



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

Chester County Planning Commission

Video/Audio Meeting
April 8, 2020

AGENDA

- 2:00 p.m. 1. CALL TO ORDER
- A. Chairman’s Welcome *Chairman*
- 2:05 p.m. 2. ACTION ITEMS
- B. Public Comment on Agenda Items
- C. Approval of Commission Meeting Minutes – March 11, 2020 *Commission*
- D. Act 247 Reviews – March 2020 Applications *Act 247 Team*
- 1) Subdivision and Land Development Plan Reviews (22)
- 2) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews (11)
- E. Act 537 Reviews- March 2020 Applications *Carol Stauffer*
- 1) Major Applications (1)
Easttown Township Special Study
- 2) Minor Applications (2)
Easttown Township; 422 South Waterloo Road; Consistent City of Coatesville; Coatesville Cultural Society Renovations; Consistent *Susan Elks*
- F. Vision Partnership Program - Round I Grants 2020
- 2:15 p.m. 3. DISCUSSION AND INFORMATION ITEMS
- G. Director and Landscapes3 Report *Brian O’Leary*
- H. Public Comment
- 2:30 p.m. 4. ADJOURNMENT

Action Items



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MINUTES: Regular Monthly Meeting
Chester County Planning Commission
March 11, 2020

Government Services Center
Suite 270
West Chester, PA 19380

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

STAFF PRESENT: Brian O'Leary, Director; Carol Stauffer, Assistant Director; Glenn Bentley; Wes Bruckno; Kate Clark; Susan Elks; Paul Farkas; Paul Fritz; Rachael Griffith; Libby Horwitz; Gene Huller; Chris Patriarca; Brian Styche; Suzanne Wozniak.

VISITORS: John Yurick, P.E., PTOE, PTP - McMahon Associates, Inc.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission, held at the Government Services Center on Wednesday, March 11, 2020 was called to order at 2:00 P.M. by Chair Kevin Kerr.

PRESENTATION:

Mr. Yurick presented information to the Commission about the Vision Partnership Program (VPP) cash grant program, the benefits of VPP to municipalities, and the advantages of having private sector planners help municipalities with their VPP projects. VPP is a resource that is unique to Chester County, and combines the expertise and capacity of a private consultant with the oversight and funding of the County. The program enables Chester County municipalities to advance community priorities that are consistent with Landscapes3 while addressing challenges and moving on opportunities.

As a consultant for multiple municipalities, Mr. Yurick highlighted several projects that McMahon Associates has been involved with that either used funds from VPP or advanced actions that were identified within a VPP-funded project. Phoenixville, Tredyffrin Township, and western Chester County were some of the projects highlighted. With each project, Mr. Yurick reviewed the connections between the County's investment, the additional funds that municipalities were able to access in order to advance projects, and the outcomes within the communities.

ACTION ITEMS:

PUBLIC COMMENT ON ACTION ITEMS:

There were no comments.

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE FEBRUARY 12, 2020 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. HEABERG, SECONDED BY MS. THOMPSON-LOBB, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews – February 2020:

There were 10 Subdivision and Land Development Reviews prepared in February.

A MOTION TO APPROVE THE 10 SUBDIVISION AND LAND DEVELOPMENT REVIEWS FOR FEBRUARY 2020 WAS MADE BY DR.FASICK, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: SD-01-20-16226; SD-01-20-16227; SD-02-20-16228; SD-02-20-16231.

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

There were 11 Comprehensive Plan, Zoning and Subdivision Ordinance Amendments, and Miscellaneous Reviews prepared in February.

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

Act 537 Reviews:

There were no major Act 537 plans in February 2020.

There was one minor Act 537 plan in February 2020.

A MOTION TO APPROVE THE ONE MINOR ACT 537 REVIEW FOR FEBRUARY 2020 WAS MADE BY MR. HAMMOND, SECONDED BY DR. FASICK, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

PRESENTATION: eTools – Aging & Accessibility:

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

Mr. Patriarca provided the Commission an overview of the housing eTool for aging in place. Ms. Clark provided the Commission with an overview of the universal design eTool, and Ms.

Horwitz provided an overview of the age restricted housing eTool. Staff are continuing to update the tools and will be presenting them to the Commission as they are completed.

Design and Technology Division Update:

Mr. Fritz discussed continuing projects for 2020 within the Design & Technology Division.

The division is working on a map of county-owned structures and buildings. The map is part of an effort to inventory and evaluate the condition of these facilities.

Environment and Infrastructure Division Update:

Ms. Griffith discussed continuing projects for 2020 within the Environment and Infrastructure Division.

SEPTA celebrated the Exton Station improvements with a ribbon cutting ceremony on the morning of March 2nd on the west side of the inbound platform. Chester County Commissioners, Josh Maxwell, Michelle Kichline and Chair Marian Moskowitz, offered remarks as part of the ceremony program.

The Exton Station Reconstruction Project was a coordinated effort to upgrade the station's Americans with Disabilities Act compliance. SEPTA installed high-level boarding platforms that allow customers to enter or exit any train car without the use of steps. This project has improved service for all passengers by reducing the dwell time at the station.

The Brandywine Conservancy announced that the draft Brandywine Creek Water Trail feasibility study is now available for public review and comment. The study reflects more than a year's work and includes guidance provided by a study advisory committee and input from hundreds of individuals who either participated at public meetings or completed an online public survey. The Environment & Infrastructure Division collaborated with the Brandywine Conservancy to develop the study with funding provided by the William Penn Foundation. The draft report, its appendices, and an opportunity to provide input until March 31, 2020 is available at the following link: <https://www.brandywine.org/conservancy/projects/brandywine-water-trail>.

Community Planning Division Update:

Ms. Elks discussed continuing municipal assistance projects, historic preservation, housing, and economic development for 2020 within the Community Planning Division. There are currently 23 municipal assistance projects that staff is monitoring or working on. Ms. Elks updated the Commission on a few from the monthly report.

The opportunity to submit for the first round of the Vision Partnership Program (VPP) was opened on January 8, 2020 and closed on February 21, 2020. Eleven applications were received.

The Town Tours and Village Walks 2020 will include six walking tours and two lectures. Two bus tours were scheduled and subsequently cancelled due to current County-wide recommendations to cancel large gatherings. More information can be found at <https://chescoplanning.org/HisResources/TownTours.cfm>.

Ms. Marshall attended the Chester County Historic Preservation Network spring workshop held at the Brandywine Conservancy and Museum of Art on Saturday, March 7, 2020. The event was well attended.

Director's Report:

Ms. Oakley introduced Elle Steinman to the Planning Commission. Ms. Steinman has joined our staff as the new Communications Coordinator.

Mr. O'Leary updated the Commission on the scheduled spring events. The open Space Summit has been postponed until the fall of 2020. The Earth Day event scheduled for April 21, 2020 is uncertain at this time.

Approximately 60 people attended the Spring Planners' Forum held at the Brandywine Conservancy on March 4, 2020.

Mr. O'Leary attended the CCATO board meeting February 27, 2020. The annual spring conference scheduled for March 12, 2020 has been postponed.

The Chester County Commissioners appointed a new Environmental and Energy Advisory Board. One of the initial goals of this board is to establish a climate action plan for Chester County.

Public Comment:

There were no public comments.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE MEETING ADJOURNED AT 3:36 PM.

Respectfully submitted,

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

Brian N. O'Leary, AICP
Secretary

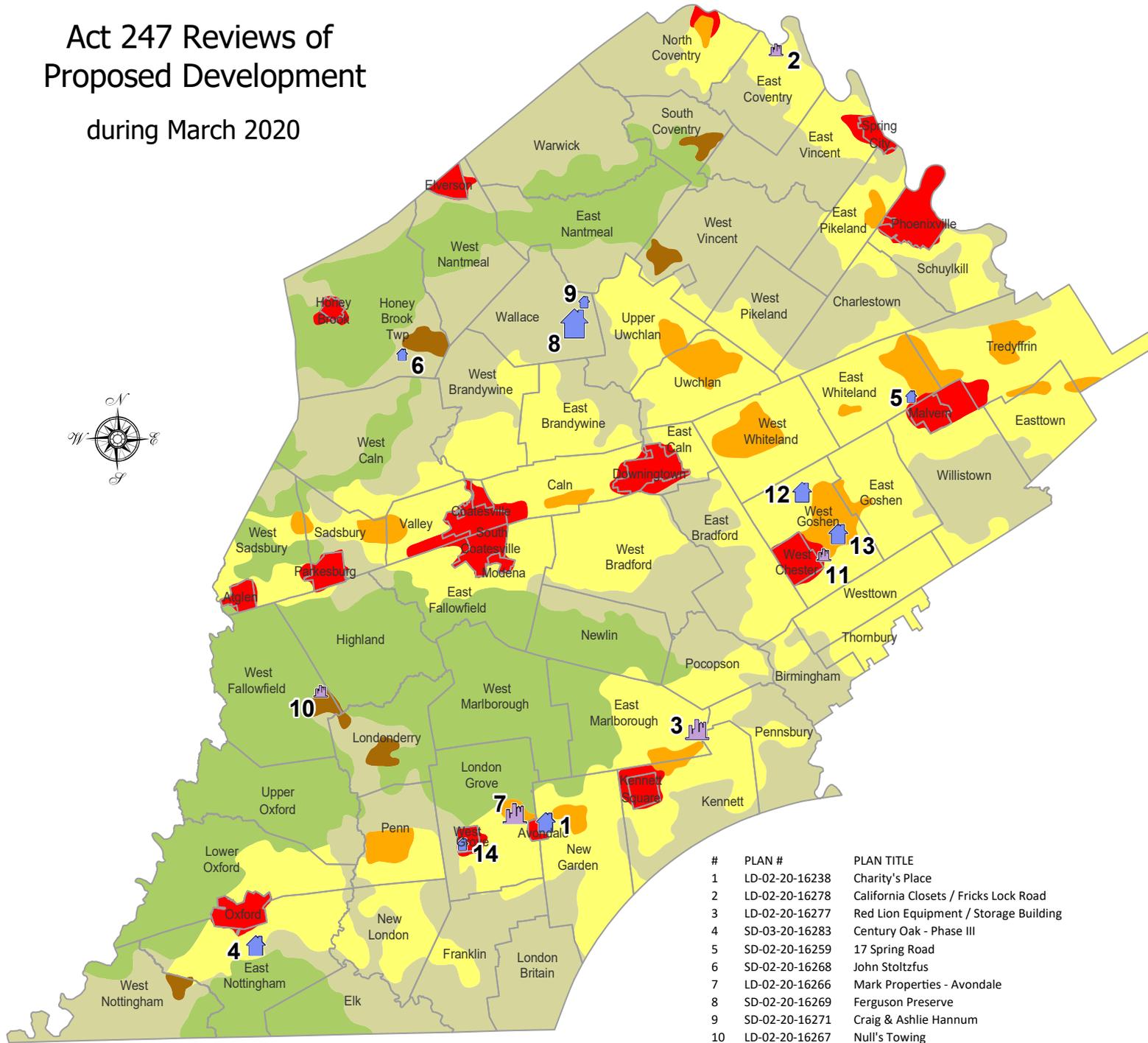
BNO/slw

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

Subdivision & Land Development



Act 247 Reviews of Proposed Development during March 2020



Symbols

Residential Lots/Units

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

Non-Residential Square Feet

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

Other

- Mixed Use
- Not Consistent with Landscapes 3

Landscapes 3

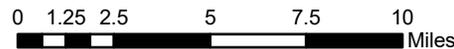
Growth Areas

- Urban Center
- Suburban Center
- Suburban
- Rural Center

Rural Resource Areas

- Rural
- Agricultural

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



#	PLAN #	PLAN TITLE
1	LD-02-20-16238	Charity's Place
2	LD-02-20-16278	California Closets / Fricks Lock Road
3	LD-02-20-16277	Red Lion Equipment / Storage Building
4	SD-03-20-16283	Century Oak - Phase III
5	SD-02-20-16259	17 Spring Road
6	SD-02-20-16268	John Stoltzfus
7	LD-02-20-16266	Mark Properties - Avondale
8	SD-02-20-16269	Ferguson Preserve
9	SD-02-20-16271	Craig & Ashlie Hannum
10	LD-02-20-16267	Null's Towing
11	LD-02-20-16251	Springer Corporate Center 600 Greenhill Road
12	SD-02-20-16241	Goshen Walk (at Five Points Road)
13	SD-02-20-16258	MBQ, LLC
14	SD-02-20-16270	MBQ, LLC



Subdivision and Land Development Reviews 3/1/2020 to 3/31/2020

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)
Avondale Borough	LD-02-20-16238	Charity's Place	3/2/2020	2.97	Townhouse	9		Residential Townhouse			Yes
Avondale Borough	SD-02-20-16237	Charity's Place	3/2/2020	2.97	Townhouse	1		Residential Townhouse			Yes
East Brandywine Township	SD-02-20-16265	5 Darian Court UPI# 30-5-82.21	3/3/2020	3.52	Single Family Residential	2		Residential Single Family Residential		0	Yes
East Coventry Township	LD-02-20-16278	California Closets / Fricks Lock Road	3/10/2020	4.29	Commercial	1	6,000	Commercial Addition to Existing	1		Yes
East Marlborough Township	LD-02-20-16277	Red Lion Equipment / Storage Building	3/10/2020	309.60	Commercial	2	18,700	Commercial Unique	2		Yes
East Marlborough Township	SD-02-20-16279	Mary Jane Gerbron	3/10/2020	7.81	Single Family Residential Commercial	2		Residential Single Family Residential Commercial			N/R
East Nottingham Township	SD-03-20-16283	Century Oak - Phase III	3/24/2020	107.37	Single Family Residential	23		Residential Single Family Residential		1,871	Yes
East Whiteland Township	SD-02-20-16259	17 Spring Road	3/3/2020	1.69	Single Family Residential	2		Residential Single Family Residential			Yes
Honey Brook Township	SD-02-20-16268	John Stoltzfus	3/2/2020	56.82	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Farm/Pasture Land			Yes
London Grove Township	LD-02-20-16266	Mark Properties - Avondale	3/2/2020	9.53	Commercial	4	48,000	Commercial Unique	4		Yes
Penn Township	SD-02-20-16280	Robert Eastwood	3/19/2020	14.72	Single Family Residential	2		Residential Single Family Residential			N/R
Tredyffrin Township	LD-02-20-16236	Life Time Healthy Way of Life	3/5/2020	5.38	Commercial	1	32,640	Commercial Office Building	1		Yes
Wallace Township	SD-02-20-16269	Ferguson Preserve	3/6/2020	147.03	Single Family Residential	64		Residential Single Family Residential		6,134	Yes

Subdivision and Land Development Reviews 3/1/2020 to 3/31/2020

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
Wallace Township	SD-02-20-16271	Craig & Ashlie Hannum	3/3/2020	5.51	Single Family Residential	2		Residential Single Family Residential			Yes
West Fallowfield Township	LD-02-20-16267	Null's Towing	3/2/2020	7.06	Commercial	1	10,000	Commercial Unique	1		Yes
West Fallowfield Township	SD-02-20-16260	Levi K. & Annie K. Fisher	3/2/2020	105.38	Agricultural	2		Agricultural Farm/Pasture Land			Yes
West Goshen Township	LD-02-20-16251	Springer Corporate Center	3/5/2020	1.83	Commercial	1	2,400	Commercial Addition to Existing	1		Yes
West Goshen Township	SD-02-20-16241	600 Greenhill Road	3/4/2020	2.44	Single Family Residential	4		Residential Single Family Residential			Yes
West Goshen Township	SD-02-20-16258	Goshen Walk (at Five Points Road)	3/6/2020	3.93	Single Family Residential	11		Residential Single Family Residential		532	Yes
West Grove Borough	SD-02-20-16270	MBQ, LLC	3/6/2020	1.76	Single Family Residential	2		Residential Single Family Residential			Yes
Grand Totals of Subdivision and Land Development Reviews		20 Reviews		801.61 Acres		138 Lots/Units	117,740 Non-Res. Sq. Feet		10 Non-Res. Bldgs.	8,537 Linear Feet Roadway	

There are **18** plans consistent, **0** plans inconsistent, and **2** plans with no relevance to *Landscapes3*.

Unofficial Sketch Plan Evaluations 3/1/2020 to 3/31/2020

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
Birmingham Township	LD-02-20-16233	RV Parking Expansion	3/3/2020	1.24	Commercial	1	0	Commercial Parking Lot/Garage			Yes
London Grove Township	LD-03-20-16292	Ha's Place Center	3/19/2020	3.49	Commercial	1	18,800	Commercial	1		Yes

Grand Totals of Unofficial Sketch Evaluations	2	Reviews	4.73	Acres	2	Lots/Units	18,800	Non-Res. Sq. Feet	1	Non-Res. Bldgs.	Linear Feet Roadway
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There are **2** sketch plans consistent, **0** sketch plans inconsistent, and **0** sketch plans with no relevance to **Landscapes3**.

Subdivision & Land Development Letters





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March 2, 2020

Becky Brownback, Secretary
Avondale Borough
PO Box 247
Avondale, PA 19311

Re: Preliminary Subdivision and Land Development - Charity's Place
Avondale Borough - SD-02-20-16237 LD-02-20-16238

Dear Ms. Brownback:

A preliminary subdivision and land development plan entitled "Charity's Place", prepared by DL Howell & Associates, Inc., and dated January 17, 2020, was received by this office on February 5, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

PROJECT SUMMARY:

Location:	East side of Thompson Street, south of Poplar Street
Site Acreage:	2.97 acres
Lots/Units:	1 lot; 9 dwellings
Proposed Land Use:	Townhouse
Municipal Land Use Plan Designation:	Residential Infill & Open Space/Conservation Development
UPI#:	4-2-16.1, 4-2-16

PROPOSAL:

The applicant proposes the merger of two lots into one lot and the construction of nine dwellings in two structures. The site, which will be served by public water and sewer facilities, is located in the Avondale Borough R-3 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 subdivision and land development plan.

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a subdivision proposal for this site. That review, CCPC# 12101, dated October 3, 2006, proposed 22 townhouse parcels. We have no record of Borough action on that subdivision.

COUNTY POLICY:

LANDSCAPES:

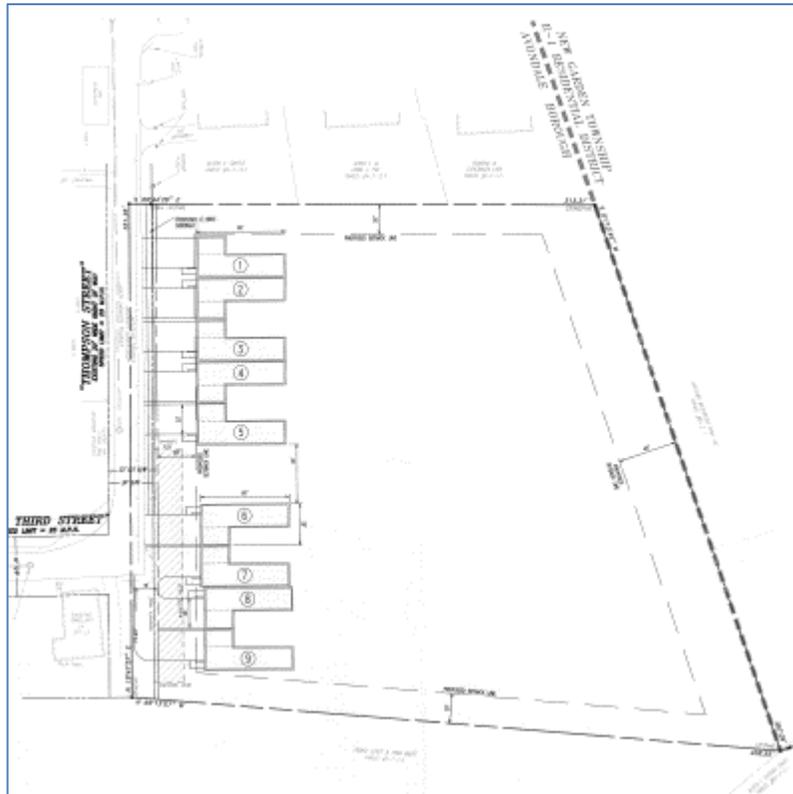
2. The site is located within the **Urban Center Landscape** and **Natural Landscape** designations of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers 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. 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 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 East Branch subbasin of the White Clay 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 Charity's Place
Preliminary Subdivision and Land Development Plan*

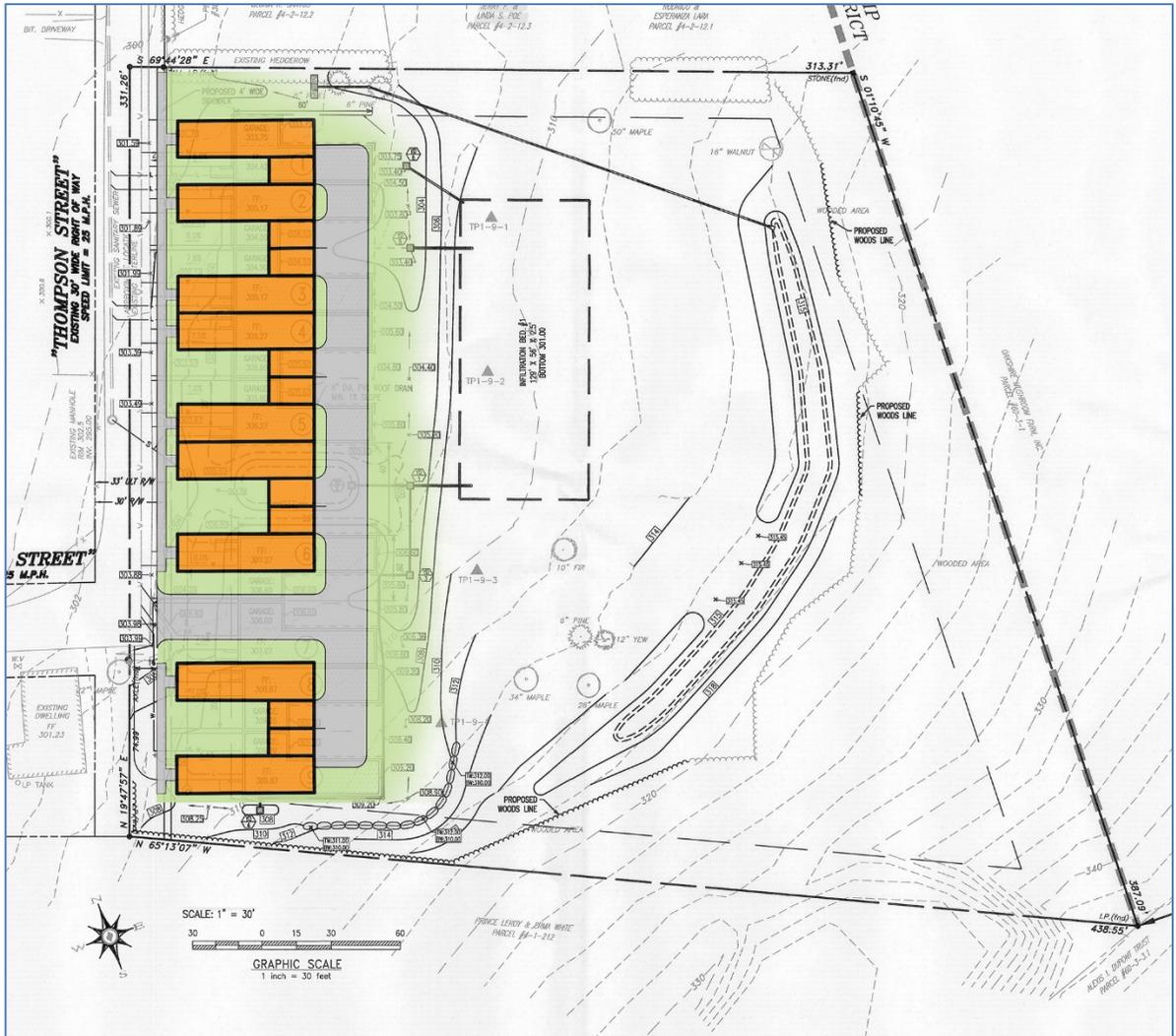
PRIMARY ISSUES:

4. The applicant should indicate the meaning of the hatched area adjacent to units 6-9.
5. The Act 247 Referral form that was submitted with the plan indicates that a Homeowners' Association will be responsible for the proposed common facilities/areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any common held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the Borough to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance.
6. We encourage the provision of affordably-priced housing units within the proposed apartment building. "Live" Objective B of *Landscapes3* is to accommodate housing at costs accessible to all residents. Additional information on this topic is available online at: www.chescoplanning.org/Landscapes3/1d1-LiveObj.cfm.

Additionally, the County recently launched the A+ Homes initiative, a joint effort of the County Planning Commission, Department of Community Development, and Housing Choices Committee, that focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly. Additional information on the A+ Homes initiative is available online at: <https://www.chescoplanning.org/Housing/aPlusHomes.cfm>.

7. The Borough should verify that the proposed landscaping plan conforms to the Borough's landscape and screening requirements.
8. To ensure that all stormwater management facilities located on privately-owned parcels will operate properly, we suggest that the owner of these facilities convey an easement to the municipality to permit the municipality to inspect and, if necessary, repair the stormwater management facility and provide for the reimbursement of related expenses to the municipality.
9. The Borough Fire Marshal should verify the design and location of all proposed fire-protection facilities, and should ensure that emergency vehicles can access the rear of the structures.
10. The Borough should verify that all necessary ordinance relief measures to permit grading in steep slope areas have been granted and that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization.
11. The applicant has requested a waiver from the Borough's requirement to provide sidewalks. "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.
12. The Borough should verify that it has no plans to extend Third Street.
13. The streetscape that would be created by this land development appears to result in an almost-continuous expanse of garage doors facing Thompson Street. We suggest that the layout of the units could be improved if the garages were relocated to the rear.

A conceptual alternative design is shown below. This illustration shows a building configuration with a T-driveway system. This driveway system allows the front entrance of each unit to be the primary element in view from the public realm rather than the driveway and garage. In this scenario, the units are located close to the proposed sidewalk and garages are accessed from the rear. A T-driveway system also has the potential for less impervious pavement coverage. This design may also make it easier to remove snow from the driveways.



Conceptual Alternative Layout - Charity's Place

ADMINISTRATIVE ISSUES:

14. 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.
15. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, and the Assessment Office.

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Re: Preliminary Subdivision and Land Development - Charity's Place

Avondale Borough - SD-02-20-16237 LD-02-20-16238

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: DL Howell & Associates, Inc.
Jerry F. and Linda S. Poe
Chester County Health Department
Chester County Conservation District



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March 3, 2020

Quina Nelling, Secretary
Birmingham Township
1040 W. Street Road
West Chester, PA 19382

Re: Sketch Plan - RV Parking Expansion
Birmingham Township – LD-02-20-16233

Dear Ms. Nelling:

An unofficial Sketch Plan entitled "RV Parking Expansion", prepared by DL Howell & Associates, Inc., and dated January 8, 2020, was received by this office on February 3, 2020. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code (MPC) as amended, our comments are offered as a planning service at the request of Birmingham Township. This review focuses primarily upon design and procedural-related issues and concerns to assist the applicant and Birmingham Township in its review of this proposal prior to the official submission. This review does not replace the need for an official referral by Birmingham Township of a preliminary or final plan, as required by the Pennsylvania Municipalities Planning Code.

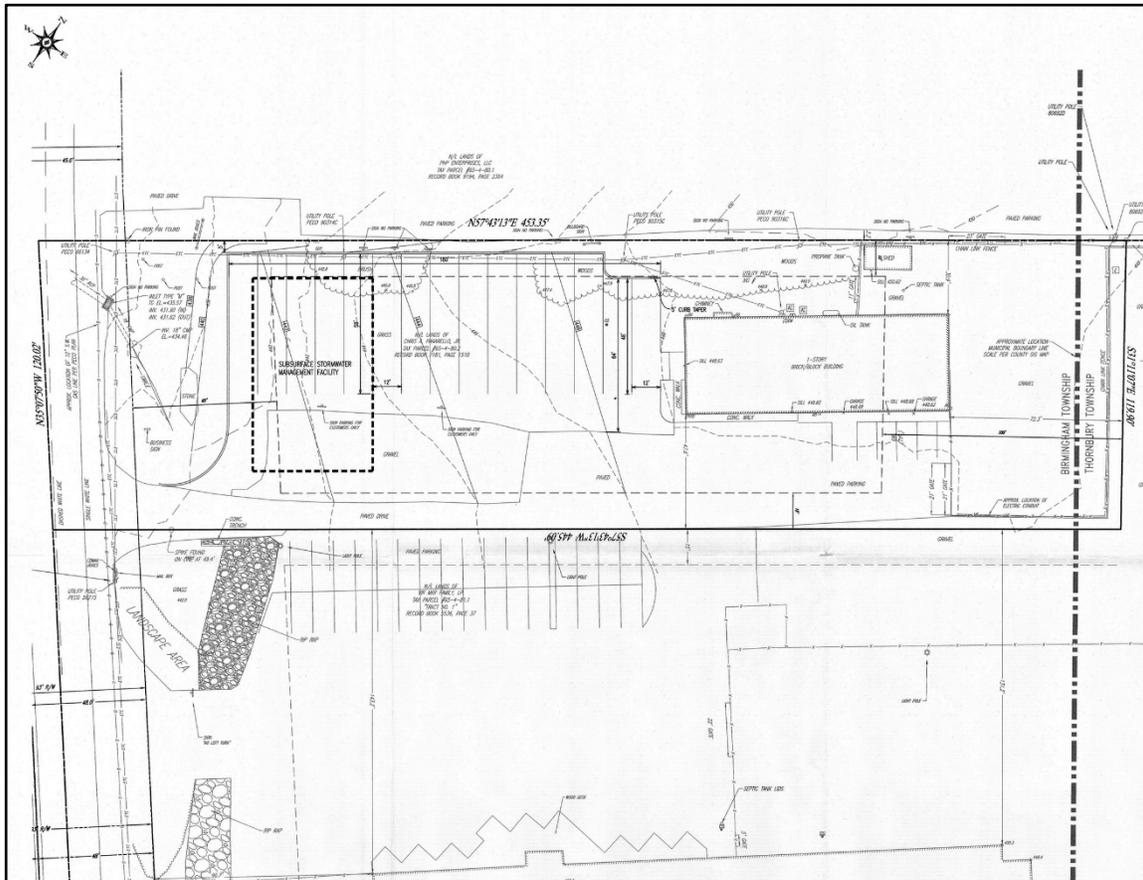
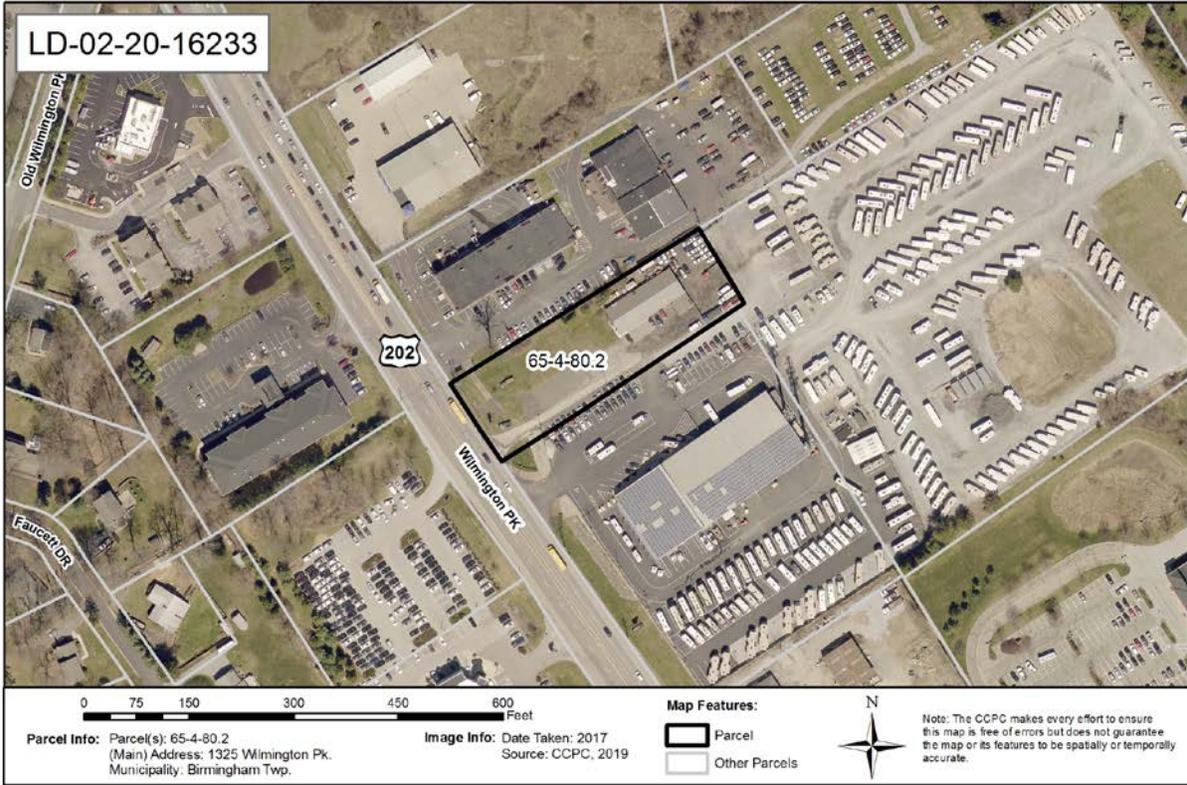
PROJECT SUMMARY:

Location:	the east side of Wilmington Pike (Route 202), south of Penn Oaks Drive
Site Acreage:	1.24
Lots/Units:	1 Lot
Non-Res. Square Footage:	0
Proposed Land Use:	Parking Lot for recreational vehicle sales
New Parking Spaces:	15
Municipal Land Use Plan Designation:	Highway Mixed-Use
UPI#:	65-4-80.2

PROPOSAL:

The applicant proposes the construction of a display/parking area for recreational vehicle (RV) sales for the existing RV business on the adjoining parcel to the south (UPI# 65-4-81.1). The site plan indicates that 15 parking spaces for RV’s will be provided. The Act 247 County Referral Form indicates that no new sewage disposal or water supply is proposed for this development. The existing commercial building on UPI# 65-4-80.2 will remain. The project site is located in the C-2 Heavy Commercial zoning district. While the site plan indicates that the easternmost portion of UPI# 65-4-80.2 is located in Thornbury Township, it appears that all proposed development activity will be situated in Birmingham Township.

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



Site Plan Detail: Sketch Plan - RV Parking Expansion

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**.

Design Issues:

2. We recommend that the applicant and Township consider the development of an integrated vehicular access and parking plan for the two parcels, particularly for recreational vehicles to go between the two parcels without having to exit the tract (we note that this section of Route 202 is a divided highway). The details of this shared parking arrangement should be incorporated into the deeds of both parcels.
3. We recommend that the applicant incorporate landscaping into the design of the proposed parking facilities on UPI# 65-4-80.2. The site plan does not depict the location of any existing landscaped areas on this parcel.
4. We suggest that the applicant and Township investigate the long-term feasibility of vehicular connectivity with the adjoining parcel to the north.
5. The site plan depicts an existing 93 foot right-of-way on this section of Route 202. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies this section of Route 202 as a major arterial road. The Handbook (page 183) recommends a 150 foot-wide right-of-way for major arterial roads in suburban areas to accommodate future road and infrastructure improvements. We recommend that the applicant and Township contact PennDOT to determine the appropriate right-of-way width to be reserved for this section of Route 202.

Stormwater Management:

6. 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.

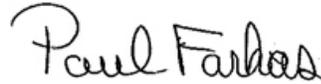
Ordinance Compliance:

7. The Zoning Data Tabulation table indicates that variances are required from the lot coverage requirements and green space requirements of the Township Zoning Ordinance. The Township should not grant final plan approval prior to the Zoning Hearing Board granting any variance requests. The final plan should accurately note the Zoning Hearing Board's decision, including any conditions of approval issued by the Board.

Page: 4
Re: Sketch Plan - RV Parking Expansion
Birmingham Township – LD-02-20-16233

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: ESGS Brandywine 2, LLC
DL Howell & Associates, Inc.
Teresa DeStefano, Planning Commission Secretary, Thornbury Township



THE COUNTY OF CHESTER



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

March 3, 2020

Scott T. Piersol, Manager
East Brandywine Township
1214 Horseshoe Pike
Downingtown, PA 19335

Re: Preliminary/Final Subdivision - 5 Darian Court UPI# 30-5-82.21
East Brandywine Township - SD-02-20-16265

Dear Mr. Piersol:

A preliminary/final subdivision plan entitled "5 Darian Court UPI# 30-5-82.21", prepared by Hopkins and Scott Inc. and dated February 4, 2020, was received by this office on February 18, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location: West side of Corner Ketch Road, north of Heatherwynd Farm Boulevard
Site Acreage: 3.52 acres
Lots: 2 lots
Proposed Land Use: Single Family Residential
Municipal Land Use Plan Designation: Residential
UPI#: 30-5-82.21, 30-5-83.1

PROPOSAL:

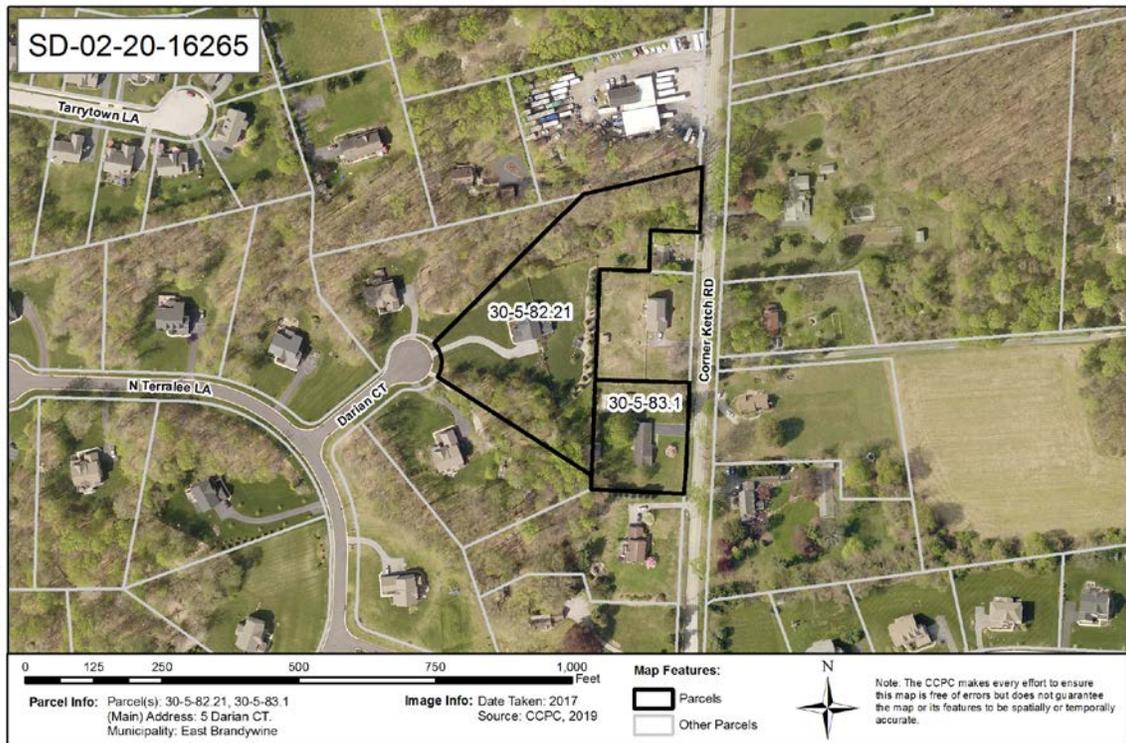
The applicant proposes the adjustment of the lot line separating two lots. The site, which is served by public water and on-site sewer facilities, is located in the East Brandywine Township R-2 Residential zoning district. The tract contains two dwellings but no additional dwellings are proposed. An on-lot septic disposal area is proposed for proposed Parcel B.

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:

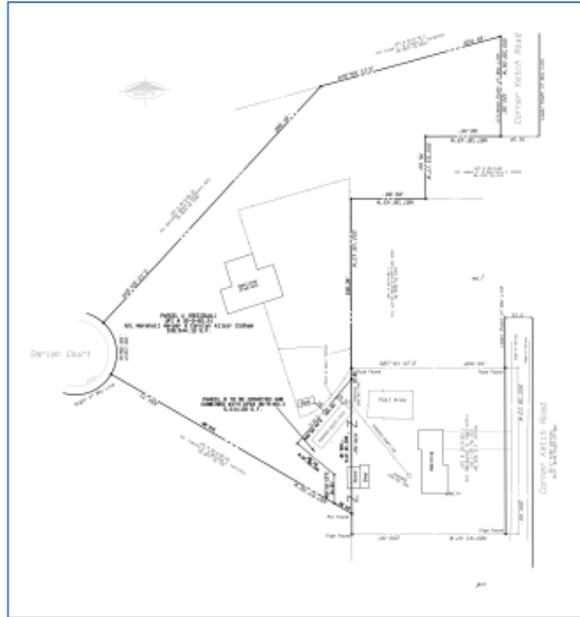
1. The site is located within the **Suburban Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density 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**.



COMMENT:

2. The applicant should show the location of the existing on-lot septic disposal area and water well on Parcel A to ensure that all isolation distances from the proposed septic disposal area on Parcel B can be met.

Page: 3
Re: Preliminary/Final Subdivision - 5 Darian Court UPI# 30-5-82.21
East Brandywine Township - SD-02-20-16265



***Detail of 5 Darian Court UPI# 30-5-82.21
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 East Brandywine Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

Wes Bruckno, AICP
Senior Review Planner

cc: Hopkins and Scott Inc.
Estate of Margaret Capriotti
Marshall Harper and Carolyn Allair
Chester County Health Department



THE COUNTY OF CHESTER



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Michelle Kichline

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

March 10, 2020

Anthony Duffy, Board of Supervisors Chairman
East Coventry Township
855 Ellis Woods Road
Pottstown, PA 19465

Re: Preliminary/Final Land Development - California Closets / Fricks Lock Road
East Coventry Township - LD-02-20-16278

Dear Mr. Duffy:

A preliminary/final land development plan entitled "California Closets / Fricks Lock Road", prepared by All County and Associates Inc. and dated September 17, 2019, was received by this office on February 24, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	Northeast intersection of Fricks Lock Road and New Schuylkill Road (State Route 724)
Site Acreage:	4.29 acres
Lots/Units:	1 lot; 1 structure
Non-Res. Square Footage:	6,000 square feet proposed
Proposed Land Use:	Addition to Existing Structure
New Parking Spaces:	9 additional spaces
Municipal Land Use Plan Designation:	Not specified
UPI#:	18-1-8.4, 18-1-8.5

PROPOSAL:

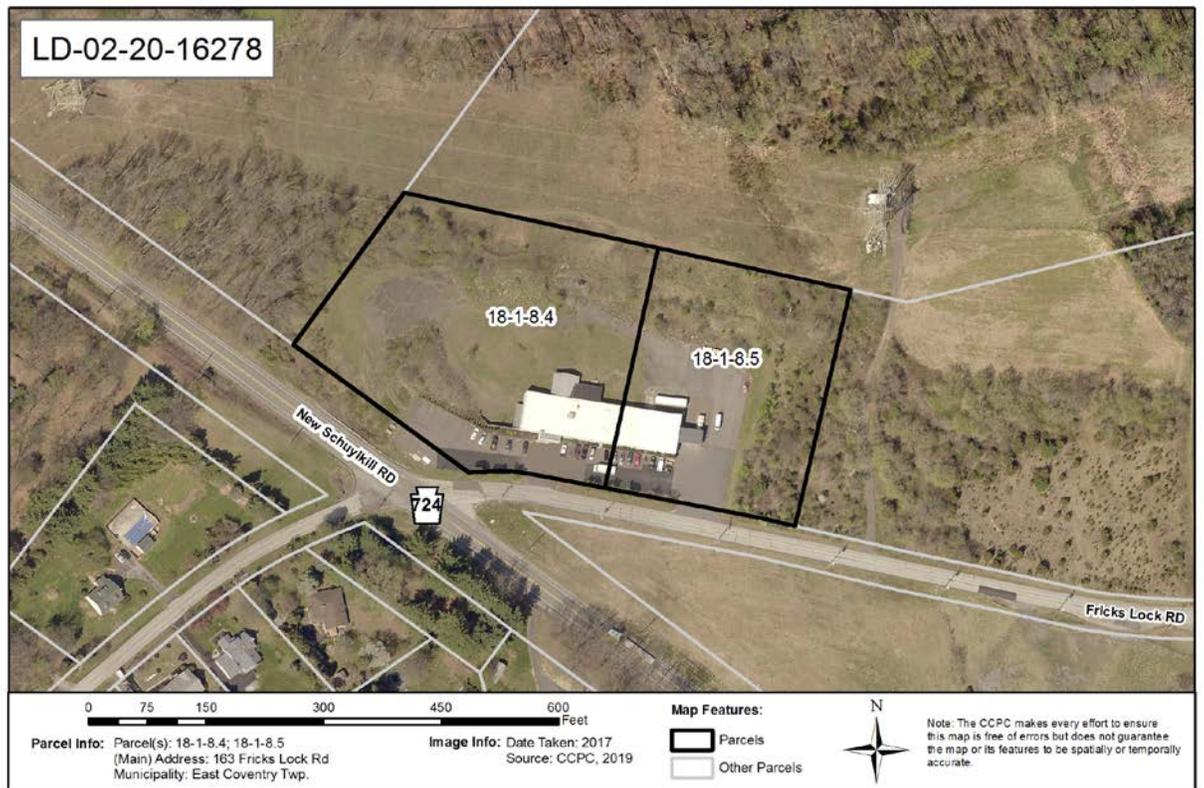
The applicant proposes the construction of a 6,000 square foot industrial building addition and nine additional parking spaces. The site, which is served by on-site water and on-site sewer facilities, is located in the East Coventry Township C-1 zoning district. No changes to the site’s access onto Fricks Lock 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 **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**.



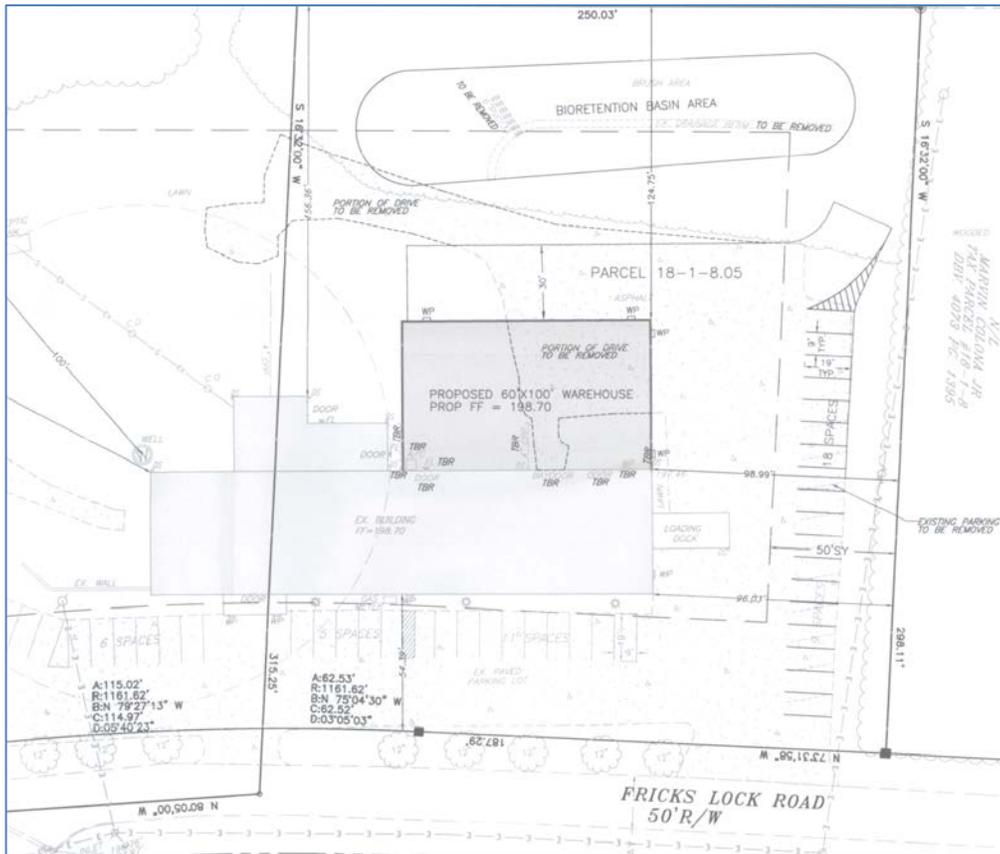
WATERSHEDS:

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

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

PRIMARY ISSUES:

3. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies New Schuylkill Road (State Route 724) as a minor arterial. 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 New Schuylkill Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.



*Detail of California Closets / Fricks Lock Road
Preliminary/Final Land Development Plan*

4. We suggest that the applicant provide additional landscaping along the Fricks Lock Road frontage, provided that required sight distances are not reduced. Planting trees and shrubs between Fricks Lock Road and the front parking lot would screen parked cars and the wide expanse of asphalt at the west end of the lot.

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.

Page: 4

Re: Preliminary/Final Land Development - California Closets / Fricks Lock Road
East Coventry Township - LD-02-20-16278

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Michael Ranaglia
Double M Properties
All County and Associates, Inc.
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

March 10, 2020

Neil Lovekin, Manager
East Marlborough Township
721 Unionville Road
Kennett Square, PA 19348

Re: Final Land Development - Red Lion Equipment / Storage Building
East Marlborough Township - LD-02-20-16277

Dear Mr. Lovekin:

A final land development plan entitled "Red Lion Equipment / Storage Building", prepared by Pennoni Associates, Inc., dated November 26, 2019 and last revised February 7, 2020, was received by this office on February 24, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	South side of East Street Road, east of Conservatory Road
Site Acreage:	315 acres
Lots:	1 lot; 2 structures
Non-Res. Square Footage:	18,700 square feet
Proposed Land Use:	Institutional
New Parking Spaces:	37 spaces
Municipal Land Use Plan Designation:	Institutional
UPI#:	61-6-57

PROPOSAL:

The applicant proposes the construction of a 17,800 square foot building, a 900 square foot pole barn and 37 parking spaces. The site, which will be served by on-site water and on-site sewer facilities, is located in the East Marlborough Township ESI-Educational, Scientific and Institutional zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter and our review letter of December 12, 2019 should be addressed, and all Township issues should be resolved before action is taken on this land development plan.

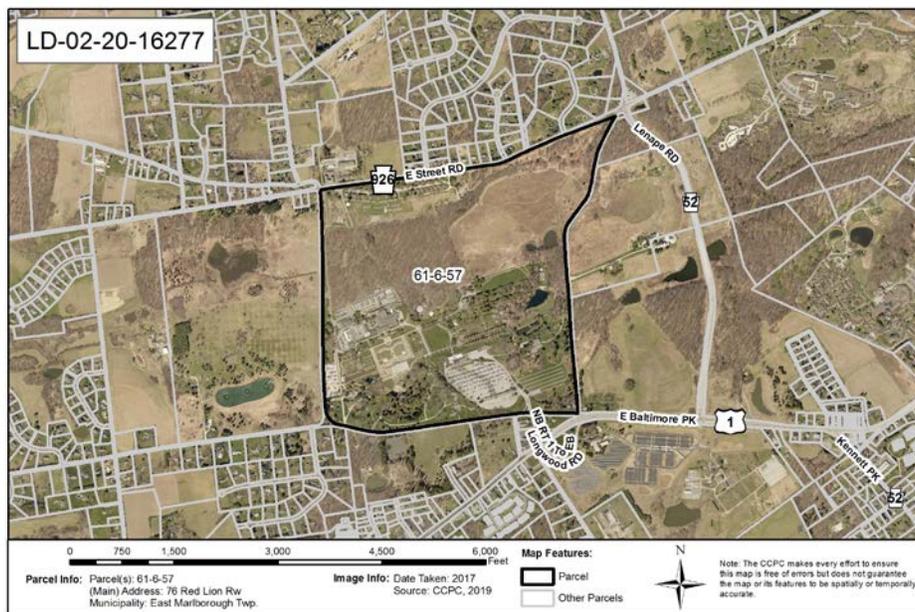
BACKGROUND:

The Chester County Planning Commission previously reviewed the preliminary version of this land development plan. That plan proposed a 17,250 square foot equipment/storage building, a 900 square foot pole barn and 37 parking spaces. Our comments on that proposal were submitted to the Township in a letter dated December 12, 2019 (refer to CCPC # LD-12-19-16177). We have no further comments on the design of 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**.

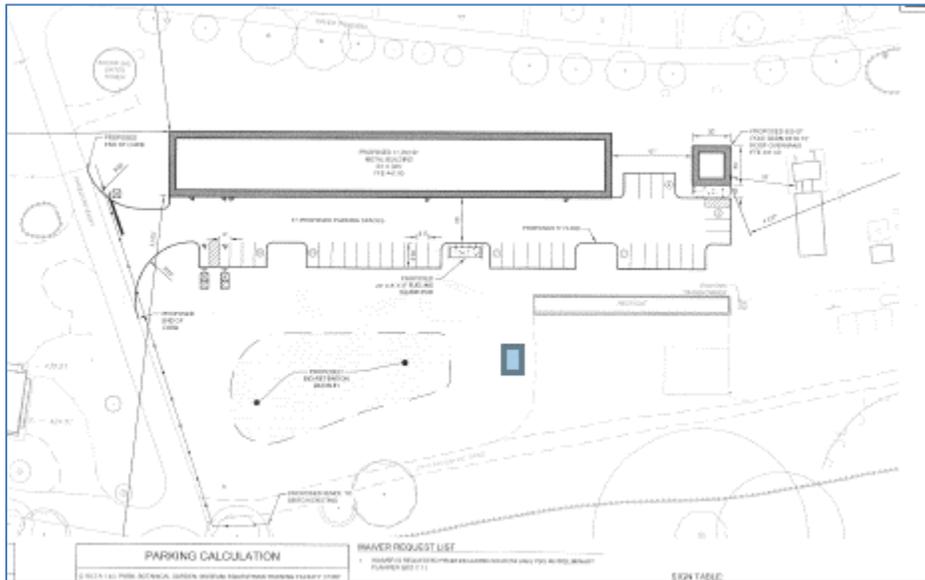


WATERSHEDS:

2. *Watersheds*, the water resources component of *Landscapes3*, indicates the proposed development is located within the 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.



***Detail of Red Lion Equipment / Storage Building
Final Land Development Plan***

ADMINISTRATIVE ISSUES:

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

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,

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: Longwood Gardens Inc.
Pennoni Associates, Inc.
Bancroft Construction Co.



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

March 10, 2020

Neil Lovekin, Manager
East Marlborough Township
721 Unionville Road
Kennett Square, PA 19348

Re: Final Subdivision - Mary Jane Gerbron
East Marlborough Township – SD-02-20-16279

Dear Mr. Lovekin:

A Final Subdivision Plan entitled "Mary Jane Gerbron", prepared by Crossan-Raimato, Inc., and dated January 28, 2020, was received by this office on February 21, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

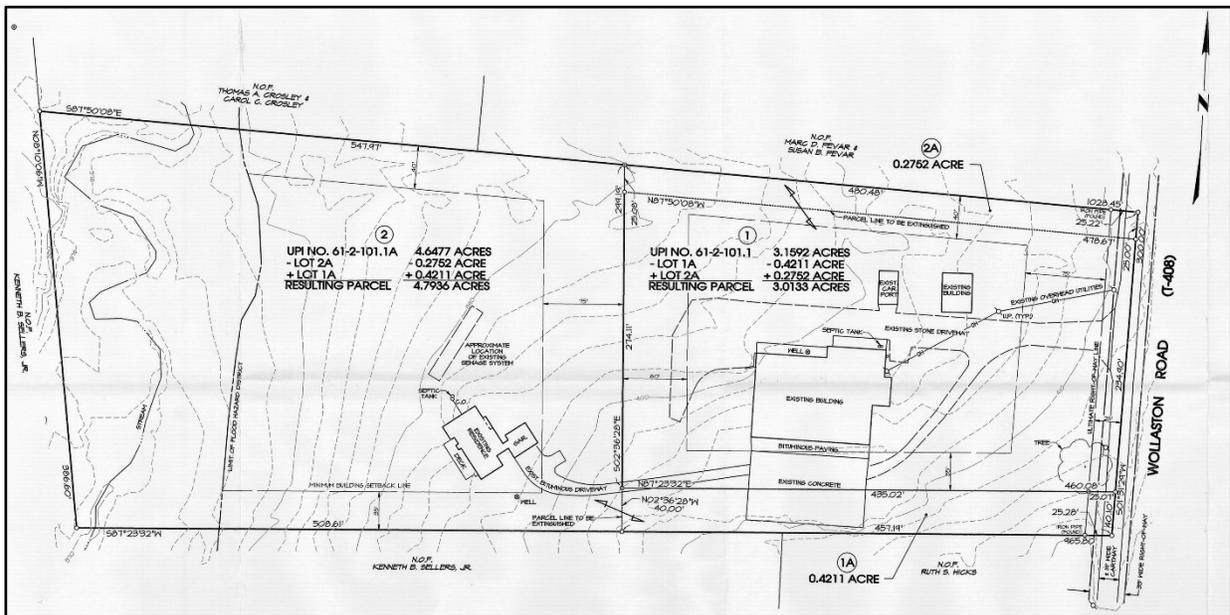
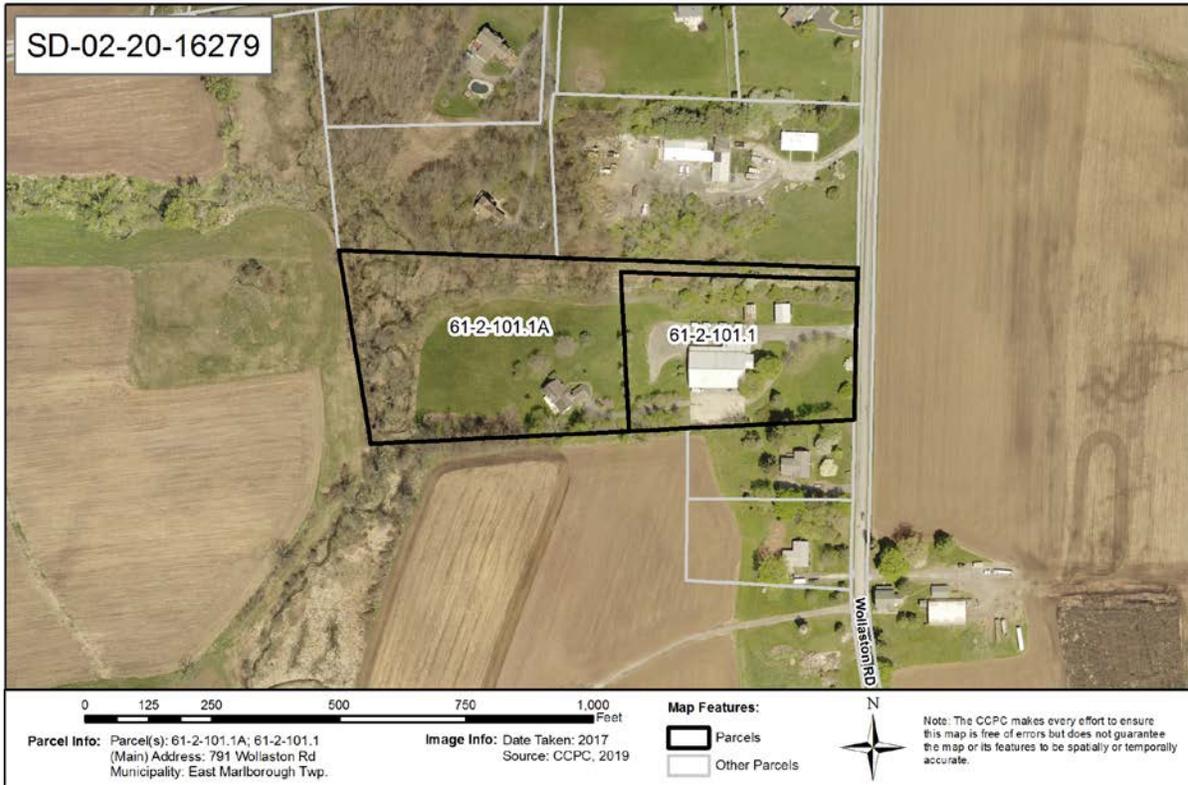
PROJECT SUMMARY:

Location:	west side of Wollaston Road, south of Poplar Tree Road
Site Acreage:	7.81
Lots/Units:	2 Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential (UPI# 61-2-101.1A); and Commercial (UPI# 61-2-101.1)
Municipal Land Use Plan Designation:	Historic Village
UPI#:	61-2-101.1A, 61-2-101.1

PROPOSAL:

The applicant proposes two conveyances between UPI# 61-2-101.1A and UPI# 61-2-101.1. The purpose of this plan, as identified in Plan Note 1, is to relocate the access strip for UPI# 61-2-101.1A so that this parcel can have private driveway access to and from Wollaston Road. No new sewage disposal or water supply is proposed as part of the current plan submission. The project site is located in the R-B Residential zoning district.

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



Site Plan Detail: Final Subdivision - Mary Jane Gerbron

ADMINISTRATIVE ISSUES:

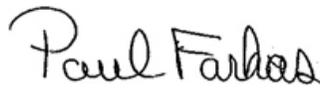
1. The applicant is requesting six waivers from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

Page: 3
Re: Final Subdivision - Mary Jane Gerbron
East Marlborough Township – SD-02-20-16279

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

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



Paul Farkas
Senior Review Planner

cc: Mary Jane Gerbron
J. Charles & Meredith G. Gerbron
Crossan-Raimato, Inc.
John C. Gerbron



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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

March 24, 2020

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

Re: Final Subdivision - Century Oak - Phase III
East Nottingham Township - SD-03-20-16283

Dear Ms. Scheese:

A final subdivision Plan entitled "Century Oak - Phase III", prepared by Towne Square Engineering, and dated February 12, 2020, was received by this office on February 28, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	on the west side of Fifth Avenue, south of Waterway Road
Site Acreage:	107.37
Lots/Units:	23 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Suburban
UPI#:	69-6-67

PROPOSAL:

The applicant proposes the creation of 23 lots and 1,871 linear feet of new road. The project site, which will be served by public water and public sewer, is located in the R-1 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.

BACKGROUND:

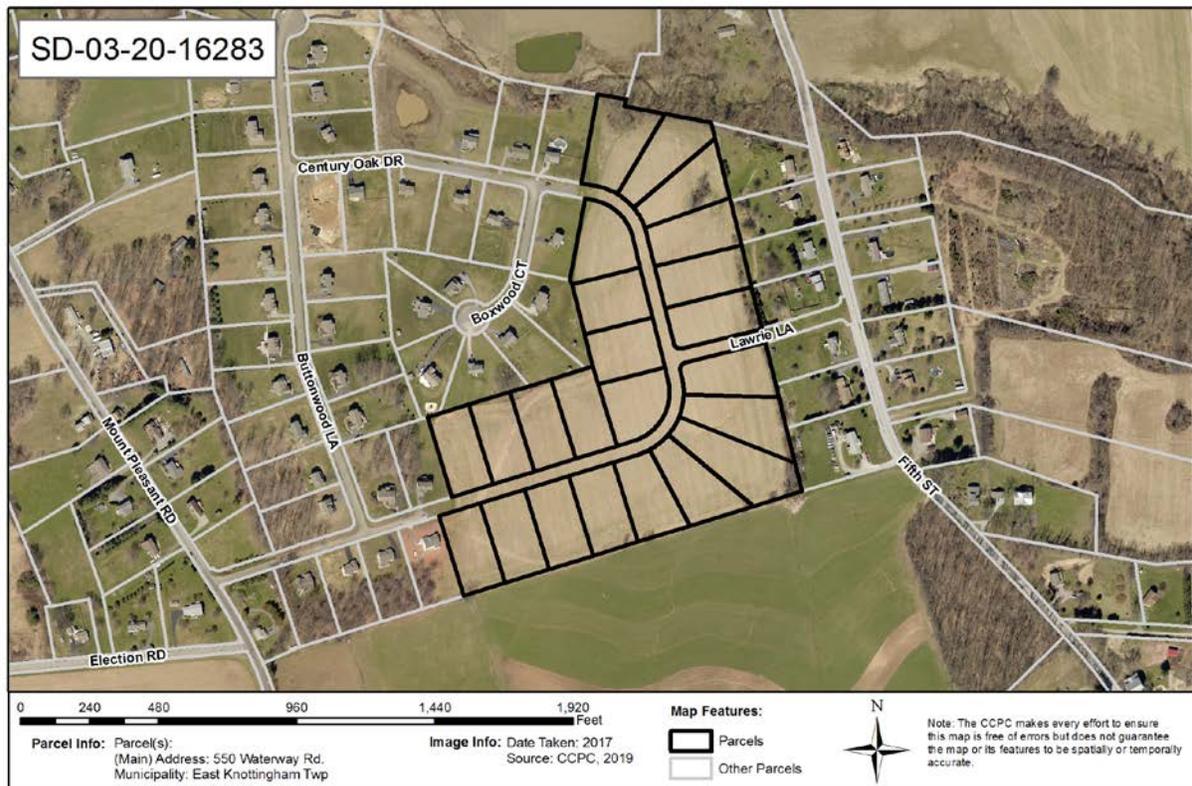
1. The Chester County Planning Commission has previously reviewed a final subdivision plan for this site. That review, CCPC# SD-12-14-11073, dated January 28, 2015, addressed the creation of 14 lots as part of Phase IIB of the Century Oak subdivision. Our records indicate that the phase IIB plan was approved by the Township on July 14, 2015. On November 16, 2017 we reviewed a final subdivision plan for Phase IIIA, which included 14 parcels proposed in the current submission; no municipal approval was issued for the Phase IIIA submission.

COUNTY POLICY:

LANDSCAPES:

- 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**.

The site is located within the Suburban land use category designated in the future land use plan of the Oxford Region Multimunicipal Comprehensive Plan, as adopted in 2012. Suburban is a growth category and recommended strategies include the use of smart growth techniques, such as cluster and Traditional Neighborhood Development and the preservation of open space.



WATERSHEDS:

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

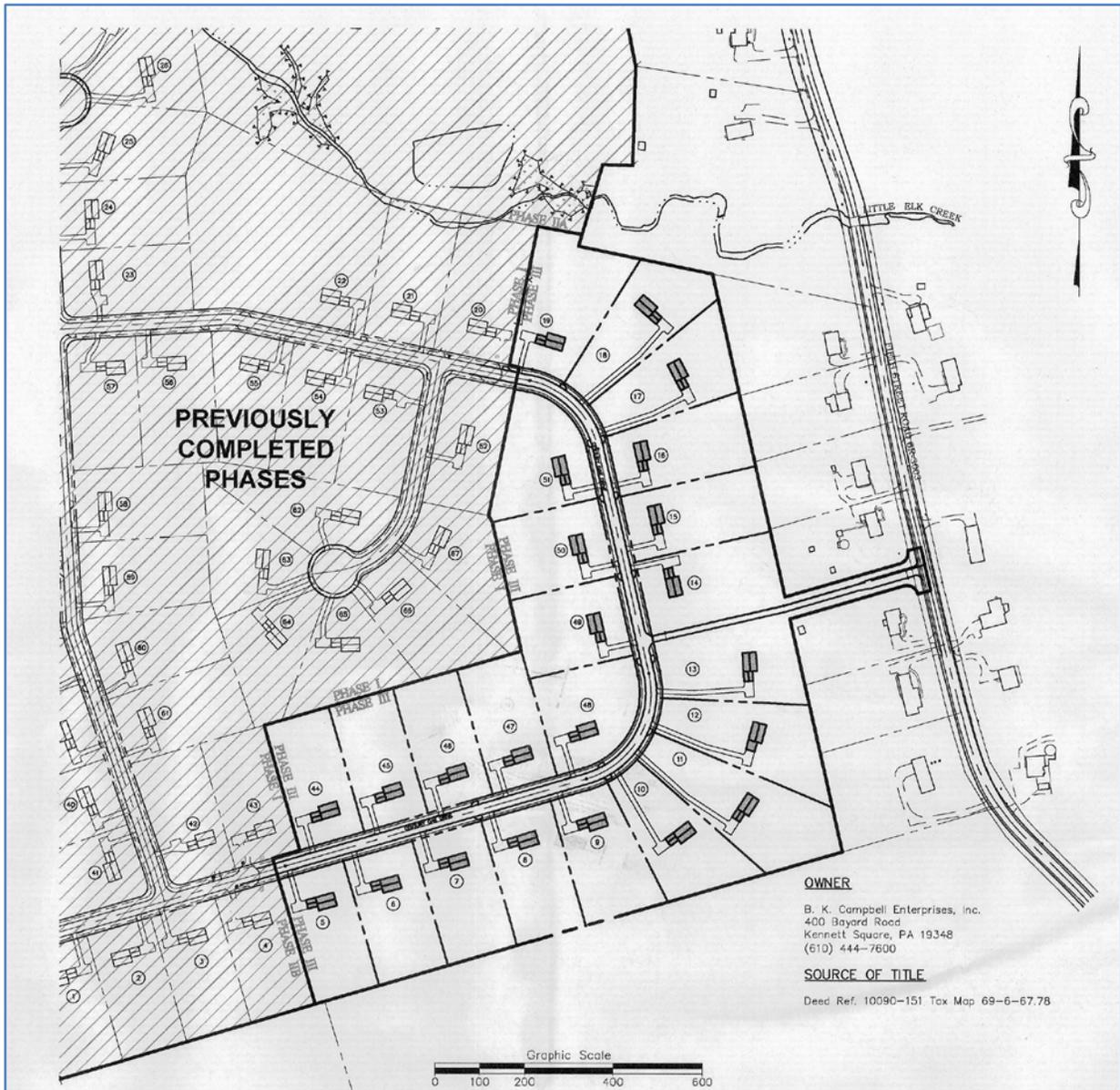
PRIMARY ISSUES:

4. We note that the plan does not include sidewalks; sidewalks are an essential element of all new construction in the **Suburban Landscape**. The applicant and the Township should refer to the Pedestrian Facilities Design Element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update) in its design of the proposed pedestrian facilities. The Handbook is available online at: www.chesco.org/documentcenter/view/27042.
5. The southern perimeter of the proposed subdivision is located at the boundary of the **Suburban and Agricultural Landscapes**, specifically adjacent to the land of Elam and Katie King, which is an active farm. We note that the King's land is part of the County Agricultural Land Preservation Program and is protected by an agricultural conservation easement. The Township and the applicant should consider incorporating a buffer into the design to reduce some of the impacts between the differing land uses.
6. The designs show that stormwater runoff from planned lots 10-17 drains into two vegetated swales. The end of swale 6 will be graded to match the existing contours, allowing stormwater runoff from these lots to flow overland into Little Elk Creek. The applicant should consider incorporating additional infiltration practices, such as an infiltration basin, a rain garden, or an infiltration trench, to capture and infiltrate the runoff from these swales to reduce the volume of stormwater runoff entering Little Elk Creek.
7. Plan note #39 indicates that the applicant has been granted a waiver from the street cross-section requirements, however the reference listed for this requirement appears to be incorrect. The applicant should review and revise this plan note prior to final plan approval.
8. We endorse the use of side-loaded garages as used throughout this development.
9. If a Homeowners' Association will be responsible for the proposed common facilities/areas, ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any common held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance.

ADMINISTRATIVE ISSUES:

10. According to County Tax Assessment records, the project site appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) to determine if this proposal could affect the applicant's tax status. Additional information on this topic is provided online at: www.chesco.org/256/Act-319--Clean-Green.

11. The plan indicates that a PennDOT Highway Occupancy Permit will be required for the emergency access drive to Fifth Street. The Township should ensure that this permit has been granted prior to taking action on this submission. The applicant and the Township should discuss what parties will have the keys to open the emergency access drive when it is required.
12. The tax parcel number listed on the Act 247 Referral form that accompanied this submission and the tax parcel number listed on Sheet 1 of the plan are different; this should be corrected prior to final plan approval. The Chester County Recorder of Deeds Office requires that the correct UPI numbers be identified on all subdivision and land development plans submitted for recording.



Detail of Phase III Century Oak Subdivision

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

Page: 5
Re: Final Subdivision - Century Oak - Phase III
East Nottingham Township - SD-03-20-16283

Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: B.K. Campbell Enterprises, Inc.
Towne Square Engineering
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District
Chester County Assessment Office



THE COUNTY OF CHESTER



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Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

March 3, 2020

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

Re: Preliminary/Final Subdivision - 17 Spring Road
East Whiteland Township – SD-02-20-16259

Dear Mr. Barner:

A Preliminary/Final Subdivision Plan entitled "17 Spring Road", prepared by JMR Engineering, LLC, and dated January 28, 2020, was received by this office on February 7, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	the north side of Spring Road, west of Warren Avenue
Site Acreage:	1.69
Lots/Units:	2 Proposed Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Residential - Low Density
UPI#:	42-4R-26.1

PROPOSAL:

The applicant proposes the creation of 2 single family residential lots. The existing residence on Lot 1 will remain. The project site, which will be served by onsite water and public sewer, is located in the R-3 Low Density Residential zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this subdivision 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 the Little Valley Creek subbasin of the Valley Creek watershed. *Watersheds'* highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of "impaired" streams, and protect/enhance historic, cultural and recreational resources. *Watersheds* can be accessed at www.chesco.org/water.





Site Plan Detail, Sheet 4: Preliminary/Final Subdivision - 17 Spring Road

PRIMARY ISSUES:

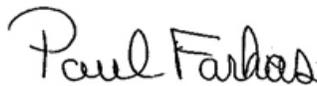
3. The plan and 2017 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. While we acknowledge the plan depicts the proposed tree line, the removal of trees should be limited to the minimum area needed for the proposed dwelling and support facilities. Orange construction fencing should be placed at the “limit of disturbance” to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.

ADMINISTRATIVE ISSUES:

4. Land disturbance and land development activities that occur within the (East) Valley Creek watershed must comply with the applicable stormwater management ordinance standards as approved in the *Valley Creek Watershed Act 167 Stormwater Management Plan* (February 2011).
5. The applicant is requesting one waivers from the plan content provisions in Article V 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. The site plan depicts the location of a proposed 20 foot wide sanitary sewer easement on Lot 2 to benefit Lot 1. The details of this easement should be incorporated into the deeds of both lots.
7. The site plan states that the individual property owner will be responsible for the ownership and maintenance of all stormwater management facilities on their lot. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill their operation and maintenance requirements for these facilities.
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 East Whiteland Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
Senior Review Planner

cc: Ryan Reese
Miranda Sisson
JMR Engineering, LLC
Chester County Health Department



THE COUNTY OF CHESTER



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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

March 2, 2020

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

Re: Final Subdivision - John Stoltzfus
Honey Brook Township - SD-02-20-16268

Dear Mr. Landes:

A final subdivision plan entitled "John Stoltzfus", prepared by Landvision and dated January 31, 2020, was received by this office on February 13, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	Southwest intersection of Beaver Dam Road and South Birdell Road (State Route 4007)
Site Acreage:	56.82 acres
Lots:	2 lots
Proposed Land Use:	Single Family Residential, Farm/Pasture Land
Municipal Land Use Plan Designation:	Rural/Agriculture
UPI#:	22-8-102, 22-8-95

PROPOSAL:

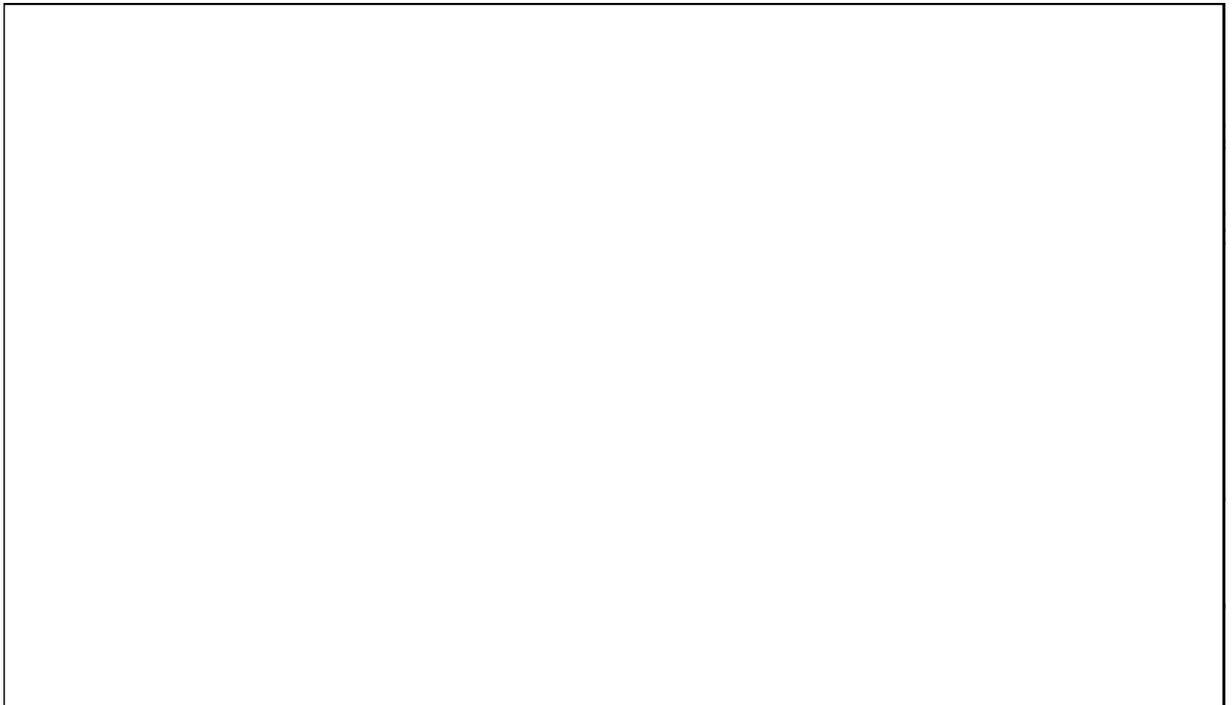
The applicant proposes changing the lot line separating two lots, and the construction of an accessory dwelling, garage and barn. The site, which is served by on-site water and on-site sewer facilities and currently contains a dwelling and associated agricultural buildings, is located in the Honey Brook Township Resource Conservation 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 **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 Two Log Run subbasin of the Brandywine Creek watershed. *Watersheds'* highest priority land use objectives within this watershed are:
 - reduce stormwater runoff,
 - restore water quality of “impaired” streams, and
 - protect vegetated riparian corridors.

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



*Detail of John Stoltzfus
Final Subdivision Plan*

PRIMARY ISSUES:

3. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies South Birdell Road (State Route 4007) as a minor collector. The Handbook (page 183) recommends an 80 foot-wide right-of-way for minor collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of South Birdell Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
4. The site is located within an agricultural security area adopted by the Township in accordance with the Agricultural Security Area Act (Act 43). Adoption of an agricultural security area is a public policy statement for the preservation of agriculture. We suggest that the applicant and the Township consider opportunities for the agricultural preservation of this site.
5. The proposed subdivision appears to be in proximity to a gas pipeline transmission easement operated by Sunoco (although the plan indicates that the 6-inch pipeline is "out of service"). 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>.

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

Page: 4
Re: Final Subdivision - John Stoltzfus
Honey Brook Township - SD-02-20-16268

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>

ADMINISTRATIVE ISSUES:

6. A copy of the plan should be submitted to the Chester County Health Department for their review and comment on the proposed sewage disposal and/or water supply. The municipality should receive confirmation on the availability of sufficient sewer and water capacity from the appropriate authority and/or company prior to final plan approval.
7. 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.
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 Honey Brook Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Landvision
John G. and Elizabeth L. Stoltzfus
Brandywine Produce
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



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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

March 2, 2020

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

Re: Preliminary/Final Land Development - Mark Properties - Avondale
London Grove Township - LD-02-20-16266

Dear Mr. Battin:

A preliminary/final land development plan entitled "Mark Properties - Avondale", prepared by Town Square Engineering and dated January 22, 2020, was received by this office on February 12, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	Southeast intersection of East Baltimore Pike and Lake Road
Site Acreage:	9.53 acres
Lots/Units:	1 lot; 4 structures
Non-Res. Square Footage:	48,000 square feet
Proposed Land Use:	self-storage facility
New Parking Spaces:	28 spaces, including recreational vehicle spaces
Municipal Land Use Plan Designation:	Commercial
UPI#:	59-5-110

PROPOSAL:

The applicant proposes the creation of four self-storage buildings totaling 48,000 square feet on a 9.53 acre lot. The project site is located in the London Grove Township C-Commercial zoning district. Public water service is proposed; no sewage service system 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.

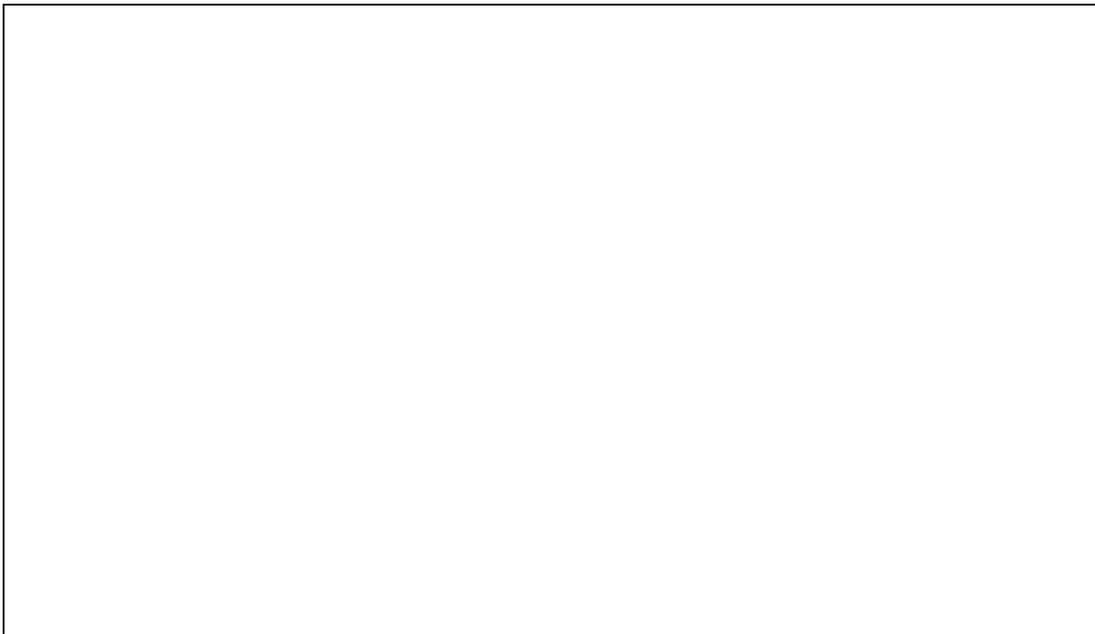
BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a conditional use proposal for this site. That review, CCPC# CU-11-19-16148, was sent to the Township in a letter dated December 11, 2019. We have no record of Township action on that application. This letter reiterates the relevant comments in our review of the conditional use application.

COUNTY POLICY:

LANDSCAPES:

2. 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**.

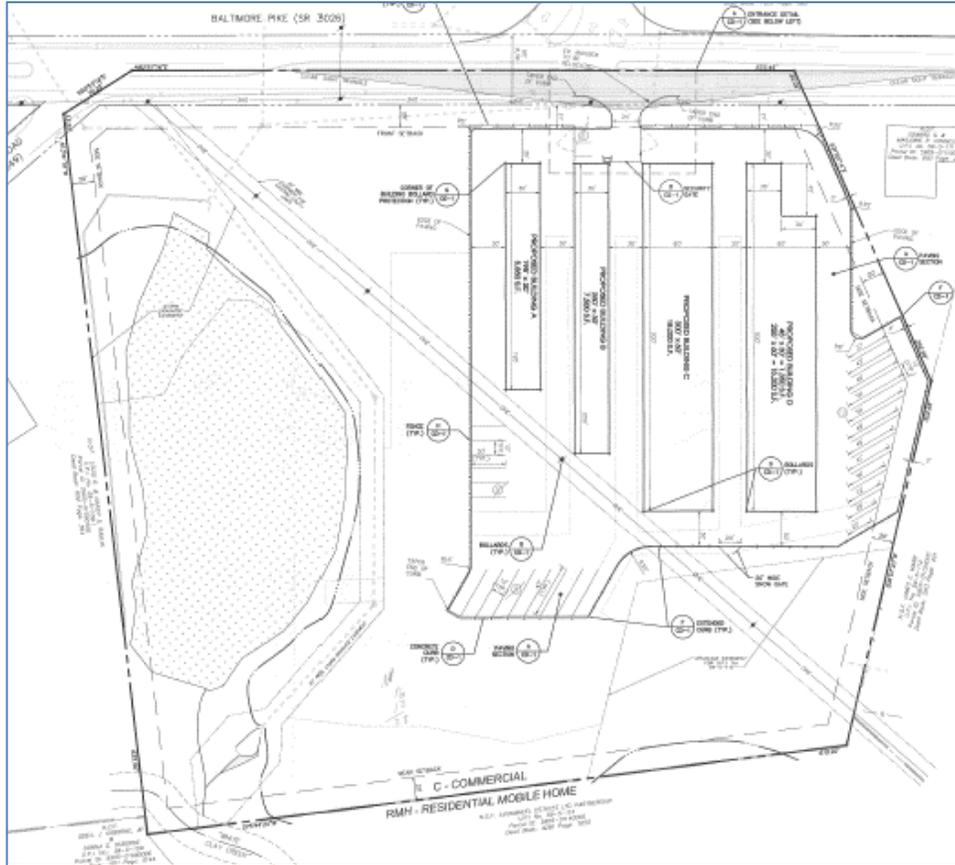


*Location Map
Mark Properties - Avondale
Preliminary/Final Land Development Plan*

WATERSHEDS:

3. **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.



*Detail of - Mark Properties Avondale
Preliminary/Final Land Development Plan*

PRIMARY ISSUES:

4. In our previous review, we suggested that the Township should review this plan in relation to the Ground Water Protection provisions of Part 14 of the Township Zoning Ordinance. The historic lime kilns and the abandoned marble quarry located just south of this site suggest that this area is underlain by the Cockeysville Marble formation. Historically the water quality of the water in the quarry has been exceptional, the Township should ensure that this is not compromised.
5. The 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. 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 erosion and sedimentation 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.

NATURAL FEATURES PROTECTION:

9. 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.
10. The plan indicates that the project will total approximately 3.27 acres impervious surfaces. The Township should determine whether the applicant will be required 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:

11. 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.
12. 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.
13. 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.
14. 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.

ADMINISTRATIVE ISSUES:

15. 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.
16. A copy of the plan should be submitted to the Chester County Health Department for their review and comment on the proposed sewage disposal and/or water supply. The municipality should receive confirmation on the availability of sufficient sewer and water capacity from the appropriate authority and/or company prior to final plan approval.

Page: 6

Re: Preliminary/Final Land Development - Mark Properties - Avondale

London Grove Township - LD-02-20-16266

17. 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.
18. 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 London Grove Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Town Square Engineering
Mark Properties
Chester County Health Department
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

March 19, 2020

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

Re: Sketch Plan - Ha's Place Center
London Grove Township - LD-03-20-16292

Dear Mr. Battin:

An Unofficial Sketch Plan entitled "Ha's Place Center", prepared by Hillcrest Associates, Inc., and dated January 3, 2020, was received by this office on March 6, 2020. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code (MPC) as amended, our comments are offered as a planning service at the request of London Grove Township. This review focuses primarily upon design and procedural-related issues and concerns to assist the applicant and London Grove Township in its review of this proposal prior to the official submission. This review does not replace the need for an official referral by London Grove Township of a preliminary or final plan, as required by the Pennsylvania Municipalities Planning Code.

PROJECT SUMMARY:

Location:	southwest corner of Lake Road and East Baltimore Pike
Site Acreage:	3.49
Lots/Units:	1 unit
Non-Res. Square Footage:	18,800
Proposed Land Use:	Retail, Office Building, Restaurant
New Parking Spaces:	113
Municipal Land Use Plan Designation:	Commercial
UPI#:	59-5-105

PROPOSAL:

The applicant proposes the construction of an 18,800 square foot (see comment #3) commercial building and 113 parking spaces. The project site, which will be served by public water and public sewer, is located in the C-Commercial zoning district.

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

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**.

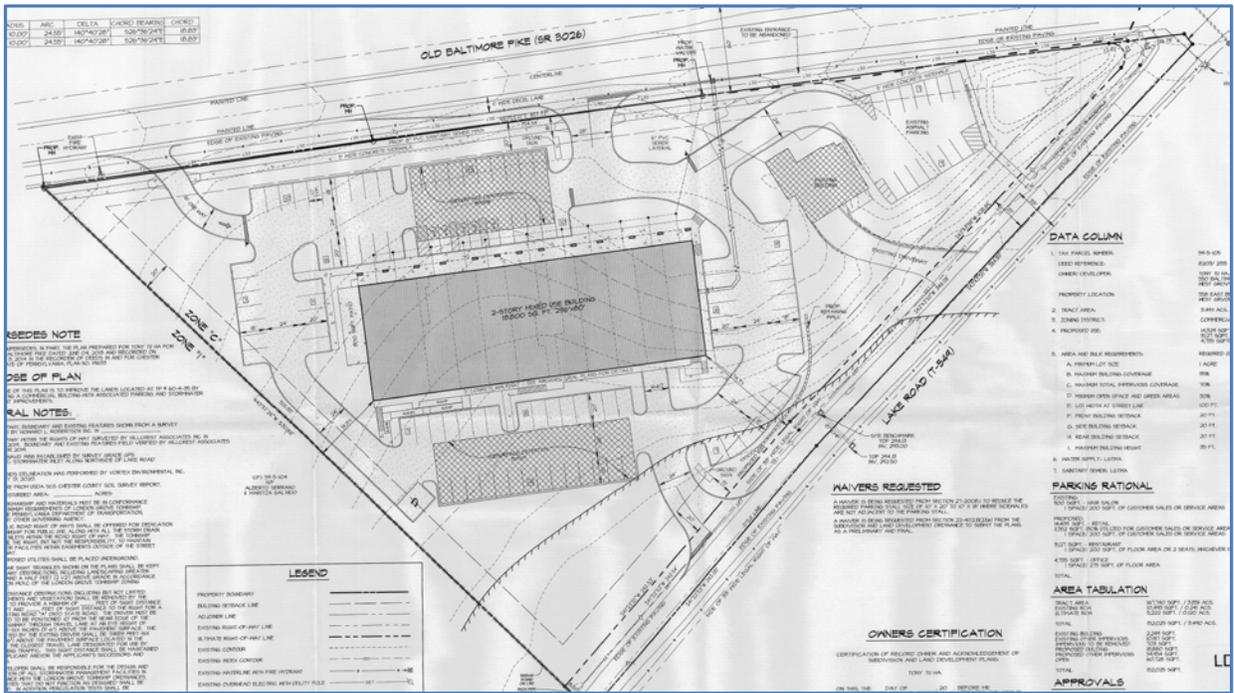


Design Issues:

2. The Township and the applicant should discuss the potential for redesign of the intersection of Lake Road and East Baltimore Pike to improve safety and functioning of the intersection. This discussion should also consider the need for turn lanes and the potential for development on the north side of East Baltimore Pike.
3. The plan identifies varying square footage figures for the proposed commercial building. The drawing of the building indicates that it is 18,800 square feet, but the list of proposed uses in #4 of the Data Column totals 21,831 square feet. The square footage of both floors of the building should be determined and listed on the plan when the official land development plan is submitted.

Page: 3
Re: Sketch Plan - Ha's Place Center
London Grove Township - LD-03-20-16292

4. The plan shows 113 parking spaces. 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. It appears that the restaurant use is to be located at the west end of the building. If this is the case, the applicant and the Township should consider how customers on the patio can be adequately buffered from moving vehicles, vehicle, noise and fumes. We suggest eliminating the five parking spaces sited to the immediate west of the patio to permit a larger landscaped area.
6. The final plan should include a Landscaping Plan that meets all ordinance requirements and adequately addresses the screening of the dumpster enclosure and all utility infrastructure from public roads without compromising sight distances at the access points.
7. A maintenance plan for the subsurface detention basins should be reviewed by the Township Engineer and be included in the final plan.
8. We acknowledge and endorse the proposed installation of a sidewalk on the south side of East Baltimore Pike. We suggest that a pedestrian crossing between the east end of the proposed sidewalk and the existing sidewalk on the north side would help extend and improve the safety of the sidewalk network in this vicinity of the Township.
9. We suggest that the applicant and the Township discuss facilities for bicycle riders. We suggest that a bicycle lane be created and appropriately marked by signage and road sharrows on the south side of East Baltimore Pike. We also suggest the proposed commercial facility include a covered secure bike rack for workers and customers.
10. The plan indicates a request for two waivers from the provisions of the Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these requirements are intended to manage.
11. The plan indicates that the 100 year flood plain crosses the southern portion of the site. The official land development submission should include information related to the presence of wetlands on this part of the site. If wetlands are found, their location should be shown on the plan and the design should be revised appropriately.
12. The applicant should consider a signage plan that consolidates all signs.



Ha's Place Center Sketch Land Development Plan

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

Sincerely,

Glenn Bentley
 Senior Review Planner

cc: Tony Tu Ha
 Hillcrest Associates, Inc.



THE COUNTY OF CHESTER



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Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

March 19, 2020

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

Re: Preliminary/Final Subdivision - Robert Eastwood
Penn Township – SD-02-20-16280

Dear Ms. Ianni:

A Preliminary/Final Subdivision Plan entitled "Robert Eastwood", prepared by Herbert E. MacCombie, and dated December 10, 2019, was received by this office on February 24, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

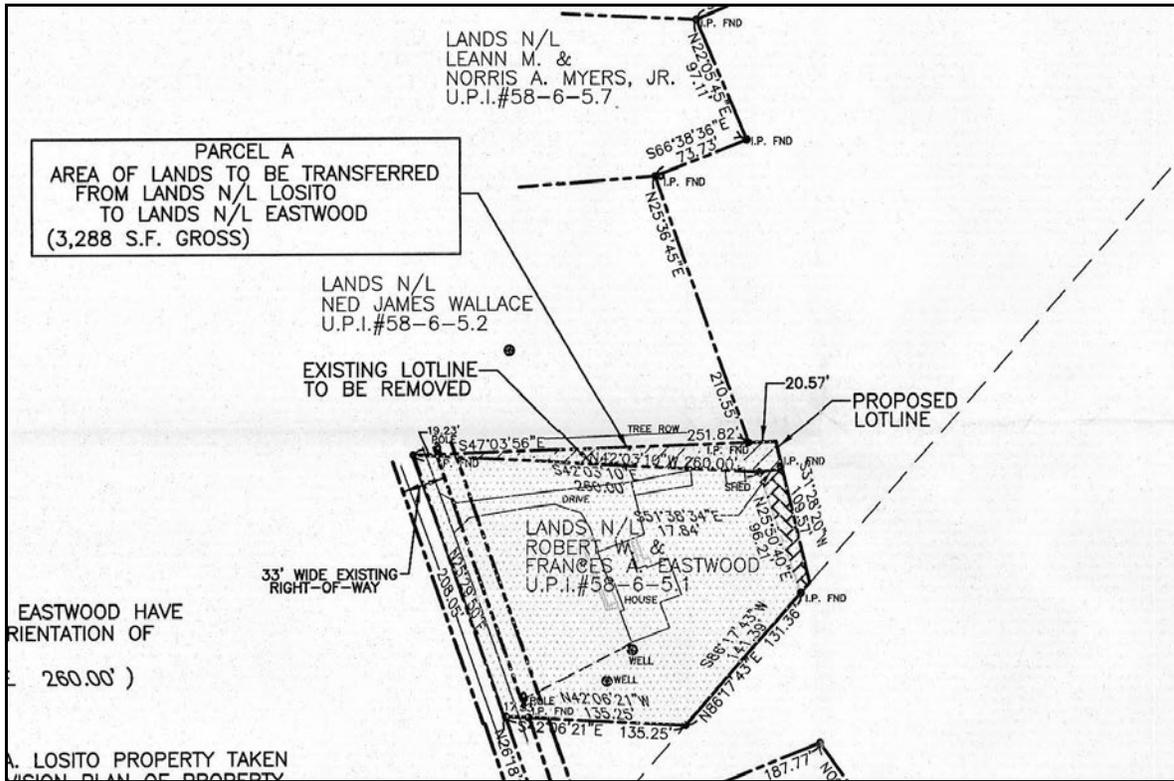
PROJECT SUMMARY:

Location:	the east side of State Road, south of McKinney Farm Lane
Site Acreage:	14.72
Lots/Units:	2 Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Suburban
UPI#:	58-6-5, 58-6-5.1

PROPOSAL:

The applicant proposes the conveyance of Parcel A, a 3,288 square foot (0.075 acre) portion of UPI# 58-6-5, to UPI# 58-6-5.1. No development activity, and no new sewage disposal or water supply, is proposed as part of this plan submission. The project site is located in the RS Residential Suburban zoning district. While the site plan indicates that a portion of the Losito Tract is situated in New London Township, Parcel A is situated entirely in Penn Township.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, particularly the agricultural conservation easement issue discussed in comment #1, and all Township issues should be resolved before action is taken on this subdivision plan.



Site Plan Detail (area to be conveyed to UPI# 58-6-5.1): Preliminary/Final Subdivision - Robert Eastwood

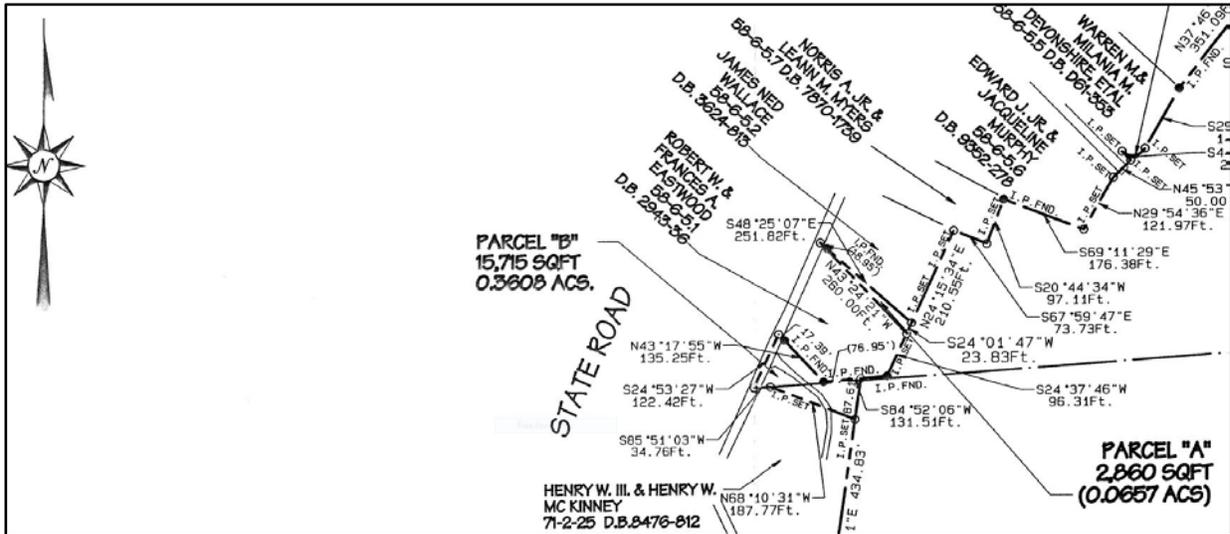
PRIMARY ISSUES:

1. It is our understanding that UPI# 58-6-5 (along with UPI# 58-6-5.8, 58-6-7.1, and 71-2-25.3) is part of the County Agricultural Land Preservation Program and is protected by an agricultural conservation easement. The Township and applicant should contact the Chester County Department of Open Space Preservation (telephone #610-344-5656) for information and clarification on what is permitted and/or restricted under the agricultural conservation easement that protects this property. This will ensure that the proposal is designed and carried out in a manner consistent with the purpose of the agricultural conservation easement.

We note that Parcel A of the current subdivision plan generally corresponds to the Parcel A Exception area shown on the plot plan for the Michael & Barbara Losito agricultural conservation easement (prepared by Concord Land Planners & Surveyors, Inc., dated August 1 2019). However, while Parcel A of the current subdivision plan is 3,288 square feet, the Parcel A Exception area shown on the plot plan for the agricultural conservation easement is only 2,860 square feet. A plan detail from the agricultural conservation easement plot plan is provided on page 4.

ADMINISTRATIVE ISSUES:

2. The applicant is requesting 25 waivers from Article III – Plan Requirements 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.



*Plan Detail: Plot Plan, Michael & Barbara Losito agricultural conservation easement,
Prepared by Concord Land Planners & Surveyors, Inc., dated August 1 2019*

3. While the site plan depicts portions of Parcel A as either a striped or cross-hatched area, the map legend does not indicate what the striped or cross-hatched areas represent. This should be clarified by the applicant.
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 Penn Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

Paul Farkas
Senior Review Planner

- cc: Robert W. & Frances A. Eastwood
Herbert E. MacCombie
Trish Fagan, Secretary, New London Township
Geoffrey Shellington, Agricultural Programs Coordinator, Chester County Department of Open Space Preservation



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

March 5, 2020

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

Re: Final Land Development - Life Time Healthy Way of Life
Tredyffrin Township – LD-02-20-16236

Dear Mr. Baumann:

A Final Land Development Plan entitled "Life Time Healthy Way of Life", prepared by Bohler Engineering, and dated May 30, 2019, and last revised on January 3, 2020, was received by this office on February 5, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	south of East Swedesford Road and east of Old Eagle School Road
Site Acreage:	5.38
Lots/Units:	1 Lot
Proposed Land Use:	32,640 square foot office building
New Parking Spaces:	144
Municipal Land Use Plan Designation:	Office/Business Park
UPI#:	43-6F-7.1

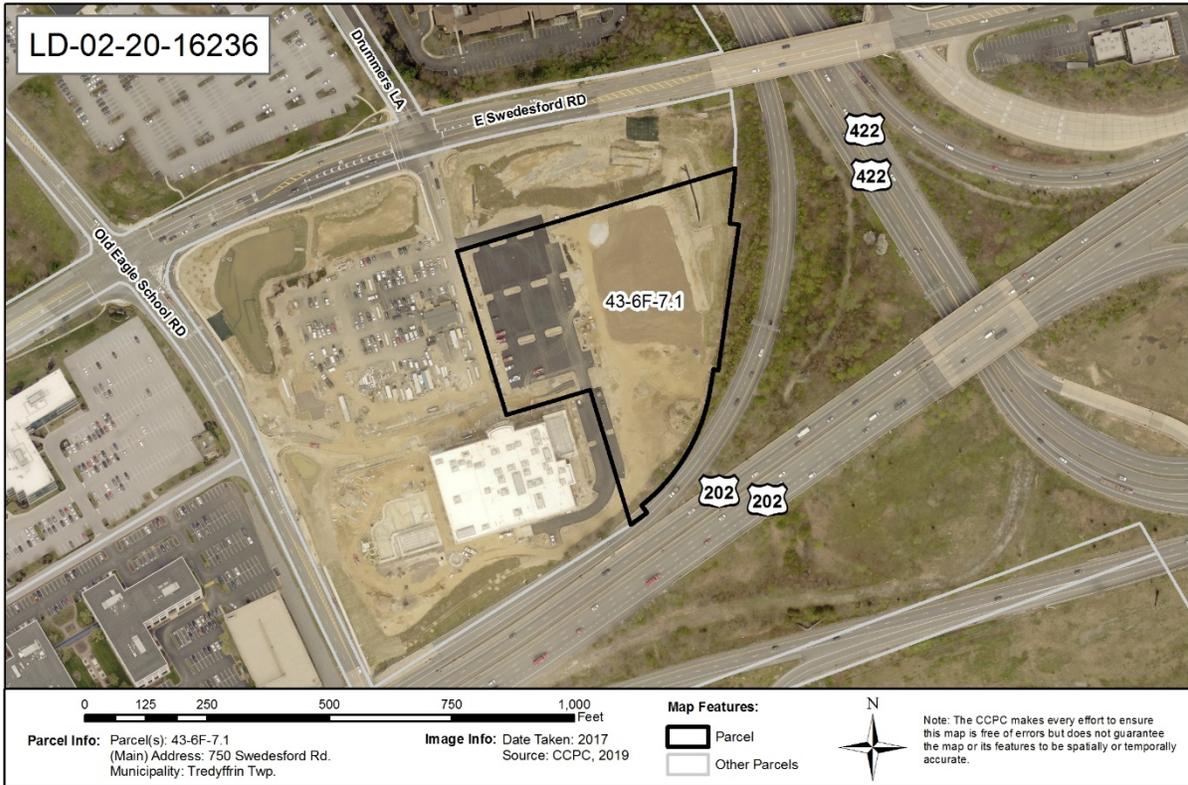
PROPOSAL:

The applicant proposes the construction of a two-story 32,640 square foot office building, and 144 additional parking spaces. The project site, which will be served by public water and public sewer, is located in the O Office zoning district. Building elevations were not included with the current plan submission to the County Planning Commission.

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 previously reviewed an earlier version of this plan submission (dated May 30, 2019), which addressed the construction of a two-story 45,196 square foot office building (CCPC# LD-06-19-15947, dated July 9, 2019).



- The Chester County Planning Commission initially reviewed a subdivision and land development proposal for this site in 2015. CCPC# SD-6-15-12014, dated July 1, 2015, addressed the creation of two lots from a 21.3 acre site. CCPC# LD-6-15-12015, dated July 1, 2015, addressed the construction of a 40,026 square foot private school on Lot 1 of the proposed subdivision plan, and the construction of a three-story 135,965 square foot Lifetime Fitness building and an 800 square foot bistro on Lot 2. According to our records, these plans were approved by Treddyffrin Township on December 7, 2015. While the current plan submission indicates that the Lifetime Fitness building (aka Lifetime Athletic Health Club) and the bistro have been constructed, the current plan submission indicates that the proposed office building is generally situated in the same location on the original parent tract as the previously approved private school.

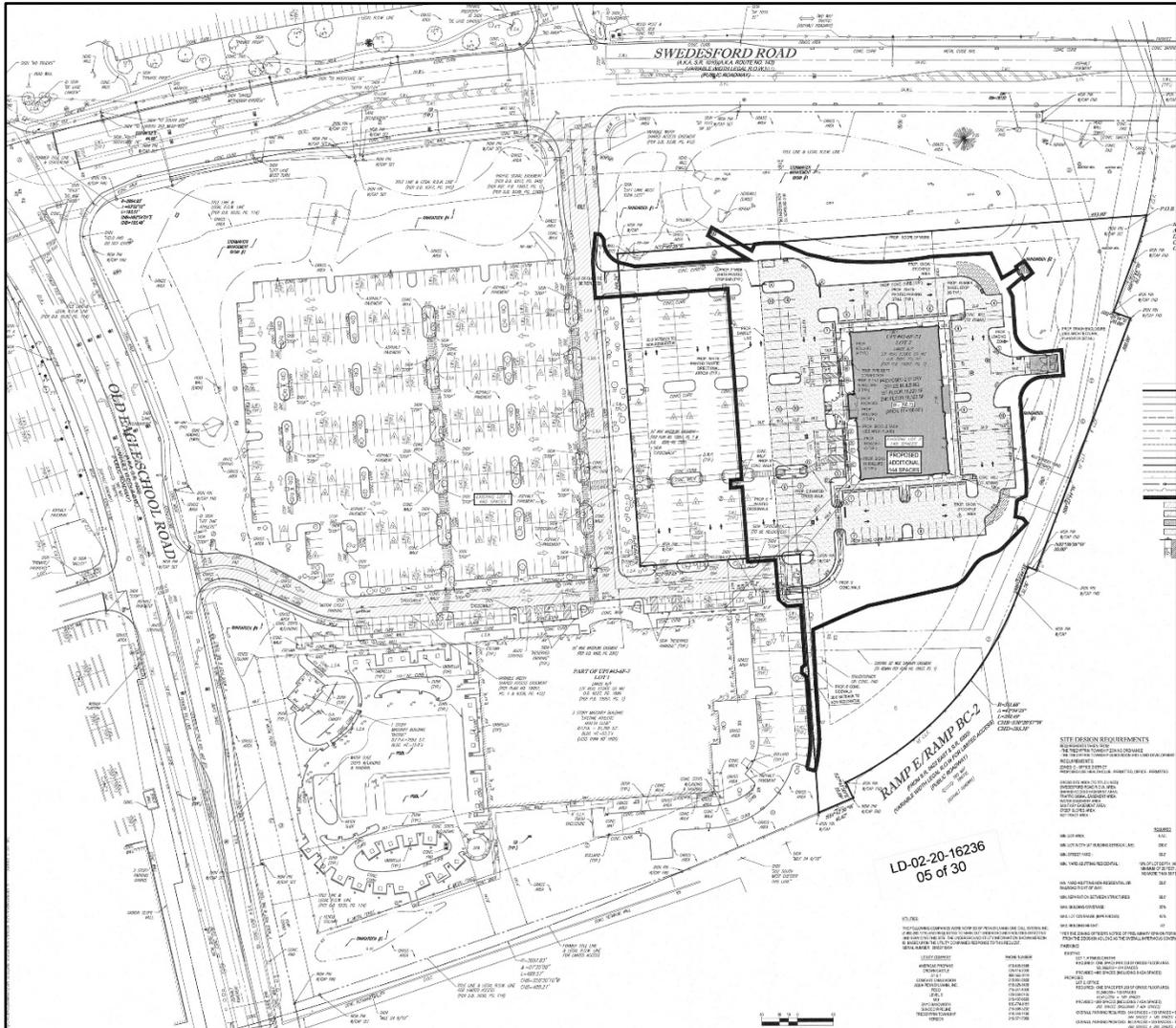
COUNTY POLICY:

LANDSCAPES:

- 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**.

WATERSHEDS:

4. **Watersheds**, the water resources component of **Landscapes3**, indicates the proposed development is located within the Trout Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: reduce stormwater runoff, protect first order streams, and protect ground water quantity and quality. **Watersheds** can be accessed at www.chesco.org/water.



Site Plan Detail, Sheet C-301: Final Land Development - Life Time Healthy Way of Life

PRIMARY ISSUES:

5. The parking figures provided in the Site Design Requirements table on Sheet C-301 indicate that the applicant is providing 72 more parking spaces than required by the Township Zoning Ordinance for both Lot 1 and Lot 2. We note that the previous plan submission reviewed by the County Planning Commission on July 9, 2019 (CCPC# LD-06-19-15947) did not exceed the parking requirements of the Township Zoning Ordinance. 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.

6. We acknowledge, and endorse, that the proposed sidewalks on the current project site (UPI# 43-6F-7.1) will extend to the adjoining parcel, which will provide direct pedestrian access to the Lifetime Athletic Health Club building, and the existing pedestrian network along the adjoining roadways. Sidewalks are an essential design element in the **Suburban Landscape**.
7. We acknowledge, and endorse, that a plan note on Sheet C-301 indicates that a bicycle rack will be provided at the entrance of the office building. For clarity purposes, the applicant should identify the number of bicycle parking spaces provided, and also identify if the bicycle rack will be located under a shelter or building overhang to protect the bicycles from the elements (we note that, while the plan note on Sheet C-301 appears to indicate that the design details for bicycle parking are provided on the architectural plans for this project, this information was not included with the plan submission to the County Planning Commission). Additional information on bicycle parking is provided in the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: www.chesco.org/documentcenter/view/27029.
8. The Township's emergency service providers should be requested to review the plan to ensure that they can safely navigate the proposed development when completed, and access the facility to address on-site emergencies. We note that a fire truck circulation plan is provided on Sheet C-303.
9. The site is underlain by carbonate geology in which the presence or potential may exist for formation and/or expansion of solution channels, sinkholes and other karst features. These features can present risk of collapse and groundwater contamination that often can be overcome and avoided with careful stormwater management design. The location, type, and design of stormwater facilities and best management practices (BMPs) should be based on a site evaluation conducted by a qualified licensed professional that ascertains the conditions relevant to formation of karst features, and the PA BMP Manual or other design guidance acceptable to the Municipal Engineer.

ADMINISTRATIVE ISSUES:

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 is requesting three waivers from the provisions of the Township Subdivision and Land Development Ordinance (SLDO), including one waiver from the landscaping provisions set forth in Section 181-52.D of the SLDO. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
12. The Township should ensure that this proposal provides for in-building coverage for public safety and emergency service radio communications. The applicant should contact the Chester County Department of Emergency Services Technical Division at 610-344-5000 for additional information on this issue.

Page: 5
Re: Final Land Development - Life Time Healthy Way of Life
Treddyffrin Township – LD-02-20-16236

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. The parking figures in the Site Design Requirements table on Sheet C-301 contain figures in italics that, according to a note at the bottom of this table, “denotes previous revisions calculation.” However, these figures are not entirely consistent with the parking figures provided in the previous plan submission reviewed by the County Planning Commission (CCPC# LD-06-19-15947, dated July 9, 2019). We suggest, for clarity purposes, that the parking figures in italics be removed from this table.
15. A site plan note on Sheet C-302 provides an outdated non-residential structural square footage figure for the proposed office building. This should be corrected by the applicant.
16. 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 Treddyffrin 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: Bohler Engineering
Life Time, Inc.
LFT Real Estate Company, Inc.
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

March 6, 2020

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

Re: Preliminary Subdivision - Ferguson Preserve
Wallace Township - SD-02-20-16269

Dear Ms. Randzin:

A preliminary subdivision plan entitled "Ferguson Preserve", prepared by Inland Design and dated January 31, 2020, was received by this office on February 13, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	Northwest intersection of Marshall Road (State Route 4033) and Little Conestoga Road (State Route 4016)
Site Acreage:	147.03 acres
Lots:	64 single-family dwellings
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Rural Density
UPI#:	31-4-84.2, 31-4-79, 31-4-84, 31-4-84.3, 31-4-84.1

PROPOSAL:

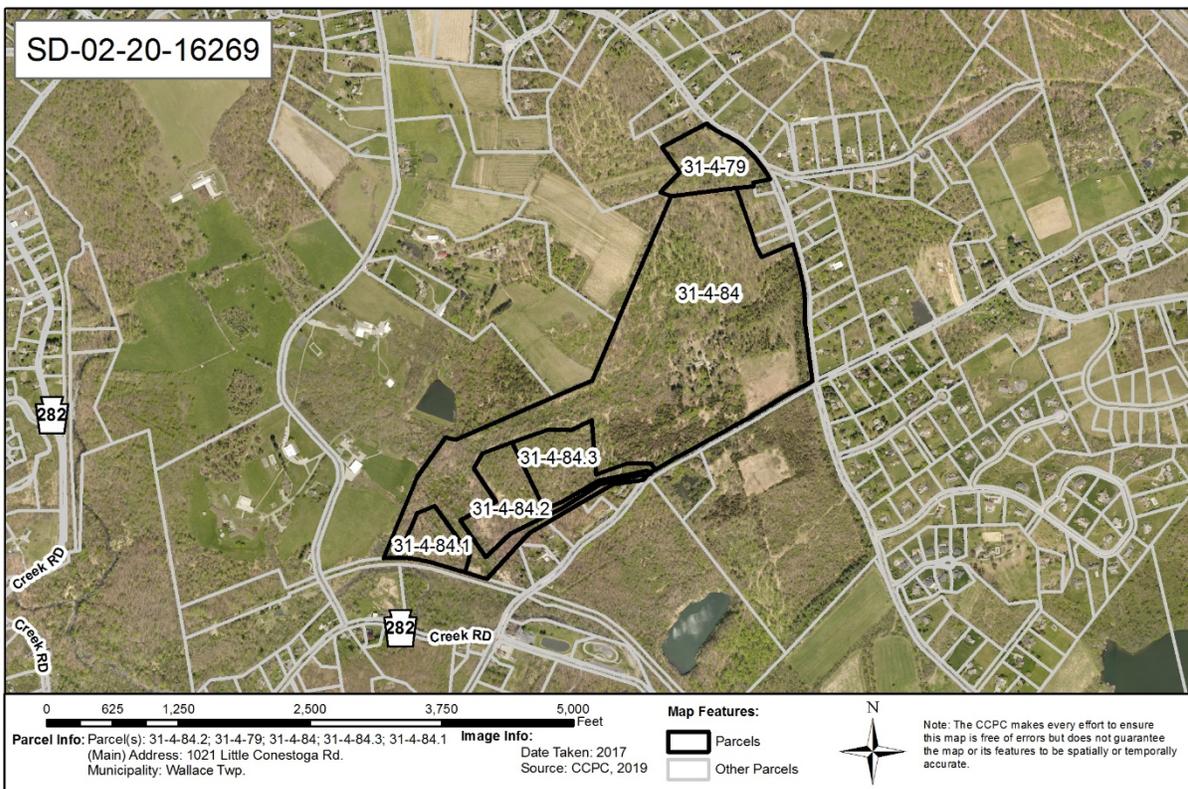
The applicant proposes the creation of 64 lots and 112.22 acres of private open space. The site, which will be served by on-site water and public sewer facilities, is located in the Wallace Township FRR Flexible Rural Residential zoning district.

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 **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.

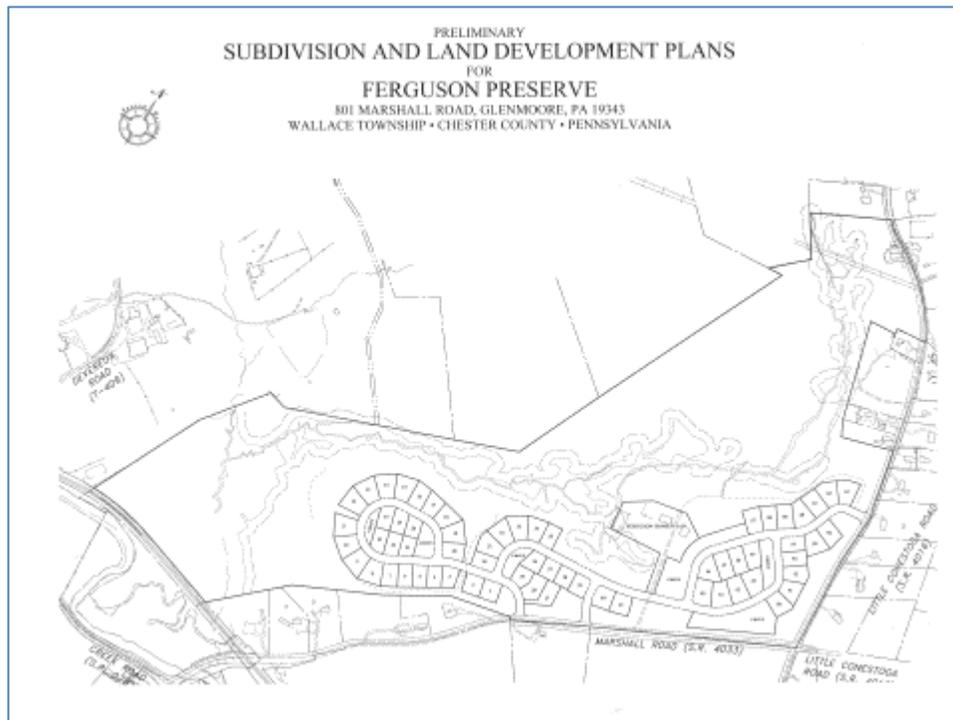
PRIMARY ISSUES:

3. It appears that the majority of the lots have immediate physical access to “green” or an open area. This is a very desirable design feature. To increase the opportunities for all lots to access the green and open areas, the applicant should provide walking paths within the site and sidewalks on at least one side of the roadways. “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.

To enhance the walkability of this subdivision, PennDOT’s Design Manual 2-Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act (ADA) recommend that sidewalks be a minimum of 5 feet in width. Additional information on this topic is provided in the Pedestrian Facilities Design Element of the County Planning Commission’s Multimodal Circulation Handbook (2016 Update), which is available online at:

www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm.

We recommend that the applicant extend the greens adjacent to lots 21-26, 27-39, and 42-49 through the rear of these lots to create a continuous access/greenway in the community.



*Detail of Ferguson Preserve
Preliminary Subdivision Plan*

4. The Chester County Planning Commission has recently reviewed subdivisions in the vicinity of this site within the last year, totaling 154 lots (“Brandolini Wallace, LP”, 101 lots, CCPC# SD-09-19-16085; “113 Devereux Road, Glenmoore”, 36 lots, CCPC# 07-19-16013; “Mila Woods Subdivision”, 15 lots, CCPC# 07-19-16157). We suggest that the Township coordinate all existing and proposed trails in this area. 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.

5. 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.
6. The plan and aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. If development or earth disturbance is going to encroach upon existing woodlands, the removal of trees should be limited to the minimum area needed for the dwellings and support facilities. The limits of tree removal should be clearly shown on the plan and “limits of disturbance” should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the “limit of disturbance” to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.
7. The site contains delineated wetlands. Although it does not appear that any development activity will encroach into the delineated wetland area, the applicant should be aware that placement of fill in wetlands is regulated by the Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977) and the Department of Environmental Protection under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management.

The Township should confirm that the site plan complies with riparian buffer requirements. *Landscapes3* supports the comprehensive protection and restoration of the county’s ecosystems, including riparian corridors (“Protect” Objective B, page 63).

8. 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. Marshall Road (State Route 4033) is classified as a minor collector.

The Handbook (page 183) recommends 80 foot-wide rights-of-way for major and minor collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate rights-of-way to be reserved for these sections of Little Conestoga Road and Marshall Road. We suggest that these areas be identified as dedicated rights-of-way, and be offered for dedication to PennDOT.

9. The Township Engineer should review and comment on the applicant's traffic study.
10. The plan indicates that a Homeowners' Association will be responsible for the proposed common areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any common held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance.
11. We believe that the former Edward Hunter Property homestead on the tract is a Class One Historic Resource, and the home is listed on the National Registry. We recommend that any recommendations of the Wallace Township Historic Commission regarding the subdivision plan, such as buffering the historic home and retaining a private drive to the home, be incorporated into the plan.

STORMWATER CONSIDERATIONS:

12. BMPs 1, 2, and 4 are located to the rear of planned lots 11-13 and 20 and 27. The plans show the access to these BMPs is planned as open space. The applicant should ensure regular maintenance, including mowing, trimming, and clearing of trees or debris, and inspection of these access areas is included in the Operation and Maintenance (O&M) plan to provide unrestricted access to the planned BMPs to complete routine inspection and maintenance.
13. The plans indicate that runoff from the proposed roads will drain into constructed vegetated swales that will be located adjacent to the roads and in front of single family residences.
 - a. The plans indicate that driveways for many of the planned residences will cross these swales. It is not clear from the plans if stormwater runoff will flow over the planned driveways or if culverts will be installed beneath the driveways. If culverts will be installed, please include an inspection schedule and maintenance instructions in the O&M Plan to reduce clogging and obstruction that could interrupt the intended flow of stormwater.
 - b. A substantial portion of the planned stormwater inlets are located in the front lawns of planned residences. Please specify the entity responsible for maintaining of these inlets in the O&M plan. Inspections of all planned stormwater inlets to check for debris or clogging should occur after large (>1") storm events to reduce the occurrence of standing water on residential properties.
14. The plans indicate that earthen berms will be constructed behind proposed lots 13-18 and 52-55 to divert stormwater runoff into planned BMP 2 and BMP 9. Additionally, the plans indicate that grading will result in the creation of an area of steep slopes (15-20% grade) across the road from planned lots 53-55.
 - a. The combination of steep slopes with freshly disturbed soils will increase the chance of sheet and rill erosion on and adjacent to these features until herbaceous vegetation becomes fully established.

- b. The O&M plan should include routine inspection and maintenance of the berms, adjacent swales, and the area of steep slopes to prevent future erosion and limit the delivery of sediment into the subsurface infiltration basins.
15. Wallace Township is required to achieve sediment and nutrient load reductions that are included in the Christina Basin Total Maximum Daily Loads (TMDL) reports. These reports specify that Wallace Township is required to reduce their sediment load by 19.9%, their nitrogen load by 18.0%, and their phosphorus load by 18.0%. To contribute to achieving the Township's required TMDL pollutant reduction and to avoid increasing pollutant loads in East Branch of Brandywine Creek, a High Quality Trout Stocking stream, the applicant should consider the following additional measures to reduce runoff volume and sediment and nutrient discharge:
 - a. installing additional trees and shrubs in the planned green spaces located to the east of lots 46 and 48, west of lots 23 and 24, and on the west side of Road D to increase foliar precipitation interception and reduce stormwater runoff;
 - b. installing a rain garden around planned stormwater inlet 9.7 to slow stormwater runoff, facilitate infiltration, and reduce the volume of stormwater entering the planned infiltration basin (BMP 9);
 - c. ensuring erosion and sediment control measures are inspected in accordance with the requirements included in the Erosion and Sediment Control Plan.
16. The planned residences will rely on individual wells for their water supply. Several infiltration BMPs (BMPs 5, 9, 10) are located up-gradient of planned wells locations and a proposed subsurface infiltration basin (BMP 10) is located within 100' of the proposed wells on lots 44 and 45. The applicant should consider the site-specific geology to determine if these planned BMPs could impact the water quality of the down-gradient wells and should locate the wells and/or BMPs to avoid any unintended water quality impacts.

NATURAL FEATURES PROTECTION:

17. The plans indicate that a substantial area of mature woodlands will be cleared for the construction of roads and residences. The applicant should demarcate all limits of disturbance along adjacent forested areas with orange construction fencing to minimize unintended intrusion by construction vehicles and equipment to reduce damage to trees and root zones.
18. The applicant should consider conducting annual mowing after July 15th in the planned basins (BMPs 5 and 11) to reduce mortality to ground-nesting and meadow-nesting bird species.
19. Given the large amount of open space that will be preserved, the applicant should consider installing a walking path to provide residents with additional outdoor recreation opportunities.
 - a. The protection of the site's natural features and the planned stormwater infrastructure provide an excellent opportunity to demonstrate to residents the principles and practices of stormwater management and the importance of watershed stewardship.
 - b. Educational signage could be incorporated into this path to provide residents with information on the sensitive natural features located on the property (woodlands, streams and wetlands), the benefits of conservation development design, and the stormwater management infrastructure.
20. Given the development of new roadways and driveways, the applicant should consider establishing a de-icing plan and material storage area that minimizes the volume of de-icing chemicals and pollutants that will directly infiltrate to the groundwater or runoff to streams.

Page: 7
Re: Preliminary Subdivision - Ferguson Preserve
Wallace Township - SD-02-20-16269

Monitoring results throughout Chester County show rapid increases in baseline chloride concentrations, and pronounced spikes in chloride levels are often observed after winter precipitation events. Reducing chloride runoff from all pavement sources as well as roads is increasingly needed to minimize impacts to water resources.

ADMINISTRATIVE ISSUES:

21. The applicant should contact the office of the Chester County Conservation District for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
22. A Pennsylvania Department of Transportation permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
23. 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: Inland Design
DeLuca Signature, LP
Barbara L. and Albert M. Greenfield
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

March 3, 2020

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

Re: Subdivision - Craig & Ashlie Hannum
Wallace Township - SD-02-20-16271

Dear Ms. Randzin:

A subdivision plan entitled "Craig & Ashlie Hannum", prepared by DL Howell & Associates, Inc. and dated January 3, 2020, was received by this office on February 13, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location: East of Little Conestoga Road, south of Walnut Bank Road
Site Acreage: 5.51 acres
Lots: 2 lots
Proposed Land Use: Single Family Residential
Municipal Land Use Plan Designation: Rural Density
UPI#: 31-4-15.3

PROPOSAL:

The applicant proposes the creation of two 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 zoning district. A dwelling on proposed Lot 1 is currently under construction; a second dwelling is proposed for Lot 2. Both lots will use a common driveway to Walnut Bank Road.

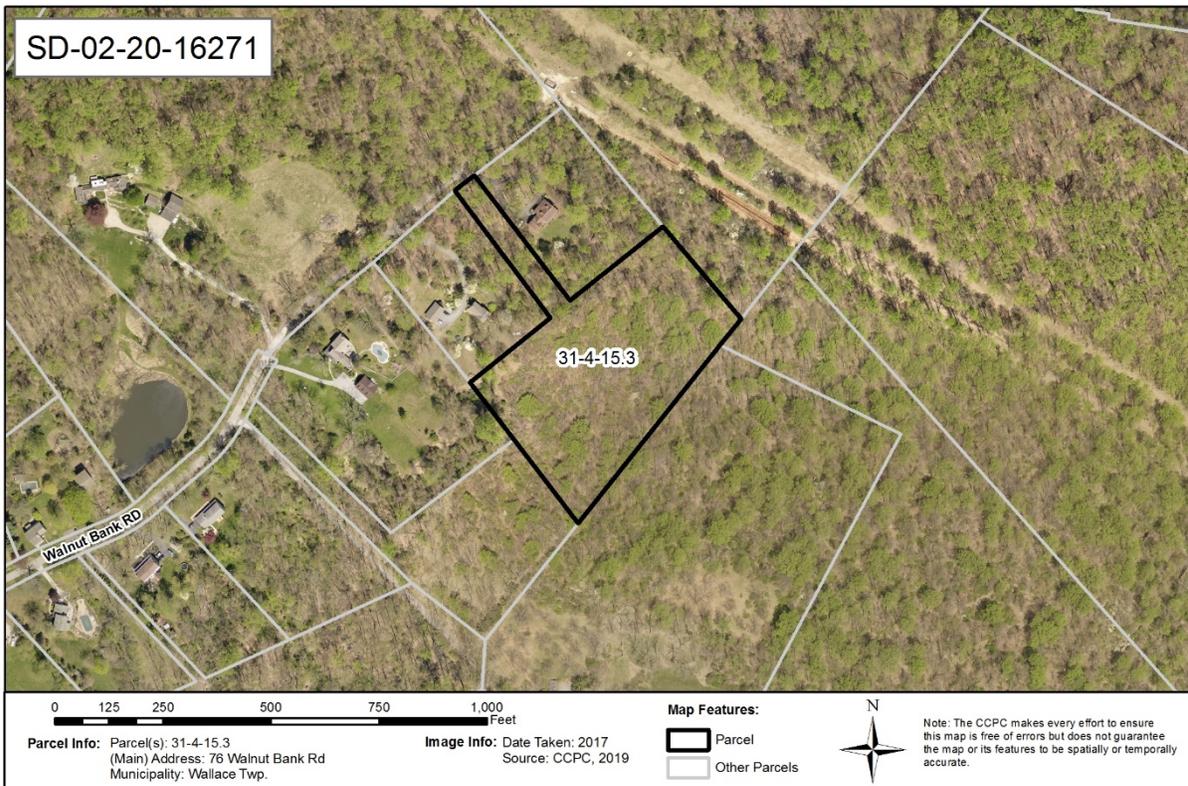
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, and all Township issues should be resolved before action is taken on this subdivision plan.

COUNTY POLICY:

LANDSCAPES:

1. The site is located within the **Rural Landscape** designation of *Landscape3*, 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:

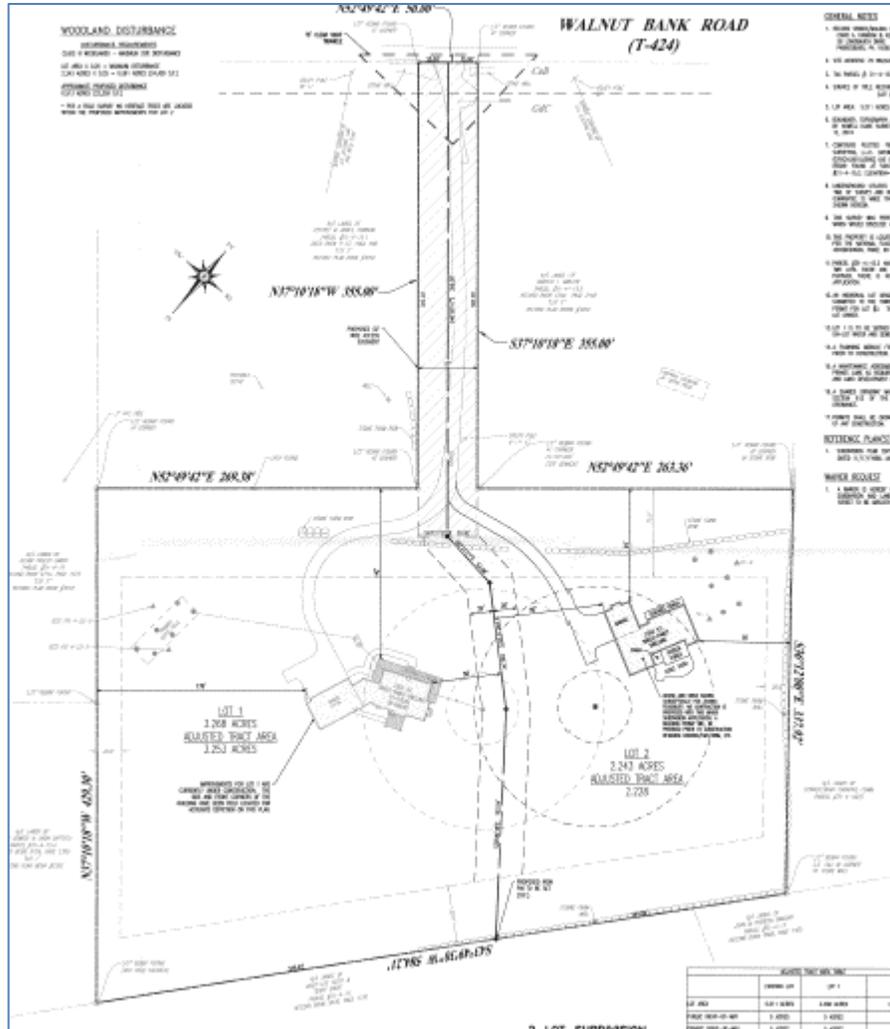
- reduce stormwater runoff,
- restore water quality of "impaired" streams, and
- protect vegetated riparian corridors.

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

PRIMARY ISSUES:

3. The plan and aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. If development or earth disturbance is going to encroach upon existing woodlands, the removal of trees should be limited to the minimum area needed for the dwellings and support facilities. The limits of tree removal should be clearly shown on the plan and "limits of disturbance" should be delineated to protect

all trees that are intended to remain. Orange construction fencing should be placed at the “limit of disturbance” to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.



*Detail of Craig & Ashlie Hannum
 Subdivision Plan*

- The deeds of both lots should reflect the terms of the access easement and the maintenance agreement for the common driveway should be specified.

ADMINISTRATIVE ISSUES:

- 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

Page: 4
Re: Subdivision - Craig & Ashlie Hannum
Wallace Township - SD-02-20-16271

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 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,

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: Craig & Ashlie Hannum
Craig Hannum
DL Howell & Associates, Inc.
Chester County Health Department
Chester County Conservation District



THE COUNTY OF CHESTER



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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

March 2, 2020

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

Re: Final Land Development - Null's Towing
West Fallowfield Township - LD-02-20-16267

Dear Ms. Wheeler:

A final land development plan entitled "Null's Towing", prepared by Concord Land Planners and Surveyors, Inc. and dated January 31, 2020, was received by this office on February 12, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	East side of Gap Newport Pike (State Route 41), north of Limestone Road
Site Acreage:	7.06 acres
Lots/Units:	1 lot; 1 structure proposed
Non-Res. Square Footage:	10,000 square feet
Proposed Land Use:	Equipment Storage Shed
New Parking Spaces:	No additional spaces are proposed
Municipal Land Use Plan Designation:	Commerce
UPI#:	44-4-79

PROPOSAL:

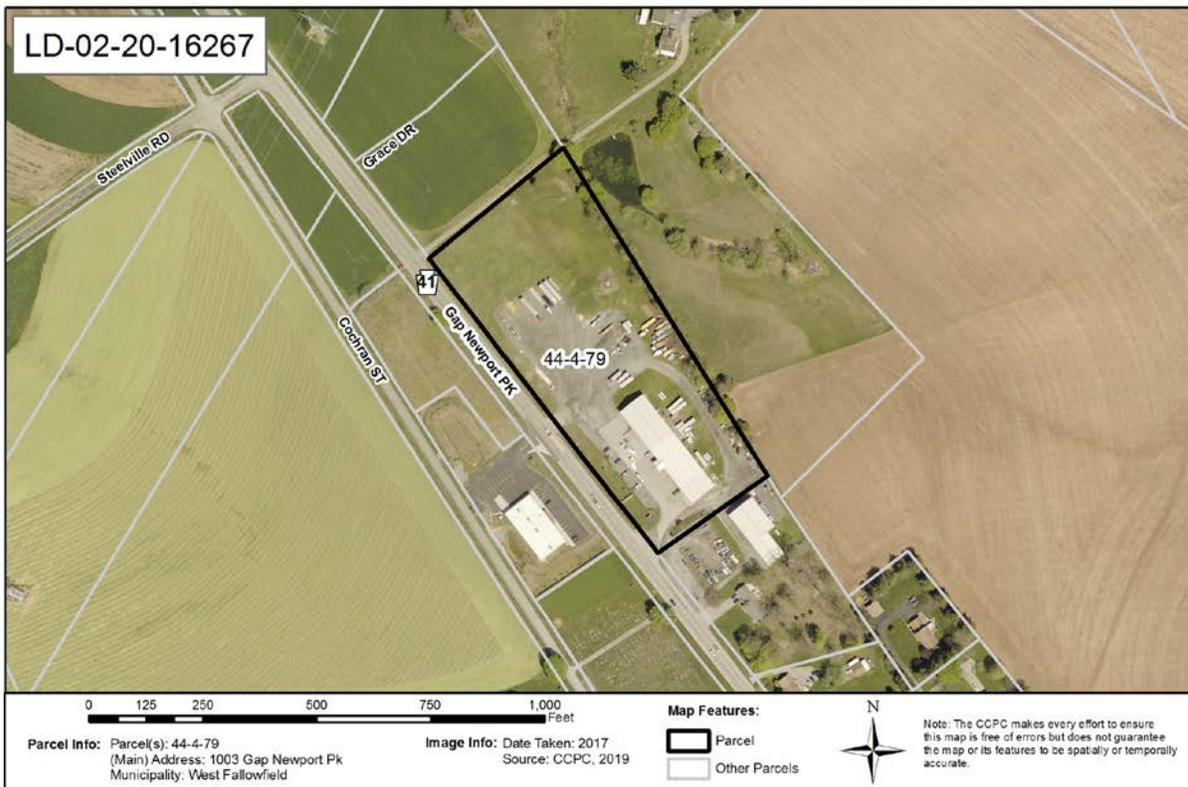
The applicant proposes the construction of a 10,000 square foot equipment storage shed. The site contains an existing commercial structure, and the proposed shed will not require water or sewer facilities. The site is located in the West Fallowfield Township Commercial zoning district.

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

COUNTY POLICY:

LANDSCAPES:

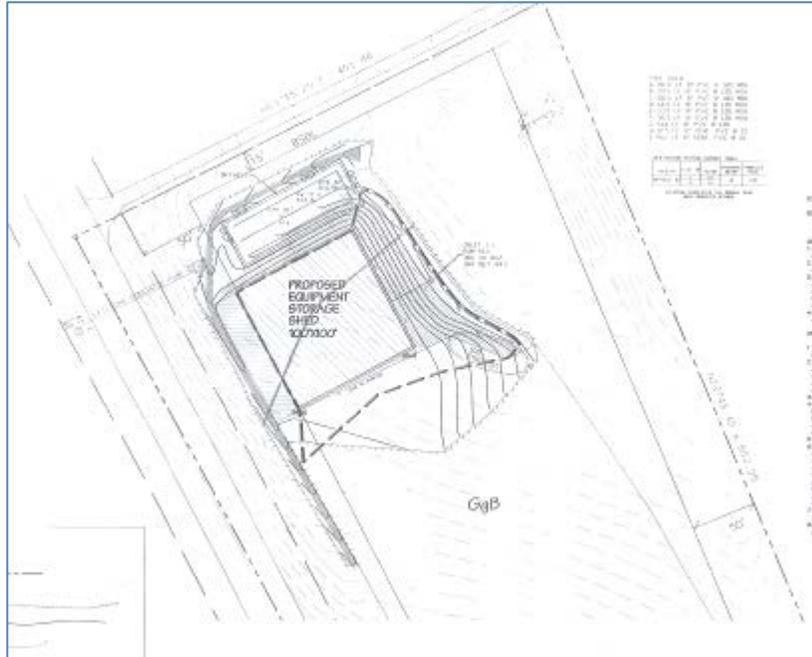
1. The site is located within the **Rural Center Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. This landscape often evolves from a village at an historic crossroads that has expanded over time. The vision for the **Rural Center Landscape** is as a community focal point 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**.



WATERSHEDS:

2. **Watersheds**, the water resources component of *Landscapes3*, indicates the proposed development is located within the Knight Run subbasin of the Octoraro Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are:
 - restore water quality of “impaired” streams and ground water,
 - reduce agricultural nonpoint source pollutants, and
 - implement comprehensive stormwater management.

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



*Detail of Null's Towing
Final Land Development Plan*

PRIMARY ISSUES:

3. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Gap Newport Pike (State Route 41) as a major arterial. The Handbook (page 183) recommends a 150 foot-wide right-of-way for major arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Gap Newport Pike. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
4. The Township and the applicant should consider the potential for providing a future sidewalk system in this area. "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.
5. The Township's emergency service providers should be requested to review the plan to ensure that they can safely navigate the proposed development when completed.
6. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
7. The Township should verify that the proposed landscaping plan conforms to Township landscape and screening requirements.

Page: 4
Re: Final Land Development - Null's Towing
West Fallowfield Township - LD-02-20-16267

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

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Concord Land Planners and Surveyors, Inc.
Null's Towing
H. Dain and Gwendolyn S. Null
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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Executive Director

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

March 2, 2020

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

Re: Final Subdivision - Levi K. & Annie K. Fisher
West Fallowfield Township - SD-02-20-16260

Dear Ms. Wheeler:

A final subdivision plan entitled "Levi K. & Annie K. Fisher", prepared by Concord Land Planners and Surveyors, Inc. and dated January 6, 2020, was received by this office on February 10, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	East side of Limestone Road (State Route 10) and the north and south sides of Highpoint Road
Site Acreage:	105.38 acres
Lots:	2 lots
Proposed Land Use:	Farm/Pasture Land
Municipal Land Use Plan Designation:	Agricultural Preserve (north of Highpoint Road) and Light Industrial (south of Highpoint Road)
UPI#:	44-7-121, 44-7-107

PROPOSAL:

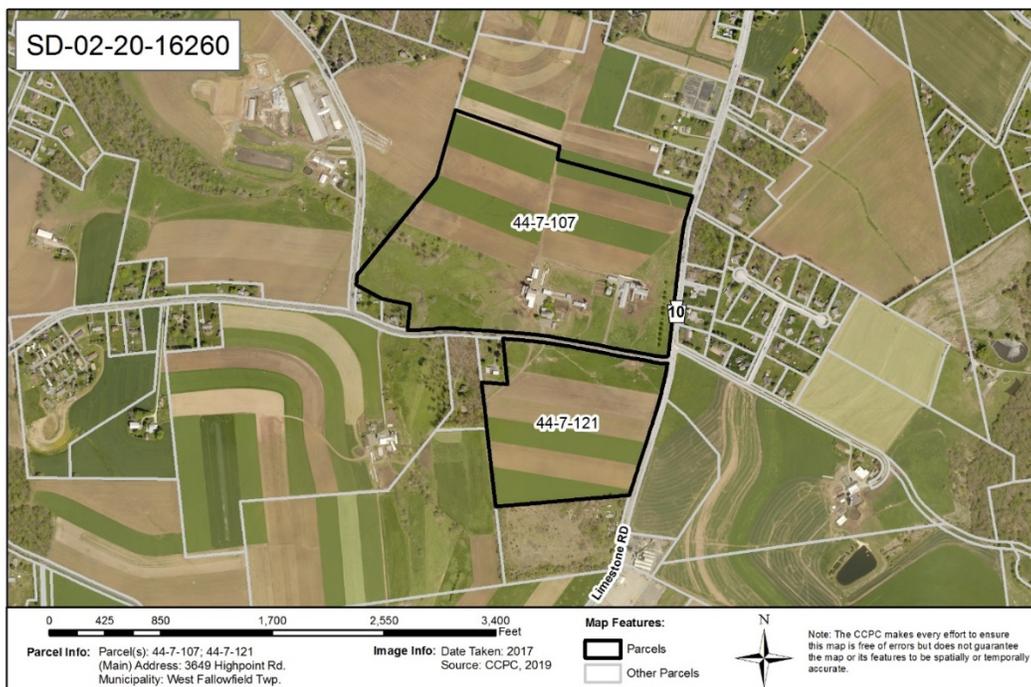
The applicant proposes changing the lot line separating two lots. The site, which is served by on-site water and sewer facilities, contains two dwellings and various agricultural structures and is located in the West Fallowfield Township Agricultural zoning district. No additional construction is proposed. These parcels are located in an agricultural security area.

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

COUNTY POLICY:

LANDSCAPES:

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



PRIMARY ISSUES:

2. This subdivision involves creating one lot that will be separated by Highpoint Road. The Township and the applicant should verify that the resultant lot will receive one UPI number. The Township Solicitor should verify that this lot separation design conforms to applicable Township regulations.
3. We suggest that the applicant and the Township consider whether it is appropriate to place these lots within agricultural easements.
4. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Limestone Road (State Route 10) as a minor arterial. 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 Limestone Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.



**Detail of Levi K. & Annie K. Fisher
 Final Subdivision Plan**

ADMINISTRATIVE ISSUES:

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

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

Sincerely,

Wes Bruckno

Wes Bruckno, AICP
 Senior Review Planner

cc: Concord Land Planners and Surveyors, Inc.
 Chester County Health Department
 Levi K. & Annie K. Fisher



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

March 5, 2020

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

Re: Final Land Development - Springer Corporate Center
West Goshen Township – LD-02-20-16251

Dear Mr. LaLonde:

A Final Land Development Plan entitled "Springer Corporate Center", prepared by Mullin Engineering, and dated January 10, 2020, was received by this office on February 5, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	east side of Westtown Road (S.R. 2007), south of Lauber Road
Site Acreage:	1.83
Lots/Units:	1 Lot
Non-Res. Square Footage:	2,400
Proposed Land Use:	Addition to Existing Commercial Building
New Parking Spaces:	20
Municipal Land Use Plan Designation:	Commercial, Office, Industrial Infill
UPI#:	52-5-106

PROPOSAL:

The applicant proposes the construction of a 2,400 square foot addition to an existing commercial building on the southernmost portion of the site, and 20 additional parking spaces. The existing building on the northern portion of the site, which is identified as the Westtown Children’s Academy, will remain. The project site, which is served by public water and public sewer, is located in the MP Multipurpose District zoning district.

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

COUNTY POLICY:

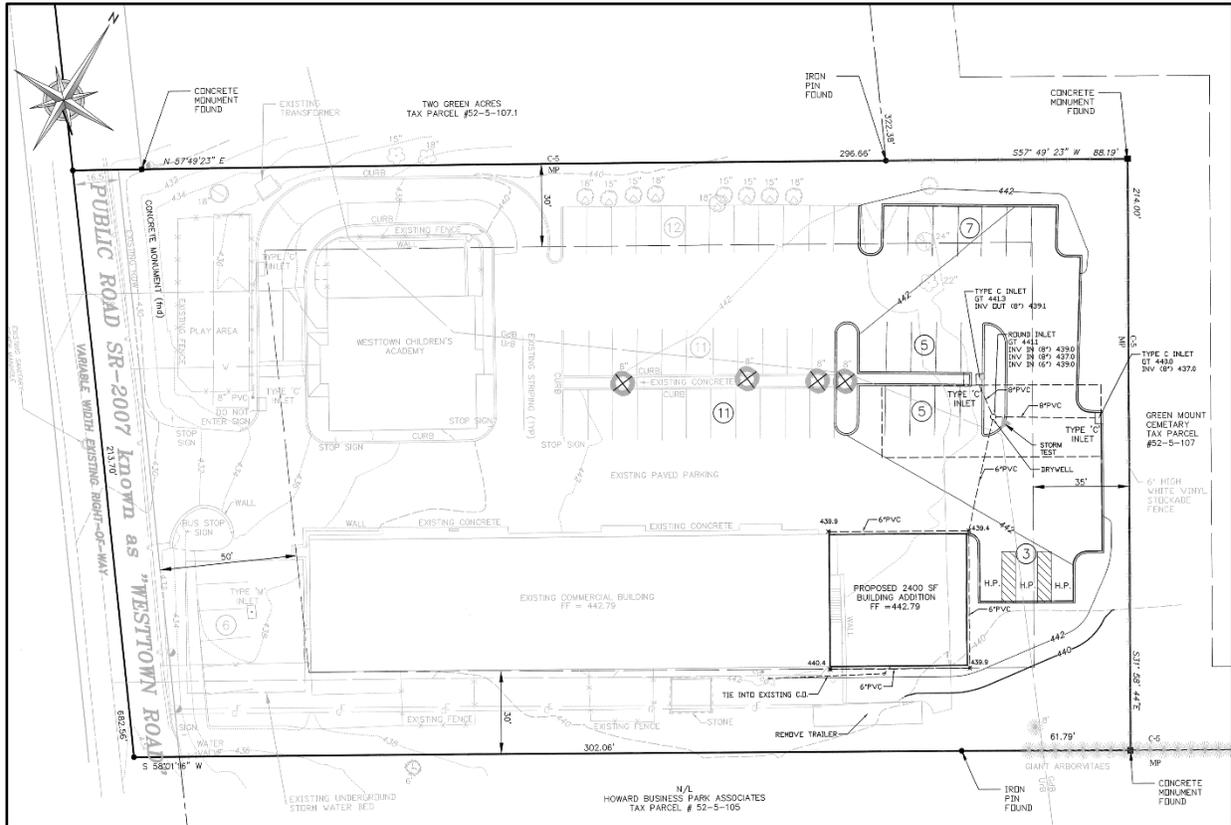
LANDSCAPES:

1. The project site is located within the **Suburban Center Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. 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 Chester Creek watershed. *Watersheds*' highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of "impaired" streams, and protect vegetated riparian corridors. *Watersheds* can be accessed at www.chesco.org/water.





Site Plan Detail, Sheet 2: Final Land Development - Springer Corporate Center

PRIMARY ISSUES:

3. The parking analysis table on Sheet 4 indicates that the applicant is proposing 10 more parking spaces than required by the Township zoning ordinance. 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.
4. While the site plan does not depict any proposed changes to the design of the existing driveway entrance, we suggest that the applicant and Township determine if any improvements are required to the existing driveway entrance, due to sight distance issues along this section of Westtown Road.
5. The plan depicts an existing 16.5 foot wide right-of-way on the east side of this section of Westtown Road (State Route 2007). The County Planning Commission’s Multimodal Circulation Handbook (2016 Update) classifies Westtown 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. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Westtown Road. The Handbook is available online at: www.chescoplanning.org/resources/PubsTransportation.cfm.

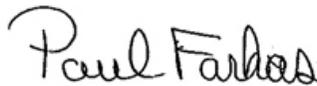
Page: 4
Re: Final Land Development - Springer Corporate Center
West Goshen Township – LD-02-20-16251

ADMINISTRATIVE ISSUES:

6. 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.
7. The header of the Existing Impervious Breakdown table on Sheet 2 was printed on top of General Note 15. This should be corrected by the applicant.
8. The applicant should verify the accuracy of the “bus stop sign” plan note depicted at the driveway entrance. According to a March 3, 2020 site visit, while there is an existing free-standing business sign at this location, there is no bus stop sign for public transit.
9. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: David & Cynthia Springer
Mullin Engineering
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT



THE COUNTY OF CHESTER



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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

March 4, 2020

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

Re: Preliminary/Final Subdivision - 600 Greenhill Road
West Goshen Township – SD-02-20-16241

Dear Mr. LaLonde:

A Preliminary/Final Subdivision Plan entitled "600 Greenhill Road," prepared by Inland Design, and dated February 3, 2020, was received by this office on February 5, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Subdivision for your consideration.

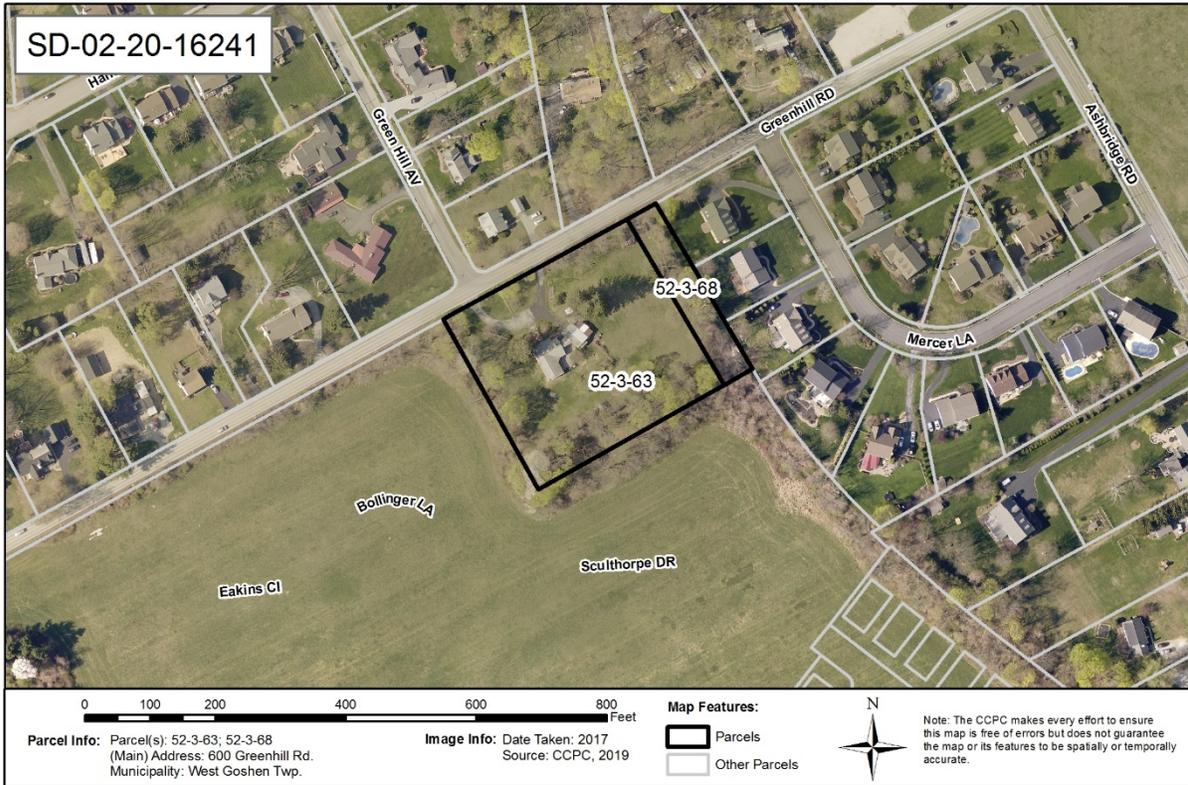
PROJECT SUMMARY:

Location:	south side of Greenhill Road (S.R. 2018), west of Mercer Lane
Site Acreage:	2.44
Lots/Units:	2 Existing Lots; 4 Proposed Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Residential Infill Development
UPI#:	52-3-68, 52-3-63

PROPOSAL:

The applicant proposes the creation of 4 single family residential lots. The existing residence will be removed. The project site, which will be served by public water and public sewer, is located in the R-3 Residential zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, particularly the shared driveway issue discussed in comment #3, and all Township issues should be resolved before action is taken on this subdivision plan.



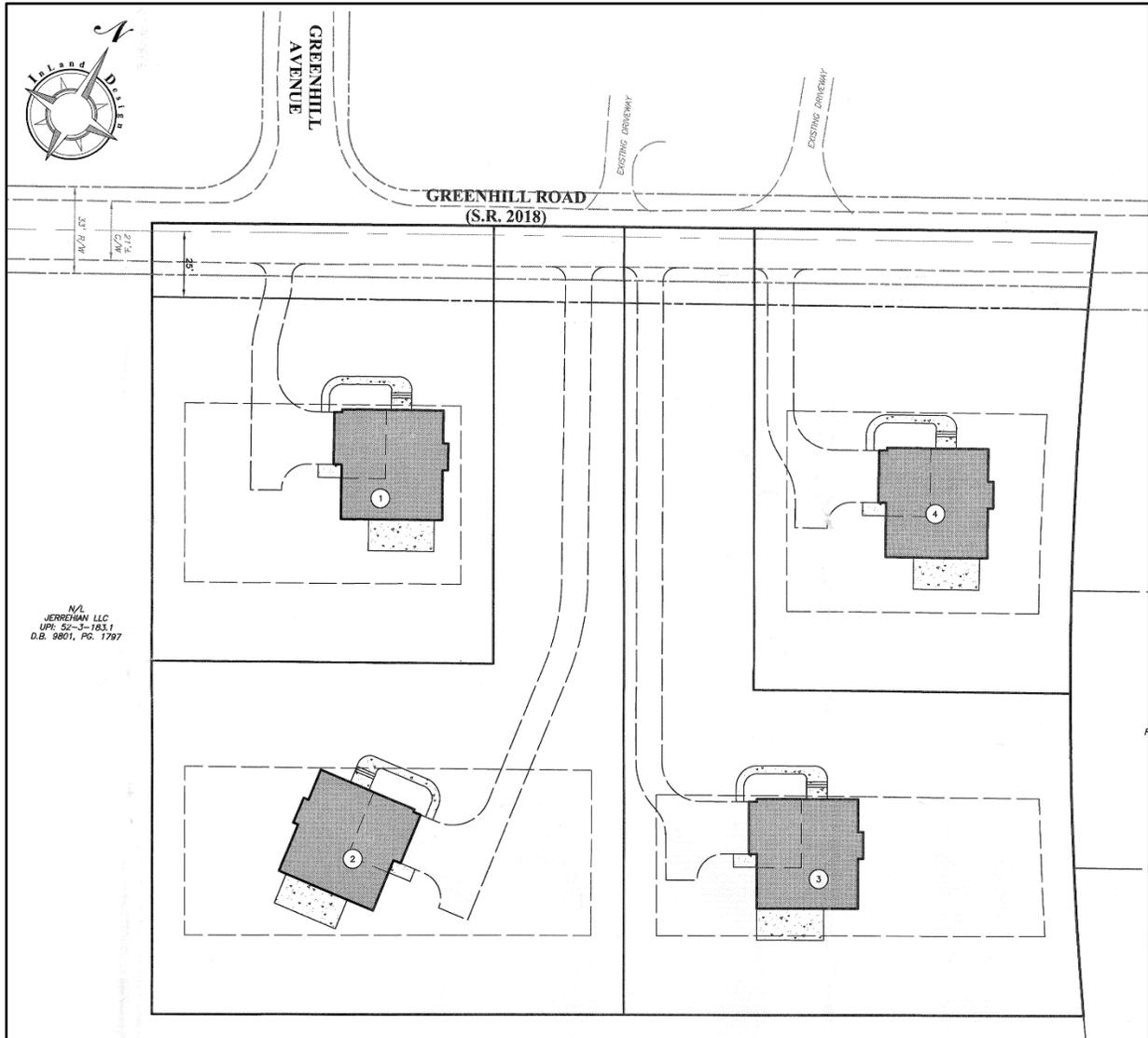
COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Suburban Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. 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 Chester Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of "impaired" streams, and protect vegetated riparian corridors. **Watersheds** can be accessed at www.chesco.org/water.



Site Plan Detail, Sheet 1: Preliminary/Final Subdivision - 600 Greenhill Road

PRIMARY ISSUES:

3. We recommend that the applicant and the Township consider the use of a shared driveway arrangement for all four parcels in this development. Shared driveways can reduce the number of new access points on public roads, limit impervious coverage, reduce earth disturbance and lower construction costs.
4. The site plan identifies an existing 33 foot wide right-of-way for this section of Greenhill Road (State Route 2018), and a proposed 25 foot wide right-of-way on the south side of Greenhill Road. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Greenhill Road as a minor collector road. The Handbook (page 183) recommends an 80 foot-wide right-of-way for minor collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Greenhill Road.

Page: 4
Re: Preliminary/Final Subdivision - 600 Greenhill Road
West Goshen Township – SD-02-20-16241

5. The plan and 2017 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. While we acknowledge the site plan depicts the proposed tree line, the removal of trees should be limited to the minimum area needed for the dwellings and support facilities. Orange construction fencing should be placed at the limit of disturbance to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.

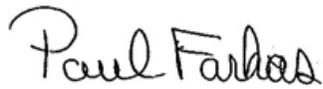
ADMINISTRATIVE ISSUES:

6. 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.
7. Sheet 7-PCSWM Plan states that the individual property owner will be responsible for the ownership and maintenance of all stormwater management facilities on their lot. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill their operation and maintenance requirements for these facilities.
8. 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.
9. 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.
10. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

Page: 5
Re: Preliminary/Final Subdivision - 600 Greenhill Road
West Goshen Township – SD-02-20-16241

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: MZA Construction-Greenhill, LLC
Inland Design
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

March 6, 2020

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

Re: Preliminary Subdivision - Goshen Walk (at Five Points Road)
West Goshen Township – SD-02-20-16258

Dear Mr. LaLonde:

A Preliminary Subdivision Plan entitled "Goshen Walk (at Five Points Road)", prepared by JMR Engineering, LLC, and dated February 4, 2020, was received by this office on February 6, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	the northeast corner of North Five Points Road and Isabel Lane
Site Acreage:	3.93
Lots/Units:	11 Proposed Residential Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Existing Institutional Use
UPI#:	52-5C-23

PROPOSAL:

The applicant proposes the creation of 11 single family residential lots, and 532 linear feet of public roadway. The site plan indicates that all existing buildings will be removed. The project site, which will be served by public water and public sewer, is located in the R-3C Residential Infill zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, particularly the access and circulation issues discussed in comment #4, and the historic preservation issues discussed in comment #5, and all Township issues should be resolved before action is taken on this subdivision plan.

BACKGROUND:

1. The County Planning Commission recently reviewed a zoning ordinance and zoning map amendment pertaining to the creation of the R-3C Residential Infill zoning district, which was proposed to be applied to the area of the Township situated on the south side of Paoli Pike between Five Points Road to the west and the West Chester Area School District East High School/Fugett

Middle School site to the east that is zoned R-3 Residential (CCPC# ZA-09-19-16078, dated October 25, 2019). While the County Planning Commission has not received an official copy of the adopted ordinance, it is our understanding that this zoning ordinance and zoning map amendment was adopted by the Township on December 17, 2019.

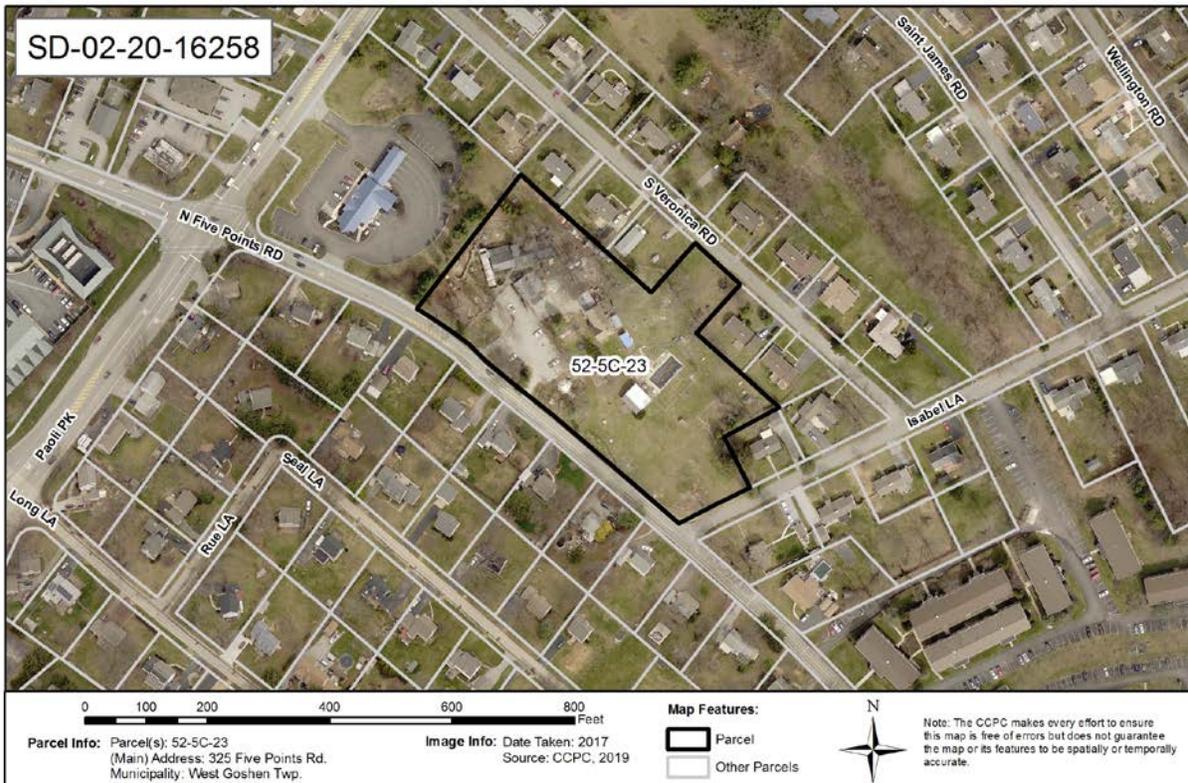
COUNTY POLICY:

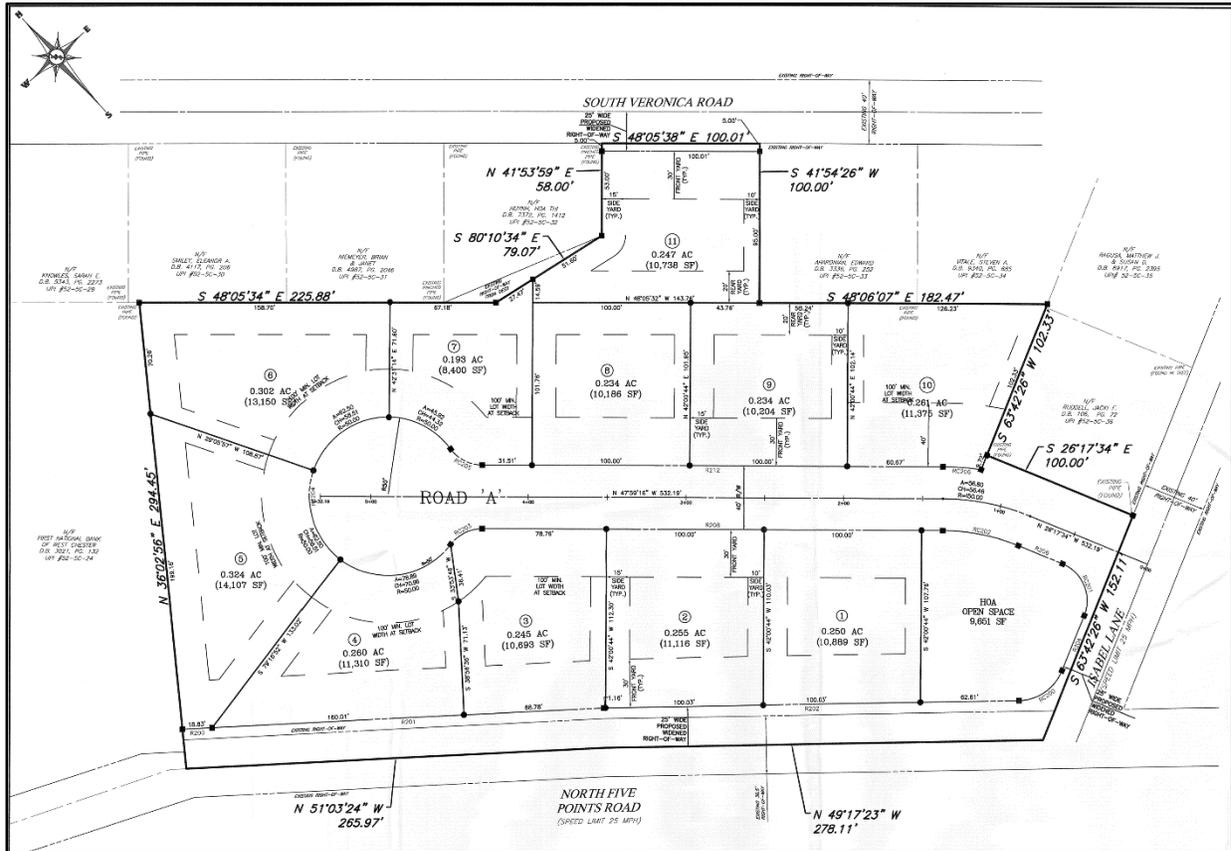
LANDSCAPES:

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. Single family residential development is an appropriate use in the **Suburban Center Landscape**.

WATERSHEDS:

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





Site Plan Detail, Sheet 2: Preliminary Subdivision - Goshen Walk (at Five Points Road)

PRIMARY ISSUES:

4. The site plan indicates that the proposed cul-de-sac entrance on Isabel Lane is located approximately 116 feet from North Five Points Road, which requires a waiver from the street intersection standards in the Township Subdivision and Land Development Ordinance (the waivers requests for this project are further discussed in comment #9). We recommend that the applicant and Township investigate the feasibility of an alternative access scheme for the proposed development (for example, a through road from South Veronica Road to Five Points Road, or a cul-de-sac from South Veronica Road).
5. While the site plan indicates that all existing buildings will be removed, the 2013 Township Historic Resources Atlas indicates the project site contains a Class 2 Historic Resource. The Township should identify if this project was reviewed by the Township’s Historical Commission, and also identify if the adaptive reuse of the historic structure(s) was considered by the applicant and Township to preserve the historic resource. “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.
6. We recommend that the applicant and Township consider the installation of sidewalks for this development. Sidewalks are an essential design element for new construction in the **Suburban Center Landscape**.

Page: 4
Re: Preliminary Subdivision - Goshen Walk (at Five Points Road)
West Goshen Township – SD-02-20-16258

7. While Sheet 10-Landscape Plan indicates that there are existing trees along a portion of the property boundary with the adjoining commercial lot to the north (UPI# 52-5C-24, currently owned by the First National Bank of West Chester), we suggest that the applicant and Township consider providing additional vegetative screening along the northern boundary, to ensure that the new residential development is buffered adequately. We also suggest that additional landscaping be provided along the Five Points Road frontage to ensure adequate privacy for the proposed lots adjacent to Five Points Road).

ADMINISTRATIVE ISSUES:

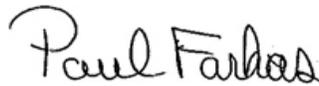
8. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
9. The Waivers Requested table on Sheet 1 indicates the applicant is requesting waivers from the street intersection, cul-de-sac street, street right-of-way and cartway width, and park and recreation area standards of the Township Subdivision and Land Development Ordinance, and one waiver from the setback requirements for infiltration set forth in Section 71-18.K of the Township Stormwater Management 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.
10. According to our copy of the Township Subdivision and Land Development Ordinance, the street intersection standards are set forth in Section 72-27, and not Section 71-27 as noted in the Waivers Requested table on Sheet 1. This should be corrected by the applicant.
11. The Act 247 County Referral Form indicates that a Homeowners' Association (HOA) will be responsible for the proposed common facilities/areas, and we note the site plan depicts the location of a 9,651 square foot HOA open space/stormwater infiltration area at the northwest corner of Isabel Lane and Road A. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any common held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance.
12. There are two plan notes in the Project General Notes table on Sheet 2, Sheet 3 and Sheet 4 that are identified as Note 2. This should be corrected by the applicant.
13. The Project General Note table indicates that the lots will have access to Isabel Lane via a proposed minor public road. However, the site plan indicates that vehicular access to Lot 11, which does not have frontage on the proposed road, will be provided from South Veronica Road. This should be clarified by the applicant.

Page: 5
Re: Preliminary Subdivision - Goshen Walk (at Five Points Road)
West Goshen Township – SD-02-20-16258

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

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: FPR Development LLC
Accolade Properties Inc.
JMR Engineering, LLC
Jane M. Lloyd
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichline
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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

March 6, 2020

Greg McCummings, Manager
West Grove Borough
117 Rosehill Avenue, PO Box 61
West Grove, PA 19390

Re: Final Subdivision - MBQ, LLC
West Grove Borough - SD-02-20-16270

Dear Mr. McCummings:

A final subdivision plan entitled "MBQ, LLC", prepared by Register Associates Inc., dated February 28, 2019 and last revised on February 7, 2020 was received by this office on February 18, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	South of West Summit Avenue and north of Columbine Drive
Site Acreage:	1.76 acres
Lots:	2 lots (one lot currently)
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	No Specific Designation
UPI#:	5-4-288

PROPOSAL:

The applicant proposes the creation of two lots. The site, which contains one dwelling that will be razed and replaced, is served by public water and public sewer facilities and is located in the West Grove Borough R-3 Residential zoning district. A second dwelling is proposed on the additional lot.

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

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a subdivision proposal for this site. That review, CCPC # SD-04-19-15876, dated May 1, 2019, addressed the creation of two lots from a 1.76 acre parent parcel. We have no record of Borough action on that subdivision.

The County Planning Commission then reviewed a subsequent submission for this site. That review, CCPC # SD-06-19-15970, dated July 25, 2019, also addressed the creation of two lots and two dwellings from this parcel. We have no record of Borough action on that subdivision.

A subsequent subdivision was also reviewed by the County, and that review, CCPC # SD-10-19-16121-19-15970, dated November 21, 2019, also addressed the creation of two lots and two dwellings from this parcel. We have no record of Borough action on that subdivision.

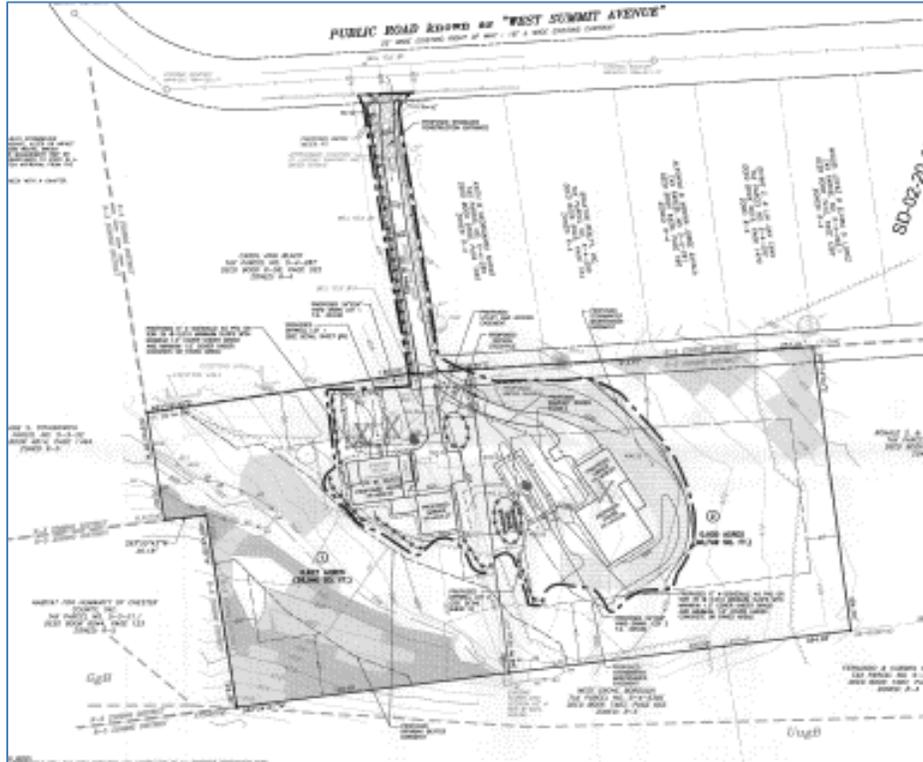
We have no additional comments on the design of this latest subdivision plan submission.

COUNTY POLICY:

LANDSCAPES:

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





*Detail of MBQ, LLC
Final Subdivision Plan*

WATERSHEDS:

3. **Watersheds**, the water resources component of *Landscapes3*, indicates the proposed development is located within the Middle Branch subbasin of the White Clay 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.

ADMINISTRATIVE ISSUES:

4. The plan notes indicate that the applicant has been granted variances from frontage requirements of the Borough Zoning Ordinance. The Borough should ensure that any conditions imposed as part of the grant of these variances has been incorporated into the plan.
5. 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

Page: 4
Re: Final Subdivision - MBQ, LLC
West Grove Borough - SD-02-20-16270

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: MBQ, LLC
Regester Associates, Inc.
Overbrook Investment Group

Proposed Plan and Ordinance Reviews





ORDINANCE PROPOSALS

3/1/2020 to 3/31/2020

The staff reviewed proposals for:	Total
Miscellaneous Ordinance (Misc.) Amendments	1
Miscellaneous Ordinance (Misc.) Updates	1
Subdivision and Land Development Ordinance (SLDO) Amendments	1
Zoning Ordinance Amendments	8
TOTAL REVIEWS	11

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Bradford Township	MA-02-20-16274	3/19/2020	<p>Proposed - Misc Amendment</p> <p>The Township proposes to amend Section 94-106.C(5) of the Township Code, along with adding a definition for the term “High Tunnel” to Section 94-202 of the Township Code, to reflect the provisions of Act 15, which exempts high tunnels from some provisions of the PA Stormwater Management Act.</p>	Consistent
East Bradford Township	SA-02-20-16276	3/19/2020	<p>Proposed - SLDO Amendment</p> <p>The Township proposes to amend the private street standards in Section 95-17.J of the SLDO.</p>	Consistent
East Bradford Township	ZA-02-20-16275	3/19/2020	<p>Proposed - Zoning Ordinance Amendment</p> <p>The Township proposes to amend the Riparian buffer area (RBA) Conservation District standards in Section 115-45.3 of the Zoning Ordinance, amend the timing of approval standards for non-tower and tower-based wireless communications facilities, amend the permit fee standards for non-tower wireless communications facilities, and amend the organization standards for the Historical Commission in Section 115-23.B.</p>	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Vincent Township	MU-02-20-16257	3/6/2020	Proposed - Misc Update The Owen J. Roberts School District is proposing to sell a 22.46 acre parcel (UPI 21-1-92.4. 22.46 acres) in East Vincent Township.	Not Relevant
East Vincent Township	ZA-02-20-16281	3/19/2020	Proposed - Zoning Ordinance Amendment Age Qualified Overlay District	Consistent
East Whiteland Township	ZA-02-20-16261	3/6/2020	Proposed - Zoning Ordinance Amendment The Township proposes a revision to the locational standards for off-premises signs in Section 200-85.A of the Township Zoning Ordinance.	Not Relevant
New Garden Township	ZA-02-20-16272	3/4/2020	Proposed - Zoning Ordinance Amendment Adding properties into the Historic Resources Map and Official List	Consistent
Oxford Borough	ZA-03-20-16293	3/17/2020	Proposed - Zoning Ordinance Amendment Revising the Outdoor Cafe provisions.	Not Relevant
West Fallowfield Township	ZA-02-20-16273	3/2/2020	Proposed - Zoning Ordinance Amendment This deletes farm support businesses as accessory uses to farming activities	Consistent
West Marlborough Township	ZA-03-20-16297	3/17/2020	Proposed - Zoning Ordinance Amendment Adding "high tunnels" to the definition of Agriculture.	Consistent
West Nantmeal Township	ZA-02-20-16263	3/4/2020	Proposed - Zoning Ordinance Amendment Farm Related School Ordinance	Consistent

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 8

TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 8

Ordinance Review Letters





THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
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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

March 19, 2020

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

Re: Stormwater Management Ordinance Amendment – High Tunnels; Zoning Ordinance Amendment – Riparian Buffer Areas, Wireless Communications Facilities, and Historical Commission Organization Standards; and Subdivision and Land Development Ordinance Amendment – Private Streets
East Bradford Township – MA-02-20-16274, ZA-02-20-16275, and SA-02-20-16276

Dear Ms. Cantlin:

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

DESCRIPTION:

1. The Township proposes the following amendments to the Township Code:
 - A. Add the following definitions to Section 115-6 of the Zoning Ordinance: Lake; Landward; Pond; and Small wireless facilities (SWF);
 - B. Delete Section 115-45.3, Riparian buffer area (RBA) Conservation District, of the Zoning Ordinance, to be replaced by the proposed language in Section 2 of the draft Ordinance;
 - C. Amend the Timing of approval standards for non-tower wireless communications facilities in Section 115-51.1.B.(1)(h) of the Zoning Ordinance;
 - D. Amend the permit fee standards for non-tower wireless communications facilities in Section 115-51.1.B.(2)(d) of the Zoning Ordinance;
 - E. Amend the Timing of approval standards for tower-based wireless communications facilities in Section 115-51.1.E.(22) of the Zoning Ordinance;
 - F. Amend the Organization standards for the Historical Commission in Section 115-123.B of the Zoning Ordinance;
 - G. Amend the private street standards in Section 95-17.J of the Subdivision and Land Development Ordinance (SLDO);
 - H. Add sub-section (c) to Section 94-106.C.(5) of Chapter 94-Stormwater Management of the Township Code, pertaining to high tunnels; and
 - I. Add a definition for the term “High Tunnel” to Section 94-202 of Chapter 94-Stormwater Management of the Township Code.

Page: 2

Re: Stormwater Management Ordinance Amendment – High Tunnels; Zoning Ordinance Amendment – Riparian Buffer Areas, Wireless Communications Facilities, and Historical Commission Organization Standards; and Subdivision and Land Development Ordinance Amendment – Private Streets
East Bradford Township – MA-02-20-16274, ZA-02-20-16275, and SA-02-20-16276

COMMENTS:

2. We endorse the Township's efforts in updating its riparian buffer area conservation district standards. *Landscapes3*, the 2018 County Comprehensive Plan, supports comprehensive protection and restoration of the county's ecosystems, including riparian corridors (Objective B, page 63).
3. Section 115-45.3.C.(1)(b)[2] includes new language indicating that, where a water body is listed as impaired, the Area 2 riparian buffer area may be reduced to the standard 50-foot width if Area 1 is enhanced and/or converted to a forested riparian buffer area. For clarity purposes, the Township should identify which riparian buffer width would apply if the area in question was already forested. In such cases, would the applicant need to agree to maintain the existing buffer if it is already forested to be permitted to use the 50 foot buffer, and would a landscape architect need to confirm that the existing buffer is adequate.
4. In its review of the proposed wireless communication facilities standards, the Township should be aware that the Federal Communications Commission (FCC) adopted new wireless facility rules, which officially went into effect on February 9, 2015. These rules, which address issues such as the modification of previously approved wireless facilities and support structures, along with the timing of review notifications and approvals, are currently available online at: <http://www.fcc.gov/fdsys/pkg/FR-2015-01-08/pdf/2014-28897.pdf>.
5. The proposed revisions to the Historical Commission's organization standards appear to be appropriate.
6. The introductory language in Section 7 of the draft Ordinance, pertaining to the private street standards in Section 95-17.J of the Township SLDO, indicates that this section "shall hereby be amended by interlineations below, with underlined interlineations indicating insertion of language and with strike through interlineations indicating deletion of language." However, these annotations do not accurately reflect the proposed revisions between the existing standards in the Township SLDO and the proposed ordinance language. For instance, these annotations do not indicate that existing subsections (b), (c) and (d) of Section 95-17.J.(2) are proposed to be changed to subsections (c), (d) and (e), respectively. These revisions should be clarified by the Township.
7. 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.

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

Page: 3

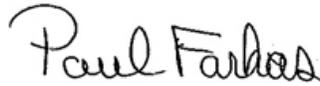
Re: Stormwater Management Ordinance Amendment – High Tunnels; Zoning Ordinance Amendment – Riparian Buffer Areas, Wireless Communications Facilities, and Historical Commission Organization Standards; and Subdivision and Land Development Ordinance Amendment – Private Streets

East Bradford Township – MA-02-20-16274, ZA-02-20-16275, and SA-02-20-16276

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

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

Sincerely,

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

Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
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Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

March 6, 2020

David H. Comer, Esquire
Fox Rothschild, LLP
P.O. Box 3001
Blue Bell, PA 19422-3001

Re: Proposed sale of a parcel owned by Owen J. Roberts School District
East Vincent Township – MU-02-20-16257

Dear Mr. Comer

The Chester County Planning Commission has reviewed the proposed sale of a parcel owned by the Owen J. Roberts School District as submitted pursuant to the provisions of Section 305 of the Pennsylvania Municipalities Planning Code. The referral for review was received by this office on February 6, 2020.

DESCRIPTION:

1. The Owen J. Roberts School District proposes to sell a 22.46 acre parcel located on the south side of Brown Drive in East Vincent Township identified as 830 Brown Drive (UPI# 21-1-92.4).

MUNICIPAL COMPREHENSIVE PLAN AND ZONING:

2. The Future Land Use map in the Township's 2018 Comprehensive Plan designates the school district parcel as Residential Infill.
3. The site is located in the IMU – Industrial Mixed Use zoning district.

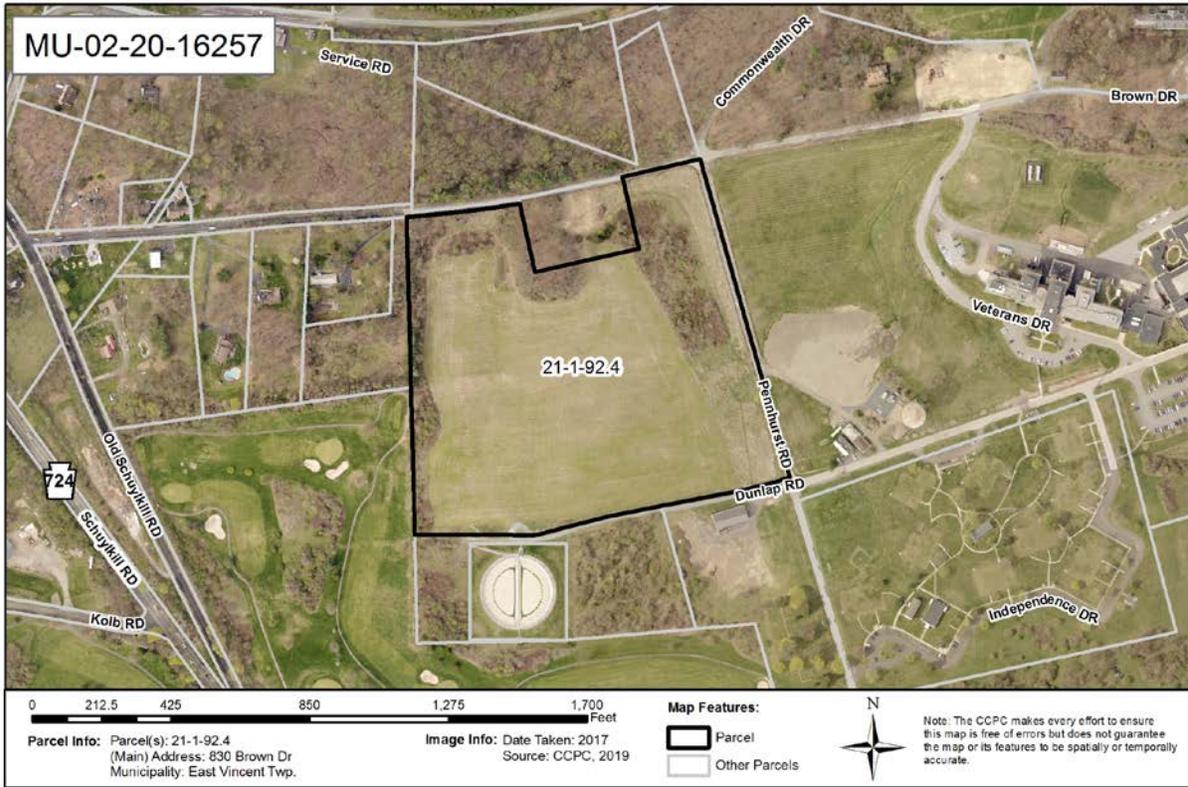
LANDSCAPES:

4. The school district parcel 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.

COMMENTS:

5. The Owen J. Roberts School District should be satisfied that it will not need this parcel for future use. We note that the Delaware Valley Regional Planning Commission has projected population increased for the municipalities in this school district. These municipal population projections are available online at: <https://chescoplanning.org/Resources/Data/10-3.cfm>. Based on these projections, the school district population is projected to increase by 10,197 residents or 30.2% between 2015 and 2045.

Page: 2
Re: Proposed sale of a parcel owned by Owen J. Roberts School District
East Vincent Township – MU-02-20-16257



We appreciate the opportunity to comment on this proposal.

Sincerely,

Glenn Bentley
Senior Review Planner

cc: Mary E. Flagg, Manager/Secretary/Treasurer, East Vincent Township
Dr. Susan T. Lloyd, Superintendent, Owen J. Roberts School District



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

March 19, 2020

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

Re: Zoning Ordinance Amendment – Age-Qualified Overlay Zoning District
East Vincent Township - ZA-02-20-16281

Dear Ms. Flagg:

The Chester County Planning Commission has reviewed the proposed East Vincent Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The submission included a proposed zoning ordinance text amendment, revised as of February 12, 2020 (and which did not include a date when it was initially prepared), a Traffic Engineering Investigation dated February 2, 2020, a “Master Development Plan For Conditional Use For Stony Run” dated January 13, 2020, and concept photos of proposed dwellings. The referral for review was received by this office on February 28, 2020. We offer the following comments to assist in your review of the proposed East Vincent Township Zoning Ordinance amendment.

DESCRIPTION:

1. The Township Zoning Ordinance is proposed to be amended as follows:
 - A. Adding Part 29 to the Zoning Ordinance addressing the creation of the AQ Age-Qualified Overlay zoning district;
 - B. Part 29 would include: Two new definitions, a Purpose Statement, Eligibility and Master Development Plan requirements, Permitted uses, Performance Standards and Plan Submission Requirements.
 - C. A “Master Development” sketch plan proposing 204 single-family lots and 25.663 acres of open space.

BACKGROUND:

2. The Chester County Planning Commission previously reviewed a subdivision plan on a portion of the land subject to the proposed zoning ordinance amendment. That review, CCPC# 8687-3 and dated March 4, 2005 addressed the creation of 50 single family residential parcels served by 3,185 linear feet of new road. Our records indicate that the plan did not receive municipal approval.

The Chester County Planning Commission also received an earlier version of this amendment, and our comments on that earlier version were forwarded to the Township in a letter dated July 17, 2019 (refer to CCPC# ZA-06-19-15956).

Page: 2

Re: Zoning Ordinance Amendment – Age-Qualified Overlay Zoning District

East Vincent Township - ZA-02-20-16281

The Chester County Planning Commission also received another version of this AQ Age-Qualified Overlay zoning district on February 3, 2020. The Township informed the Chester County Planning Commission that this version of the amendment was withdrawn, and the Township desires only the currently-submitted version to be reviewed by the County Planning Commission. This letter contains the review of the version of the AQ Age-Qualified Overlay zoning district that was revised as of February 12, 2020.

LANDSCAPES:

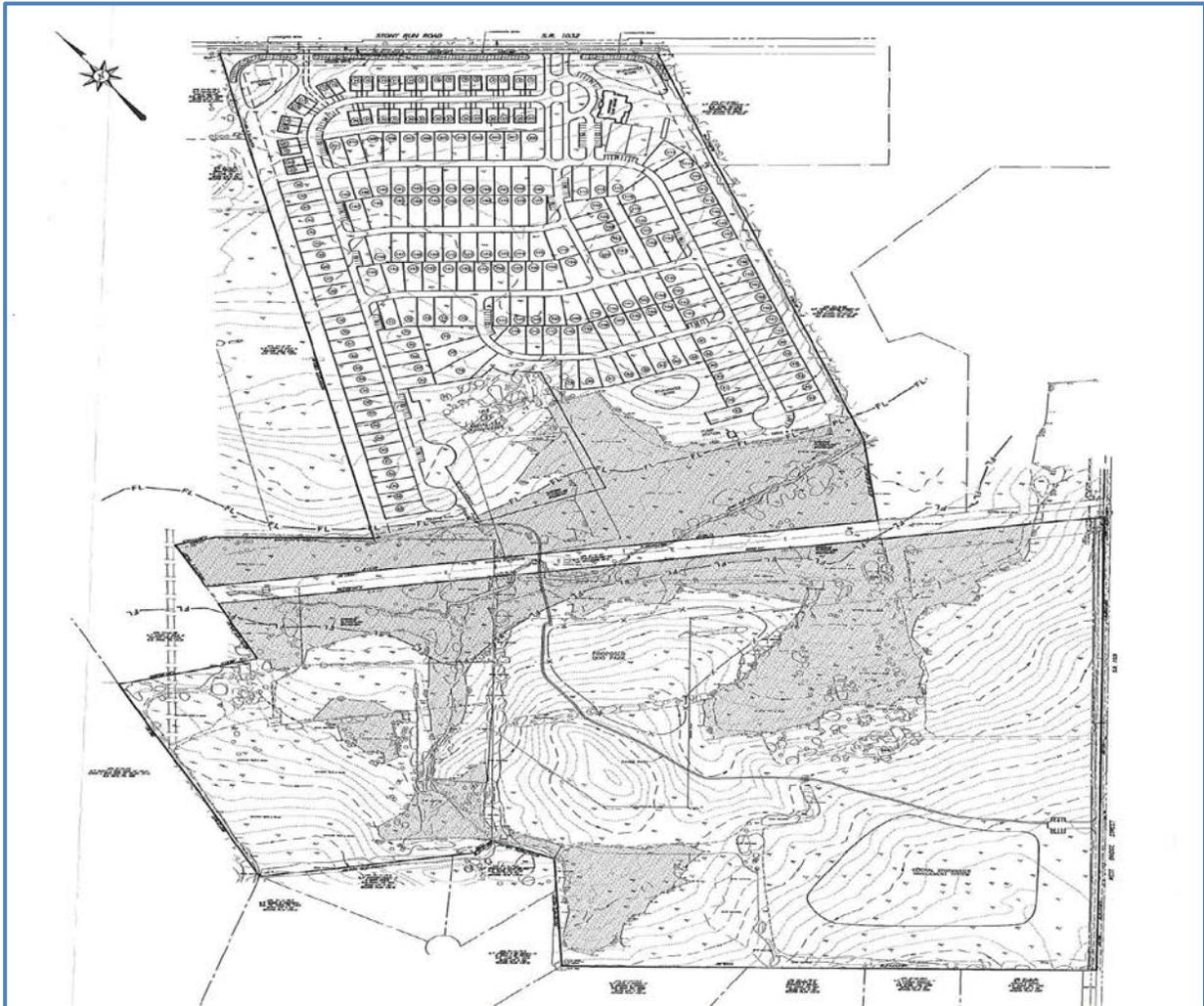
3. The parcels shown on the submitted Master Development plan are partially located in the **Suburban Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. Development in this portion of the site would be consistent with the **Suburban Landscape**.

The areas to the south of Stony Run Creek are primarily located in the **Rural Landscape**. The **Rural Landscape** consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The area south of Stony Run Creek is to remain undeveloped as currently shown on the sketch plan and, therefore, this plan is considered more consistent with the **Rural Landscape** than the previous submission.

COMMENTS:

4. As we noted in our review letter of July 17, 2019, the originally-proposed level of development on the majority of the site was inconsistent with the guidelines for the **Rural Landscape**. We noted that the 2018 East Vincent Township Comprehensive Plan's Future Land Use map designates the northern parcel as Residential Infill, which may be appropriate for this level of development if utilities were available and an appropriate design was incorporated into the plan. The southern parcels are designated Rural Low Density, so development of an Age Qualified Community would not be appropriate in that area.

We therefore suggested that the applicant concentrate the housing component of the community to the area north of Stony Run Creek and the PECO easement [in the area zoned LR-Low Density Residential] which would be consistent with the Township's Future Land Use designation of Residential Infill and is partially located in the **Suburban Landscape** designation of *Landscapes3*. We recommended that the applicant and the Township discuss how the Township's Transfer of Development Rights program could be utilized to preserve the southern parcels which are zoned Rural Conservation. The current "Master Development Plan For Conditional Use For Stony Run" places the development to the north of Stony Run Creek and the PECO easement as we recommended in our review letter of July 17, 2019.



Master Development Plan

It is our understanding that the TDR process will be used for this proposal. We recommended that development rights could be transferred to the northern portion to increase the density above that permitted by right in the LR district in our previous review. We also noted that the Rural Conservation district is a Sending Area for the transfer of development rights and the LR district is a designated receiving area. We also commented that increased development could be achieved for age-restricted dwellings. The southern parcels could be preserved and would be utilized to generate the TDRs. These parcels could also be used to meet the required open space and could be designed to be a community amenity such as community gardens or a recreation facility. The parcels could also be used in a utility capacity such as a spray irrigation facility or as a combination of any of these uses. It appears that many of the recommendations in our previous review have been incorporated into the Master Development Plan.

The Township Solicitor should closely review the ordinance language to ensure it is compatible with the Township's existing TDR provisions.

Public or community water and sewer service would be necessary for this development option.

We suggest that the applicant and the Township continue to explore permanent preservation opportunities for the portion of the applicant’s site located to the south of Stony Run Creek and the PECO easement.

5. Section 27-29031.A.(1) of the proposed amendment prohibits the combination of individual tax parcels to meet the qualifying gross acreage in the proposed AQ Age-Qualified Overlay zoning district. We are unsure why this limitation is proposed, and we are also unsure whether it would be legally enforceable. The Township Solicitor should comment on this Section.

The current submission still appears to be crafted to address the construction of an Age Qualified development at this specific site. Zoning ordinance provisions are typically generalized with eligibility provisions that could be applicable to a variety of parcels within the municipality. We suggest that the Township consider creating eligibility requirements that would allow siting an Age Qualified development in other appropriate locations within the Township.

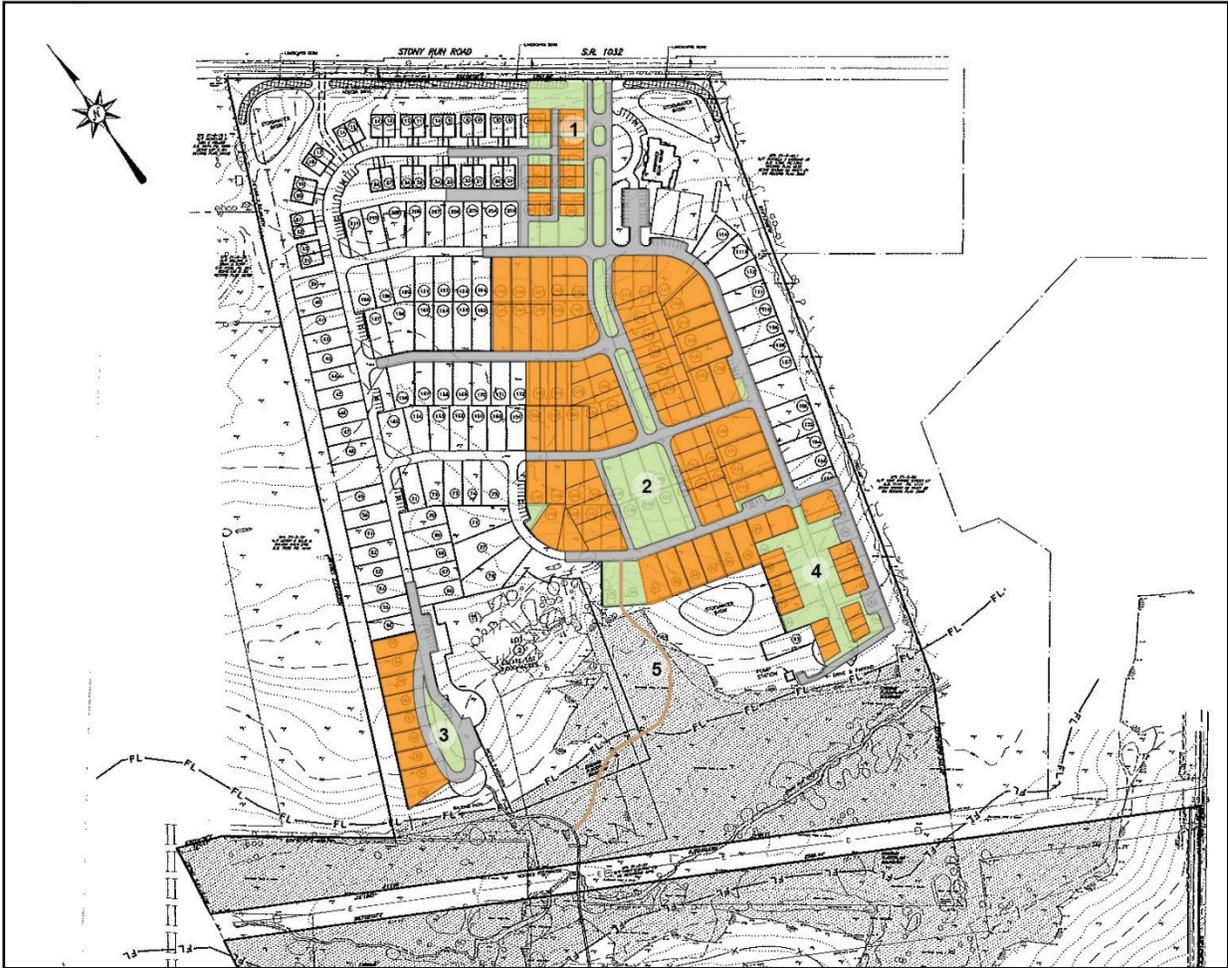
6. We agree that the AQ Age-Qualified development should be regulated by conditional use, based on a “Master Development Plan.” The proposed AQ Age-Qualified Overlay zoning district uses a somewhat-rigid list of architectural requirements in Section 27-2905.12. Other municipalities use this approach in combination with required architectural elements and standards. However, some municipalities use a “design palette” with photographs expressing the municipality’s desires in graphic detail, and we believe this is a superior approach. These design concepts would be incorporated into a companion document such as an Age Qualified Development Design Manual, which could include all the listed elements as well as standards for open space amenities, a color palette for all structures, and the establishment of a community design committee to address design features and improvements after construction is complete. West Bradford Township uses this type of approach for proposed development in the Marshallton area. Its zoning ordinance is available at <https://www.ecode360.com/16248595>, but the design manual is only available at the Township office.
7. We suggest that the “Historic Estate Lot” in Section 27-2905.3.D of the AQ Age-Qualified Overlay zoning district should be provided with a lot that is large enough to preserve the historic feature in its proper context. This may require the lot to be larger than the required minimum of two acres in Section 27-2905.3.D.(1).
8. The minimum required open space area required in Section 27-2905.4 should be designed to create a useful common open area that is available to all residents. We suggest that stormwater basins could be designed as site amenities and visual focal points, rather than serving only as stormwater management systems. The open areas should be provided with trails and sidewalks, which should be provided throughout the development, as well as linking to existing and proposed adjacent trails and sidewalks.
9. The parking design standard of four parking spaces per dwelling unit in Section 27-2905.9 is excessive; two parking spaces per dwelling unit would be more appropriate with visitor parking potentially provided in some locations. We recommend that the applicant review the parking requirements in Chapter 3 of the Multi-Modal Handbook by the Chester County Planning Commission. <https://www.chesco.org/DocumentCenter/View/26940/Multi-Modal-Circulation-Handbook>
10. We recommend that the applicant and the Township review the County Planning Commission’s eTool on age-restricted housing, at: <http://www.chescoplanning.org/MuniCorner/eTools/21-AgeRestHousing.cfm>

11. The applicant submitted a “Master Development Plan For Conditional Use For Stony Run” dated January 13, 2020 (shown below). If the Township proceeds with this zoning ordinance amendment, we suggest that it consider the following for any future review of land developments submitted under the Age-Qualified Overlay zoning district as well as in the currently proposed Master Development Plan:

- **Walkability.** Treat streets as important public spaces. Houses should have a stronger relationship to the streets than automobiles and driveways to ensure a pedestrian friendly environment. Sidewalks on both sides of streets and multiple links to trails that connect to existing and proposed trail systems and protected open space to enhance walkability.
- **Green Space.** Incorporate more community green space, especially in the central part of the development, to improve the wellbeing of residents and enhance the attractiveness and environmental quality of the development. Orient houses toward the green spaces so they are considered a shared versus a private amenity
- **Variation in street form and setbacks.** Avoid long straight streets to discourage speeding and repetitious building pattern. Curvilinear streets on the east and west sides of the development that follow the contours of the site would provide visual variety. Variation in building placement would also create a more appealing street scene. Also consider a loop road instead of a cul-de-sac to provide variation in the street alignment. Create vegetated islands in the cul-de-sac, if they are to remain, to minimize impervious surface coverage.
- **Naturalized stormwater basins.** Naturalized stormwater basins with curved, more natural looking edges, that are planted with a diverse mix of native plants improve water quality, reduce erosion, enhance wildlife habitat and create attractive amenities. Also, consider integrating naturalized stormwater management systems in the recommended additional green spaces. Incorporate trails and benches around the naturalized systems so they serve as community amenities.
- **Housing diversity.** Consider including multiple housing types, such as cottage courts, to diversify choices and offer affordably-priced housing in a community-oriented setting.
- **Streetscape.** The front façade of the dwellings should not be dominated by garage doors, side or rear loaded garages would eliminate the monotonous repetition, adding windows and exterior detailing on the garage wall that faces the road can markedly improve the dwellings overall appearance.

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

1. Have building facades face primary streets.
2. Incorporate more community green space.
3. Replace a cul-de-sac with a loop road.
4. Replace a cul-de-sac with an alternative housing layout, such as a cottage court.
5. Add another trail to the proposed trail system.



FOR ILLUSTRATIVE PURPOSES ONLY

Base drawing from “Plan of Subdivision”, Sheet 2, Edward B. Walsh & Associates, Inc., 02/18/2020

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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Glenn Bentley'.

Glenn Bentley
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

March 6, 2020

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

Re: Zoning Ordinance Amendment – Off-Premises Signs
East Whiteland Township – ZA-02-20-16261

Dear Mr. Barner:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on February 10, 2020. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes a revision to the locational standards for off-premises signs in Section 200-85.A of the Township Zoning Ordinance. While this Section currently states that such signs shall be located within 75 feet of the right-of-way of Lancaster Avenue and within 2,600 feet of the municipal boundary, the Township proposes to change the required distance from the municipal boundary to 2,100 feet as measured along the center line of the right-of-way of Lancaster Avenue.

COMMENTS:

2. While we have no issues with the proposed revision, we note that the term “off-premises” is misspelled in the title block on page 1.

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

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

Sincerely,

Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



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Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

March 4, 2020

Spencer Address, Manager
New Garden Township
299 Star Road
Landenberg, PA 19350

Re: Zoning Ordinance Amendment - Adding Properties into the Historic Resources Map and Official List
New Garden Township - ZA-02-20-16272

Dear Mr. Address:

The Chester County Planning Commission has reviewed the proposed New Garden 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 February 19, 2020.

DESCRIPTION:

New Garden Township proposes to add five properties to its "Historic Resources Map and Official List of New Garden Township". These properties are located at:

- a. 6750 Limestone Road, UPI # 60-6-44.1,
- b. 1610 Yeatmans Station Road, no UPI provided,
- c. 8936 Gap Newport Pike, UPI # 60-3-243.6,
- d. 1 Altemus Drive, UPI #60-7-4, and
- e. 1511 Yeatmans Station Road, UPI # 60-7-15.1

RECOMMENDATION: The Chester County Planning Commission supports the proposed New Garden Township 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



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Marian D. Moskowitz
Josh Maxwell
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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

March 17, 2020

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

Re: Zoning Ordinance Amendment – Revising Outdoor Café Provisions
Oxford Borough - ZA-03-20-16293

Dear Mr. Hoover:

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 March 6, 2020. We offer the following comments to assist in your review of the proposed zoning ordinance amendment.

DESCRIPTION:

1. The Borough proposes the following amendments to its zoning ordinance:
 - A. The definitions of the terms “Outdoor Café” and “Restaurant” are revised, and
 - B. The Supplemental Land Use Regulations pertaining to Outdoor Cafes, Section 27-1330, are revised.

BACKGROUND:

2. The Chester County Planning Commission has previously reviewed two proposed zoning ordinance amendments on this topic. Those reviews were, CCPC# ZA-10-19-16120 dated November 19, 2019 and ZA-07-19-16002, dated August 12, 2019, which addressed Outdoor Cafes & Outdoor display of Merchandise. We understand that the Borough adopted an earlier version of these provisions on June 18, 2018.

LANDSCAPES:

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

Page: 2
Re: Zoning Ordinance Amendment – Revising Outdoor Café Provisions
Oxford Borough - ZA-03-20-16293

The future land use designation of the Borough in the Oxford Region Multimunicipal Comprehensive Plan Borough is Town Center. The proposed Outdoor Café use is consistent with uses proposed for the Town Center designation.

COMMENTS:

4. The revisions of the definitions and Section 27-1330 clarify the proposed regulations for business owners and Borough officials.

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

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

Sincerely,

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

Glenn Bentley
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

March 2, 2020

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

Re: Zoning Ordinance Amendment - Deletion of Accessory Farm Support Businesses
West Fallowfield Township - ZA-02-20-16273

Dear Ms. Wheeler:

The Chester County Planning Commission has reviewed the proposed West Fallowfield 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 February 19, 2020. We offer the following comments to assist in your review of the proposed West Fallowfield Township Zoning Ordinance amendment.

DESCRIPTION:

West Fallowfield Township proposes the following amendments to its Zoning Ordinance:

- A. Delete Accessory Farm Support Business from Section 1303.C; and
- B. Delete the definition of Accessory Farm Support Business.

Section 1303.C. currently is as follows:

Accessory Farm Support Business.

Accessory farm support businesses shall be permitted in order to enhance the viability of the agricultural industry. An accessory farm support business shall be regulated by the following:

1. The following uses may be permitted as accessory farm support businesses:
 - a. Sharpening service
 - b. Blacksmith, cottage industry.
 - c. Farm equipment repair
 - d. Livestock grooming, shearing and/or trimming
 - e. Any other business that may be considered a traditional accessory agricultural trade.
2. The area occupied by the business shall be limited to of the total area of any one existing structure not to exceed 2000 square feet.

Page: 2

Re: Zoning Ordinance Amendment - Deletion of Accessory Farm Support Businesses

West Fallowfield Township - ZA-02-20-16273

3. Sufficient parking outside of the street right-of-way shall be made available.
4. Accessory Farm Support Businesses shall not be located less than 50 feet from any property line except along an adjacent road, in which case accessory farm support businesses shall be setback from the right-of-way line by a least 50 feet.

COMMENT:

Accessory farm support businesses are commonly permitted in agricultural zoning districts in municipalities with strong agricultural economies because these activities can help improve the economic and practical viability of the farming industry. We suggest that the Township ensure that an appropriate range and intensity of such support activities are permitted within the Township, such as those currently listed in Section 1303.C. These activities could properly be regulated by special exception, using the same or similar conditions currently found in Section 1303.C.

RECOMMENDATION: The Township should consider the comment in this letter and the potential impacts on the farm community before acting on the proposed zoning ordinance amendment.

We request an official copy of the decision made by the West Fallowfield 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



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Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

March 17, 2020

Shirley K. Walton, Secretary
West Marlborough Township
1300 Doe Run Road
Coatesville, PA 19320

Re: Zoning Ordinance Amendment - HighTunnels
West Marlborough Township - ZA-03-20-16297

Dear Ms. Walton:

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 March 13, 2020. We offer the following comments to assist in your review of the proposed zoning ordinance amendment.

DESCRIPTION:

1. The Township proposes to amend its zoning ordinance by adding "high tunnels" to the definition of Agriculture.
2. 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.

COMMENTS:

3. The proposed amendment is appropriate.

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

Page: 2

Re: Zoning Ordinance Amendment - HighTunnels

West Marlborough Township - ZA-03-20-16297

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

Sincerely,

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

Glenn Bentley
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

March 4, 2020

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

Re: Zoning Ordinance Amendment - Farm Related School Ordinance
West Nantmeal Township - ZA-02-20-16263

Dear Ms. Kolpak:

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

DESCRIPTION:

1. West Nantmeal Township proposes the following amendments to its Zoning Ordinance:
 - A. Add a definition of Farm Related School, which is specifically related to a recognized religious sect, and is not a "school" as currently defined in the ordinance.
 - B. Farm Related School is to be permitted by-right in the R-1 Agricultural Preservation Zoning District.
 - C. Bulk and lot and other regulations relating to the Farm Related School are included.

LANDSCAPES:

2. The R-1 Agricultural Preservation Zoning District in West Nantmeal is primarily located in the **Agricultural** and **Rural Landscapes** of *Landscapes3*, the 2018 County Comprehensive Plan. This landscape consists of large concentrations of active and diverse farm operations along with related support services. The vision for the **Agricultural Landscape** is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations.

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 West Nantmeal Township Zoning Ordinance amendment is consistent with the objectives of the **Agricultural** and the **Rural Landscapes**.

Page: 2
Re: Zoning Ordinance Amendment - Farm Related School Ordinance
West Nantmeal Township - ZA-02-20-16263

COMMENTS:

3. We suggest that West Nantmeal Township consider regulating the Farm Related School by special exception instead of as a by-right use. This would permit the Township to impose reasonable conditions on plan applications. The Zoning Hearing Board would also be permitted to "...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance." (Municipalities Planning Code, Section 912.1). Such conditions could include:
 - Ensuring that an adequate fenced-in play area is provided,
 - Providing for proper hitching posts for horse-drawn vehicles,
 - Ensuring safe routes to school for students who walk or bike,
 - Landscaping provisions to screen the activity, and
 - Provisions related to security.

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

Act 537 Reviews

Act 537 Reviews for Chester County

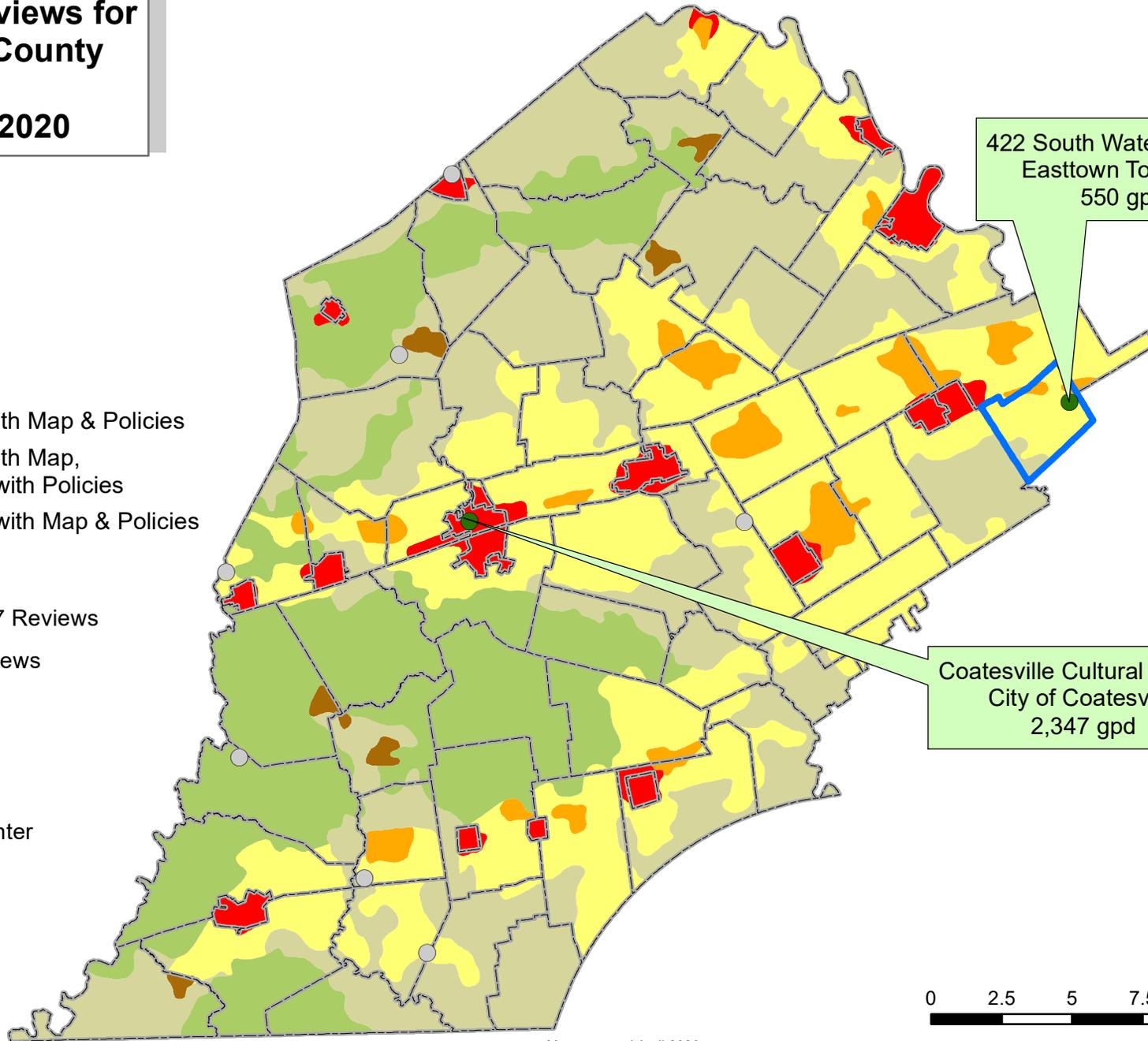
March 2020



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

Legend

- March Act 537 Reviews
- Previous Reviews
- Major Review
- Agricultural
- Rural Center
- Suburban Center
- Urban Center
- Rural
- Suburban



Map prepared April 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
April 8, 2020

ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

Easttown Township Special Study Valley Creek Trunk Sewer -

MINOR REVISIONS TO MUNICIPAL PLANS:

City of Coatesville, Coatesville Cultural Society Renovation

The applicant is proposing a restaurant and sports bar redevelopment on 0.22 acres. The site is located on Lincoln Highway (Business Route 30) near the intersection with Route 82. The amount of wastewater to be generated for the proposal is 2,347 gpd. The project is to be served by a public sewage disposal system, managed Pennsylvania American Water Company. This project is designated as an Urban Landscape, and is consistent with *Landscapes3*.

Easttown Township, 422 South Waterloo Road

The applicant is proposing a 3-lot residential development (including one existing home) on 4.76 acres. The site is located on Waterloo Road, between Exeter Road and Sugartown Road. The amount of wastewater to be generated for the proposal is 550 gpd. The project is to be served by a public sewage disposal system, managed by the Valley Forge Sewer Authority. This project is designated as a Suburban Landscape, and is consistent with *Landscapes3*.

TOPIC: Environmental

Item: Easttown Township –Act 537 Plan Special Study Valley Creek Trunk Sewer – Consistent

Background

This Special Study was prepared to establish the average annual capacities for the Township’s pump station, in conjunction with ongoing Chapter 94 Reporting, Corrective Action Planning, and the average annual capacities for upgraded pump stations, at the request of PA DEP.

Discussion

The Act 537 Plan Special Study is consistent with the objectives and recommendations of Landscapes3, as they relate to the maintenance of the existing sewer service areas. Connect Objective F, which states: “Coordinate water and sewage facilities planning with land use planning so that development is directed toward designated growth areas with adequate and well maintained infrastructure.”

The proposed Plan Update is also consistent with Watersheds objective 7.2 of Goal 7, “concentrate planned utility service areas to support designated growth areas.”

The CCPC supports the Special Study and recommended that DEP approve the Plan.

Action Requested

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

4/8/2020

Major Revisions



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

March 16, 2020

Mr. James Oram, Jr., Chairman
Easttown Township Board of Supervisors
566 Beaumont Road
Devon, PA 19333

Re: Easttown Township Act 537 Special Study for Valley Creek Trunk Sewer System

Dear Mr. Oram:

The Chester County Planning Commission (CCPC) has reviewed the Draft 537 Special Study dated January 2020 as required by Section 71.31(b) of the Pennsylvania Sewage Facilities Act (Act 537). The Special Study was prepared by ARRO Consulting Inc. and was received on January 24, 2020. The Special Study was prepared at the request of PA DEP to establish the average annual capacities for the Township's pump station, in conjunction with ongoing Chapter 94 Reporting, Corrective Action Planning, and average annual capacities for upgraded pump stations. The Planning Commission supports the Special Study submitted for the Township.

The following comments are offered based on review of the document:

A. Consistency with the County Comprehensive Plan – *Landscapes3*:

1. *Landscapes3* Map:

Landscapes3 designates the area of Easttown Township as the Suburban Center and Suburban Landscape. As such, we find the areas currently served by the existing sewer system to be consistent with the Landscapes Map of *Landscapes3* (2018). Additionally, the definition of pump station capacities is supported by *Landscapes3* Connect Goal, "Advance efficient, reliable, and innovative transportation, utility, and communications infrastructure systems that responsibly serve thriving and growing communities."

2. *Landscapes3* Plan:

As presented, the area currently served by Easttown Township's public sewer system is located in a designated growth area. Therefore it is consistent with *Landscapes3*

Connect Objective F, which states, “Coordinate water and sewage facilities planning with land use planning so that development is directed toward designated growth areas with adequate and well maintained infrastructure.”

B. Consistency with Watersheds:

1. *Watersheds*, the water resources element of the County comprehensive plan, identifies Objective 7.2 of Goal 7, “concentrate planned utility service areas to support designated growth areas.” The public sewer service areas in Easttown Township, according to the Livable Landscapes Map, are located within the Suburban Center and Suburban Landscapes, which are designated growth areas in *Landscapes*³. Thus, the continued use of the public sewer system in Easttown Township is consistent with the objectives of *Watersheds*.

Thank you for the opportunity to offer comments on this Special Study. We hope that these comments, and those of the Chester County Health Department, will be of assistance as the Township prepares for submission of this proposed plan update to the PA DEP. If you have any questions, please contact me at 610-344-6285.

Sincerely,



Carrie J. Conwell, AICP
Senior Environmental Planner

cc: Elizabeth Mahoney, PaDEP
Matt Skiljo, Chester County Health Department
William Bohner, Jr., PE, ARRO Consulting, Inc.
Daniel Fox, Easttown Township Manager
Donald Curley, PE, Easttown Township Director of Public Works

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 Coatesville Cultural Society Renovations, City of Coatesville

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

1. Date plan received by county planning agency. February 10, 2020
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency March 19, 2020

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Urban Center Landscape. 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. Public sewer systems are encouraged in this landscape.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

Yes	No	SECTION C. AGENCY REVIEW (continued)	
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- | | | | |
|-------------------------------------|-------------------------------------|-----|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. | Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. | Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. | Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. | Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. | Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. | Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
If yes, is the proposed waiver consistent with applicable ordinances. Not Known
If no, describe inconsistencies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. | Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>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: 3/19/2020Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285

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

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

PC53-03-20-16303

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
James DePetris, Site
Michael Trio, City of Coatesville
Michael Kissinger, Pennoni Associates



**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 422 South Waterloo Rd. Easttown Township

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

- Date plan received by county planning agency. February 04, 2020
- Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
- Date review completed by agency March 19, 2020

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Suburban Landscape. The vision for the Suburban Landscape is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Both on-lot and public sewer systems are supported in this landscape.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

Yes	No	SECTION C. AGENCY REVIEW (continued)	
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- | | | | |
|-------------------------------------|-------------------------------------|-----|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. | Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. | Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. | Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. | Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. | Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. | Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
If yes, is the proposed waiver consistent with applicable ordinances. Not Known
If no, describe inconsistencies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. | Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>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: 3/17/2020Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285

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

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

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

PC53-03-20-16302

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
Ted Baby, Site Contact
Brady Flaharty, ARRO Consulting Inc
David Fiorello, Momenee and Associates Inc

Vision Partnership Program – Round I Grants 2020

Vision Partnership Program - 2020 Round 1 Reimbursable Cash Grant Requests - Project Descriptions
(in ranking order)

<p>West Bradford Township – Open Space, Recreation, and Environmental Resources Plan West Bradford is proposing development of an Open Space, Recreation, and Environmental Resources Plan (OSRER) to replace their 1993 plan. This updated OSRER would guide use of funds from a recently enacted tax increase that was specific to the need for open space funds, as well as determine the best use for the almost 200 acres of land previously part of Embreeville Hospital. The plan will also address greenways, conceptual trail planning, and recreation programming, and include resource mapping and a botanical assessment. The municipality has selected a consultant team led by Brandywine Conservancy.</p>	<p>VPP Grant Request \$48,000.00 (65%) <u>Municipal Match \$26,000.00 (35%)</u> Total Project Cost \$74,000.00</p>
<p>London Britain Township – Subdivision and Land Development Ordinance Update London Britain is proposing to update their Subdivision and Land Development Ordinance (SLDO). The update would be comprehensive, and include a focus on stormwater management provisions (particularly green infrastructure), development design standards, resource conservation and green space standards, and design standards for villages. The Township has selected a consultant team led by Brandywine Conservancy.</p>	<p>VPP Grant Request \$16,555.00 (70%) <u>Municipal Match \$7,095.00 (30%)*</u> Total Project Cost \$23,650.00 *Includes \$1,500 grant from Brandywine Conservancy.</p>
<p>City of Coatesville – Zoning Ordinance Update Coatesville is proposing to update their Zoning Ordinance with a focus on streamlining, clarifying, and simplifying the existing ordinance. Revisions to existing overlays will be undertaken, although the zoning map of base districts is not anticipated to be significantly revised. The municipality will go through a Request for Proposals process to select a consultant.</p>	<p>VPP Grant Request \$24,500.00 (70%) <u>Municipal Match \$10,500.00 (30%)</u> Total Project Cost \$35,000.00</p>
<p>West Grove Borough – Comprehensive Plan West Grove is proposing to develop a new Comprehensive Plan; their existing plan was adopted in 2003. Since 2003 West Grove’s demographics have changed significantly, and the new plan will include a focus on multimodal options, revitalization, recreation, and public engagement The municipality will go through a Request for Proposals process to select a consultant.</p>	<p>VPP Grant Request \$42,000.00 (70%) <u>Municipal Match \$18,000.00 (30%)</u> Total Project Cost \$60,000.00</p>
<p>Malvern Borough – Comprehensive Plan Malvern is proposing updating their existing comprehensive plan, which was adopted in 2012. This is a returning application. The Borough’s overarching vision is to retain Malvern’s small town character while supporting housing options and expanding the pedestrian network. The land use, housing, economic development, and transportation plans will be critical elements of the new plan. The Borough will continue their commitment to protection of environmentally sensitive areas with updated policies. The municipality will go through a Request for Proposals process to select a consultant.</p>	<p>VPP Grant Request \$31,890.00 (60%) <u>Municipal Match \$21,300.00 (40%)</u> Total Project Cost \$53,190.00</p>
<p>Phoenixville Borough – Comprehensive Plan Phoenixville is proposing updating their existing municipality-specific comprehensive plan, which was adopted in 2011. This plan will follow the policies of the Phoenixville Region Comprehensive Plan, and provide additional focus to key items. Multi-modal accessibility, sustainability, affordable and accessible housing, sustained revitalization, and access to trails and recreation options are anticipated to be critical elements of the new plan. The Borough has selected Herbert, Rowland, and Grubic as their consultant.</p>	<p>VPP Grant Request \$32,492.20 (65%) <u>Municipal Match \$17,495.80 (35%)</u> Total Project Cost \$49,988.00</p>
<p>East Nantmeal Township – Historic Resource Survey East Nantmeal is proposing to create a historic resource survey for the purposes of supporting their historic preservation provisions in their existing ordinances. PHMC guidelines will be followed for development and submission of data, including use of Survey123. The Township has selected Richard Grubb & Associates to assist them, and will be using a significant amount of volunteer effort (through the Historical Commission) to support the project.</p>	<p>VPP Grant Request \$11,000.00 (69%) <u>Municipal Match \$5,000.00 (31%)</u> Total Project Cost \$16,000.00</p>

<p>Willistown Township – Comprehensive Plan The Township is proposing updating their existing comprehensive plan, which was adopted in 2011. The plan is anticipated to strengthen the interconnectedness of growth management, environmental resource protection, and open space and recreation planning, and include a focus on sustainability and pedestrian circulation. The Township has selected a consultant team led by Gaadt Perspectives.</p>	<p>VPP Grant Request \$50,000.00 (57%) Municipal Match <u>\$37,000.00 (43%)</u> Total Project Cost \$87,000.00</p>
<p>Kennett Square Borough – Parking and Multimodal Study The Borough is proposing a study to address bicycling and pedestrian needs in core commercial areas and wayfinding signage for visitors/travelers, as well as how to maintain and manage existing parking facilities and plan for future needs (surface and garage). The study will advance concepts from the recently completed DVRPC Freight Study and consider ways to incentivize multimodal transportation. The municipality will go through a Request for Proposals process to select a consultant.</p>	<p>VPP Grant Request \$35,000.00 (70%) Municipal Match <u>\$15,000.00 (30%)</u> Total Project Cost \$50,000.00</p>
<p>West Vincent Township – Park and Trail Plan The Township is proposing to a complete a township-wide park and trail plan to enhance recreation options for residents and visitors, creating a vision for their overall network of parks and trails. The plan will inventory recreation assets and assess potential opportunities for new recreation options, making recommendations for improvements. The plan will address existing and potential trails and parks, including a 72-acre parcel acquired in 2018 for use as a park. Natural and cultural features will be evaluated when in the area of the recreation facilities. The municipality will go through a Request for Proposals process to select a consultant.</p>	<p>VPP Grant Request \$35,000.00 (70%) Municipal Match <u>\$15,000.00 (30%)</u> Total Project Cost \$50,000.00</p>
<p>South Coatesville Borough – Comprehensive Plan The Borough is proposing updating their existing comprehensive plan, which was adopted in 2000. The Borough is in need of a new comprehensive plan to guide future actions, but the application lacked specificity regarding consistency with Landscapes3, implementation, tasks, and deliverables. The project requires additional consideration by the Borough prior to being able to move successfully into development. The municipality will go through a Request for Proposals process to select a consultant.</p>	<p>VPP Grant Request \$42,000.00 (70%) Municipal Match <u>\$18,000.00 (30%)</u> Total Project Cost \$60,000.00</p>

All four projects that are not recommended for funding will be coordinated with regarding a potential application in a future grant cycle.

2020 Round 1 VPP - Committee Recommendations

Rank	Municipality	Proposal	VPP Grant Request	Municipal Funding Proposed**	Total Project Cost	Municipal Match Proposed**	Recommended Award	Running Total	Remaining
1	West Bradford	Open Space, Recreation & Env Resources	\$48,000.00	\$26,000.00	\$74,000.00	35.14%	\$48,000.00	\$48,000.00	\$170,604
2	London Britain	SLDO	\$16,555.00	\$7,095.00	\$23,650.00	30.00%	\$16,555.00	\$64,555.00	\$154,049
3	Coatesville	Zoning Ordinance Update	\$24,500.00	\$10,500.00	\$35,000.00	30.00%	\$24,500.00	\$89,055.00	\$129,549
4	West Grove	Comprehensive Plan	\$42,000.00	\$18,000.00	\$60,000.00	30.00%	\$42,000.00	\$131,055.00	\$87,549
5	Malvern	Comprehensive Plan	\$31,890.00	\$21,300.00	\$53,190.00	40.05%	\$31,890.00	\$162,945.00	\$55,659
6	Phoenixville	Comprehensive Plan	\$32,492.20	\$17,495.80	\$49,988.00	35.00%	\$34,492.00	\$197,437.00	\$21,166.76
7	East Nantmeal	Historic Resource Survey	\$11,000.00	\$5,000.00	\$16,000.00	31.25%	\$11,000.00	\$208,437.00	\$10,166.76
8	Willistown	Comprehensive Plan	\$50,000.00	\$37,000.00	\$87,000.00	42.53%	\$0.00	\$208,437.00	\$10,166.76
9	Kennett Square	Parking and Multimodal Study	\$35,000.00	\$15,000.00	\$50,000.00	30.00%	\$0.00	\$208,437.00	\$10,166.76
10	West Vincent	Park and Trail Plan	\$35,000.00	\$15,000.00	\$50,000.00	30.00%	\$0.00	\$208,437.00	\$10,166.76
11	South Coatesville	Comprehensive Plan	\$42,000.00	\$18,000.00	\$60,000.00	30.00%	\$0.00	\$208,437.00	\$10,166.76
			\$368,437.20	\$190,390.80	\$558,828.00	34.1%			

***Funding Available: \$218,603.76

Amount Requests Exceed Available Funding: **\$149,833.44**

Awarded Funding: \$208,437.00

Balance: \$10,166.76

**Includes municipal & other sources. Spring 2020: LB includes BC funds.

***Funding exceeds the typical amount (\$125,000) due to rollover funds, which include funds from projects that came in under budget.

Fund

Conditions:

East Nantmeal: Clarify number of public meetings.

Additional recommendations:

Meet with applicants that are denied for potential submission in future rounds.

Discussion and Information Items



Director's Report

Division Reports

Community Planning

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

Community Planning

Municipal Assistance Projects

April 2020

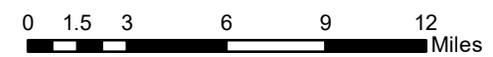
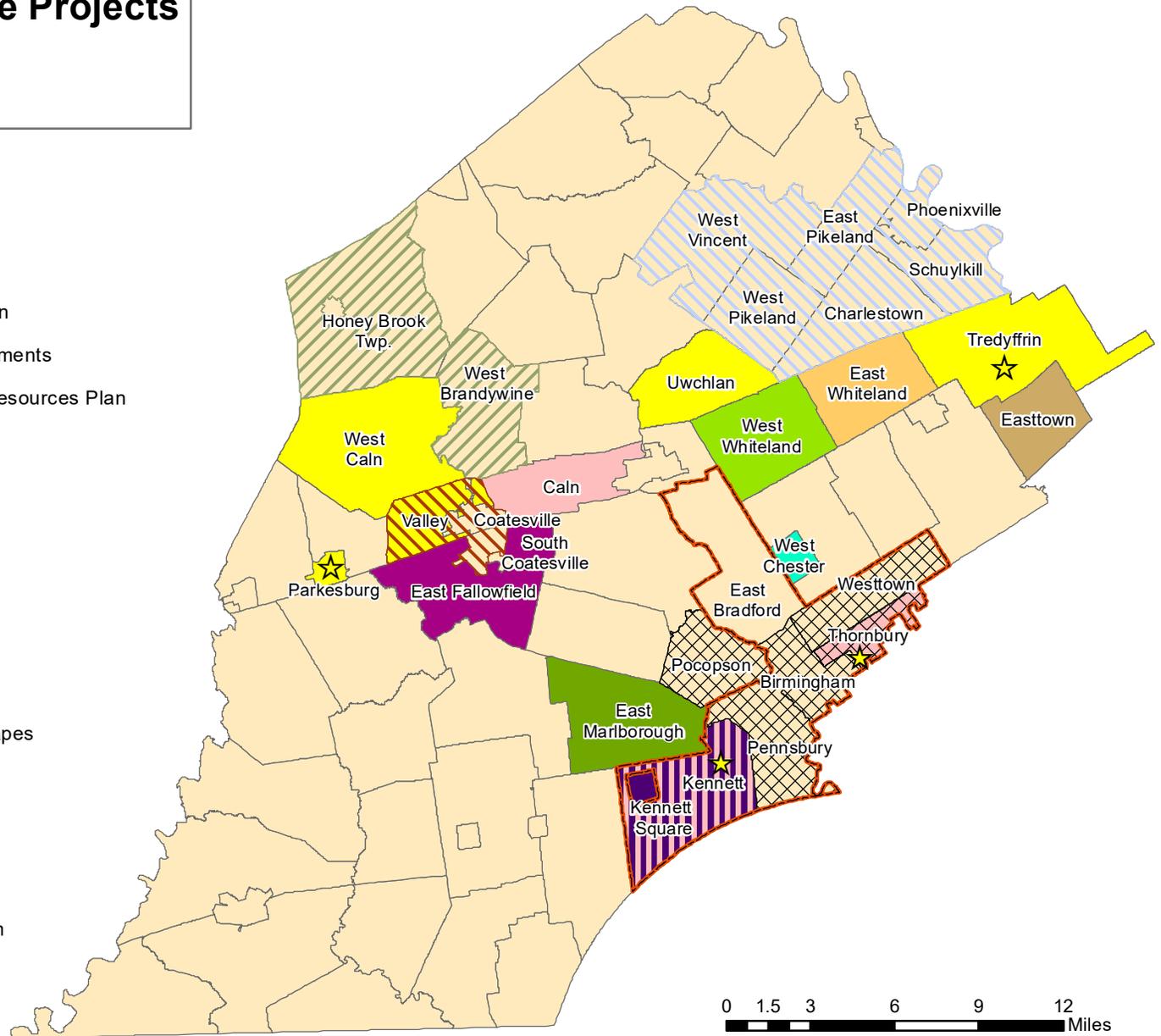


Single Municipality

- Comprehensive Plan
- Zoning Ordinance
- Open Space, Parks, and Recreation Plan
- Devon Visioning and Regulatory Amendments
- Open Space, Recreation, and Natural Resources Plan
- Village Master Plan
- Historic Resource Survey
- Corridor Study
- ★ 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, 2020.



COMMUNITY PLANNING REPORT

April 2020 (Activities as of 03/31/20)

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. Specific focus will be on clarifying zoning along Route 30, which serves as a key business area and includes the SEPTA train station. Provisions related to stormwater, pedestrian connections, open space/recreation, mixed use, and historic preservation will be updated. Recent development pressure has created a desire to more comprehensively address proposed development, but previous pressure created multiple zoning amendments that are not serving to advance an integrated community. The Township has distributed a Request for Proposals to start the consultant selection process.

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. The kickoff meeting took place February 26, 2020. Three members of the public attended the meeting and may join the formal task force (two own property within Newlinville).

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

Percent Completed: 25% Contract Term: 6/19 – 5/21 Consultant: Brandywine Conservancy Monitor: Kate Clark

Draft chapters of the plan will be available for task force review in the coming months. *The task force may meet in April for a field view of the new township park and to see other open space and recreation facilities in the area.*

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

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

The task force will continue review the full draft *in April*.

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 April*. The meetings are attracting significant public interest.

6. Kennett Township – Zoning Ordinance

Percent Completed: 75% 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. The task force has reviewed draft consolidated TND design guidelines. An amendment will be required to complete this project.

7. 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

Staff is continuing work on the full draft of the Comp Plan and will distribute it to the Task Force when possible. The Task Force Chair has indicated the Borough’s timeline will be determined by the status of the Coronavirus. Adoption prior to the October 31, 2020 contract end still anticipated.

8. Thornbury Township – Zoning Ordinance

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

The task force completed their review in February and *the Planning Commission started their review in March and will continue into April*.

9. Tredyffrin Township – Comprehensive Plan

Percent Completed: 20% Contract Term: 10/19 – 9/21 Consultant: Chester County Planning Commission Lead Planner: Chris Patriarca

The first public meeting was held on March 2, 2020 with approximately 35 persons in attendance. The task force will review the chapters for historic resources and parks, recreation, and environmental resources at their April meeting.

10. Uwchlan Township – Comprehensive Plan and Official Map Update

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

A fully revised draft of the Comp Plan was distributed in March. The consultant was planning to present the Plan to the Planning Commission on April 1st and request permission to forward it to the Board for their consideration. That has been put on hold. Work will begin on the Official Map virtually by engaging the Task Force during this time. Considering the July 31st contract end date, Uwchlan will be applying for a six-month extension. Adoption of both the Comprehensive Plan and Official Map are anticipated by summer or fall of 2020.

11. Valley Township – Comprehensive Plan

Percent Completed: 65% Contract Term: 2/19 – 1/21 Consultant: Comitta & Assoc./Pennoni Monitor: Mark Gallant

A full draft of the Comprehensive Plan has been developed. *The Township Board is considering when to submit for Act 247 Review.*

12. West Caln Township – Comprehensive Plan

Percent Completed: 40% Contract Term: 2/19 – 1/21 Consultant: Ray Ott & Assoc./N. Sarcinello Monitor: Kate Clark

The February 2020 meeting discussed focus chapters including transportation and septic systems. The April 2020 meeting will discuss future land use.

13. West Chester Borough – High Street Corridor Study

Percent Completed: 15% Contract Term: 11/19 – 4/21 Consultant: Traffic, Planning, & Design Monitor: Kevin Myers, Mason Gilbert

The first public meeting/open house (January 30, 2020) was well attended. The next task force meeting is scheduled for April 2020.

14. West Whiteland Township – Historic Resource Survey Update

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

The consultant developed types of items to survey, which was approved by the task force. Field work will begin in the early spring.

MULTI-MUNICIPAL

15. Brandywine Battlefield Strategic Landscapes Plans – Phase 3

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

The RFP is anticipated to go out in March.

16. Brandywine Battlefield Group – BB Heritage Interpretation Plan

Percent Completed: 0% Contract Term: 2/20 – 7/22 Consultant: Brandywine Conservancy Monitor: Jeannine Speirs

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

17. Coatesville Area – Economic Development Study

Percent Completed: 50% Contract Term: 6/19 – 11/20 Consultant: 4Ward Planning Monitor: Kevin Myers

Individual municipal public meetings were held January 20, 21, and 23, 2020 to review preliminary findings. The task force met in February and *the consultant will prepare a first draft of the study by the end of March.*

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

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

The townships will develop a trail feasibility study for a new, 2.5 mile multimodal trail between Rt 322 and Icedale Road, potentially utilizing a former railroad corridor and riparian areas along the West Brandy Brandywine Creek, and crossing parcels owned by the PA Fish and Boat Commission. The trail would provide a recreation option for nearby residential areas and improve public access to Icedale Lake.

19. Kennett Square Borough/Kennett Township – Regulatory Updates

Percent Completed: 70%

Contract Term: 5/18 – 4/20

Consultant: LRK/JVM Studio

Monitor: Kevin Myers

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

20. Phoenixville Region – Comprehensive Plan Update

Percent Completed: 0%

Contract Term: 3/20 – 2/22

Consultant: Theurkauf Design and Planning

Monitor: Susan Elks

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

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

VPP INQUIRIES

1. Atglen Borough – Zoning Amendments (April 2019); Economic Study (May 2019)
2. Coatesville – Zoning Ordinance Update (February 2020)
3. East Brandywine Township – Sustainability Plan, Comprehensive Plan (January 2020)
4. East Coventry Township – Recreation Planning (May 2019)
5. East Nantmeal Township – Historic Resource Survey (January 2020)
6. East Pikeland Township – Sustainability Plan (February 2020)
7. Elverson Borough – Trail Study (July 2019)
8. Franklin Township – Comprehensive Plan (May 2019)
9. Highland Township – Comprehensive Plan (December 2019)
10. Kennett Square Borough – Parking & Multimodal Study (May 2019)
11. London Britain Township – SLDO Update (December 2019)
12. Londonderry Township – (May 2019)

13. Malvern Borough – Comprehensive Plan (May 2019)
14. Modena Borough – Community Facility Visioning/Feasibility Study (August 2019)
15. North Coventry Township – Recreation Planning (May 2019)
16. Oxford Borough – Comprehensive Plan (January 2020)
17. Parkesburg Borough – Economic Study (May 2019)
18. Pennsbury Township – Historic Project (January 2020)
19. Phoenixville Borough – Comprehensive Plan (January 2020)
20. South Coatesville Borough – Comprehensive Plan (February 2020)
21. Thornbury Township – Subdivision and Land Development Ordinance (2016)
22. Unionville Region – Comprehensive Plan (September 2019)
23. Upper Uwchlan Township – Historic Resources Survey (July 2019)
24. West Bradford Township – Open Space, Park and Recreation Plan (December 2019)
25. West Grove Township – Comprehensive Plan (December 2019)
26. West Vincent Township – Park and Trail Plan (July 2018, January 2020)
27. West Nottingham Township – Transportation Study (January 2020)
28. Willistown Township – Comprehensive Plan (May 2019)

HISTORIC PRESERVATION

1. Town Tours and Village Walks 2019

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

STATUS: Due to the current pandemic, a limited program will take place in July and August with Occupation Day in Kennett Square in September still included on the schedule. The first event would be in Phoenixville on July 16th with a closing event in West Chester on August 13th. Also included would be Historic Sugartown, Hibernia Iron Plantation, and Historic Yellow Springs.

2. Brandywine Battlefield Task Force

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

STATUS: The plan led by the Brandywine Conservancy and Birmingham Township for interpretation of the Battlefield should get underway soon (see Municipal Assistance for updates). Planning meetings continue for the historic markers that are funded by a \$45,000 grant from The PA Society of Sons of the Revolution and its color guard. The event scheduled for May 5, 2020 to celebrate installation of East Marlborough's sign at Galer Winery has been rescheduled for May 2021. The master plan for Birmingham Hill was initiated by the Brandywine Conservancy but the public meeting scheduled for March 19th was cancelled.

DESCRIPTION: Coordination assistance on land conservation subcommittee.

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

3. Historic Resource Mapping:

DESCRIPTION: National Register properties interactive map

STATUS: Landmarks and historic districts are being back-checked for public accessibility. Individual properties will be addressed next.

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 in process.

DESCRIPTION: Kennett Square Borough National Register District update

STATUS: In process

4. Technical Assistance:

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

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

- Birmingham Township Brandywine Battlefield Landmark Connectivity Plan
- Coatesville School District’s Heritage Center at the Gardner-Beale House
- 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 was held on 2/8/2020 and was well attended (CCPC hosts).
 - Annual Spring Training Workshop – Held on 3/7/2020, the event had over 70 participants at the Brandywine Conservancy for training on the identification of historic resources for research versus protection standards. CCHPN was the host.
 - Volunteer Recognition Dinner 6/24/2020 (CCHPN hosts). A virtual program is being considered.

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
 - Lincoln Bridge #35 – Initial cultural review. Developing a new format for review.
- Fricks Lock Schuylkill River Trail head development
- Crebilly Farm, Westtown Township, and the Route 926/202 intersection project
- Assistance with Act 247 reviews and comprehensive planning as requested by peers
- National Reg. Nominations: Langoma Mansion, West Nantmeal Township; Passtown Elementary School, Valley Township; Beaver Creek Milling District, Caln & East Brandywine Townships, Kennett Square Borough Update.
- Assisting Chester County Facilities Department and Chester County Department of Open Space and Parks with review of their historic structures.

6. Heritage Tourism/Education:

- Working with Senator Dinniman’s office, the CCHPN and CC Historical Society have started discussions regarding funding for historic resource preservation and interpretation. CCHPN hosted a meeting on February 26, 2020 with approximately 80 attendees.
- 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 updated brochure has been printed, and *the annual meeting scheduled for April 16, 2020 has been rescheduled for April 2021.*

- Quakers and the Underground Railroad: 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: *The RHC will be co-hosting the Iron and Steel Heritage Annual Meeting in April 2021.*
- Harriet Tubman Scenic Byway Initiative: Interest is growing in developing Kennett Borough as a focus for Underground Railroad interpretation as part of the initiative, which extends from the Harriett Tubman Underground Railroad National Historical Park to Independence Mall in Philadelphia.
- Campaign of 1777: See Brandywine Battlefield Task Force.
- The first Heritage Center and Kiosk opened in Marshalltown Village in late 2018. Heritage Center initiatives underway in Kennett Square, Phoenixville, Chadds Ford, East Bradford, and being considered in West Chester.
- Voices Underground – New initiative of Lincoln University, Longwood Gardens, and Kennett Area Underground Railroad.

ECONOMIC

- **CCEDC Coordination** – Regular contact regarding the Route 1 and Route 724 initiatives.
- **Employment Data** – Finalizing the initial presentation of employer/employee number data in map format with the Design and Technology Division; will be updated quarterly with new data.
- **Reinvestment Opportunities Map** – Working to refine how properties should be displayed on a map of reinvestment/redevelopment opportunities at developed sites, focused within the Landscapes3 growth areas.
- **Non-Residential Construction Report** – Reviewing status of non-residential construction projects for 2019 report.
- **State of the County Economy Report** – Beginning work on development of a report on the state of Chester County’s economy.

HOUSING

- **Housing Choices Committee** – A meeting was held January 29, 2020 to review 2020 work program items, discuss input on housing costs and housing for an aging population.
- **Costs of Housing** – Work will begin on this product this spring.
- **Housing for an aging population** – Work will begin on this product this spring.
- **Housing eTools** – Updates are largely complete, although resources and examples will continue to be added as appropriate.
- **Case Studies** –Planned: Whitehall and Steel Town.
- **Housing Forum** –Fall 2020 event will be planned at a later date.
- **Presentations** – *Met in March 2020 with the Housing Partnership of Chester County on the A+ Homes initiative.*

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.
- **DVRPC TCDI representative** – 2020 round closed February 21, 2020. *Reviewing applications for April 27th review committee meeting.*
- **Active Transportation Inventory work** – Initial reviews completed for all urban centers, *working on recommendations.*
- Spring City contacted the Planning Commission in late February regarding a potential comprehensive plan update.

Design and Technology



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

MEMORANDUM

To: Chester County Planning Commission
From: Paul Fritz, Director, Design & Technology Division
Date: April 8, 2020
Re: Planning Commission Board Meeting Monthly Report

The Design & Technology Division is performing well while the office building is closed. The 247 plan reviewers continue to receive and process plan reviews through EnerGov. The Administrative staff has provided critical support in making this happen by processing incoming mail and corresponding with municipalities and applicants. While the office building is closed, the endorsing of plans for the Recorder of Deeds is the only service that is currently interrupted.

The GIS and Graphics staff continue to work on day to day tasks and various Landscapes 3 implementation projects, including a summary document that highlights eTools and planning guides focused on making green and sustainable places.

On the technology side, Gene Huller has provided tremendous day to day assistance in making sure our division and the entire CCPC staff are able to remote in to their work computers. Gene was also instrumental in helping the staff acclimate to using the Zoom application for video conferencing. This platform is helping enhance the Planning Commission's internal and external communication while the office building is closed.

Environment & Infrastructure

Environment & Infrastructure Division

March 2020

Devon Station Open House

On Tuesday, March 3, the Delaware Valley Regional Planning Commission (DVRPC), held an open house at Easttown Township's Hilltop House. This open house was part of the Devon Station Multimodal Access Study, which will identify strategies to make walking and biking to the Devon Station and the surrounding station area easier, safer, and more convenient.

Residents were invited to view and read boards that introduced the project and presented potential interventions in specific locations. Residents could ask questions of DVRPC and Chester County staff, vote on priorities, and share their own suggestions or observations. This input will be incorporated into the development of station area recommendations. The final report is expected in June.



Census Update

Census outreach was quite active in early March focusing mostly on the distribution of brochures and posters. The second half of the month involved online coordination to update the Complete County committee (CCC) on how to proceed given the limitations of social distancing. Staff updated the CCC web page and sent out mass emails to keep CCC members informed of ongoing changes. A bit of good news was that the US Census Bureau's ongoing reporting of census form returns indicated that as of 3/25/20, the national return rate was 28.1%, the PA state return rate was 29.6%, and Chester County's return was 34.7%, with an internet response rate of 34.0%.

Working Remotely

The COVID-19 situation came about rather suddenly and since 'Friday the 13th' (of March) we all have been working from the comfy confines of our homes. Special thanks to Gene Huller for ensuring everyone has their technical needs addressed so that we can continue to work on current projects and catch up on other tasks.

Jake continued to work with staff on the Landscapes 3 Metrics, and the database entry for the POST annual open space tracking was completed. Carrie has continued to review planning modules and 67/68 permit reviews, and has participated in Climate Action Plan webinars. Rachael continues on evaluating alignment alternatives for the Southern Chester County Circuit Trail Feasibility Study (SC3), and creating trail development plans for other Circuit Trails including the Struble and Chester Valley Trails. Brian Donovan is working diligently on the Active Transportation Inventory (ATI) and updating the status of our Priority Projects for the website. Finally, Eric Quinn is providing GIS mapping support for both the SC3 and ATI projects while also completing his review of municipalities for the ATI.

While we are all looking forward to getting back to the office soon, we are prepared to continue prodding along remotely toward completing our work program and serving Chester County.

Pipelines Update

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

- Sunoco received a waiver that will allow them to continue construction of the ME2 line through Pennsylvania through the Governor's order of closing non-essential businesses. Sunoco is still working to get their final permits from DEP for certain sites.

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