment for the development of a continuous, off-road, multi-use trail to connect the boroughs and growth areas in southern Chester County to the Brandywine Trail. Although the study did not identify any opportunity for a contiguous multi-use trail, it did identify a variety of trail and active transportation improvements that could be made in the area. The draft report is online and was open for public comment through May 7, 2021.

#### Agricultural Development Council Update:

Ms. Krummrich discussed current projects within the Agricultural Development Council.

The consultant ACDS, LLC has been working on the agricultural economic strategic plan. Outreach for the strategic plan began with a tour with the Commissioners on May 11 at Herban Farms.

Ms. Krummrich reported on the progress of the municipal farm audit survey. The intent of the survey is to have it sent out to municipalities to try and understand their view of the agriculture community. Ms. Krummrich and members of the task force are working to draft a new version of the survey and plan to distribute it when completed.

The 2021 Chester County Agricultural Development Council Farm Guide is now in final review and will be available in early June.

#### Community Planning Division Update:

Mr. Gallant reported on current municipal assistance, historic preservation, housing, and economic development projects within the Community Planning Division. There are currently 23 municipal assistance projects that staff is either monitoring or preparing.

Mr. Gallant updated the Commission and staff on the Chester County Adaptive Reuse Guide. Adaptive reuse is the process of repurposing buildings for viable new uses and modern functions other than those originally intended to address present-day needs. An advisory committee for this guide has met once and will meet again in June.

#### Design and Technology Division Update:

Mr. Fritz discussed current projects within the Design & Technology Division.

The 247 reviewers continued to process plans and ordinance submittals and work on inventory tasks, including research on clean energy topics. Staff also continued to work with and test the HTML5 EnerGov platform.

The GIS staff prepared maps for historic atlas updates, comprehensive plans, and the Elverson Active Transportation study. The staff also completed interactive maps and charts for the online housing and non-residential reports. In addition, a website for the Inventory of Municipal Open Space Plans, Programs, and Ordinances was finalized and presented at the April 29 Open Space Summit.

The Graphics staff prepared a flyer promoting an Iron and Steel Partnership webinar, completed the layout of the South Chester County Circuit Trail Feasibility Study, and assisted with several eTool updates.

#### Director's Report:

Mr. O'Leary introduced the new Heritage Preservation Coordinator, Dan Shachar-Krasnoff.

He also announced that staff members Rachael Griffith and Brian Donovan recently passed the American Planning Association American Institute of Certified Planners (AICP) testing and are now certified AICP planners.

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

The Juneteenth event leading to the annual Town Tours and Village Walks will be held on June 17, 2021. This event will be a hybrid event, the presentation via Zoom, an in person book signing featuring William Kashatus, author of "William Still: The Underground Railroad and the Angel at Philadelphia" at the Chester County History Center, and a self-guided tour.

George Hundt, Jr. is the new Safety, Agriculture, Villages and Environment (S.A.V.E.) Executive Director. S.A.V.E. advocates for sustainable land use and infrastructure policies and practices that preserve the quality of life throughout southern Chester County.

Former Heritage Preservation Coordinator, Karen Marshall will receive the Rebecca Lukens award at a virtual ceremony on May 13, 2021. The Rebecca Lukens Award was established by the Graystone Society to honor individuals who exhibit the qualities of Rebecca Lukens: resilience, leadership, courage, and strategic outlook.

Public Comment:

There were no public comments.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:51 PM. WAS MADE BY MS. DUNCAN, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,



Secretary

BNO/slw

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

# Act 247 Reviews





# Subdivision & Land Development






# Act 247 Reviews of Proposed Development




during May 2021

## Symbols



### Residential Lots/Units

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

### Non-Residential Square Feet





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

### Other

-  Mixed Use
-  Not Consistent with Landscapes3

## Landscapes3

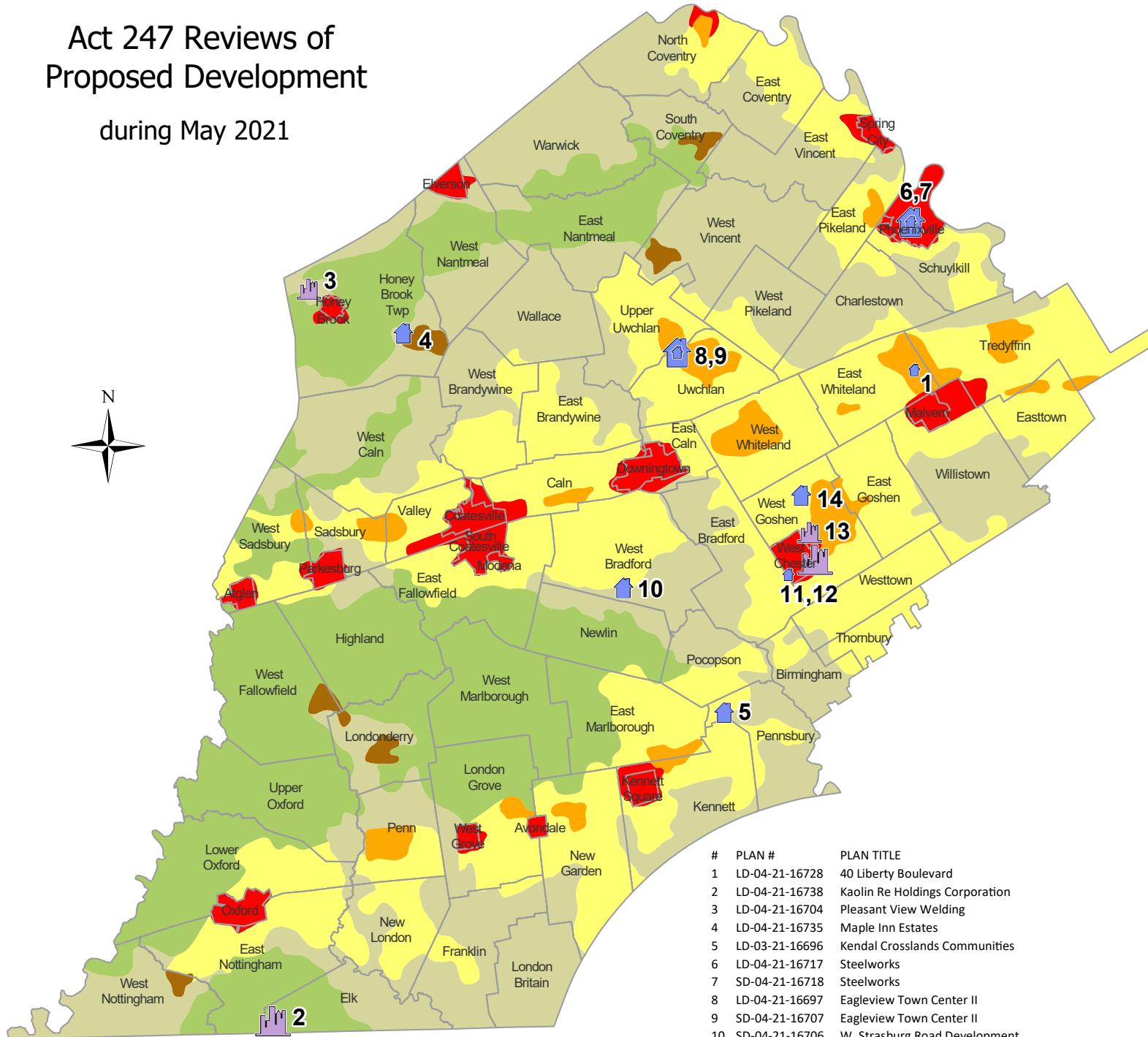
### Growth Areas

-  Urban Center
-  Suburban Center
-  Suburban
-  Rural Center

### Rural Resource Areas

-  Rural
-  Agricultural

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



#	PLAN #	PLAN TITLE
1	LD-04-21-16728	40 Liberty Boulevard
2	LD-04-21-16738	Kaolin Re Holdings Corporation
3	LD-04-21-16704	Pleasant View Welding
4	LD-04-21-16735	Maple Inn Estates
5	LD-03-21-16696	Kendal Crosslands Communities
6	LD-04-21-16717	Steelworks
7	SD-04-21-16718	Steelworks
8	LD-04-21-16697	Eagleview Town Center II
9	SD-04-21-16707	Eagleview Town Center II
10	SD-04-21-16706	W. Strasburg Road Development
11	LD-04-21-16702	East Nields Industrial Center
12	SD-04-21-16703	Thomas Morton and Lisa DiProspero
13	LD-04-21-16699	Lands of Schramm, Inc.
14	SD-04-21-16722	Woodlands at Greystone - Phase 3

## Subdivision and Land Development Reviews 5/1/2021 to 5/31/2021

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes <sup>3</sup> (Yes, No, N/R)
Downingtown Borough	SD-04-21-16700	Thrash Lot Consolidation	5/7/2021	0.12	Single Family Residential	1		Residential Single Family Residential		0	Yes
East Whiteland Township	LD-04-21-16728	40 Liberty Boulevard	5/25/2021	11.58	Commercial	1		Commercial Parking Lot/Garage			Yes
Elk Township	LD-04-21-16738	Kaolin Re Holdings Corporation	5/3/2021	133.54	Agricultural	12	957,766	Agricultural Mushroom House	12		Yes
Honey Brook Township	LD-04-21-16704	Pleasant View Welding	5/5/2021	7.63	Industrial	1	57,071	Industrial Warehouse	1	0	Yes
Honey Brook Township	LD-04-21-16735	Maple Inn Estates	5/17/2021	4.13	Townhouse	24		Residential Townhouse		670	Yes
Pennsbury Township	LD-03-21-16696	Kendal Crosslands Communities	5/3/2021	159.39	Apartment	18		Residential Apartment			Yes
Phoenixville Borough	LD-04-21-16717	Steelworks	5/20/2021	4.97	Apartment Commercial	379	40,600	Residential Apartment Commercial Retail	4		Yes
Phoenixville Borough	SD-04-21-16718	Steelworks	5/20/2021	4.97	Apartment	1		Residential Apartment			Yes
Uwchlan Township	LD-04-21-16697	Eagleview Town Center II	5/10/2021	41.58	Apartment	154		Residential Apartment			Yes
Uwchlan Township	SD-04-21-16707	Eagleview Town Center II	5/10/2021	41.58	Apartment	1		Residential Apartment			Yes
West Bradford Township	SD-04-21-16706	W. Strasburg Road Development	5/20/2021	19.99	Single Family Residential	33		Residential Single Family Residential		1,639	Yes
West Chester Borough	LD-04-21-16702	East Nields Industrial Center	5/27/2021	27.10	Industrial	1	142,746	Industrial Warehouse	1	0	Yes
West Chester Borough	SD-04-21-16703	Thomas Morton and Lisa DiProspero	5/20/2021	0.34	Single Family Residential	2		Residential Single Family Residential			Yes
West Goshen Township	LD-04-21-16699	Lands of Schramm, Inc.	5/12/2021	25.56	Industrial	1	51,200	Industrial Warehouse	1	0	Yes

## Subdivision and Land Development Reviews 5/1/2021 to 5/31/2021

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-04-21-16722	Woodlands at Greystone - Phase 3	5/20/2021	434.17	Single Family Residential	28		Residential Single Family Residential			Yes
<b>Grand Totals of Subdivision and Land Development Reviews</b>		<b>15 Reviews</b>		<b>916.64 Acres</b>		<b>657 Lots/Units</b>	<b>1,249,383 Non-Res. Sq. Feet</b>		<b>19 Non-Res. Bldgs.</b>	<b>2,309 Linear Feet Roadway</b>	

There are **15** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to *Landscapes3*.

## Unofficial Sketch Plan Evaluations 5/1/2021 to 5/31/2021

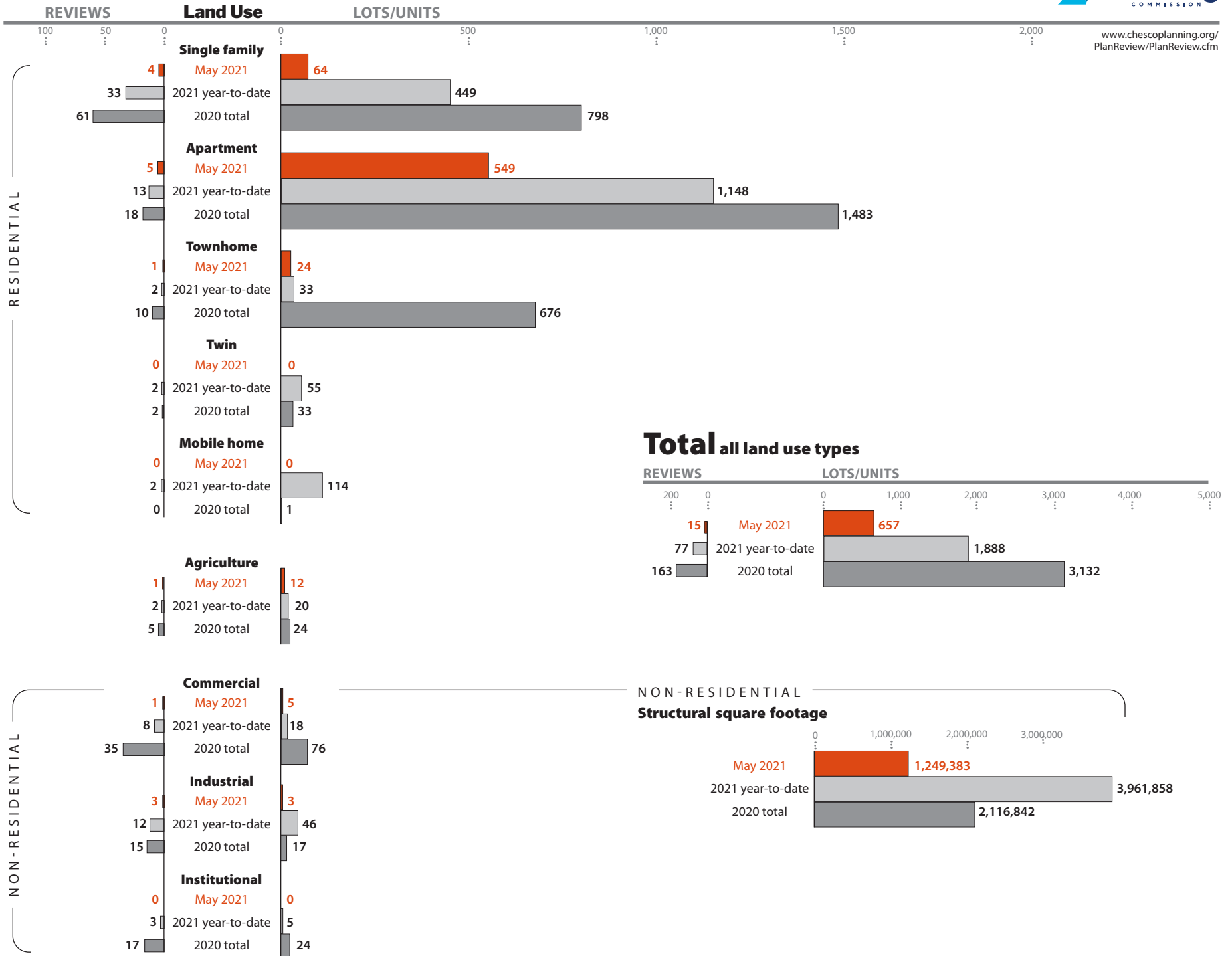
Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
New Garden Township	SD-04-21-16701	St. Anthony's in the Hills Rehab - Phase I	5/4/2021	136.25	Institutional	1	0	Institutional Park			Yes
<b>Grand Totals of Unofficial Sketch Evaluations</b>		<b>1 Reviews</b>		<b>136.25 Acres</b>		<b>1 Lots/Units</b>	<b>0 Non-Res. Sq. Feet</b>		<b>Non-Res. Bldgs.</b>	<b>Linear Feet Roadway</b>	

There are **1** sketch plans consistent, **0** sketch plans inconsistent, and **0** sketch plans with no relevance to **Landscapes3**.

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



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



# Subdivision & Land Development Letters





# THE COUNTY OF CHESTER



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Josh Maxwell  
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Executive Director

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

May 7, 2021

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

Re: Final Subdivision - Thrash Lot Consolidation  
# Downingtown Borough - SD-04-21-16700

Dear Ms. Lammey:

A final subdivision plan entitled "Thrash Lot Consolidation", prepared by Commonwealth Engineers, Inc. and dated April 5, 2021, was received by this office on April 7, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

**PROJECT SUMMARY:**

Location:	South side of Highland Avenue, east of Hunt Avenue
Site Acreage:	0.12 acres
Lots/Units:	2 lots (proposed to be combined); 2 dwellings currently
Proposed Land Use:	Single Family Residential
New Parking Spaces:	No new spaces proposed
Municipal Land Use Plan Designation:	Single Family Attached
UPI#:	11-7-385, 11-7-384

**PROPOSAL:**

The applicant proposes to merge two lots into one lot. The site, which is served by public water and public sewer facilities, is located in the Downingtown Borough R-4 Residential zoning district. The applicant proposes to remove the lot line separating two attached dwellings and merge the two dwellings into one unit. No additional development is proposed by this subdivision. The Downingtown Borough Zoning Hearing Board granted variances on September 22, 2020 to permit the two lots to be merged.

**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:**

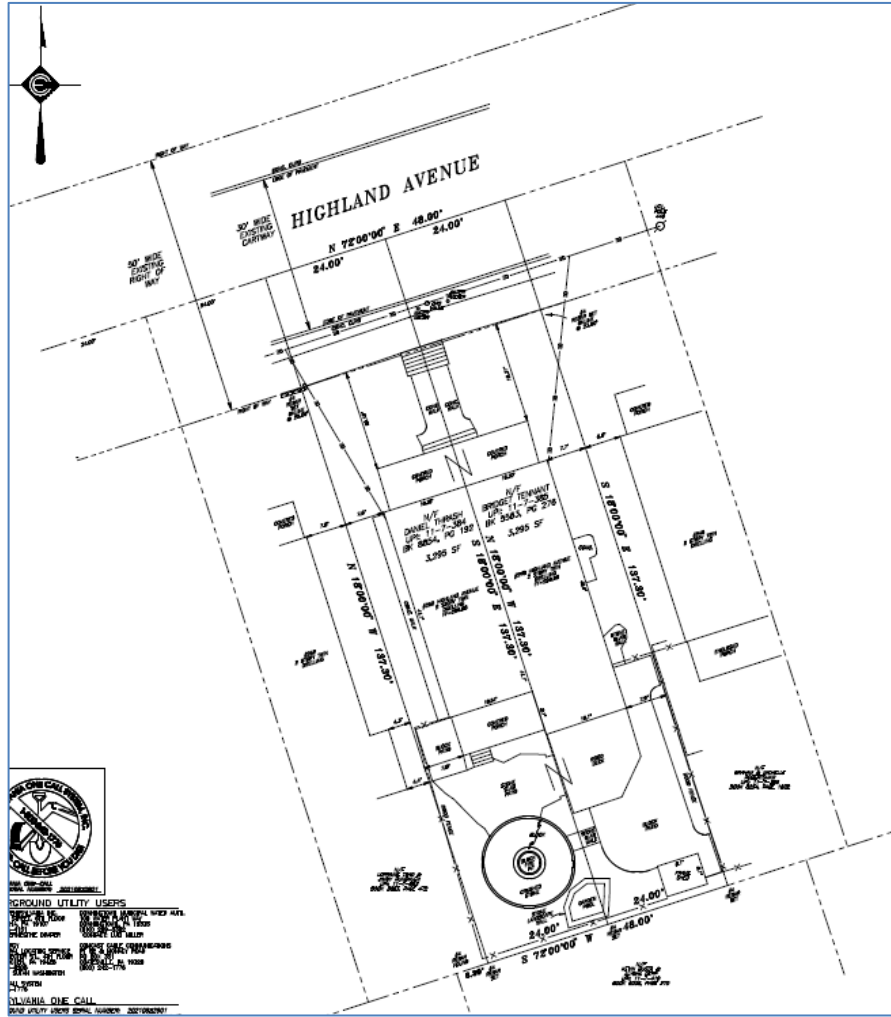
**LANDSCAPES:**

1. The 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. Street trees appear to be located in front of many of the dwellings along Highland Avenue, and the Borough should determine whether a street tree should be placed in front of the applicant's site.
3. The Borough should determine if the sidewalk in front of this site should be repaired.



*Detail of Thrash Lot Consolidation  
Final Subdivision Plan*

ADMINISTRATIVE ISSUE:

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

Page: 4  
Re: Final Subdivision - Thrash Lot Consolidation  
# Downingtown Borough - SD-04-21-16700

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

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: Commonwealth Engineers, Inc.  
Daniel and Bridget Thrash



# THE COUNTY OF CHESTER



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

May 25, 2021

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

Re: Preliminary/Final Land Development - 40 Liberty Boulevard  
# East Whiteland Township – LD-04-21-16728

Dear Mr. Barner:

A Preliminary/Final Land Development Plan entitled "40 Liberty Boulevard", prepared by Chester Valley Engineers, and dated April 16, 2021, was received by this office on April 29, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

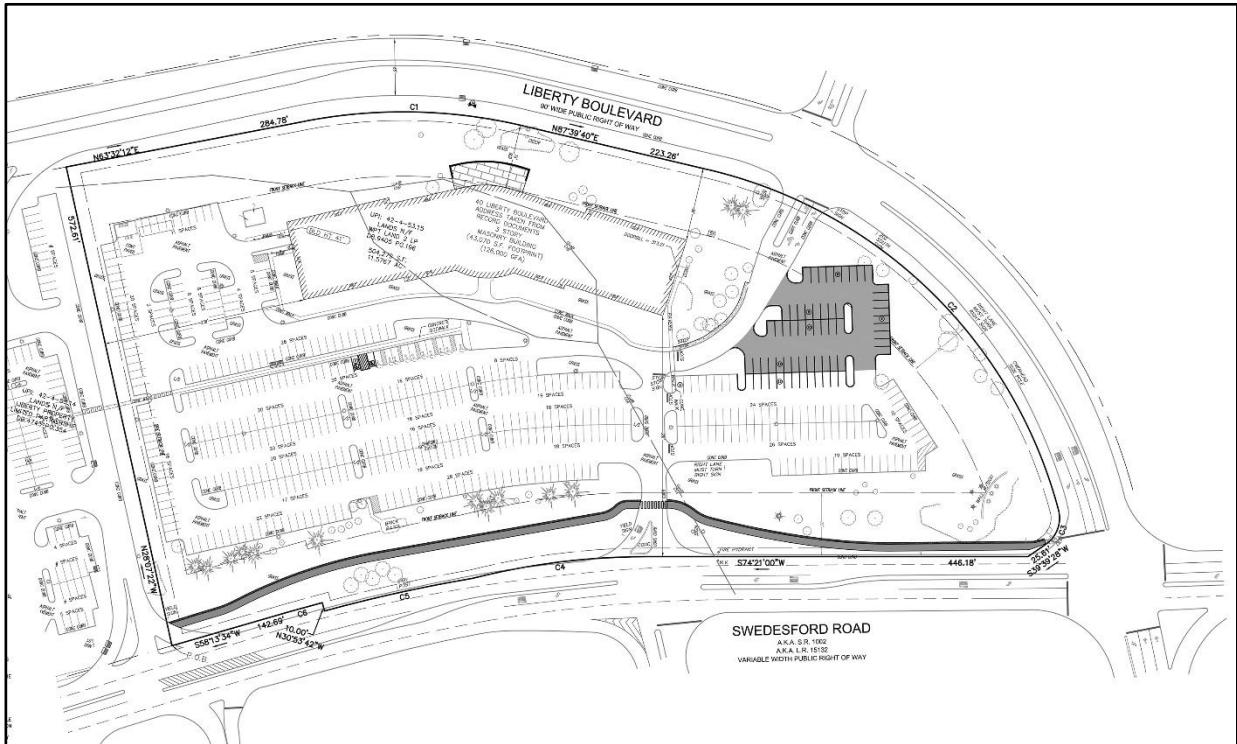
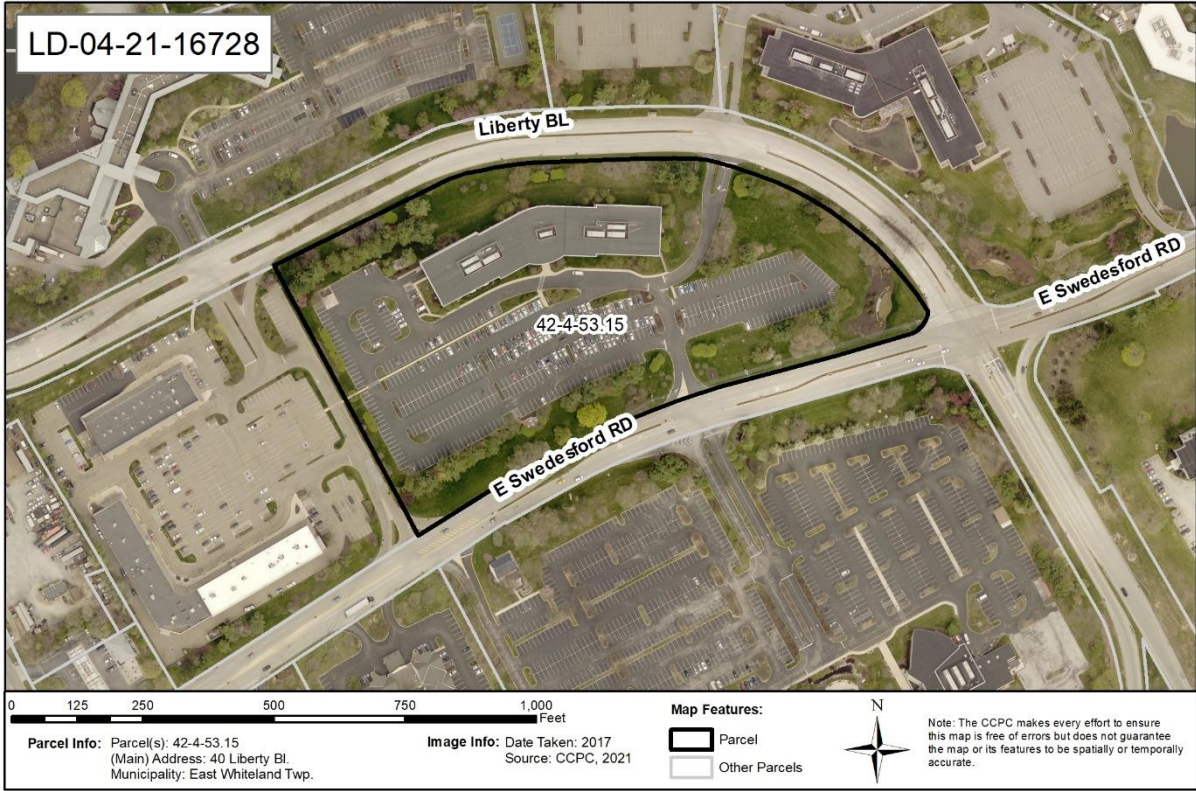
**PROJECT SUMMARY:**

Location:	south side of Liberty Boulevard, north side of East Swedesford Road
Site Acreage:	11.58
Lots/Units:	1 Lot
Non-Res. Square Footage:	0
Proposed Land Use:	Additional parking for existing commercial building
New Parking Spaces:	43
Municipal Land Use Plan Designation:	Office/Business Park
UPI#:	42-4-53.15

**PROPOSAL:**

The applicant proposes the construction of 43 additional parking spaces. We note that the proposed parking table on Sheet 3 indicates that 543 parking spaces will be provided for the existing building, 12 of which will be handicapped-accessible parking spaces. No new sewage disposal or water supply is proposed as part of this project. The project site is located in the O/BP Office/Business Park zoning district.

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



Site Plan Detail, Sheet 1: Preliminary/Final Land Development - 40 Liberty Boulevard

**COUNTY POLICY:**

**LANDSCAPES:**

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

**WATERSHEDS:**

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

**PRIMARY ISSUES:**

3. The site plan depicts the location of a proposed eight foot wide multi-use trail along Swedesford Road, which includes a crosswalk on the existing driveway entrance. We recommend that the applicant and Township provide a direct pedestrian connection from the trail to the existing building. "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.
4. While we acknowledge that the existing sidewalk network will be extended along the west side of the driveway entrance directly across from the proposed parking area, we recommend that a crosswalk be provided at this location, in order to provide safe pedestrian access to and from the building.
5. While not shown on the site plan, it appears that there is an existing SEPTA bus stop on Liberty Boulevard to the west of the existing driveway entrance. If this is correct, then we recommend that the applicant provide direct pedestrian access from the existing building to the bus stop to improve walkability and safety.

Additionally, we recommend that the applicant and Township, in consultation with SEPTA, consider providing a bus shelter at this location. Additional information on this topic is provided in the County Planning Commission's [Multimodal Circulation Handbook \(2016 Update\)](#), which is available online at: [www.chesco.org/documentcenter/view/27031](http://www.chesco.org/documentcenter/view/27031).

6. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 11) 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.

Page: 4  
Re: Preliminary/Final Land Development - 40 Liberty Boulevard  
# East Whiteland Township – LD-04-21-16728

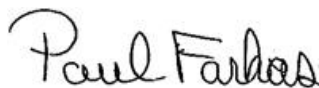
7. The site is underlain by carbonate geology in which the presence or potential may exist for formation and/or expansion of solution channels, sinkholes and other karst features. These features can present risk of collapse and groundwater contamination that often can be overcome and avoided with careful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

ADMINISTRATIVE ISSUES:

8. 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).
9. The applicant is requesting two waivers from the provisions of the Township Subdivision and Land Development Ordinance, along with three waivers from Chapter 170-Stormwater Management of the Township Code. We note that the waiver from the stormwater infiltration requirements is requested due to the presence of carbonate geology (a managed release concept is being used for water quality volume control). 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.
10. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas  
Senior Review Planner

cc: WPT Land 2 LP  
Chester Valley Engineers, Inc.  
Workspace Property Trust LP  
Mark E. Cassel, AICP, Director of Service Planning, SEPTA



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
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Executive Director

PLANNING COMMISSION  
Government Services Center, Suite 270  
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May 3, 2021

Terri Kukoda, Secretary/Treasurer  
Elk Township  
952 Chesterville Road PO Box 153  
Lewisville, PA 19351

Re: Final Land Development - Kaolin RE Holdings Corporation  
# Elk Township - LD-04-21-16738

Dear Ms. Kukoda:

A Final Land Development Plan entitled "Kaolin RE Holdings Corporation", prepared by Towne Square Engineering, and dated May 9, 2019, and last revised on March 26, 2021, was received by this office on April 30, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Land Development for your consideration.

**PROJECT SUMMARY:**

Location:	South side of Chrome Road, East side of Mount Olivet Road
Site Acreage:	133.54
Lots/Units:	1 lot
Non-Res. Square Footage:	957,866
Proposed Land Use:	Mushroom House
New Parking Spaces:	112
Municipal Land Use Plan Designation:	Agricultural and Rural (ORMCP)
UPI#:	70-3-36

**PROPOSAL:**

The applicant proposes the construction of thirteen buildings totaling 957,866 square feet, and 112 parking spaces and associated facilities/improvements. The project site, which will be served by on-site water and sewer, is located in the AP-Agricultural Preservation & C-2 - General Commercial zoning districts.

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



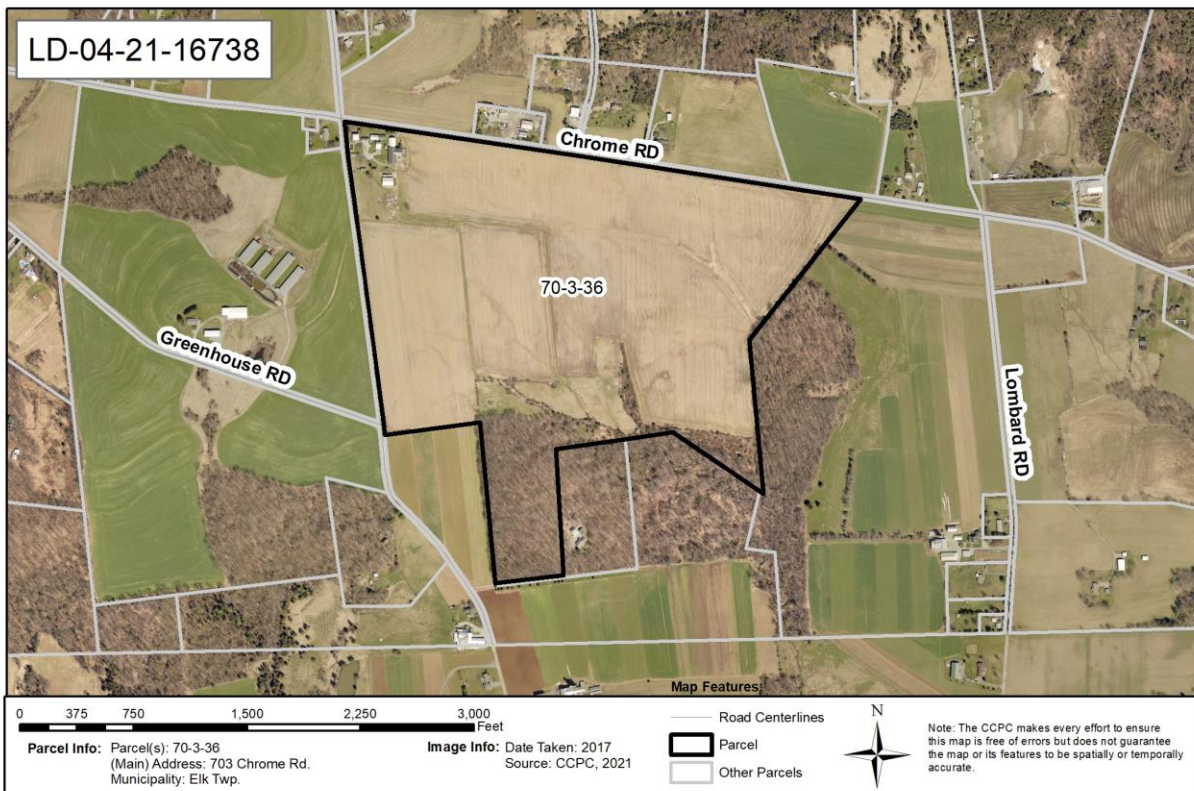
**BACKGROUND:**

1. The Chester County Planning Commission has previously reviewed a preliminary land development proposal for this site. That review, CCPC# LD-1-11-3513, dated February 3, 2011 addressed the construction of a mushroom cultivating facility totaling 702,720 square feet sited on a 133.56 acre parcel (UPI #70-3-36).

**COUNTY POLICY:**

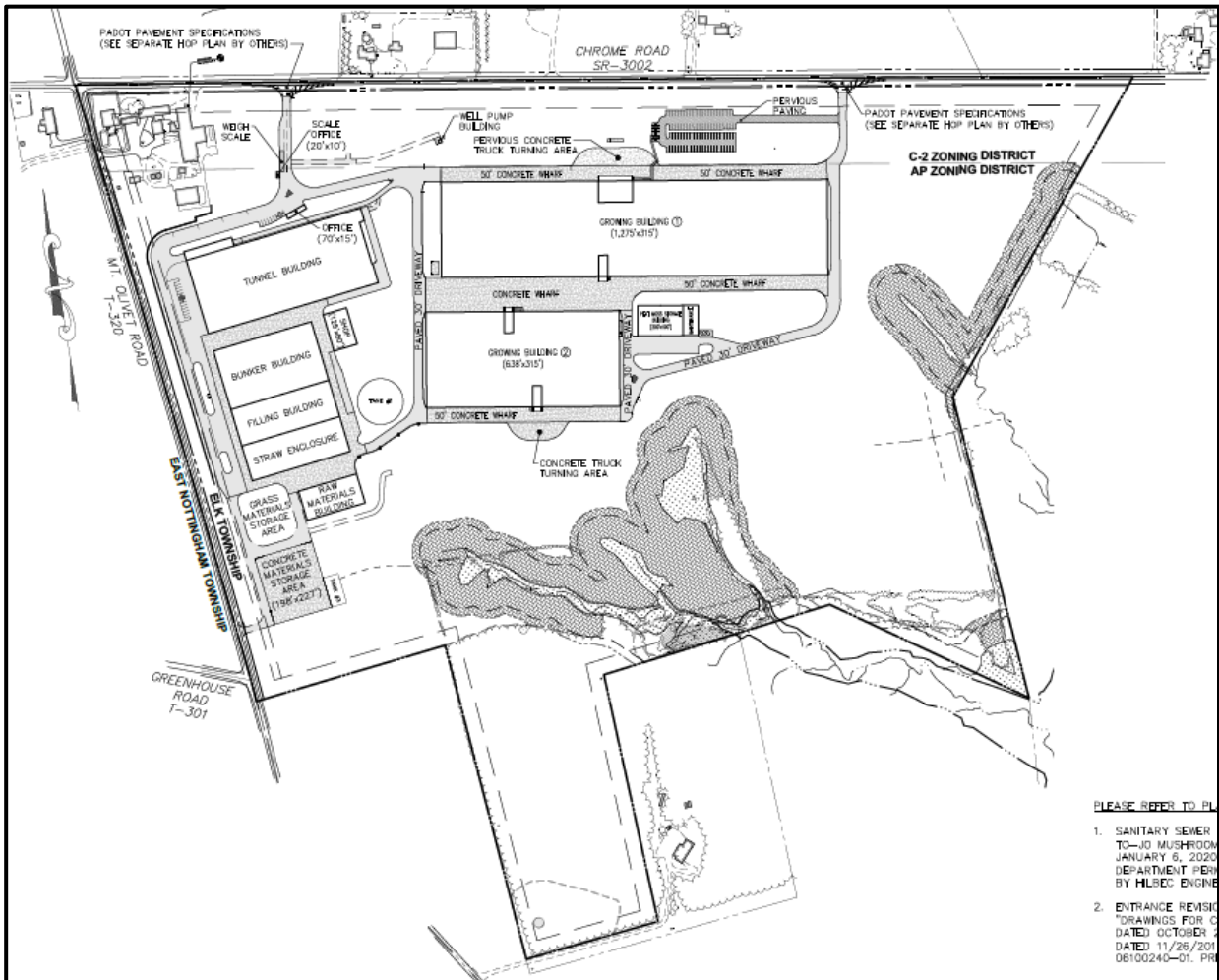
**LANDSCAPES:**

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



**WATERSHEDS:**

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



Overall Site Design and Layout Plan (Sheet LY-1)

**PRIMARY ISSUES:**

--- Water Resources Information ---

Elk Township

Little Northeast Creek Watershed

FEMA: Proposed development located in FEMA Zone X

MS4 community: Yes (waiver issued)

TMDL: Chesapeake Bay TMDLs

Impairments: Aquatic Life, Agriculture: Siltation and Cause Unknown

Designated uses: Trout Stocking, Migratory Fishes

4. The Site Design and Layout Plan shows two areas of permeable paving and permeable concrete that total approximately 55,000 square feet will be installed during the development of this site. The County recognizes the benefits of reducing impermeable area by using porous paving materials for parking areas and turnarounds. The applicant should ensure that these areas are not used to store salts, sand, or organic material to prevent clogging of the pore spaces. The

applicant should also include appropriate measures in the Operation and Maintenance plan to ensure that these features continue to function as designed. These measures should include the following:

- a. Labeling areas of porous pavement with appropriate signage to prevent damage or improper storage of materials;
  - b. Regular inspections (seasonally) after rain events to determine if precipitation is draining appropriately;
  - c. Regular vacuum sweeping to remove sediment and debris (at least twice annually)
  - d. Limiting the use of de-icing agents to limit infiltration to groundwater sources.
5. The site drains into the headwaters of Little Northeast Creek, which is listed by Pennsylvania Department of Environmental Protection as impaired from siltation. The applicant should take appropriate actions to limit the amount of nutrients and sediment entering the stormwater management system that outlets to Little Northeast Creek. These actions could include:
- a. Properly storing any mushroom compost or other organic material;
  - b. Regularly removing compost, silt, or other organic materials from the paved areas through manual sweeping or street sweeping;
  - c. Regularly inspecting outlet features and level lip spreaders for areas of erosion, and remedying any issues as soon as practical.
6. The Existing Site Conditions Plans show the presence of several wetlands on the southern and eastern portion of the site. The applicant should inspect all erosion and sediment control measures installed adjacent to these wetlands after each precipitation event. Any instances of failure should be addressed as soon as possible to minimize the impact to these sensitive areas.
7. The plans show that the majority of stormwater runoff will be directed to two holding pools for water re-use, and then will be directed to two large detention basins. The applicant should consider installing these basins as naturalized infiltration basins to promote groundwater recharge and increased evapotranspiration.
8. Given the development of new parking and sidewalk areas, the applicant should consider establishing a de-icing plan and material storage area for the sidewalks, roadways, and parking areas that minimizes the volume of de-icing chemicals and pollutants that will directly infiltrate to the groundwater or runoff to streams. Monitoring results throughout Chester County show rapid increases in baseline chloride concentrations, and pronounced spikes in chloride levels are often observed after winter precipitation events. Reducing chloride runoff from all pavement sources as well as roads is increasingly needed to minimize impacts to water resources.
9. 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](http://www.chesco.org/DocumentCenter/View/17339).

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Re: Final Land Development - Kaolin Re Holdings Corporation

# Elk Township - LD-04-21-16738

10. The site contains areas of hydric (wet) soil (WaB-Watchung silt loam) 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

ADMINISTRATIVE ISSUES:

11. Sheet CV-2 of the plan indicates that a special exception and variances were approved by the Zoning Hearing Board on January 21, 2010. This sheet also indicates that an additional variance from the Impervious Coverage in a Wetland Margin provisions of Section 1103.E.4.A was granted April 18, 2019 with 46 Conditions of Approval. Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by the Township Zoning Hearing Board, and any conditions of approval issued by the Board should be indicated on the final plan.
12. The Township's emergency service providers should be requested to review the plan to ensure that safe access and egress is provided for this site.
13. The Township Engineer should verify that signage and landscaping materials will be sited so that sight distances on Chrome Road will not be compromised.
14. We note that the plan includes a permanent pool in Holding Basin 1-A and Concrete Capture and Reuse water tank, the applicant should indicate how they propose to maintain these features to prevent mosquito propagation during the warmer months.
15. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

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

Sincerely,



Glenn Bentley  
Senior Review Planner

Page: 6

Re: Final Land Development - Kaolin Re Holdings Corporation

# Elk Township - LD-04-21-16738

cc: Kaolin RE Holdings Corporation  
Town Square Engineering  
Chester County Water Resources Authority  
Chester County Health Department  
East Nottingham Township  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Chester County Conservation District  
Chester County Assessment Office



# THE COUNTY OF CHESTER



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May 5, 2021

Kristy J. Deischer-Eddy, Right-to-Know Officer  
Honey Brook Township  
500 Suplee Road  
Honey Brook, PA 19344

Re: Preliminary/Final Land Development - Pleasant View Welding  
# Honey Brook Township - LD-04-21-16704

Dear Ms. Deischer-Eddy:

A preliminary/final land development plan entitled "Pleasant View Welding", prepared by Pioneer Management, LLC and dated March 16, 2021, was received by this office on April 9, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

**PROJECT SUMMARY:**

Location:	North side of Horseshoe Pike (State Route 322), west side of Reservoir Road
Site Acreage:	7.63 acres
Units:	1 additional structure proposed
Non-Res. Square Footage:	57,071 square feet
Proposed Land Use:	Lot Consolidation, Manufacturing
New Parking Spaces:	60 spaces
Municipal Land Use Plan Designation:	Mixed use - Employment/Industrial overlay
UPI#:	22-3-22, 22-3-22.1, 22-3-21, 22-3-23

**PROPOSAL:**

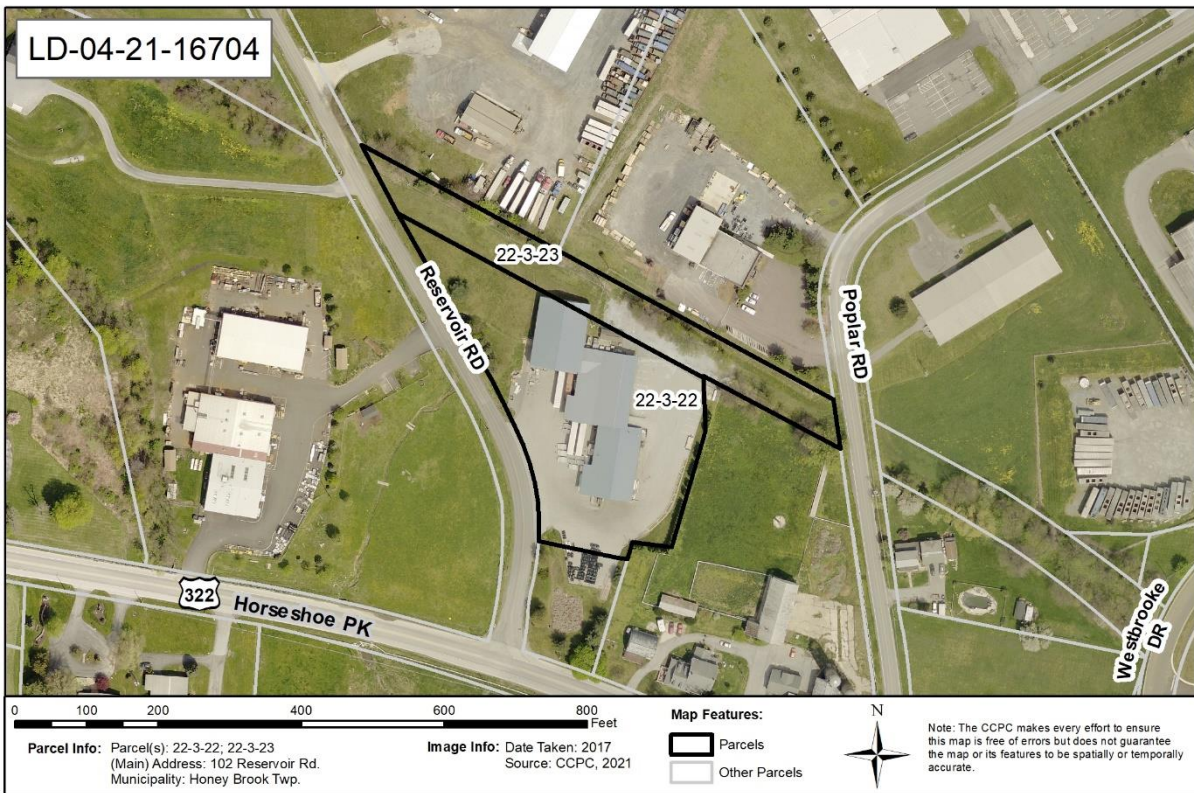
The applicant proposes the construction of a 57,071 square foot industrial building and 60 parking spaces. The site, which is served by public water and public sewer facilities, is located in the Honey Brook Township BI - Business Industrial zoning district. The site contains multiple structures, one of which will remain.

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

**COUNTY POLICY:**

**LANDSCAPES:**

1. The site is located within the **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** because it is an expansion of the current land use on the site.

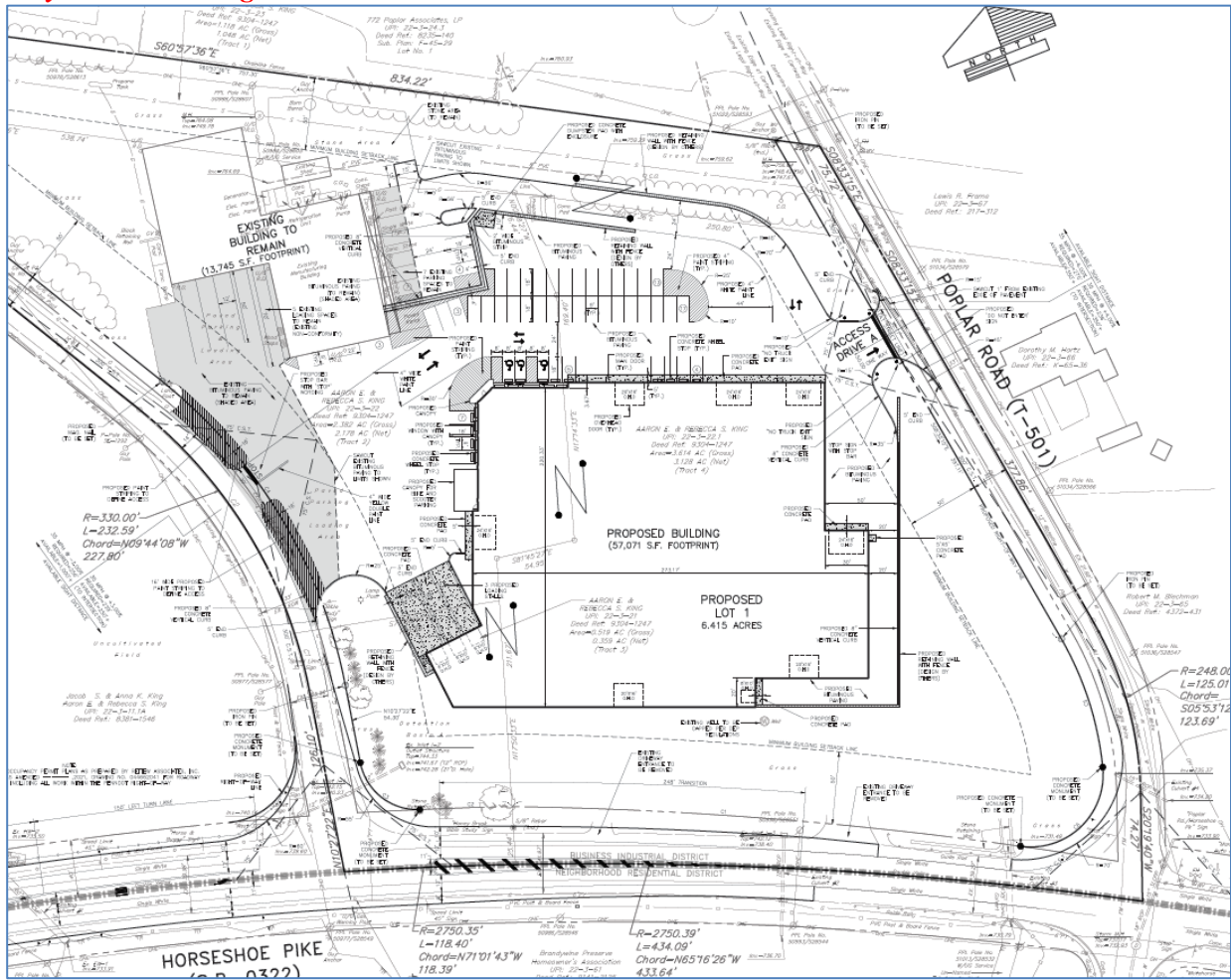


**WATERSHEDS:**

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

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

*Cory's comments to go here.*



***Detail of Pleasant View Welding  
Preliminary/Final Land Development Plan***

**PRIMARY ISSUES:**

3. The tract contains four lots, and Sheet 2 of 19 on the plan identifies “Lot 1”. The applicant and the Township should determine if this plan constitutes a subdivision.
4. The Lighting Plan on Sheet 6 of 19 shows the locations of lighting fixtures, but does not show illumination levels as required by Section 27-913C.1. of the Township Subdivision and Land Development Ordinance. The Township should determine if this information should be provided. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.
5. We recommend that all 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 parking area and the outside of the facility.



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Re: Preliminary/Final Land Development - Pleasant View Welding

# Honey Brook Township - LD-04-21-16704

6. The Township's emergency service providers should be requested to review the plan to ensure that safe access and egress is provided for this site. We recommend the applicant and Township refer to the Emergency Access design element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update) in its design of the emergency access connections. This design element is available online at: [www.chesco.org/DocumentCenter/View/27034](http://www.chesco.org/DocumentCenter/View/27034). The Township Fire Marshal should also verify the design and location of all proposed fire-protection facilities.
7. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at [www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm), classifies Horseshoe Pike (State Route 322), as a major arterial. The Handbook (page 183) recommends a 150 foot-wide right-of-way for major arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Horseshoe Pike. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
8. Sidewalks along Horseshoe Pike should be considered to provide safe pedestrian access to the businesses near the site.
9. Plan Sheet 4 of 19 shows easements. The applicant should indicate who will be permitted to use the easement, and that the user approves of the easement's design as it relates to the functions the easement is intended to provide.
10. The site is located in an area that reflects a rural character. Therefore, the applicant should design the building to support and reflect the materials and finishes that characterize this area, such as by using compatible colors a pitched roof design. The applicant should indicate the proposed architectural treatment that will be applied to the exterior of the building to ensure its compatibility with the character of the area. The applicant should also use split rail fencing when appropriate and retain the existing fences on the site to help maintain the rural character of the area.
11. The Township should determine whether any of the structures on the site are historic. Regardless of their historic designations, they reflect the area's rural character and the applicant should attempt to preserve them or integrate them into the site's design. The structures near Horseshoe Pike could potentially be retained if the proposed building was moved farther north, and if some of the parking areas are eliminated or relocated.
12. We suggest that the applicant use native tree, shrub, and herbaceous species in the planting areas, and the existing trees on the periphery of the site should be retained to the extent possible. 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.

#### ADMINISTRATIVE ISSUES:

13. 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

Page: 5  
Re: Preliminary/Final Land Development - Pleasant View Welding  
# Honey Brook Township - LD-04-21-16704

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.

14. A Pennsylvania Department of Transportation permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
15. A minimum of 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 Honey Brook Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Wes Bruckno, AICP  
Senior Review Planner

cc: Pioneer Management, LLC  
Aaron and Rebecca King  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Chester County Conservation District



# THE COUNTY OF CHESTER



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Executive Director

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May 17, 2021

Steven Landes, Township Manager  
Honey Brook Township  
PO Box 1281  
Honey Brook, PA 19344

Re: Preliminary Land Development - Maple Inn Estates  
# Honey Brook Township - LD-04-21-16735

Dear Mr. Landes:

A preliminary land development plan entitled "Maple Inn Estates", prepared by D.L. Howell Associates and dated April 16, 2021, was received by this office on April 30, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

**PROJECT SUMMARY:**

Location:	North side of Horseshoe Pike (State Route 322), west of North Birdell Road
Site Acreage:	4.24 acres
Units:	24 dwellings
Proposed Land Use:	Townhouse
New Parking Spaces:	48 driveway spaces, 24 visitor spaces
Municipal Land Use Plan Designation:	Low Density Residential
UPI#:	22-8-6.1

**PROPOSAL:**

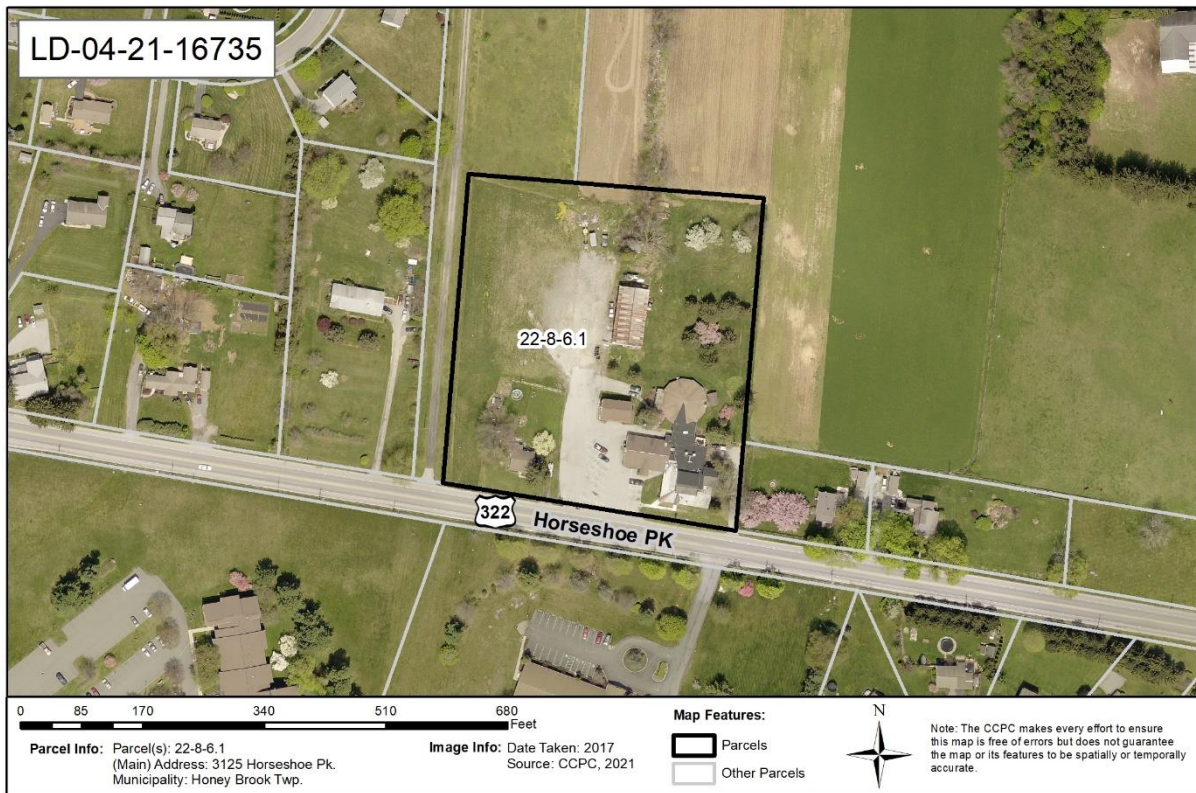
The applicant proposes the construction of a 24 residential townhouses, 48 driveway spaces, and 24 visitor spaces on a 4.24-acre lot. The site, which will be served by public water and public sewer facilities, is located in the Honey Brook Township MU-R Mixed Use Residential zoning district. The land development plan was authorized by a special exception issued by the Honey Brook Township Zoning Hearing Board on January 11, 2021. The Plan uses six transfer of development rights. Existing structures on the site will be removed.

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

**COUNTY POLICY:**

**LANDSCAPES:**

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

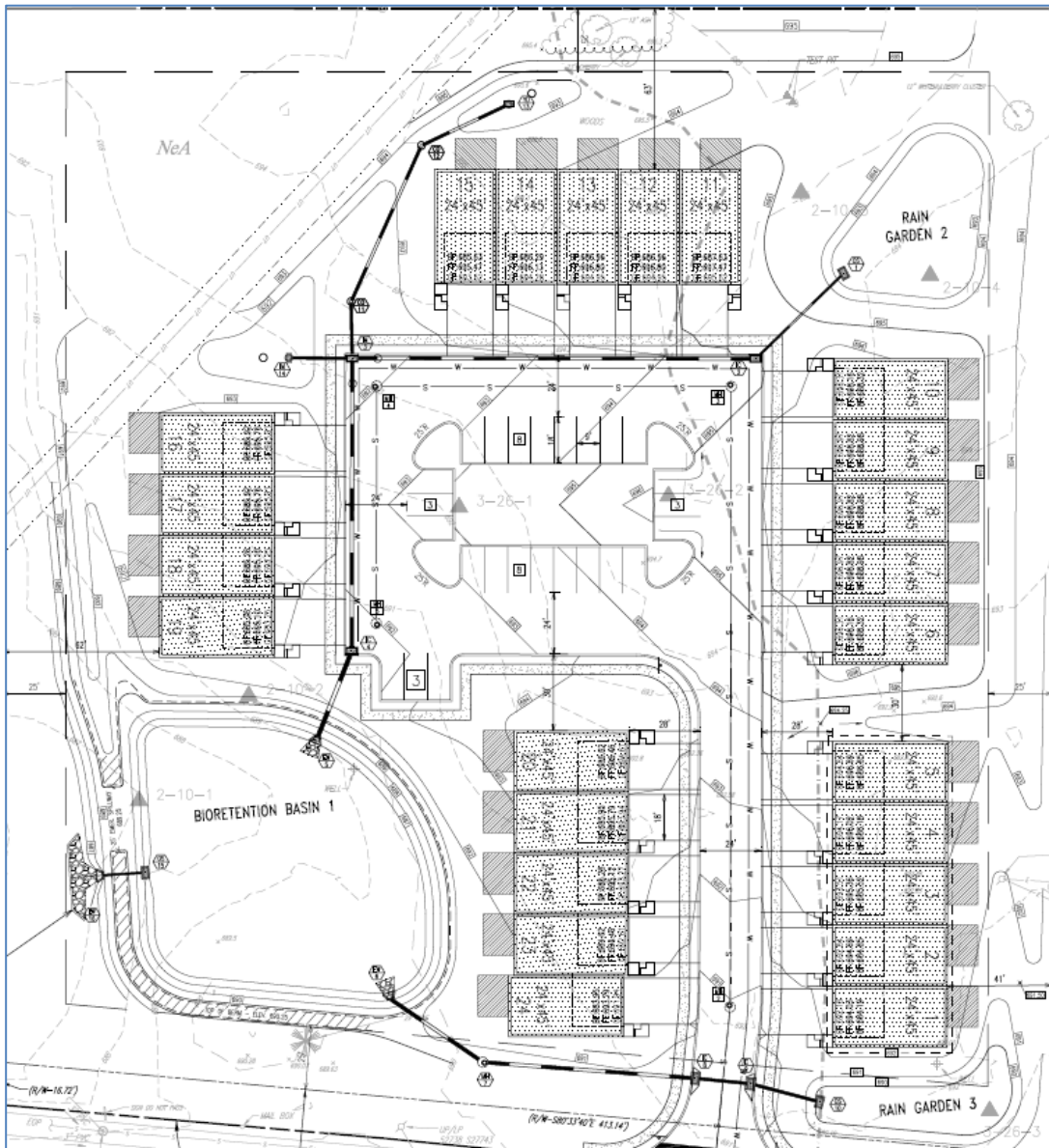


**WATERSHEDS:**

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

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

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



***Detail of Maple Inn Estates  
Preliminary Land Development Plan***

PRIMARY ISSUES:

3. We suggest that the site offers design opportunities to create a central open area, treat the rain gardens as visual amenities, and provide trails and walkways. These design concepts are reflected in the suggested design shown below.



**FOR ILLUSTRATIVE PURPOSES ONLY**

Base drawing from "Grading & Utilities Plan", Sheet C03.1, DL Howell, 4/16/2021

The intent of the above illustration is to express opportunities to:

- A. Relocate and naturalize the shape of Rain Garden 1 to a central part of the site so it becomes an attractive development amenity rather than a utilitarian feature.
- B. Reconfigure the development roadway to create a more inviting central green space. Provide a development amenity, such as a gazebo, and connect the green space visually and physically with relocated Rain Garden 1.

- C. Use pervious pavement materials for parking areas to reduce overall impervious surface coverage.
  - D. Create a more attractive interface with the public right-of-way using wrap-around porches at Units 1 and 24. (As currently designed, the side walls of units 1 and 24 face Horseshoe Pike, and we recommend that the front entrances of these dwellings should front this road instead of on the interior driveway.)
  - E. Provide additional development amenities in the development's open space, such as a trail and playground.
4. The applicant proposes to utilize six transferable development rights obtained from a sending area. The Plan should identify the sending area from which the six transferable development rights were created. Prior to granting final plan approval, the Township should verify that this submission fully complies with the transferable development rights standards in the Township Zoning Ordinance.
  5. The Township's emergency service providers should be requested to review the plan to ensure that safe access and egress is provided for this site. We recommend the applicant and Township refer to the Emergency Access design element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update) in its design of the emergency access connections. This design element is available online at: [www.chesco.org/DocumentCenter/View/27034](http://www.chesco.org/DocumentCenter/View/27034). The Township Fire Marshal should also verify the design and location of all proposed fire-protection facilities.
  6. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at [www9w.chescoplanning.org/resources/PubsTransportation.cfm](http://www9w.chescoplanning.org/resources/PubsTransportation.cfm), classifies Horseshoe Pike (State Route 322), as a major arterial. The Handbook (page 183) recommends a 150 foot-wide right-of-way for major arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Horseshoe Pike. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
  7. Sidewalks along Horseshoe Pike should be considered to provide safe pedestrian access to the areas near the site. Curbs should also be installed, because curbs can improve stormwater drainage and management.
  8. The adjacent parcels appear to be zoned within the MU-R Mixed Use Residential zoning district, and we suggest that the Township consider whether this site should be designed to accommodate a future roadway connecting Horseshoe Pike to Birdell Road. While this connection does not appear on the Honey Brook Township Official Map, such a connection can help distribute traffic and increase circulation efficiency near this intersection. The applicant should contact the owner of the tract to the west of the site to consider whether the long driveway in this area should be incorporated into a future coordinated circulation pattern (note that the conceptual design shown above does not show such roadway connections).

Page 45 of the 2015 Honey Brook Township and Borough Comprehensive Plan recommends improvements to the intersection of Route 322 and Birdell Road, and we suggest that the Township and the applicant should discuss how the applicant can contribute to this goal. The Honey Brook Township and Borough Comprehensive Plan also recommends the development of an Access Management Plan Ordinance for Route 322; we suggest that the Township move forward on this goal.

9. Chester 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>.
10. We suggest that the applicant and the Township consider providing a percentage of affordably-priced housing units within the proposed development. “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>.
11. The plan indicates that a Homeowners’ Association will be responsible for the proposed common facilities/areas. 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.

ADMINISTRATIVE ISSUES:

12. Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
13. A 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.
14. 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: 7

Re: Preliminary Land Development - Maple Inn Estates

# Honey Brook Township - LD-04-21-16735

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

Sincerely,

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

Wes Bruckno, AICP  
Senior Review Planner

cc: Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Chester County Conservation District  
D.L. Howell Associates  
Maple Inn Associates



# THE COUNTY OF CHESTER



COMMISSIONERS  
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Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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May 4, 2021

Ramsey Reiner, Manager  
New Garden Township  
299 Starr Road  
Landenberg, PA 19350

Re: Sketch Plan - St. Anthony's in the Hills - Phase I Rehabilitation  
# New Garden Township - SD-04-21-16701

Dear Ms. Reiner:

An Unofficial Sketch Plan entitled "St. Anthony's in the Hills Rehab - Phase I", prepared by YSM Landscape Architects, and dated March 1, 2021, was received by this office on April 7, 2021. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code (MPC) as amended, our comments are offered as a planning service at the request of New Garden Township. This review focuses primarily upon design and procedural-related issues and concerns to assist the applicant and New Garden Township in its review of this proposal prior to the official submission. This review does not replace the need for an official referral by New Garden Township of a preliminary or final plan, as required by the Pennsylvania Municipalities Planning Code.

**PROJECT SUMMARY:**

Location:	South of Gap Newport Pike, west side of Limestone Road
Site Acreage:	136.25
Lots/Units:	1
Proposed Land Use:	Township Park
New Parking Spaces:	48
Municipal Land Use Plan Designation:	Unified Development
UPI#:	60-6-44.1 (part)

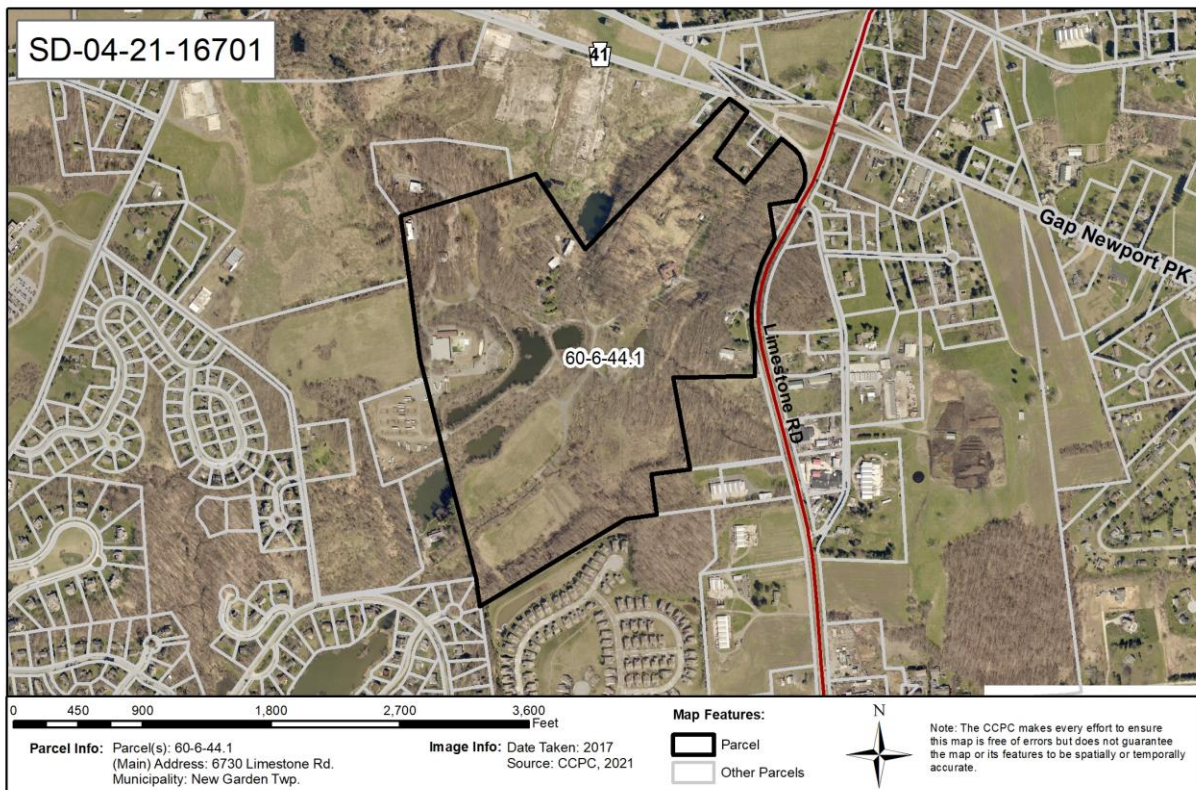
**PROPOSAL:**

The applicant proposes the construction of park facilities and 48 parking spaces. The project site is located in the UD-Unified Development zoning district. No new sewage disposal or water supply is proposed.

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

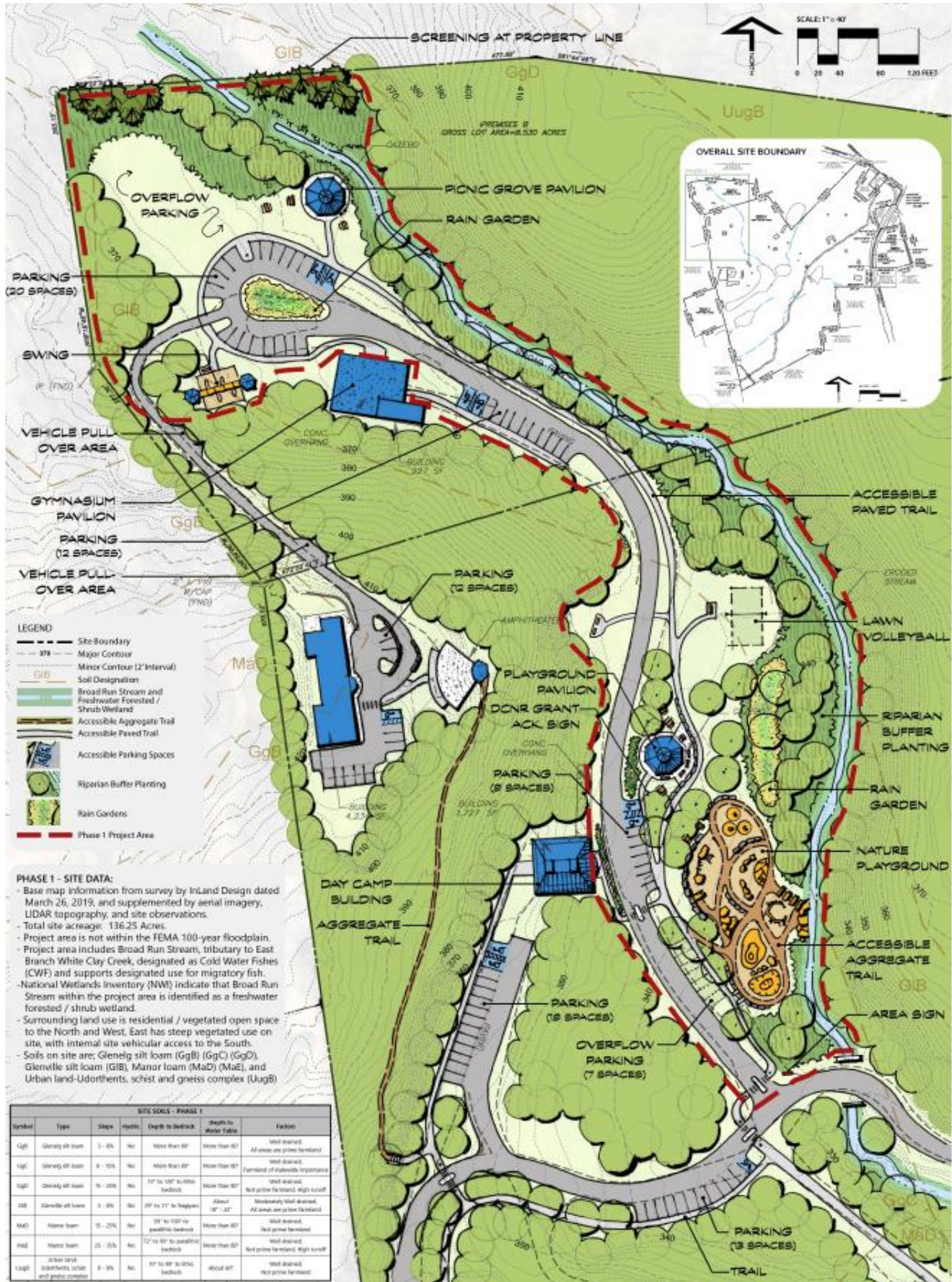
**LANDSCAPES:**

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



**Design Issues:**

2. The sketch plan shows the addition of pavement surfaces for provide parking and trails. The Township should consider using eco-friendly alternatives to the traditional bituminous paving, such as recycled asphalt, porous asphalt or permeable pavers to demonstrate the Township's commitment to the preservation of the site's natural environment.
3. We recommend the internal roadways be designed to promote low speed circulation and provide adequate visibility of pedestrians at intersection, parking bays and on trails that closely parallel the roads.
4. The plan indicates that rain gardens will be utilized for stormwater management and that riparian buffer plantings are proposed along the stream corridor. Information signage is encouraged to be placed at these facilities to describe their benefits and encourage future conservation efforts.



Sketch of proposed Phase I Improvements

Page: 4

Re: Sketch Plan - St. Anthony's in the Hills - Phase I Rehabilitation

# New Garden Township - SD-04-21-16701

5. We also recommend that the Township consider measures that could be used in the overflow parking areas to prevent them from becoming prohibitively muddy after periods of heavy rainfall, such measures could include grass pavers or similar products that stabilize the soil without creating an impervious barrier.
6. The Township should consider creating a "Friends of St. Anthony's Park" group to support the park. We recommend that the Township contact London Grove Township where the highly successful Friends of Goddard Park group participates in programming, vegetation maintenance and park clean ups.
7. We note that the Phase 1 plan is entitled Traditional Picnic Area, however picnic tables only appear to be sited adjacent to the two pavilion structures. We would also recommend the placement of picnic tables within close proximity of any primary or overflow parking areas.
8. The Township should research ways to connect the park to future development on adjoining parcels.
9. The Township should investigate the potential for soil contamination dues to previous uses on or adjacent to this site.
10. The Township should consider what security measures could be utilized to prevent after hours trespassing and/or damage.

We appreciate the opportunity to be a party to the design process prior to engineering and the associated costs which may preclude design revisions. If you have any questions in regard to this review, we will be glad to discuss this project at your convenience. The County Planning Commission staff is also available to meet with the applicant and the Township to discuss this project in further detail.

Sincerely,

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

Glenn Bentley  
Senior Review Planner

cc: YSM Landscape Architects



# 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

May 3, 2021

Kathleen Howley, Manager  
Pennsbury Township  
702 Baltimore Pike  
Chadds Ford, PA 19317

Re: Final Land Development - Kendal Crosslands Communities  
# Pennsbury Township - LD-03-21-16696

Dear Ms. Howley:

A final land development plan entitled "Kendal Crosslands Communities", prepared by RGS Associates, and dated March 26, 2021, was received by this office on April 7, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

**PROJECT SUMMARY:**

Location:	south side of East Street Road, north of Lenape Road
Site Acreage:	159.39
Lots/Units:	18 units
Proposed Land Use:	Apartment
New Parking Spaces:	21
Municipal Land Use Plan Designation:	RI-Residential Institutional
UPI#:	64-2-5, 64-3-2.2

**PROPOSAL:**

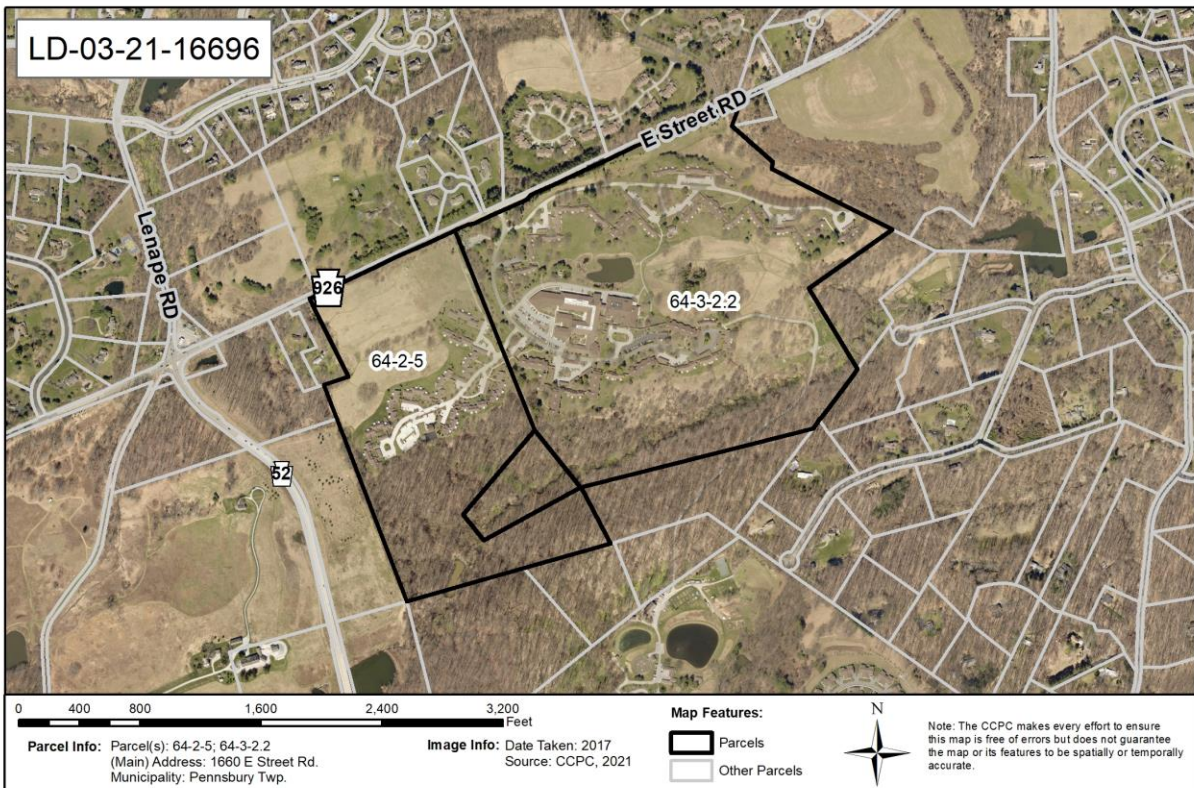
The applicant proposes the addition of 18 residential units, 21 parking spaces, roadway and utility improvements to the existing residential community. The project site, which is served by public water and onsite sewer, is located in the R-5 Residential zoning district.

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

**COUNTY POLICY:**

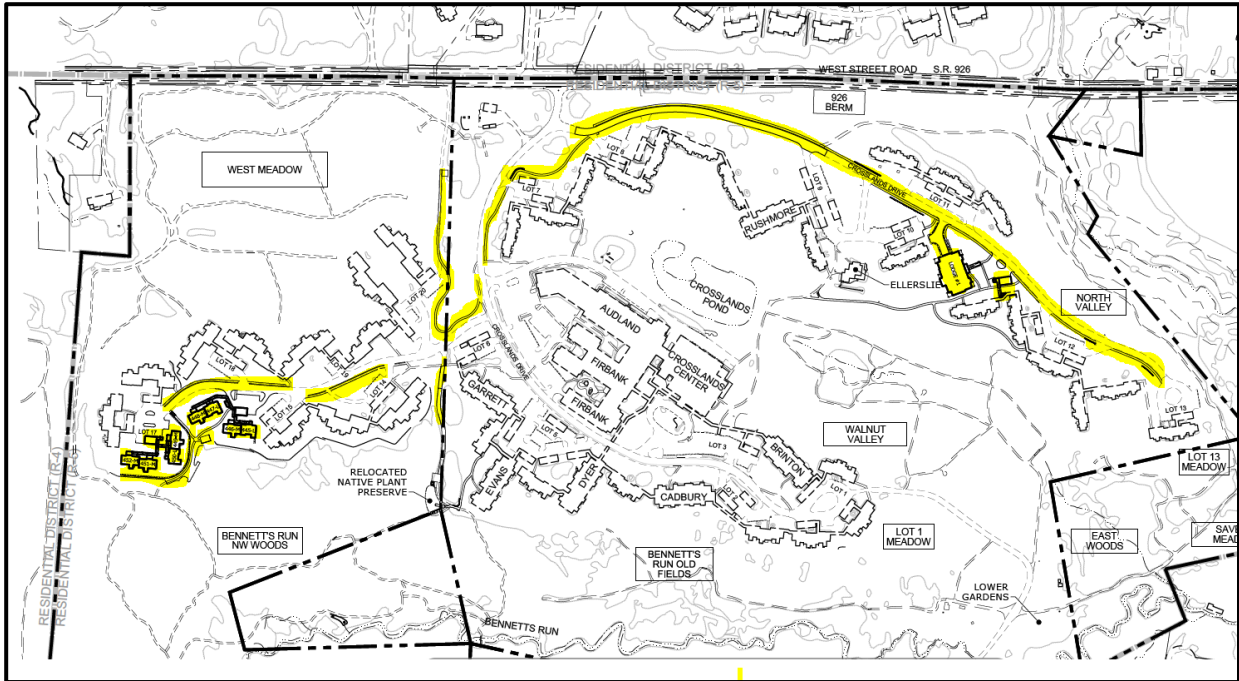
**LANDSCAPES:**

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



**WATERSHEDS:**

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



*Overall Site Plan Improvements highlighted*

PRIMARY ISSUES:

3. We endorse the improvements to the pedestrian circulation network.
4. Local emergency service providers should review the plan to ensure that the existing and proposed roadway improvements, as well as the proposed dwelling units, will be accessible for their equipment.
5. If the applicant envisages the need for access to public transportation, they should contact the Transportation Management Association of Chester County (TMACC) to discuss creation of a transit stop for the SCCOOT bus at their facility. Ideally such a transit stop would be sited on Route 926 adjacent to the main entrance drive to the Crosslands Community.

ADMINISTRATIVE ISSUES:

6. The applicant is requesting four waivers from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
7. The applicant should verify that the proposed construction is coordinated with any proposed improvements to the Bennett's Run watershed.
8. The applicant should contact the office of the Chester County Conservation District (CCCD) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.



Page: 4  
Re: Final Land Development - Kendal Crosslands Communities  
# Pennsbury Township - LD-03-21-16696

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

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Pennsbury 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: Kendal Crosslands Communities, Attn: Seth A. Beaver  
RGS Associates  
Chester County Health Department  
Chester County Conservation District



# THE COUNTY OF CHESTER



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Executive Director

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May 20, 2021

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

Re: Final Land Development - Steelworks  
# Phoenixville Borough - LD-04-21-16717 & SD-04-21-16718

Dear Mr. Boelker:

A final land development and subdivision plan entitled "Steelworks", prepared by Ludgate Engineering Corporation, and dated September 25, 2020 and last revised on March 18, 2021, was received by this office on April 22, 2021. Additional material was forwarded by the Borough on May 12, 2021, which included the Preliminary Architectural Design Plans for the project. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development and subdivision for your consideration.

**PROJECT SUMMARY:**

Location:	North side of Bridge Street, East of Wheatland Street
Site Acreage:	4.97
Lots/Units:	379
Non-Res. Square Footage:	40,600
Proposed Land Use:	Apartment, Retail
New Parking Spaces:	611
Municipal Land Use Plan Designation:	Mixed Use
UPI#:	15-9-89, 15-9-83, 15-9-85, 15-9-88, 15-9-84, 15-9-87, 15-9-86, 15-9-90, 15-9-82

**PROPOSAL:**

The applicant proposes the consolidation of the nine existing parcels on this site and the construction of a multi-story mixed use building with 40,600 square feet of retail space, 375 residential units, and 611 parking spaces. The project site, which will be served by public water and public sewer, is located in the TC-Town Center zoning district.

**RECOMMENDATION:** The County Planning Commission recommends that the issues raised in this letter should be addressed, particularly the floodplain and stormwater management issues discussed in comments 5-7, and all Borough issues should be resolved before action is taken on this subdivision and land development plan.

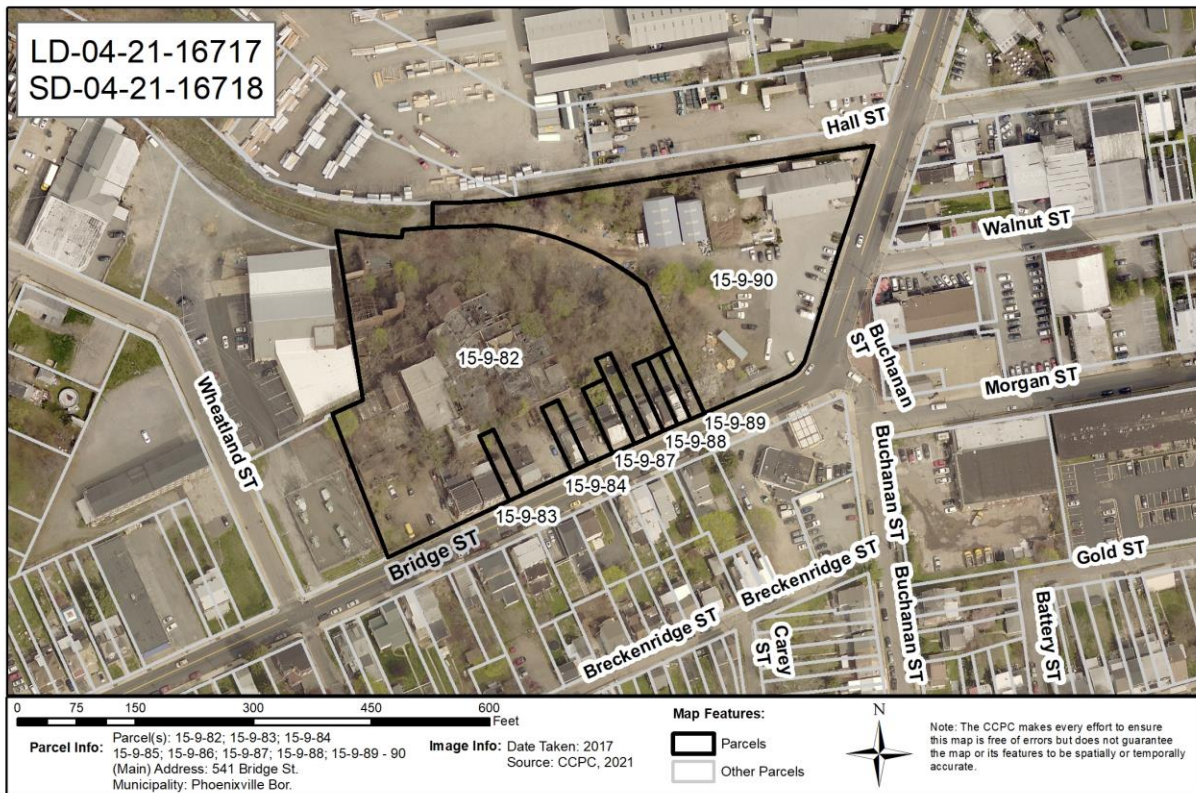
**BACKGROUND:**

1. The Chester County Planning Commission has previously reviewed a preliminary/final land development proposal for this site. That review, CCPC# LD-10-16-14506, dated November 7, 2016, addressed the construction of a 336 unit apartment building with 40,000 square feet of retail space and parking for 740 vehicles.

**COUNTY POLICY:**

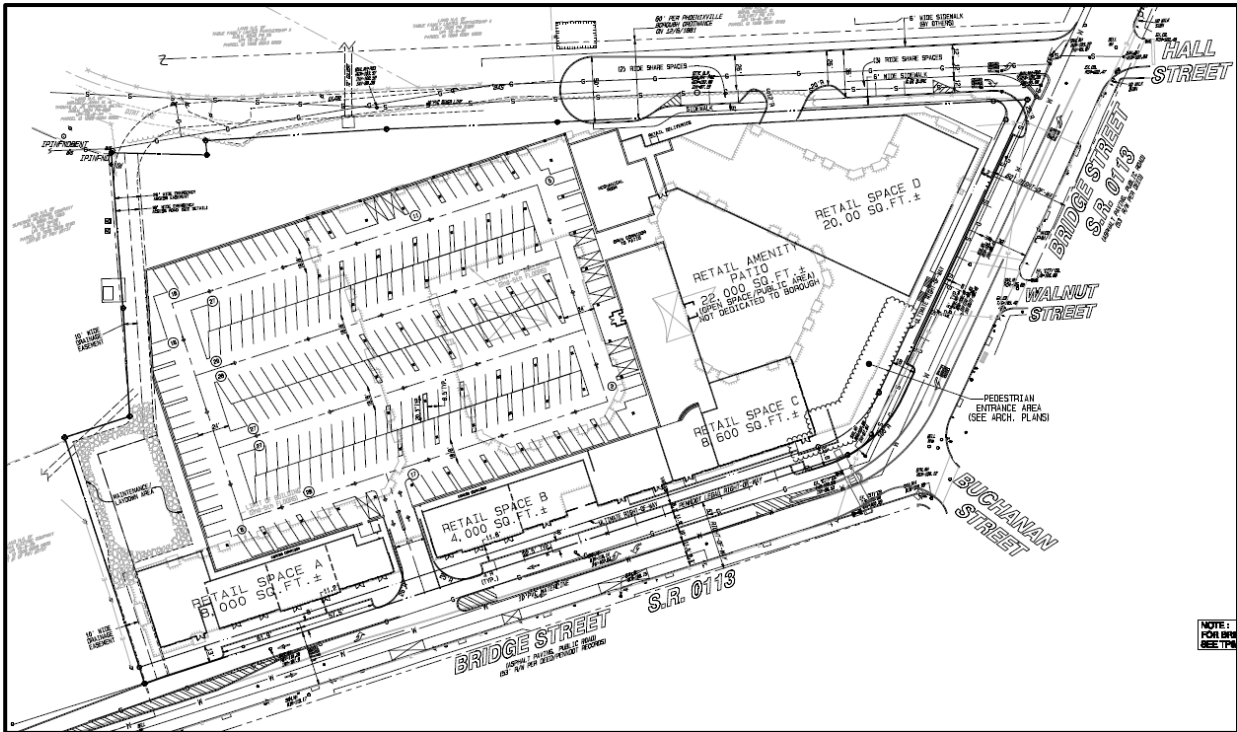
**LANDSCAPES:**

2. The project site is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. The proposed subdivision and mixed use land development is consistent with the objectives of the **Urban Center Landscape**. This site is designated Mixed Use on the Future Land Use map in the 2019 Phoenixville Regional Comprehensive Plan.



**WATERSHEDS:**

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



*Detail of Sheet 3, First Floor Plan*

**PRIMARY ISSUES:**

4. The Borough should verify that the submission meets the minimum ordinance requirements for a final subdivision and land development plan and that the plan information provided is accurate. The plan initially submitted for our review does not include plans for any of the residential floors i.e. floors above the first floor, nor does the plan indicate the total number of floors proposed. We note from the sheet index on sheet 1 of the plan that three sheets are “Reserved” and were not included in the submitted set of plans and two copies of sheet 8, the First Floor Grading plan, were included. The plans do not show elevators or stairs between the Ground and First Floors, or successive residential floors.

As noted in the opening paragraph of this review letter the preliminary architectural design plans were submitted to the CCPC on May 12<sup>th</sup> 2021. However, the Borough’s Director of Planning and Code Enforcement/Zoning Officer indicated that these plans include changes such as deletion of the stand-alone parking garage, a revised number of proposed units and the elimination of a fifth floor. The limited amount of included information, the omissions and incomplete plans make it difficult for those responsible for providing an engineering, design or planning review of the proposed facility.

Page: 4

Re: Final Land Development - Steelworks

# Phoenixville Borough - LD-04-21-16717 & SD-04-21-16718

5. In the General Notes on Sheet 1 of the plans, the applicant notes that this project is a part of a FEMA Conditional Letter of Map Revision (CLOMR). The Existing Conditions plans show the revised 100-year floodplain boundaries; however, these plans indicate that a portion of the proposed development is still located within the FEMA Flood Hazard Zone AE. The Borough should ensure that the proposed development plans comply with the standards set forth in Chapter 8 of the Borough's Municipal Code, including the Elevation and Flood proofing Requirements (Section 8-502) and the Design and Construction Standards (Section 8-503).
6. The Utility Plan and the Post Construction Stormwater Management Plan show that the elevation of the stormwater BMPs and their outlets are several feet below the defined Base Flood Elevation. The Utility Plan notes that all catch basins within the site parking area will be fitted with backflow preventers. The Utility Plan also indicates that the planned stormwater system will drain into an existing storm sewer system at the rear of the lot.
  - a. It is unclear from the information available for our review if this culvert outlets into French Creek or the adjacent floodplain, or if it is equipped with a method of preventing backflow. If the existing storm sewer infrastructure is not equipped with appropriate measures to prevent backflow, the applicant should incorporate a method of backflow prevention on the collector pipes that outlet to the existing storm sewer system for both the planned Underground MRC Bed and the planned Dry Extended Detention Basin.
  - b. The applicant should also consider the impact that inundation of the adjacent floodplain could have on the functioning of the planned stormwater management system. For example, floodwaters may temporarily prevent or limit discharge from the stormwater management system. The applicant should determine if additional storage volume is needed to mitigate this potential impact.
7. The plans indicate that Jellyfish Filters will be installed at the outlets to the planned Underground MRC and Dry Extended Detention Basin. The County supports the use of innovative stormwater quality treatment technologies. To ensure that these features continue to function as designed, the applicant should include information on the proper inspection, operation, and maintenance of these systems in the Operation and Maintenance Plans.
8. The western half of the site, which includes the buildings on the north side of Bridge Street, appears to be located within the Phoenixville National Register Historic District. If this is the case, the Borough should forward these plans to the Borough HARB for its review of the proposed activity. The Borough should not act on the plan submission until the proposal is reviewed and recommended for a certificate of appropriateness by the Borough's Historical and Architectural Review Board (HARB). The Borough should verify that any conditions of approval granted by the HARB are incorporated into the final plan.
9. The physical dimensions of the proposed structure will create a building with a mass that will dominate the surrounding neighborhood, particularly the houses on the south side of Bridge Street. One way of offsetting this perception is to step back the front façade of the building after three stories. The applicant and the Borough should discuss this design option.
10. While we acknowledge the waiver request as noted in comment #18, we suggest that the applicant and the Borough discuss the need for a wider sidewalk along the Bridge Street frontage of the building. While we strongly support the incorporation of street trees in appropriately sized tree wells into the design, they reduce the functional width of the sidewalk for pedestrians. Wider

sidewalks would help reduce the perception of mass of the building as discussed above and also create room for street furniture and/or outdoor café/restaurant seating. One way to accommodate a wider sidewalk and street trees would be to eliminate the on-street parking on Bridge Street. Plans for street improvements were not part of this submission. Any solution to the sidewalk width issue should include consideration of sight distances for vehicles entering and exiting the parking garage and the safety of pedestrians at the parking garage entrance.

11. Sheet 2 of the plan shows the Ground Floor Plan of the building which is proposed to accommodate 370 parking spaces for the residents. This parking level has a single access point onto the extension of Hall Street, which is designed as a cul-de-sac. We recommend that a second vehicular access to the Ground Floor garage be added to the plan. This could take the form of a second access to an extension of Hall Street ideally linking to Wheatland Street (or beyond). Alternately an internal ramp to the First Floor Parking level could be constructed that would permit vehicles to exit onto Bridge Street. We acknowledge that an 18 foot wide emergency access road is shown along the western property line of the site, which would require drivers to make a sharp left turn at the Hall Street access and follow the emergency road across a stormwater facility to an access point that crosses the sidewalk to Bridge Street. This route would require a curb cut on the Hall Street cul-de-sac bulb and the route could be compromised by delivery trucks parked in this vicinity.
12. The applicant and the Borough should consider measures that could be incorporated into the parking lot design for the ground and first floor parking areas that would help to protect pedestrians walking to and from their vehicles. Appropriate lighting levels that maximize pedestrian visibility should be the first measure. Protected pedestrian paths with pavement striping and signage should also be considered.
13. Sheet 3 of the plan appears to indicate that the western half of the First Floor Parking area will not be covered by the successive residential floors of the building as indicated by the cessation of column rows extending to the western limit of the lower floor. This area of the parking lot could be illuminated by pole-mounted lighting fixtures that are not shown on the plan. These fixtures should be designed to be full-cut-off fixtures to avoid glare and light-trespass on adjoining properties and for third floor residents of the facility. Alternately, this area could be lighted with wall packs on the building or parapet walls and/or in bollards.
14. The Borough and the applicant should discuss the installation of electric vehicle charging stations sited in the parking lots.
15. The BMP details on sheet 11 of the plan should be reviewed, we note that the detail of Outlet Structure #1 shows different inlet/outlet elevations as 97.0.

ADMINISTRATIVE ISSUES:

16. On sheet 2 of the plan there is a symbol listed in the Legend that indicates Existing Buildings, it appears that this symbol on the Ground Floor Plan actually indicates the proposed building. This should be corrected prior to the Borough taking action on the plan.
17. The applicant should demonstrate that the site meets all federal, state and local standards related to soil contamination and/or remediation.
18. The applicant is requesting three waivers from the provisions of the Borough Subdivision and Land Development Ordinance. Waiver requests should only be granted following the

Page: 6  
Re: Final Land Development - Steelworks  
# Phoenixville Borough - LD-04-21-16717 & SD-04-21-16718

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.

19. The Borough and the applicant should discuss what uses would be appropriate for the 22,000 square foot "Retail Amenity Area". Sheet 3 of the plan delineates the pedestrian entrance to this area from Bridge Street with a symbol that is commonly used to show hedgerows or vegetated areas. This symbol should be revised or designated in the legend.
20. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Glenn Bentley  
Senior Review Planner

cc: Steelworks Acquisition, LP  
Ludgate Engineering Corporation  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Mark E. Cassel, AICP, Director of Service Planning, SEPTA  
Chester County Conservation District  
Chester County Water Resources Authority Attn: Cory Trego



# THE COUNTY OF CHESTER



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

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

May 12, 2021

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

Re: Eagleview Town Center II  
# Uwchlan Township – SD-04-21-16707, LD-04-21-16697

Dear Ms. Giordano:

A subdivision and land development plan entitled "Eagleview Town Center II", prepared by Chester Valley Engineers, Inc. and dated April 1, 2021, was received by this office on April 13, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502(b) 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:	West of Pottstown Pike (State Route 100), north side of West Township Line Road (a private road)
Site Acreage:	41.575 acres
Lots/Units:	4 lots; 10 buildings and a pool/clubhouse
Proposed Land Use:	Apartments
New Parking Spaces:	424 spaces, including 105 reserved spaces
Municipal Land Use Plan Designation:	Commercial/Industrial (Proposed 2020 Comprehensive Plan Update)
UPI#:	33-1-40, 33-1-41, 33-1-42, 33-4-12.6

**PROPOSAL:**

The applicant proposes the construction of 10 structures containing 154 apartments, a pool and 424 spaces, including 105 reserved spaces. The submission also includes a subdivision plan which would merge UPI # 33-1-41 and UPI # 33-1-42. We have no comments on the subdivision plan.

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, and the proposed plan was authorized by a conditional use as noted on Sheet 1 of the plan, which lists the (undated) Conclusions of Law, Decision and Conditions of the approval.



**BACKGROUND:**

The Chester County Planning Commission previously reviewed a sketch plan proposal for this project, and our comments were forwarded to the Township in a letter dated October 7, 2020 (refer to CCPC # SD-09-20-16479, LD-09-20-16480). The previous submission included 358 apartments and the Act 247 form that was submitted with that land development indicated that 40,470 square feet of office area was proposed. The current submission proposes fewer apartments and no office component. The current submission also revises the layout of the apartment buildings and the pool/clubhouse areas.

**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**.

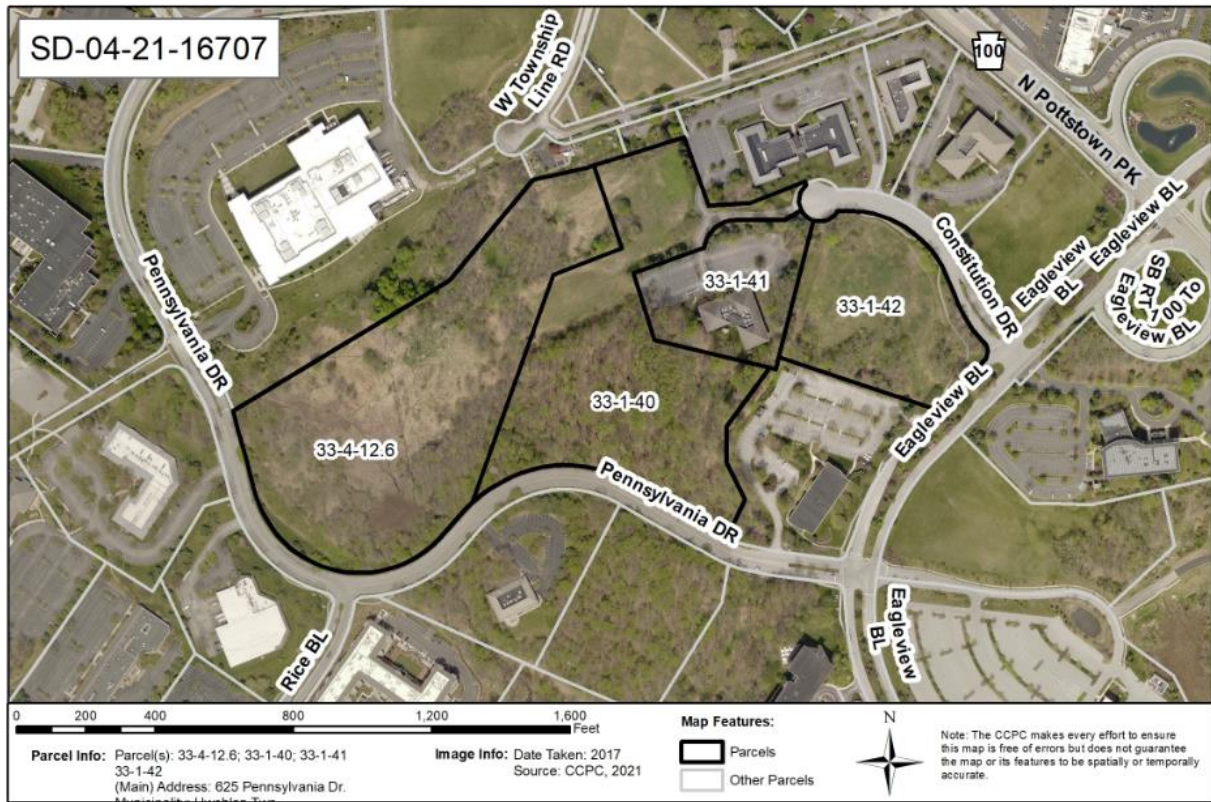
**WATERSHEDS:**

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](http://www.chesco.org/water).

**PRIMARY ISSUES:**

3. Conditional Use Decision item 5.o. on the plan indicates that the project will be constructed to meet LEED v4 Silver standards, with the exception of the 30-unit residential structure which will be constructed to another energy efficiency standard. We commend the applicant for striving to meet high levels of energy efficiency.



4. We recommend that the applicant and the Township work to create a unified architectural and landscape design theme. This should include compatible building finishes and window designs, as well as street furniture and other landscape elements. In addition, the apartment buildings should have modulated facades, articulated rooflines, and varied building masses (stepbacks or stepdowns) to reduce the visual impact of these buildings.
5. We suggest that any proposed above-ground stormwater management features be designed in a naturalistic manner and permit passive pedestrian access, because such features can serve as important site amenities. We suggest that the applicant and the Township work to provide appropriate active and passive recreational spaces and amenities that are easily-accessible from all the buildings.
6. 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 protection 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](http://www.chesco.org/documentcenter/view/27029).



*Detail of Eagleview Town Center II  
Subdivision and Land Development Plan*

7. 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 additional parking spaces 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.
8. 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.
9. 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](http://www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm).

Page: 5  
Re: Eagleview Town Center II  
# Uwchlan Township – SD-04-21-16707, LD-04-21-16697

10. We recommend that the Township Engineer review and comment on the traffic study for this project.
11. Conditional Use Decision item 5.1. indicates that the applicant will provide a SEPTA stop at the project. We commend the applicant for this proposed public transit facility. The primary objective of the County Planning Commission's Chester County Public Transportation Plan (2014) is to provide an affordable, reliable, and accessible public transportation network to offer mobility, encourage favorable land use patterns, sustain the environment, and alleviate congestion within designated growth areas. The Plan is available online at:  
<http://www.chescoplanning.org/Transportation/PTP.cfm>.
12. 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.
13. 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>.
14. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
15. The Township Engineer should comment on whether the bulb on Constitution Drive should be removed.

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  
Mark E. Cassel, AICP, Director of Service Planning, SEPTA



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O’Leary, AICP  
Executive Director

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

May 20, 2021

Pamela J. Henrichon, Administrative Assistant  
West Bradford Township  
1385 Campus Drive  
Downingtown, PA 19335

Re: Preliminary Subdivision and Land Development Plan - W. Strasburg Road Development  
# West Bradford Township - SD-04-21-16706

Dear Ms. Henrichon:

A preliminary subdivision and land development plan entitled "W. Strasburg Road Development", prepared by DL Howell and Associates, dated August 16, 2020, and last revised on April 6, 2021, was received by this office on April 20, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

**PROJECT SUMMARY:**

Location:	South side of West Strasburg Road (State Route 3062), west side of Shagbark Drive
Site Acreage:	19.99 acres
Lots:	33 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Continuing Care/Mixed Use
UPI#:	50-8-9.4

**PROPOSAL:**

The applicant proposes the creation of 33 lots. The site, which will be served by public water and public sewer facilities, is located in the West Bradford Township I/M Institutional Mixed Use zoning district. The subdivision and land development plan is proposed pursuant to a court decree dated February 10, 2020. The West Bradford Township website includes a description of a Board of Supervisors “special public meeting” of October 22, 2019, to consider a settlement agreement with Embreeville Redevelopment L.P. regarding this site. The description included a reference to multifamily development, but the current submission appears to include single-family detached dwellings.

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



**WATERSHEDS:**

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

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

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



***Detail of W. Strasburg Road Development  
Preliminary Subdivision and Land Development Plan***

**PRIMARY ISSUES:**

3. This site offers the potential for significant improvements that can result in site amenities and increase its attractiveness by creating a central open space, improving circulation and increasing pedestrian activity. The sketch below shows how some of these concepts can be achieved:



**FOR ILLUSTRATIVE PURPOSES ONLY**

Base drawing from "Overall Subdivision Plan", Sheet C01.1, DL Howell, 4/6/2021

The intent of the above illustration is to take the opportunities to:

- a. Replace the cul-de-sac at the north end of Road B to create a second entrance to the development and improve vehicle access and pedestrian circulation. (The two cul-de-sac areas at Road B constitute substantial paved areas, and we suggest that one cul-de-sac can be avoided if the design would use a U-shaped road with two connections onto Shagbark Road.)



Page: 5

Re: Preliminary Subdivision and Land Development Plan - W. Strasburg Road Development  
# West Bradford Township - SD-04-21-16706

- b. Create a small central open space that could be connected to the larger open space surrounding the development via additional pedestrian access easements. The central open space could have a small playground and/or be as part of the site's trail system.
4. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at [www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm), classifies West Strasburg Road (State Route 3062) as a major collector. The Handbook (page 183) recommends an 80 foot-wide right-of-way for major collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of West Strasburg Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
5. The rear yards of Lots 11, 12 and 13 abut West Strasburg Road. We suggest that the applicant provide larger rear yards for these yards, to improve privacy and the usability of these yards, and provide more landscaping in this area. We also recommend that the houses along the two cul-de-sac roadways (Road B) be provided with varying setbacks to relieve the regimented appearance of these roads.
6. The applicant should elaborate on how the open space will be preserved and protected, and we recommend that it be permanently preserved from future development.
7. We suggest that the basin at the southeast part of the site could represent an important site amenity and passive recreational feature if it was designed in a more naturalistic manner, and was provided with walkways.
8. The applicant should elaborate on how the "10-foot wide pedestrian access easement" at the northwestern portion of the site will be designed, and how it will connect with any other pathways.
9. 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.
10. The plan indicates that a Homeowners' Association will be responsible for the proposed common areas. 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.

ADMINISTRATIVE ISSUES:

11. 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

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Re: Preliminary Subdivision and Land Development Plan - W. Strasburg Road Development  
# West Bradford Township - SD-04-21-16706

Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.

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.

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,

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: DL Howell and Associates  
Society for the Prevention of Cruelty to Animals of Chester County  
Embreeville Redevelopment, LP  
Chester County Conservation District



# 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

May 27, 2021

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

Re: Preliminary Land Development - East Nields Industrial Center  
# West Chester Borough – LD-04-21-16702

Dear Mr. Gore:

A Preliminary Land Development Plan entitled "East Nields Industrial Center", prepared by D.L. Howell & Associates, Inc., and dated April 1, 2021, was received by this office on April 29, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Land Development for your consideration.

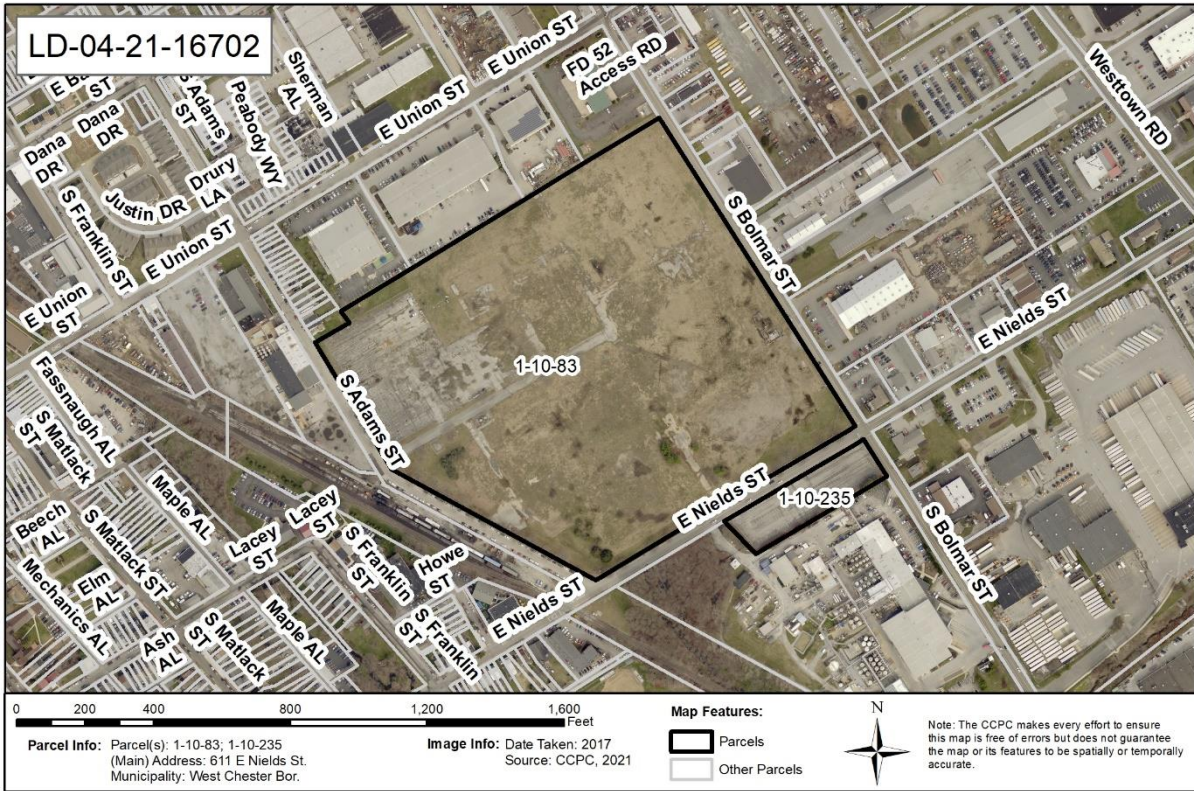
**PROJECT SUMMARY:**

Location:	west side of South Bolmar Street, south of East Union Street
Site Acreage:	27.10
Lots/Units:	1 Lot (comprised of two existing parcels)
Non-Res. Square Footage:	142,746
Proposed Land Use:	Industrial warehouse (retail distribution center)
New Parking Spaces:	1,061
Municipal Land Use Plan Designation:	Light Commercial/Medium Density Residential; Business Park; and Limited Industrial
UPI#:	1-10-235, 1-10-83

**PROPOSAL:**

The applicant proposes the construction of a 142,746 square foot retail distribution center. The site plan indicates that 331 associate and 730 van parking spaces will be provided, along with 72 van loading spaces and 72 van staging spaces. The project site, which will be served by public water and public sewer, is located in the ID Industrial zoning district. The project site adjoins West Goshen Township to the east.

**RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, particularly the access and circulation issues discussed in comments #3 through #8, and all Borough issues should be resolved before action is taken on this land development plan.**



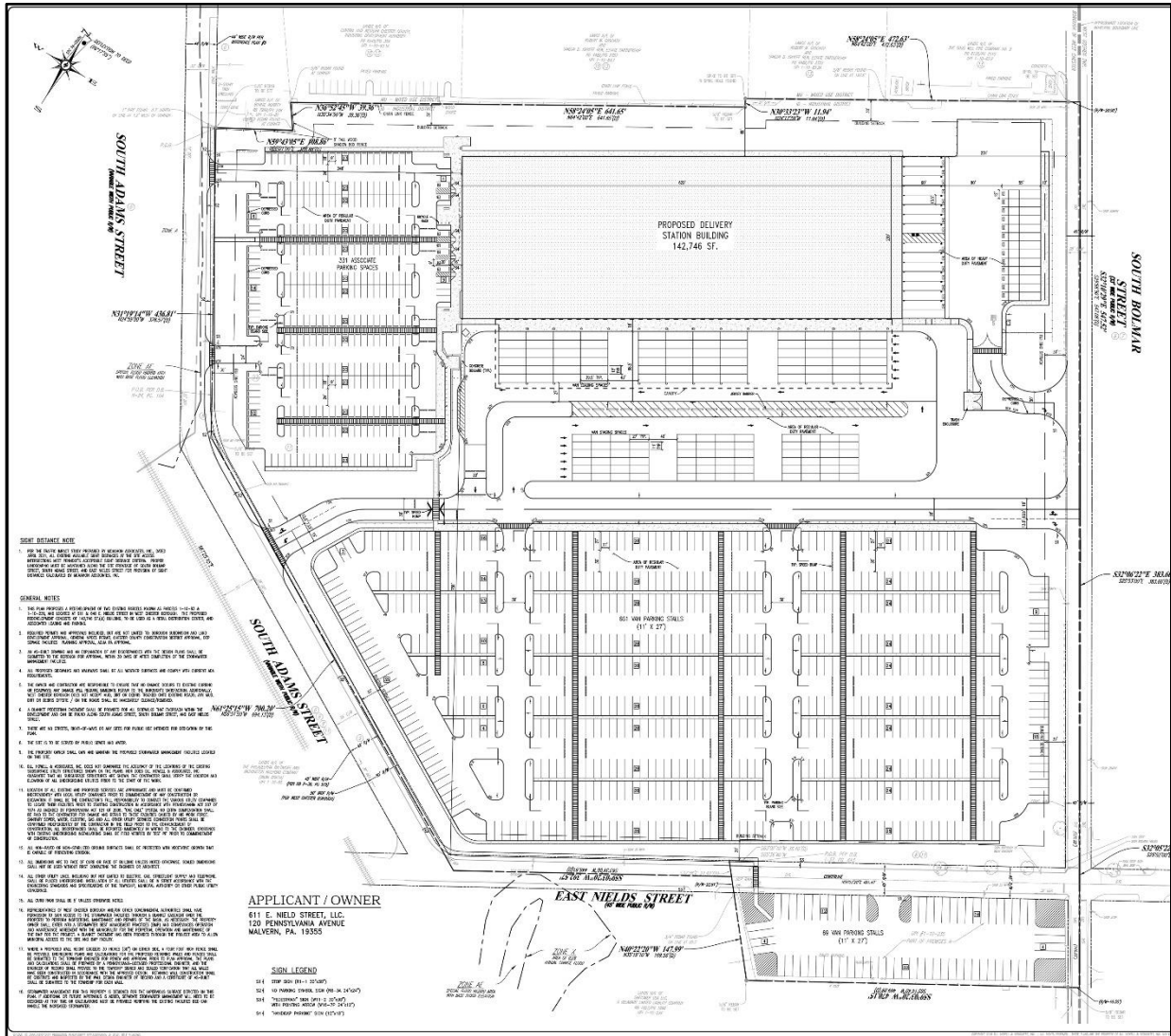
**COUNTY POLICY:**

**LANDSCAPES:**

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

**WATERSHEDS:**

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



Site Plan Detail, Sheet 2: Preliminary Land Development - East Nields Industrial Center

**PRIMARY ISSUES:**

**Access and Circulation:**

3. A Transportation Impact Study, prepared by McMahon Associates, Inc., dated April 2021, was included with the plan submission. The Transportation Impact Study recommends the following off-site traffic improvements: provide signal retiming at the Westtown Road/East Nields Street/Private Access (County of Chester Government Services Center) intersection where necessary to mitigate approach queues; and restrict on-street parking along the east side of South Adams Street in order to achieve adequate sight distance for the proposed driveways. The municipal engineers for West Chester Borough and West Goshen Township, along with PennDOT, should review the findings in the Transportation Impact Study.
4. Regarding the off-site improvements noted in the transportation impact study, it does not appear that signal retiming alone will be enough to address the increased volume of left turns onto East Nields Street from northbound Westtown Road, given the added traffic volume this development would generate. The most direct access to the site from Route 202 would be from the Westtown Road exit.

From Westtown Road, there are two roadways connecting Westtown Road to South Bolmar Street: Autopark Boulevard, and East Niels Street. The Autopark Boulevard intersection is un-signalized but has a northbound center left turn lane with greater turning radii that would be the better option for larger trucks. A. Duie Pyle (trucking company) uses this intersection to access their site along South Bolmar Street. The East Niels Street intersection is signalized and there is no such center left turn lane for northbound traffic, however it appears there is ample space to provide one. In addition to signal retiming at the East Niels Street/Westtown Road intersection, a northbound center left turn lane should be considered for evaluation along with the addition of a left turn arrow for the signal.

5. We acknowledge that sidewalks and crosswalks are provided along South Adams Street and the north side of East Niels Street, and we also acknowledge that a crosswalk area is provided on East Niels Street to the proposed parking facilities on the south side of East Niels Street. However, sidewalks are not provided along South Bolmar Street. We recommend that sidewalks and crosswalk areas be provided for the entire site, particularly along South Bolmar Street to the adjoining parcel to the north. Sidewalks are an essential design element in the **Urban Center Landscape**.
6. While we acknowledge the site plan indicates that a bicycle rack will be provided on the western end of the building, the applicant should clearly identify how many bicycle parking spaces will be provided. The County Planning Commission's Multimodal Circulation Handbook (2016 Update) recommends that 10 bicycle parking spaces be provided for every 50,000 square feet of gross floor areas for institutional, commercial or industrial development. Additionally, bicycle racks should be located under a shelter or building overhang to provide shelter from the elements. Additional information on this topic is available online at: [www.chesco.org/documentcenter/view/27029](http://www.chesco.org/documentcenter/view/27029).
7. The applicant and the Borough, in consultation with West Goshen Township, should ensure that this proposal is consistent with the recommendations for bicycle improvements set forth in the Central Chester County Bicycle and Pedestrian Circulation Plan. The Plan (page 64) recommends that a shared roadway for motor vehicles and bicycles be provided along South Adams Street and South Bolmar Street. The Bicycle and Pedestrian Circulation Plan is available online at: [www.chesco.org/DocumentCenter/View/12219](http://www.chesco.org/DocumentCenter/View/12219).
8. We recommend that the applicant consider providing electric vehicle (EV) charging stations. The stations can be located nearest the building to reduce costs for extending electrical lines, or they can be located at light poles. The provision of charging stations for electric vehicles can help increase the marketability of the facility, and some facilities have offered charging stations near building entrances as site amenities. Charging stations can also encourage the wider acceptance of electric vehicles. Additional information on this subject is provided in the County Planning Commission's Electric Vehicles eTool, which is available online at: <https://www.chescoplanning.org/MuniCorner/eTools/19-ev.cfm>.

Official Map:

9. Prior to taking action on this land development proposal, the Borough should consider any issues pertaining to the Official Map designation of this site consistent with the provisions of Section 406 of the Pennsylvania Municipalities Planning Code. We note that the Borough's current Official Map, dated May 31, 2017, identifies UPI# 1-10-235 and the southeast corner of UPI# 1-10-83 as "Proposed Borough Land."

Design Issues:

10. Regarding the proposed site plan layout, specifically parking area 2 on the southern portion of the lot, we suggest re-orienting the parking bays to be perpendicular to the south face of the building, similar to how parking area 1 to the west is oriented to the main building. This will remove a majority of the pedestrian/vehicular conflicts created by the walkways running perpendicular to the parking bays as currently shown on the plans, and should allow for the walkways and light fixtures to be placed between the parking bays, again similar to parking area 1.
11. The Landscape Plan (Sheets 15 through 17) does not indicate that any landscaping will be provided for the proposed parking area on the south side of East Nields Street. We recommend that landscaping be provided for this parking area.
12. It appears that there are a number of existing trees on the southwest corner of the site. We suggest that the applicant and Borough consider preserving as many of these trees as possible. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth.
13. The Borough should verify that the design of the proposed outdoor lighting plan (Sheet 19) conforms to Borough ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.
14. The applicant should identify if any security fencing will be provided for this site. If so, the applicant should provide the design details for the security fencing. We discourage the use of chain link fencing along the right-of-way; a wrought-iron fence is more respectful of the surroundings.

Stormwater Management:

15. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality. We acknowledge that the Stormwater Management Report (prepared by D.L. Howell & Associates, Inc., and dated April 1, 2021) indicates that the permanent best management practices (BMP's) proposed for the developed site are: Managed Release Concept (MRC) System – Subsurface Constructed Filter; Rain Garden; and Water Quality Inlets.
16. The Partial Modification Requests to Subdivision and Land Development Ordinance table on Sheet 1 indicates that the applicant is requesting three waivers from the provisions of the Borough Subdivision and Land Development Ordinance (SLDO). Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

We note that the requested waivers include a request for partial modifications to the spacing requirements for landscape islands in parking areas included in Section 97-33.D(4)(b)[4] of the Borough's SLDO, along with a request for partial modifications to the requirements for dividing parking areas included in Section 97-28.B(1)(a)[9] that specify parking areas which include more than 200 spaces should be divided into areas of no more than 100 vehicles. If the Borough approves these requests, the applicant should consider the implementing one or more of the following recommendations to reduce the volume of stormwater runoff generated on this site (these practices should only be considered in areas where infiltration will not result in increased groundwater contamination):

- A. Utilizing permeable or porous paving materials in suitable locations, such as the planned sidewalks or certain parking spaces to increase infiltration and decrease runoff volumes.
  - B. Installing a green roof on at least a small section of the planned building. Green roofs reduce the volume of stormwater runoff while also providing an aesthetic outdoor educational resource and reducing heating and cooling costs. Additional information on this subject is provided in the County Planning Commission's Green Roofs eTool, which is available online at: <https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>.
  - C. Incorporating curb cuts into the planned islands to support additional infiltration and evapotranspiration.
  - D. Enlarging the planned islands and incorporating additional large canopy trees into the planting plan to increase canopy cover and promote foliar interception and increased evapotranspiration.
  - E. Installing additional raingardens or concrete planters adjacent to planned parking areas to reduce the volume of runoff directed to the subsurface Managed Release Concept (MRC) system and to promote evapotranspiration.
17. The plan indicates that areas of the property contain various volatile and semi-volatile organics, poly aromatic hydrocarbons, and metals in concentrations that exceed Pennsylvania Department of Environmental Protection's Non-residential Statewide Health Standards.
- A. The Soil Contamination Plan on Sheet 11 shows four areas of groundwater contamination, and the Existing Features-Demo Plan on Sheet 3 shows that the site contains several monitoring wells in these areas. It is unclear from the information available for our review if any of these well will remain, or if all will be removed during the construction process. The applicant should clarify if ongoing groundwater monitoring is needed at the site to assess post-construction impacts on water quality. If monitoring wells are to be removed during construction, the applicant should ensure that they are removed in accordance with Chester County Health Department's standards.
  - B. Note 7 under the Contaminated Site Information on Sheet 6 and Sheet 9 states that stormwater discharge will be visually monitored to confirm suspended sediments are not being transported off of the site at unacceptable levels. Runoff from this site will flow into the headwaters of Chester Creek, which is a source of public water supply for residents in Delaware County. Given the prevalence of contaminated soils, runoff leaving the site should be minimized to the greatest practicable using on-site detention and evaporation basins.
18. The Long Term Operation and Maintenance Schedule on Sheet 6 and the Stormwater Quality Structure Operation and Maintenance (O&M) specifications on Sheet 7 contain maintenance and inspection information that is necessary for the stormwater management systems continue to function as designed for its intended lifespan. The applicant should ensure that the O&M responsibilities that are included in this plan are clearly communicated to the future owner and should provide the future owner with both digital and paper copies of the relevant O&M information.
19. The plan notes that the parking area on UPI# 1-10-235 will be repaved, though no disturbance is noted. While the applicant is not required to manage the stormwater on this lot because of the existing level of impervious cover and the lack of disturbance to this feature, we encourage the applicant to consider implementing simple practices, such as an infiltration trench or bioswale, to capture and infiltrate a portion of the runoff from this parcel. Implementing stormwater management practices on areas of existing impervious cover is an effective method of alleviating existing stormwater and flooding challenges. Stormwater management practices implemented on



Page: 7  
Re: Preliminary Land Development - East Nields Industrial Center  
# West Chester Borough – LD-04-21-16702

this lot could also be eligible for inclusion into the Borough's Municipal Separate Storm Sewer (MS4) Pollution Reduction Plan.

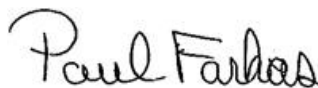
20. Monitoring efforts conducted by the United States Geological Survey (USGS) show that Chester Creek routinely contains some of the highest chloride concentrations of any stream in Chester County. Given the development of new roadways, parking spaces, and sidewalk areas, the applicant should consider establishing a de-icing plan and material storage area that minimizes the volume of de-icing chemicals and pollutants that will directly infiltrate to the groundwater or runoff to streams. Monitoring results throughout Chester County show rapid increases in baseline chloride concentrations, and pronounced spikes in chloride levels are often observed after winter precipitation events. Reducing chloride runoff from all pavement sources as well as roads is increasingly needed to minimize impacts to water resources.

ADMINISTRATIVE ISSUES:

21. The Borough should ensure that this proposal provides for in-building coverage for public safety and emergency service radio communications. The applicant should contact the Chester County Department of Emergency Services Technical Division at 610-344-5000 for additional information on this issue.
22. 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.
23. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas  
Senior Review Planner

cc: 611 E. Nield Street, LLC  
D.L. Howell & Associates, Inc.  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Chester County Conservation District  
Chester County Water Resources Authority  
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  
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West Chester, PA 19380-0990  
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May 20, 2021

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

Re: Preliminary/Final Subdivision - Thomas Morton and Lisa DiProspero  
# West Chester Borough – SD-04-21-16703

Dear Mr. Gore:

A Preliminary/Final Subdivision Plan entitled "Thomas Morton and Lisa DiProspero", prepared by D.L. Howell and Associates, Inc., and dated March 3, 2021, was received by this office on April 23, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

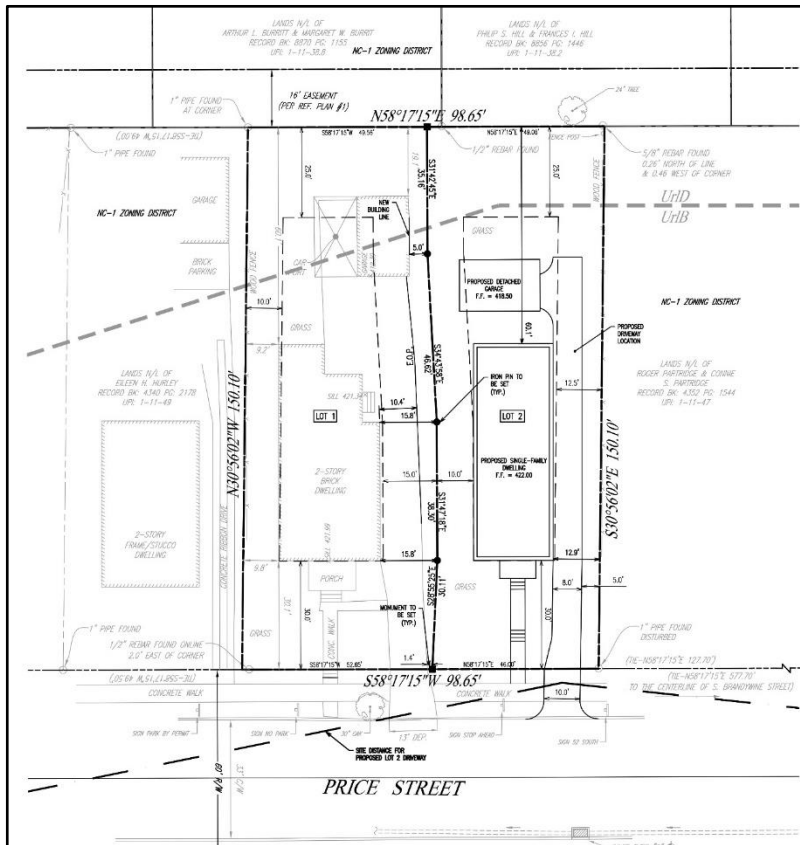
**PROJECT SUMMARY:**

Location: north side of Price Street, east of South Bradford Avenue  
Site Acreage: 0.34  
Lots/Units: 2 Lots  
Non-Res. Square Footage: 0  
Proposed Land Use: Single Family Residential  
Municipal Land Use Plan Designation: Low Density Neighborhood Conservation  
UPI#: 1-11-48

**PROPOSAL:**

The applicant proposes the creation of 2 single family residential lots. The existing residence will remain on Lot 1. The project site, which will be served by public water and public sewer, is located in the NC-1 Neighborhood Conservation (Block Class C) 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**.

**WATERSHEDS:**

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

**PRIMARY ISSUES:**

3. Map 2: Historic Resources Inventory in the Borough's 2011 Historic Preservation Plan indicates that this parcel, along with the adjoining parcels to the east and to the west along the north side of Price Street, contain historic resources contributing to the 2005 West Chester Borough National Register Historic District Boundary increase. The applicant and Borough should ensure that the design of the proposed residence respects the design, materials and massing of the neighboring historic resources. "Appreciate" Objective A of [Landscapes3](#), the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character.

**ADMINISTRATIVE ISSUES:**

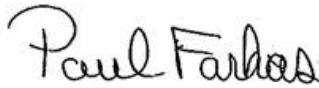
4. The Variances Requested Table on Sheet 1 indicates that the applicant has requested variances from the minimum lot width, minimum aggregate side yard, and accessory use structures in side or rear yard standards. The Borough should not grant final plan approval prior to the Zoning Hearing Board granting any variance requests. The final plan should accurately note the Zoning Hearing Board's decision, including any conditions of approval issued by the Board.
5. Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
6. The site plan indicates that the individual property owner will be responsible for the ownership and maintenance of all stormwater management facilities on their lot. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill the operation and maintenance requirements for these facilities.

Page: 4  
Re: Preliminary/Final Subdivision - Thomas Morton and Lisa DiProspero  
# West Chester Borough – SD-04-21-16703

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 and the Assessment Office.

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

Sincerely,

A handwritten signature in cursive script that reads "Paul Farkas".

Paul Farkas  
Senior Review Planner

cc: Tom Morton and Lisa DiProspero  
MacElree Harvey, Ltd. (Attn. Brian Nagle)  
D.L. Howell and Associates, Inc.



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O’Leary, AICP  
Executive Director

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

May 12, 2021

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

Re: Preliminary Land Development – Lands of Schramm, Inc.  
# West Goshen Township – LD-04-21-16699

Dear Mr. LaLonde:

A Preliminary Land Development Plan entitled "Lands of Schramm, Inc.", prepared by Edward B. Walsh and Associates, Inc. and dated February 10, 2020, was received by this office on April 12, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

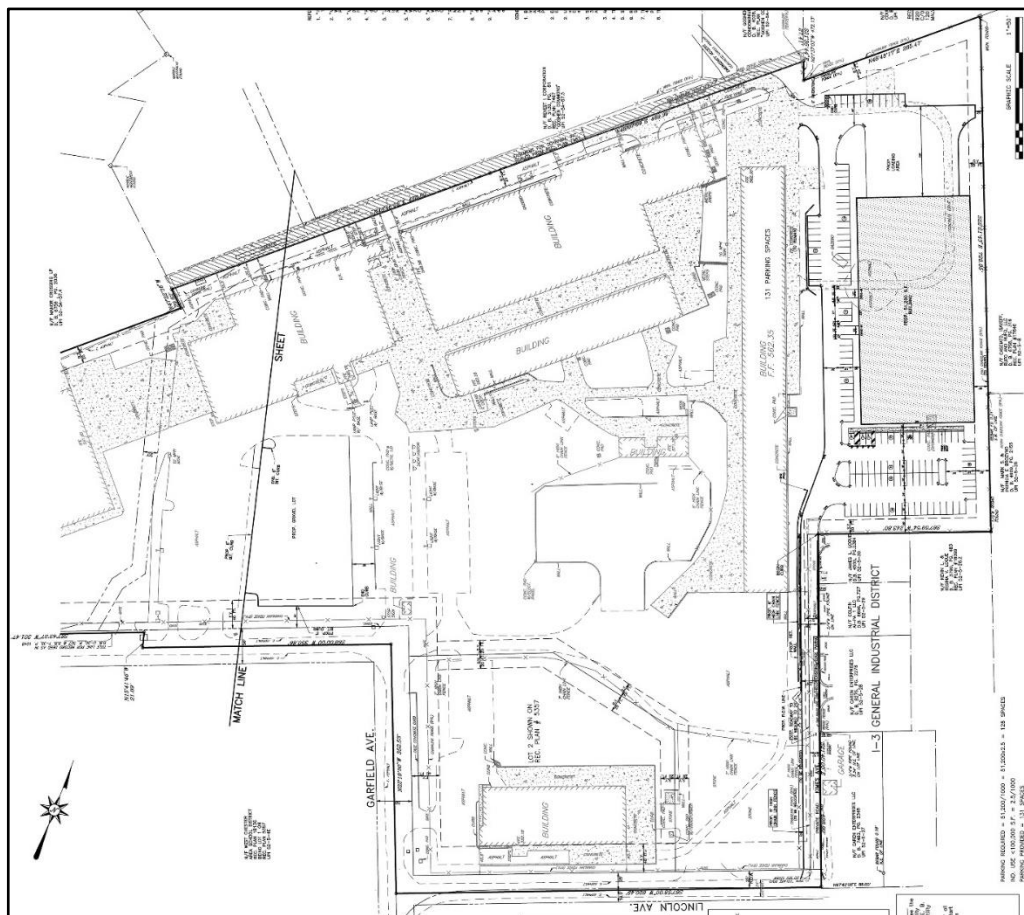
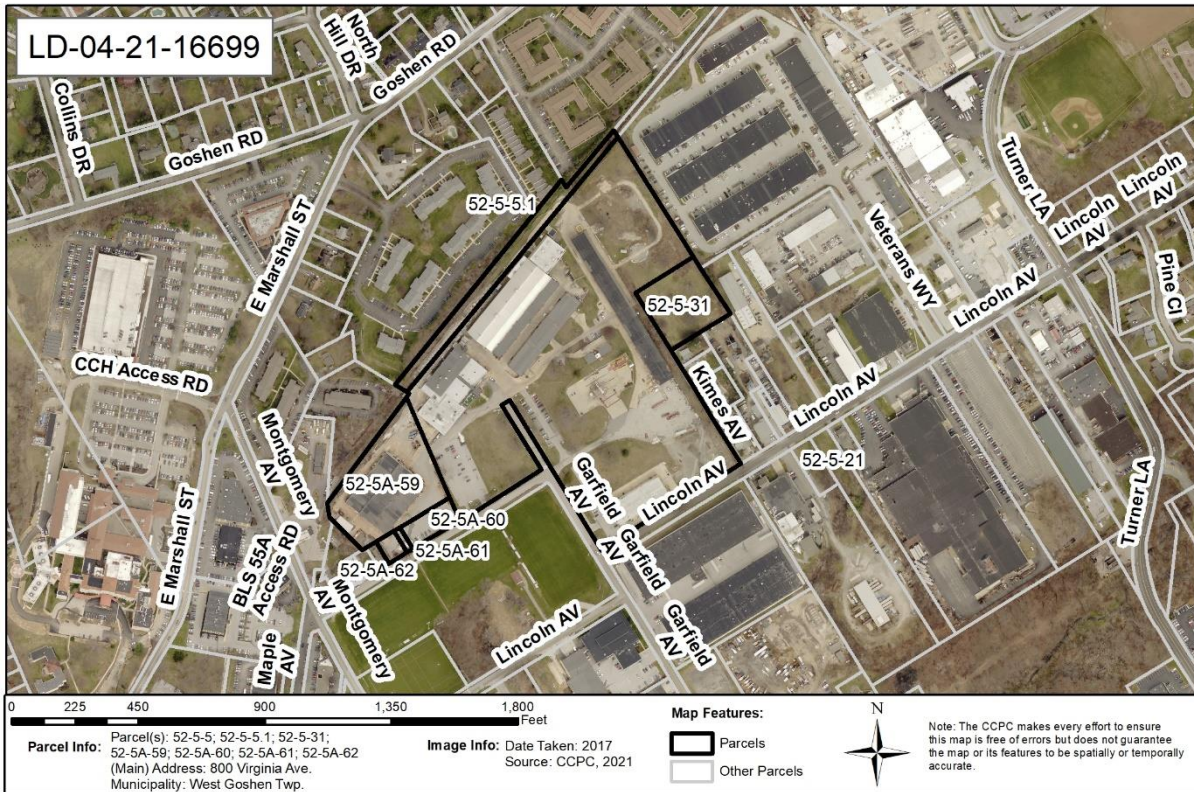
**PROJECT SUMMARY:**

Location:	north side of Lincoln Avenue, east of Montgomery Avenue
Site Acreage:	25.56
Non-Res. Square Footage:	51,200
Proposed Land Use:	Industrial
New Parking Spaces:	131
Municipal Land Use Plan Designation:	Commercial, Office, Industrial Infill
UPI#:	52-5-5, 52-5-5.1, 52-5-31, 52-5A-59, 52-5A-60, 52-5A-61, 52-5A-62

**PROPOSAL:**

The applicant proposes the construction of a 51,200 square foot industrial warehouse building, and 131 additional parking spaces. The existing buildings on the site will remain. The project site, which will be served by public water and public sewer, is located in the I-3 General Industrial zoning district.

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



Site Plan Detail, Sheet 1: Preliminary Land Development – Lands of Schramm, Inc.

**BACKGROUND:**

1. The Chester County Planning Commission has previously reviewed a land development proposal for this site. That review, CCPC# 12441, “Schramm, Inc.” dated August 4, 2008, addressed the construction of two office and storage buildings totaling 3,200 square feet. According to our records, this prior land development plan was approved by the Township on September 10, 2008.

**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. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. The proposed land development is consistent with the objectives of the **Suburban Center Landscape**.

**WATERSHEDS:**

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

**PRIMARY ISSUES:**

4. While we acknowledge the site plan indicates that Kimes Avenue (a private road) will be widened to 24 feet, we recommend that the applicant and Township examine the truck traffic patterns in this area of the Township, in order to determine if any additional roadway improvements are required. A traffic impact study was not included as part of the plan submission to the County Planning Commission.
5. We suggest that the Township engineer, in consultation with the applicant, verify that adequate turning radii are provided for transport trucks to enter and exit the proposed loading area.
6. We recommend that the applicant and Township consider providing additional landscaping/buffer areas on the project site between the proposed development activity and the adjoining parcels, which include existing residential uses.
7. The site plan indicates that three (3) handicapped accessible parking spaces will be provided within the proposed parking area. The County Planning Commission’s [Multimodal Circulation Handbook](#) (2016 Update) recommends that a facility with 101 to 150 parking spaces should provide five (5) designated handicapped parking spaces, in accordance with the Americans with Disabilities Act. We recommend that this plan be revised to include five handicapped accessible parking spaces in this parking area. Additional information on this topic is available online at: [www.chesco.org/documentcenter/view/27041](http://www.chesco.org/documentcenter/view/27041).



Page: 4  
Re: Preliminary Land Development – Lands of Schramm, Inc.  
# West Goshen Township – LD-04-21-16699

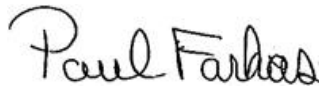
8. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 25) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

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.
10. For clarity purposes, we suggest that the applicant identify the use(s) and associated square footage figures for the existing buildings on the project site.
11. The applicant should verify the accuracy of the non-residential structural square footage figure provided in General Note 7, which differs from the figure provided elsewhere on the site plan.
12. 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.
13. 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: Advantage Building & Facility Services, LLC  
Edward B. Walsh and Associates, Inc.  
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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Government Services Center, Suite 270  
601 Westtown Road  
P. O. Box 2747  
West Chester, PA 19380-0990  
(610) 344-6285 Fax (610) 344-6515

May 20, 2021

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

Re: Final Subdivision - Woodlands at Greystone - Phase 3  
# West Goshen Township – SD-04-21-16722

Dear Mr. LaLonde:

A Final Subdivision Plan entitled Woodlands at Greystone - Phase 3, prepared by Horizon Engineering Associates, LLC, and dated August 4, 2009, and last revised on April 5, 2021, was received by this office on April 20, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

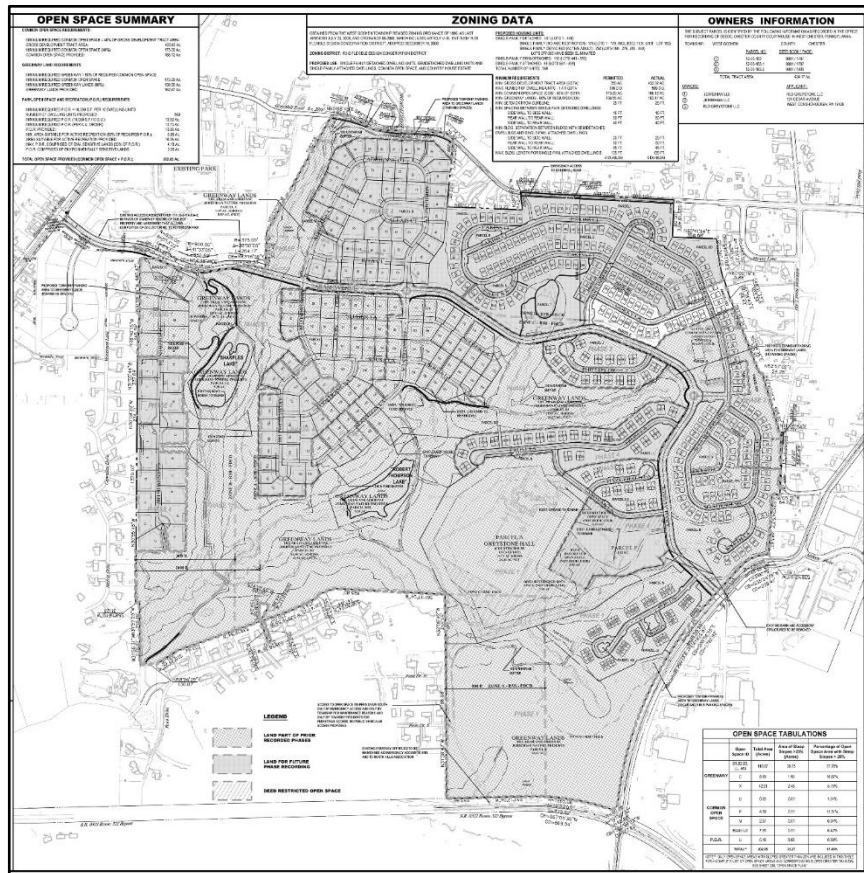
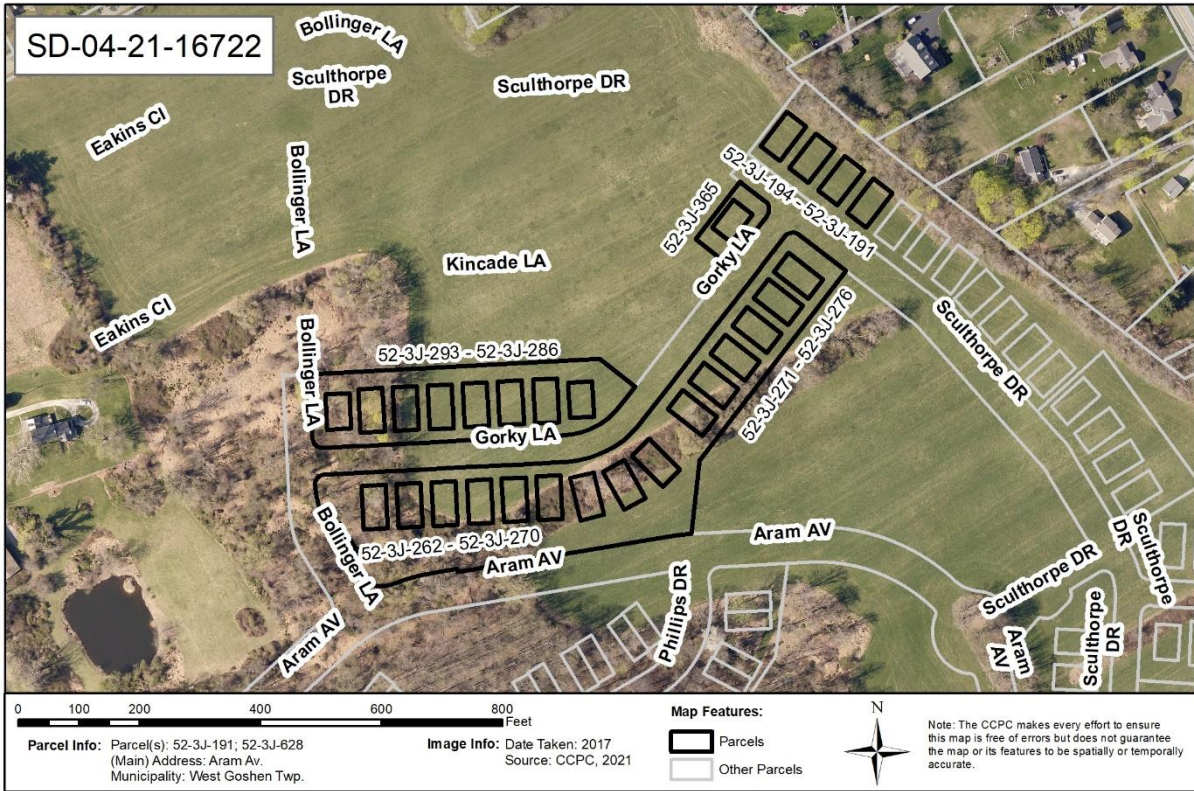
**PROJECT SUMMARY:**

Location: west side of Phoenixville Pike, north side of Route 322 Bypass  
Site Acreage: 434.17 (overall tract)  
Proposed Land Use: Phase 3 - 28 Single Family Residential Units  
Municipal Land Use Plan Designation: High Density Residential; Mixed Use; and Open Space  
UPI#: 52-3J-191, 52-3J-192, 52-3J-193, 52-3J-194, 52-3J-262,  
52-3J-263, 52-3J-264, 52-3J-265, 52-3J-266, 52-3J-267,  
52-3J-268, 52-3J-269, 52-3J-270, 52-3J-271, 52-3J-272,  
52-3J-273, 52-3J-274, 52-3J-275, 52-3J-276, 52-3J-286,  
52-3J-287, 52-3J-288, 52-3J-289, 52-3J-290, 52-3J-291,  
52-3J-292, 52-3J-293, 52-3J-608, 52-3J-625, 52-3J-628

**PROPOSAL:**

The Chester County Planning Commission has previously reviewed several plans for the Woodlands at Greystone development (a 589 unit residential development on a 434.17 acre tract). The current plan submission addresses revisions for Phase 3 of the project, which are generally minor in nature (ex. changes in the phase boundaries); the current plan submission indicates that Phase 3 consists of 28 residential units. We also note that the Phasing Plan (Sheet 27B) indicates the remaining phases of the project may be broken into separate phases upon future phasing plan amendments. The project site, which will be served by public water and public sewer, is located in the R-3B Flexible Design Conservation 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, Sheet 1: Woodlands at Greystone – Phase 3

Page: 3  
Re: Final Subdivision - Woodlands at Greystone - Phase 3  
# West Goshen Township – SD-04-21-16722

**BACKGROUND:**

1. The Chester County Planning Commission recently reviewed a final subdivision plan which addressed revisions for Phase 2 of the Woodlands at Greystone development (CCPC# SD-12-20-16565, dated January 8, 2021). According to our records, this prior plan submission was approved by the Township on March 2, 2021.

**COUNTY POLICY:**

**LANDSCAPES:**

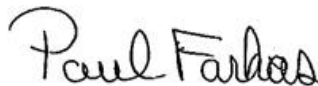
2. The project site is located within the **Suburban Landscape** and **Natural Landscape** designations of *Landscapes3*, the 2018 County Comprehensive Plan. The proposed subdivision is consistent with the objectives of the **Suburban Landscape**.

**ADMINISTRATIVE ISSUES:**

3. The applicant should verify the accuracy of the labels for the project phases provided on Sheet 27B. For instance, while Sheet 1 indicates that the units situated on the north and south side of Frost Lane are part of Phase 4 of the project, Sheet 27B indicates that these units are part of Phase 3. Additionally, it appears that the plan notes provided for Phase 4 on Sheet 27B incorrectly indicate that Phase 3, rather than Phase 4, may be broken into separate phases upon future phasing plan amendment.
4. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas  
Senior Review Planner

cc: RLD Greystone LLC  
Horizon Engineering Associates LLC

# Proposed Plan and Ordinance Reviews





# ORDINANCE PROPOSALS

5/1/2021 to 5/31/2021

The staff reviewed proposals for:

	Total
Subdivision and Land Development Ordinance (SLDO) Amendments	2
Zoning Map Amendments	1
Zoning Ordinance Amendments	10
<b>TOTAL REVIEWS</b>	<b>13</b>

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Coventry Township	ZA-04-21-16711	5/14/2021	<b>Proposed - Zoning Ordinance Amendment</b> Amended and Restated Sign Ordinance, including digital signs	Consistent
East Whiteland Township	ZA-05-21-16740	5/27/2021	<b>Proposed - Zoning Ordinance Amendment</b> The Township proposes the following: add a definition for the term "Specialty Hospital" to Section 200-14; add Specialty Hospital to the list of uses permitted by-right in the FC Frontage Commercial District; and add Specialty Hospital to the list of uses permitted by conditional use in the INS Institutional District.	Consistent
Kennett Square Borough	ZA-04-21-16733	5/19/2021	<b>Proposed - Zoning Ordinance Amendment</b> Revising the OI-1 district and adding the OI-2 and C-3 district.	Consistent
Kennett Square Borough	ZM-04-21-16734	5/19/2021	<b>Proposed - Zoning Map Amendment</b> Revising the OI-1 district and adding the OI-2 and C-3 district.	Consistent
Wallace Township	ZA-04-21-16730	5/24/2021	<b>Proposed - Zoning Ordinance Amendment</b> Regulation of Corner Lots and Reverse Frontage Lots	Not Relevant
West Bradford Township	ZA-04-21-16724	5/10/2021	<b>Proposed - Zoning Ordinance Amendment</b> Amending Zoning Ordinance	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
West Bradford Township	ZA-04-21-16732	5/25/2021	<b>Proposed - Zoning Ordinance Amendment</b> Allow day care center by c.u. in I district; rezone UPI 50-1-69 from R-1 to I	Consistent
West Goshen Township	SA-04-21-16713	5/14/2021	<b>Proposed - SLDO Amendment</b> The proposed amendments to the Township SLDO include the following: add a definition for the term "apartment building" to Section 72-6; add Section 72-34 – Access to Residential Developments, which states that every subdivision or development with 25 or more dwelling units, including dwellings units within an apartment building shall be accessed by at least two streets; and amend Section 72-35.B(5), pertaining to the handling of funds provided under the fee-in-lieu of recreation facilities provisions. The Commission reviewed an earlier version of this amendment on March 12, 2021 (CCPC# SA-02-21-16634).	Not Relevant
West Goshen Township	ZA-04-21-16712	5/14/2021	<b>Proposed - Zoning Ordinance Amendment</b> The Township proposes the following amendments to its Zoning Ordinance: add a definition of "Lot, Through" in Section 84-8; amend Section 84-47.A, pertaining to permitted projections into required yards for a patio, terrace, deck or unroofed porch; amend Section 84-48, Exemptions on height limitations, relating to steeples and decorative elements; amend Section 84-57.21, Storage Sheds; and amend Section 84-72.M, Expiration of Special Exceptions and Variances.	Not Relevant
West Goshen Township	ZA-04-21-16736	5/26/2021	<b>Proposed - Zoning Ordinance Amendment</b> The Township proposes to amend Section 84-57.17 of its Zoning Ordinance, Solar energy systems.	Consistent
West Nantmeal Township	SA-04-21-16716	5/10/2021	<b>Proposed - SLDO Amendment</b> Proposed ordinance to approve, adopt and enact an ordinance codification for West Nantmeal Township which includes substantive changes and revisions which were identified as being needed during the codification review process.	Consistent
West Nantmeal Township	ZA-04-21-16708	5/10/2021	<b>Proposed - Zoning Ordinance Amendment</b> Proposed ordinance to approve, adopt and enact an ordinance codification for West Nantmeal Township which includes substantive changes and revisions which were identified as being needed during the codification review process	Consistent
West Nantmeal Township	ZA-04-21-16731	5/12/2021	<b>Proposed - Zoning Ordinance Amendment</b> Kennel ordinance resubmitted to remove the cross reference in Section 751(C) regarding kennels and animal shelters being allowed in the R-1 (see Section 8 of the new submission). Also added a General Code provision – See Section 10 – because WNT ordinances will soon be formally codified.	Consistent

**MUNICIPALITY**

**FILE NO.**

**REVIEW  
DATE**

**TOPIC**

**LANDSCAPES3  
CONSISTENCY**

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



# Ordinance Review Letters





# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

May 14, 2021

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

Re: Zoning Ordinance Amendment – Sign Regulations  
# East Coventry Township - ZA-04-21-16711

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 April 15, 2021. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

## DESCRIPTION:

1. East Coventry Township proposes to update and revise its sign regulations, including new and revised definitions, locational and design standards, maintenance standards, conditional use requirements for specific sign types, operational standards, and other regulations.

## COMMENTS:

2. The Township's sign regulations are appropriate and generally include adequate protections from the potential adverse effects of various types of signs on adjacent areas.
3. We specifically endorse the definition of SIGN, VEHICLE because it will prohibit advertising located on vehicles that may be located outside the Township's setback regulations.
4. We endorse the proposed limit of 72 square feet in area for billboards in the LI-Limited Industrial zoning district, and their regulation by conditional use, as well as the regulation of electronic variable message signs (i.e., digital signs) by conditional use. Regulation by conditional use will permit the Board of Supervisors to impose reasonable conditions on subsequent plan applications. The Board of Supervisors would also be permitted to "...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance." (Municipalities Planning Code, Section 913.2(a)). We encourage the Board of Supervisors to impose reasonable conditions and safeguards whenever necessary to limit the potential adverse effects of signs on adjacent areas and on motorists.
5. Section 27-1314.7.C, relating to Electronic Variable Message Signs, limits the image change interval (also referred to as "dwell time") to not more than 10 seconds. The County Planning Commission recommends the reasonable regulation of changeable message signs because they

are designed to compete for drivers' attention, but the Township may wish to investigate more appropriate factors for measuring and limiting a sign's dwell time, such as average vehicle speed, sight distances, and other potential visual distractions for motorists. The Township should review the Digital and Electronic Signs Planning Tool on the Commission's website for additional issues to consider prior to finalizing the proposed ordinance language. This tool, which includes links to model ordinance language, is available online at:

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

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

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

6. Section 27-1314.7.H. requires an illumination limit of 0.3 foot-candles measured at 50 feet from a sign. We note that Section 27-1314.7.B requires that an electronic variable message sign be located a minimum of 50 feet from any dwelling; this may result in light trespass onto a residential lot. Therefore, the Township should consider including a limit that such signs may not exceed 0.0 foot-candles at all lot lines.
7. Section 27-1314.7.K., prohibiting the photographic display of an image of a person, should include an exception where a person is being sought by a governmental agency, such as a missing person. The Township should also consider how it will interpret this Section when an advertisement includes the image of a celebrity who promotes a product for sale.
8. The regulations appear to address wall signs that are mounted outside structures and on windows. The Township should consider how it will regulate signs that are mounted inside windows and which are visible from the exterior; such signs can often obstruct light and visual access inside structures, as well as potentially exceed the sign area limits set forth in the Ordinance.
9. We suggest that all sign lighting should be downward-pointing to limit "skyglow" and reduce glare on surrounding roads. In general, the applicant should use the minimum amount of light intensity that is necessary to safely illuminate the sign.
10. The Township may wish to consider how it will interpret the use of architectural elements and designs that are uniquely associated with a particular commercial product and effectively serve as advertising tools, such as roof colors and designs, arches, awnings, and similar architectural elements.
11. Section 27-1314.7.E requires applicants to promptly correct issues such as damage, vandalism, and other problems that may occur at billboards and signs. We suggest that the Township require applicants to provide a means to permit the Township to contact a responsible party to promptly correct these problems. Also, the Township should consider permitting the Zoning Officer to remove a sign that constitutes a danger to the public, such as those that impede sight distances on roadways and signs that are dangerous due to disrepair.
12. Digital signs can be controlled remotely. The Township should consider requiring applicants to permit the Township, County, regional, state and national emergency services to access digital signs during emergency situations. We suggest that the Township should be specifically permitted to remotely dim the display in instances where atmospheric conditions combine with light from billboards to create disabling glare, such as during fog conditions.

Page: 3  
Re: Zoning Ordinance Amendment – Sign Regulations  
# East Coventry Township - ZA-04-21-16711

**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 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



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

May 27, 2021

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

Re: Zoning Ordinance Amendment - Specialty Hospital  
# East Whiteland Township – ZA-05-21-16740

Dear Mr. Barner:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on May 4, 2021. We offer the following comments to assist in your review of the proposed amendment.

## DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
  - A. Add a definition for the term “Specialty Hospital” to Section 200-14;
  - B. Add Specialty Hospital to the list of uses permitted by-right in the FC Frontage Commercial District; and
  - C. Add Specialty Hospital to the list of uses permitted by conditional use in the INS Institutional District.

## LANDSCAPES:

2. The Township’s FC Frontage Commercial and INS Institutional districts are located in the **Suburban Landscape** and **Suburban Center 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. 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. A specialty hospital is an appropriate use in the **Suburban Landscape** and **Suburban Center Landscape** designations.

Page: 2  
Re: Zoning Ordinance Amendment - Specialty Hospital  
# East Whiteland Township – ZA-05-21-16740


COMMENTS:

3. A specialty hospital appears to be an appropriate use in the Township’s Frontage Commercial and Institutional zoning districts. We note that “medical offices or clinic/medical clinics” are currently permitted by-right in the Frontage Commercial District, and hospitals and clinics are currently permitted by conditional use in the Institutional District.
4. Some of the standards provided within the proposed definition of specialty hospital (such as maintaining clinical records on all patients, having bylaws in effect with respect to its staff of physicians, and having a requirement that every patient must be under the care of a physician) may be problematic, as they would require the Township to ensure that such items that are tangential at best to the overall use are adhered to by the applicant. Consideration should be provided for deleting subsections B, C and D of the proposed definition of specialty hospital.

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

May 19, 2021

Rusty Drumheller  
Interim Management Team  
Kennett Square Borough  
120 Marshall Street  
Kennett Square, PA 19348

Re: Kennett Township & Kennett Square Borough Regulatory Amendments - Act 247 and Vision Partnership Program Review  
VPP Contract #18431  
Act 247 Review #: ZA-04-21-16733 & ZM-04-21-16734

Dear Mr. Drumheller:

The referral for review was received by this office on April 27, 2021. This letter serves as both the official Act 247 review pursuant to the provisions of Section 301.3 of the Pennsylvania Municipalities Planning Code, and the Vision Partnership Program (VPP) Review required by Section 7.3 of the VPP Grant Manual dated January 2018.

This review notes the project's consistency with *Landscapes3* and with the VPP Grant Contract (dated June 6, 2018) and Scope of Work. Kevin Myers served as the VPP Grant Monitor for this project. ***Consistency with Landscapes3 and the VPP Grant Contract are required prior to VPP grant reimbursement.***

## **DESCRIPTION:**

1. Kennett Square Borough has developed proposed zoning ordinance amendments implementing recommendations from the 2013 Borough Comprehensive Plan and 2016 Kennett Region Economic Development Study in accordance with the contract for this project:
  - Zoning Map Amendments: Modified OI-1 Zoning District, new OI-2 and C-3 Districts
  - Modification to permitted uses from existing OI-1 District in proposed OI-1 and C-3 Districts
  - Modification to area and bulk standards from existing OI-1 District in proposed OI-1 and C-3 Districts

## **CONSISTENCY WITH LANDSCAPES3:**

2. *Landscapes3*, the Chester County Comprehensive Plan, was adopted in 2018. According to *Landscapes3*, Kennett Square is classified as an **Urban Landscape**. Additionally, a large central portion of the Borough is designated as **Significant Historic Landscape**.

The vision for the **Urban Landscape** is that Urban Centers will accommodate substantial future growth at a medium to high intensity with a mix of uses, including commercial, institutional, and cultural destinations. The proposed amendments are consistent with the objectives of the **Urban Landscape**.

The vision for the **Significant Historic Landscape** overlay is to preserve the county’s historic landscapes with respect to preservation, adaptive reuse, and context sensitive design, as well as interpretation and education efforts. The proposed amendments are consistent with the objectives of the **Significant Historic Landscape**.

The Kennett Square zoning amendments are consistent with the following goal areas presented in **Landscapes3**. The Kennett Square zoning amendments that specifically promote achievement of the following County objectives include, but are not limited to:

- **Landscapes3 - Live Objective A:** Provide opportunities for a diverse housing mix that complements community character and contributes to vibrant, safe, and inclusive neighborhoods.

The amendments create a new C-3 District along Birch Street that will replace a portion of the existing OI-1 District. The proposed new C-3 and modified OI-1 District permit live-work units and residential housing units within mixed use buildings when located other than on the ground floor as uses by-right. These uses are not permitted within existing OI-1 District and will serve to expand the variation and number of housing units permitted in the Borough. These changes will increase livability for employees and provide additional patrons to enhance the vibrancy of Birch Street.

- **Landscapes3 - Live Objective B:** Accommodate housing at costs accessible to all residents in locations close to job opportunities.

The housing units permitted by the new C-3 and modified OI-1 District are generally smaller in size than other housing units in the Borough and will increase the number of smaller and/or multifamily units which will likely be more affordable than other housing types within the Borough. Additionally, these units along Birch Street will be in close proximity to job opportunities and walkable to the remainder of the Borough.

- **Landscapes3 - Prosper Objective A:** Promote a diverse industry base and flexible workplaces that can adapt to rapidly evolving market, demographic, and technological trends.

The proposed new C-3 and modified OI-1 District provide a broad variety of uses and adjusted area and bulk standards from the existing OI-1 District which will promote reuse of existing buildings and provide the opportunity for new or infill development.

- **Landscapes3 – Prosper Objective F:** Support the redevelopment of traditional main streets while encouraging other commercial areas to incorporate the walkability, sense of place, and human-scale of these existing main streets.

The new C-3 District and modified OI-1 District will continue and enhance the revitalization that is already underway along the Birch Street corridor and surrounding the Birch Street and Walnut Street intersection as a mixed use area that can complement State Street as the Borough’s “main street.” These changes reflect recommendations in the Borough Comprehensive Plan and the Economic Development Study.



- **Landscapes3 – Connect Objective C:** Provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas, and develop multi-use trails to interconnect all communities.

The new C-3 District and modified OI-1 District will work along with other related Borough efforts such as improvements to water and sewer infrastructure along Birch Street funded by the Chester County Community Revitalization Program. Additionally the Borough has plans to upgrade the Birch Street road surface, add crosswalks and sidewalks, and extend the Kennett Greenway/Red Clay Creek Trail to connect from Anson B. Nixon Park to the north, through the Fire Station, along Birch Street (along the sidewalk improvements), to the Kennett Community Park, the YMCA pool, and extending east and south into Kennett Township.

### **CONSISTENCY WITH VPP GRANT CONTRACT AND SCOPE OF WORK:**

3. The amendments are consistent with the VPP Grant Contract and have addressed the tasks listed in the Scope of Work (Appendix B, dated April 9, 2018).

### **OTHER COMMENTS:**

4. CCPC applauds the Borough for amending its zoning in accordance with and furthering recommendations of the Borough Comprehensive Plan and Economic Development Study to specifically address necessary changes vital for the continued renaissance of the Birch Street area. While not required under the current contract, we note that a draft TND Overlay and related Design Guidelines for the NVF property (existing OI-1 District) were created but not submitted for adoption. Significant discussion regarding this property occurred during the course of this project and we urge the Borough to continue consideration of addressing appropriate zoning for the NVF property. Pursuing a proactive approach will help to ensure the Borough's development expectations and preferences for the NVF site are met in the future.
5. In the proposed C-3 Secondary Commercial District provisions the Section numbering should be completed. As shown the proposed district is Section 23-2?. The proposed language in the "recreational facility" use description in Section 23-2?.d.5 includes the definition of a recreational facility. We suggest that the definition be relocated to Section 23-7 Definitions and the use simply be listed as "recreational facility".
6. Immediately after the listing for "recreational facility", there is a sentence that reads "Each of the following principal uses and their accessory uses may be permitted in the C-3 District accordance with the standards contained in Article V, Environmental Protection." This statement is not codified, so it is unclear if it is continuation of uses permitted by conditional use or a new subsection. The Borough should revise the amendment to make the codification for the proposed C-3 district clearer by adding subsection headings and/or formatting the text.
7. The typeface and point size for Live/Work Unit use permitted by right in the C-3 should be revised to match the rest of the text.
8. The Performance Standards of Section 23-2?(i)(1)(D) refer to the proposed district as the C-3 mixed use commercial district; the name of the district should be corrected.
9. The codification for the proposed OI-2 Office and Industrial District should be finalized. As submitted the district is codified as Section 23-2?.

Page: 4

Re: Kennett Township & Kennett Square Borough Regulatory Amendments: Act 247 and Vision Partnership Program Review – Kennett Square Borough Amendments  
VPP Contract #18431; Act 247 Review #: ZA-04-21-16733; ZM-04-21-16734

10. The typeface and point size for Live/Work Unit use permitted by right in the C-3 and OI-1 Districts should be revised to match the rest of the text.

**RECOMMENDATION:**

Based on our review, the proposed zoning amendments are consistent with *Landscapes3* and the VPP Scope of Work. Upon adoption, the Borough should contact Kennett Township, the lead municipality for this contract, to ensure they are aware of the completion of the Borough's portion of the project. Following completion and adoption of both the Borough and the Kennett Township amendments, the Township will be authorized to apply for reimbursement under Section 9.0 of the VPP Grant Manual, January 2018.

We also request an official copy of Borough Council's decision and the final adopted version of the amendments, as required by Section 306(b) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current municipal file.

Sincerely,



Carol J. Stauffer, AICP  
Assistant Director

CC: Brenda Mercomes, Kennett Square Borough Council Chair  
Eden Ratliffe, Kennett Township Manager  
Kevin Myers, Chester County Planning Commission  
Jeannine Speirs, Chester County Planning Commission  
Glenn Bentley, Act 247 Senior 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  
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West Chester, PA 19380-0990  
(610) 344-6285 Fax (610) 344-6515

May 24, 2021

Betty Randzin, Secretary  
Wallace Township  
PO Box 670  
Glenmoore, PA 19343

Re: Zoning Ordinance Amendment - Regulation of Corner Lots and Reverse Frontage Lots  
# Wallace Township - ZA-04-21-16730

Dear Ms. Randzin:

The Chester County Planning Commission has reviewed the proposed Wallace Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on April 26, 2021. We offer the following comments to assist in your review of the proposed Wallace Township Zoning Ordinance amendment.

## DESCRIPTION:

Wallace Township proposes the following amendments to its Zoning Ordinance:

- A. Define "LOT, CORNER,"
- B. Revise provisions relating to vision obstruction at lots, specifically at corner lots, primarily by establishing clear sight triangle requirements and regulating the permitted height of vegetation;
- C. Revising yard requirements at corner lots (i.e., corner lots will be considered to have two front yards); and
- D. Revising lot frontage requirements at reverse frontage lots (i.e., the lot line along the street providing vehicular access shall be considered the front lot line).

## COMMENTS:

1. The provisions in the proposed ordinance that relate to corner lots, reverse frontage lots and sight distance are commonly used by other municipalities and are consistent with standard terminology. The provisions in this amendment appear to be consistent with the related regulations in the Township's Subdivision and Land Development Ordinance.
2. We suggest that the Township Engineer be requested to offer any additional recommendations related to the amendment.

**RECOMMENDATION: The Township should consider any comments of the Township Engineer before adoption of the proposed Zoning Ordinance amendment.**

Page: 2

Re: Zoning Ordinance Amendment - Regulation of Corner Lots and Reverse Frontage Lots

# Wallace Township - ZA-04-21-16730

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

Sincerely,

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

Wes Bruckno, AICP  
Senior Review Planner



# THE COUNTY OF CHESTER



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Josh Maxwell  
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May 10, 2021

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

Re: Zoning Ordinance Amendment – Billboards and Signs  
# West Bradford Township - ZA-04-21-16724

Dear Mr. Yaich:

The Chester County Planning Commission has reviewed the proposed West Bradford Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on April 19, 2021. We offer the following comments to assist in your review of the proposed West Bradford Township Zoning Ordinance amendment.

**DESCRIPTION:**

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

**BACKGROUND:**

2. The Chester County Planning Commission reviewed previous submissions of this amendment. Our comments were provided to the Township in letters dated January 11, 2021 (ZA-12-20-16568) and March 5, 2021 (CCPC # 02-21-16648). We have no new comments on this current submission.

**RECOMMENDATION: The Township should consider the comments in our previous review letters (CCPC # ZA-12-20-16568 and 02-21-16648) before acting on the proposed amendment.**

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

Sincerely,

Wes Bruckno, AICP  
Senior Review Planner

cc: Anthony T. Verwey, Esq.



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
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Executive Director

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

May 25, 2021

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

Re: Zoning Ordinance Amendment - Day Care Center by Conditional Use in I District; Rezone UPI  
50-1-69 from R-1 to I, Indoor Events in Sports Complex Development by Conditional Use in I  
# West Bradford Township - ZA-04-21-16732

Dear Mr. Yaich:

The Chester County Planning Commission has reviewed the proposed West Bradford Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on April 27, 2021. We offer the following comments to assist in your review of the proposed West Bradford Township Zoning Ordinance amendment.

## DESCRIPTION:

1. West Bradford Township proposes the following amendments to its Zoning Ordinance:
  - a. Rezone parcel UPI # 50-1-69 from the R-1 Residential District to the I-Industrial District;
  - b. Add "Day Care Center", permitted by conditional use, in the I-Industrial District; and
  - c. Add conditional use requirements for "Indoor Events in Sports Complex Development" in the I-Industrial District.

## LANDSCAPES:

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

## Zoning Analysis:

3. The areas surrounding UPI #50-1-69, which is proposed to be rezoned from the R-1 Residential District to the I-Industrial District, are within the Industrial District to the north and east, and in the R-1 District to the south and west. The effect of the rezoning would be to extend an Industrial-zoned area farther west in this area. Areas of the R-1 Residential District would still abut an Industrial-zoned area to the south and west.

Page: 2

Re: Zoning Ordinance Amendment - Day Care Center by Conditional Use in I District; Rezone UPI 50-1-69 from R-1 to I, Indoor Events in Sports Complex Development by Conditional Use in I  
# West Bradford Township - ZA-04-21-16732

The proposed zoning for this site is shown within the blue area below, (as provided by the Township):



West Bradford Township Comprehensive Plan:

4. The land uses in the 2009 West Bradford Township Comprehensive Plan's "Future Land Use Map 8-1" are identical to those shown in the current Zoning Map in this area; the Future Land Use Map shows parcel UPI # 50-1-69 within the Low Density Single Family Residential land use category.

COMMENTS:

5. The Township should consider if the parcel proposed for rezoning should be merged with the adjacent parcels that are in common ownership.
6. The conditional use requirements for a proposed day care center in the I-Industrial District are appropriate, and require (among others) that applicants possess all required licenses from the Commonwealth of Pennsylvania, parking and pick-up and drop-off provisions, with protections against conflicts between pedestrians and vehicles, and fenced outdoor play areas.
7. "Indoor Events in Sports Complex Development" are also to be permitted by Conditional Use in the Industrial District. This activity also requires adherence to extensive conditions relating to site safety, parking, maximum capacity limits, and a traffic impact study and environmental impact study is required, and these requirements are also appropriate.
8. We agree that day care facilities and Sports Complex Development events are best regulated by conditional use. The conditional use process 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)). We encourage the Board of Supervisors to impose such reasonable conditions whenever necessary.

We also suggest that the Township consider additional provisions during a conditional use process:

- a. Additional screening and buffering between the adjacent R-1 zoned areas and the proposed activities in the Industrial District.
- b. Plans for the removal of litter that may result from outdoor activities.
- c. Architectural treatments on the building exteriors that will be compatible with the adjacent R-1 zoned areas.
- d. Controls on noise and exterior lighting, especially near the adjacent R-1 zoned areas.

Page: 3

Re: Zoning Ordinance Amendment - Day Care Center by Conditional Use in I District; Rezone UPI  
50-1-69 from R-1 to I, Indoor Events in Sports Complex Development by Conditional Use in I  
# West Bradford Township - ZA-04-21-16732

9. Prior to taking action on this amendment, West Bradford Township should ensure that the draft zoning map amendment is generally consistent with its municipal Comprehensive Plan, as set forth in Section 603(j) of the Pennsylvania Municipalities Planning Code. The Township should also ensure that they have met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the Pennsylvania Municipalities Planning Code.

**RECOMMENDATION: West Bradford Township should consider the comments in this letter before acting on the proposed zoning ordinance text and map amendment.**

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

Sincerely,

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

Wes Bruckno, AICP  
Senior Review Planner





# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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May 14, 2021

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

Re: Subdivision and Land Development Ordinance Amendment - Definition of Apartment Building;  
Lots and Lot Sizes; Access to Residential Developments; and Fee-in-lieu of Recreation Facilities  
# West Goshen Township – SA-04-21-16713

Dear Mr. LaLonde:

The Chester County Planning Commission has reviewed the proposed Subdivision and Land Development Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on April 15, 2021. We offer the following comments to assist in your review of the proposed Subdivision and Land Development Ordinance Amendment.

## DESCRIPTION:

1. The Township proposes the following amendments to its Subdivision and Land Development Ordinance:
  - A. Amend the definition of Apartment Building in Section 72-6;
  - B. Delete subsection C of Section 72-31, Lots and Lot Sizes;
  - C. Amend subsection F of Section 72-31, Lots and Lot Sizes;
  - D. Add Section 72-34, Access to Residential Developments, which states that every subdivision or development with 25 or more dwelling units, including dwelling units within an apartment building shall be accessed by at least two streets; and
  - E. Amend Section 72-35.B(5), pertaining to the handling of funds provided under the fee-in-lieu of recreation facilities provisions.
2. The County Planning Commission reviewed an earlier version of this amendment on March 12, 2021 (CCPC# SA-02-21-16634). In our prior review, we noted that there was a discrepancy between the document header and Section 1 of the draft Ordinance, pertaining to the definition of the term “apartment building.” We acknowledge and endorse that this issue has been addressed in the current version of this amendment.

Page: 2  
Re: Subdivision and Land Development Ordinance Amendment - Definition of Apartment Building;  
Lots and Lot Sizes; Access to Residential Developments; and Fee-in-lieu of Recreation Facilities  
# West Goshen Township – SA-04-21-16713

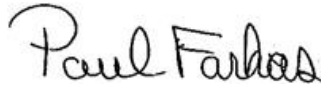
COMMENTS:

3. We note that the existing definition of dwelling unit in Section 84-8 of the Township Zoning Ordinance contains a similar (though not identical) definition of the term “apartment building.” Additionally, Sections 66-10.3 and 66-31 in Chapter 66-Sewers and Sewage Disposal of the Township Code utilize the term “apartment house” instead of “apartment building.” As stated in our previous review, the Township should ensure that consistent terminology is adopted throughout the Township Code.

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

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

Sincerely,



Paul Farkas  
Senior Review Planner



# THE COUNTY OF CHESTER



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Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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May 14, 2021

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

Re: Zoning Ordinance Amendment – Through Lots; Projections into Required Yards; Exemptions on Height Limitations; Storage Sheds; and Expiration of Special Exceptions and Variances  
# West Goshen Township – ZA-04-21-16712

Dear Mr. LaLonde:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on April 15, 2021. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

## DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
  - A. Add a definition of “Lot, Through” in Section 84-8;
  - B. Amend Section 84-47.A, pertaining to permitted projections into required yards for a patio, terrace, deck or unroofed porch;
  - C. Amend Section 84-48, Exemptions on height limitations, relating to steeples and decorative elements;
  - D. Amend Section 84-57.21, Storage Sheds; and
  - E. Amend Section 84-72.M, Expiration of Special Exceptions and Variances.

## COMMENTS:

2. The online copy of the Township Zoning Ordinance (<https://ecode360.com/10796167>) currently provides a definition for the term “through lot,” which differs from the proposed definition of “Lot, Through.” The draft Ordinance does not indicate that this existing definition will be deleted and replaced by the proposed definition. This should be clarified by the Township.
3. The Township should verify the accuracy of the proposed ordinance language in Section 5 of the draft Ordinance. We note that Section 84-72.M currently contains five subsections, numbered 84-72.M(1) through 84-72.M(5), and the proposed ordinance language is not clear whether these five subsections will remain or be deleted as part of this amendment.

Page: 2

Re: Zoning Ordinance Amendment – Through Lots; Projections into Required Yards; Exemptions  
on Height Limitations; Storage Sheds; and Expiration of Special Exceptions and Variances  
# West Goshen Township – ZA-04-21-16712

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

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

Sincerely,

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

Paul Farkas  
Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
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May 26, 2021

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

Re: Zoning Ordinance Amendment - Solar Energy Systems  
# West Goshen Township – ZA-04-21-16736

Dear Mr. LaLonde:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on April 29, 2021. We offer the following comments to assist in your review of the proposed amendment.

## DESCRIPTION:

1. The Township proposes to amend the solar energy system standards in Section 84-57.17 of its Zoning Ordinance. We note that the proposed revisions include the following:
  - A. Section 84-57.17.A(1), which currently states that solar energy systems shall be permitted as an accessory use to a single family detached dwelling in all zoning districts by right, shall be revised to state that roof-mounted solar energy systems in all zoning districts and ground-mounted solar energy systems on properties with single family dwellings shall be permitted as an accessory use by right;
  - B. Amend Section 84-57.17.A(2), by stating that ground-mounted solar energy systems shall be permitted as an accessory use to all uses in all other zoning districts by special exception; and
  - C. Section 84-57.17.B.(1), which currently states that solar energy systems shall be permitted as a principal use in the I-1 Industrial District by conditional use, shall be revised to indicate that ground-mounted solar energy systems shall be permitted as a principal use in several zoning districts, including the Planned Office Park, Multipurpose, Medical Service, and Municipal Complex Districts, by conditional use.

## COMMENTS:

2. We acknowledge that the intent of the amendment, as stated in the document header, is to encourage the use of solar energy systems. The Chester County Planning Commission encourages the use of alternative/renewable energy sources. "Connect" Objective E of *Landscapes3*, the 2018 County Comprehensive Plan, is to promote safe, sustainable, and resilient energy and communications systems at the local, regional, and national level.

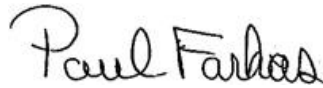
Page: 2  
Re: Zoning Ordinance Amendment - Solar Energy Systems  
# West Goshen Township – ZA-04-21-16736

3. For clarity purposes, the Township should verify that the reference to the “Industrial and Commercial” district in Section 84-57.17.B(1) is in fact a reference to the I-C Industrial-Commercial district. The Township should ensure that consistent terminology is adopted throughout the entire code.
4. Based upon our comparison between the existing and proposed ordinance language, it appears that ground-mounted solar energy systems would no longer be permitted as a principal use in the I-1 Campus Light Industrial District. If this is correct, then the Township should recognize that any such existing systems in the I-1 district would become non-conforming uses with the adoption of this amendment.

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

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

Sincerely,

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

Paul Farkas  
Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
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Executive Director

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May 10, 2021

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

Re: Subdivision and Land Development Ordinance Amendment – Township Code Recodification  
# West Nantmeal Township - SA-04-21-16716

Dear Ms. Kolpak:

The Chester County Planning Commission has reviewed the proposed West Nantmeal Township Subdivision and Land Development Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on April 13, 2021. We offer the following comments to assist in your review of the proposed West Nantmeal Township Subdivision and Land Development Ordinance Amendment.

## BACKGROUND:

1. A portion of this submission included an amendment to the Township's Zoning Ordinance. Our review of that amendment will be forwarded to the Township separately (refer to CCPC # ZA-04-21-16708)

## DESCRIPTION:

2. West Nantmeal Township proposes the following amendments to its Subdivision and Land Development Ordinance:
  - A. Repeal a reference to "flood hazard overlay district" to be consistent with an overall Township Code recodification;
  - B. Update references to the Township's fee schedule, as amended; and
  - C. Correct a typographical error referring to a curb design dimension.
3. The amendments are necessary to recodify the West Nantmeal Township Code, and we have no comments.

**RECOMMENDATION: The County Planning Commission supports the adoption of the proposed Subdivision and Land Development Ordinance amendment.**

Page: 2

Re: Subdivision and Land Development Ordinance Amendment – Township Code Recodification  
Amendments

# West Nantmeal Township - SA-04-21-16716

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

Sincerely,

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

Wes Bruckno, AICP  
Senior Review Planner





# THE COUNTY OF CHESTER



COMMISSIONERS  
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May 10, 2021

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

Re: Zoning Ordinance Amendment – Ordinance Codification  
# West Nantmeal Township - ZA-04-21-16708

Dear Ms. Kolpak:

The Chester County Planning Commission has reviewed the proposed West Nantmeal Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on April 13, 2021. We offer the following comments to assist in your review of the proposed West Nantmeal Township Zoning Ordinance amendment.

## DESCRIPTION:

1. The West Nantmeal Township proposes the following amendments:
  - A. Various amendments are proposed to portions of the West Nantmeal Township Code, including the construction codes that apply in the Township, property maintenance codes, municipal claim provisions, regulations relating to noise, parks and recreation, sewers, stormwater management, and provisions relating to fees. These amendments are not to be adopted under the provisions of the Pennsylvania Municipalities Planning Code, and we have no official comments. However, we recommend that the Township Solicitor verify that the references to other municipal codes and regulations in the amendment, such as the various construction codes, are current.
  - B. Portions of the Zoning Ordinance are to be amended. The amendments generally correct typographical errors or make minor changes to phraseology, and correct internal Zoning Ordinance Section references.
  - C. Significant Zoning Ordinance amendments include a new term for “electronic notice”, a new definition of “mailed notice”, and a revised definition of “family”.
2. These amendments also currently appear on the Township’s website at <https://www.ecode360.com/35800117>, which indicates that they are pending adoption.

## BACKGROUND:

3. A portion of this submission included an amendment to the Township’s Subdivision and Land Development Ordinance. Our review of that amendment will be forwarded to the Township separately (refer to CCPC # SA-04-21-16716)

COMMENTS:

4. The proposed definition of “family” includes a number of uncommon provisions, including a “rebuttable presumption that more than four persons living together in a single dwelling unit, who are not related by blood, adoption or marriage, do not constitute the functional equivalent of a traditional family.” The proposed definition also includes five criteria that must be present for a group to be determined to be the “functional equivalent of a traditional family” (including the criteria that the group shares the entire dwelling unit, cooks and lives together, shares expenses, is permanent and stable, and demonstrates “Any other factor reasonably related to whether the group is the functional equivalent of a family.”)

These criteria may be difficult for the Township to assess, and as they are “rebuttable”, disagreements and conflicts may make it difficult to enforce this portion of the amendment. The Township should be aware that many current (and otherwise traditional) families of more than four persons cannot meet all of these criteria. We suggest that the Township Solicitor comment further on this proposed definition and also verify that it does not violate any Federal Fair Housing Act requirements, particularly in regard to group homes. The Township should also determine how it would regard one or two unrelated caregivers living with four related family members under the criteria in this ordinance.

5. Section 215-170, relating to the construction of a single-family dwelling on a lot in single and separate ownership, removes a requirement for a special exception, and also clarifies a provision relating to bulk and lot requirements. This proposed change is appropriate.
6. The remaining amendments to the Township Zoning Ordinance make corrections to typographical errors, reflect minor changes to phraseology, correct internal Zoning Ordinance Section references and make other minor changes; those changes are appropriate and we have no further comments on those proposed changes.

**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,



Wes Bruckno, AICP  
Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

May 13, 2021

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

Re: Zoning Ordinance Amendment - Kennels and Animal Shelters  
# West Nantmeal Township - ZA-04-21-16731

Dear Ms. Kolpak:

The Chester County Planning Commission has reviewed the proposed West Nantmeal Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on April 27, 2021. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

## DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance, including:
  - A. Revising its regulations relating to kennels and animal shelters, by removing these land uses from the R-1 Agricultural Preservation District, and allowing them in the C-1 Village Commercial District and in the I-1 Limited Industrial District, by conditional use;
  - B. Revising lot area requirements (minimum lot area requirements are proposed to range from five acres for facilities housing 10-20 animals, 10 acres for facilities with 21-100 animals, and 20 acres for facilities over 100 animals);
  - C. Revising setback requirements;
  - D. Adding regulations regarding maximum structure size (9,000 square feet),
  - E. Adding regulations regarding outdoor runs, storage areas, odor control, incineration, etc., and
  - F. Clarifying that a veterinary hospital shall not include a kennel or animal shelter as defined in the Ordinance (the Ordinance currently permits overnight boarding accommodations at veterinary hospitals).

## LANDSCAPES:

2. The C-1 Village Commercial District in West Nantmeal Township is located primarily within the **Rural** and **Urban Center Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan; the I-1 Limited Industrial District in West Nantmeal Township is located within the **Rural Landscape**. The **Rural Landscape** consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs.

Page: 2  
Re: Zoning Ordinance Amendment - Kennels and Animal Shelters  
# West Nantmeal Township - ZA-04-21-16731

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 West Nantmeal Township Zoning Ordinance amendment is consistent with the objectives of the **Rural Landscape** and the **Urban Center Landscape**.

**BACKGROUND:**

3. The Chester County Planning Commission reviewed an earlier version of this amendment, and our comments were submitted to the Township in a letter dated April 21, 2021 (refer to CCPC 04-21-16705). Section 8 of the new submission removes a cross reference in Section 751(C) regarding kennels and animal shelters being allowed in the R-1 District, in response to a comment in our letter of April 21, 2021. Section 10 in the current submission also adds a General Code provision that is necessary because the Township's ordinances will soon be formally codified. We have no further comments on the proposed amendment.

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

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

Sincerely,



Wes Bruckno, AICP  
Senior Review Planner

# Act 537 Reviews

# Act 537 Reviews for Chester County

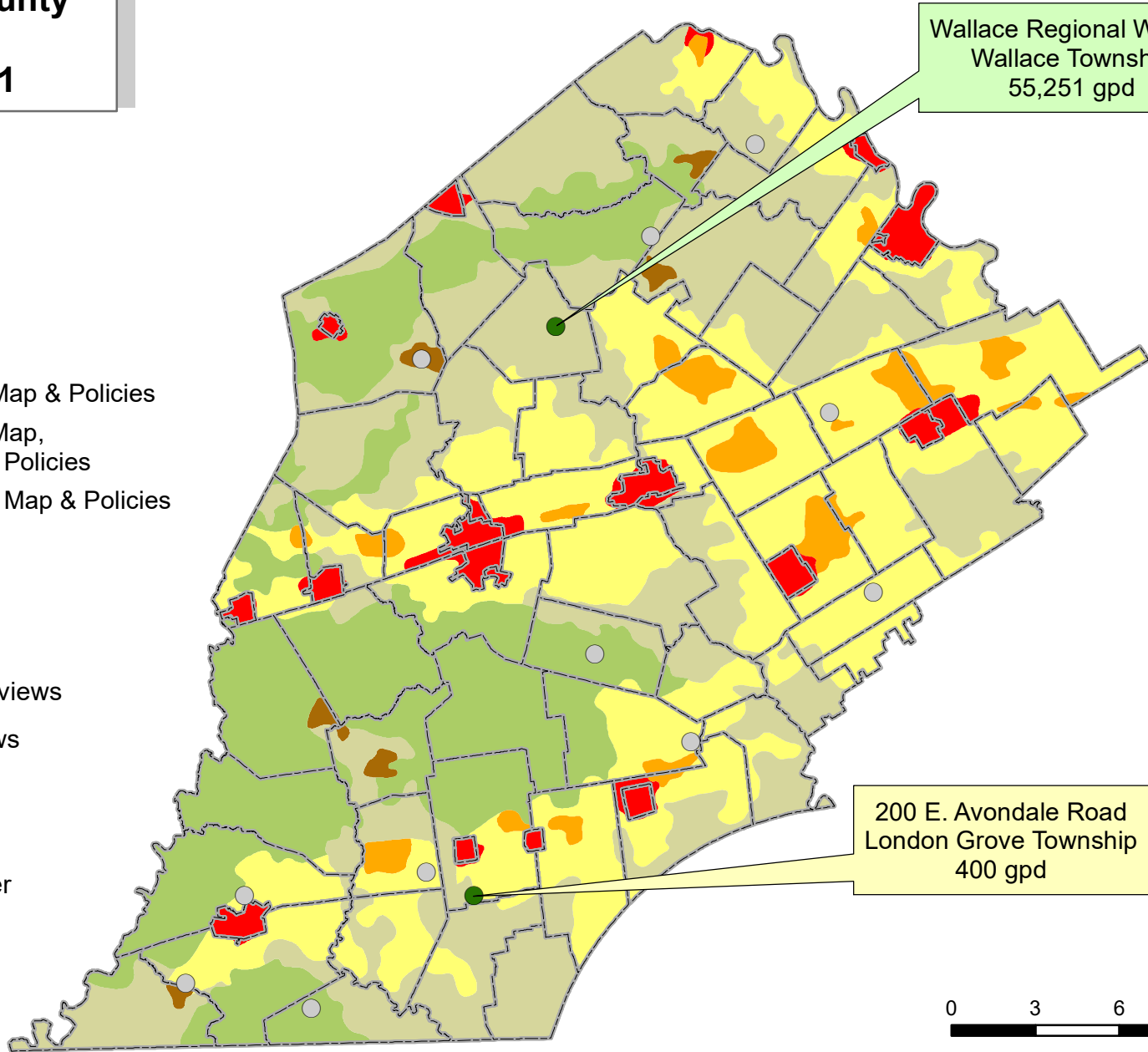
May 2021



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

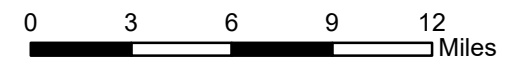
## Legend

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



200 E. Avondale Road  
London Grove Township  
400 gpd

Wallace Regional WWTP  
Wallace Township  
55,251 gpd



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



Chester County Planning Commission  
June 9, 2021

## ENVIRONMENTAL PLANNING ACTIVITIES

### *Sewage Facilities Planning*

#### MAJOR REVISIONS TO MUNICIPAL PLANS:

**None**

#### MINOR REVISIONS TO MUNICIPAL PLANS:

##### **London Grove Township, 200 E. Avondale Road**

The applicant is proposing a small flow treatment system (stream discharge) to an existing property currently served by a failing on-lot system. The site is located on East Avondale Road, at the intersection with Route 841. The amount of wastewater to be generated for the proposal is 400 gpd. The project is to be served by an individual stream discharge system due to a failing on-lot system. This project is designated as a Suburban Landscape, and is somewhat consistent with *Landscapes3*.

##### **Wallace Township, Wallace Regional WWTP**

The applicant is proposing a regional wastewater treatment plant with onsite drip disposal to serve three developments totaling 200 lots on 415 acres. The site is located on PA 282 west, one mile from the intersection with Devereux Road. The amount of wastewater to be generated for the proposal is 55,251 gpd. The project is to be served by a regional wastewater treatment plant with on-lot drip disposal. This project is designated as a Rural Landscape and is consistent with *Landscapes3*.

#### Action Requested

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

6/9/2021

# Minor Revisions





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

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

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

Project Name & Municipality 200 E. Avondale Road, London Grove Township

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

1. Date plan received by county planning agency. April 13, 2021
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency May 21, 2021

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


Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Suburban Landscape. The vision for the Suburban Landscape is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Both on-lot and public sewer systems are supported in this landscape.</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 proposed method of wastewater disposal is inconsistent with Objective E for PROTECT, which promotes groundwater recharge. However, based on the information provided with the planning module, it appears that there is no feasible alternative to the use of stream discharge, due to the lack of public sewers in the area and lack of any possible subsurface replacement area on the site. The use of stream discharge should be avoided whenever possible, through the use of infiltration or land use application.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency <u>*Landscapes3 Protect Recommendation 6 promotes innovative practices for improved water quality, including land application systems, such as spray and drip irrigation, to reduce effluent and pollution loads to streams. Based on the information provided with this Planning Module, it appears that there is no feasible alternative to the use of stream discharge, due to the lack of public sewers in the area and the lack of any possible sub-surface replacement areas on the site. Therefore the proposal is considered consistent with this criteria.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact:
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known historical or archaeological resources be impacted by this project? <b>Not Known.</b> If yes, describe impacts
<input type="checkbox"/>	<input 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 U.S. Fish and Wildlife Service.</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? <b>N/A</b>

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

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICPTitle: Senior Environmental PlannerSignature: Date: 5/21/2021Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

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

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

PC53-05-21-16749

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  
Bran Lynch, Site Contact  
Kenneth Battin, EFO, MPA, London Grove Township  
Russell Losco, Lanchester Soil Consultants, Inc.



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

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

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

Project Name & Municipality Wallace Regional WWTP, Wallace Township

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

1. Date plan received by county planning agency. March 26, 2021
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency May 11, 2021

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

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Rural Landscape. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. On-lot sewage disposal, or very limited public or community sewer service to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this landscape.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Does this proposal meet the goals and objectives of the plan? <u>If no, describe goals and objectives that are not met Although this is a Rural Landscape, the vision for the Rural Landscape includes 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 three developments that are proposed to be served by this regional treatment system, utilizing on-site drip irrigation, is consistent with the objectives of the Rural Landscape, due to the preservation of a significant amount of open space and sensitive natural resources on the three sites.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with the use, development, and protection of water resources? <u>If no, describe inconsistency 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. 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? <u>If no, describe inconsistencies:</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? <u>If yes, describe impact: 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? <u>Not Known.</u> If yes, describe impacts
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Is there a county or areawide zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	10. Does this proposal meet the zoning requirements of the ordinance? <u>N/A</u>

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

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

18.

Name, Title and signature of person completing this section:

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

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

Date: 5/11/2021Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

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

The residential developments associated with this Planning Module were reviewed under Act 247 as Cases SD-09-19-16085, SD-02-20-16269, and SD-07-19-16013.

PC53-05-21-16739

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  
Joseph DeLuca, Site Contact  
Betty Randzin, Wallace Township  
Christina Ruble, Ebert Engineering, Inc.

# 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:

Vincent M. Pompo, Esq. Chairman,  
East Bradford Township  
Board of Supervisors  
666 Copeland School Road  
West Chester, PA 19380

Date:

May 18, 2021

Parcel:

51-7-23

Acreage\*:

19.70

Owner(s)\*:

Andrew Gingrich & Katelyn  
Gingrich

\*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 permitted by-right in the R-2 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: **This parcel is designated Open Space/Conservation on the Future Land Use map.**

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

Comments: **The Land Use Patterns in the Suburban Landscape include diverse agricultural activities.**

**Agricultural Lands**

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

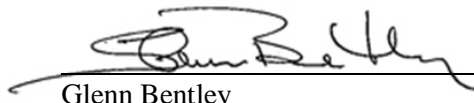
2. What is the Chester County Real Estate System land use code?

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: Robert Korbonits, Township P.C. Chair  
Jake Michael, CCPC  
Geoff Shellington, Chester County Open Space Preservation Department



# 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:

Vincent M. Pompo, Esq. Chairman,  
East Bradford Township  
Board of Supervisors  
666 Copeland School Road  
West Chester, PA 19380

Date:

May 14, 2021

Parcel:

51-7-23.31

Acreage\*:

3.00

Owner(s)\*:

Andrew Gingrich & Katelyn  
Gingrich

\*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 permitted by-right in the R-2 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: **This parcel is designated Low Density Residential on the Future Land Use map.**

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

Comments: **The Land Use Patterns in the Suburban Landscape include diverse agricultural activities.**

**Agricultural Lands**

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

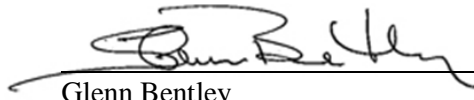
2. What is the Chester County Real Estate System land use code?

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: Robert Korbonits, Township P.C. Chair  
Jake Michael, CCPC  
Geoff Shellington, Chester County Open Space Preservation Department



# 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:

Vincent M. Pompo, Esq. Chairman,  
East Bradford Township  
Board of Supervisors  
666 Copeland School Road  
West Chester, PA 19380

Date:

May 14, 2021

Parcel:

51-7-24

Acreage\*:

6.90

Owner(s)\*:

Andrew Gingrich & Katelyn  
Gingrich

\*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 permitted by-right in the R-2 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: **This parcel is designated Low Density Residential on the Future Land Use map.**

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

Comments: **The Land Use Patterns in the Suburban Landscape include diverse agricultural activities.**

**Agricultural Lands**

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

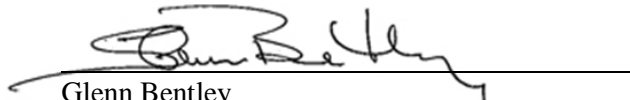
2. What is the Chester County Real Estate System land use code?

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: Robert Korbonits, Township P.C. Chair  
Jake Michael, CCPC  
Geoff Shellington, Chester County Open Space Preservation Department



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

TO:

William R. Shoemaker, Chair  
Willistown Township  
Board of Supervisors  
688 Sugartown Road  
Malvern, PA 19355

Date:

May 24, 2021

Parcel:

54-6-52.4H

Acreage\*:

4.61

Owner(s)\*:

Ryan M. Heenan

\*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: **The parcel is located in the RU- Rural zoning district, agriculture is permitted by right under the designation Farm Use.**

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

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

**Agricultural Lands**

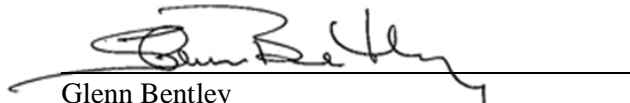
1. Is the parcel enrolled in a farmland protection program? Act 515  Act 319  None

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: **Although this parcel is less than 10 acres, it is “viable farmland.”**

**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: Cathy Rubenstone, Township P.C. Chair  
Jake Michael, CCPC  
Geoff Shellington, Chester County Open Space Preservation Department

# Discussion and Information Items

# Community Planning

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# Community Planning

## Municipal Assistance Projects

June 2021

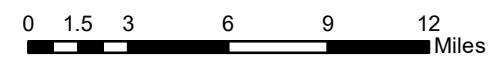
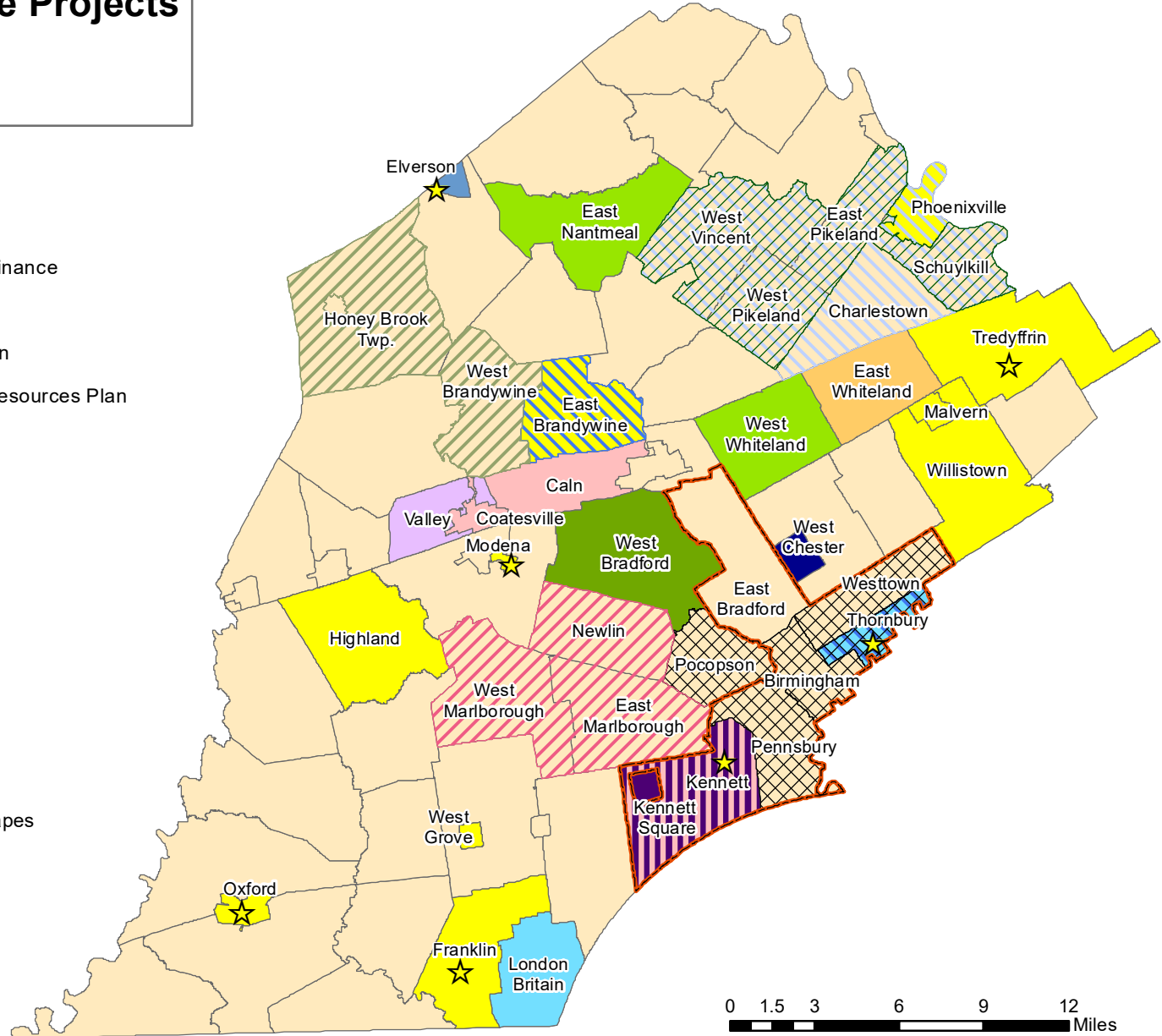


### Single Municipality

- Comprehensive Plan
- Subdivision and Land Development Ordinance
- Zoning Ordinance
- Open Space, Parks, and Recreation Plan
- Open Space, Recreation, and Natural Resources Plan
- Historic Resource Survey
- Active Transportation Plan
- Master Corridor Plan
- Official Map Update
- Economic Benefits of Rail Study
- VPP Technical Services Contract

### Regional Projects

- Brandywine Battlefield Heritage Interpretation Plan
- Brandywine Battlefield Strategic Landscapes Plan Phase 3
- Kennett Square/Kennett Township Regulatory Updates
- Icedale Trail Feasibility Study
- Phoenixville Region Comprehensive Plan
- Unionville Area Comprehensive Plan Update
- Clean Energy Transition Study



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





# COMMUNITY PLANNING REPORT

June 2021 (Activities as of 5/31/21)

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

## MUNICIPAL ASSISTANCE

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

### SINGLE MUNICIPALITY

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

Percent Completed: 50%      Contract Term: 8/20 – 7/22      Consultant: Ray Ott & Associates      Monitor: Mark Gallant

The Township is updating their Zoning Ordinance, implementing recommendations from their 2017 comprehensive plan and creating a cohesive ordinance that encourages appropriate development. *Work on this project will continue at a Task Force meeting on June 1, 2021 when the Task Force will discuss historic regulations and review an outline of the zoning ordinance working draft.*

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

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

Coatesville is proposing to update their Zoning Ordinance with a focus on streamlining, clarifying, and simplifying the existing ordinance. The contract will be on the County Commissioners' next sunshine meeting, and the project start date is June 1, 2021 with an anticipated 12 month work program.

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

Percent Completed: 0%      Contract Term: 5/21 – 4/23      Consultant: Tom Comitta & Assoc./Brandywine Conservancy      Monitor: Jeannine Speirs

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

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

Percent Completed: 100%      Contract Term: 2/20 – 7/21      Consultant: Thomas Comitta & Associates      Monitor: Mason Gilbert

The Township has developed a village master plan for the Newlinville area of the Township (along Route 82, immediately south of South Coatesville). The final draft is consistent with Landscapes3 and fulfills the contract, and TCA presented that draft to the East Fallowfield Board of Supervisors on April 28<sup>th</sup>. The Board of Supervisors passed a resolution adopting the Newlinville Master Plan effective immediately. The Township will be seeking reimbursement for the project.

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

Percent Completed: 60%      Contract Term: 9/20 – 2/22      Consultant: Richard Grubb & Associates      Monitor: Jeannine Speirs

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

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

Percent Completed: 90%      Contract Term: 12/18 – 11/21      Consultant: Natural Lands      Monitor: Chris Patriarca

Act 247/VPP review is pending Board of Supervisors authorization. *The contract has been extended another 6 months.*

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

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

The Board of Supervisors has voted to terminate the contract for this project. The level of public concern over the proposed amendments made them unwilling to proceed into adoption. *The Township has requested a partial reimbursement, to cover portions of the scope of work related to the Devon Visioning (the process of the project), not to include portions related to adoption. The request is being taken into consideration.*

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

Percent Completed: 60%      Contract Term: 7/20 – 12/21      Consultant: Chester County Planning Commission      Lead Planners: Mark Gallant & Rachael Griffith

This effort will provide a map of the recommended network including identification of facility type and renderings at key locations, recommendations for amenities such as benches and interpretation signage, key destinations, and a plan for implementation. Interactive display mapping was developed to illustrate the draft pedestrian and bicycle network plans that prioritize new connections within the Borough and to adjacent destinations such as French Creek State Park and Morgantown based on facility types and Borough-identified priorities. *The final network mapping and an outline for the Plan were presented to the Task Force at a meeting on May 3, 2021. Development of the written plan document is now underway.*

**9. Franklin Township – Comprehensive Plan**

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

Draft chapters are being started, beginning with the six priority subject areas. The agricultural retention subject area has been reviewed. Next up are *Resources as Green Infrastructure* and *Kemblesville as a Destination*.

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

Percent Completed: 15%      Contract Term: 2/21 – 1/23      Consultant: Brandywine Conservancy      Monitor: Chris Patriarca & Mason Gilbert

The May meeting discussed recent planning history and efforts in the Township, neighboring municipal planning, and further existing conditions mapping. The public survey was finalized and started in May.

**11. Kennett Township – Zoning Ordinance**

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

Final draft review is nearly complete.

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

Percent Completed: 50%      Contract Term: 7/20 – 6/22      Consultant: Brandywine Conservancy      Monitor: Kate Clark

The Task Force has reviewed each of the first draft SLDO articles. The full revised draft of the SLDO will be available for Task Force review on August 10<sup>th</sup>.

**13. Malvern Borough – Comprehensive Plan**

Percent Completed: 15%      Contract Term: 9/20 – 8/22      Consultant: Brandywine Conservancy      Monitor: Kevin Myers

The topics covered to date include: background data and mapping, community survey (500+ responses), community vision, natural resources, housing, and economic development. A community open house was held outdoors on May 10<sup>th</sup> and the next task force meeting is scheduled for June 16<sup>th</sup>. As a side note, the Borough plans to return to in person meetings beginning with the June meeting.

**14. Modena Borough – Comprehensive Plan**

Percent Completed: 5%      Contract Term: 4/21 – 3/23      Consultant: Chester County Planning Commission      Lead Planner: Chris Patriarca

A kickoff meeting for the project was held on May 10 and included a project overview as well as a discussion on the draft public survey and potential stakeholders to interview. Background work for the plan is underway and staff will have a booth at the Modena Centennial Celebration in June to introduce the planning process to the public, push the survey, and gain some feedback from the residents directly.

**15. Oxford Borough – Comprehensive Plan**

Percent Completed: 5 %      Contract Term: 4/21 – 3/23      Consultant: Chester County Planning Commission      Lead Planner: Mark Gallant

Oxford Borough has retained the Planning Commission to develop a new comprehensive plan that will also address all required elements of a revitalization plan within the overall plan. Mark Gallant will serve as the lead planner. Background work for the plan is underway and the kick-off meeting was held on April 29th. *The 2<sup>nd</sup> Task Force meeting was held on May 27<sup>th</sup> where the Task Force worked on a vision statement, identified stakeholders, defined priorities, and reviewed draft questions for their public survey.*

**16. Phoenixville Borough – Comprehensive Plan**

Percent Completed: 35%      Contract Term: 8/20 – 7/22      Consultant: Herbert, Rowland, and Grubic      Monitor: Chris Patriarca

*The Task Force met in May to discuss sustainability and economic development in the Borough. A public event will be held during the summer months.*

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

Percent Completed: 30%      Contract Term: 1/21 – 6/22      Consultant: Chester County Planning Commission      Lead Planner: Kate Clark

*The Task Force will next meet in June to review the final two draft articles for the SLDO. The Official Map will then be discussed.*

**18. Tredyffrin Township – Comprehensive Plan**

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

*Staff will meet with the Board of Supervisors at their May meeting, and a hearing will likely be scheduled for June to consider its adoption.*

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

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

Valley Township will be conducting a corridor master plan for West Lincoln Highway, a high priority recommendation from their recently adopted comprehensive plan. The plan would work to create a more cohesive corridor, addressing streetscaping, multi-modal network, mixed uses, access management, and stormwater management infrastructure from the perspective of both new development and redevelopment. The Township has selected a consultant team of Pennoni and Thomas Comitita Associates. We are awaiting information from the Township to proceed with contract development. The 1<sup>st</sup> Task Force meeting has not yet been scheduled.

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

Percent Completed: 30%      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. *A public workshop was held at Broad Run Park, and residents were able to provide feedback on mapping, priorities, and issues in the Township. The next meeting will take place on June 17th. This meeting will review the in person public event and discuss changes to mapping and plan revisions.*

**21. West Chester Borough – Economic Benefits of Rail Restoration**

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

The Borough has selected Econsult Solutions to assist them in developing a study of the economic benefits of rail restoration to West Chester (the project), with the intent to use the information to advocate for rail restoration (activities after the project). Development of the contract is awaiting submission of a scope of work in keeping with the award conditions, and an anticipated start date for the project.

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

Percent Completed: 30%      Contract Term: 10/20 – 9/22      Consultant: Theurkauf Design & Planning LLC      Monitor: Kevin Myers

West Grove is updating their Comprehensive Plan; their existing plan was adopted in 2003. Since 2003 West Grove’s demographics have changed significantly, and the new plan will include a focus on multimodal options, revitalization, recreation, and public engagement. The January and February 2021 meetings reviewed existing conditions and the future land use plan. April discussion included housing and economic development. *May’s discussion covered Community Facilities and Services. The next scheduled meeting is June 8th.*

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

Percent Completed: 60%      Contract Term: 11/19 – 10/21      Consultant: Commonwealth Heritage Group      Monitor: Jeannine Speirs

PHMC has approved the database template and the consultant has begun fieldwork in earnest as well as completing survey forms.

**24. Willistown Township – Comprehensive Plan**

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

Plan goals and policies were reviewed at the May meeting. Additional plan chapters will be reviewed in the coming months.

**MULTI-MUNICIPAL**

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

Percent Completed: 35%      Contract Term: 8/19 – 12/22      Consultant: Chester County Planning Commission      Lead Planner: Jeannine Speirs

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

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

Percent Completed: 65%      Contract Term: 2/20 – 7/21      Consultant: Brandywine Conservancy      Monitor: Jeannine Speirs

This plan will build from previous efforts to finalize locations for Heritage Centers, identify key sites for public interpretation purposes, develop interpretation *thematic narratives, develop Heritage Center conceptual designs using a design firm as a subconsultant*, and promote public education, small-scale heritage tourism, visitor safety, and pedestrian connections as possible. Recently preserved properties and their role in visitor experience will be addressed. The plan will provide the vision, narrative, and actions for how implementing entities can provide a cohesive visitor experience. *A public meeting was held in May, and draft plan elements are being reviewed by the Advisory Committee. This is the*

first plan of its type to be funded under VPP and it is anticipated that it will be the model for other heritage interpretive plans. A contract extension is underway for this project.

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

Percent Completed: 25%      Contract Term: 3/20 – 8/21      Consultant: Brandywine Conservancy      Monitor: Mark Gallant

The townships will develop a trail feasibility study for a new, 2.5 mile multimodal trail between Rt 322 and Icedale Road. The first public open house was held on October 20<sup>th</sup> and the consultant presented early conceptual trail alignments, trail heads, and destinations along the corridor. *The next Task Force meeting is expected to be scheduled soon.* In the meantime the consultant is working with landowners along the existing trail alignment, including Sunoco.

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

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

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

**29. Phoenixville Area Townships – Clean Energy Transition Plan**

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

The townships of East Pikeland, Schuylkill, West Vincent, and West Pikeland will be developing a clean energy transition plan to guide municipal action. The project also includes an education and outreach component to inform organizational and individual actions beyond municipal control. The townships are working to develop a Request for Proposals to select a consultant, which is anticipated to be a consultant team to handle the project’s scope of work.

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

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

The draft updated plan has been submitted for Act 247 Review.

**31. Unionville Area Region – Comprehensive Plan Update**

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

The townships of East Marlborough, West Marlborough, and Newlin will be updating their existing multi-municipal comprehensive plan, which they took multiple actions to implement. The townships will be developing a Request for Proposals to select a consultant to guide the effort.

## **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, Chris Patriarca, Jeannine Speirs, and HPC; Housing Authority of Chester County: Libby Horwitz and Chris Patriarca; Facilities: HPC

## **VPP INQUIRIES**

### **County Consulting Assistance Requests**

1. East Caln (comprehensive plan)
2. East Vincent (zoning ordinance amendments)
3. Kennett Township (subdivision and land development ordinance)

### **Cash Grant Inquiries (or VPP channel not established yet)**

- East Bradford – unknown (August 2020)
- East Fallowfield – Historic Resource Ordinance (November 2020)
- East Pikeland Township – Sustainability Plan (February 2020)
- Londonderry Township – (May and August 2020)
- New London Township – Comprehensive Plan (May 2020)
- Pennsbury Township – Historic Project (January 2020)
- Pocopson Township – Regulatory Amendments (Fall 2020)
- South Coatesville Borough – Comprehensive Plan (February 2020)
- West Vincent Township – Park and Trail Plan (July 2018, January 2020)
- West Nottingham Township – Transportation Study (January 2020)

## **HISTORIC PRESERVATION**

Daniel Shachar-Krasnoff joined the Planning Commission in the position of Heritage Preservation Coordinator on May 10.

Items under this heading have been adjusted this month to clarify projects and lead staff, and may be further modified in the months to come to best represent historic preservation activities undertaken by staff.

- **Town Tours** – a series of free educational programs on historic towns, neighborhoods, and other items on interest in Chester County.  
 Staff: HPC lead, support from Nancy Shields, along with Jeannine Speirs and Mason Gilbert.  
 External Partners: CCHPN and individual site organizers/municipalities/municipal historical commissions  
 Status: The schedule is close to being finalized and promoted. The kick-off is in West Chester on June 17<sup>th</sup>. The overall program is being coordinated with the broader effort around the Juneteenth Festival, a multi-week series of programs. Voices Underground along with the County Cultural Heritage Task Force is coordinating Juneteenth activities.
- **Training** – conduct and support training for historical commissions, committees, and HARBs, often in coordination with CCHPN.  
 Staff: HPC lead, support from Nancy Shields and Jeannine Speirs.  
 External Partners: CCHPN, PHMC  
 Status: No current efforts underway. The Leadership Luncheon was attended by more than 50, and presented content on PHMC databases (PA-SHARE specifically) and how to form and operate a historical commission and to protect and reuse historic buildings.
- **Mandated and Requested Reviews/National Register Designation Activity** – this includes county-owned properties and other properties with a historic designation (or potential for designation)  
 Staff: HPC lead, Jeannine Speirs support on select items (such as DCD Section 106 Committee and reviews of ordinance language)  
 External Partners: Vary by project  
 Programs/Projects:
 
  - DCD Section 106 Committee: HPC and Jeannine Speirs serve on this committee, which conducted a limited review of a property in April for DCD. Reviews are as requested by DCD, and are covered under a Programmatic Agreement between DCD and the SHPO/PHMC.
  - County-owned Bridges/Facilities: HPC advises on bridges, in coordination with the CCPC Environment and Infrastructure Division (Eric Quinn). Multiple bridges are active: Mill Road #167; Lincoln #35; Pigeon Creek #207, Allerton Road #111. Cultural Review reports are underway for #199 and #157. This projects typically require a Section 106 or PA History Code review process.
  - County-owned properties/Facilities and Parks + Preservation: Historic preservation planning and technical assistance on County-owned properties that are or may be historic.
  - Non-County affiliated Section 106: Darlington Corners at 926/202 (PennDOT interaction widening); Manor Road Improvements and Roundabout
  - Other activity (planning /technical assistance) with potential regulatory element: Crebilly Farm, Mercedes Dealership, Fricks Lock/Schuylkill River/Parkerford Trailhead Development.
  - Act 247 reviews as requested
  - Reviews for historic resource ordinance language as requested/able
  - National Register Nomination support for: Langoma Mansion, Passtown School, Beaver Creek Milling District, Kennett Square Borough update



- **Technical Assistance** – through three primary forms: periodic distribution of information to Historical Commission chairs, answering questions on National Register process (as requested/able), and support for historic preservation efforts (detail below)  
 Staff: HPC lead  
 External Partners: Vary by project  
 Projects with ongoing activity:

  - Gardner-Beale House (Coatesville)
  - Kemblesville demolition by neglect
  - Friends of Barnard House/Barnard House
  - Friends of White Clay Creek Preserve Historic Resource Committee – NR nomination just approved
  - Oxford Region
  - Passtown School
  
- **Heritage Education/Tourism** – multiple efforts to support education and interpretation throughout the county  
 Staff: HPC lead, support from Jeannine Speirs for the 250th, Battlefield Heritage Centers, and municipal heritage interpretive plans  
 External Partners: Vary by project  
 Projects with ongoing activity:

  - Iron and Steel Heritage Partnership: Bridging the Atlantic webinar was well attended and posted for viewing
  - Underground Railroad: Juneteenth support is the current activity; long-term effort regarding Harriet Tubman Byway/walking trail
  - Rural History Confederation: no current activity
  - America’s 250<sup>th</sup>: Commissioner Kichline serves on the statewide committee, support as requested at this point
  - Heritage Centers: Kennett Heritage Center is now open, plans underway for Strodes Barn, discussion of an agricultural-themed heritage center
  
- **Historic Resource Mapping** – two primary mapping efforts for both National Register and locally designated resources, the Historic Atlas Project and the National Register Interactive Map  
 Staff: HPC lead, with support from Colin Murtoff and Mason Gilbert  
 External Partners: PHMC, vary by project  
 Projects with ongoing activity: Atlas projects underway: West Chester, Westtown, Parkesburg, New Garden, London Britain, Charlestown, West Bradford, East Goshen, West Whiteland (VPP), East Marlborough, and East Nantmeal (VPP).
  
- **Adaptive Reuse Design Guide** – development of a guide specific to adaptive reuse  
 Staff: Mark Gallant lead with support from Jeannine Speirs, Mason Gilbert, and Nancy Shields  
 External Partners: Advisory Committee for the project  
 Status: A second Advisory Committee meeting is being held in June. Interviews are being conducted to inform the project, and successful examples of adaptive reuse collected and researched.

- **Brandywine Battlefield** – efforts are coordinated through Jeannine Speirs’ roles as Brandywine Battlefield Task Force Administrator and Project Manager for the NPS/ABPP funded grant project (currently in Phase 3).  
Staff: Jeannine Speirs lead, support from HPC  
External Partners: Archives, Brandywine Battlefield Task Force, Brandywine Battlefield Park Associates, Delaware County, municipalities  
Current Activity: See descriptions of the Phase 3 project and the Brandywine Conservancy-led Heritage Interpretation Plan (VPP funded). Also tracking a PHMC/CLG funded project (Driving Tour) that East Marlborough is leading with the support of the Task Force and Park Associates and Heritage Interpretive Signage Project that Sons and the Revolution is funding and helping to lead.

## ECONOMIC

- **CCEDC Coordination** – Regular contact regarding ongoing projects.
- **Employment Data** – Finalizing the presentation of employee number data in map format with the Design and Technology Division; continuously updating with new data. Updated organizations with highest indicators of growth and decline.
- **Reinvestment Opportunities Map** – Finalizing display and drafting text for map of reinvestment/redevelopment opportunities at developed sites, focused within the Landscapes3 growth areas.
- **Non-Residential Construction Report** – 2020 report posted.
- **State of the County Economy Report** – Initial data collection completed for available data for 2020 data updates. Continuing data collection as data becomes available.

## HOUSING

- **Housing Choices Committee** – March 2021 meeting held with discussion on Missing Middle Housing.
- **Costs of Housing** – Work is continuing to finalize this product.
- **Housing for an aging population** Final draft complete, being prepared for online posting and a physical overview document.
- **Housing eTools** –Updates are largely complete, although resources and examples will continue to be added as appropriate.
- **Case Studies** –Planned: Whitehall and Steel Town.
- **Housing Forum** – Will plan for fall 2021.
- **Residential Construction Report** – 2020 report posted.
- **Video** – The Phoenixville-focused video has been completed and shared, through the HCC meeting, CCPC newsletter, website, and social media. Promotion efforts included the overview video on A+ homes as well. Footage for a senior housing focused video and a Habitat for Humanity video will be used for two additional videos, with plans to conduct new interviews for an employer focused video later in the year.
- **Presentations** – None at this time.

## URBAN CENTERS

- **VPP Support** – Monitoring of cash grants to Kennett Square (regulatory updates), Coatesville (zoning amendments), West Grove (comprehensive plan update), and Malvern (comprehensive plan update), and participating in county consulting technical services work on updates to the Modena and Oxford Borough comprehensive plans.
- **Technical assistance/coordination** – Atglen for zoning, future park planning, and grant assistance (DCNR, CCCRP, etc.); Parkesburg for implementation coordination and potential grant funding; West Grove (breweries, mixed use zoning, parking requirements); Downingtown (signs, parking, TND); TMAcc (design), Coatesville (coordination between the City, 2<sup>nd</sup> Century, CDC, and CCPC). Engaged DVRPC in conjunction with other CCPC staff regarding the DVRPC ExPo program.
- **Meeting Attendance** – Participation in meetings for economic development through Historic Kennett Square, the Western Chester County Chamber of Commerce, and 2<sup>nd</sup> Century Alliance.
- **Tools** – Supporting the update of multiple online eTools.
- **Urban Center Webpage** – No recent activity.
- **Urban Center Forum** – The four Main Streets eTools related to the 2020 forum have been posted to the CCPC website. Planning for the 2021 forum will begin soon, in coordination with DCD.
- **Urban Centers Improvement Inventory** – 2021 UCII posted in early March.
- **DCD CRP Coordination** – Providing input and responses to inquiries from urban centers regarding potential CRP applications.
- **DVRPC TCDI representative** – Coordinated with representatives for both Chester County awarded projects regarding status and progress.
- **Presentations:** None at this time.

# Agricultural Development Council Update



# Design and Technology



# THE COUNTY OF CHESTER



COMMISSIONERS  
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## MEMORANDUM

**To:** Chester County Planning Commission  
**From:** Paul Fritz, Director, Design & Technology Division  
**Date:** June 1, 2021  
**Re:** Planning Commission Board Meeting Monthly Report

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

The 247 reviewers continued to process plans and ordinance submittals and work on eTool updates. Staff also continued to work with and test the HTML5 EnerGov platform.

The GIS staff prepared historic atlas updates, municipal comprehensive plan existing conditions maps, and a draft official map for Thornbury Township. The staff also completed a draft interactive map identifying health service centers in the county. In addition, the technical staff worked with the Administrative staff in preparing for hybrid meetings.

The Graphics staff prepared the Town Tours and Village Walks flyer and two flyers promoting public surveys prepared by the Water Resources Authority. Staff also assisted with two plan review redesigns.

# Environment & Infrastructure



# Environment & Infrastructure Division

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May 2021

## Complete Streets Kickoff

The E&I Division held a meeting on May 19<sup>th</sup> to kickoff the development of a Countywide Complete Streets Policy with a committee of municipal managers and other stakeholders representing a cross section of varied interests and landscapes in Chester County. Funding for the project is provided in part by PA DCNR while the project is being administered by the PA Health Department and the WalkWorks Program.

The project is being managed internally by Eric Quinn who led the committee through the meeting presentation. Initial concepts for development of the policy are to address the ten ‘elements of an ideal complete streets policy’ as designated by the National Complete Streets Coalition as well as the growth areas and rural resource areas defined by *Landscapes3*.



One of the challenges in creating a policy that municipalities will adopt is for it to have enough flexibility to address the varied conditions and multimodal transportation needs unique to each municipality. This policy will be developed over the summer and next steps are to prepare a draft policy based on the feedback we received at our initial meeting and disperse it to our committee for review. There will be a public meeting held in mid July and at least two more stakeholder committee meetings, one in June and one in late July. We will be looking for CCPC Board approval of the policy no later than September to meet conditions of the grant.

## Downingtown Aea Transportation Study

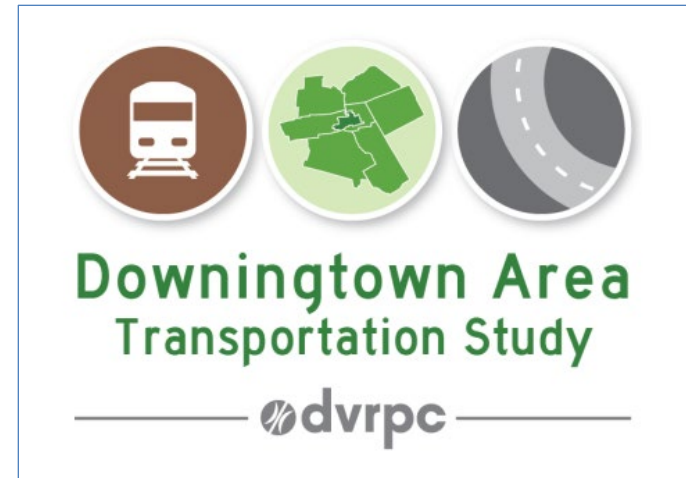
Two public meetings were held in May for the DVRPC Downingtown Area Transportation Study, one during the afternoon on Tuesday May 18<sup>th</sup> and one in the evening on Thursday, May 20<sup>th</sup>. This was the second and final round of public meetings for the two-year study being conducted by DVRPC. Both meetings began with opening remarks by Commissioner Josh Maxwell, who peviously served as the Mayor of Downingtown.



The purpose of this round of meetings was to review the project goals and study area; review public feedback on priorities for mobility in and around the study area; and, present the study results and recommendations including traffic model results and modeled improvements, and bike network recommendations.

Modeling included all of the known existing and proposed land developments within the study area and focused on key intersections to determine what their level of service would be in the horizon year of 2035. Many of the proposed build improvements to address poor intersection performance included adjustment of traffic signal timing and a few required the addition of turn lanes and/or through lanes to achieve better results. Bike recommendations include a phased approach to the implementation of bicycle boulevards, bicycle lanes, and shared roadways to create a more friendly cycling environment.

For more information on the project and recent public meetings, please visit the project website at: <https://www.dvrpc.org/mobility/downingtown>



## Pipelines Update

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

- Colonial Pipeline, which delivers 45% of the fuel consumed on the East Coast, shut down due to cyberattackers [https://www.dailylocal.com/business/pipeline-hit-by-cyberattack-could-be-back-by-weeks-end/article\\_add7c837-d99e-51d9-9b62-5b6bc31cfb4b.html](https://www.dailylocal.com/business/pipeline-hit-by-cyberattack-could-be-back-by-weeks-end/article_add7c837-d99e-51d9-9b62-5b6bc31cfb4b.html)
- US pipelines are being ordered to conduct cybersecurity assessments after hack [https://www.dailylocal.com/business/us-pipelines-ordered-to-increase-cyber-defenses-after-hack/article\\_861db565-e291-5782-a135-e22a3b091a57.html](https://www.dailylocal.com/business/us-pipelines-ordered-to-increase-cyber-defenses-after-hack/article_861db565-e291-5782-a135-e22a3b091a57.html)
- Climate Action Plan edits are being worked on, and the layout is being finalized with the Design & Technology Division
- The Environment and Energy Advisory Board has voted to pass the draft Climate Action Plan along to the Board of Commissioners for adoption/approval.

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>

# Director's Report

# Public Comment