



THE COUNTY OF CHESTER



COMMISSIONERS
Michelle Kichline
Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION
Government Service 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 270
January 8, 2020

AGENDA

- 2:00 p.m. 1. CALL TO ORDER *Chairman*
- A. Chairman's Welcome *Chairman*
- B. Appointment of 2020 Officers *Commission*
- 2:05 p.m. 2. ACTION ITEMS
- C. Public Comment on Agenda Items
- D. Approval of Commission Meeting Minutes – December 11, 2019 *Commission*
- E. Act 247 Reviews – December 2019 Applications *Act 247 Team*
- 1) Subdivision and Land Development Plan Reviews (26)
- 2) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews (10)
- F. Act 537 Reviews- December 2019 Applications *Carolyn Conwell*
- 1) Major Applications (0)
- 2) Minor Applications (1)
Honey Brook Township, Lloyd Huyard, Consistent
- 2:15 p.m. 3. DISCUSSION AND INFORMATION ITEMS
- G. eTools: Short-Term Rentals, Mini-Homes/MHP, Breweries *Kevin Myers
Chris Patriarca*
- H. Environment and Infrastructure Division Update *Brian Styche*
- I. Community Planning Division Update *Susan Elks*
- J. Design & Technology Division Update *Paul Fritz*
- K. Landscapes3 Update *Brian O'Leary*
- L. Directors Report *Brian O'Leary*
- M. Public Comment
- 3:30 p.m. 4. ADJOURNMENT

Appointment of 2020 Officers



Action Items



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MINUTES: Regular Monthly Meeting
Chester County Planning Commission
December 11, 2019

Government Services Center
Suite 270
West Chester, PA 19380

MEMBERS PRESENT: Dr. Douglas Fasick, Vice-Chair; Dan DiMucci; Stephanie Duncan; Michael Heberg; Molly Morrison; Marty Shane; Angie Thompson-Lobb.

STAFF PRESENT: Brian O'Leary, Director; Carol Stauffer, Assistant Director; Glenn Bentley; Wes Bruckno; Beth Cunliffe; Susan Elks; Paul Farkas; Paul Fritz; Gene Huller; Jake Michael; Carolyn Oakley; Brian Styche; Suzanne Wozniak.

VISITORS: Louis Belmonte P.E., Assistant District Executive - Operations
PA Department of Transportation.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission, held at the Government Services Center on Wednesday, December 11, 2019 was called to order at 2:00 P.M. by Vice-Chair Dr. Douglas Fasick.

PRESENTATION:

Mr. Louis Belmonte P.E., Assistant District Executive of Operations, PA Department of Transportation (PennDOT), presented information to the Commission. PennDOT is responsible for the state-maintained transportation network throughout Pennsylvania with nearly 40,000 miles of roadway and 25,000 bridges. Staff work closely with local governments, elected officials, stakeholders and the public to keep people and goods moving safely and efficiently in each region.

There are 11 district PennDOT offices in Pennsylvania. District 6 covers Bucks, Chester, Delaware, Montgomery, and Philadelphia counties. This includes 3,553 total road miles and 2,760 total bridges. District 6 is comprised of four units: Design, construction, maintenance, and operations. These units operate together to build and maintain state highways and bridges, manage and alleviate congestion, and enhance safety in the most heavily traveled region in the state.

ACTION ITEMS:

PUBLIC COMMENT ON ACTION ITEMS:

There were no comments.

Approval of Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE NOVEMBER 13, 2019 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. SHANE,

SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Approval of 2020 Meeting Schedule:

A MOTION TO APPROVE THE SCHEDULE FOR THE 2020 PLANNING COMMISSION MEETINGS WAS MADE BY MS. MORRISON, SECONDED BY MR. DIMUCCI, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Appointment of 2020 Officers Nominating Committee:

A MOTION TO NOMINATE MR. SHANE, MR. HAMMOND AND MR. HEABERG AS THE 2020 OFFICERS NOMINATING COMMITTEE WAS MADE BY MR. SHANE, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews – November 2019:

There were 18 Subdivision and Land Development Reviews prepared in November.

A MOTION TO APPROVE THE 18 SUBDIVISION AND LAND DEVELOPMENT REVIEWS FOR NOVEMBER 2019 WAS MADE BY MS. MORRISON, SECONDED BY MR. SHANE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Comprehensive Plan, Zoning and Subdivision Ordinance Amendments, Miscellaneous Reviews – November 2019:

There were 12 Comprehensive Plan, Zoning and Subdivision Ordinance Amendments, and Miscellaneous Reviews prepared in November.

A MOTION TO APPROVE THE 12 COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENTS AND MISCELLANEOUS REVIEWS FOR NOVEMBER 2019 WAS MADE BY MR. DIMUCCI, SECONDED BY MS. THOMPSON-LOBB, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

There was one major Act 537 plan in November 2019.

A MOTION TO APPROVE THE ONE MINOR ACT 537 PLAN FOR NOVEMBER 2019 WAS MADE BY MR. HEABERG, SECONDED BY MR. SHANE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

There were four minor Act 537 plans in November 2019.

A MOTION TO APPROVE THE FOUR MINOR ACT 537 PLANS FOR NOVEMBER 2019 WAS MADE BY MR. DIMUCCI, SECONDED BY MS. THOMPSON-LOBB, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Vision Partnership Program 2019 Round II:

Ms. Elks presented the Commission with three applications for the Vision Partnership Program round two grant awards. Two applications were recommended for approval. They are:

1. Multimunicipal: Honey Brook Township and West Brandywine Township – Icedale Trail Feasibility Study.
2. Multimunicipal: Phoenixville Region Comprehensive Plan Update to add West Pikeland Township.

A MOTION TO APPROVE THE TWO VISION PARTNERSHIP PROGRAM REIMBURSABLE GRANT REQUEST APPLICATIONS FOR THE AMOUNTS PRESENTED WAS MADE BY MR. SHANE, SECONDED BY MS. MORRISON AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Approval of 2020 Work Program and Communications Plan:

A MOTION TO APPROVE THE 2020 WORK PROGRAM AND COMMUNICATIONS PLAN WAS MADE BY MR. DIMUCCI, SECONDED BY MS. THOMPSON-LOBB, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

Design and Technology Division Update:

Mr. Fritz discussed continuing projects for 2019 within the Design & Technology Division.

Mr. Fritz updated the Commission on plan review activity totals for the year to date. There has been a decrease in the number of proposed single-family homes, apartments, and townhomes, but the number of proposed twins, which is 268 lots/units, is greater than last year's final total of 137 lots/units. At this time last year, there was 4,547 residential lots/units reviewed compared to 2,679 residential lots/units reviewed this year. Total non-residential square footage reviewed by this time last year, was 1,894,369 square feet, while as of November 2019, the review total is 2,255,675 square feet.

Environment and Infrastructure Division Update:

Mr. Styche discussed continuing projects for 2019 within the Environment and Infrastructure Division.

Pennsylvania DCNR's Community Conservation Partnerships Program (C2P2) and DCED's Multimodal Transportation Fund (MTF) grant awards were announced in November. The following are Chester County recipients:

DCNR C2P2:

- East Coventry Township, \$75,900, Rehabilitation of Ellis Woods Park;
 - East Whiteland Township, \$200,000, Development of Bacton Hill Park;
 - Parkesburg Borough, \$40,000, Rehabilitation of Minch Park;
 - Brandywine Conservancy & Museum of Art, \$350,000, payment toward the acquisition of approximately 569 acres in Lower Oxford and West Nottingham townships;
 - East Whiteland Township, \$540,537, payment toward the acquisition of approximately 154 acres in East Whiteland and Charlestown townships;
 - French & Pickering Creeks Conservation Trust, Inc., \$41,900, payment toward the acquisition of a conservation easement on approximately 47 acres in East Nantmeal;
 - Natural Lands Trust, Inc., \$300,000, payment toward the acquisition of approximately 83 acres in Warwick Township; and,
 - The Conservation Fund, \$1,500,000, payment toward the acquisition of approximately 982 acres along Springlawn Road in Elk, Franklin, and New London townships.
- TOTAL: \$3,048,337

DCED MTF:

- East Pikeland Township, Route 724 pedestrian improvement project - \$315,000;
 - Schuylkill Township, PA 23 sidewalk - \$1,000,000;
 - Oxford Borough, Safe Routes to School Project - \$735,812;
 - West Bradford Township, lighting for Stargazers development roundabout - \$119,389; and,
 - East Fallowfield Township, Repairs to Mortonville Road - \$730,000.
- TOTAL: \$2,900,201.

On November 21st, the SEPTA Board unanimously voted to appoint PennDOT Secretary Leslie S. Richards as the new General Manager of SEPTA beginning in January 2020. Ms. Richards will replace General Manager Jeffrey D. Knuettel who has chosen to retire. Following that announcement, Governor Wolf announced on November 27th that he would nominate the current Executive Deputy Secretary Yassmin Gramian to serve as Secretary. Ms. Gramian will assume that role on December 6th.

Mr. Michael presented new data that tracks non-residential development in the county. In 2018, 1,259,448 square feet of non-residential space was constructed. The distribution of the top ten development in terms of square footage shows that agriculture is clustered in the western part of the county and commercial and industrial are mainly in the northeast quadrant of the county. The top non-residential developments in 2018 range in square footage from 45,000 square feet for a commercial development to 153,618 square feet for an agricultural development.

Community Planning Division Update:

Ms. Elks discussed continuing municipal assistance projects, historic preservation, housing, and economic development for 2019 within the Community Planning Division. There are currently 23 municipal assistance projects that staff is monitoring or working on. Ms. Elks updated the Commission on a few from the monthly report.

The next Housing Choices Committee meeting will be held in late January.

Landscapes3 Update:

Staff has continued tracking achievements related to Landscapes3 and the Planning Commissions' work program.

Downingtown Borough has recently endorsed Landscapes3 which brings the total endorsements to sixty-five of seventy-three municipalities, with two acknowledgments.

Director's Report:

The Transportation event "Trails, Trains & Traffic" was held on December 4, 2019 at the West Whiteland Building in Exton. Approximately 75 people attended the event.

The Commission was provided with copies of Census 2020 materials and Mr. O'leary noted that outreach materials are available on the website. Countywide outreach will begin in January for the April 1, 2020 deadline.

Service Recognition – Daniel DiMucci, RLA, ASLA:

Dr. Fasick presented a service recognition to Mr. DiMucci. The members of the Commission thanked Mr. DiMucci for his continuous service to the County and the Planning Commission from 2011 to 2019 and wished him well.

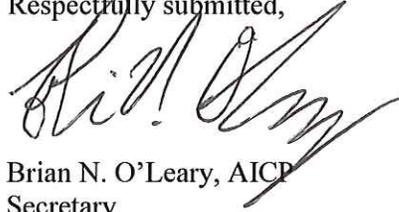
Public Comment:

There were no public comments.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE MEETING ADJOURNED AT 3:55 PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Brian N. O'Leary". The signature is written in a cursive style with a large initial "B".

Brian N. O'Leary, AICP
Secretary

BNO/slw

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

Act 247 Reviews

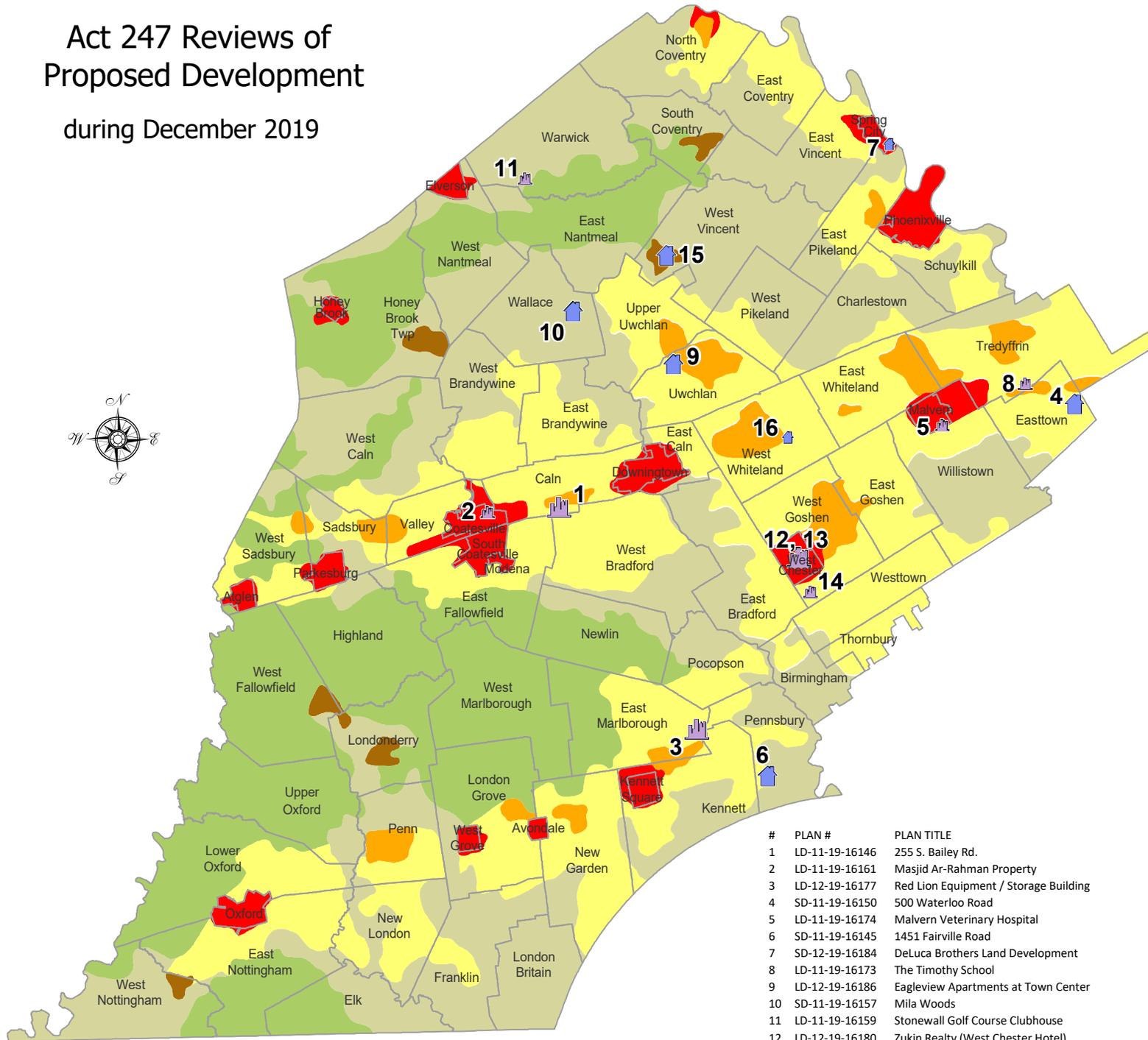


Subdivision & Land Development



Act 247 Reviews of Proposed Development

during December 2019



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

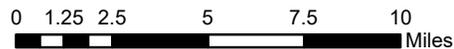
Landscapes³

Growth Areas

- Urban Center
- Suburban Center
- Suburban
- Rural Center

Rural Resource Areas

- Rural
- Agricultural



#	PLAN #	PLAN TITLE
1	LD-11-19-16146	255 S. Bailey Rd.
2	LD-11-19-16161	Masjid Ar-Rahman Property
3	LD-12-19-16177	Red Lion Equipment / Storage Building
4	SD-11-19-16150	500 Waterloo Road
5	LD-11-19-16174	Malvern Veterinary Hospital
6	SD-11-19-16145	1451 Fairville Road
7	SD-12-19-16184	DeLuca Brothers Land Development
8	LD-11-19-16173	The Timothy School
9	LD-12-19-16186	Eagleview Apartments at Town Center
10	SD-11-19-16157	Mila Woods
11	LD-11-19-16159	Stonewall Golf Course Clubhouse
12	LD-12-19-16180	Zukin Realty (West Chester Hotel)
13	LD-12-19-16182	Zukin Realty (Spence Building)
14	LD-11-19-16166	Roslyn Swim Club
15	LD-11-19-16175	Honeybrook Properties, LLC
16	LD-11-19-16163	Rudolph A. Fedor

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

Subdivision and Land Development Reviews 12/1/2019 to 12/31/2019

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes ³ (Yes, No, N/R)
Caln Township	LD-11-19-16146	255 S. Bailey Rd.	12/5/2019	11.53	Industrial	1	41,389	Industrial Addition to Existing	2		Yes
City of Coatesville	LD-11-19-16161	Masjid Ar-Rahman Property	12/18/2019	0.39	Institutional	1	3,250	Institutional Addition to Existing	1		Yes
City of Coatesville	SD-11-19-16160	Masjid Ar-Rahman Property	12/18/2019	0.39	Institutional	1		Institutional Religious Organization	0		Yes
East Marlborough Township	LD-12-19-16177	Red Lion Equipment / Storage Building	12/12/2019	309.60	Commercial	1	18,150	Commercial Unique	2		Yes
Easttown Township	SD-11-19-16150	500 Waterloo Road	12/13/2019	12.76	Single Family Residential	4		Residential Single Family Residential			Yes
Easttown Township	SD-11-19-16158	Jennifer Ruth Kane Lynn & Jonathan Eric Lynn	12/10/2019	4.05	Single Family Residential	2		Residential Single Family Residential			N/R
Malvern Borough	LD-11-19-16174	Malvern Veterinary Hospital	12/19/2019	1.37	Commercial	1	4,453	Commercial Unique	1		Yes
New London Township	SD-11-19-16170	Penns Creek I, LLC	12/11/2019	25.50	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Farm/Pasture Land			Yes
Pennsbury Township	SD-11-19-16145	1451 Fairville Road	12/5/2019	17.12	Single Family Residential	4		Residential Single Family Residential			Yes
Phoenixville Borough	SD-11-19-16138	Trieste	12/13/2019	18.06	Institutional	2		Institutional Cemetery		0	Yes
Spring City Borough	SD-12-19-16184	DeLuca Brothers Land Development	12/13/2019	0.45	Twin	2		Residential Twin			Yes
Tredyffrin Township	LD-11-19-16173	The Timothy School	12/19/2019	5.06	Institutional	4	5,692	Institutional School	4		Yes
Tredyffrin Township	SD-11-19-16172	The Timothy School	12/19/2019	5.06	Institutional	1		Institutional Lot Consolidation			Yes

Subdivision and Land Development Reviews 12/1/2019 to 12/31/2019

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes ³ (Yes, No, N/R)
Uwchlan Township	LD-12-19-16186	Eagleview Apartments at Town Center	12/20/2019	33.94	Apartment	44		Residential Apartment			Yes
Uwchlan Township	SD-11-19-16176	Liongate Minor Subdivision	12/13/2019	2.71	Single Family Residential Townhouse	2		Residential Single Family Residential Residential Townhouse			N/R
Wallace Township	SD-11-19-16157	Mila Woods	12/9/2019	26.20	Single Family Residential Agricultural	15		Residential Single Family Residential Agricultural Open Space Conservation		1,973	Yes
Warwick Township	LD-11-19-16159	Stonewall Golf Course Clubhouse	12/11/2019	105.20	Commercial	1	2,750	Commercial Unique	1		Yes
Warwick Township	SD-11-19-16151	Garner Property	12/5/2019	11.41	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Open Space Conservation			Yes
West Chester Borough	LD-12-19-16180	Zukin Realty (West Chester Hotel)	12/23/2019	0.34	Commercial	1	88,389	Commercial Hotel/Resort/Inn	1		Yes
West Chester Borough	LD-12-19-16182	Zukin Realty (Spence Building)	12/23/2019	0.14	Commercial	1	1,362	Commercial Addition to Existing	1		Yes
West Chester Borough	SD-12-19-16179	Zukin Realty (West Chester Hotel)	12/23/2019	0.34	Commercial	1		Commercial Lot Consolidation			Yes
West Goshen Township	LD-11-19-16166	Roslyn Swim Club	12/19/2019	2.96	Commercial	1	1,200	Commercial Unique	2		Yes
West Goshen Township	SD-11-19-16164	Roslyn Swim Club	12/19/2019	2.96	Commercial	1		Commercial Unique			Yes
West Nottingham Township	SD-11-19-16162	Christine F. Dolinger	12/17/2019	5.99	Single Family Residential Commercial	3		Residential Single Family Residential Commercial Warehouse			Yes

Subdivision and Land Development Reviews 12/1/2019 to 12/31/2019

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 Vincent Township	LD-11-19-16175	Honeybrook Properties, LLC	12/11/2019	10.99	Apartment	4		Residential Apartment			Yes
West Whiteland Township	LD-11-19-16163	Rudolph A. Fedor	12/18/2019	1.68	Twin	2		Residential Twin			Yes
Grand Totals of Subdivision and Land Development Reviews		26 Reviews		616.20 Acres		104 Lots/Units	166,635 Non-Res. Sq. Feet		15 Non-Res. Bldgs.	1,973 Linear Feet Roadway	

There are **24** plans consistent, **0** plans inconsistent, and **2** plans with no relevance to *Landscapes3*.

Unofficial Sketch Plan Evaluations

12/1/2019 to 12/31/2019

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)
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No Unofficial Sketch Plan Evaluations were conducted during this timeframe.

Subdivision & Land Development Letters





THE COUNTY OF CHESTER



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December 5, 2019

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

Re: Preliminary Land Development - 255 S. Bailey Rd.
Caln Township - LD-11-19-16146

Dear Mrs. Denne:

A preliminary land development plan entitled "255 S. Bailey Rd.", prepared by Edward B. Walsh & Associates Inc. and dated October 29, 2019, was received by this office on November 14, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	East side of South Bailey Road, north of Silbury Hill Lane
Site Acreage:	11.53 acres
Lots:	1 lot
Non-Res. Square Footage:	41,389 total square foot addition to existing building (22,189 square feet in Phase 1, and 19,200 square feet in Phase 2)
Proposed Land Use:	Industrial
New Parking Spaces:	138 total (69 spaces in Phase 1 and 69 spaces in Phase 2)
Municipal Land Use Plan Designation:	Light Industrial
UPI#:	39-4-127.3

PROPOSAL:

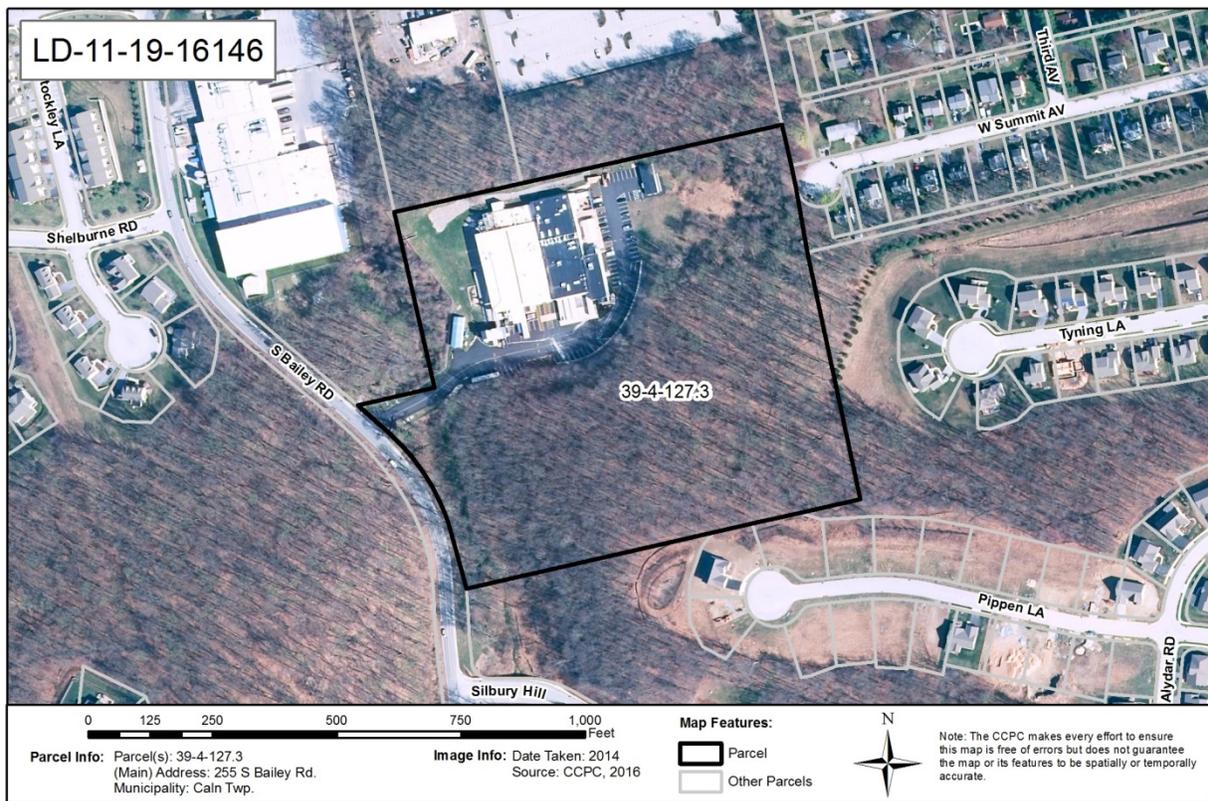
The applicant proposes the construction of a 41,389 square foot addition to an industrial building and 138 parking spaces in two phases. The site, which is served by public water and public sewer facilities, is located in the Caln Township I-1 Industrial zoning district.

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.

COUNTY POLICY:

LANDSCAPES:

1. The site is located within the **Suburban Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The proposed land development 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 Valley Run subbasin of the Brandywine Creek watershed. *Watersheds'* highest priority land use objectives within this watershed are:
 - reduce stormwater runoff,
 - restore water quality of “impaired” streams, and
 - protect vegetated riparian corridors.

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

Page: 4
Re: Preliminary Land Development - 255 S. Bailey Rd.
Caln Township - LD-11-19-16146

reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.

7. We suggest that the applicant provide more landscaping on the slope to the south of the proposed parking area to further stabilize this steep area.

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Edward B. Walsh & Associates Inc.
Asahi Glass and Fluoropolymers
AGC Chemicals Americas Inc.
Chester County Conservation District



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December 18, 2019

Ruthann Mowday, Executive Assistant
City of Coatesville
1 City Hall Place
Coatesville, PA 19320

Re: Subdivision and Land Development Plan - Masjid Ar-Rahman Property 711 & 723 Merchant Street
City of Coatesville – SD-11-19-16160, LD-11-19-16161

Dear Ms. Mowday:

A final subdivision and land development plan entitled "Masjid Ar-Rahman Property 711 & 723 Merchant Street", prepared by Borusiewicz Surveyors and Site Planners, dated May 11, 2018 and last revised on October 25, 2019, was received by this office on November 18, 2019. 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 final subdivision and land development plan for your consideration.

PROJECT SUMMARY:

Location:	North side of Merchant Street, west of North Chester Avenue
Site Acreage:	0.39 acres
Lots:	3 lots to be merged; one lot proposed
Non-Res. Square Footage:	2,230 square feet
Proposed Land Use:	Addition to existing institutional building
New Parking Spaces:	10 spaces
Municipal Land Use Plan Designation:	Higher Intensity Neighborhood
UPI#:	16-2-198, 16-2-200-E, 16-2-199-E

PROPOSAL:

The applicant proposes to merge three lots into one lot, the construction of a 2,230 square foot institutional building addition, and 10 parking spaces. The site, which is served by public water and public sewer facilities, is located in the City of Coatesville I-1 Light Industry zoning district.

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

BACKGROUND:

The Chester County Planning Commission previously reviewed a subdivision and land development plan for this site. That plan proposed to merge three lots into one lot, the construction of a 2,285 square foot institutional building addition, and 15 parking spaces (refer to CCPC # SD-04-19-15880, LD-04-19-15881, dated May 2, 2019). We have no record of City action on those plans.

The current plan revises the parking layout, the building footprint and other elements of the prior plan.



COUNTY POLICY:

LANDSCAPES:

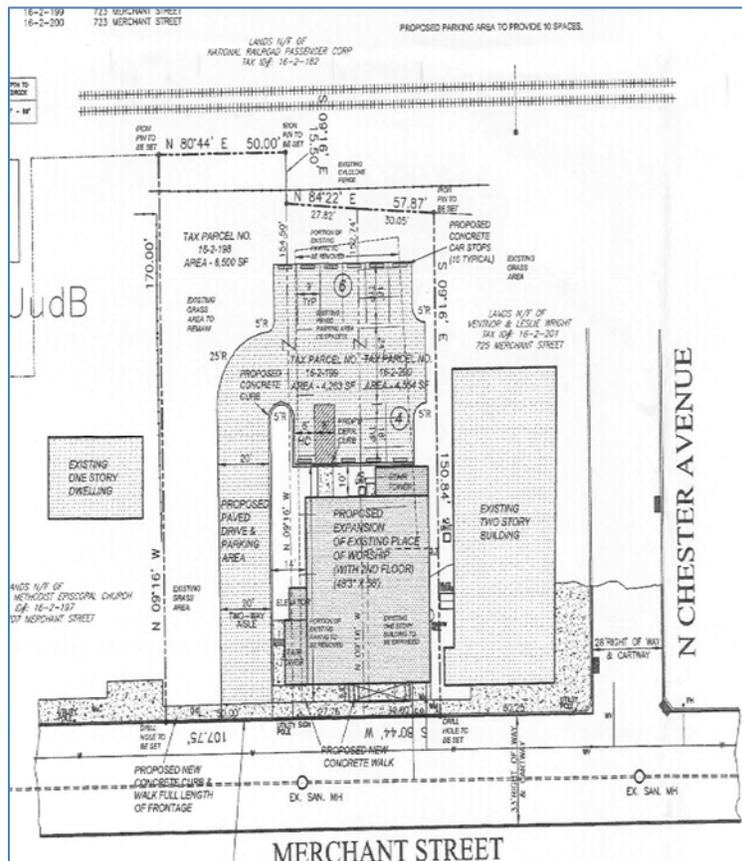
1. The site is located within the **Urban Center Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems. The proposed subdivision and land development are 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 West Branch subbasin of the Brandywine Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are:

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

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



**Detail of Masjid Ar-Rahman Property
Final Subdivision and Land Development Plan**

PRIMARY ISSUES:

3. The applicant is requesting 11 waivers from the provisions of the City 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.

The applicant also received a special exception and variance relief from the City Zoning Hearing Board on May 2, 2019. The final plan should accurately note the Zoning Hearing Board's decisions, including any conditions of approval issued by the Board.

4. The Act 247 Referral form that was submitted with the plans indicates that the structure will include approximately 2,232 square feet. The plan indicates that the proposed building, towers and porch will include 3,250 square feet; these discrepancies should be clarified.
5. The current plan shows 10 parking spaces. We note that the previous plan showed an additional 15 parking spaces that would be held in reserve, located to the west of the driveway. Reserving parking spaces can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping. The applicant should clarify whether the current plan will include any reserve spaces. If so, we suggest that the applicant and the City agree on who will make the determination regarding when the construction of the reserve spaces will be required. We also suggest that the City Engineer verify that the proposed stormwater management system on the site, which includes an underground stone seepage bed, is designed to accommodate the eventual installation of any potentially-reserved parking spaces.
6. The County Planning Commission's Multimodal Circulation Handbook (2016 Update) recommends that a facility with fewer than 26 parking spaces should provide one designated handicapped parking space, in accordance with the Americans with Disabilities Act. The applicant proposes one handicapped accessible parking space, which has been relocated to a position adjacent to the building. This is an improvement to the previous parking layout. Additional information on this topic is available online at: www.chesco.org/documentcenter/view/27041.
7. We recommend that the applicant provide additional landscaping along the western and eastern lot lines to help screen views of the proposed entrance drive and parking area from the public right-of-way and neighboring properties.

ADMINISTRATIVE ISSUES:

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

Page: 5

Re: Subdivision and Land Development Plan - Masjid Ar-Rahman Property 711 & 723 Merchant Street

City of Coatesville – SD-11-19-16160, LD-11-19-16161

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Masjid Ar-Rahman Inc.
Borusiewicz Surveyors and Site Planners
Chester County Conservation District



THE COUNTY OF CHESTER



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Kathi Cozzone
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Brian N. O’Leary, AICP
Executive Director

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601 Westtown Road
P. O. Box 2747
West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

December 12, 2019

Ms. Hannah Christopher, Interim Manager
East Marlborough Township
721 Unionville Road
Kennett Square, PA 19348

Re: Preliminary Land Development - Red Lion Equipment / Storage Building
East Marlborough Township - LD-12-19-16177

Dear Ms. Christopher:

A preliminary land development plan entitled "Red Lion Equipment / Storage Building", prepared by Pennoni Associates, Inc., and dated November 26, 2019, was received by this office on November 27, 2019. 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, along Red Lion Row
Site Acreage:	309.60
Lots/Units:	1
Non-Res. Square Footage:	18,150
Proposed Land Use:	Unique
New Parking Spaces:	37
Municipal Land Use Plan Designation:	Institutional
UPI#:	61-6-57

PROPOSAL:

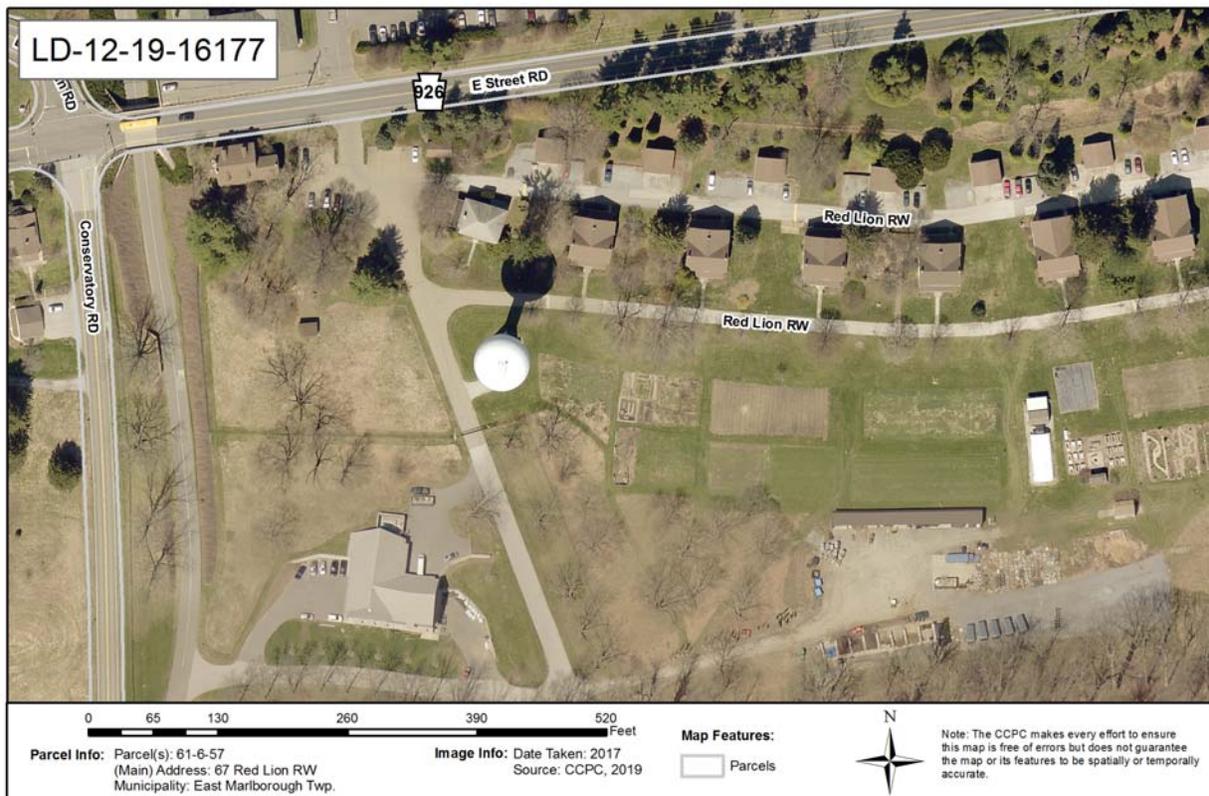
The applicant proposes the construction of a 17,250 square foot equipment/storage building, a 900 square foot pole barn and 37 parking spaces. The project site, which will be served by onsite water and onsite sewer, is located in the ESI-Educational, Scientific and Institutional zoning district.

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. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The proposed land development is consistent with the objectives of the **Suburban Landscape**.



Development Site

WATERSHEDS:

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

PRIMARY ISSUES:

3. The applicant should consider grading the area north of the "Recycle Area" so that snowmelt from the easternmost snow push area drains to the Bio Retention Basin.

4. We endorse the use of a meadow seed mix for the sides of the Bio Retention Basin and suggest that it be mowed once a year in the fall to provide a protected habitat for ground nesting birds.



Detail of Sheet 5 of the plan

ADMINISTRATIVE ISSUES:

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

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

Sincerely,

Glenn Bentley
Senior Review Planner

cc: Longwood Gardens Inc.
Pennoni Associates, Inc.



THE COUNTY OF CHESTER



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Terence Farrell

Brian N. O’Leary, AICP
Executive Director

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601 Westtown Road
P. O. Box 2747
West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

December 13, 2019

Daniel C. Fox, Manager
Easttown Township
566 Beaumont Road
Devon, PA 19333

Re: Final Subdivision - 500 Waterloo Road
Easttown Township – SD-11-19-16150

Dear Mr. Fox:

A Final Subdivision Plan entitled "500 Waterloo Road", prepared by Chester Valley Engineers, Inc., and dated August 15, 2019, and last revised on November 12, 2019, was received by this office on November 15, 2019. 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:	southwest corner of Waterloo Road (S.R. 2021) and Exeter Road
Site Acreage:	12.76
Lots/Units:	4 Lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Low Density Residential
UPI#:	55-3-54

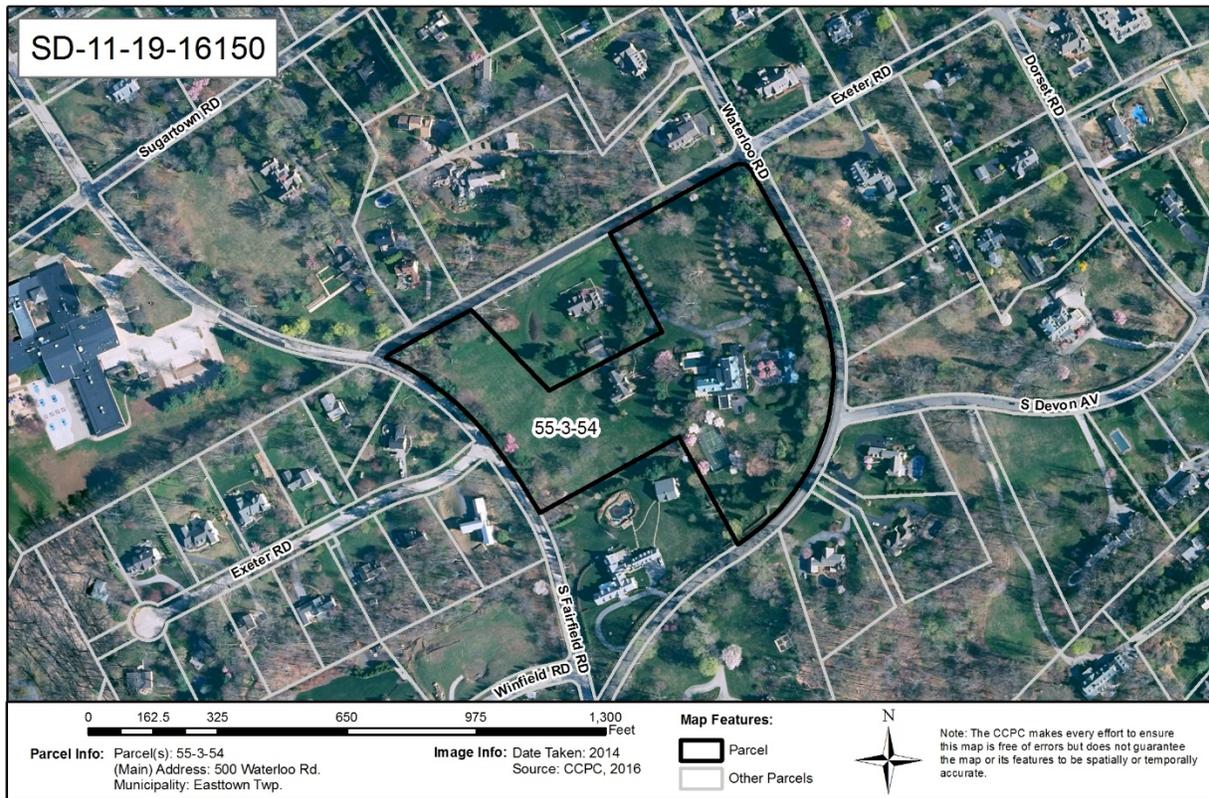
PROPOSAL:

The applicant proposes the creation of 4 single family residential lots. The existing residences on Lot 2 and Lot 4 will remain. Plan Note 14 on Sheet 5 indicates that Lot 4 shall be deed restricted from further subdivision. The project site, which will be served by public water and public sewer, is located in the AA Residential zoning district, and is being developed under the lot averaging provisions in Article VI of the Township Zoning Ordinance.

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

BACKGROUND:

1. The Chester County Planning Commission previously reviewed a preliminary subdivision proposal for this site which addressed the creation of five residential lots (CCPC# SD-10-18-15633, dated November 14, 2018). It is our understanding that the Township Board of Supervisors granted preliminary plan approval for this project on October 21, 2019, and that the five requested waivers identified on Sheet 5 of the current plan submission were all granted by the Township.



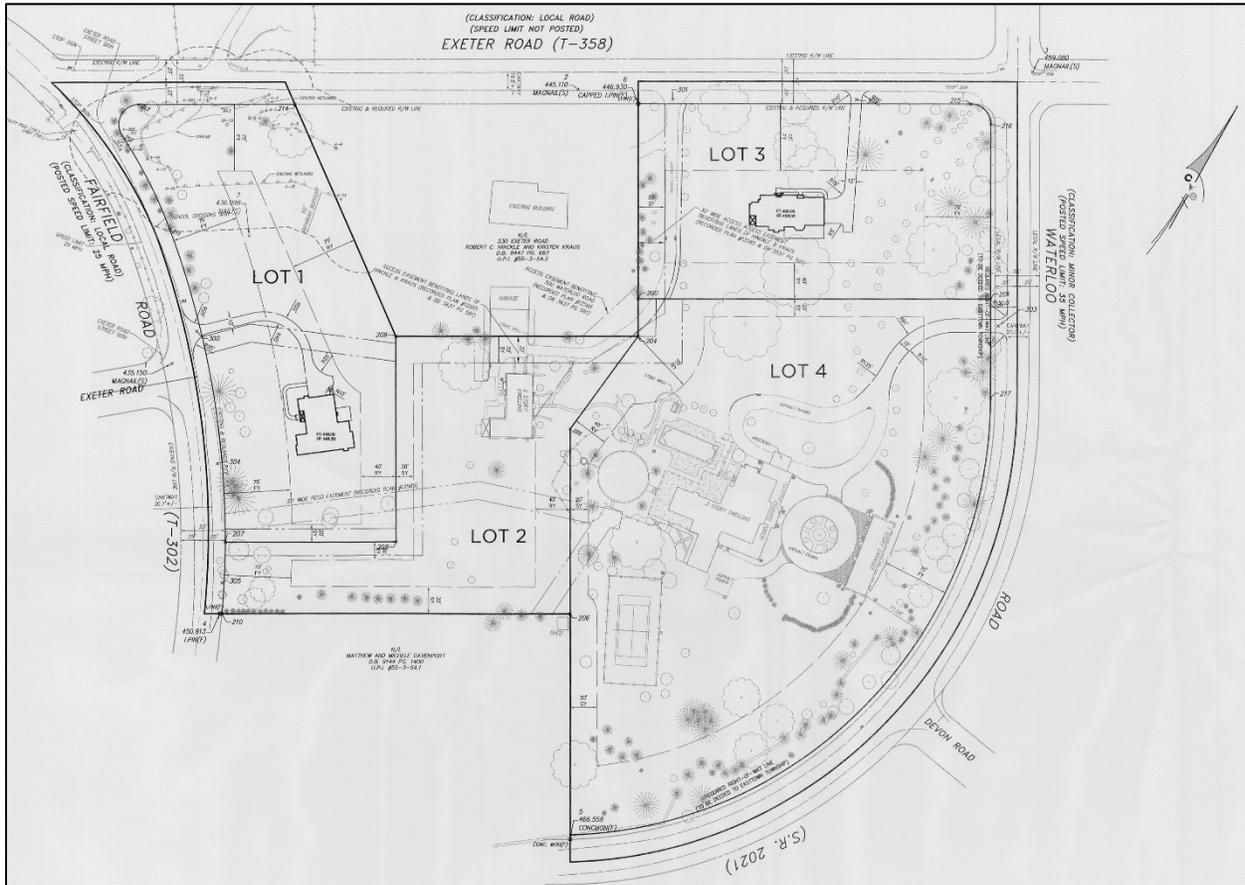
COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

3. **Watersheds**, the water resources component of *Landscapes3*, indicates the proposed development is located within the Darby Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of "impaired" streams, and increase public access to and recreational use of streams. **Watersheds** can be accessed at www.chesco.org/water.



Site Plan Detail, Sheet 4: Final Subdivision - 500 Waterloo Road

PRIMARY ISSUES:

4. Map 3-4: Historic Resources in the Township's 2018 Comprehensive Plan indicates that the site contains a Class 1 Historic resource. Plan Note 8 on Sheet 5 states that information provided by the Township identifies both the 3-story dwelling and the 2-story dwelling, both of which will remain, as being a Class 1 historic resource. The applicant and Township should work to mitigate any negative impacts on the integrity of the historic resources.
5. Vehicular access to Lot 2 will be provided from an existing driveway entrance on Lot 3, which also provides vehicular access to an adjoining parcel (230 Exeter Road). The details of this access arrangement should be incorporated into the deeds of these three lots.

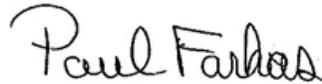
ADMINISTRATIVE ISSUES:

6. It is our understanding that the applicant obtained conditional use approval for this project on October 21, 2019, with six conditions of approval, pertaining to the development of this site in accordance with the lot averaging provisions in the Township Zoning Ordinance. The final plan should accurately note the date of the conditional use decision. The Township should verify that all applicable conditions of approval have been incorporated into the final plan.
7. 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.
8. The site plan states that the maintenance of the permanent stormwater management facilities, which includes rain gardens, shall be the responsibility of the individual lot owner. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill their operation and maintenance requirements for these facilities, particularly in regard to the on-going maintenance of the rain garden plantings.
9. According to County Tax Assessment records, the land of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.
10. The site plan depicts the location of several utility easements on the project site. The details of these easements should be incorporated into the deeds of the affected lots.
11. The site plan should be revised to indicate that the additional right-of-way along Waterloo Road (State Route 2021) is being offered for dedication to PennDOT, rather than the Township.
12. A Pennsylvania Department of Transportation (PennDOT) permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
13. 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.
14. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

Page: 5
Re: Final Subdivision - 500 Waterloo Road
Easttown Township – SD-11-19-16150

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: Thomas M. and Darlene M. Daggett
Chester Valley Engineers, Inc.
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



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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

December 10, 2019

Daniel C. Fox, Manager
Easttown Township
566 Beaumont Road
Devon, PA 19333

Re: Final Subdivision - Jennifer Ruth Kane Lynn & Jonathan Eric Lynn
Easttown Township – SD-11-19-16158

Dear Mr. Fox:

A Final Subdivision Plan entitled "Jennifer Ruth Kane Lynn & Jonathan Eric Lynn", prepared by Chester Valley Engineers, Inc., and dated November 5, 2019, was received by this office on November 18, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

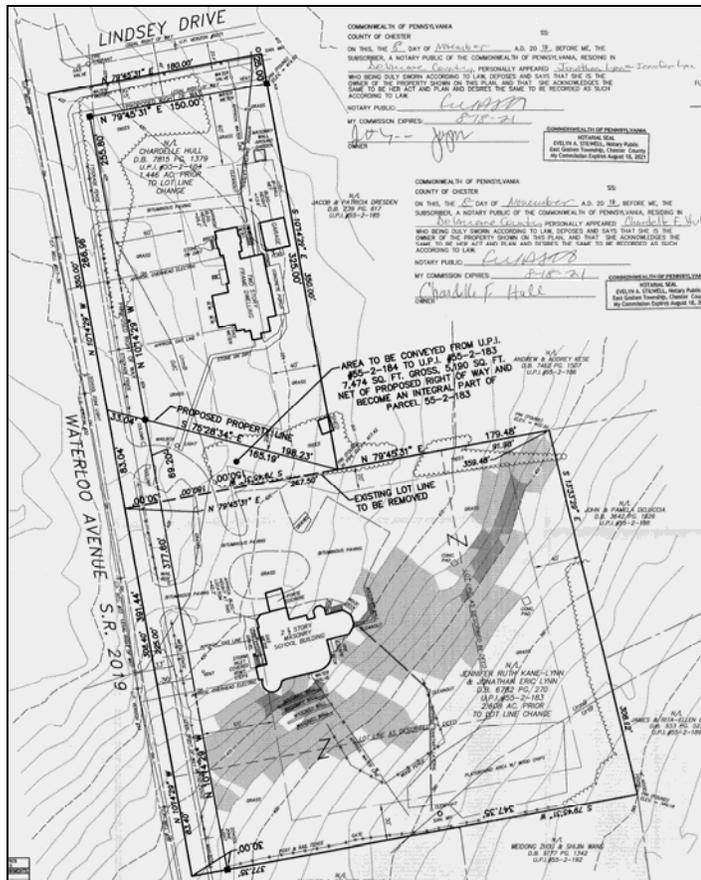
PROJECT SUMMARY:

Location:	the southeast corner of Waterloo Avenue and Lindsey Drive
Site Acreage:	4.05
Lots/Units:	2 Lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Low Density Residential
UPI#:	55-2-183, 55-2-184

PROPOSAL:

The applicant proposes the conveyance of a 7,474 square foot portion of UPI# 55-2-184 to #55-2-183. The purpose of this plan, as identified in Plan Note 7, is to incorporate the northerly driveway entrance of UPI# 55-2-183, which is currently located on UPI# 55-2-184, to be located completely within UPI# 55-2-183. No development activity is proposed as part of the current plan submission. The project site is located in the R-1 Residential zoning district.

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



Site Plan Detail, Final Subdivision - Jennifer Ruth Kane Lynn & Jonathan Eric Lynn

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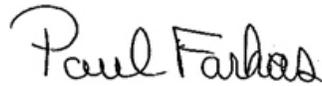
Re: Final Subdivision - Jennifer Ruth Kane Lynn & Jonathan Eric Lynn

Easttown Township – SD-11-19-16158

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

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: Jennifer & Jonathan Lynn
Atlantic Realty Services
Chester Valley Engineers, Inc.



THE COUNTY OF CHESTER



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Brian N. O’Leary, AICP
Executive Director

PLANNING COMMISSION

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601 Westtown Road
P. O. Box 2747
West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

December 19, 2019

Christopher Bashore, Manager/Secretary
Malvern Borough
1 E. First Avenue, Suite 3
Malvern, PA 19335

Re: Preliminary/Final Land Development - Malvern Veterinary Hospital
Malvern Borough – LD-11-19-16174

Dear Mr. Bashore:

A Preliminary/Final Land Development Plan entitled "Malvern Veterinary Hospital", prepared by Commonwealth Engineers Inc., and dated November 4, 2019, was received by this office on November 22, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Land Development for your consideration.

PROJECT SUMMARY:

Location:	the east side of South Warren Avenue, north of Paoli Pike
Site Acreage:	1.37
Lots/Units:	1 Lot
Non-Res. Square Footage:	4,453
Proposed Land Use:	Veterinary Hospital
New Parking Spaces:	10
Municipal Land Use Plan Designation:	Suburban Low Density Residential
UPI#:	2-7-42

PROPOSAL:

The applicant proposes the construction of a veterinary hospital and a garage building totaling 4,453 square feet, and 10 parking spaces. While the existing veterinary hospital building, accessory garage and R.V. shelter will be removed, an existing residence and an accessory shed will remain. The project site, which will be served by public water and onsite sewer, is located in the R1 Residential 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 land development plan.

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a land development proposal for this site, which addressed the construction of an 1,100 square foot addition to the existing Veterinary Hospital (CCPC# LD-5-12-5959, dated May 18, 2012). We have no record of municipal approval of this prior land development plan submission.

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. 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**.

WATERSHEDS:

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



Page: 4

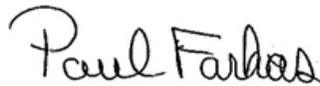
Re: Preliminary/Final Land Development - Malvern Veterinary Hospital

Malvern Borough – LD-11-19-16174

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: Joseph J. & Carolyn C. Hyduke
Commonwealth Engineers, Inc.
Chester County Health Department



THE COUNTY OF CHESTER



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Kathi Cozzone
Terence Farrell

Brian N. O’Leary, AICP
Executive Director

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601 Westtown Road
P. O. Box 2747
West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

December 11, 2019

Trish Fagan, Secretary
New London Township
PO Box 1002
New London, PA 19360

Re: Final Subdivision - Penns Creek I, LLC
New London Township - SD-11-19-16170

Dear Ms. Fagan:

A final subdivision plan entitled "Penns Creek I, LLC", prepared by Crossan-Raimato, Inc. and dated August 15, 2019, was received by this office on November 20, 2019. 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 Hipkins Road and south of the municipal boundary with Penn Township
Site Acreage:	25.50 acres
Lots:	2 lots proposed; 10 lots currently
Proposed Land Use:	Single Family Residential, Farm/Pasture Land
Municipal Land Use Plan Designation:	Residential
UPI#:	71-2-28.1H, 71-2-28.1, 71-2-28.1F, 71-2-28.1A, 71-2-28.1C, 71-2-28.1J, 71-2-28.1E, 71-2-28.1B, 71-2-28.1D, 71-2-28.1G

PROPOSAL:

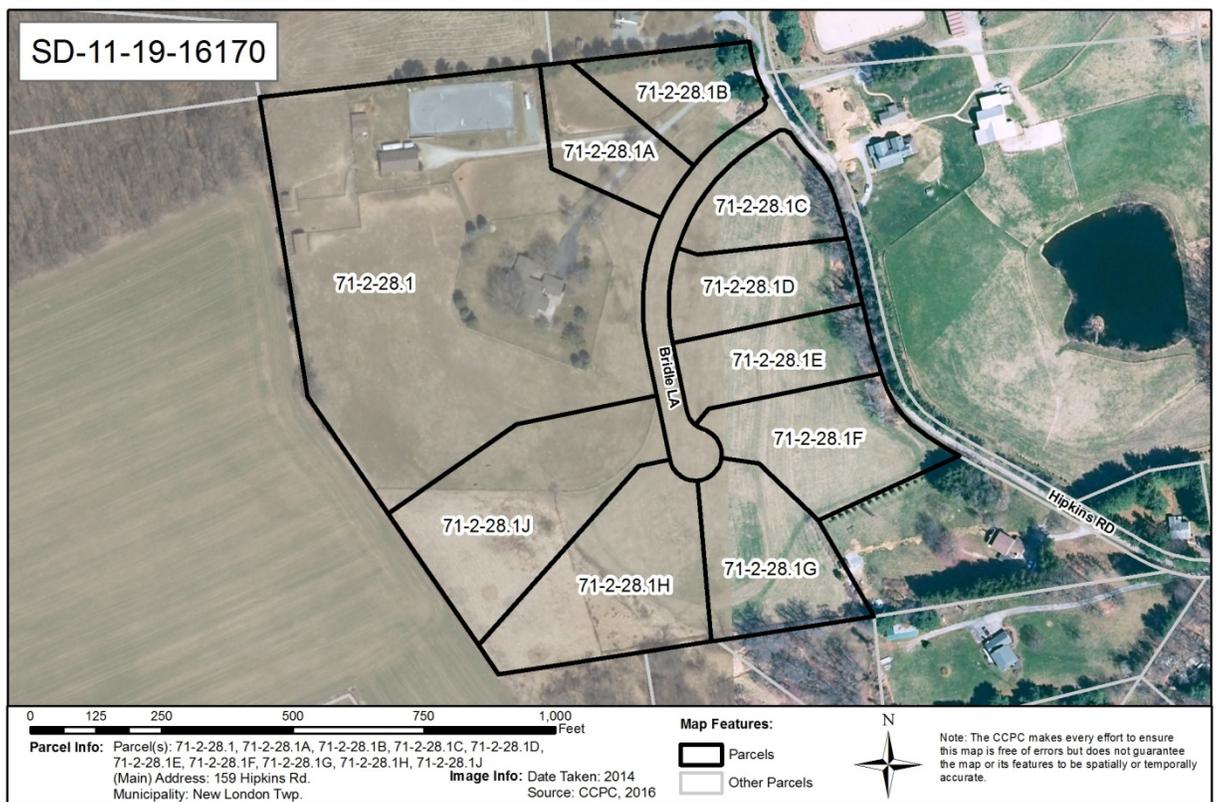
The applicant proposes the consolidation of ten lots into two lots. The site, which is served by on-site water and on-site sewer facilities, is located in the New London Township R-1 zoning district. The tract contains one dwelling, one barn and two sheds that will remain. No additional development is proposed by this plan. Note 1 on the plan indicates that the intent of the plan is to replace and supersede the 10-lot “Final Plan of Subdivision & Land Development, as part of the Glidden Tract prepared for Gannon Companies, LLC”, last revised on February 7, 2005, and which was recorded at the Chester County Office of the Recorder of Deeds. A portion of the tract is intended to be deed-restricted from further development.

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

COUNTY POLICY:

LANDSCAPES:

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



PRIMARY ISSUE:

2. Because the site is located within the **Rural Landscape** designation of *Landscapes3*, we suggest that the Township and the applicant explore any options for the preservation of the undeveloped portion of the site.

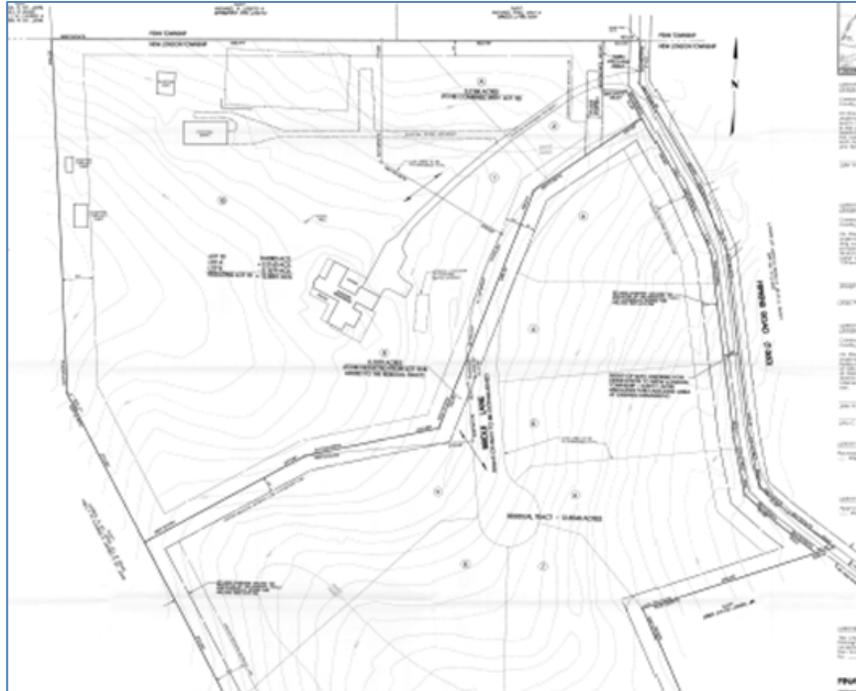
Page: 3

Re: Final Subdivision - Penns Creek I, LLC

New London Township - SD-11-19-16170

ADMINISTRATIVE ISSUE:

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



*Detail of Penns Creek I, LLC
Final Subdivision Plan*

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of New London 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: Penns Creek I, LLC
Joseph N. and Linda A. Fick
Chester County Health Department
Crossan-Raimato, Inc.



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichline
Kathi Cozzone
Terence Farrell

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

December 5, 2019

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

Re: Preliminary Subdivision - 1451 Fairville Road
Pennsbury Township - SD-11-19-16145

Dear Ms. Howley:

A preliminary subdivision plan entitled "1451 Fairville Road", prepared by Hillcrest Associates, Inc., and dated October 28, 2019, was received by this office on November 13, 2019. 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: Northwest intersection of Fairville Road and Cossart Road
Site Acreage: 17.12 acres
Lots: 4 lots
Proposed Land Use: Single Family Residential
Municipal Land Use Plan Designation: RC-Resource Conservation
UPI#: 64-5-29

PROPOSAL:

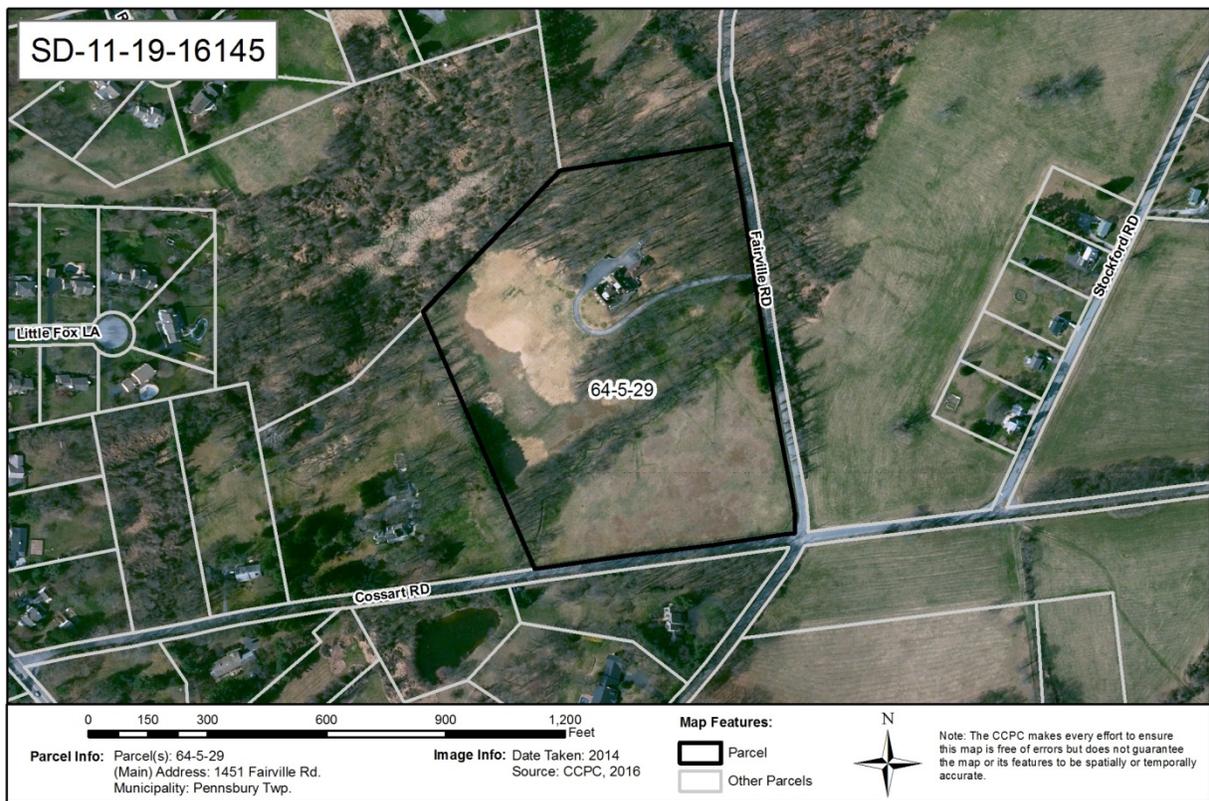
The applicant proposes the creation of four lots from a lot containing one single-family dwelling, which will remain. The site, which is served by on-site water and on-site sewer facilities, is located in the Pennsbury Township R-2 Residential zoning district.

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

COUNTY POLICY:

LANDSCAPES:

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

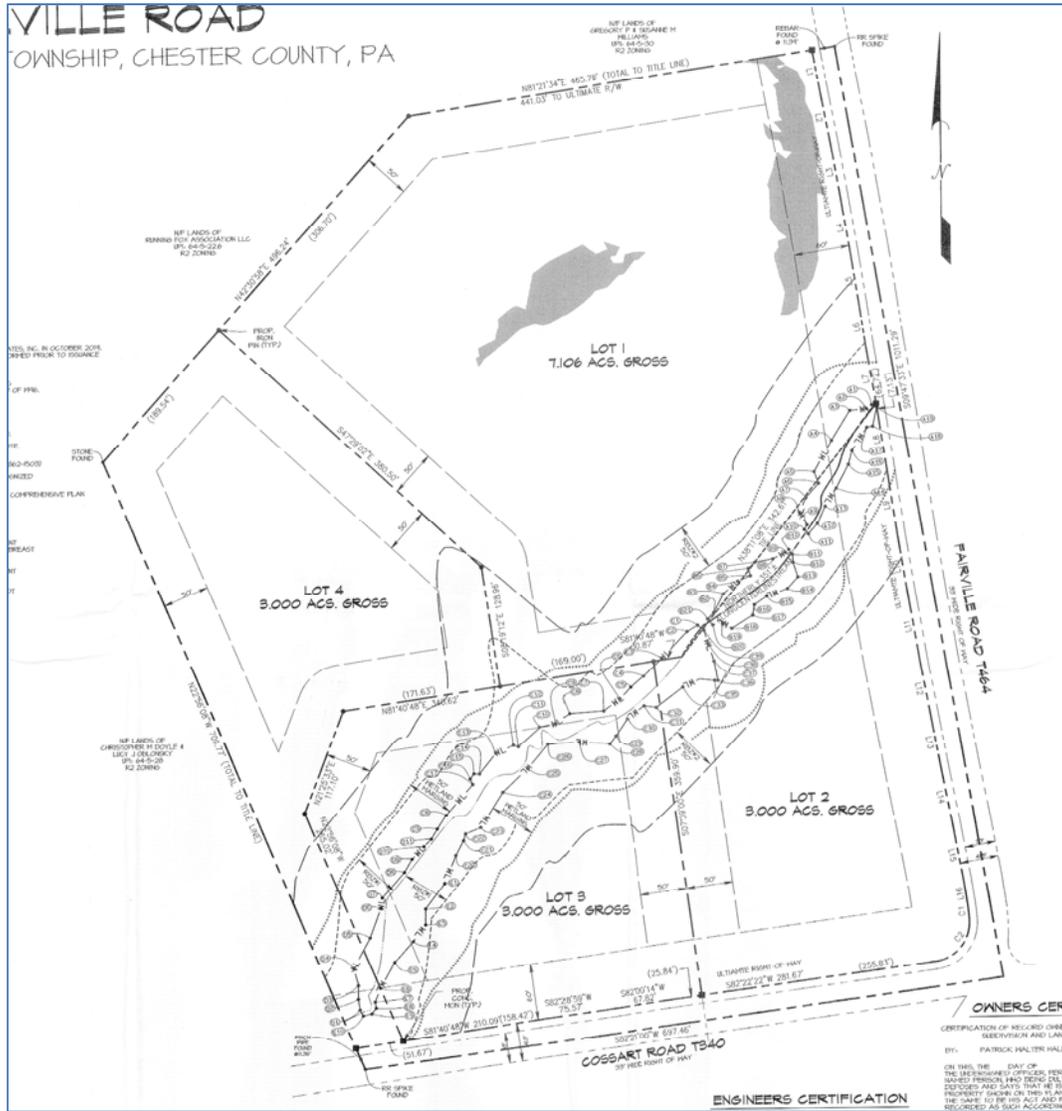


WATERSHEDS:

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

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

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



***Detail of 1451 Fairville Road
 Preliminary Subdivision Plan***

PRIMARY ISSUES:

3. The site contains wetlands. Placement of fill in wetlands is regulated by the U.S. Army Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977). The Pennsylvania Department of Environmental Protection regulates all activities that affect bodies of water, including wetlands, under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management. The applicant should contact both of these agencies to determine if future development activity will require a permit. The Township should request documentation of these contacts or permit(s) before approving the plan.

4. Due to the need to construct a wetland crossing for the proposed driveway to serve Lot 4, we suggest that the applicant agree to permit any future development of the adjacent lot to the west (UPI 64-5-28) to also gain access from the proposed driveway at Lot 4. This may avoid the need to construct a second wetland crossing and can reduce additional site grading and stormwater runoff.

Page: 4

Re: Preliminary Subdivision - 1451 Fairville Road

Pennsbury Township - SD-11-19-16145

5. Map 9-1: Cultural and Scenic Resources in the Pennsbury Township Comprehensive Plan designates Cossart Road and Fairville Roads as Scenic Roads, including Woodland resources and Scenic Views. We suggest that the applicant consider moving the proposed dwelling on Lot 2 farther from Fairville Road and Cossart Road, to reduce the visual effects on this intersection. Also, we suggest that the applicant provide landscaping such as street trees along the subdivision's frontage on this portion of Fairville Road and Cossart Road, to help the development blend in with its setting and support the policies in the Township Comprehensive Plan

ADMINISTRATIVE ISSUES:

6. The applicant should contact the office of the Chester County Conservation District for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
7. The applicant should contact the Pennsylvania Department of Environmental Protection to determine whether a stream encroachment permit is necessary for the proposed road, driveway, or sanitary sewer line crossing in accordance with Section 205.293 of its rules and regulations and provide the municipality with documentation of this contact and the requirements of DEP before action on this plan is taken.
8. A minimum of five copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

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



Wes Bruckno, AICP
Senior Review Planner

cc: Hillcrest Associates, Inc.
Patrick Walter and Helen Wai Ping Hall
Chester County Health Department
Chester County Conservation District



THE COUNTY OF CHESTER



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Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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601 Westtown Road
P. O. Box 2747
West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

December 13, 2019

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

Re: Preliminary/Final Subdivision - Trieste
Phoenixville Borough - SD-11-19-16138

Dear Mr. Boelker:

A preliminary/final subdivision plan entitled "Trieste", prepared by Bereck and Smith Engineering, Inc. and dated October 8, 2019, was received by this office on November 13, 2019. 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 Fillmore Street, east of Township Line Road. The municipal boundary with East Pikeland Township is to the west.
Site Acreage: 18.06 acres
Lots: 2 lots
Proposed Land Use: Cemetery
Municipal Land Use Plan Designation: Mixed Use Growth
UPI#: 15-4-50-E, 15-1-16

PROPOSAL:

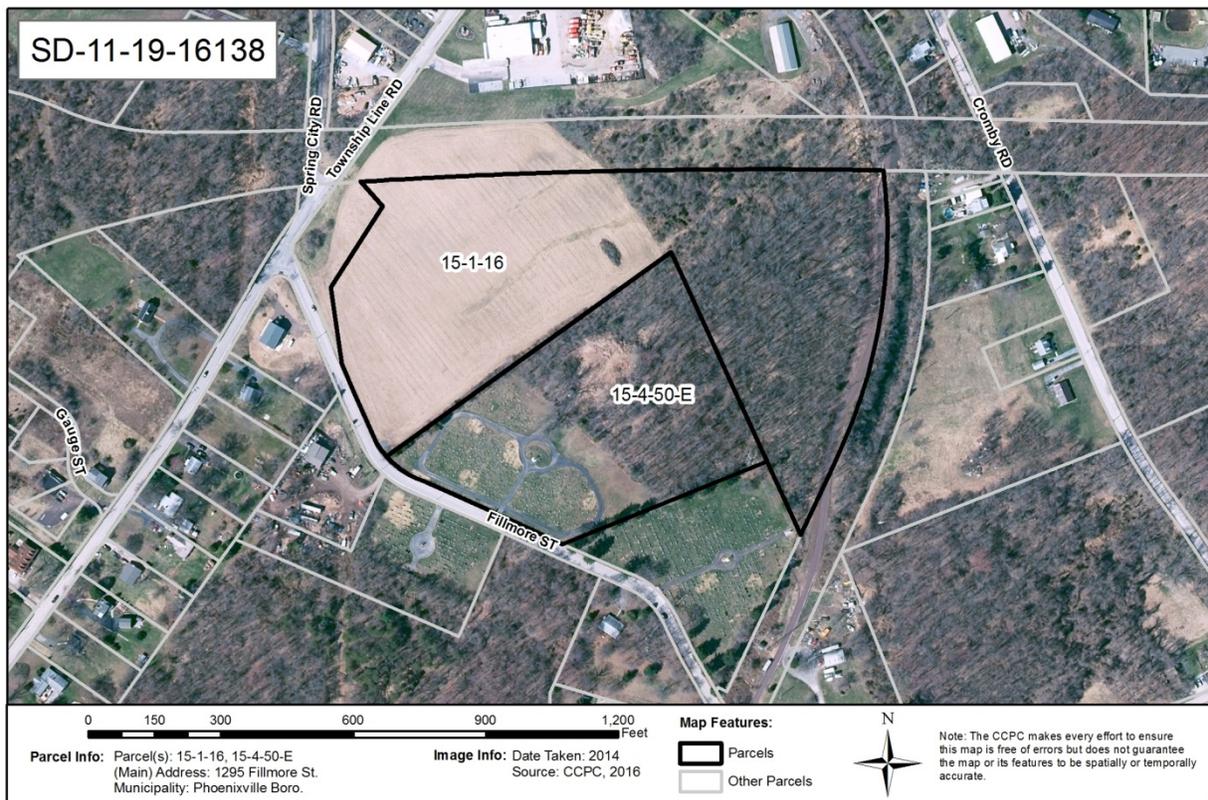
The applicant proposes the adjustment of the lot line separating two lots. The site, which does not require water or sewer facilities, is located in the Phoenixville Borough MG Mixed Use Growth zoning district. No development is proposed by this subdivision.

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 land development plan.

COUNTY POLICY:

LANDSCAPES:

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

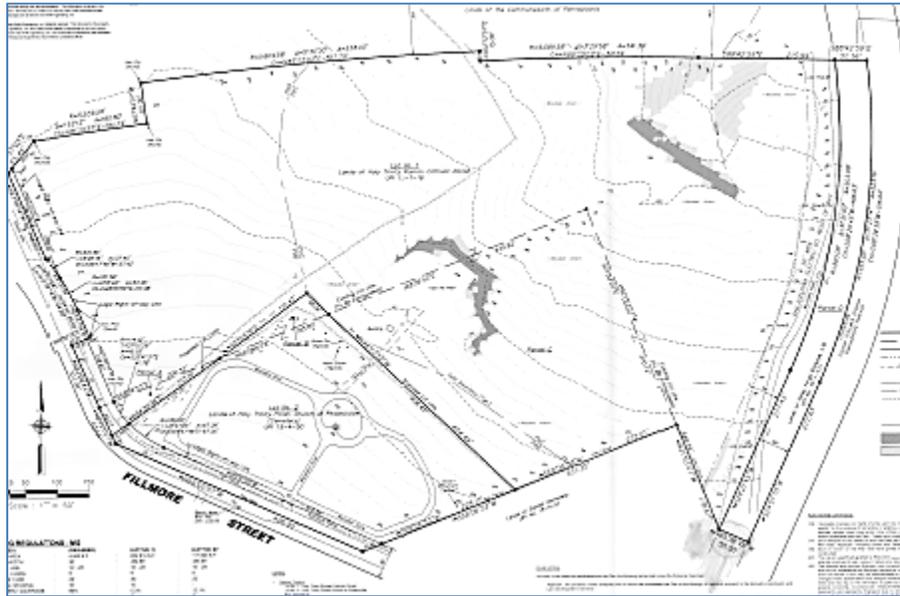


PRIMARY ISSUE:

2. The plan shows a gravel drive leading northeast from the macadam drive on Parcel B within Lot 2 into proposed Parcel C within Lot 1. The applicant should determine whether this gravel drive should be provided with an easement.

ADMINISTRATIVE ISSUE:

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



*Detail of Trieste
Preliminary/Final Subdivision Plan*

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

Wes Bruckno, AICP
Senior Review Planner

cc: Franklin Phoenixville, LP
St. Mary of the Assumption Church
Country Ridge LP
Bereck and Smith Engineering, Inc.



THE COUNTY OF CHESTER



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Terence Farrell

Brian N. O’Leary, AICP
Executive Director

PLANNING COMMISSION

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601 Westtown Road
P. O. Box 2747
West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

December 13, 2020

Dennis Rittenhouse, Manager
Spring City Borough
6 S. Church Street
Spring City, PA 19475

Re: Preliminary/Final Subdivision - DeLuca Brothers Land Development
Spring City Borough - SD-12-19-16184

Dear Mr. Rittenhouse:

A preliminary/final subdivision plan entitled "DeLuca Brothers Land Development", prepared by Wilkinson Properties, and dated November 13, 2019, was received by this office on December 4, 2019. 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 South Church Street, east of Pikeland Avenue
Site Acreage: 0.45
Lots/Units: 2 lots
Proposed Land Use: Twin
Municipal Land Use Plan Designation: Medium Density Residential
UPI#: 14-7-79

PROPOSAL:

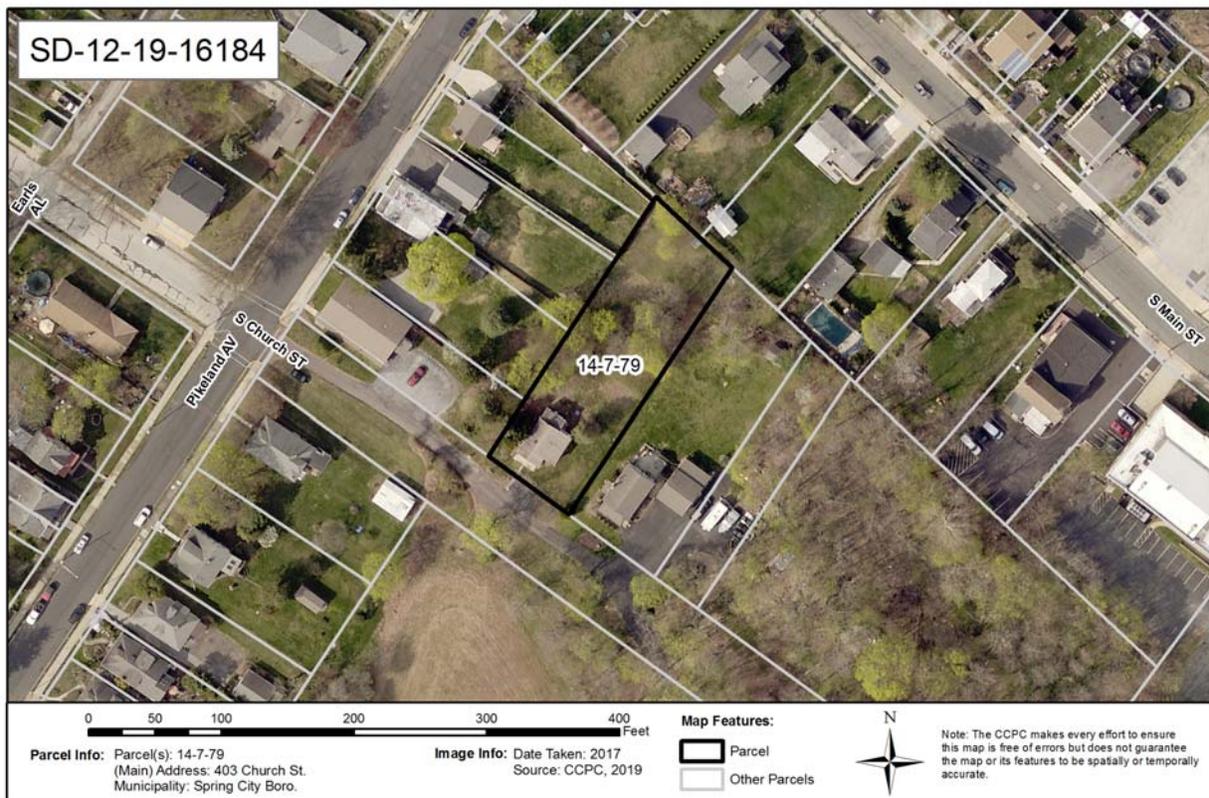
The applicant proposes the creation of 2 lots and the improvement of Church Street to the serve the proposed lots. The project site, which will be served by public water and public sewer, is located in the R-2 zoning district.

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:

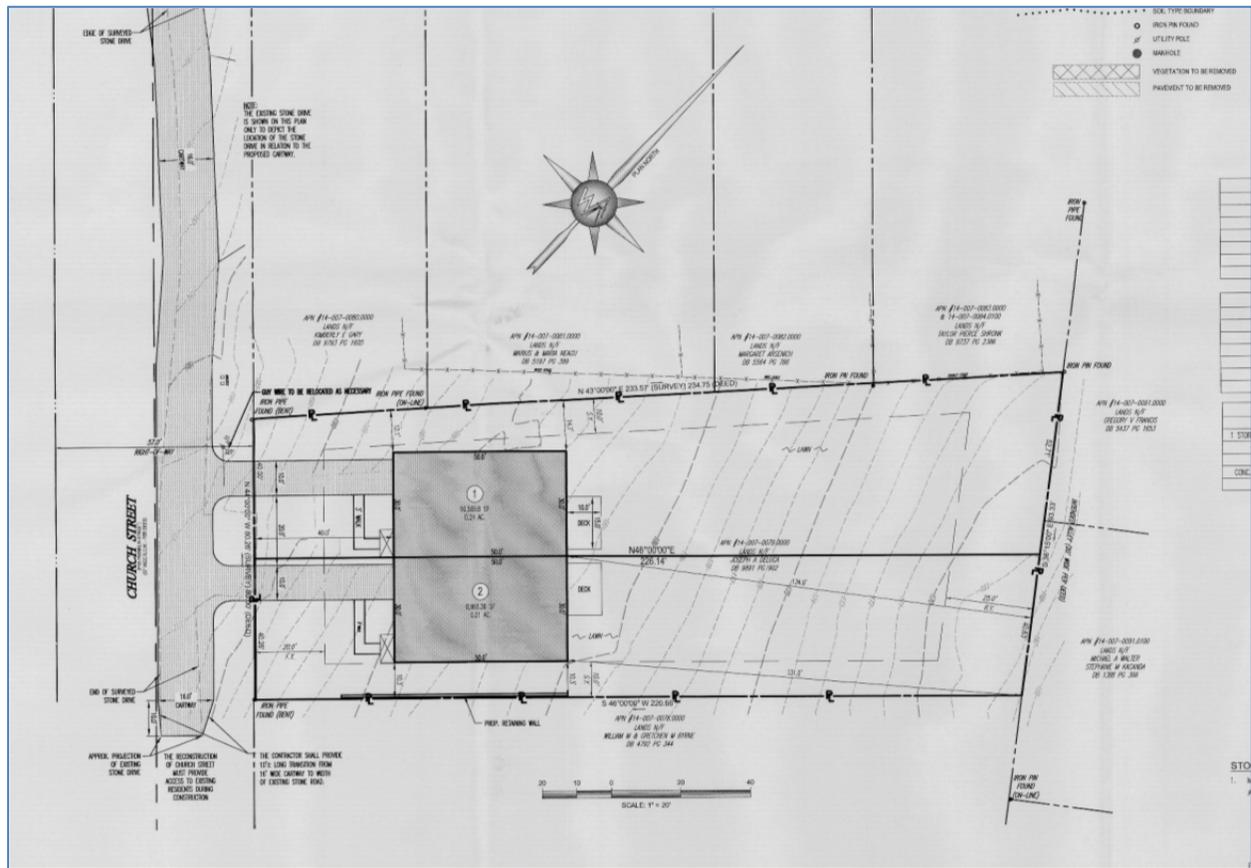
LANDSCAPES:

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. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems. The proposed subdivision is consistent with the objectives of the **Urban Center Landscape**.



WATERSHEDS:

2. **Watersheds**, the water resources component of *Landscapes3*, indicates the proposed development is located within a direct drainage of the Schuylkill River. **Watersheds'** highest priority land use objectives within this area are: implementation of comprehensive stormwater management, restoration of water quality of "impaired" streams, and protection of vegetated riparian corridors. **Watersheds** can be accessed at www.chesco.org/water.



Detail of Sheet 1 of the plan

PRIMARY ISSUES:

3. We acknowledge that applicant is proposing the improvement of Church Street, we recommend that a sidewalk be included as part of those improvements. Sidewalks are an essential design element for new construction in the **Urban Center Landscape**. Also “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. Details related to maintenance of the shared stormwater management facilities should be incorporated into the deeds of each parcel.

ADMINISTRATIVE ISSUES:

5. 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: Preliminary/Final Subdivision - DeLuca Brothers Land Development

Spring City Borough - SD-12-19-16184

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

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

Sincerely,

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: Deluca Brothers Land Development, LLC
Wilkinson & Associates, Inc.
Chester County Conservation District



THE COUNTY OF CHESTER



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Kathi Cozzone
Terence Farrell

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

December 19, 2019

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

Re: Preliminary Subdivision and Land Development - The Timothy School
Tredyffrin Township – SD-11-19-16172 and LD-11-19-16173

Dear Mr. Baumann:

A Preliminary Subdivision and Land Development Plan entitled "The Timothy School", prepared by Site Engineering Concepts LLC, and dated November 13, 2019, was received by this office on November 22, 2019. 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 Old Lancaster Road, east of Conestoga Road
Site Acreage:	5.06
Lots/Units:	1 Proposed Lot; 4 Proposed Building Additions
Non-Res. Square Footage:	5,692
Proposed Land Use:	School
New Parking Spaces:	69
Municipal Land Use Plan Designation:	Residential-Medium Density
UPI#:	43-10K-125-E, 43-10K-122-E, 43-10K-123-E, 43-10K-124, 43-10K-122.1-E

PROPOSAL:

The applicant proposes the consolidation of five existing parcels totaling 5.06 acres into one parcel, along with the construction of four building additions totaling 5,692 square feet, and 69 additional parking spaces. No new sewage disposal or water supply is proposed. The project site is located in the R-2 Residence and C-1 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 subdivision and land development plan.

BACKGROUND:

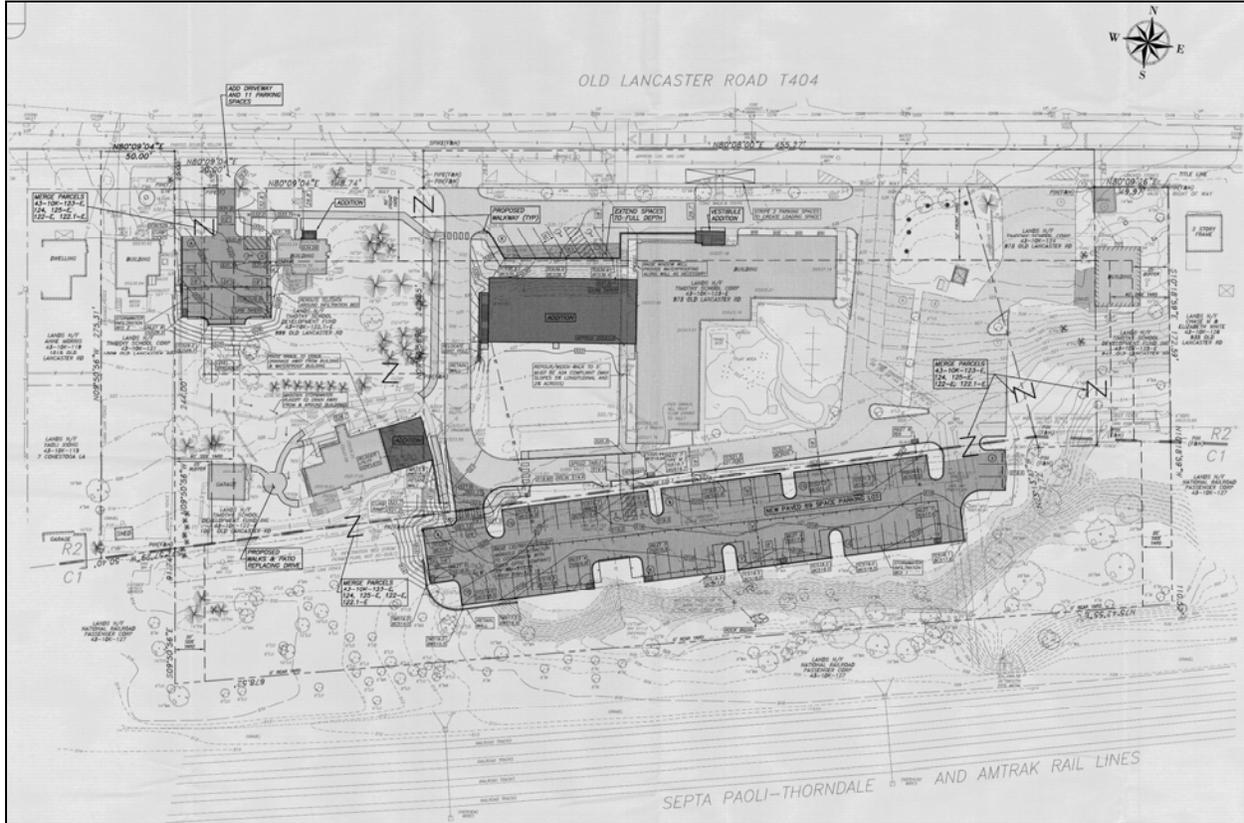
1. The Chester County Planning Commission previously reviewed a land development proposal for The Timothy School, which addressed the construction of two building additions totaling 429 square feet, in conjunction with interior renovations to the existing buildings (CCPC# LD-3-13-7570, dated April 1, 2013). We have no record of municipal approval of this prior land development plan submission.

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 subdivision and land development plan is consistent with the objectives of the **Suburban Center Landscape**.





Site Plan Detail, Sheet 5: Preliminary Subdivision and Land Development - The Timothy School

WATERSHEDS:

3. **Watersheds**, the water resources component of **Landscapes3**, indicates the proposed development is located within the Darby Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of "impaired" streams, and increase public access to and recreational use of streams. **Watersheds** can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

4. The Parking Summary table on Sheet 3 indicates that the applicant is proposing 70 more parking spaces than required by the Township Zoning Ordinance (we note the parking table states that "no increase in school population is anticipated"). We suggest that the applicant and the Township evaluate the anticipated parking demand for this facility, and determine whether the number of proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.

5. The site plan indicates that there are six existing driveway entrances on Old Lancaster Road. We acknowledge that two western entrances will be replaced by one common driveway entrance serving the buildings on the western portion of the site. We suggest that the applicant also consider removing the two easternmost driveway entrances, or, at a minimum, remove the gravel driveway entrance and associated parking space on the eastern end of the site. Minimizing the number of driveways and coordinating internal site circulation can help minimize impact on through travel (vehicle and bicycle) on Old Lancaster Road and make the site more visually appealing if the entrances are replaced with landscaping. The entrance for the gravel driveway could be converted to a parallel parking space. If the driveway entrance next to the existing gravel driveway is to remain, the applicant should at least consider minimizing the curb cut width and impervious surface coverage in this area.
6. While we acknowledge the site plan indicates that pedestrian access (sidewalks and crosswalks) will be provided to the adjoining parcel to the west, we recommend that the applicant also provide pedestrian access to the adjoining parcel to the east along Old Lancaster Avenue. Sidewalks are an essential design element in the Suburban Center Landscape.
7. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 9) 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:

8. 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. The Township should ensure that the stormwater management facilities are designed to maximize impervious area capture.
9. The zoning requests relief table on Sheet 3 indicates that the applicant is requesting three special exceptions for this project, including a special exception for the expansion of a philanthropic use in the R-2 zoning district, along with two variance requests. The Township should not grant final plan approval prior to the Zoning Hearing Board granting any special exception or variance requests. The final plan should accurately note the Zoning Hearing Board's decision, including any conditions of approval issued by the Board.
10. The applicant is requesting four waivers from the provisions of the Township Subdivision and Land Development Ordinance, including two waivers from the Design Standards in Article IX. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
11. The site plan depicts the location of three retaining walls. The Township engineer should verify that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization.
12. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

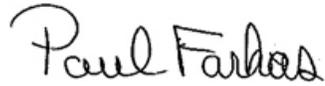
Page: 5

Re: Preliminary Subdivision and Land Development - The Timothy School

Tredyffrin Township – SD-11-19-16172 and LD-11-19-16173

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: Site Engineering Concepts, LLC
Timothy School Development Fund
Chester County Conservation District



THE COUNTY OF CHESTER



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Michelle Kichline
Kathi Cozzone
Terence Farrell

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

December 20, 2019

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

Re: Preliminary Land Development - Eagleview Town Center Apartments on the Square
Uwchlan Township - LD-12-19-16186

Dear Ms. Giordano:

A preliminary land development plan entitled "Eagleview Town Center Apartments on the Square", prepared by Chester Valley Engineers, Inc. and dated December 5, 2019, was received by this office on December 9, 2019. 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 Wharton Boulevard, east of Rice Boulevard
Site Acreage:	33.94 acres
Units:	44 apartment units
Proposed Land Use:	Apartment structure
New Parking Spaces:	110 spaces
Municipal Land Use Plan Designation:	Commercial/Industrial
UPI#:	33-4-8

PROPOSAL:

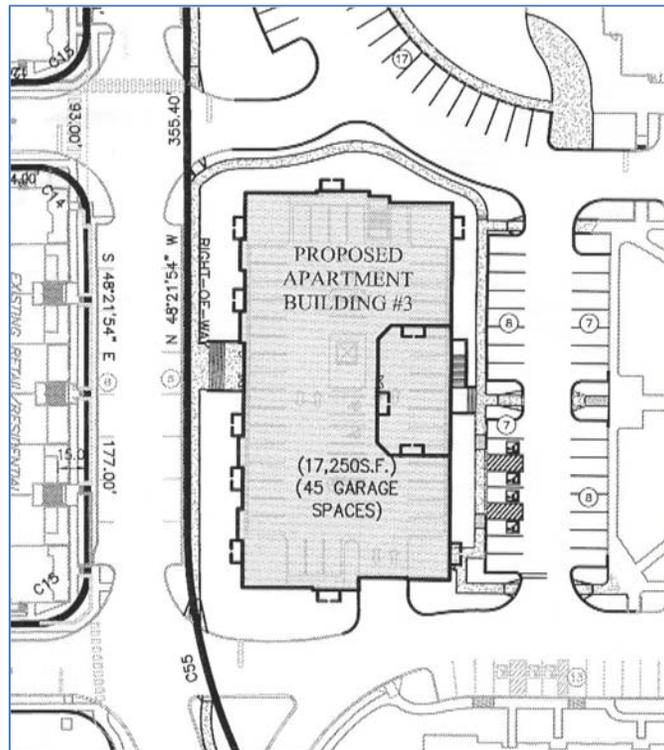
The applicant proposes the construction of a building with 44 residential apartment units and 110 parking spaces. The site, which will be served by public water and public sewer facilities, is located in the Uwchlan Township PCID Planned Commercial Industrial Development-Town Center zoning district.

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 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**.

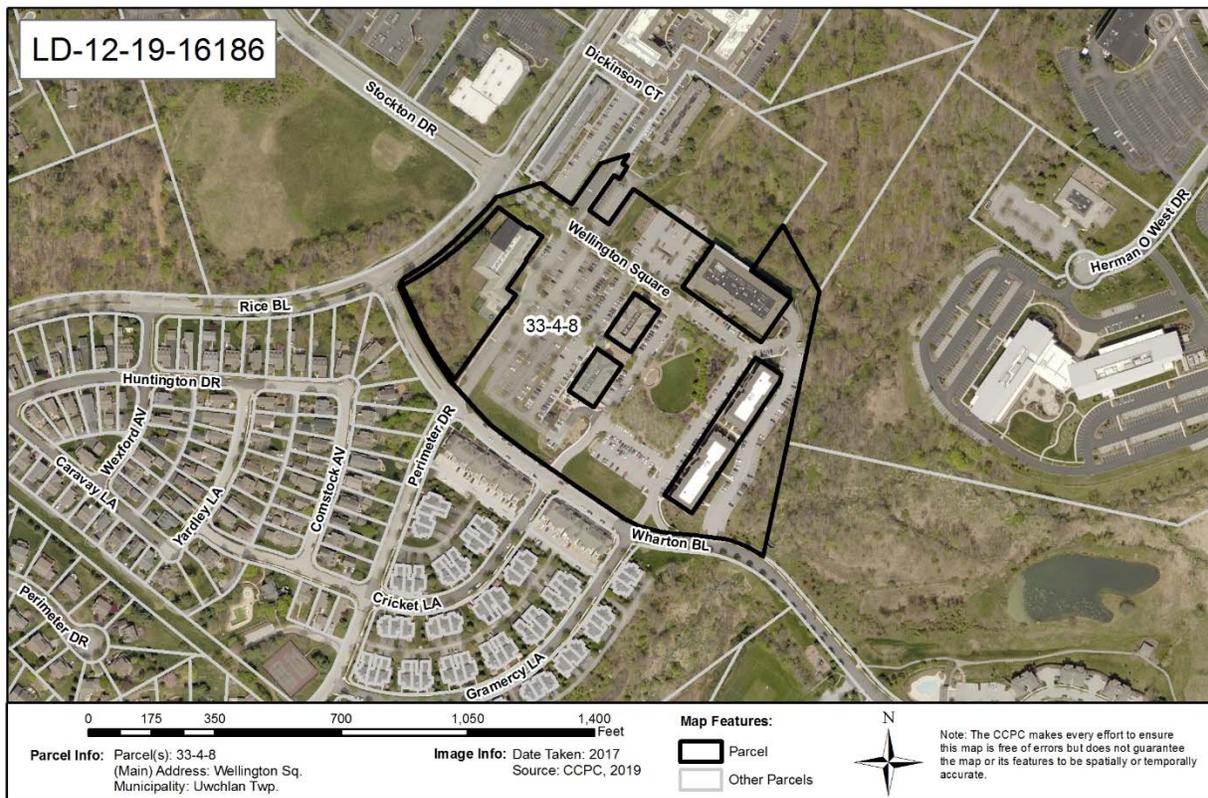


*Detail of Eagleview Town Center Apartments on the Square
Preliminary Land Development Plan*

WATERSHEDS:

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

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



PRIMARY ISSUES:

3. This land development plan is part of a larger development that was approved by conditional use on September 14, 2009. The terms of the conditional use approval are included on Sheet 9 of 9 on the plan.

The applicant submitted a copy of a letter to the Township from the applicant, dated December 5, 2019, requesting a modification to the Town Center Conditional Use and Master Concept Plan, which includes (among other requests) a proposal to reduce the required parking on the site by up to 20 percent. We suggest that the applicant and the Township consider whether it will be possible to reserve some parking spaces with the potential for their future provision, rather than initially providing fewer spaces than required by the Township. Reserving parking spaces can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. The Township and the applicant should also decide who would determine whether such reserved spaces may become necessary in the future.

4. To ensure that all stormwater management facilities (which include infiltration systems) located on privately-owned parcels will operate properly, we suggest that the owner of these facilities convey an easement to Uwchlan Township to permit the Township to inspect and, if necessary, repair the stormwater management facility and provide for the reimbursement of related expenses to the Uwchlan Township. The applicant should also provide an annual operations and maintenance program to the Township Engineer for the Engineer's review.

Page: 4

Re: Preliminary Land Development - Eagleview Town Center Apartments on the Square

Uwchlan Township - LD-12-19-16186

ADMINISTRATIVE ISSUES:

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

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Chester Valley Engineers, Inc.
The Hankin Group
Hankin Ventures, LLC
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS

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Kathi Cozzone
Terence Farrell

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

December 13, 2019

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

Re: Final Subdivision - Liongate Minor Subdivision
Uwchlan Township - SD-11-19-16176

Dear Ms. Giordano:

A final subdivision plan entitled "Liongate Minor Subdivision", prepared by Boucher & James, Inc., and dated September 24, 2019, was received by this office on November 26, 2019. 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.

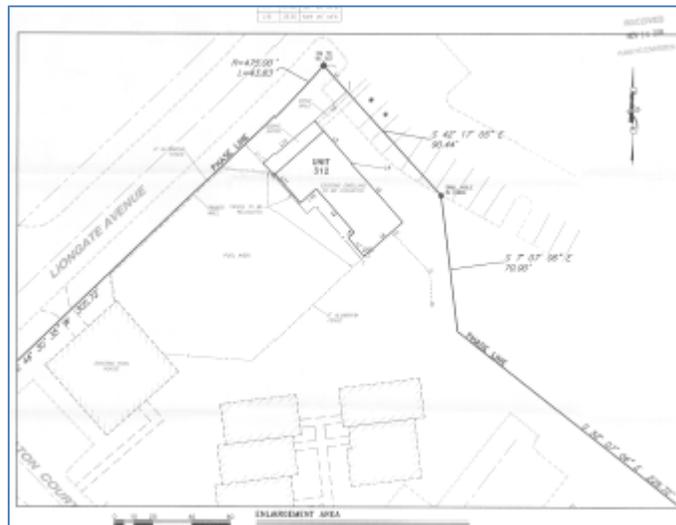
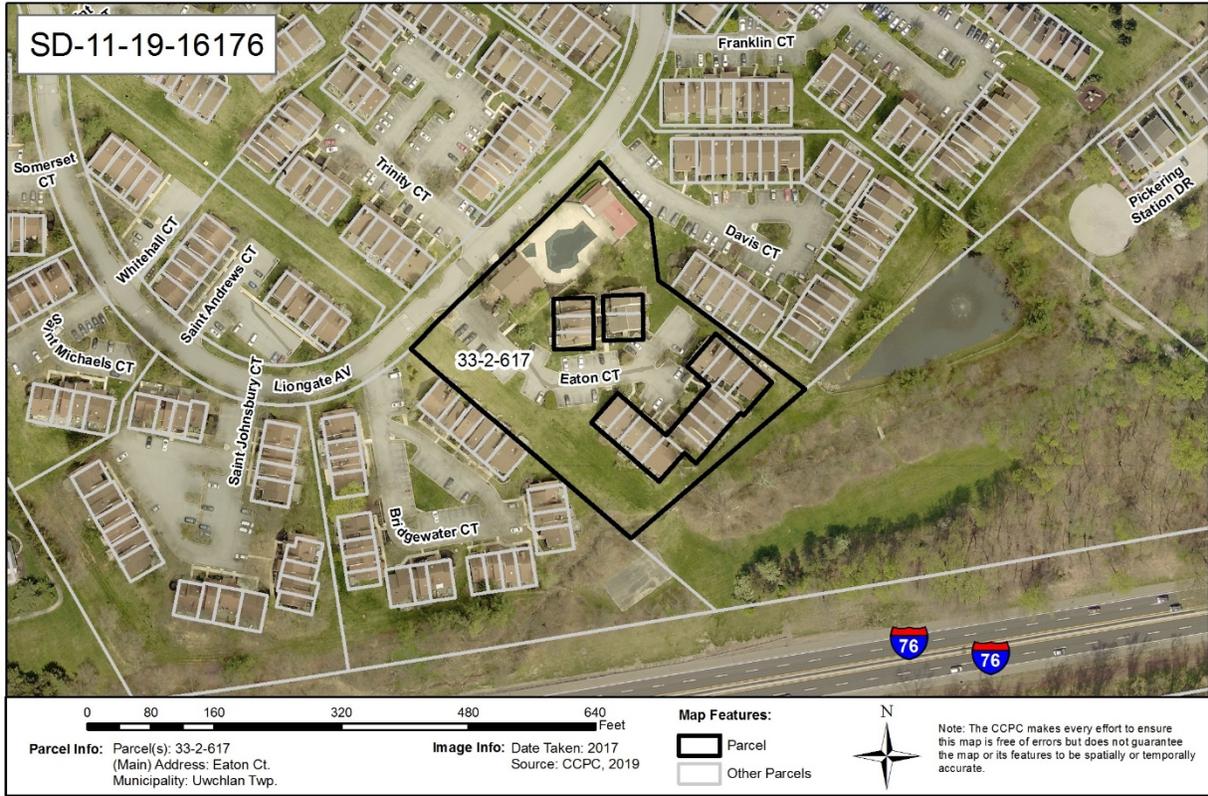
PROJECT SUMMARY:

Location:	South side of Liongate Avenue, west of Bridgewater Court
Site Acreage:	2.71 acres
Lots/Units:	2 lots (one unit to be conveyed)
Proposed Land Use:	Single Family Residential, Townhouse
Municipal Land Use Plan Designation:	Medium Density Residential
UPI#:	33-2-617

PROPOSAL:

The applicant proposes subdividing one existing residential building upon its own lot and thereby creating an additional lot from this site. The site, which is served by public water and sewer facilities, is located in the Uwchlan Township R-2 Medium Density Residential zoning district. No additional development is proposed by this subdivision.

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



*Detail of Liongate Minor Subdivision
Final Subdivision Plan*

Page: 3
Re: Final Subdivision - Liongate Minor Subdivision
Uwchlan Township - SD-11-19-16176

COUNTY POLICY:

LANDSCAPES:

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

ADMINISTRATIVE ISSUE:

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

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of 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: Boucher & James, Inc.
Liongate Homeowners Association
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichline
Kathi Cozzone
Terence Farrell

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

December 9, 2019

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

Re: Preliminary Subdivision - Mila Woods
Wallace Township - SD-11-19-16157

Dear Ms. Randzin:

A preliminary subdivision plan entitled "Mila Woods", prepared by DH Enterprises, dated October 30, 2019, was received by this office on November 18, 2019. 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 Little Conestoga Road (State Route 4016), east of Lexington Manor
Site Acreage:	26.20 acres
Lots:	15 lots
Proposed Land Use:	Single Family Residential, Open Space Conservation
Municipal Land Use Plan Designation:	Rural Density and Protected Resource Area
UPI#:	31-4-78

PROPOSAL:

The applicant proposes the creation of 15 lots. The site, which will be served by on-site water and on-site sewer facilities, is located in the Wallace Township FRR Flexible Rural Residential District - Tier III zoning district.

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

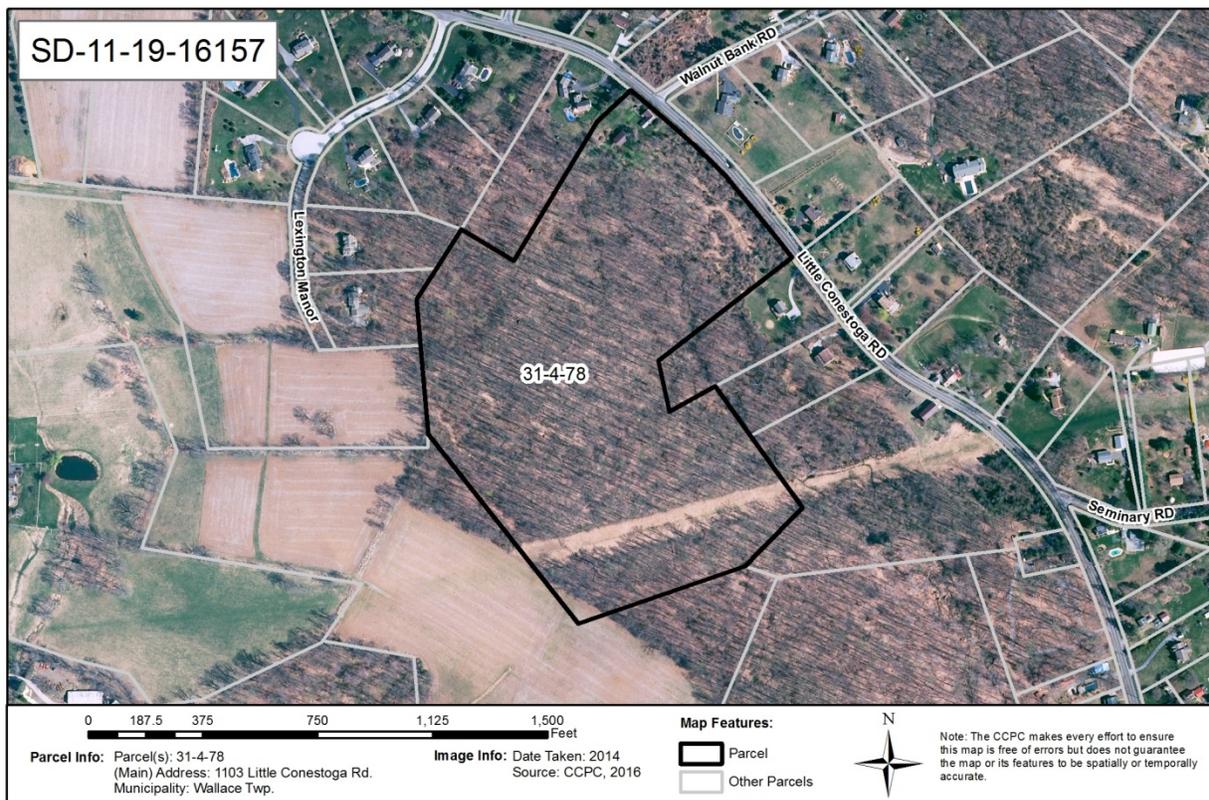
BACKGROUND:

1. The Chester County Planning Commission previously reviewed a subdivision proposal for this site. That review, CCPC SD-07-19-16012, dated August 5, 2019, addressed the creation of two lots. We have no record of Township action on that subdivision.

COUNTY POLICY:

LANDSCAPES:

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



WATERSHEDS:

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

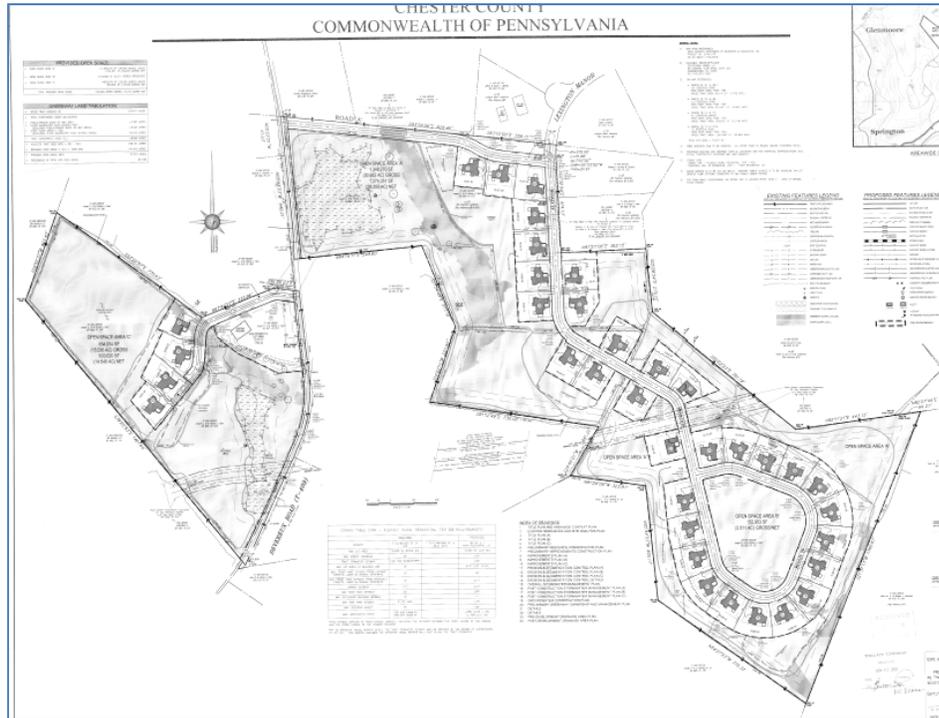
Watersheds can be accessed at www.chesco.org/water.



*Detail of Mila Woods
Preliminary Subdivision Plan*

PRIMARY ISSUES:

3. The plan shows a roadway connection (“ROAD B”) to parcel UPI 31-4-73.4 to the west. We endorse such a future connection because this can help improve circulation and safety. However, UPI 31-4-73.4 was included in a recent proposal for a 36-lot subdivision titled “113 Devereux Road, Glenmoore”, which was reviewed by the Chester County Planning Commission on August 7, 2019 (refer to CCPC # SD-07-19-16013). That subdivision plan, as shown in the detail on the next page, did not provide for a connection to “ROAD B” as shown in the Mila Woods subdivision. We strongly recommend that the Township ensure that all development proposals for this current subdivision and the adjacent parcels will provide for this future connection. This road could then potentially connect to the proposed extension of Lexington Manor Road.



***Preliminary Detail of 113 Devereux Road, Glenmoore
Subdivision Plan
(CCPC # SD-07-19-16013, review dated August 7, 2019)***

We also suggest that the applicant construct a walking path on this site and work to connect the path with the proposed path at the 113 Devereux Road subdivision (as well as with proposed paths on adjacent sites). All walking path location and design details should be incorporated into the final plan, and the trails should be constructed prior to the Township issuing any building occupancy permits for this development. We also recommend that the applicant utilize all-weather materials in the construction of the walking paths, which should have a minimum width of four feet to accommodate a wider variety of uses, and be handicapped-accessible.

4. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Little Conestoga Road (Route 4016) 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 Little Conestoga Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
5. The plan indicates that the site contains land within a flood hazard area. County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems. The applicant should contact both of these agencies to determine if future development activity will require a permit. The Township should request documentation of these contacts or permit(s) before approving the plan.

6. Some of the replacement areas for the site's on-lot sewage systems appear to straddle lot lines, such as Lots 5 and 6, and Lots 9 and 10, as well as Lot 6, which appears to include a replacement system partially located on an open space area. The Township should verify that these replacement systems conform to Township and Pennsylvania Department of Environmental Protection regulations. The Township should also verify that the locations of replacement on-lot sewage systems on open space areas will comply with the Township's greenway regulations.
7. Infiltration basin #1 is located in a prominent part of the site, and we suggest that it could more-fully contribute to the site's aesthetic appeal and provide passive recreational opportunities. We recommend that this basin be provided with more landscaping to improve its attractiveness to the site's residents.
8. The **Hopewell Big Woods** represents the last large, unbroken forest in southeastern Pennsylvania. This is an exceptional forest with hundreds of plant and bird species, unique wetlands, and clean streams, and provides open space, drinking water, and unique scenic, cultural, and natural resources. Elverson Borough, East Nantmeal, East Vincent, North Coventry, South Coventry, Warwick, West Nantmeal, and West Vincent townships have recognized the value of this area by joining the Hopewell Big Woods Partnership, which seeks to conserve the Woods. *Landscapes3* recognizes the **Hopewell Big Woods** as a natural resource priority protection area. Protecting natural areas helps ensure that the critical functions these areas provide will not diminish due to development. We recommend that the applicant preserve the wooded areas on this site to the maximum extent possible.
9. The proposed subdivision is in proximity to a gas transmission pipeline. We suggest that the applicant contact the pipeline operator to ensure that the application does not result in any encroachments into the pipeline right-of-way. It is recommended that the plan include the field survey location of the pipeline, the size, material and depth (if known), and the type of product typically being transported through the pipeline. Pipeline operator contact information is located on the pipeline markers within the easement and can also be found at the Chester County Pipeline Information Center Pipeline Operators page: <http://www.chescoplanning.org/pic/operators.cfm>.

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

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

The application should include verification that:

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

Page: 6
Re: Preliminary Subdivision - Mila Woods
Wallace Township - SD-11-19-16157

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

ADMINISTRATIVE ISSUES:

10. The applicant should contact the office of the Chester County Conservation District for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
11. A Pennsylvania Department of Transportation permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code. This is reflected in General Note 20 on the plan.
12. A minimum of five copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Wallace 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: DH Enterprises
JEP, LLC
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS

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Kathi Cozzone
Terence Farrell

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

December 11, 2019

Joan Grimley, Administrator
Warwick Township
2500 Ridge Road
Elverson, PA 19520

Re: Final Land Development – Cart Storage Building for Stonewall Golf Course Clubhouse
Warwick Township - LD-11-19-16159

Dear Ms. Grimley:

A final land development plan entitled "Stonewall Golf Course Clubhouse", prepared by Edward B. Walsh & Associates Inc., dated August 22, 2018 and last revised on August 13, 2019, was received by this office on November 18, 2019. 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 of Redding Furnace Road and south of Mine Hole Road, west of Morningside Drive
Site Acreage:	105.20 acres
Units:	1 proposed structure
Non-Res. Square Footage:	2,750 square feet
Proposed Land Use:	Golf course cart storage structure
New Parking Spaces:	No new parking spaces
Municipal Land Use Plan Designation:	Conservation Overlay
UPI#:	19-4-134

PROPOSAL:

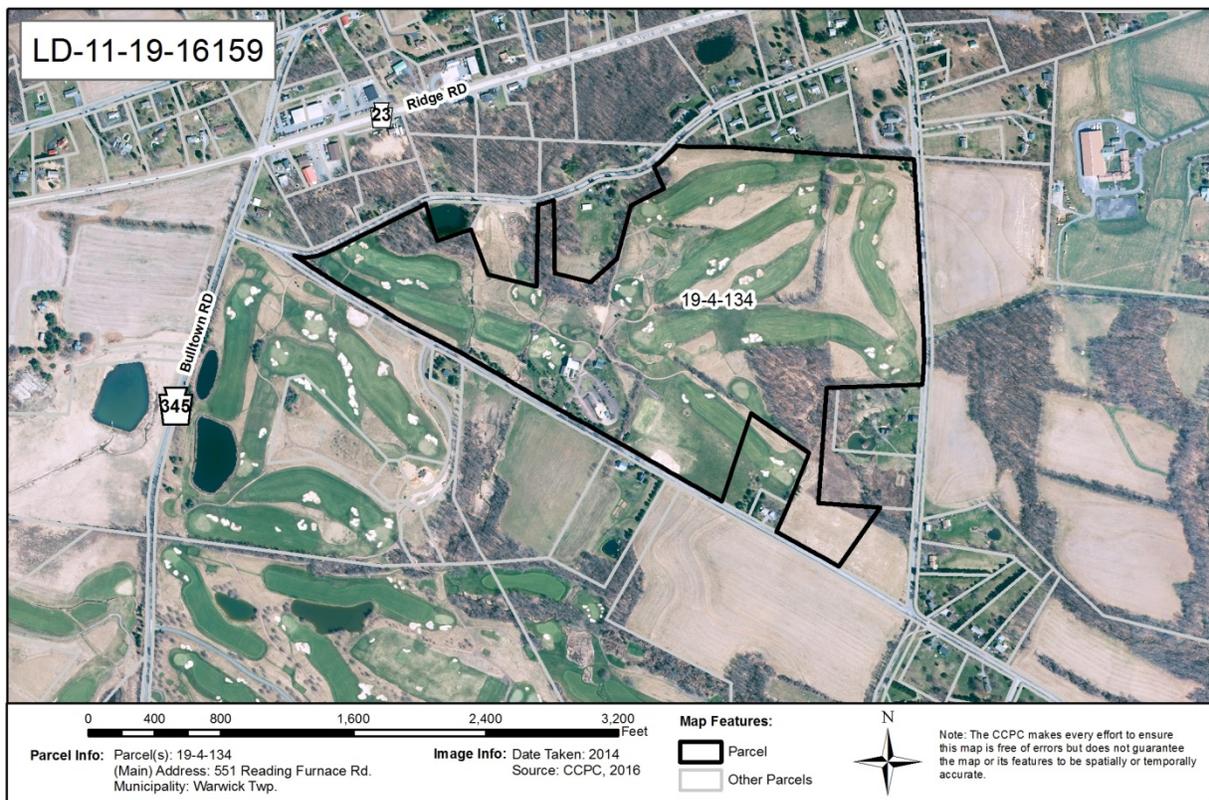
The applicant proposes the construction of a 2,750 square foot golf course cart storage structure. The site, which is served by on-site water and on-site sewer facilities, is located in the Warwick Township RA-Residential Agricultural zoning district. No new driveway access to Redding Furnace Road is proposed.

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

COUNTY POLICY:

LANDSCAPES:

1. The 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 South Branch subbasin of the French Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are:
 - implement comprehensive stormwater management,
 - protect water quality from nonpoint source pollutants, and
 - protect vegetated riparian corridors.

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

PRIMARY ISSUES:

3. The plan includes a detail note on sheet 1 relating to rain gardens/bioretention areas, but these areas are not clearly shown on the plan. The County Planning Commission endorses the use of innovative stormwater management practices. If a rain garden is proposed, we recommend the use of rain garden seed mix to naturalize the infiltration basin area. The applicant should consider selecting seed mixes that contain the greatest percentage of native vegetation.
4. The applicant has requested a waiver from the Warwick Township Subdivision and Land Development Ordinance regarding the requirement of providing landscaping, due to the extensive existing landscaping along the road. If the Township waives the requirement for additional landscaping, we suggest that the applicant ensure that the cart storage barn will be aesthetically compatible with the **Rural Landscape** in which it is located (see Comment 1). The applicant should consider appropriate finishes on the exterior of the cart barn, and should avoid the use of a flat roof.



*Detail of Cart Storage Building for Stonewall Golf Course Clubhouse
Final Land Development Plan*

Page: 4

Re: Final Land Development – Cart Storage Building for Stonewall Golf Course Clubhouse

Warwick Township - LD-11-19-16159

ADMINISTRATIVE ISSUES:

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

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Warwick 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: Stonewall Links Limited Partnership
Edward B. Walsh & Associates Inc.
Chester County Health Department
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichline
Kathi Cozzone
Terence Farrell

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

December 5, 2019

Joan Grimley, Secretary/Treasurer/Administrator
Warwick Township
2500 Ridge Road
Elverson, PA 19520

Re: Final Subdivision – Natural Lands Trust, Inc. “Garner Property”
Warwick Township - SD-11-19-16151

Dear Ms. Grimley:

A final subdivision plan entitled "Garner Property", prepared by Register Associates, Inc. and dated November 1, 2019, was received by this office on November 15, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location: East side of Bethesda Road, south of Hopewell Road
Site Acreage: 11.41 acres
Lots: 2 lots
Proposed Land Use: Single Family Residential, Open Space Conservation
Municipal Land Use Plan Designation: Scenic River Corridor
UPI#: 19-2-61.2

PROPOSAL:

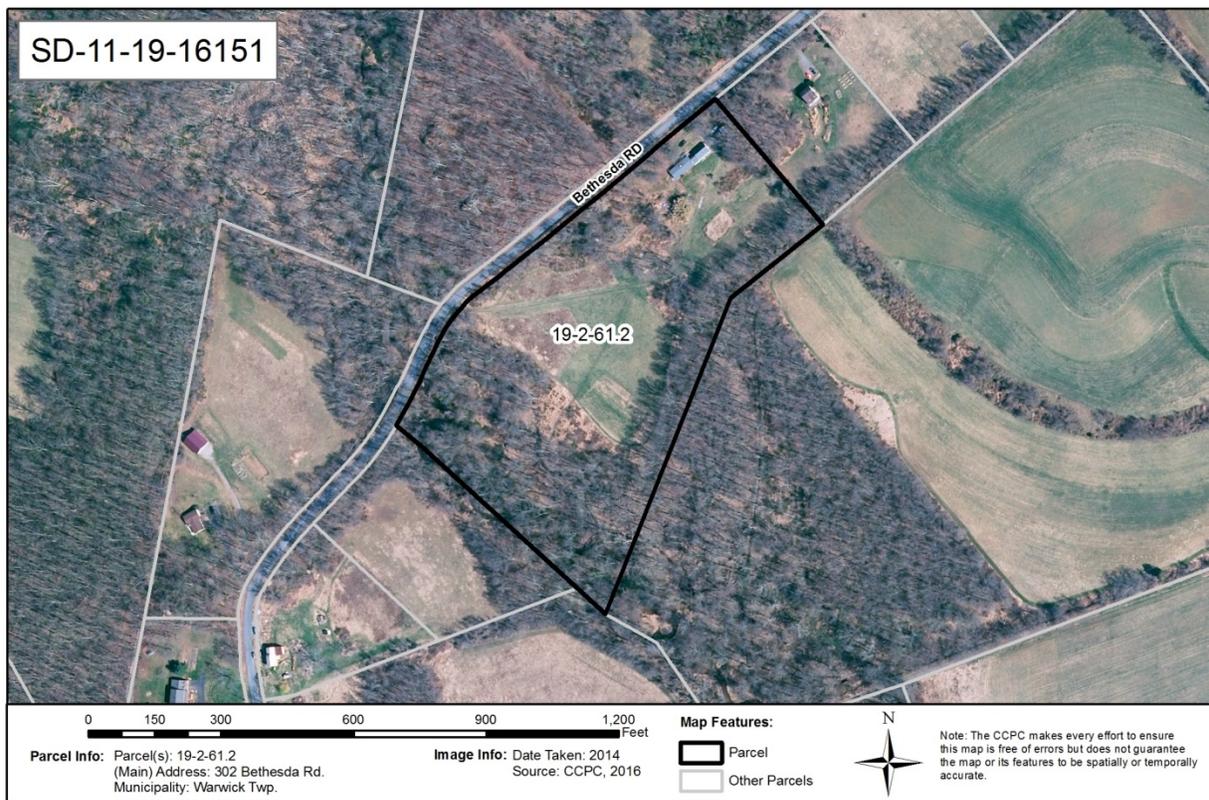
The applicant proposes the creation of two lots. The site, which contains one dwelling that is served by on-site water and sewer facilities, is located in the Warwick Township R-A Residential/Agricultural zoning district. No additional development is proposed by this subdivision.

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

COUNTY POLICY:

LANDSCAPES:

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



PRIMARY ISSUE:

2. The plan identifies Lot 2 as “PROPOSED OPEN SPACE”. The applicant should indicate how this lot will be restricted from future development. The Chester County Planning Commission approves of efforts to preserve open space.

ADMINISTRATIVE ISSUE:

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

Page: 3

Re: Final Subdivision – Natural Lands Trust, Inc. “Garner Property”

Warwick Township - SD-11-19-16151



***Detail of Natural Lands Trust, Inc. “Garner Property”
Final Subdivision Plan***

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Warwick 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: Natural Lands Trust, Inc.
Regester Associates, Inc.
Harrison A. and Mary E. Garner
Chester County Health Department



THE COUNTY OF CHESTER



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Kathi Cozzone
Terence Farrell

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

December 23, 2019

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

Re: Final Land Development - Zukin Realty (Spence Building)
West Chester Borough – LD-12-19-16182

Dear Mr. Gore:

A Final Land Development Plan entitled Zukin Realty (Spence Building), prepared by Edward B. Walsh & Associates Inc., and dated May 20, 2019, was received by this office on December 3, 2019. 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:	between East Gay Street and East Prescott Alley, west of North Walnut Street
Site Acreage:	0.14
Lots/Units:	1 Lot
Non-Res. Square Footage:	1,362
Proposed Land Use:	Addition to Existing Commercial Building
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Town Center
UPI#:	1-9-57

PROPOSAL:

The applicant proposes the construction of a 1,362 square foot addition to the rear of an existing commercial building. The project site, which is served by public water and public sewer, is located in the TC Town Center (Block Class B) 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 land development plan.

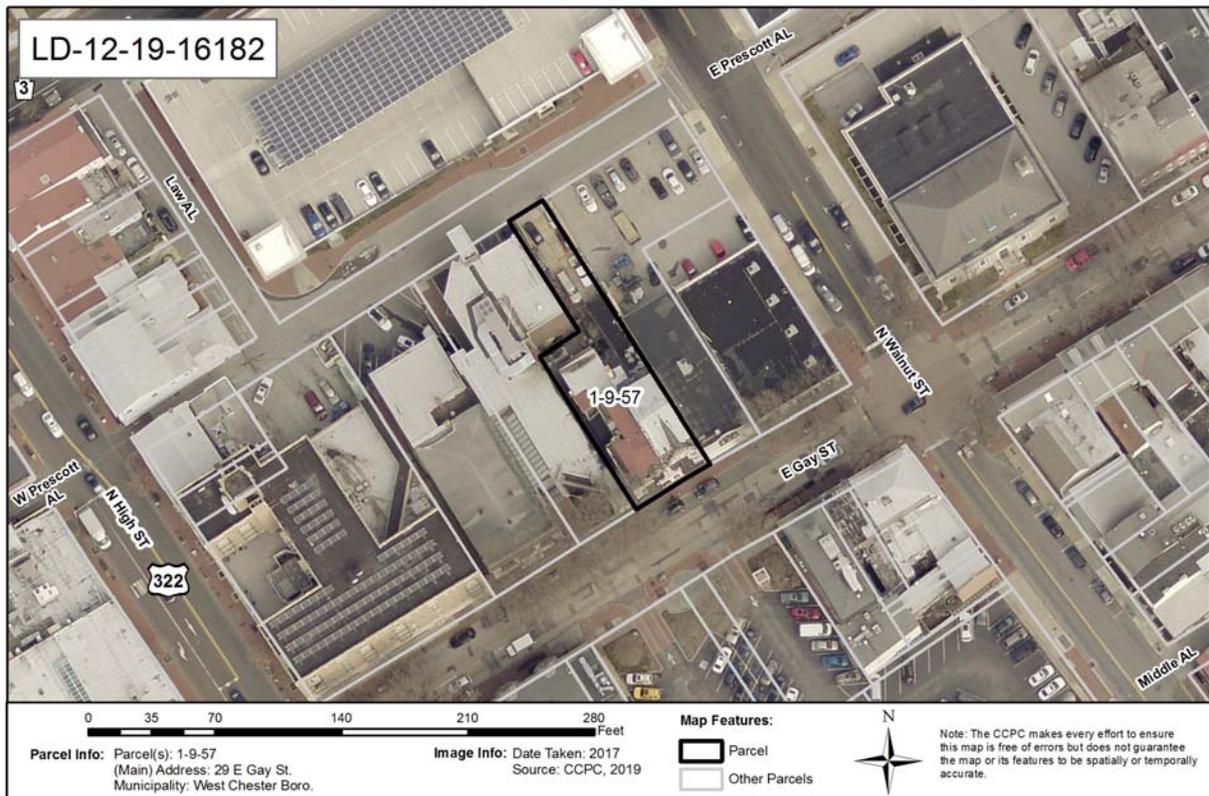
BACKGROUND:

1. It is our understanding that this project, and the adjoining “Zukin Realty (West Chester Hotel)” project, are being developed under an amended settlement agreement, dated March 20, 2019. Our review of the “Zukin Realty (West Chester Hotel)” project is addressed in a separate review letter (CCPC# SD-12-19-16179 and LD-12-19-16180). We note that the terms of the settlement agreement for this project include the following:
 - A. There shall be no interior interconnectivity between the Hotel building and the Spence Building;
 - B. The applicant shall submit a schedule that demonstrates the Spence Building renovation and expansion shall be completed prior to the completion of the Hotel building; and
 - C. A Façade Preservation Easement will be prepared for the Spence Building Parcel (this issue is further discussed in comment #3).

COUNTY POLICY:

LANDSCAPES:

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



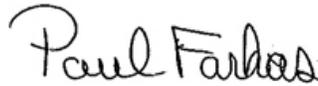
Page: 4
Re: Final Land Development - Zukin Realty (Spence Building)
West Chester Borough – LD-12-19-16182

ADMINISTRATIVE ISSUES:

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

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of 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: Zukin Realty
Edward B. Walsh & Associates, Inc.
Stanford and Elsa Zukin Family Trust



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichline
Kathi Cozzone
Terence Farrell

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

December 23, 2019

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

Re: Final Subdivision and Land Development - Zukin Realty (West Chester Hotel)
West Chester Borough – SD-12-19-16179 and LD-12-19-16180

Dear Mr. Gore:

A Final Subdivision and Land Development Plan entitled Zukin Realty (West Chester Hotel), prepared by Edward B. Walsh & Associates Inc., and dated November 5, 2019, was received by this office on December 3, 2019. 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.

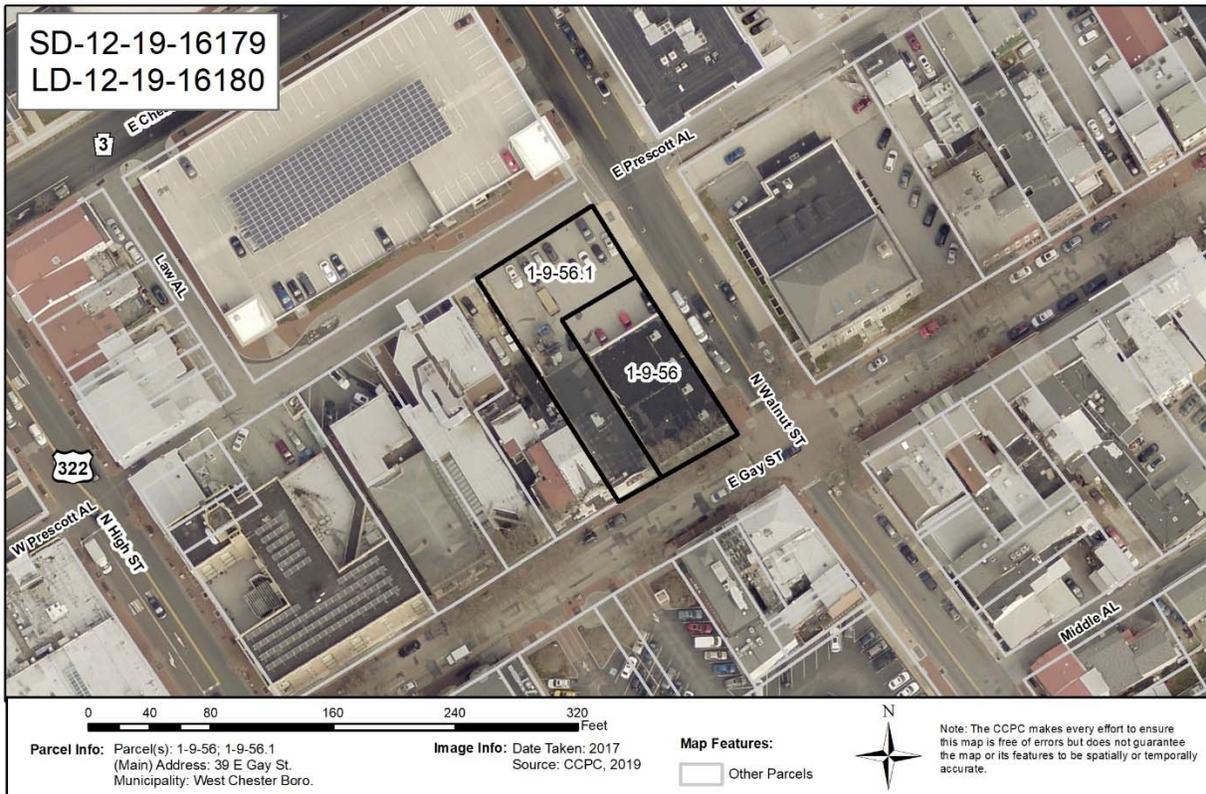
PROJECT SUMMARY:

Location:	between East Gay Street and East Prescott Alley, and on the west side of North Walnut Street
Site Acreage:	0.34
Lots/Units:	1 Proposed Lot
Non-Res. Square Footage:	88,389
Proposed Land Use:	Hotel
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Town Center
UPI#:	1-9-56, 1-9-56.1

PROPOSAL:

The applicant proposes the consolidation of two parcels totaling 0.34 acres into a single parcel, along with the construction of a 7-story 88,389 square foot (110 room) hotel. The existing buildings will be removed. The project site, which will be served by public water and public sewer, is located in the TC Town Center (Block Class B) 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 and land development plan.



BACKGROUND:

1. It is our understanding that this project, and the adjoining “Zukin Realty (Spence Building)” project, are being developed under an amended settlement agreement, dated March 20, 2019. Our review of the “Zukin Realty (Spence Building)” project is addressed in a separate review letter (CCPC# LD-12-19-16182). We note that the terms of the settlement agreement for this project include the following:
 - A. The height of the building shall not exceed 81.5 feet;
 - B. Upper floor step-backs will be provided (ex. a fifteen foot stop-back will be provided on both the East Gay Street and North Walnut Street facades beginning 36.5 feet above grade);
 - C. There shall be no interior interconnectivity between the Hotel building and the Spence Building;
 - D. The applicant shall submit a schedule that demonstrates the Spence Building renovation and expansion shall be completed prior to the completion of the Hotel building;
 - E. The applicant shall purchase 55 monthly parking passes in the Chestnut Street parking garage;
 - F. The applicant shall contribute up to \$5,000 toward wayfinding signs in the Borough;
 - G. The applicant shall pave and stripe relevant portions of North Walnut Street and Prescott Alley;
 - H. The applicant shall pave and stripe East Gay Street as directed by PennDOT;
 - I. The ground floor shall include a full-service restaurant open to the general public; and
 - J. The plans for the Hotel building were presented to the Borough’s Historical and Architectural Review Board (HARB) on July 26, 2018 and August 30, 2018. The settlement agreement states that “HARB provided its comments to the Borough and any Borough desired changed based upon HARB’s review have been included in the attached plans.”



Building Elevations (Top-Gay Street, Bottom-Walnut Street), Zukin Realty (West Chester Hotel)

Source: Exhibit E-Settlement Agreement, dated March 26, 2019

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

PRIMARY ISSUES:

4. The settlement agreement indicates that there shall be a minimum of two loading spaces on Walnut Street in front of the entry to the hotel. The applicant should clearly identify the location of the loading spaces on the site plan.
5. The applicant should indicate whether a canopy will be provided for any proposed building entrance, particularly the main entrance to the hotel.

Page: 5

Re: Final Subdivision and Land Development - Zukin Realty (West Chester Hotel)

West Chester Borough – SD-12-19-16179 and LD-12-19-16180

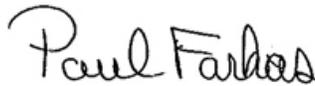
6. Sheet 4-Final Demolition Plan indicates that the existing street trees on the project site will be removed. While landscaping plans were not included with the plan submission to the County Planning Commission, Sheet 2-Final Site Plan indicates that four street trees will be provided, each of which will be planted within a five by five foot tree well. We suggest that the applicant and Borough provide larger interconnected tree wells for the street trees to provide sufficient rootable soil volume needed for tree growth and potentially provide an opportunity to integrate stormwater infrastructure for increased runoff management. We also recommend that the applicant and Borough provide additional street trees along Walnut Street (additional street trees would increase the interception of stormwater runoff).

ADMINISTRATIVE ISSUES:

7. 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 General Note 9 states that the building will contain a 2,106 square foot green roof. The County Planning Commission endorses the use of innovative stormwater management practices.
8. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of West 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: Zukin Realty Inc.
Edward B. Walsh & Associates, Inc.



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichline
Kathi Cozzone
Terence Farrell

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

December 19, 2019

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

Re: Final Subdivision and Land Development - Roslyn Swim Club
West Goshen Township – SD-11-19-16164 and LD-11-19-16166

Dear Mr. LaLonde:

A Final Subdivision and Land Development Plan entitled "Roslyn Swim Club", prepared by Edward B. Walsh & Associates Inc., and dated September 27, 2019, was received by this office on November 19, 2019. 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 Spruce Avenue, west of Sheridan Drive
Site Acreage:	2.96
Lots/Units:	2 Existing Lots; 1 Proposed Lot
Non-Res. Square Footage:	1,200
Proposed Land Use:	New facilities for existing Swim Club
New Parking Spaces:	60
Municipal Land Use Plan Designation:	Existing Private Open Space/Recreation; and Residential Infill Development
UPI#:	52-7B-20.1, 52-7A-43

PROPOSAL:

The applicant proposes the consolidation of two parcels totaling 2.96 acres into one parcel, along with the construction of a 600 square foot changing/office building for the existing swim club, and a 600 square foot pavilion. The site plan indicates that the existing buildings will remain, and 60 parking spaces will be provided. The site plan also depicts the location of a future shed and basketball court. The project site, which will be served by public water and public sewer, is located in the R-3 Residential zoning district.

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

COUNTY POLICY:

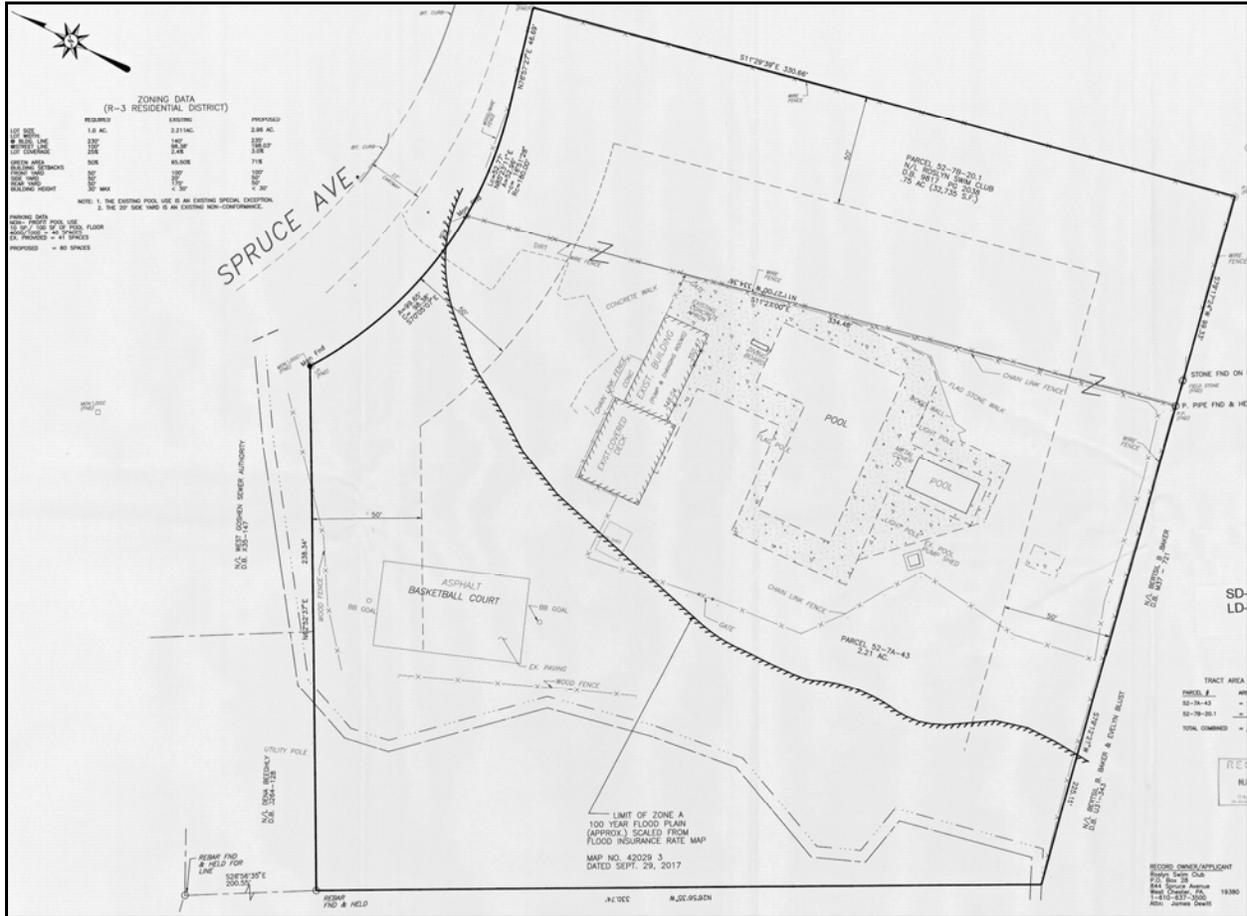
LANDSCAPES:

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





Site Plan Detail, Sheet 1: Final Subdivision - Roslyn Swim Club

PRIMARY ISSUES:

3. The 2015 Chester County Natural Heritage Inventory, which is available online at chescoplanning.org/natresources/ResourcesChesco.cfm, indicates the project site is located within the core habitat of the Robert B. Gordon Natural Heritage Area (NHA) included in the Pennsylvania Natural Diversity Index (PNDI). **Landscapes3** recognizes NHA core habitat areas as natural resource priority protection areas. Protecting natural areas helps ensure that the critical functions these areas provide will not diminish due to development. Development on this portion of the site could be detrimental to the NHA species population, if they exist on the site. We recommend that the applicant and Township contact the PA Department of Conservation and Natural Resources, Pennsylvania Natural Heritage Program (<http://www.naturalheritage.state.pa.us> or RA-HeritageReview@pa.gov) for further information on this matter. We also note that this NHA is administrated in collaboration with West Chester University’s Office of Sustainability, as identified online at: www.wcupa.edu/gordonNaturalArea/default.aspx.
4. The site contains land within the 100 year floodplain (an unnamed tributary to Plum Run traverses the western portion of the project site). The Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems. The applicant should contact both of these agencies to determine if the proposed development activity will require a permit. The Township should request documentation of these contacts or permit(s) before approving the plan.

Page: 5

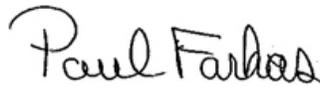
Re: Final Subdivision and Land Development - Roslyn Swim Club

West Goshen Township – SD-11-19-16164 and LD-11-19-16166

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

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: Roslyn Swim Club
Edward B. Walsh & Associates, Inc.



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PLANNING COMMISSION

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

December 17, 2019

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

Re: Final Subdivision - Christine F. Dolinger
West Nottingham Township – SD-11-19-16162

Dear Ms. Miller:

A Final Subdivision Plan entitled "Christine F. Dolinger", prepared by Concord Land Planners and Surveyors, Inc., and dated October 18, 2019, was received by this office on November 18, 2019. 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 Old Baltimore Pike, north of Park Road
Site Acreage:	5.99
Lots/Units:	2 Existing Lots; 3 Proposed Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential, Warehouse
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Village Center
UPI#:	68-2-43, 68-2-42

PROPOSAL:

The applicant proposes the creation of 3 lots. No development activity, and no new water or sewer supply, is proposed as part of the current plan submission. The project site is located in the V Village zoning district (Village Center Subdistrict).

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.

BACKGROUND:

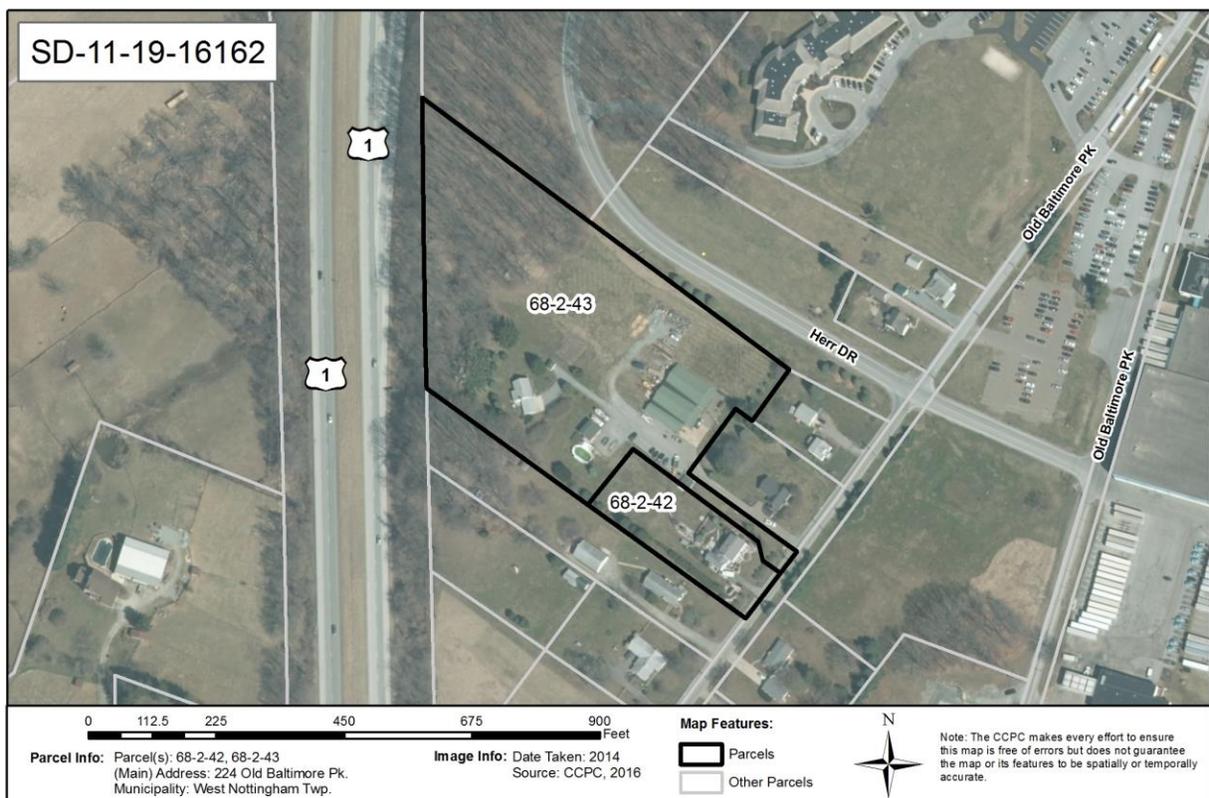
1. The Chester County Planning Commission previously reviewed a subdivision proposal for UPI# 68-2-43. That review, CCPC# SD-01-19-15749, dated February 8, 2019, addressed the creation of two lots from the 5.03 acre parcel. We have no record that the Township has taken action on this prior subdivision plan submission.

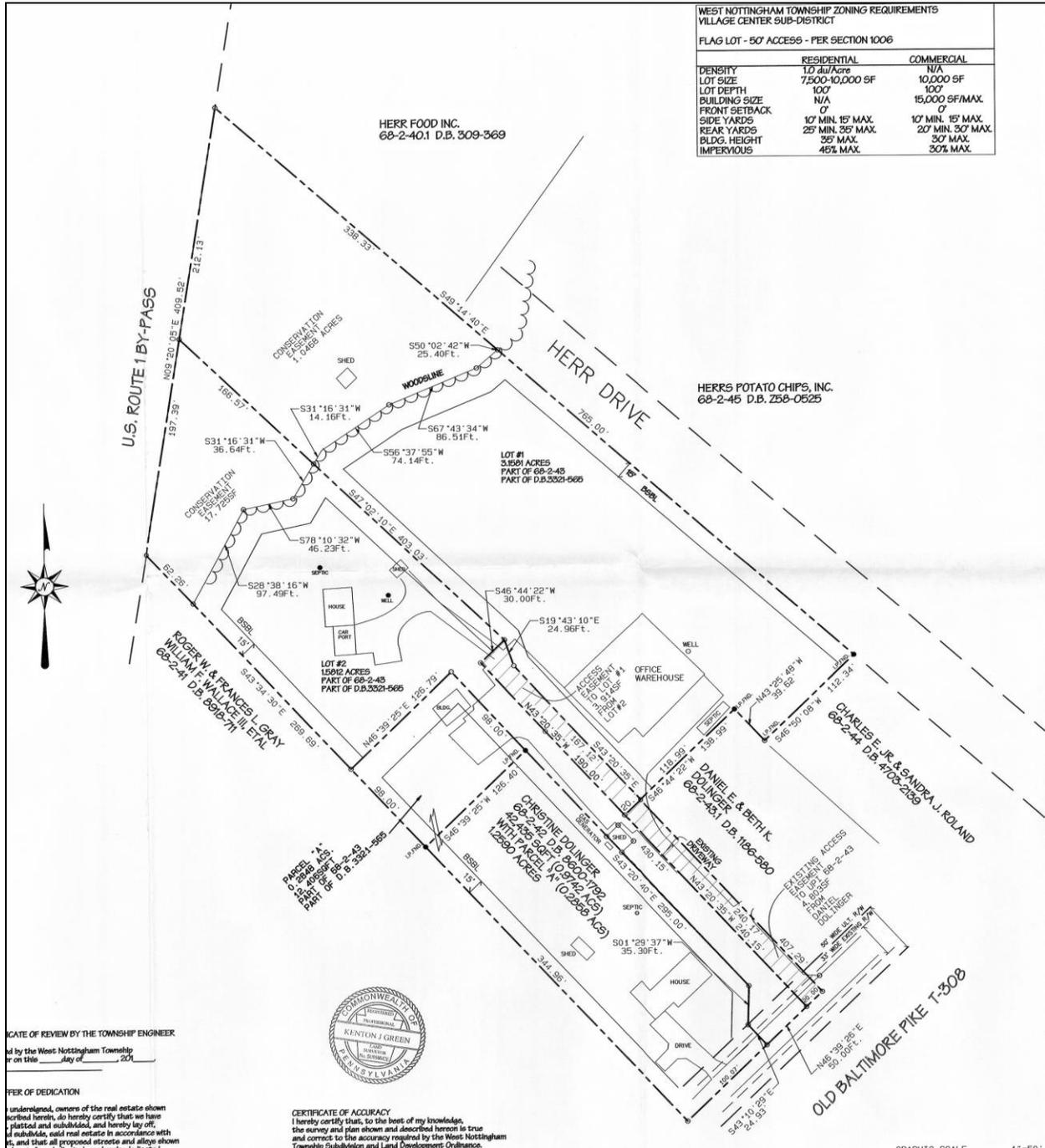
COUNTY POLICY:

LANDSCAPES:

2. The project site is located within the **Rural Center Landscape** designation of *Landscapes 3*, the 2018 County Comprehensive Plan. This landscape often evolves from a village at an historic crossroads that has expanded over time. The vision for the **Rural Center Landscape** is as a community focal point for the surrounding rural and agricultural areas that accommodates limited growth, with transportation infrastructure and amenities provided at a village scale and character. The proposed subdivision is consistent with the objectives of the **Rural Center Landscape**.

The proposed subdivision is designated Village Center in the **Oxford Region Multimunicipal Comprehensive Plan**. The proposed subdivision is consistent with the multimunicipal comprehensive plan. In the future, when considering the development of one or more of the parcels resulting from this subdivision, the applicant and Township should refer to the recommended strategies for the Village Center land use category in Chapter Five of the multimunicipal comprehensive plan.





Site Plan Detail: Final Subdivision - Christine F. Dolinger

ADMINISTRATIVE ISSUES:

- Plan Note 5 indicates that, on December 14, 2016, the Township Zoning Hearing Board granted a variance for this project pertaining to the width of the access strip for use by Lot #1, Lot #2 and adjoining Daniel E. and Beth K. Dolinger property. Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by the Township Zoning Hearing Board. Any conditions of approval issued by the Board should be indicated on the final plan.

Page: 4

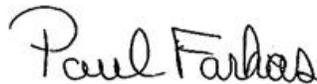
Re: Final Subdivision - Christine F. Dolinger

West Nottingham Township – SD-11-19-16162

4. The site plan depicts the location of two separate access easements for the existing driveway for Lot #1, Lot #2 and adjoining Daniel E. and Beth K. Dolinger property (UPI# 68-2-43.1). The details of these easements should be incorporated into the deeds of these lots.
5. The site plan depicts the location of a conservation easement area on Lot 1 and Lot 2. The details of these easements should be incorporated into the deeds of these lots.
6. The site plan depicts the location of an existing building and a portion of an existing driveway/parking area on Parcel A, the portion of UPI #68-2-43 that will be conveyed to UPI# 68-2-42. For clarity purposes, the applicant should identify if this building and driveway/parking area will remain, or be removed.
7. The Location Plan graphic does not identify UPI# 68-2-42 as part of the project site. This should be corrected by the applicant.
8. 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 West Nottingham Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
Senior Review Planner

cc: Christine F. Dolinger
Jesse C. & Frances K. Dolinger
Concord Land Planners and Surveyors, Inc.
Chester County Health Department



THE COUNTY OF CHESTER



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PLANNING COMMISSION

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

December 11, 2019

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

Re: Preliminary/Final Land Development - Honeybrook Properties, LLC
West Vincent Township - LD-11-19-16175

Dear Ms. Shillenn:

A preliminary/final land development plan entitled "Honeybrook Properties, LLC", prepared by Commonwealth Engineers Inc. and dated October 31, 2019, was received by this office on November 25, 2019. 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:	Southeast intersection of Birchrun Road (State Route 1030) and Lexington Boulevard
Site Acreage:	10.99 acres
Units:	4 units in one structure
Proposed Land Use:	Apartment dwellings
New Parking Spaces:	12 spaces
Municipal Land Use Plan Designation:	Medium Density Residential
UPI#:	25-7-5.1

PROPOSAL:

The applicant proposes the construction of four apartment units in an existing barn structure, and 12 parking spaces. The site, which will be served by public water and public sewer facilities, is located in the West Vincent Township R2 Residential zoning district.

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

BACKGROUND:

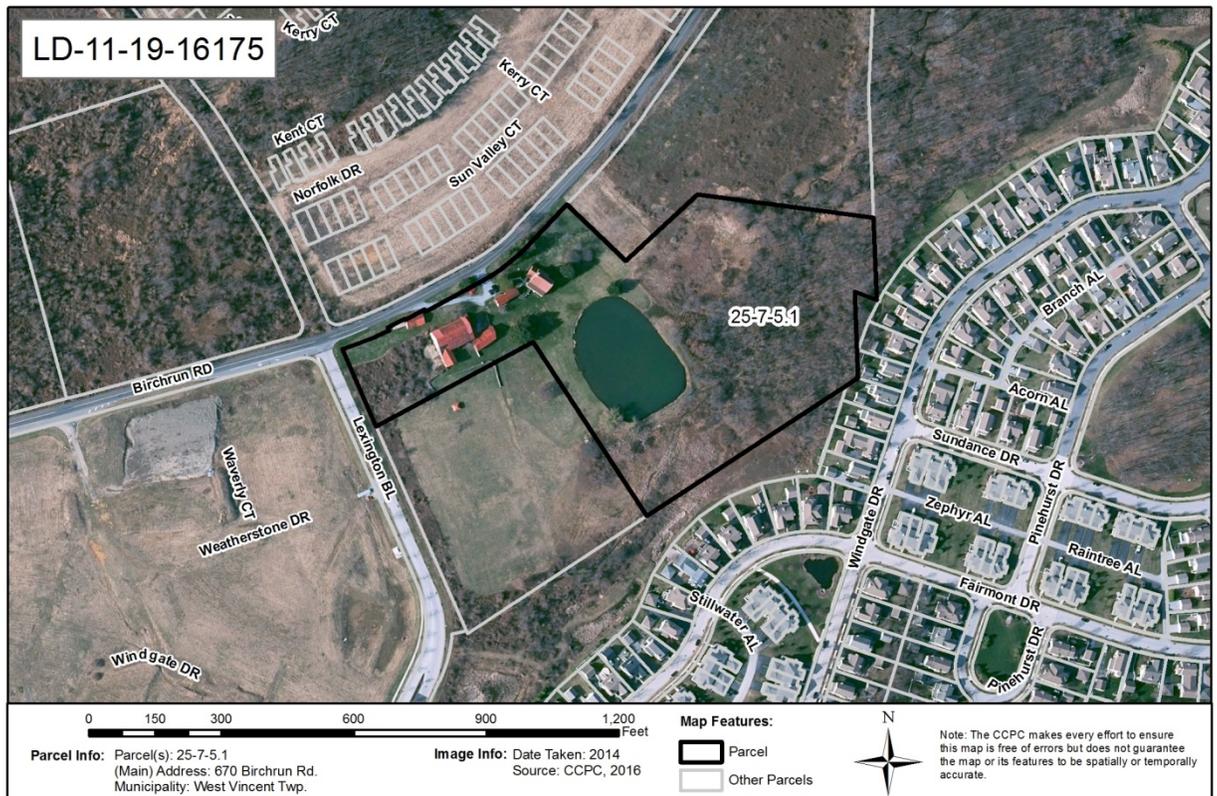
1. The Chester County Planning Commission has previously reviewed a land development for a parcel that included this site. That review, CCPC# LD-7-13-8204, dated July 25, 2013, addressed the construction of 113 townhouses, 72 single-family units on a 58.95 acre site. Our records indicate that plan was approved by the Township on December 12, 2013.

COUNTY POLICY:

LANDSCAPES:

2. The site is located within the **Rural Center Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. This landscape often evolves from a village at an historic crossroads that has expanded over time. The vision for the **Rural Center Landscape** is as a community focal point for the surrounding rural and agricultural areas that accommodates limited growth, with transportation infrastructure and amenities provided at a village scale and character. The proposed land development is consistent with the objectives of the **Rural Center Landscape**.

The Chester County Planning Commission commends the applicant for the proposed adaptive reuse of the barn. The proposed adaptive reuse is consistent with the *Landscapes3* “Preserve” Objective d: “Promote stewardship of water resources, natural habitats, woodlands, historic landscapes, scenic vistas, recreational resources, and farms.”



WATERSHEDS:

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

- implement comprehensive stormwater management,
- protect water quality from nonpoint source pollutants, and
- protect vegetated riparian corridors.

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



***Detail of Honeybrook Properties, LLC
Preliminary/Final Land Development Plan***

PRIMARY ISSUES:

4. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Birchrun Road (State Route 1030) as a Local Distributor. The Handbook (page 183) recommends a 50 foot-wide right-of-way for Local Distributor roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the City/Borough/Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Birchrun Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.

5. The submission included a copy of the April 22, 2019 decision of the West Vincent Township Zoning Hearing Board regarding the approval of a special exception to permit the conversion of the barn into four residential units. Paragraph 6 of decision noted that the property is improved with an "historic single-family house" and an "historic large barn"; i.e., the site of the proposed four-unit residential conversion. Paragraph 7a indicates that the applicant will perform no exterior demolition

Page: 4

Re: Preliminary/Final Land Development - Honeybrook Properties, LLC

West Vincent Township - LD-11-19-16175

other than for doors and windows. The applicant should indicate whether that this applies to both the historic single-family house and the historic large barn. We also note the two General Notes relating to historic resource protection on the plan, which regulate changes to the historic structures on the site.

6. If the applicant proposed to change the access driveway at Birchrun Road (State Route 1030), 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.
7. We recommend that the West Vincent Township Historical Commission review and comment on the proposed land development.

ADMINISTRATIVE ISSUES:

8. The applicant should contact the office of the Chester County Conservation District for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
9. 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 Vincent Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Honeybrook Properties, LLC
Commonwealth Engineers Inc.
Chester County Conservation District
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



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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

December 18, 2019

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

Re: Preliminary/Final Land Development - Rudolph A. Fedor
West Whiteland Township – LD-11-19-16163

Dear Mr. Weller:

A Preliminary/Final Land Development Plan entitled "Rudolph A. Fedor", prepared by Wilkinson & Associates, Inc., and dated May 9, 2019, was received by this office on November 18, 2019. 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.

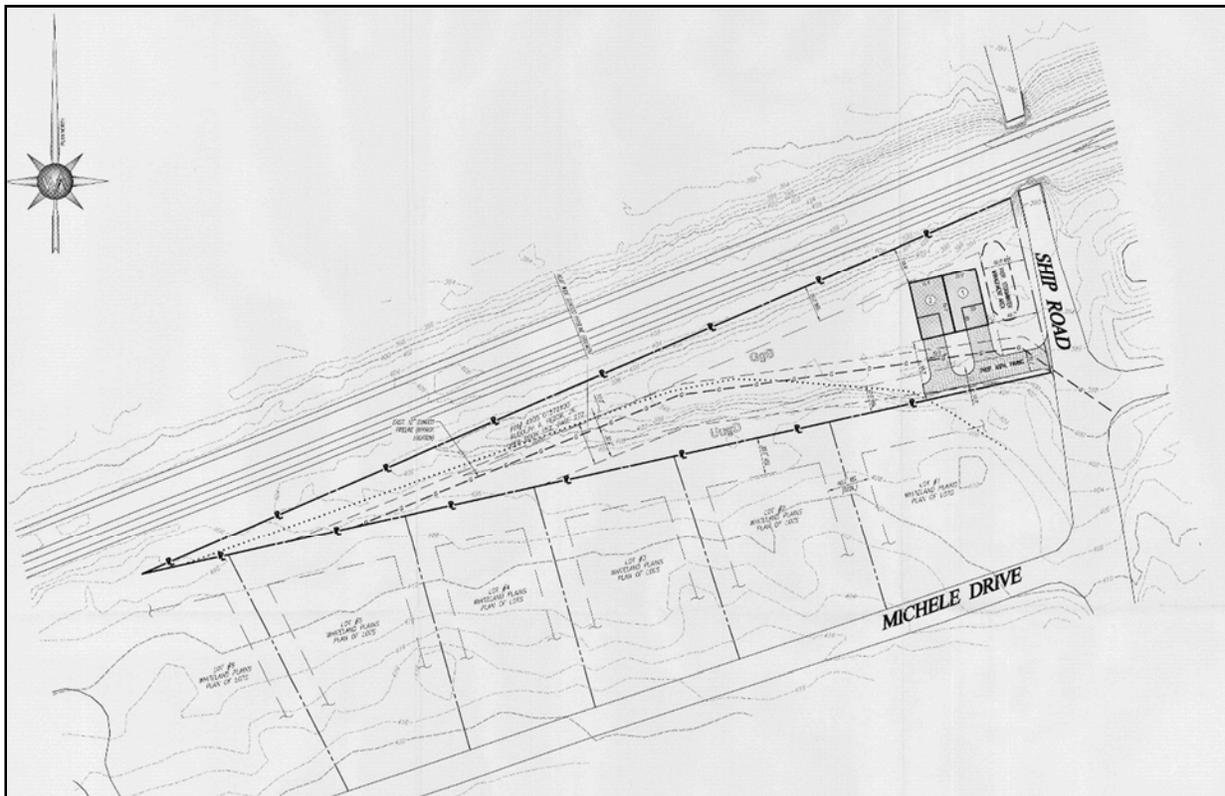
PROJECT SUMMARY:

Location:	west side of Ship Road, north of Michele Drive
Site Acreage:	1.68
Lots/Units:	1 Lot; 2 Proposed Units
Non-Res. Square Footage:	0
Proposed Land Use:	Twin Residential
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Transportation, adjoining Low Density Residential
UPI#:	41-5-157.1

PROPOSAL:

The applicant proposes the construction of 2 residential (twin) units. The project site is located in the R-3 Residential zoning district, and it is our understanding that the site will be served by public water and public sewer.

RECOMMENDATION: The Township should reserve taking action on this proposal until the applicant has submitted a plan that fully complies with the plan submission requirements for a preliminary/final plan set forth in the Township Subdivision and Land Development Ordinance. All other issues raised in this letter should be addressed, particularly the transmission pipeline issues discussed in comment #4, and all Township issues should be resolved before action is taken on this land development plan.



Site Plan Detail: Preliminary/Final Land Development - Rudolph A. Fedor

COUNTY POLICY:

LANDSCAPES:

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

While twin residential units are an appropriate use in a **Suburban Landscape** designation, careful consideration of any development activity on this site is required due to existing physical and environmental constraints, particularly the transmission pipeline corridor located along the southern portion of the site.

WATERSHEDS:

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

PRIMARY ISSUES:

Plan Content Requirements:

3. While this proposal has been submitted for our review as a preliminary/final plan, the site plan itself (a single plan sheet) is identified as a sketch plan. Additionally, the site plan does not provide any information pertaining to right-of-way width, trees, proposed landscaping provisions, and stormwater management facilities (the site plan only depicts the location of a "stormwater management area" within the front yard setback along Ship Road). Furthermore, the plan does not include the County Planning Commission Review and municipal signature blocks. The Township should reserve taking action on this proposal until the applicant has submitted a plan that fully complies with the submission requirements for a preliminary/final plan set forth in Article III of the Township Subdivision and Land Development Ordinance.

Transmission Pipeline:

4. The site plan indicates that a 12 inch Sunoco Pipeline L.P. hazardous liquid pipeline traverses the southern portion of the site, and the site plan indicates the proposed shared driveway will traverse this existing pipeline corridor. While we note that the actual location of the pipeline may not always be within the center of the easement or right-of-way, the site plain indicates that the front of the units is approximately 10 to 15 feet from the pipeline easement, and approximately 20 to 25 feet from the pipeline itself.

We recommend that the setbacks for habitable development be determined in consideration of the type of product and diameter of the transmission pipeline on the project site and in consultation with the pipeline operator. Recent pipeline activity in the county has highlighted the potential for conflicts between transmission pipelines and residential uses and subsidence issues that can occur

in areas with carbonate geology (see also comment #6 below). Additional information regarding setbacks of new construction from existing pipelines is available online at:
www.chescoplanning.org/pic/pdf/ResourcesGaadtDevStnds.pdf.

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

5. The project site adjoins the National Railroad Passenger Corporation railroad corridor to the north. The Township should ensure that adequate landscaping/vegetative screening is provided between the proposed units and the adjoining railroad corridor to the north.

Natural Features Protection:

6. 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 potentially dangerous karst features and the associated risk of groundwater contamination. These features present significant risks and challenges 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 subsurface soil, rock and groundwater conditions that are relevant to formation of karst features, and the PA BMP Manual or other design guidance acceptable to the Municipal Engineer. Where site conditions preclude achieving the required stormwater infiltration or water quality volume, other conservation development design techniques and BMPs should be used to reduce as much as possible the total volume and pollutant load of stormwater released to streams.
7. 2014 aerial photography indicate that a portion of the site is wooded. The removal of trees should be limited to the minimum area needed for the dwelling(s) and support facilities and the limit of tree removal should be shown on the plan. Any grading within the area of the dripline (the perimeter of the tree's branches) of the trees to be preserved increases the possibility of tree damage.

Access and Circulation:

8. The site plan does not identify the existing right-of-way width for this section of Ship Road (State Route 1001). This should be corrected by the applicant. The County Planning Commission's [Multimodal Circulation Handbook](http://www.chescoplanning.org/resources/PubsTransportation.cfm) (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Ship Road as a major collector road. The Handbook (page 183) recommends an 80 foot-wide right-of-way for major collector roads to accommodate future road and infrastructure improvements.
9. The Township engineer should ensure that adequate sight distances are available for the proposed shared driveway entrance, which is located to the south of an existing railroad overpass. Additional information on this topic is provided in the Driveways Design Element of the County Planning Commission's [Multimodal Circulation Handbook](http://www.chesco.org/documentcenter/view/27033) (2016 Update), which is available online at: www.chesco.org/documentcenter/view/27033.

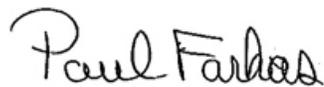
Page: 5
Re: Preliminary/Final Land Development - Rudolph A. Fedor
West Whiteland Township – LD-11-19-16163

ADMINISTRATIVE ISSUES:

10. 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.
11. The applicant should identify whom will be responsible for the ownership and maintenance responsibilities of the stormwater management facilities on the site.
12. A Pennsylvania Department of Transportation (PennDOT) permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
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 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: Rudolph Fedor
Wilkinson & Associates, Inc.
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT

Proposed Plan and Ordinance Reviews





ORDINANCE PROPOSALS

12/1/2019 to 12/31/2019

The staff reviewed proposals for:	Total
Comprehensive Plans	1
Conditional Use Applications	1
Miscellaneous Ordinance (Misc.) Amendments	2
Subdivision and Land Development Ordinance (SLDO) Amendments	2
Zoning Map Amendments	1
Zoning Ordinance Amendments	3
TOTAL REVIEWS	10

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Goshen Township	SA-11-19-16155	12/13/2019	<p>Proposed - SLDO Amendment</p> <p>The Township proposes the addition of design and development standards for the proposed TND-1 and TND-2 Traditional Neighborhood Development Overlay Districts. The County Planning Commission reviewed an earlier version of this amendment on September 18, 2019 (CCPC# SA-08-19-16031).</p>	Consistent
East Goshen Township	ZA-11-19-16154	12/13/2019	<p>Proposed - Zoning Ordinance Amendment</p> <p>The Township proposes the addition of the TND-1 and TND-2 Traditional Neighborhood Development Overlay Districts to the Township Zoning Ordinance. The County Planning Commission reviewed an earlier version of this zoning amendment on September 18, 2019 (CCPC# ZA-08-19-16030).</p>	Consistent
London Grove Township	CU-11-19-16148	12/11/2019	<p>Proposed - Conditional Use</p> <p>Proposed 48K sq. ft. self-storage facility on 9.53 acres.</p>	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
New London Township	SA-12-19-16187	12/19/2019	Proposed - SLDO Amendment The proposed amendment addresses Recreation Lands and Facilities Fees, Trail requirements, amendments to definitions in Chapters 4 and 5.	Consistent
New London Township	ZA-12-19-16185	12/19/2019	Proposed - Zoning Ordinance Amendment Revisions to R-1, R-2, C-1, LI, NLV, Instit. districts, Design Stds & TND	Consistent
New London Township	ZM-12-19-16188	12/19/2019	Proposed - Zoning Map Amendment Adding the Riparian Buffer Protection Overlay district to zoning map.	Consistent
Oxford Borough	MA-11-19-16165	12/16/2019	Proposed - Misc Amendment Adoption of Historic District Map	Not Relevant
West Brandywine Township	CP-11-19-16153	12/5/2019	Proposed - Comprehensive Plan The Township has developed an updated Comprehensive Plan using an issue focused approach that provides goals and recommendations to address the following: natural resources and open space; historical and cultural resources; public facilities and services; transportation and trails; energy conservation; and future land use and housing.	Consistent
West Brandywine Township	ZA-11-19-16152	12/3/2019	Proposed - Zoning Ordinance Amendment Non-Residential Accessory Structures, Signage, Including Electronic Message Signs, and Definitions	Consistent
Willistown Township	MA-12-19-16178	12/18/2019	Proposed - Misc Amendment The Township proposes to amend Article VIII -Stormwater Management in Chapter 73-Environmental Protection of the Township Code, along with adding a definition for the term "High Tunnel" to Section 73-4 of the Township Code, to reflect the provisions of Act 15, which exempts high tunnels from some provisions of the PA Stormwater Management Act .	Not Relevant

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES 3: 8

TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES 3: 8

Ordinance Review Letters





THE COUNTY OF CHESTER



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Michelle Kichline
Kathi Cozzone
Terence Farrell

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

December 13, 2019

Louis F. Smith, Jr., Manager
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Re: Zoning Ordinance Amendment and Subdivision and Land Development Ordinance Amendment – TND-1 and TND-2 Traditional Neighborhood Development Overlay Districts
East Goshen Township – ZA-11-19-16154 and SA-11-19-16155

Dear Mr. Smith:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment and Subdivision and Land Development Ordinance (SLDO) Amendment submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Sections 609(e) and 505(a), respectively. The referral for review was received by this office on November 15, 2019. We offer the following comments to assist in your review of the proposed amendments.

DESCRIPTION:

1. The Township proposes the addition of the Traditional Neighborhood Development: TND-1 Overlay District (proposed Section 240-61), and the Traditional Neighborhood Development: TND-2 Overlay District (proposed Section 240-62) to the Township Zoning Ordinance. Applicability and conditions of eligibility, intent, use regulations, area and bulk requirements, procedural requirements, streetscape plan/public realm plan requirements, and special design and development standards are provided for each overlay district. We also note that, while the TND-1 Overlay District will promote a mix of non-residential and residential uses, the TND-2 Overlay District will generally be limited to residential uses.

Additionally, a General Manual of Written and Graphic Design Standards is provided for the TND-1 and TND-2 Overlay Districts (Appendix A and Appendix B, respectively). Furthermore, definitions for the following terms will be added to Section 240-6: Artisan Shop, Outdoor Dining, Pedestrian Gathering Area, Pop-Up Use, Revitalization, Streetscape, and TND Open Space.

2. The mapped TND-1 and TND-2 Overlay Districts would specifically apply to the list of parcels provided in Section 2 and Section 3 of the draft Ordinance, respectively.
3. The Township also proposes the following amendments to its SLDO:
 - A. Add definitions for the following terms to Section 205-7: Manual of Written and Graphic Design Guidelines, Pedestrian Gathering Area, Service Lane, Shared Parking, Streetscape, Street Wall, TND Open Space, and Traditional Neighborhood Development (TND);
 - B. Add Section 205-71.1 pertaining to design and development standards for the TND-1 and TND-2 Overlay Districts; and

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Re: Zoning Ordinance Amendment and Subdivision and Land Development Ordinance Amendment – TND-1 and TND-2 Traditional Neighborhood Development Overlay Districts
East Goshen Township – ZA-11-19-16154 and SA-11-19-16155

- C. Add Appendix A – General Manual of Written and Graphic Design Standards for the TND-1 and TND-2 Overlay Districts.

BACKGROUND:

4. The County Planning Commission reviewed an earlier version of these amendments on September 18, 2019 (CCPC# ZA-08-19-16030 and SA-08-19-16031). We note that the proposed revisions in the latest version of these amendments include the following: deleting apartments from the list of uses permitted by conditional use in the TND-1 Overlay District; adding a requirement that each dwelling unit above first floor commercial uses in the TND-1 Overlay District shall have a minimum 1,000 square feet of gross floor area; deleting townhouse units from the list of uses permitted by-right in the TND-2 Overlay District; increasing the minimum lot area requirement for single-family detached dwellings in the TND-2 Overlay District from 8,500 to 18,000 square feet; and increasing the minimum lot area requirement for single-family semi-detached dwellings in the TND-2 Overlay District from 4,500 to 12,000 square feet.

AREA EVALUATION:

5. Existing Zoning: The proposed TND-1 Overlay District would apply to parcels situated in the Township's C-2 Local Convenience Commercial; C-5 Government, Finance and Office; BP Business Park; and R-2 Low Density Residential zoning districts. The TND-2 Overlay District would apply to parcels situated in the R-2 Low Density Residential and R-3 Medium Density Residential zoning districts.
6. Water and Sewer Facilities: According to County mapping records, this area of the Township is served by public water and public sewer facilities.
7. Municipal Comprehensive Plan: The Future Land Use Plan (page 6-1) in the Township's 2015 Comprehensive Plan indicates that the TND-1 Overlay District is situated in the Commercial and Town Center designations. The eastern TND-2 Overlay District, generally located on the east side of North Chester Road and the north and south side of Paoli Pike, is situated in the Low Density Residential and Medium Density Residential designations. The western TND-2 Overlay District, located on the south side of Paoli Pike west of Boot Road, is situated in a Low Density Residential designation. Additionally, the Overlay Districts are located within the Paoli Pike Corridor overlay area.

LANDSCAPES:

8. The proposed TND-1 and TND-2 Overlay Districts are located within the **Suburban Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. Additionally, a portion of the TND-1 Overlay District, situated along an unnamed tributary to Ridley Creek, is located in a **Natural Landscape** Overlay designation. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources.

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Re: Zoning Ordinance Amendment and Subdivision and Land Development Ordinance Amendment – TND-1 and TND-2 Traditional Neighborhood Development Overlay Districts
East Goshen Township – ZA-11-19-16154 and SA-11-19-16155

The proposed zoning ordinance and SLDO amendments are consistent with the objectives of the **Suburban Landscape**. We acknowledge and endorse that the intent of the Overlay Districts, as specified in proposed Sections 240-61.B and 240-62.B of the Zoning Ordinance, includes the implementation the Township’s 2015 Comprehensive Plan, the implementation of the Paoli Pike Corridor Master Plan (adopted December 19, 2017), and to promote walkability. The proposed standards appear to be consistent with the Township’s Comprehensive Plan.

Additionally, we acknowledge the Township’s ongoing efforts in the preservation of the historic resources in Goshenville. **Landscapes3** recognizes these significant historical landscapes as an overlay area on the Landscapes Map. Overlay areas do not replace the underlying landscape categories, but they identify areas where continued preservation of these resources is a high priority. Development within or adjacent to historic resources should apply context-sensitive design to integrate with distinctive cultural features.

COMMENTS:

Zoning Amendment Comments:

9. In its review of the proposed design standards, the Township should avoid the use of language which may be difficult to enforce. For example, the Design Standards for temporary uses in Sections 240-61.F.(1)(c)[4] through 240-61.F.(1)(c)[6] state that such uses “shall minimize impacts on surrounding and nearby properties,” “shall not cause vehicular traffic/parking problems, or put pedestrian safety at risk,” and “shall be located in an area with sufficient open space available to conduct the proposed use.” We suggest that some design standards be moved into the Legislative Intent Category, be provided with a measure of specificity to allow application or enforceability, or be removed to reduce the number of subjective design standards.
10. The Township should identify their rationale for deleting Section 240-61.A(5), which stated that all development and revitalization in the TND-1 Overlay District shall be served by centralized water and centralized sewer.
11. While Section 240-61.C(1)(t) identifies a single “Dwelling Unit above First Floor Commercial Uses” as a by-right use in the TND-1 Overlay District, Section 240-61.D(1) and Section 240-61.F(3)(b) both contain a reference to “Dwelling Units above first Floor Commercial.” This should be clarified by the Township.
12. As noted in our previous review, the Township should consider their rationale for requiring conditional use approval for a lot or building containing more than one commercial or office establishment in the TND-1 Overlay District (Section 240-61.C(2)(a)). We suggest that the Township, in order to encourage development in the TND-1 Overlay District, consider allowing a lot or building with two or more commercial or office establishments as a by-right use. Alternatively, the Township could provide a higher upper limit for the number of commercial or office establishments permitted by-right, above which conditional use approval would be required (for example, permitting up to three establishments by-right, while requiring conditional use approval for four or more establishments).

13. The Township should consider the impact of the 1,000 square foot minimum gross floor area for each dwelling unit above first floor commercial uses in the TND-1 Overlay District set forth in Section 240-61.D(1) of the draft Ordinance. This requirement, if adopted, could limit the development of affordably priced housing options in the Township. This requirement should also be checked against the Township Building Code to ensure that there is no conflict with existing Building Code requirements.

The Township's 2015 Comprehensive Plan (page 5-1) indicates that one housing challenge in the Township is to have housing that is affordable to seniors, empty nesters, millennials, and young families as first time homebuyers. Additionally, "Live" Objectives A and B of *Landscapes3*, the 2018 County Comprehensive Plan, support the provision of diverse and affordable housing to meet the needs of all residents. Additional information on this issue is available online at: <http://www.chescoplanning.org/Landscapes3/3d2-LiveRec.cfm>.

14. As an incentive for historic preservation, we recommend that the Township allow the development of semidetached dwellings in accordance with the development standards in the TND-2 Overlay District, only when the historic resources on the project site are preserved. We note that the Historic Resources Map (page 13-1) in the Township's Comprehensive Plan indicates that all four parcels within the eastern TND-2 Overlay District contain Class 1 or Class 2 historic resources.
15. It appears that the proposed lot area and yard requirements for single-family detached dwellings and single-family semi-detached dwellings in the TND-2 Overlay District are based upon the existing requirements for these uses in the R-3 Medium Density Residential zoning district. While these proposed standards do provide incentives for development activity for parcels currently located in the R-2 Low Density Residential district (for example, the proposed 18,000 square foot minimum lot size for single-family detached dwellings in the TND-2 Overlay is smaller than the one acre minimum lot size in the R-2 District), there does not appear to be any incentive for development activity in accordance with the TND-2 Overlay District standards for any parcel currently zoned R-3. In its evaluation of the proposed ordinance language, the Township should ensure that incentives for development are provided for all parcels that will be located within the TND-2 Overlay District.
16. In our previous review, we recommended that the Township provide a list of parcels to be located in the TND-1 and TND-2 Overlay districts, due to the small size of the map inset in the draft Township Zoning Map. We acknowledge and endorse that that information is provided in Section 2 and Section 3 of the latest amendment submission. The Township should verify that that TND-1 District depicted in the draft Township Zoning Map accurately depicts the list of parcels provided in Section 2 of the current amendment submission (an updated copy of the Township Zoning Map was not included with the latest submission). For instance, while UPI# 53-4-6.2 is included in the list of parcels in the TND-1 Overlay District, it did not appear to be included in the proposed TND-1 Overlay District in the draft Township Zoning Map. Additionally, while the draft Zoning Map appears to include UPI # 53-4-255.1 (1580 Paoli Pike) as part of the TND-1 Overlay District, it is not included in the list provided in Section 2.
17. Prior to taking action on this amendment, the Township should ensure that they have met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the PA Municipalities Planning Code (PA MPC).

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Re: Zoning Ordinance Amendment and Subdivision and Land Development Ordinance Amendment –
TND-1 and TND-2 Traditional Neighborhood Development Overlay Districts
East Goshen Township – ZA-11-19-16154 and SA-11-19-16155

SLDO Amendment Comments:

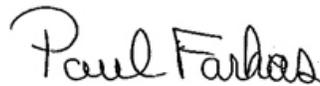
18. While the protection of historic resources is identified within the legislative intent statements, we suggest that the Township include a specific set of historic preservation design guidelines that addresses issues such as massing, scale and materials that is not already addressed in these amendments or in Article VI-Historic Preservation of the Township Zoning Ordinance.

While we acknowledge, as identified in comment #4, that the Township has revised the proposed TND-2 Overlay District standards, we note that the Historic Resources Map (page 13-1) in the Township's Comprehensive Plan indicates that all four parcels within the eastern TND-2 Overlay District contain Class 1 or Class 2 historic resources, and Action Item 13.2.1.1 on page A-9-1 of the Comprehensive Plan Appendix recommends that the Township create graphic design guidelines to illustrate appropriate techniques for building protection and rehabilitation of 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. Additional information on this issue is available online at: www.chescoplanning.org/Landscapes3/1c-Appreciate.cfm.

RECOMMENDATION: The County Planning Commission commends East Goshen Township's efforts in preparing these amendments. The Township should consider the comments in this letter before acting on the proposed zoning ordinance and subdivision and land development ordinance amendments.

We request an official copy of the decision made by the Township Supervisors, as required by Section 609(g) and Section 505(b) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,



Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichline
Kathi Cozzone
Terence Farrell

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

December 11, 2019

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

Re: Conditional Use - Mark Properties - Avondale
London Grove Township - CU-11-19-16148

Dear Mr. Battin:

A conditional use plan entitled "Mark Properties - Avondale", prepared by Town Square Engineering, and dated October 29, 2019, was received by this office on November 12, 2019. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code as amended, our comments are offered as a planning service at the request of London Grove Township. This review does not replace the need for an official referral by London Grove Township of a preliminary or final subdivision or land development plan, as required by the Pennsylvania Municipalities Planning Code.

PROJECT SUMMARY:

Location:	south side of Baltimore Pike, east of Lake Road
Site Acreage:	9.53
Lots/Units:	1 lot
Non-Res. Square Footage:	48,000
Proposed Land Use:	self-storage facility
New Parking Spaces:	26 RV parking spaces
Municipal Land Use Plan Designation:	C-Commercial
UPI#:	59-5-110

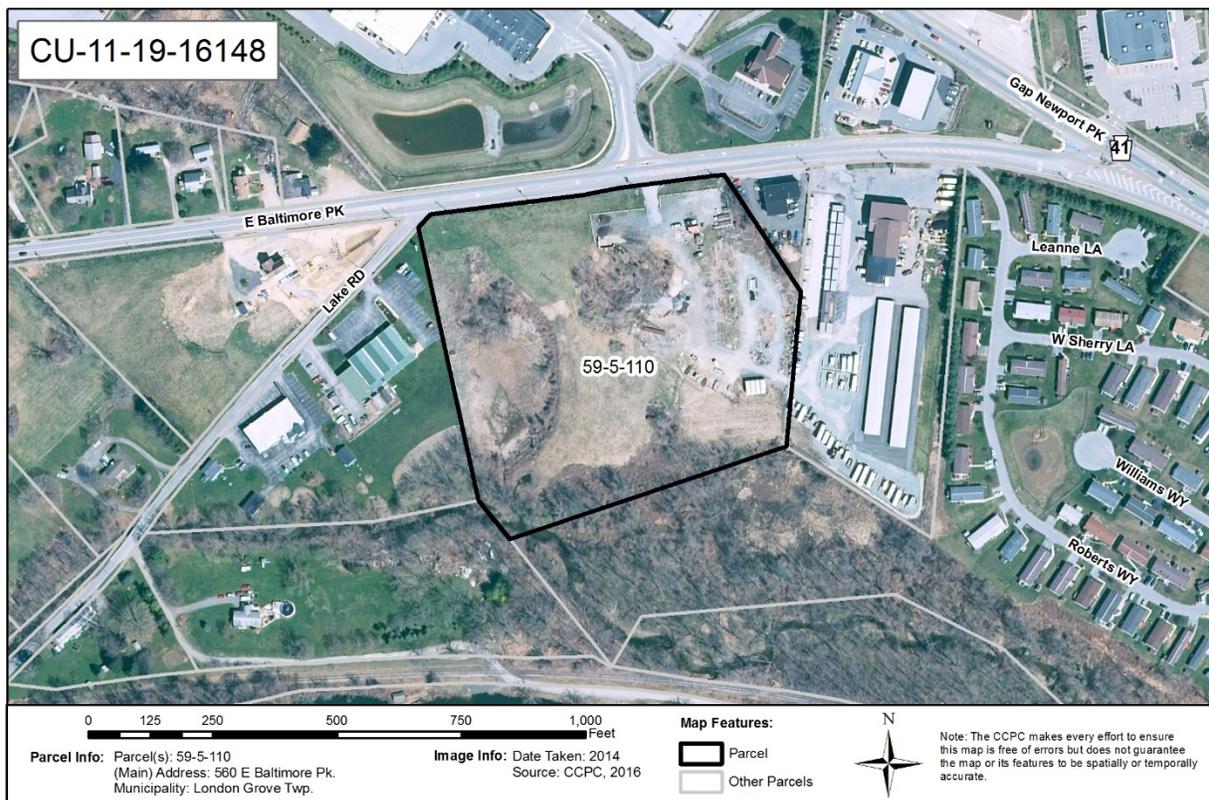
PROPOSAL:

The applicant proposes the creation of four (4) self-storage buildings totaling 48,000 square feet on an existing 9.53 acre lot. The project site is located in the C-Commercial zoning district. Public water service is proposed, no sewage service system is proposed.

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

LANDSCAPES:

1. The project site is located within the **Suburban 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:

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

5. The project site is located in the headwaters of the East Branch White Clay Creek, which is listed as impaired for both nutrients and siltation by the Pennsylvania Department of Environmental Protection (PADEP). London Grove Township has required sediment and nutrient load reductions that are included in the Christina Basin Total Maximum Daily Loads (TMDL) reports. These reports specify that the Township is required to reduce their sediment load by 64.4%, their nitrogen load by 51.1%, and their phosphorus load by 69.2%. To contribute to achieving the Township's required TMDL pollutant reduction and to avoid increasing pollutant loads, the applicant should consider the following:
 - a. Increased volume and velocity of runoff are the primary causes of post-construction erosion in stream channels. The applicant should ensure the final post-construction stormwater design meets the peak rate control requirements included in Section 20-308 of the Township's Stormwater Management Ordinance and considers any additional opportunities to reduce volume and runoff.
 - b. The applicant should ensure sufficient energy dissipation and erosion protection features are installed at each stormwater discharge outlet. These features should also be specifically addressed in the operation and maintenance plan to ensure they continue to function as designed to avoid bank erosion and formation of erosion gullies.
 - c. The applicant should consider inspecting E&S control measures daily during construction to ensure that they are meeting their intended functions and appropriately capturing sediment prior to entering adjacent waterways or any stormwater infrastructure.
6. If stormwater basins will be incorporated into the stormwater management plan, we encourage the applicant to consider using naturalized basin designs. Incorporating features of naturalized basin designs, such as sediment forebays, low-flow channels, and seeding with native vegetation, can increase evapotranspiration, improve wildlife habitat, and reduce nutrient and sediment loads delivered to adjacent streams.
7. The applicant should consider incorporating additional best management practices to reduce the total volume of storm water runoff that will be generated from the planned impervious areas. These practices could include using porous paving materials for parking areas and walkways, incorporating vegetated islands, concrete planters, or rain gardens in the parking areas, and installing green roofs on a portion of the planned buildings.
8. Given the development of new parking and paved 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. We note that the wooded area shown on Sheet 1 of the plan located along the southern boundary of the property is not shown on Sheet 2. The importance of maintaining this remaining wooded area is outlined in Comment #11 below. These existing woodlands should be preserved.

NATURAL FEATURES PROTECTION:

10. The plans indicate that a “bog turtle wall” is located on the western side of the delineated wetland. The applicant should coordinate with the appropriate state and federal agencies to confirm the presence or likely absence of bog turtles from this wetland. If this wetland is deemed habitat for bog turtles, which are listed as a federally threatened species, the applicant should consider the following actions to prevent inadvertent damage to these sensitive habitats:
 - a. Ensuring stormwater runoff from the planned impervious areas is captured by the stormwater management system prior to entering the wetland. Direct runoff from the impervious parking and roof areas could result in thermal degradation, increased erosion and sedimentation, and delivery of pollutants, such as vehicular fluids.
 - b. Minimizing alterations to the drainage area upgradient of any wetlands that are identified as bog turtle habitat to protect and maximize infiltration within this catchment. Changes in site hydrology from alternations to core habitat drainage areas are one of the leading causes of bog turtle population declines.
 - c. Demarcating the limits of disturbance around the wetland and potential bog turtle areas with orange construction fencing to increase visibility and reduce unintended intrusion by construction vehicles.
11. The plan indicates that the project will total 3.42 acres impervious surfaces, which will require the applicant to comply with the provisions in Section 20-313 of the Township’s Stormwater Management Ordinance. The applicant should ensure that (at least) a 15’ buffer of non-disturbance adjacent to the unnamed tributary to East Branch White Clay Creek and maintain an additional 60’ of buffer of managed forest after construction is completed. The applicant should also maintain at least a 25’ vegetated buffer adjacent to the delineated wetland. Any planned stormwater management infrastructure should be located outside of these buffer zones.

OTHER COMMENTS:

12. The County Planning Commission’s Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Baltimore Pike as a Minor Arterial road. The Handbook (page 183) recommends a 100 foot-wide right-of-way for Minor 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 Baltimore Pike. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to the appropriate agency.
13. The Township and the applicant should discuss screening and buffering along the property frontage. We also recommend pitched roofs for self-storage facilities to improve the appearance and promote passive ventilation of the storage units.
14. The Township and the applicant should work together to design an access to the self-storage facility that will complement the existing access to the London Grove Village Shopping Center located on the north side of Baltimore Pike.

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Re: Conditional Use - Mark Properties - Avondale
London Grove Township - CU-11-19-16148

15. The Township should verify that the depth of the access apron is sufficient to accommodate Recreational Vehicles or multi-axle trucks entering the site without affecting through traffic on east bound Baltimore Pike. We also recommend the installation of acceleration and deceleration lanes.

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

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: Jim Mark
G. Mitchell King, P.E. Engineer
Crossan-Raimato, Inc. Surveyors
Chester County Water Resources Authority



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichline
Kathi Cozzone
Terence Farrell

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

December 19, 2019

Trish Fagan, Secretary
New London Township
PO Box 1002
New London, PA 19360

Re: Subdivision and Land Development Ordinance Amendments, Definitions--Various Revisions;
Stormwater Management Ordinance Amendment
New London Township - SA-12-19-16187

Dear Ms. Fagan:

The Chester County Planning Commission has reviewed the proposed New London 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 December 6, 2019. This submission was accompanied by a zoning ordinance amendment and a zoning map amendment, as well as an amendment to the New London Township Stormwater Management Ordinance.

We offer the following comments to assist in your review of the proposed New London Township Subdivision and Land Development Ordinance amendment, and on the proposed amendment to the New London Township Stormwater Management Ordinance.

DESCRIPTION:

1. New London Township proposes the following amendments to its Subdivision and Land Development Ordinance:
 - A. Section 2-524.1 Residential Subdivisions and Land Developments is removed and replaced with Recreation Lands and Facilities Fee;
 - B. Section 2-524.2.C Trails Meeting Minimum Open Space Requirements is removed and replaced with Trails Meeting Minimum Requirements;
 - C. In Section 4-103, Definitions of Terms, five definitions are deleted, six definitions are revised and twenty-five new definitions are added;
 - D. The Table of Contents of Chapter 5 Water is revised to add a new subsection reference Stormwater Management Standards for tracts in the R-1 Residential Zoning District (Section 5-133);
 - E. In Section 5-106.3.A.E (3) a new subsection is added addressing High Tunnels;

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Re: Subdivision and Land Development Ordinance Amendments, Definitions–Various Revisions;
Stormwater Management Ordinance Amendment
New London Township - SA-12-19-16187

F. In Section 5-112, Definitions, five definitions are deleted and five definitions are added.

In addition, an amendment to the Township Stormwater Management Ordinance was included, applying to tracts in the R-1 Residential Zoning District, including the use of “Best Management Practices”, management of commonly-owned parcels by a homeowners association, operation and maintenance provisions, and as separate provisions relating to developments of less than 20 dwelling units and developments of more than 20 dwelling units.

BACKGROUND:

2. The Chester County Planning Commission has recently reviewed an associated subdivision and land development ordinance amendment. That review, CCPC# SA-6-19-15972, was dated July 24, 2019. Our records indicate that the Township has not yet acted on that amendment.

COMMENTS:

3. We suggest that the Township clarify whether this current submission is a second draft of the subdivision and land development ordinance submission that was previously reviewed by the Chester County Planning Commission on July 24, 2019 (see comment 2 above), or whether this is a different submission.
4. The Township should verify that the definitions of “Forestry”, “Woodland”, “Agricultural Activity”, “Agriculture, Existing”, “Conservation Plan”, “Conservation Practices”, “Forested Riparian Buffer”, “Riparian Forest Buffer”, “Timber Harvest” and “Woodland Disturbance” are consistent with the state “ACRE” legislation.

We suggest that the Township consider how it will respond to a proposed plan for timber harvesting, and whether specific regulations should be placed on such activities. If the Township determines that additional regulations would be necessary, it should ensure that the regulations are consistent with the Pennsylvania “ACRE” legislation. Information on the “ACRE” legislation is available at <https://pennstatelaw.psu.edu/academics/research-centers/agricultural-law/resource-areas/acrepennsylvania-act-38>

5. In Section 17 of the amendment related to terms and definitions to be deleted, the term “Redevelopment” (sic) is misspelled.
6. The Township’s proposed amendments to the Township Stormwater Management Ordinance are appropriate, and we specifically agree with the provisions relating to the maintenance of stormwater management facilities by homeowners’ associations. We suggest that the Township ensure, as it reviews subdivision applications that involve a homeowners’ associations, that the association will be properly capitalized and will be administered to ensure the perpetual operation and maintenance of all commonly-held features, including stormwater management facilities.

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

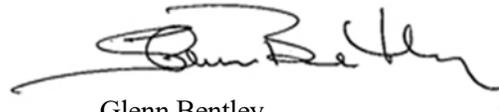
Page: 3

Re: Subdivision and Land Development Ordinance Amendments, Definitions-Variou s Revisions;
Stormwater Management Ordinance Amendment

New London Township - SA-12-19-16187

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,

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Glenn Bentley
Senior Review Planner



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December 19, 2019

Trish Fagan, Secretary
New London Township
PO Box 1002
New London, PA 19360

Re: Zoning Ordinance Amendment – Accessory Dwelling Units, Elder Cottage Housing and Riparian Buffer Protection Overlay District.
New London Township - ZA-12-19-16185

Dear Ms. Fagan:

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 December 6, 2019. This submission was accompanied by a zoning map amendment, a subdivision and land development ordinance amendment, a definitions amendment and amendments to Water, Chapter 5 of the Township's Compilation of Land Use Ordinances; these amendments will be reviewed separately. 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. Part 16 [Reserved] is replaced with Part 16 Riparian Buffer Protection Overlay District;
 - B. Accessory Dwelling unit is added as a permitted accessory use in the R-2 Medium Density Residential zoning district consistent with Section 1-1429 of the zoning ordinance;
 - C. Accessory Dwelling Units are added to the Permitted Accessory Uses in the R-1 Residential district;
 - D. Elder Cottage Housing Unit is added to the conditional uses permitted in the R-1 Residential district in accordance with Section 1-1318;
 - E. Accessory Dwelling Units are added to the Permitted Accessory Uses in the C-1 Commercial district in accordance with Section 1-1429;
 - F. Hotels and Boarding Houses are permitted by Special Exception in the C-1 Commercial district
 - G. A new subsection is added to the provisions for the C-1 Commercial district, which adds uses by Conditional Use in the district and Elder Cottage Housing Unit consistent with Section 1-2013 is added as the first use listed;
 - H. Elder Cottage Housing Unit is added to the conditional uses permitted in the LI Limited Industrial district in accordance with Section 1-1318
 - I. Elder Cottage Housing Unit is added to the conditional uses permitted in the NLV-New London Village district in accordance with Section 1-1318

Page: 2

Re: Zoning Ordinance Amendment – Accessory Dwelling Units, Elder Cottage Housing and Riparian Buffer Protection Overlay District.

New London Township - ZA-12-19-16185

- J. Elder Cottage Housing Unit is added to the conditional uses permitted in the I-Institutional district in accordance with Section 1-1318
- K. Section 1-1429 Accessory Dwelling Unit is removed and replaced with new provisions addressing Accessory Dwelling Units
- L. The provisions addressing Second Dwelling Units of Section 1-1434 is revised to restrict a second dwelling unit form adding an accessory dwelling unit;
- M. Part 16 (Reserved) is removed and replaced with provisions addressing the Riparian Buffer Protection Overlay District;
- N. The Accessory Use provisions of the Traditional Neighborhood Development Overlay district Section 1-2204.2 are expanded to add the Accessory Dwelling Unit use in accordance with Section 1-1429;
- O. The Accessory Use provisions of the Traditional Neighborhood Development Overlay district Section 1-2207.2 are expanded to add the Accessory Dwelling Unit use in accordance with Section 1-1429.

BACKGROUND:

- 2. The Chester County Planning Commission has previously reviewed an associated zoning ordinance amendment. That review, CCPC# ZA-6-19-15969, was dated July 24, 2019. Our records indicate that the Township has not yet acted on that amendment.

LANDSCAPES:

- 3. New London Township is located within the **Suburban Landscape** and **Rural Landscape** designations of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. 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 amendments are generally consistent with the objectives of the **Suburban** and **Rural Landscapes**.

COMMENTS:

- 4. We suggest that the Township clarify whether this current submission is a second draft of the zoning ordinance submission that was previously reviewed by the Chester County Planning Commission on July 24, 2019 (see comment 2 above), or whether this is a different submission.
- 5. The proposed amendment is consistent with Objective A of the LIVE Goal of *Landscapes3*, which states “Provide opportunities for a diverse housing mix that complements community character and contributes to vibrant, safe, and inclusive neighborhoods.” The amendment is also consistent with Objective B of the PROTECT Goal, which states “Support comprehensive protection and restoration of the county's ecosystems including woodlands, wetlands, surface waters, riparian corridors, groundwater, floodplains, soil health, steep slopes, aquatic and wildlife habitats, and natural heritage areas.”

Page: 3

Re: Zoning Ordinance Amendment – Accessory Dwelling Units, Elder Cottage Housing and Riparian Buffer Protection Overlay District.

New London Township - ZA-12-19-16185

6. The two proposed amendments in Section 13 of the submission should be reformatted so that the phrase... “C. Accessory dwelling unit, in accordance with the terms of Section 1-1429 of this chapter” is on a new line, so that it will be consistent with presentation of all the other amendments in the submission.

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,

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

Glenn Bentley
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Michelle Kichline
Kathi Cozzone
Terence Farrell

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

December 19, 2019

Trish Fagan, Secretary
New London Township
PO Box 1002
New London, PA 19360

Re: Zoning Map Amendment – Adding the Riparian Buffer Protection Overlay District to Zoning Map
New London Township - ZM-12-19-16188

Dear Ms. Fagan:

The Chester County Planning Commission has reviewed the proposed zoning map amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on December 9, 2019. This submission was accompanied by a zoning ordinance amendment, subdivision and land development, definitions and water chapter amendments. We offer the following comments to assist in your review of the proposed zoning map amendment.

DESCRIPTION:

1. The Township proposes to add the Riparian Buffer Protection Overlay District to zoning map.

BACKGROUND:

2. The associated zoning ordinance amendment mentioned above proposed the addition of a new part in Chapter 1, Zoning. Part 16 added provisions related to the Riparian Buffer Protection Overlay district.

The Chester County Planning Commission also reviewed a related amendment to the Township Zoning Ordinance, which included (among other elements) Part 16 Riparian Buffer Protection Overlay District; our review of that amendment was included in a letter to the Township dated December 19, 2019 (refer to CCPC ZA-12-19-16185).

COMMENTS:

3. We note that the amendment language in Section 1.C of the amendment omits the word Protection in the first line of the amendment. This should be corrected.
4. The map submitted with the amendment does not include either mention of the proposed Riparian Buffer Protection Overlay District in the Legend of the zoning map or any delineation of the proposed Overlay District on the map. The Township should reserve taking action on this submission until this issue is resolved.

Page: 2

Re: Zoning Map Amendment – Adding the Riparian Buffer Protection Overlay District to Zoning Map
New London Township - ZM-12-19-16188

5. We recommend that the zoning map be dated to permit it to be accurately referenced.

RECOMMENDATION: The Township should reserve action on this submission until the mapping issues have been addressed.

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

Sincerely,

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

Glenn Bentley
Senior Review Planner



THE COUNTY OF CHESTER



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PLANNING COMMISSION

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

December 16, 2019

Brian H. Hoover, Manager
Oxford Borough
401 Market Street, PO Box 380
Oxford, PA 19363

Re: Delineation of Historic District
Oxford Borough - MA-11-19-16165

Dear Mr. Hoover:

The Chester County Planning Commission has reviewed the proposal as submitted by Oxford Borough. The referral for review was received by this office on November 19, 2019. While we have no official review comments under the provisions of the Pennsylvania Municipalities Planning Code, we offer the following comments to assist in your review of the submission.

DESCRIPTION:

1. The Oxford Borough Solicitor, in a letter to the Chester County Planning Commission dated November 14, 2019, indicated that Oxford Borough proposes to replace the Oxford Borough Historic District Map, which was adopted in 2014, as the Borough realized that a "proposed" map was attached to the ordinance instead of a "final" map. The adopted map also included "recommendations" that have now been adopted in the 2019 map.

LANDSCAPES:

2. The Borough of Oxford 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.

In addition, the *Landscapes3* "**Appreciate**" Goal is to: Preserve the historic resources and landscapes that define our cultural heritage to inspire the future through tangible connections to our shared past. The proposed Historic District Map is consistent with the objectives of the **Urban Center Landscape**.

Page: 2

Re: Delineation of Historic District

Oxford Borough - MA-11-19-16165

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

We request an official copy of the decision made by Borough Council. 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

Michelle Kichline
Kathi Cozzone
Terence Farrell

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

December 3, 2019

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

Re: West Brandywine Township Comprehensive Plan
Act 247 and Vision Partnership Program Review
VPP Contract #17991
Act 247 Review #: CP-11-19-16153

Dear Mr. Barnett:

The referral for review was received by this office on November 12, 2019. 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 2017.

This review notes the project's consistency with *Landscapes3* and with the VPP Grant Contract (dated August 17, 2017) and Scope of Work. Chris Patriarca 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:

West Brandywine Township has developed an updated Comprehensive Plan using an issue focused approach that provides goals and recommendations to address the following:

- Natural Resources and Open Space
- Historical and Cultural Resources
- Public Facilities and Services
- Transportation and Trails
- Energy Conservation
- Future Land Use and Housing

Each of the above topical chapters is arranged to identify the key issues first, followed with proposed future action and policy considerations, and concludes with a relevant background discussion. Results from the community visioning session, community survey results, demographic tables, and the 2019 municipal budget are provided in appendices. Overall the plan is very thorough and reflects the results of a public process.

Re: West Brandywine Township Comprehensive Plan
Act 247 and Vision Partnership Program Review
VPP Contract #17991
Act 247 Review #: CP-11-19-16153

CONSISTENCY WITH LANDSCAPES3:

Landscape3, the Chester County Comprehensive Policy Plan, was adopted in 2018. According to *Landscape3*, West Brandywine Township is classified as a Suburban Landscape in its southern half and along the 322 corridor adjacent to East Brandywine, and as a Rural Landscape in its northern half and adjacent to Hibernia Park.

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 types and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The proposed comprehensive plan is consistent with the objectives of the **Suburban 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. The proposed comprehensive plan is consistent with the objectives of the **Rural Landscape**.

Township future land use areas generally correspond with *Landscape3* designations, whereby the more developed areas of the Township are anticipated to remain in its present, suburban form as “suburban site-responsive development” when public utilities are present and “rural site-responsive development” when public utilities are unavailable. The large areas at the center of the Township with active agricultural production are designated as “agricultural preservation” and all other areas either permanently preserved and/or feature significant natural resources such as woodlands and waterways are designated as “open space/resource protection focus.” Limited commercial development and redevelopment areas are envisioned at select locations along U.S. Route 322.

The overall vision of the plan is to: “protect the natural, historic and rural features of its landscape, maintain neighborhood character, enhance social and geographic connectivity, and promote a diverse and vibrant community that can be sustained over time.”

The West Brandywine Township Comprehensive Plan is consistent with all six goal areas (Preserve, Protect, Appreciate, Live, Prosper, and Connect) presented in *Landscape3*. Although not an exhaustive listing, selected recommendations from plan that will specifically promote achievement of the following County objectives include:

- **Preserve Objective A:** Protect a significant portion of Chester County as preserved farms, open space, forests, public parks or nature preserves.

Implementation Recommendation listed in the Natural Resources and Open Space chapter to promote achievement of Preserve Objective A include:

- *Goal 4 – Protect Important Open Space in West Brandywine*

This goal is to be accomplished in part through: implementation of the 2007 Open Space Priorities Protection Plan and update it as necessary;

Re: West Brandywine Township Comprehensive Plan
Act 247 and Vision Partnership Program Review
VPP Contract #17991
Act 247 Review #: CP-11-19-16153

participation in the Brandywine Creek Greenway; and, adoption of an official map and other zoning amendments.

- **Preserve Objective D:** Promote stewardship of water resources, natural habitats, woodlands, historic landscapes, scenic vistas, recreational resources, and farms.

Implementation Recommendations listed in the Natural Resources and Open Space chapter to promote achievement of Preserve Objective D include:

- *Goal 1 – Protect and Restore the Water Resources of West Brandywine*

This goal is to be accomplished through a variety of strategies that includes: reforestation of riparian buffers; establishment of a “tree bank”; appropriate zoning and SALDO amendments and their enforcement; education of residents on benefits of stormwater improvements; and utilization of open space funds to place conservation easements in headwater areas.

- *Goal 2 – Promote the Protection of Woodlands and their Associated Resources*

This goal is to be accomplished through a variety of strategies that includes: reforestation of riparian buffers; reforestation to reconnect fragmented woodlands; education of landowners on the long-term stewardship of woodlands; zoning amendments to protect woodlands; and consideration of using open space funds to place conservation easements over existing woodlands.

- **Protect Objective F:** Ensure a safe, clean, long-term supply of water to meet the current and future needs of residents and businesses.

Implementation Recommendations listed in the Natural Resources and Open Space chapter to promote achievement of Protect Objective F include:

- *Goal 1 – Protect and Restore the Water Resources of West Brandywine*

This goal is to be accomplished through a variety of strategies that includes: reforestation of riparian buffers and utilization of open space funds to place conservation easements in headwater areas.

- **Appreciate Objective A:** Preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character.

Implementation Recommendations listed in the Historical and Cultural Resources chapter to promote achievement of Appreciate Objective A include:

- *Goal 1 – Promote preservation of historic resources.*

Re: West Brandywine Township Comprehensive Plan
Act 247 and Vision Partnership Program Review
VPP Contract #17991
Act 247 Review #: CP-11-19-16153

This goal is to be accomplished through a variety of strategies that includes: maintenance of comprehensive inventories of historic resources; incentives for adaptive reuses of historic structures; and amended ordinance amendments to encourage greater preservation.

- **Appreciate Objective E:** Protect historic viewsheds as a critical component of our sense of place and character.

Implementation Recommendations listed in the Historical and Cultural Resources chapter to promote achievement of Appreciate Objective E include:

- *Goal 2 – Promote conservation of scenic resources.*

This goal is to be accomplished through a variety of strategies that includes: the incorporation of mapping and definitions of scenic roads, scenic landscapes and scenic views throughout the Township to serve as the foundation of zoning and SLDO amendments to best reserve them.

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

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

Live Objective C: Support safe and accessible places for people of all ages and abilities, from children to seniors, through development of appropriate housing, community facilities, and amenities.

Implementation Recommendations listed in the Future Land Use and Housing chapter to promote achievement of Live Objectives A, B, and C include:

- *Goal 2 – Provide for a diversity of housing options to meet the needs of all populations.*

This goal is to be accomplished through: encouragement for the development of housing for all ages and income levels; amending of zoning to allow for ADU development to promote aging in place; rezoning of additional lands to allow for multi-family/mobile home park development; and, periodic assessment of housing availability in the Township.

- **Prosper Objective D:** Encourage the agricultural industry so that its diverse business models and workforce can adapt and thrive, continuing as a vital component of county industry and land use.

Implementation Recommendations listed in the Future Land Use and Housing chapter to promote achievement of Prosper Objective D include:

Re: West Brandywine Township Comprehensive Plan
Act 247 and Vision Partnership Program Review
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- *Goal 1 – Ensure the Township maintains its rural character, agricultural heritage, and protects its natural resources.*

This goal is to be accomplished by: ensuring Zoning provisions do not hinder the continued agricultural vitality and use of existing agricultural lands throughout the Township and by discouraging expansions of public sewer into Agricultural Preservations areas of the Township.

Implementation Recommendation listed in the Natural Resources and Open Space chapter to promote achievement of Prosper Objective D include:

- *Goal 3 – Promote the preservation of West Brandywine’s agricultural resources.*

This goal is to be accomplished in part through: appropriate zoning amendments to encourage agriculture; consideration of using open space funds to place conservation easements over active farmland and prime soils; community outreach; and consideration of establishing a West Brandywine Farmers Market.

- **Connect Objective A:** Meet travel needs and reduce congestion through transportation demand management, roadway improvements, and expanded public transportation.

Implementation Recommendations listed in the Transportation and Trails chapter to promote achievement of Connect Objective A include:

- *Goal 1 – Improve safety and reduce congestion at key intersections.*

This goal is to be accomplished through: greater coordination with both PennDOT and Chester County; updating the Townships Act 209 fees; and through the pursuit of alternative transportation funding mechanisms.

- *Goal 3 – Improve traffic flow, reduce congestion, and enhance safety along US 322.*

This goal is to be accomplished through: advancement of key intersection improvements; participation in regional planning groups for the corridor; plan for potential commuter bus service; and continue to monitor and evaluate the long-term need for potential winding.

- *Goal 4 – Improve access to the US 30 bypass and regional highway network.*

This goal is to be accomplished through: greater coordination with PennDOT, Chester County, and neighboring municipalities specifically at

Re: West Brandywine Township Comprehensive Plan
Act 247 and Vision Partnership Program Review
VPP Contract #17991
Act 247 Review #: CP-11-19-16153

the Reeceville Road and PA 82 intersections; and working regionally to address congestion and safety issues along Reeceville Road.

Implementation Recommendations listed in the Energy Conservation chapter to promote achievement of Connect Objective A include:

- *Goal 1 – Work to decrease non-renewable energy use throughout West Brandywine Township.*

This goal is to be accomplished through in part by: working with regional partners to evaluate public transport needs and opportunities.

- **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.

Implementation Recommendations listed in the Transportation and Trails chapter to promote achievement of Connect Objective C include:

- *Goal 5 – Expand facilities and connections for biking and walking.*

This goal is to be accomplished through: greater support of the Trail Committee; implementation of the East-West Trail; coordination with Honey Brook with trail connections; appropriate ordinance amendments to facilitate their construction; and coordination with volunteer groups to assist with their ongoing maintenance.

Implementation Recommendations listed in the Energy Conservation chapter to promote achievement of Connect Objective A include:

- *Goal 1 – Work to decrease non-renewable energy use throughout West Brandywine Township.*

This goal is to be accomplished through in part by: increasing opportunities for walking and biking in the Township.

CONSISTENCY WITH VPP GRANT CONTRACT AND SCOPE OF WORK:

With the exception of items related to the Board of Supervisors public hearing and deliverables to the Township after its adoption, the plan is consistent with the VPP Grant Contract and has addressed the tasks listed in the Scope of Work (Appendix B, dated March 1, 2017).

In addition, the plan appears to be in conformance with the Municipalities Planning Code.

Re: West Brandywine Township Comprehensive Plan
Act 247 and Vision Partnership Program Review
VPP Contract #17991
Act 247 Review #: CP-11-19-16153

OTHER COMMENT:

To assist in the Plan's implementation, we recommend that all members of Board of Supervisors, the Township Planning Commission, and Township Zoning Hearing Board, be provided with official copies after adoption.

RECOMMENDATION:

Based on our review, the proposed plan is consistent with *Landscapes3* and the VPP Scope of Work. The Comprehensive Plan Update Task Force was thoughtful in their decision-making throughout the update, resulting in a proposed Comprehensive Plan that should serve the Township well over the course of its planning horizon. We recommend the Township address the issues raised under "Other Comments" prior to finalizing the document and plan adoption. Upon adoption, the Township may apply for reimbursement under Section 9.0 of the VPP Grant Manual, January 2017.

We request an official copy of the decision made by the Board of Supervisors, as required by Section 306(b) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current municipal file.

Sincerely,



Susan S. Elks, AICP
Planning Services Director

SSE/ncs

CC: John W. Cassels, Jr., West Brandywine Township Board of Supervisors Chairman
Rob Daniels, Brandywine Conservancy
Chris Patriarca, AICP, Chester County Planning Commission



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichline
Kathi Cozzone
Terence Farrell

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

December 3, 2019

Melissa Werner, Administrative Assistant to Codes Officer
West Brandywine Township
198 Lafayette Road
Coatesville, PA 19320

Re: Zoning Ordinance Amendment - Non-Residential Accessory Structures, Signage, Including
Electronic Message Signs
West Brandywine Township - ZA-11-19-16152

Dear Ms. Werner:

The Chester County Planning Commission has reviewed the proposed West Brandywine 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 November 15, 2019. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Revise the regulations relating to non-residential accessory structures, including location, height and lot coverage;
 - B. Revise the regulations relating to signs (in general), temporary signs, sign sizes, signs in Residential Districts, signs in the Rural Mixed Use District, Electronic Signs in the Limited Industrial District, signs in the Medical Service-Institutional District, billboards and electronic message signs, including locational provisions, size and specific criteria for electronic message signs (which are to be permitted by special exception); and
 - C. Definitions relating to signs, and
 - D. Supporting provisions.

LANDSCAPES:

2. West Brandywine Township is primarily located in the **Rural** and **Suburban Landscape** designations of *Landscapes3*, the 2018 County Comprehensive Plan. The **Rural** landscape consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs.

The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided.

The proposed amendments are also consistent with the *Landscapes3* “Preserve” Objective d: “Promote stewardship of water resources, natural habitats, woodlands, historic landscapes, scenic vistas, recreational resources, and farms.” The provisions relating to the placement, height and lot coverage of accessory structures as well as the controls on signs and especially billboards and electronic message signs, are expected to help promote the *Landscapes3* “Preserve” Objective d, particularly regarding the stewardship of scenic vistas. The proposed Zoning Ordinance amendment is consistent with *Landscapes3*.

COMMENTS:

3. The provisions relating to non-residential accessory structures are similar to related regulations in other municipalities that are similar to West Brandywine Township.
4. The sign regulations are, in general, appropriate and similar to related regulations in other municipalities that are similar to West Brandywine Township.
5. Digital and electronic signs have the potential to display public notices that first responders and other official governmental agencies can use during emergency situations and events or to warn of dangerous road conditions. The Township may wish to ask changeable and electronic sign owners to allow such emergency notifications.
6. Other municipalities have recognized that because changeable message signs can include many different messages and thus can satisfy multiple advertising and informational needs, the total number of permitted signs (both changeable copy and non-changing signs) on a site can be reduced when a changeable copy or electronic sign is used. The Township may wish to consider reducing the maximum number of signs that are permitted at sites with changeable copy or electronic signs.
7. The outdoor advertising sign industry commonly uses the term “dwell time” to describe the period during which a sign message is displayed, instead of “Change Interval” as defined in the Township’s amendment.

Page: 3

Re: Zoning Ordinance Amendment - Non-Residential Accessory Structures, Signage, Including Electronic Message Signs
West Brandywine Township - ZA-11-19-16152

8. Section 200-130 D.(1) prohibits fading messages for Electronic Billboards and Electronic Signs. Section 200-130 D.(3) provides for a maximum Transition Interval of one second for Electronic Billboards and Electronic Signs; this may be inconsistent with the prohibition on fading messages. (Many municipalities require instantaneous message transitions, with no “fade out”. However, there is anecdotal information that instantaneous display changes may have the effect of causing more driver distraction than changes that transition over a short period.)
9. We note that the provision in Section 200-130 D.(5), specifying the maximum illuminance of 100cd/square meter (nits) for Electronic Signs or Billboards, may require a specialized instrument to verify compliance and special operator training.
10. The County Planning Commission recommends the reasonable regulation of changeable message signs because they are designed to compete for drivers’ attention. For more information relating to electronic signs, we suggest that the Township 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.

Another source of information that the Township should review 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>.

RECOMMENDATION: West Brandywine 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

Michelle Kichline
Kathi Cozzone
Terence Farrell

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

December 18, 2019

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

Re: Stormwater Management Ordinance Amendment – High Tunnels
Willistown Township – MA-12-19-16178

Dear Ms. Slook:

The Chester County Planning Commission has reviewed the proposal as submitted by Willistown Township. The referral for review was received by this office on December 2, 2019. While we have no official review comments under the provisions of the Pennsylvania Municipalities Planning Code (MPC), we offer the following comments to assist in your review of the submission.

DESCRIPTION:

On April 18, 2018, the Pennsylvania General Assembly passed Act 15, related to High Tunnels, as an amendment to the Pennsylvania Stormwater Management Act (Act 167) of 1978. The effect of Act 15 is to exempt High Tunnels from some provisions of the Stormwater Management Act. Act 15 defines a High Tunnel as a structure which is used for the production, processing, keeping, storing, sale or shelter of an agricultural commodity as defined in Section 2 of the Pennsylvania Farmland and Forest Land Assessment Act of 1974, or for the storage of agricultural equipment or supplies, and is constructed with the materials specified in this Act.

Willistown Township proposes to amend Article VIII-Stormwater Management in Chapter 73-Environmental Protection of the Township Code, along with adding a definition for the term “High Tunnel” to Section 73-4 of the Township Code, to reflect the provisions of Act 15. The following exemption criteria are identified in Section 2 of the draft Ordinance:

1. The High Tunnel or its flooring does not result in an impervious area exceeding the coverage limits of the zoning district in which the structure is located or result in an impervious area exceeding 25% of all structures located on the owner’s total contiguous land area; and
2. The High Tunnel meets one of the following:
 - a. The High Tunnel is located at least 100 feet from any perennial stream or watercourse, public road or neighboring property line;
 - b. The High Tunnel is located at least 35 feet from any perennial stream or watercourse, public road, or neighboring property line and located on land with a slope not greater than seven percent (7%); or
 - c. The High Tunnel is supported with a buffer or diversion system that does not directly drain into a stream or other watercourse by managing stormwater runoff in a manner consistent with the requirements of the Township Stormwater Management Ordinance.

Page: 2

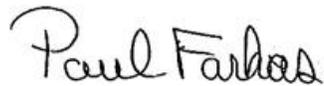
Re: Stormwater Management Ordinance Amendment – High Tunnels

Willistown Township – MA-12-19-16178

RECOMMENDATION: While the proposed ordinance language appears to be consistent with Act 15, the Township should act on the proposed amendment according to the recommendations of the Township Engineer and the Township Solicitor.

We request an official copy of the decision made by the Board of Supervisors. This will allow us to maintain a current file copy of your ordinance.

Sincerely,

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

Paul Farkas
Senior Review Planner

Act 537 Reviews



Act 537 Reviews for Chester County

December 2019

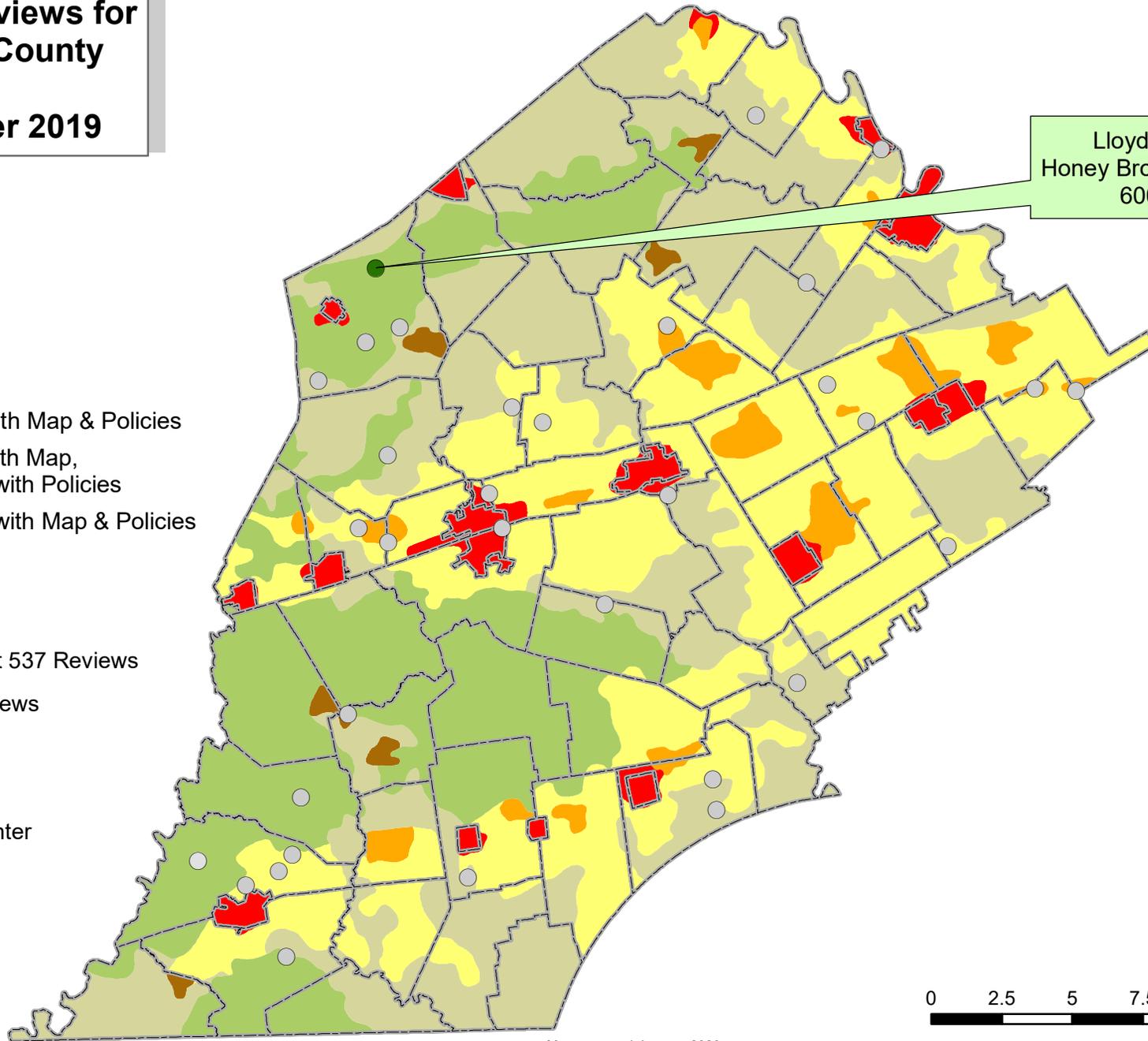


Lloyd Huyard
Honey Brook Township
600 gpd

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

Legend

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



Map prepared January 2020

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



Chester County Planning Commission
January 8, 2020

ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

None

MINOR REVISIONS TO MUNICIPAL PLANS:

Honey Brook Township, Lloyd Huyard

The applicant is proposing a 1-lot residential and barn development on 25.3 acres. The site is located on Talbotville Road, north of the intersection with Suplee Road. The amount of wastewater to be generated for the proposal is 600 gpd. The project is to be served by an individual on-lot sewage disposal system. This project is designated as an Agricultural Landscape, and is consistent with *Landscapes3*.

Action Requested

Staff requests ratification of the attached review letters containing the comments noted above.
1/8/2020

Minor Revisions



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

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

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

Project Name & Municipality Lloyd Huyard, Honey Brook Township

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

1. Date plan received by county planning agency. October 29, 2019
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency December 6, 2019

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

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

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

18.

Name, Title and signature of person completing this section:

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

Signature: _____

Date: 12/6/2019Name 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.

PC53-12-19-16183

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
Lloyd Huyard, Site Contact
Steven Landes, Honey Brook Township
Edward Beideman, Willow Run Consulting, Inc

Discussion and Information Items



eTools: Short-Term Rentals, Mini-Homes/MHP, Breweries



Environment & Infrastructure

Environment & Infrastructure Division

December 2019

Rail Freight Awards

On December 12th, Governor Wolf announced the approval of 26 projects for the 2019 rail freight awards.

In Chester County, Arcelor Mittal Plate was awarded **\$2.2 million** to rehabilitate approximately 2 miles of track, turnouts, and private crossings serving its rolling mill and electric melt shop sites.

For the full listing of projects receiving awards statewide, please refer to the [press release](#).

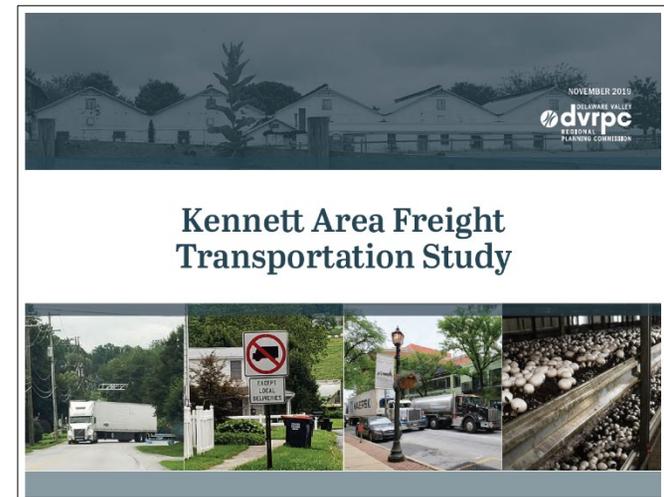


Kennett Area Freight Study

DVRPC announced release of the final Kennett Area Freight Transportation Study in December. This 2019 work program item investigated a six municipality study area in and around Kennett for ways to minimize the community impacts of freight movements and increase public safety.

The study recommends implementation of the following:

- **Traffic Calming Measures** – Gateway treatments and high visibility pedestrian crossings to increase safety within the village environments
- **Truck Route Development** – to keep trucks where they belong should be developed by a multijurisdictional working group
- **Improved Wayfinding and Signage** – improvements to existing signage clarity, visibility, and location along with new, consistent signage.



The document contains a great inventory of traffic data and economic generators within the study area, particularly with the mushroom industry. The full report may be downloaded from the DVRPC website at the following link: <https://www.dvrpc.org/Products/19021/>

Warner Spur Master Plan

The Warner Spur Master Plan, a study funded by DVRPC's Regional Trails Program and the William Penn Foundation was completed in December by the project consultant McMahon Associates. Working in conjunction with Tredyffrin Township, the Master Plan process lasted 13+ months and included significant public participation through the formation of a Plan Advisory Committee (PAC), numerous public meetings, and interviews with adjacent residents.

Recommended improvements to convert the nearly two-mile (1.95 mi.) corridor and former single track railroad currently owned by Tredyffrin Township into a multi-use trail include:

- Refurbishing three existing and adding one, possibly two new trail bridges;
- Drainage improvements;
- Privacy fencing for adjacent residents; and,
- A scenic overlook at Valley Creek.
- Cost Estimate Range: **\$7.1M - \$8.5M.**

The variation in costs depends on the need for a bridge or an at-grade crossing of Indian Run Road, a private road maintained by the residents of the Indian Run development, who generally speaking are not in favor of the trail. The Master Plan also recommends access improvements between the Warner Spur alignment and the Chester Valley Trail at the township's Cedar Hollow Park totaling an estimated \$624,000.

Future development of the trail - including who will lead the charge - is to be determined. The Warner Spur, in combination with the proposed Devault Trail has exciting potential to link the Great Valley with the Phoenixville region and create an internal loop within the Circuit, Greater Philadelphia's regional trail network.

The full report is available for download on the TMACC website at the following link: <https://www.tmacc.org/post/warner-spur-trail-study>



Community Planning

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

Community Planning

Municipal Assistance Projects

January 2020

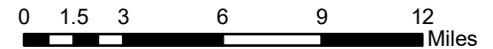
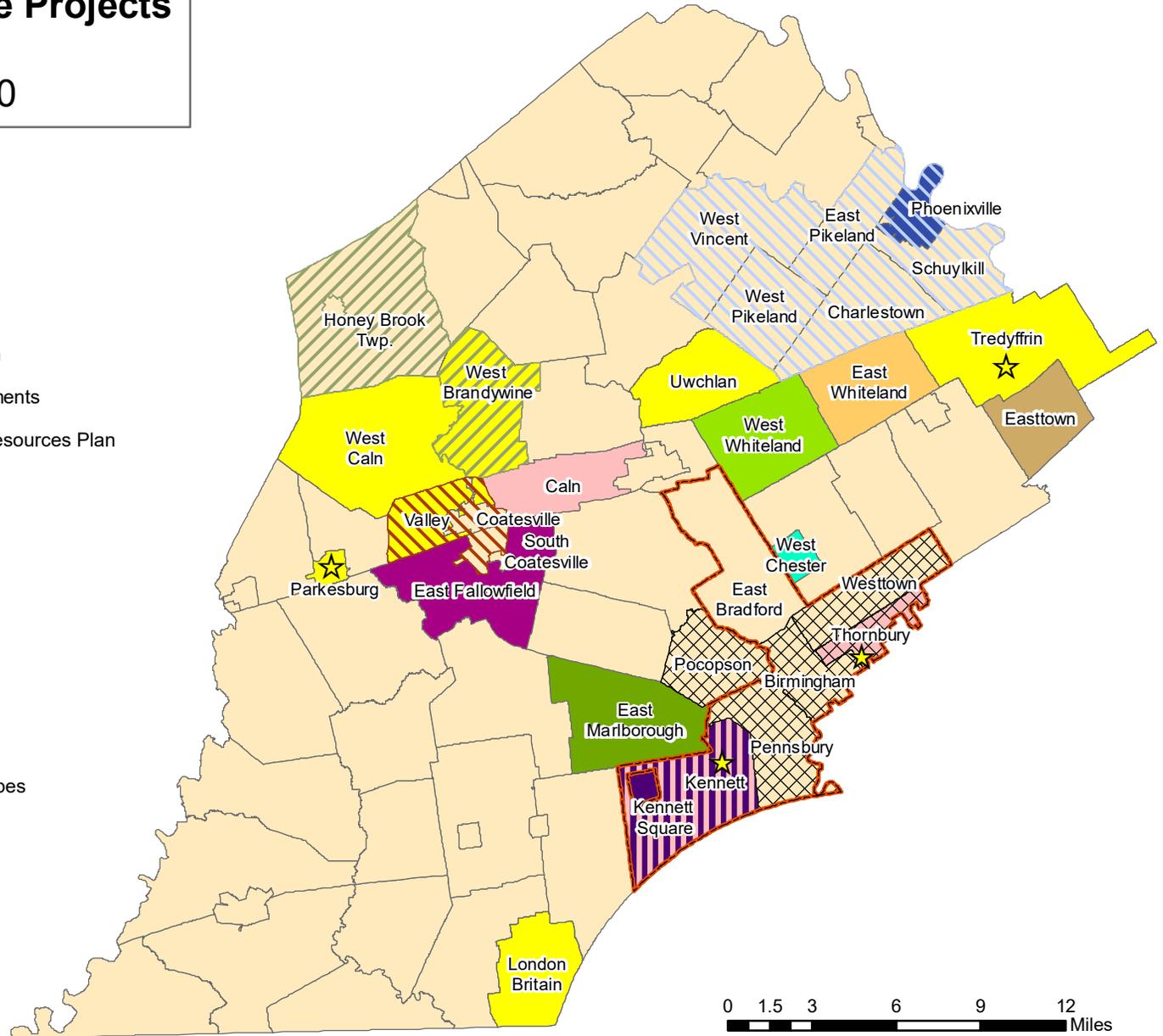


Single Municipality

- Comprehensive Plan
- Zoning Ordinance
- Pedestrian Plan
- Open Space, Parks, and Recreation Plan
- Devon Visioning and Regulatory Amendments
- Open Space, Recreation, and Natural Resources Plan
- Village Master Plan
- Historic Resource Survey
- Corridor Study
- ★ VPP In-Kind Contracts

Regional Projects

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



Sources: Municipalities - Chester County DCIS/GIS; VPP Tracking created by CCPC, 2019.



COMMUNITY PLANNING REPORT

January 2020 (Activities as of 12/31/19)

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

MUNICIPAL ASSISTANCE

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

SINGLE MUNICIPALITY

1. Caln Township – Zoning Ordinance Update

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

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

2. East Fallowfield Township – Newlinville Village Master Plan

Percent Completed: 0% Contract Term: 2/20 – 7/21 Consultant: Thomas Comitta & Associates Monitor: Mason Gilbert

The Township is proposing development of a village master plan for the Newlinville area of the Township (along Route 82, immediately south of South Coatesville). The plan would create a vision and implementation tasks for development of a walkable community that provides a mix of residential and commercial services, addressing streetscaping, zoning uses, design guidelines, and public improvements while presenting a concept plan/renderings. The plan would implement recommendations from the 2015 Comprehensive Plan, including fostering economic development in the Township.

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

Percent Completed: 10% Contract Term: 6/19 – 5/21 Consultant: Brandywine Conservancy Monitor: Kate Clark

A public open house was held on November 13, 2019 which discussed draft goals and objectives. The next task force meeting will be held in January 2020.

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

Percent Completed: 60% Contract Term: 12/18 – 11/20 Consultant: Natural Lands Monitor: Chris Patriarca

A second public information meeting was held in December 2019 to present the draft goals and recommendations to the public. The task force will review the full draft in the first quarter of 2020.

5. Easttown Township – Devon Visioning and Regulatory Amendments

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

The initial draft ordinance was forwarded from the task force to the Planning commission at their August meeting. The Planning Commission will continue their review in *January*. The meetings are attracting significant public interest.

6. Kennett Township – Zoning Ordinance

Percent Completed: 70% Contract Term: 4/18 – 3/20 Consultant: Chester County Planning Commission Lead Planner: Jeannine Speirs

The task force is reviewing supplemental regulations, which is the last first draft provisions.

7. London Britain Township – Comprehensive Plan

Percent Completed: 100% Contract Term: 1/18 – 12/19 Consultant: Brandywine Conservancy Monitor: Jeannine Speirs

The plan was adopted by the Board of Supervisors.

8. Parkesburg Borough – Comprehensive Plan and Revitalization Plan

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

The task force discussed future land use at their November meeting and will review the land use chapter at their *January* meeting. We anticipate bringing them a full draft of the Plan early in 2020.

9. Phoenixville Borough - Pedestrian Accessibility Plan

Percent Completed: 100% Contract Term: 5/18 – 4/20 Consultant: McMahon Associates Monitor: Kevin Myers

Adoption occurred on December 10, 2019.

10. Thornbury Township – Zoning Ordinance

Percent Completed: 75% Contract Term: 10/18 – 9/20 Consultant: Chester County Planning Commission Lead Planner: Chris Patriarca

A full first draft of the ordinance will start being reviewed by the task force in January 2020.

11. Tredyffrin Township – Comprehensive Plan

Percent Completed: 5% Contract Term: 10/19 – 9/21 Consultant: Chester County Planning Commission Lead Planner: Chris Patriarca

The first task force meeting was held in November 2019 and the introduction and community profile were reviewed. The January 2020 meeting will include review of existing conditions and the first public information meeting.

12. Uwchlan Township – Comprehensive Plan and Official Map Update

Percent Completed: 70% Contract Term: 8/18 – 7/20 Consultant: Robert Smiley Monitor: Mark Gallant

Plan Elements and Implementation Strategies were discussed at the September, October, and November meetings. *The consultant anticipates submitting a full draft in the first quarter of 2020. Work will begin on the official map in the first quarter of 2020.*

13. Valley Township – Comprehensive Plan

Percent Completed: 55% Contract Term: 2/19 – 1/21 Consultant: Comitta & Assoc./Pennoni Monitor: Mark Gallant

It is anticipated that a full draft of the Comprehensive Plan will be distributed in early 2020.

14. West Brandywine Township – Comprehensive Plan Update

Percent Completed: 90% Contract Term: 8/17 – 1/20 Consultant: Brandywine Conservancy Monitor: Chris Patriarca

The joint VPP/Act 247 review was completed in December 2019 and determined the plan fulfilled the contract and was consistent with Landscapes3. Adoption is anticipated to occur in January 2020.

15. West Caln Township – Comprehensive Plan

Percent Completed: 15% Contract Term: 2/19 – 1/21 Consultant: Ray Ott & Assoc./N. Sarcinello Monitor: Kate Clark

The November meeting discussed plan priorities and public comments from the open house. Topic focused chapters will be discussed in January 2020.

16. West Chester Borough – High Street Corridor Study

Percent Completed: 0% Contract Term: 11/19 – 4/21 Consultant: Traffic, Planning, & Design Monitor: Kevin Myers, Mason Gilbert

A kickoff meeting was held December 6, 2019.

17. West Whiteland Township – Historic Resource Survey Update

Percent Completed: 0% Contract Term: 11/19 – 10/21 Consultant: Commonwealth Heritage Group Monitor: Jeannine Speirs

The kickoff meeting was held in December 2019. The next step is the consultant conducting background research and developing types of items to survey, which will be reviewed in February 2020.

MULTI-MUNICIPAL

18. Brandywine Battlefield Strategic Landscapes Plans – Phase 3

Percent Completed: 0% Contract Term: 8/19 – 12/22 Consultant: Chester County Planning Commission Lead Planner: Jeannine Speirs

Phase 3 was awarded funding by the ABPP. Nineteen organizations provided letters of support for the grant application and are thrilled about the award. They include US Senators Toomey & Coons, US Representative Houlahan, PA Senator Killion, PA Representatives Comitta & Barrar, Delaware County Planning, New Castle County Department of Land Use, Museum of the American Revolution, and the Townships of Pennsbury, Westtown, Chadds Ford, and Pocopson, among other parties. Work on the RFP is underway.

19. Brandywine Battlefield Group – BB Heritage Interpretation Plan

Percent Completed: 0% Contract Term: TBD Consultant: Brandywine Conservancy Monitor: Jeannine Speirs

Along with East Bradford, Kennett, Pennsbury, Thornbury, and Westtown, and with outside funding support from Chadds Ford Township, Birmingham Township is proposing development of a heritage interpretation plan to promote thematic and physical heritage interpretation. The plan will build from previous efforts to finalize locations for Heritage Centers, identify key sites for limited public interpretation purposes, develop interpretation narratives, develop driving and walking tours, and promote public education, small-scale heritage tourism, visitor safety, as well as pedestrian connections, as possible. Properties that have been recently preserved and their role in visitor experience would be addressed. The plan would provide a cohesive vision, narrative, and actions for how the many implementing entities can create a visitor experience that allows the public to engage with local history and interact with remaining landscapes and resources.

20. Coatesville Area – Economic Development Study

Percent Completed: 40% Contract Term: 6/19 – 11/20 Consultant: 4Ward Planning Monitor: Kevin Myers

The consultant conducted stakeholder interviews and generated background mapping/data. *A meeting was held on December 9, 2019 to review findings. Individual municipality public meetings are being planned.*

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

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

Honey Brook Township and West Brandywine Township are proposing development of a trail feasibility study for the “Icedale Trail”. This would be a new multimodal off-road trail of approximately 2.5 miles between Rt 322 and Icedale Road, potentially utilizing a former railroad corridor and riparian areas along the West Brandy Brandywine Creek, and crossing parcels owned by the PA Fish and Boat Commission. The trail would provide a recreation option for nearby residential areas, including two mobile home parks, and improve public access to Icedale Lake.

22. Kennett Square Borough/Kennett Township – Regulatory Updates

Percent Completed: 70% Contract Term: 5/18 – 4/20 Consultant: LRK/JVM Studio Monitor: Kevin Myers

The Township is further behind in reviewing/commenting on the draft materials due to several related ordinance projects. *A subcommittee has been formed to review and make recommendations on the Traditional Neighborhood Development Manual of Design Guidelines. Borough council will meet on January 20, 2020 to begin considering the Borough portion of the materials/amendments.*

23. Phoenixville Region – Comprehensive Plan Update

Percent Completed: 0% Contract Term: TBD Consultant: Theurkauf Design and Planning Monitor: TBD

West Pikeland Township is going through the required steps to join the existing Phoenixville Region. Updating the recently adopted Phoenixville Region Comprehensive Plan to address West Pikeland, and its place within the Region, would advance this effort, and strengthen the existing Region.

OTHER PROJECTS

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

VPP INQUIRIES

1. Atglen Borough – Zoning Amendments (April 2019); Economic Study (May 2019)
2. East Coventry Township – Recreation Planning (May 2019)
3. East Pikeland Township – Zoning Amendments (May 2019)
4. Elverson Borough – Trail Study (July 2019)
5. Franklin Township – Zoning Amendments and Comprehensive Plan (May 2019)
6. *Highland Township – Comprehensive Plan (December 2019)*
7. Kennett Square Borough – Parking & Pedestrian Mobility (May 2019)
8. *London Britain Township – SLDO Update (December 2019)*
9. Londonderry Township – (May 2019)
10. Malvern Borough – Comprehensive Plan (May 2019)
11. Modena Borough – Community Facility Visioning/Feasibility Study (August 2019)
12. North Coventry Township – Recreation Planning (May 2019)
13. Parkesburg Borough – Economic Study (May 2019)
14. Thornbury Township – Subdivision and Land Development Ordinance (2016)
15. Unionville Region – Comprehensive Plan (September 2019)
16. Upper Uwchlan Township – Historic Resources Survey (July 2019)
17. West Bradford Township – Historic Resources Survey (July 2019), *Open Space, Recreation, and Environmental Resources Plan (December 2019)*
18. *West Grove Township – Comprehensive Plan (December 2019)*
19. West Vincent Township – Park and Recreation Plan (July 2018)
20. Willistown Township – (May 2019)

HISTORIC PRESERVATION

1. Town Tours and Village Walks 2019

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

STATUS: The 2020 series is being developed; the working theme is “Architecture, Artistry, and Personal Expression.” Ten programs are being developed.

2. Brandywine Battlefield Task Force

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

STATUS: The plan led by the Brandywine Conservancy and Birmingham Township for interpretation of the Battlefield was awarded funding through the Vision Partnership Program. A \$45,000 grant was secured from The PA Society of Sons of the Revolution and its color guard for 15 historic markers and planning meetings continue. The master plan for Birmingham Hill was initiated by the Brandywine Conservancy and the draft will be completed early in 2020.

DESCRIPTION: *Coordination assistance on creating a land conservation subcommittee.*

STATUS: *Brandywine Conservancy and Delaware County Planning are leading this effort. The Director of Delaware County Planning will chair the subcommittee. Land Conservancies will be invited to be on the subcommittee as will land conservation oriented municipal representatives.*

3. Historic Resource Mapping:

DESCRIPTION: National Register properties interactive map

STATUS: Data for Landmarks is complete; historic districts are 80% complete.

DESCRIPTION: Historic Atlas NEW Projects

STATUS: Upper Oxford Township, Lower Oxford Township, Franklin Township, New Garden Township, North Coventry Township, Westtown Township, in process.

DESCRIPTION: Historic Atlas Updates

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

DESCRIPTION: Kennett Square Borough National Register District update

STATUS: In process

4. Technical Assistance:

- A. Directing professionals, municipalities, and owners to historic registration information regarding historic properties - ongoing.
- B. Providing support for historic preservation projects – ongoing. Projects include:
 - Birmingham Township Brandywine Battlefield Landmark Connectivity Plan
 - Coatesville School District’s Heritage Center at the Gardner-Beale House
 - *East Nantmeal Township Historic Resource Survey*
 - Franklin Township Historical Commission Route 896 Improvements
 - Friends of the Barnard House proposal to manage the Barnard House in Pocopson Township
 - *New Garden Township Historic Resource Ordinance*
 - *Upper Uwchlan Township Historic Resource Survey*
 - *West Bradford Township Historic Resource Survey and Historic Resource Ordinance*
 - White Clay Creek Preserve Historic Resource Subcommittee
- C. Supporting training of historical commissions, committees, and Historic Architectural Review Boards, predominantly through the Chester County Historic Preservation Network. Planning for 2020 events initiated:
 - Leadership luncheon 2/8/2020.
 - Annual Spring Training Workshop – TBD.
 - Volunteer Recognition Dinner 6/24/2020.

5. Chester County Historic Preservation Officer Activities/Reviews:

- Section 106 reviews - ongoing:
 - Mansion Road Bridge
 - Darlington Corners at 926/202
 - Mill Road Bridge
 - Twin Bridges
 - Ross Fording Road Bridge
 - Howell Road Bridge
 - Reviews for Chester County owned resources:
 - Reynard’s Mill Road Bridge #167 – in design
 - Pigeon Creek Bridge #207 – in design
 - Latshaw’s Mill Bridge #255 – Historical Commission approved design
 - Jefferis Bridge #111 - preliminary

- Watermark Bridge #21 – no adverse effect
- Keim Street Bridge #220 – adverse effect, finalizing MOA
- Fricks Lock Schuylkill River Trail head development
- Crebilly Farm, Westtown Township, and the Route 926/202 intersection project
- Assistance with Act 247 reviews and comprehensive planning as requested by peers
- National Reg. Nominations: Langoma Mansion, West Nantmeal Township; Passtown Elementary School, Valley Township; Beaver Creek Milling District, Caln & East Brandywine Townships, Kennett Square Borough Update.

6. Heritage Tourism/Education:

- Iron and Steel Heritage Partnership: Assisting Natural Lands Trust/Hopewell Big Woods Project to develop a scenic byway management plan application for Route 23 from Valley Forge National Historical Site to Elverson Borough. Managing a heritage tourism consortium of destinations and sites. The brochure is being updated, grant received.
- Quakers and the Underground Railroad: Advising the Kennett Underground Railroad Center (KURC). An app and self-guided tour are being developed. The KURC has rented an office in Kennett Borough.
- Rural History Confederation: Chester County Open Space & Parks' representatives coordinate activities.
- Harriet Tubman Scenic Byway Initiative: Interest is growing in developing Kennett Borough as a focus for underground railroad interpretation as part of the initiative, which extends from the Harriett Tubman Underground Railroad National Historical Park to Independence Mall in Philadelphia.
- Campaign of 1777: See Brandywine Battlefield Task Force.
- The first Heritage Center and Kiosk opened in Marshalltown Village in late 2018. Heritage Center initiatives underway in Kennett Square, Phoenixville, Chadds Ford, and East Bradford.
- Voices Underground – New initiative of Lincoln University, Longwood Gardens, and Kennett Area Underground Railroad.

PHMC coordination meeting was held in June regarding Certified Local Government program requirements/changes, National Register designations and the use of those designations, and mapping and inventory/survey of historic resources.

HOUSING

- **Housing Choices Committee** – *The next meeting is January 29, 2020, with a snow date of January 30, 2020.*
- **Housing Tools** – *Updates are largely complete, although resources and examples will continue to be added as appropriate.*
- **Case Studies** – *Planned: Whitehall and Steel Town.*
- **Housing Forum** – *Fall 2020 event will be planned at a later date.*

URBAN CENTERS TECHNICAL ASSISTANCE

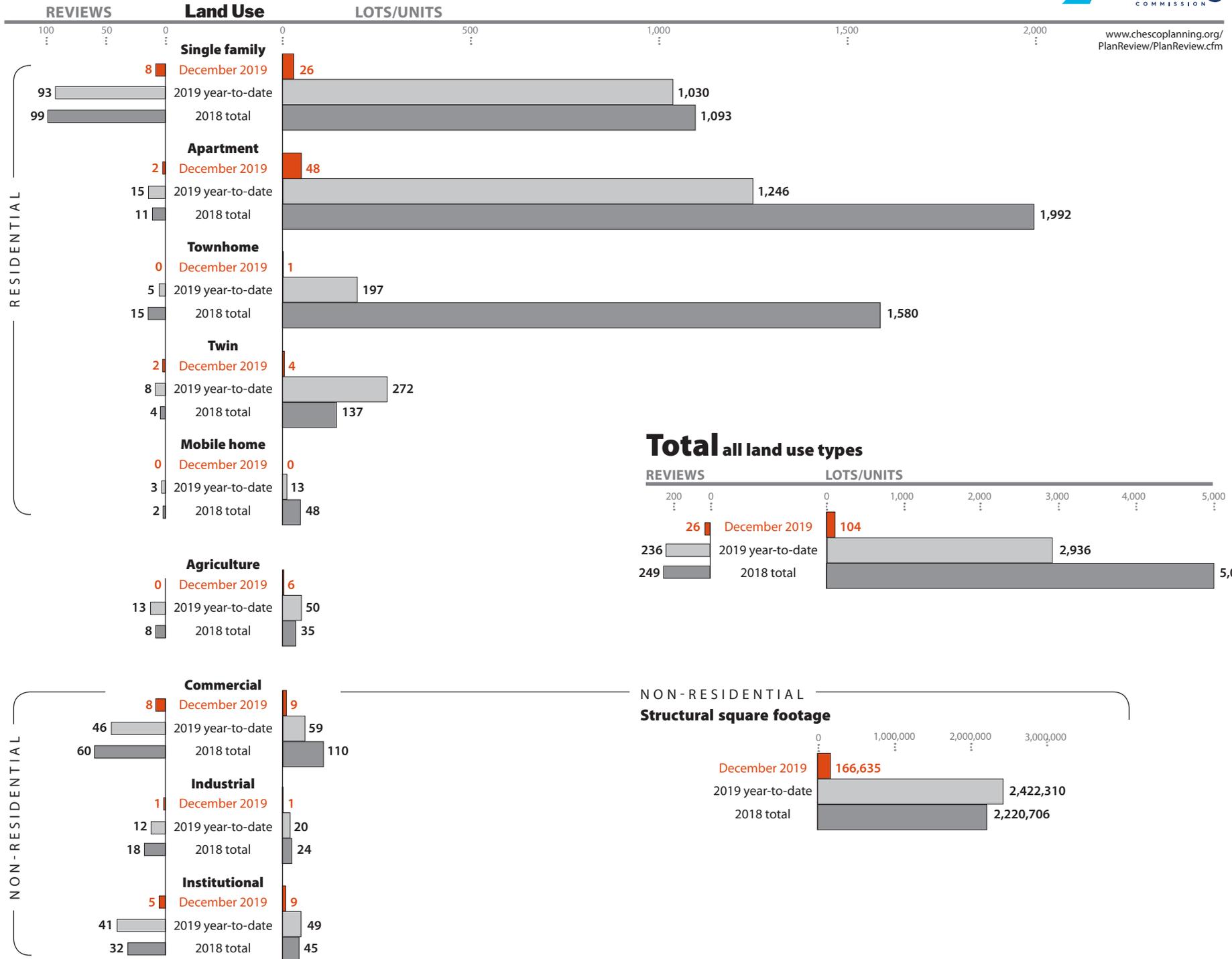
- **VPP Support** – Monitoring of cash grants to *West Chester Borough (corridor study)*, Kennett Square (regulatory updates), and Coatesville/South Coatesville (economic development study); support for the revitalization component of the technical service project to update the Parkesburg comprehensive plan.
- **Technical assistance underway** – Support for a Western Chester County developable sites map, limited support for Atglen zoning amendments.
- **Potential technical assistance** – Atglen (zoning ordinance updates), Kennett Square (official map)
- **Meeting Attendance** – Participation in meetings for economic development through Historic Kennett Square, the Western Chester County Chamber of Commerce, the Atglen parks plan, and *2nd Century Alliance*.
- **Tools** – Supporting the update of multiple online tools, including mixed-use development, traditional neighborhood development, and *form-based codes*.
- **Urban Center Webpage** – Developing content updates for this webpage.
- **DCD Coordination** – Focused on CRP application process at this time (*February opening, March deadline*).
- **Urban Center Forum** – *Fall 2020 event will be planned at a later date.*
- **Presentations** – Western Chester County Chamber of Commerce event on November 23, 2019.
- DVRPC TCDI representative.
- Active Transportation Inventory work – *completed for all urban centers.*

Design and Technology

Subdivision and Land Development Applications December 2019



www.chescoplanning.org/PlanReview/PlanReview.cfm



Landscapes3 Update

Director's Report

Public Comment