



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
September 9, 2020

AGENDA

- 2:00 p.m. 1. CALL TO ORDER
- A. Chairman’s Welcome *Chairman*
- 2:05 p.m. 2. PRESENTATION
- B. Overview of the Agricultural Development Council *Chris Alonzo*
- 2:30 p.m. 3. ACTION ITEMS
- C. Public Comment on Agenda Items
- D. Approval of Commission Meeting Minutes – August 12, 2020 *Commission*
- E. Act 247 Reviews – August 2020 Applications *Act 247 Team*
- 1) Subdivision and Land Development Plan Reviews (12)
- 2) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews (7)
- F. Act 537 Reviews- August 2020 Applications *Carolyn Conwell*
- 1) Major Applications ()
- 2) Minor Applications (1)
West Vincent Township; 352 Blackhorse Road; Consistent
- G. Agricultural Security Areas *Glenn Bentley*
- 1) Pocopson Township
- 2:40 p.m. 4. DISCUSSION AND INFORMATION ITEMS
- H. eTools
- 1) Natural Resources Protection *Carol Stauffer*
- 2) Site Analysis Plan *Chris Patriarca*
- I. Environment and Infrastructure Division Update *Brian Styche*
- J. Community Planning Division *Susan Elks*
- K. Design & Technology Division Update *Paul Fritz*
- L. Directors Report *Brian O’Leary*
- 1) Planning Commission Bylaws
- M. Public Comment
- 4:00 p.m. 5. ADJOURNMENT

Action Items



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DRAFT MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Zoom Video/Audio
August 12, 2020

MEMBERS PRESENT: Kevin C. Kerr, Chair; Dr. Douglas Fasick, Vice-Chair; Nathan Cline; Stephanie Duncan; Matthew Hammond; Michael Heaberg; Molly Morrison.

MEMBERS ABSENT: Marty Shane; Angie Thompson-Lobb

STAFF PRESENT: Brian O'Leary, Director; Carol Stauffer, Assistant Director; Glenn Bentley; Wes Bruckno; Paul Farkas; Paul Fritz; Libby Horwitz; Gene Huller; Austin Kerley; Carolyn Oakley; Karen Marshall; Benny Nein; Nancy Shields; Elle Steinman; Brian Styche; Suzanne Wozniak.

VISITORS: There were no visitors.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held via Zoom audio/video on Wednesday, August 12, 2020 was called to order at 2:02 P.M. by Chair Kevin Kerr.

ACTION ITEMS:

PUBLIC COMMENT ON ACTION ITEMS:

There were no comments.

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE JULY 8, 2020 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY DR. FASICK, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews – July 2020:

There were 20 Subdivision and Land Development Reviews prepared in July.

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

Mr. Hammond recused himself from the following application: LD-06-20-16370; LD-06-20-16387; LD-07-20-16394; LD-06-20-16367; LD-05-20-16351; LD-06-20-16374.

Mr. Cline recused himself from the following application: SD-06-20-16390; LD-06-20-16387; LD-05-20-16351; LD-07-20-16403.

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

There were 7 Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, and Miscellaneous Reviews prepared in July.

A MOTION TO APPROVE THE 7 COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT AND MISCELLANEOUS REVIEWS FOR JULY 2020 WAS MADE BY MR. HAMMOND, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

There were no major Act 537 plans in July 2020.

There were 5 minor Act 537 plans in July 2020.

A MOTION TO APPROVE THE 5 MINOR ACT 537 REVIEWS FOR JULY 2020 WAS MADE BY MS. MORRISON, SECONDED BY DR. FASICK, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

eTools: Growth Boundaries and Agricultural Zoning:

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

Mr. Bruckno provided the Commission an overview of the Growth Boundaries and Agricultural Zoning eTools. A growth boundary is a land-use tool that marks the separation of an area where more intense development is appropriate from an area where development should be minimized. The boundaries are not intended to stop growth, but limit development beyond those areas and direct it to locations where growth is more appropriate and supported by infrastructure such as public water, sewer, and transit.

Agricultural zoning is a land management tool used to support the continuation of farming and the agricultural industry. This tool is most effective when it is applied to areas where local agricultural operations dominate the landscape and economy. Agricultural zoning is most appropriately used in the agricultural and rural landscapes where there are larger concentrations of agricultural uses.

Design and Technology Division Update:

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

The 247 plan reviewers processed plan reviews and continued to collect existing data on municipal open space plans and ordinances. For the month of July, seven zoning ordinance amendments and 20 land developments were reviewed.

The GIS staff assisted staff in preparing maps for draft comprehensive plans, historic atlas projects, and the annual housing report.

The Graphics staff assisted staff with day-to-day needs and report layouts, including the Parkesburg Comprehensive Plan and Farm Products Guide. The Graphics staff also helped film and edit the video presented at the July 30 Town Tours & Village Walks event highlighting Hibernia Mansion. Also, preliminary design improvement renderings were prepared for the initial development of the Tredyffrin Comprehensive Plan

Environment and Infrastructure Division Update:

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

The first public meeting for the Southern Chesco Circuit Trail Feasibility Study was held via Zoom on July 14, 2020 with over 100 attendees. Opening remarks by Commissioners Moskowitz, Maxwell, and Kichline and a presentation delivered by Senior Trails & Open Space Planner Rachael Griffith included Spanish translation, and breakout rooms with CCPC staff leading discussion with groups and tracking comments to an online WikiMap where attendees were encouraged to offer their suggestions.

On July 16th, Governor Wolf announced the awards for the latest round of the PennDOT Multimodal Transportation Fund program. Statewide there were 27 projects in 23 counties receiving a total of \$30.2 million.

Mr. Styche updated the Commission and staff on the current news regarding pipelines in Chester County. Please visit the county's Pipeline Information Center 'Pipelines in the News' webpage: <http://www.chescoplanning.org/pic/news.cfm>

Community Planning Division Update:

Ms. Stauffer discussed continuing municipal assistance projects, historic preservation, housing, and economic development for 2020 within the Community Planning Division. There are currently 21 municipal assistance projects that staff is monitoring or working on.

The Vision Partnership Program (VPP) second grant round opened August 10, 2020 and will close September 25, 2020. Pre-application meetings are being scheduled at this time. The VPP subcommittee will meet before the October 14, 2020 Planning Commission meeting to review and recommend submitted applications.

Town Tours Presentation:

Ms. Marshall discussed the National Historic Preservation Act of 1966 and the relation to historical preservation in Chester County. Historic preservation activities are guided by the appreciate goal in *Landscapes3* to preserve the historic resources and landscapes that define cultural heritage in Chester County.

There are numerous active programs throughout Chester County that are carried out by the Planning Commission in cooperation with partners. More information can be found here: <https://chescoplanning.org/HisResources/Historic.cfm>

The Town Tours & Village Walks program is now in its' 26th year. In a regular year, Planning Commission staff along with partners and each sponsoring local organization provides these tours to over 2,000 people each summer. This year, due to the ongoing pandemic, the Town Tours have been altered to accommodate the restrictions. From July 16th through August 27th, all events will be virtual. So far, four of the six events have been held with an average of 300 participants each. The

sessions are recorded and posted for viewing after the event as well. Ms. Marshall then shared a short recap video of the Historic Sugartown webinar.

Housing and Non-Residential Construction Report:

Ms. Horwitz presented information on the 2019 housing data. Home construction and sales have been largely consistent with 2018. Median home-sale prices continue to rise, which decreases housing affordability. The median home sale price in 2019 was \$355,000. Data shows that the type of construction is likely partially causing the increase in home costs, and construction seems to be changing from apartments to single-family attached.

Around 1,400 total new units were built in 2019. Those numbers are consistent with 2018, which is far below the number of units being constructed in the early 2000's. There was a boom in apartment construction 2014 through 2017 – likely due to post-recession. It appears that the apartments are being replaced with single-family attached units, which began increasing in 2017, however, the last 2 years might turn out to be anomalies in a longer view of trends. New development is largely occurring in East Pikeland and East Whiteland.

For non-residential construction, data shows construction is down in 2019. The average square feet per project increased from 13,707 square feet in 2018 to 31,603 square feet in 2019 most likely due to more significant projects. West Goshen Township shows the highest non-residential building in terms of square footage at 255,085 square feet.

The 2019 Housing Report will be posted on the ChescoPlanning website once complete, prior years' reports can be found here <https://www.chescoplanning.org/Housing/resources.cfm>.

Director's Report:

2020 Work Program:

Mr. O'Leary presented the updated 2020 work program. Due to the ongoing pandemic, several projects and events needed to be shifted and or canceled. New programs, and a new task force, the Environmental and Energy Advisory Board, have been added to the 2020 work program. The area with most changes is under the prosper goal. Planning staff have been doing a variety of work activities to support the economic recovery planning efforts, working with the Chester County Economic Development Council, Chester County Department of Community Development, and the Commissioner's office.

Upcoming events for fall 2020 are being planned around *Landscapes3* goals and will include:

- Transportation event: scheduled for Wednesday, September 30, 2020.
- Urban Centers Forum: this will be a two-part event scheduled for October 13 & 15, 2020.
- Fall Planners' Forum: scheduled for October 28, 2020.
- Housing event: planning for mid-November.

The Communications team is beginning to work on creating a new video highlighting the teams and work of the Planning Commission.

The first set of metrics for *Landscapes3* was presented at the July board meeting. Future presentations will include reporting on metrics success stories.

The 2020 Census self-response ending date has been changed from October 31 to September 30, 2020. The current response rate for Chester County is 75%. Staff along with the Chester County 2020 Census Complete Count Committee and partners are continuing outreach, specifically to low response areas in Chester County.

Mr. O'Leary proposed amending the Planning Commission bylaws to include electronic meetings language. Staff will present a draft of the revised bylaws at the September 9, 2020 meeting and recommendations for action will be requested at the October 14, 2020 meeting.

Public Comment:

There were no public comments.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE MEETING ADJOURNED AT 3:35 PM.

Respectfully submitted,



Brian N. O'Leary, AICP
Secretary

BNO/slw

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

DRAFT

Act 247 Reviews



Subdivision & Land Development



Act 247 Reviews of Proposed Development during August 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

Landscapes3

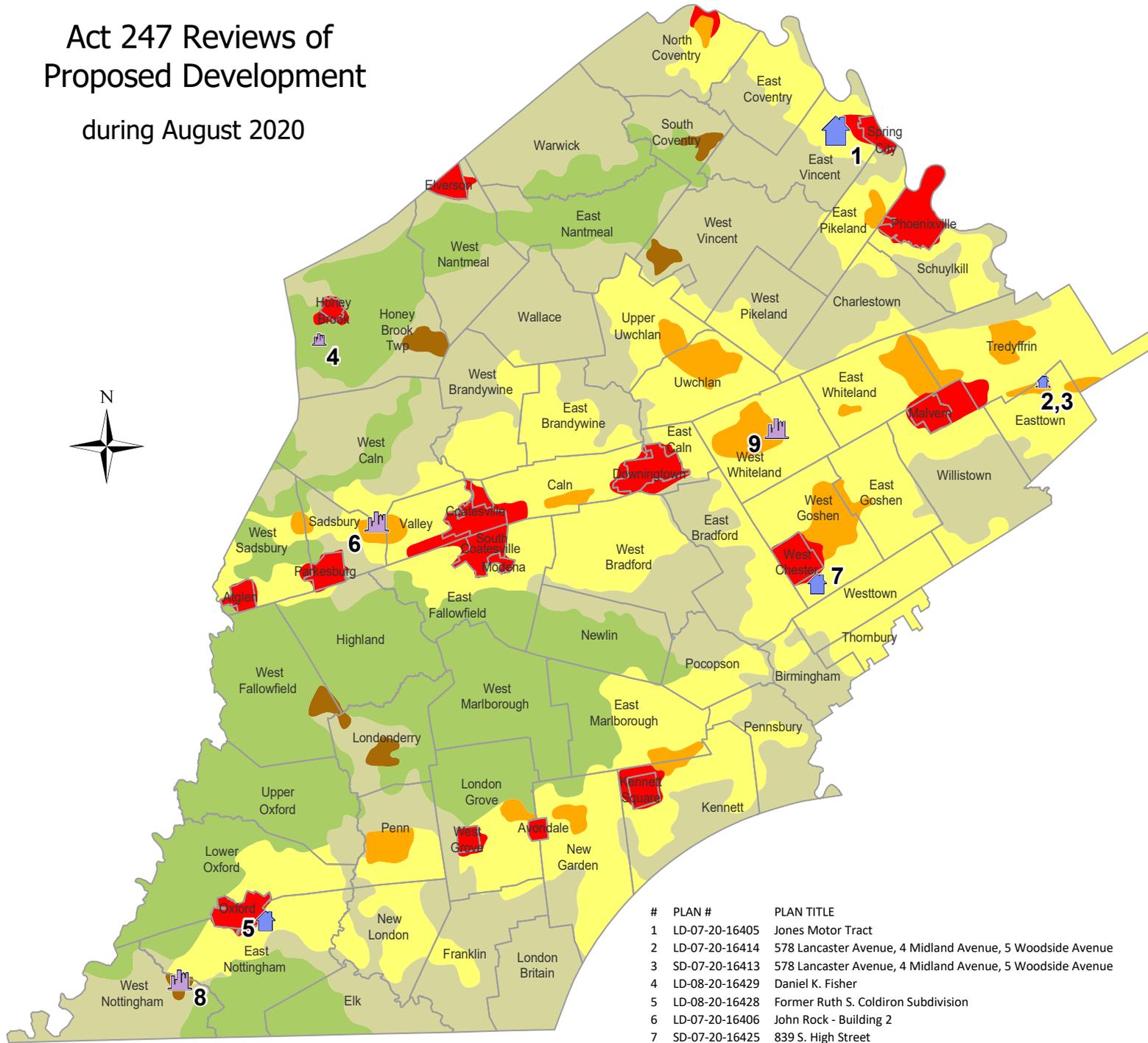
Growth Areas

-  Urban Center
-  Suburban Center
-  Suburban
-  Rural Center

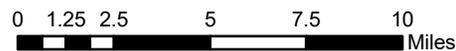
Rural Resource Areas

-  Rural
-  Agricultural

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



#	PLAN #	PLAN TITLE
1	LD-07-20-16405	Jones Motor Tract
2	LD-07-20-16414	578 Lancaster Avenue, 4 Midland Avenue, 5 Woodside Avenue
3	SD-07-20-16413	578 Lancaster Avenue, 4 Midland Avenue, 5 Woodside Avenue
4	LD-08-20-16429	Daniel K. Fisher
5	LD-08-20-16428	Former Ruth S. Coldiron Subdivision
6	LD-07-20-16406	John Rock - Building 2
7	SD-07-20-16425	839 S. High Street
8	LD-07-20-16400	101 Ponds Edge Drive
9	LD-07-20-16407	Raj Real Estate LLC, 4 Tabas Lane



Subdivision and Land Development Reviews 8/1/2020 to 8/27/2020

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)
East Vincent Township	LD-07-20-16405	Jones Motor Tract	8/11/2020	106.10	Townhouse	119		Residential Townhouse		16,805	Yes
East Vincent Township	SD-07-20-16404	Jones Motor Tract	8/11/2020	159.65	Single Family Residential Commercial Commercial	270		Residential Single Family Residential Commercial Commercial Sports/Recreation			Yes
Easttown Township	LD-07-20-16414	578 Lancaster Avenue, 4 Midland Avenue, 5 Woodside Avenue	8/21/2020	1.61	Commercial	1	5,551	Commercial Retail			No
Easttown Township	LD-07-20-16420	215-219 West Lancaster Avenue	8/20/2020	1.02	Commercial	1		Commercial Retail			Yes
Easttown Township	SD-07-20-16413	578 Lancaster Avenue, 4 Midland Avenue, 5 Woodside Avenue	8/21/2020	1.61	Commercial	1		Commercial Retail			Yes
Easttown Township	SD-07-20-16418	215-219 West Lancaster Avenue	8/20/2020	1.02	Commercial	1		Commercial Retail			Yes
Honey Brook Township	LD-08-20-16429	Daniel K. Fisher	8/17/2020	10.40	Industrial	1	5,000	Industrial Unique			Yes
Oxford Borough	LD-08-20-16428	Former Ruth S. Coldiron Subdivision	8/7/2020	2.37	Single Family Residential	6		Residential Single Family Residential			Yes
Sadsbury Township	LD-07-20-16406	John Rock - Building 2	8/7/2020	16.08	Industrial	1	88,000	Industrial Warehouse			Yes
West Goshen Township	SD-07-20-16425	839 S. High Street	8/20/2020	1.50	Single Family Residential	3		Residential Single Family Residential			Yes
West Nottingham Township	LD-07-20-16400	101 Ponds Edge Drive	8/6/2020	3.40	Commercial	1	11,055	Commercial Unique			Yes
West Whiteland Township	LD-07-20-16407	Raj Real Estate LLC, 4 Tabas Lane	8/11/2020	3.01	Commercial Commercial	5	13,297	Commercial Warehouse Commercial Retail	1		Yes

Grand Totals of Subdivision and Land Development Reviews	12 Reviews	307.77 Acres	410 Lots/Units	122,903 Non-Res. Sq. Feet	1 Non-Res. Bldgs.	16,805 Linear Feet Roadway
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There are **11** plans consistent, **1** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

Unofficial Sketch Plan Evaluations 8/1/2020 to 8/27/2020

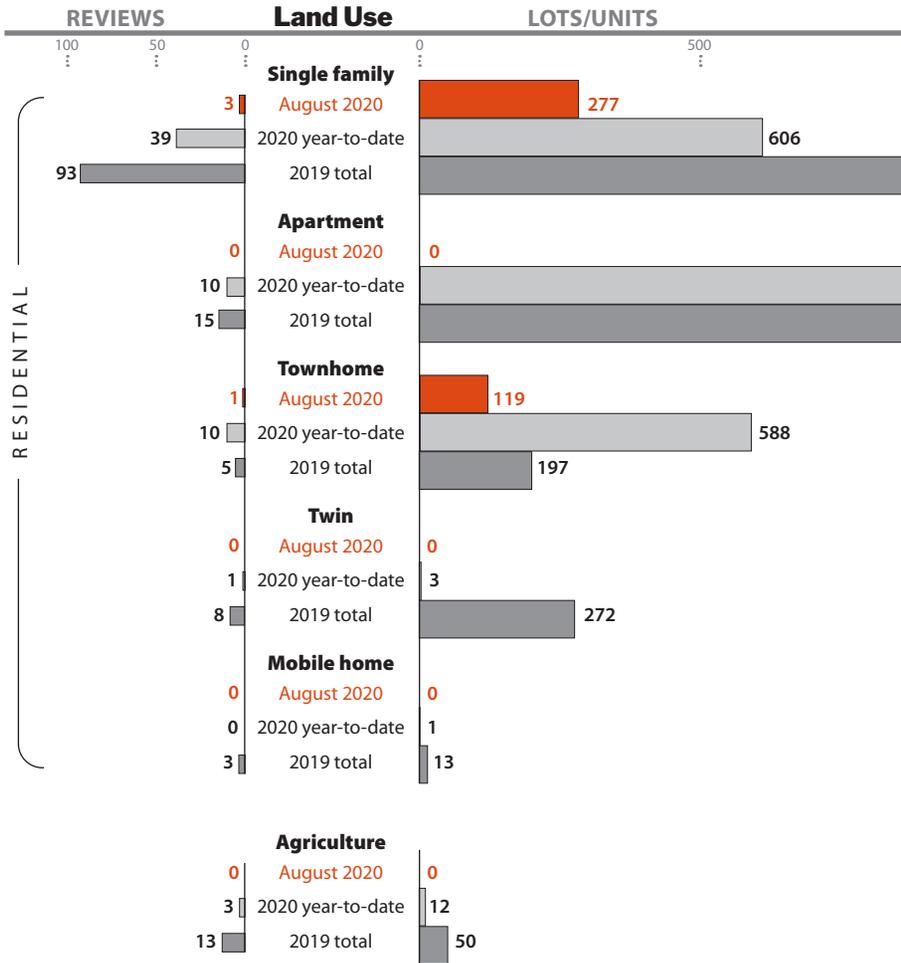
Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes ³ (Yes, No, N/R)
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No Unofficial Sketch Plan Evaluations were conducted during this timeframe.

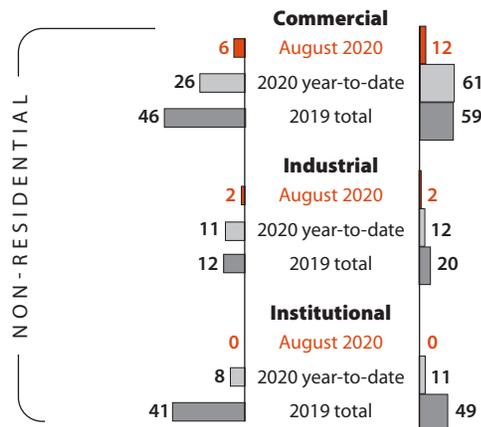
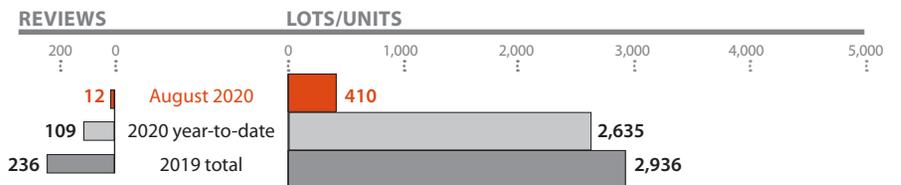
Subdivision and Land Development Applications **August 2020**



www.chescoplanning.org/
PlanReview/PlanReview.cfm

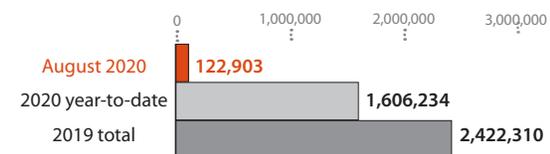


Total all land use types



NON-RESIDENTIAL

Structural square footage



Subdivision & Land Development Letters





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August 11, 2020,

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

Re: Preliminary Subdivision and Land Development - Jones Motor Tract – Residential Component
East Vincent Township – SD-07-20-16404 & LD-07-20-16405

Dear Ms. Flagg:

A preliminary subdivision and land development plan entitled "Jones Motor Tract", prepared by DL Howell & Associates, Inc., and dated July 6, 2020, was received by this office on July 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 residential subdivision and land development for your consideration.

PROJECT SUMMARY:

Location:	south of West Bridge Street, west of Schuylkill Road
Site Acreage:	106.10
Lots/Units:	386
Proposed Land Use:	Single Family Dwellings & Townhouses
Municipal Land Use Plan Designation:	Corridor Mixed Use and High Intensity Mixed Use
UPI#:	21-5-10, 21-5-11, 21-5-12, 21-5-15.1, 21-5-15.4.E & 21-5-15.4.H

PROPOSAL:

The applicant proposes the reconfiguration of six existing parcels comprising the entire site, into three development parcels (residential, commercial and recreational). The residential parcel is subdivided into 267 single family parcels and the land development proposes the construction of a 119 townhouse units, and 17 parking spaces. The project site, which will be served by public water and public sewer, is located in the CMU-Commercially-Oriented Mixed Use zoning district.

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

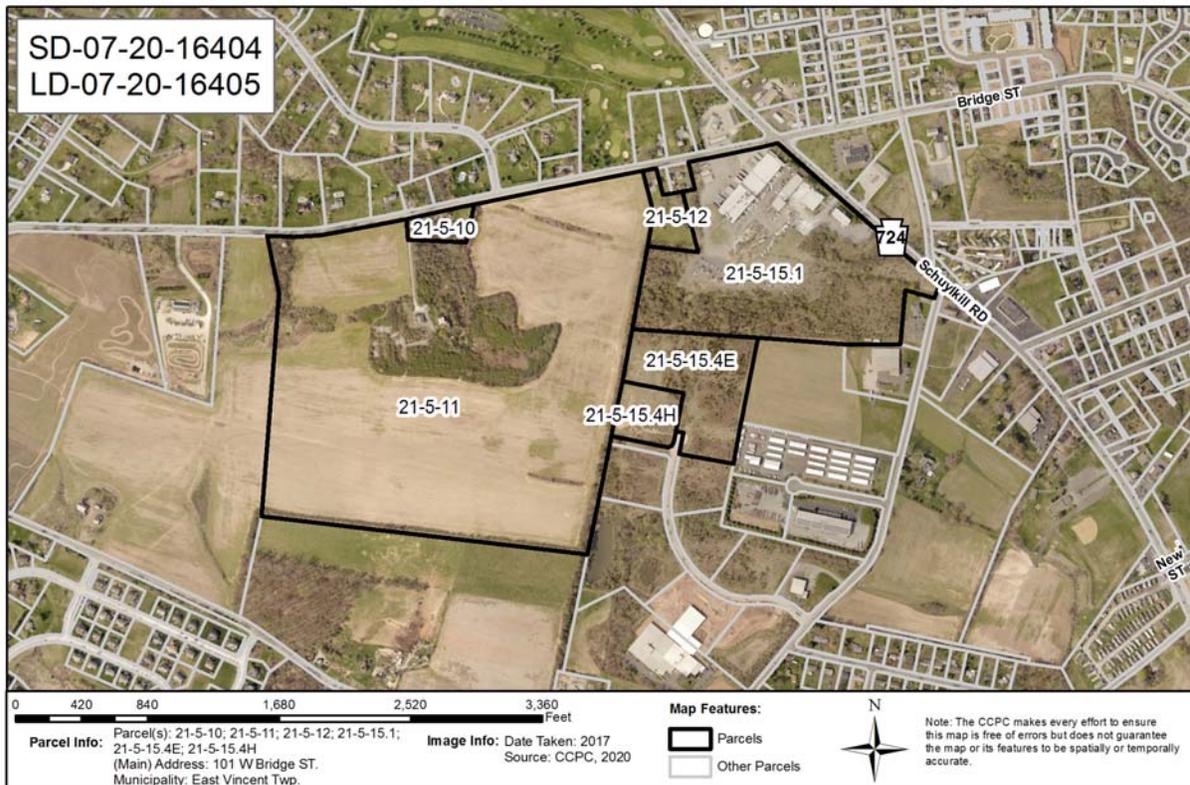
BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a conditional use proposal for this site and an associated zoning ordinance amendment. Those reviews, CCPC# CU-07-18-15512 and ZA-07-18-15511 were, dated August 15, 2018 and August 13, 2018 respectively, and addressed the creation of 386 residential units and five commercial units on 150 acres and zoning ordinance revisions to the provisions of the CMU-Commercially-Oriented Mixed Use district to accommodate this submission. East Vincent Township approved the conditional use on July 2, 2019.

COUNTY POLICY:

LANDSCAPES:

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





Detail of Sheet 2 of the plan

WATERSHEDS:

3. **Watersheds**, the water resources component of **Landscapes3**, indicates the proposed development is located within the Schuylkill River and Stony Run watersheds. **Watersheds'** highest priority land use objectives within these watersheds are implementation of comprehensive stormwater management, restoration of water quality of "impaired" streams, protection of ground water quality and quantity, and protection of vegetated riparian corridors. Both watersheds are designated HQ-High Quality. **Watersheds** can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

Natural Features Protection:

1. The plans indicate that several acres of mature woodlands will be removed during construction. The applicant should demarcate the limit of disturbance with orange construction fencing to prevent unintended intrusion by construction vehicles and equipment into the wooded areas that are intended to remain and the adjacent wetland and riparian areas. Particular care should be taken to avoid earth-disturbing activities within the riparian area to limit the spread of exotic and invasive species.

Stormwater Considerations:

2. The Post-Construction Stormwater Management Plans indicate that many residential lots will be graded so that stormwater will flow away from the planned roadways to depressions drained by stormwater inlets that will be located on private residential lots. The entity responsible for inspection and maintenance of the stormwater management system should ensure homeowners with stormwater BMPs located on their lots are informed of the required inspection and maintenance activities, and should clearly communicate the function of these features and detail any maintenance requirements expected of the homeowners. Neglecting routine inspection and maintenance activities could lead to significant ponding directly adjacent to houses during severe storm events.
3. Given the size and scope of the proposed development, the applicant should consider the following to promote infiltration, reduce runoff, and foster groundwater recharge:
 - a. installing additional infiltration beds or rain gardens around the stormwater inlets located on planned open space, such as the inlets behind planned single family residential lots 60 and 71 and behind planned town homes 36, 50, 55, 76, and 92;
 - b. incorporating vegetated curb bump-outs in appropriate areas along the main roads;
 - c. planting additional trees in the passive open space located between Road B and Road A and in the open space between lots 69-75 and 62-68.
4. We acknowledge and support the use of a diverse array of native trees and shrubs and the use of rain garden seed mix to naturalize the planned infiltration basins. To promote greater evapotranspiration and foliar interception, the applicant should consider planting additional shrubs, such as buttonbush, ninebark, *Viburnum* species (e.g. American cranberry), serviceberry, or red-osier dogwood, throughout the bottom of selected basins.

Access and Circulation:

4. The Township and the applicant should consider the need for creating connections to the local network of surrounding roads and creating stubs for future road connections to parcels to the south and west of the site as stated in Condition #12 of the Conditional Use Order approved July 3, 2019. The access strips for the future stub roads could be landscaped and used for pedestrian access to the peripheral open space until such time that the connector roads and pedestrian links are constructed.
5. We support the installation of a 20 foot-wide restricted entry emergency access from Enterprise Parkway to the southeast portion of the residential development area as outlined in Condition #9 of the Conditional Use Order. When the emergency access is not being utilized for an emergency it could provide a pedestrian link to the adjoining recreational facilities.

6. We recommend that five (5) foot-wide sidewalks be constructed on both sides of all internal roads, in order to meet the intent to “...maximize access and connectivity...” expressed in Condition #12 of the Conditional Use Order. As shown, many of the future residents of the community will have to cross the road to get access to a sidewalk. We also recommend that the sidewalk along the south side of Bridge Street extend to the western property boundary and be eight (8) feet-wide, which is the minimum width of for a multi-use path.
7. We endorse the incorporation of pedestrian access strips to community open space sited between individual dwellings, such as between lots 4 and 5, 16 and 17 and 177 and 178. We recommend that additional access strips be included between lots 31 and 32, 41 and 42 and 204 and 205 to provide more evenly distributed access to the open space and to provide access to the proposed athletic fields to the east.
8. The overall design of the single-family residence portion of the plan is relatively compact with most of the dwellings sited on small blocks encircled by streets. We suggest that the streetscape of the community could be improved by incorporating features at the four way intersections to create terminal vistas and serve to calm traffic.
9. The applicant and the Township should consider what measures could be included in this plan and the plan for the commercial portion of the development to minimize cut-through commuter traffic between Bridge Street and Schuylkill Road (Route 724).

Open Space:

10. We note that much of the Passive/Active open space is dedicated to stormwater management facilities, we recommend that the facilities be designed to serve as community amenities, by permitting pedestrian circulation, providing scenic vistas and landscaped to create natural habitat for wildlife. Benches should be installed at appropriate locations around these facilities. More linear and connected green spaces would also provide opportunities for walking, running and biking.
11. The plan features a large central area of Dedicated Open Space, but much of this space is designed for stormwater management. The Township and the applicant should discuss options that would create more usable central open spaces, such as subsurface stormwater detention systems.

Other Comments:

12. The plan indicates that two different models of single family dwelling are proposed, both models have front loaded garages. This will yield a streetscape that will predominately feature garage doors. Neighborhoods are considered more appealing and lively when the dwelling portions of the house interact with the street. Garage prominent homes do not contribute to the liveliness of a streetscape. The applicant and the Township should discuss how to reduce garage prominence along front facades. The potential monotonous appearance of the development can be addressed by varying the setbacks of the dwellings, varying the façade trim and color, varying the roofing color or style, varying the landscaping of each dwelling and avoiding exact duplication of adjacent dwellings.
13. On the Title Sheet, note #7 under the “General Notes” section references FEMA Firm Panel 42029C0055F dated September 29, 2006. FEMA approved an updated FIRM Panel (42029C0055G) for this area that was effective September 29, 2017. The applicant should reference this updated FIRM Panel for accurate FEMA Flood Zone information.

ADMINISTRATIVE ISSUES:

14. According to County Tax Assessment records, the land of the proposed subdivision appears to be subject to an Act 515 covenant. We advise the applicant to contact the Chester County Tax Assessment Office (telephone #610-344-6105) regarding this subdivision.
15. The Township should verify that all necessary ordinance relief measures to permit grading in steep slope areas have been granted and that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization. The Township should also consider the need for fences at the top of retaining walls.
16. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
17. The plan indicates that a Homeowners' Association will be responsible for the proposed common facilities/areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any common held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance.
18. The Township should verify that the design and location of all proposed outdoor lighting is consistent with Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.
19. The applicant should demonstrate how snow disposal (i.e. snow storage) will be handled for this development. Consideration should be provided for a designated snow disposal area(s) on the project site.
20. 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.
21. 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.

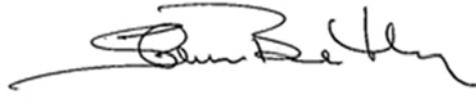
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Re: Preliminary Land Development - Jones Motor Tract

East Vincent Township – SD-07-20-16404 & LD-07-20-16405

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: East Vincent Development Company, LP
DL Howell & Associates, Inc. Attn: David Gibbons, P.E.
Donald R. Sheehy and Marie J. Koegel, Trustees of the James J. Koegel Residuary Trust
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District
Chester County Assessment Office
Chester County Water Resources Authority, Attn: Cory Trego, Water Resources Planner



THE COUNTY OF CHESTER



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August 21, 2020

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

Re: Preliminary Subdivision and Land Development - 578 Lancaster Avenue, 4 Midland Avenue, 5 Woodside Avenue
Easttown Township – SD-07-20-16413 and LD-07-20-16414

Dear Mr. Briggs:

A Preliminary Subdivision and Land Development Plan entitled "578 Lancaster Avenue, 4 Midland Avenue, 5 Woodside Avenue", prepared by Site Engineering Concepts, LLC, and dated June 19, 2020, was received by this office on July 22, 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.

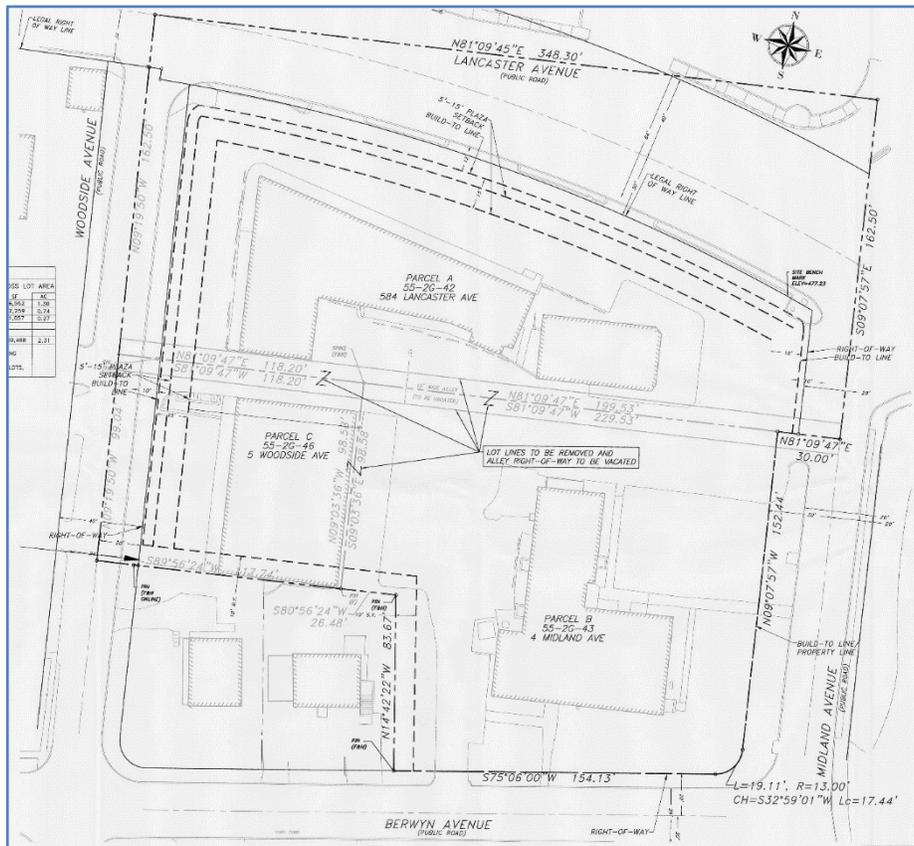
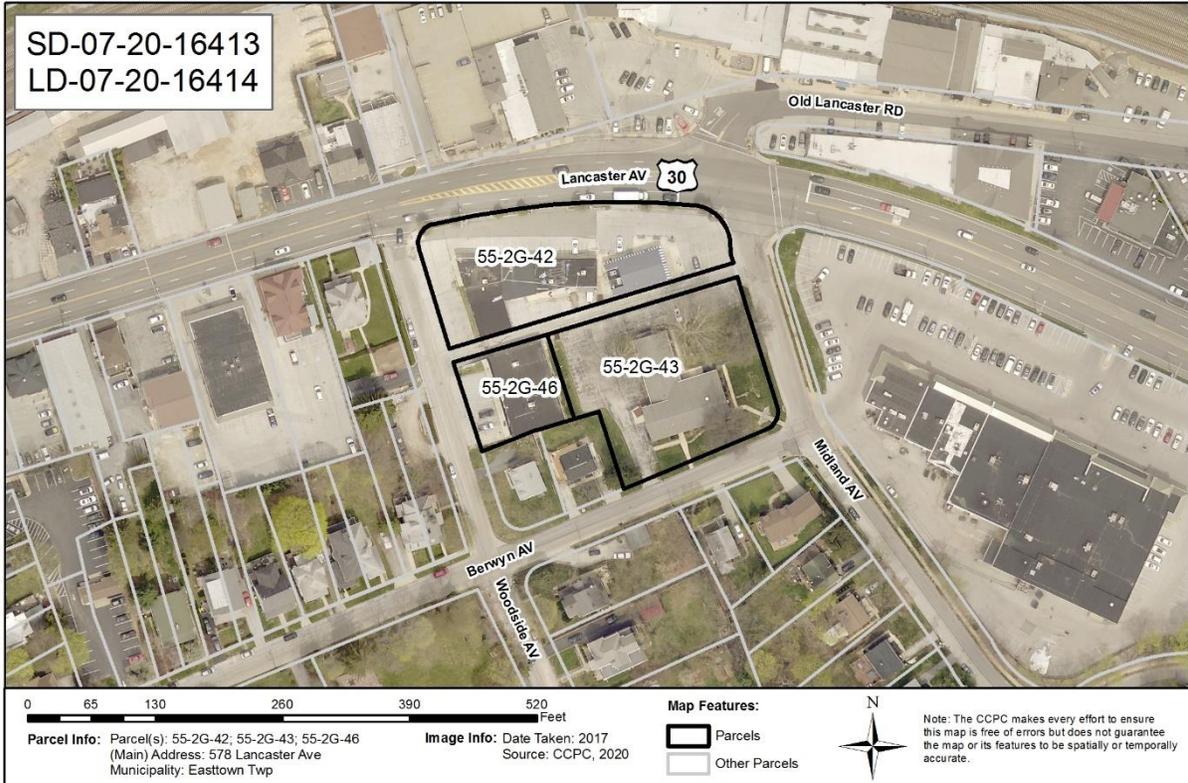
PROJECT SUMMARY:

Location:	southeast corner of Lancaster Avenue and Woodside Avenue
Site Acreage:	1.61
Lots/Units:	3 Existing Lots; 1 Proposed Lot
Non-Res. Square Footage:	5,551
Proposed Land Use:	Convenience store with automotive fuel sales
New Parking Spaces:	51
Municipal Land Use Plan Designation:	Village of Berwyn
UPI#:	55-2G-46, 55-2G-42, 55-2G-43

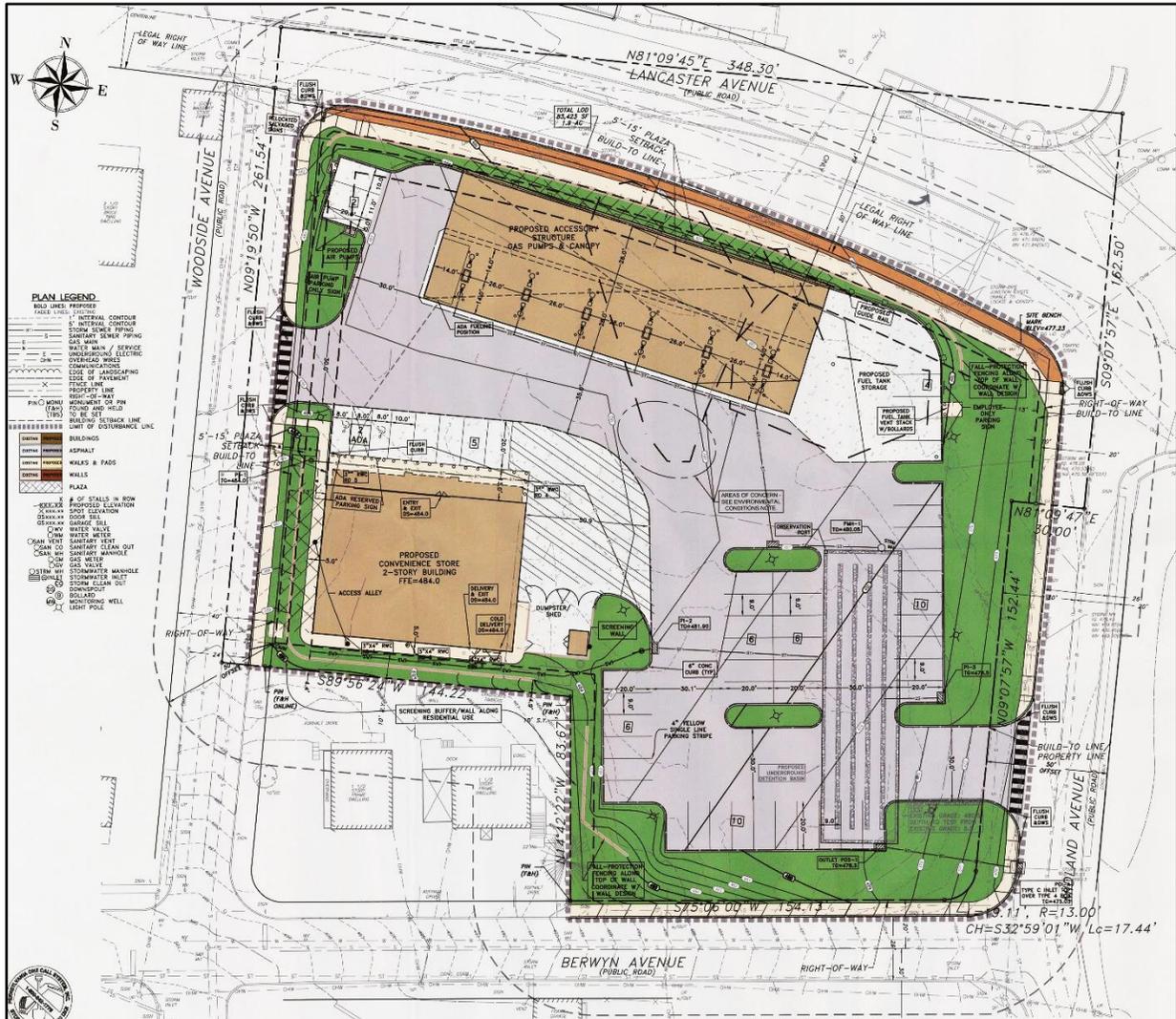
PROPOSAL:

The applicant proposes the consolidation of three parcels totaling 1.61 acres into one parcel, along with the construction of a 5,551 square foot convenience store with automotive fuel sales, and 51 parking spaces. Vehicular access will be provided from Woodside Avenue and Midland Avenue. The existing buildings will be removed. A site plan note on Sheet 4 indicates that an existing 15 foot wide private alley right-of-way will be vacated. The project site, which will be served by public water and public sewer, is located in the VB Village Business zoning district.

RECOMMENDATION: The County Planning Commission recommends that the Township not approve the current plan submission, because the proposed use is not permitted in the Township’s Village Business zoning district, and the proposed development is not fully consistent with the recommendations for the Village of Berwyn set forth in the Township’s 2018 Comprehensive Plan.



Site Plan Detail, Sheet 4: 578 Lancaster Avenue, 4 Midland Avenue, 5 Woodside Avenue



Site Plan Detail, Sheet 5: 578 Lancaster Avenue, 4 Midland Avenue, 5 Woodside Avenue

BACKGROUND:

1. On August 7, 2020, the County Planning Commission received a separate subdivision and land development plan for this site. This submission, which proposes the consolidation of the three existing parcels into one parcel, along with the construction of a three-story, 116 unit apartment building, will be addressed by the Commission in a separate review (CCPC# SD-08-20-16430 and LD-08-20-16431). The County Planning Commission prefers the three-story apartment building proposal for this site (in accordance with the recommendations that will be set forth in the Commission’s review letter), over the current commercial development proposal, because the proposed residential development appears to be more compatible with the surrounding community.

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Re: Preliminary Subdivision and Land Development - 578 Lancaster Avenue, 4 Midland Avenue, 5 Woodside Avenue
Easttown Township – SD-07-20-16413 and LD-07-20-16414

COUNTY POLICY:

LANDSCAPES:

2. The project site is located within the **Suburban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. The subdivision is consistent with the objectives of the **Suburban Center Landscape**. While a convenience store with automotive fuel sales can be a consistent use in the **Suburban Center Landscape**, if it is in the right location and designed well, the Suburban Center land use guidance in the Planning Principles section supports transit oriented development. Since this site is in close proximity to a train station, it does not meet this principle. Additionally, this proposal does not meet the buildings close to street, parking location or pedestrian design recommendations of the **Suburban Center Landscape**.

WATERSHEDS:

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

PRIMARY ISSUES:

4. It is our understanding that, while a convenience store is a permitted use in the VB Village Business District, a convenience store with automotive fuel sales is not a permitted use in this zoning district. According to our copy of the Township Zoning Ordinance, an "automobile gasoline service station and convenience store" is permitted by conditional use in the Township's PBO Planned Business - Office zoning district.
5. As currently designed, the proposed development is not fully consistent with the goals and objectives for the Village of Berwyn set forth in the Township's 2018 Comprehensive Plan. While we acknowledge that sidewalks and street trees are provided, the Comprehensive Plan identifies that the key considerations for the Route 30 corridor within the Village of Berwyn include new buildings oriented to the street at built-to lines, and public parking is provided to the rear of buildings (pages 43-44). The building and gas pump areas should be flipped, so that the building is close to Lancaster Avenue, with a front door facing the street.

Additionally, the specific objectives of the VB District set forth in Section 455-20.A of the Township Zoning Ordinance include employing design principles that preserve and enhance existing desirable architectural and streetscape elements that are typical of Berwyn, and ensure that new construction and redevelopment projects are compatible with the surrounding community. Since the site is located adjacent to a significant intersection (at Midland Avenue and Lancaster Avenue), the proposed building and its associated landscape should be treated with a distinctive design element to provide visual interest. Prominent design elements may include building corner articulation, outdoor amenity space, public art, and effective use of tree and shrub plantings.

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Re: Preliminary Subdivision and Land Development - 578 Lancaster Avenue, 4 Midland Avenue, 5 Woodside Avenue

Easttown Township – SD-07-20-16413 and LD-07-20-16414

6. A signage plan was not included with the plan submission. The Township should ensure that the proposed development activity for this site fully complies with all applicable sign regulations set forth in Article XI of the Township Zoning Ordinance.
7. It appears there is an existing SEPTA bus stop for Route 106 on Lancaster Avenue, to the immediate west of the Lancaster Avenue/Midland Avenue intersection. If this is correct, then we recommend that the applicant and Township, in consultation with SEPTA, consider providing a bus shelter at this location. Additional information on this topic is provided in the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: www.chesco.org/documentcenter/view/27031.
8. The Parking Summary table on Sheet 5 indicates the applicant is requesting 12 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.
9. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 13) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.
10. We endorse the installation of sidewalks. Sidewalks are an essential design element for new construction in the **Suburban Center Landscape**.
11. The Environmental Condition Notes table on Sheet 2 indicates that the areas of concern on the project site are based on three documents, including a PA Department of Environment Protection Site Characterization Report Approval Letter, dated July 19, 2019 (these documents were not included with the plan submission to the County Planning Commission). Additionally, this table indicates that the approved remedial action includes caps being utilized as engineering controls to limit the potential for the contaminated soils to be exposed for direct contact. The applicant should demonstrate that the site meets all applicable federal, state and local standards related to soil contamination and/or remediation.

ADMINISTRATIVE ISSUES:

12. 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.

It is unclear from the plans available to our review if the planned stormwater management system will meet the infiltration requirements included in Section 388-18 of the Township Code. The applicant should demonstrate if or how the required infiltration requirements will be met through the planned stormwater management system. If the applicant demonstrates that the presence of contaminated soils or other geologic factors prevent infiltrating a sufficient volume, the Township

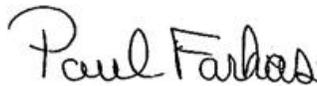
Page: 6
Re: Preliminary Subdivision and Land Development - 578 Lancaster Avenue, 4 Midland Avenue, 5 Woodside Avenue
Easttown Township – SD-07-20-16413 and LD-07-20-16414

should consider granting a waiver to the infiltration requirements set forth in Section 388-18 of the Township Code.

13. The applicant should contact the office of the Chester County Conservation District (CCCD) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
14. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Berwyn Owner LLC
Site Engineering Concepts, LLC
JW Fell and Ejcsjth LLC
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
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Josh Maxwell
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August 20, 2020

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

Re: Preliminary/Final Subdivision and Land Development - 215-219 West Lancaster Avenue
Easttown Township – SD-07-20-16418 and LD-07-20-16420

Dear Mr. Briggs:

A Preliminary/Final Subdivision and Land Development Plan entitled "215-219 West Lancaster Avenue", prepared by T & M Associates, and dated June 22, 2020, was received by this office on July 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 and land development for your consideration.

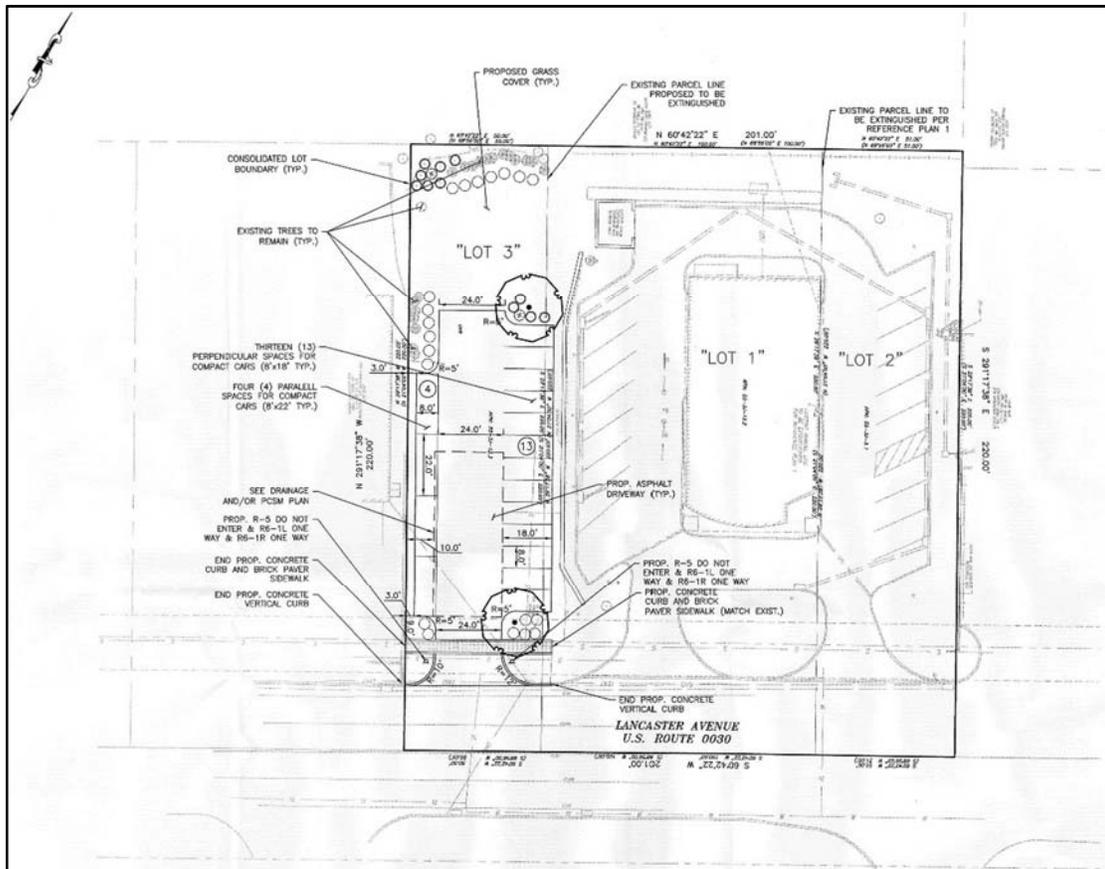
PROJECT SUMMARY:

Location:	northwest side of Lancaster Avenue (Route 30), west of North Waterloo Road
Site Acreage:	1.02
Lots/Units:	3 Existing Lots; 1 Proposed Lot
Non-Res. Square Footage:	0
Proposed Land Use:	Retail (Automobile Sales)
New Parking Spaces:	17
Municipal Land Use Plan Designation:	Devon Center
UPI#:	55-3J-12.3, 55-3J-12.2, 55-3J-3.1

PROPOSAL:

The applicant proposes to expand its automobile sales business, by consolidating three parcels totaling 1.02 acres into one parcel, along with the construction of a parking lot containing 17 parking spaces on the western portion of the site. While the existing building on Lot 3 will be removed, the existing building and associated parking area on Lot 1 and Lot 2 will remain. No new sewage disposal or water supply is proposed as part of the current plan submission. The project site is located in the PBO Planned Business Office zoning district.

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



Site Plan Detail, Sheet 4: Preliminary/Final Subdivision and Land Development - 215-219 West Lancaster Avenue

BACKGROUND:

1. The Chester County Planning Commission previously reviewed a subdivision and land development plan for Lots 1 and 2 of the current project site. CCPC# 11211, dated October 10, 2002, addressed the consolidation of two parcels into one 0.76 acre parcel. CCPC# 11211-2, dated October 10, 2002, addressed the construction of a 4,134 square foot auto dealership/service facility and 21 parking spaces on the 0.76 acre site. According to our records, this plan was approved by the Township on March 3, 2003.

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

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

PRIMARY ISSUES:

4. According to the Conditional Use Request table on Sheet 2, the applicant is requesting conditional use approval to allow for an automotive sales use on the property, and to permit parking in the front yard. The final plan should accurately note the date and any conditions set as part of the conditional use approval, and the Township should verify that all applicable conditions of approval have been incorporated into the final plan. We suggest that, if the Township permits parking in the front yard by conditional use, it does not include any parking within the right-of-way.
5. While we note the site plan depicts the location of an existing wall along the western boundary of Lot 1, we suggest that the applicant and Township consider the development of an integrated vehicular access and parking plan for the entire site, with vehicular access provided from two, rather than three, driveway entrances. This will allow vehicles to be moved throughout the entire site without entering Lancaster Avenue.
6. We acknowledge, and endorse, the plan indicates that the sidewalk path will be extended to the adjoining parcel to the west. Sidewalks are an essential design element in the **Suburban Center Landscape**.

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Re: Preliminary/Final Subdivision and Land Development - 215-219 West Lancaster Avenue
Easttown Township – SD-07-20-16418 and LD-07-20-16420

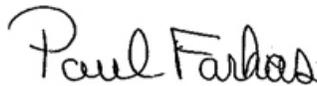
7. The applicant should identify if any outdoor lighting will be provided for the proposed parking area. A lighting plan was not included with the plan submission to the County Planning Commission.

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. According to the Waiver Requests table on Sheet 2, 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.
10. 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.
11. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Rockhill Real Estate VI, LP
Fox Rothschild LLP
T & M Associates
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT



THE COUNTY OF CHESTER



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August 17, 2020

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

Re: Final Land Development - Daniel K. Fisher
Honey Brook Township - LD-08-20-16429

Dear Mr. Landes:

A final land development plan entitled "Daniel K. Fisher", prepared by Impact Engineering Group, and dated July 6, 2020, was received by this office on August 3, 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 Cambridge Road, west of Compass Road
Site Acreage:	10.40 acres
Lots/Units:	1 lot; 1 structure
Non-Res. Square Footage:	5,000 square feet
Proposed Land Use:	Industrial
New Parking Spaces:	6 spaces
Municipal Land Use Plan Designation:	Rural/Agriculture
UPI#:	22-6-52.2

PROPOSAL:

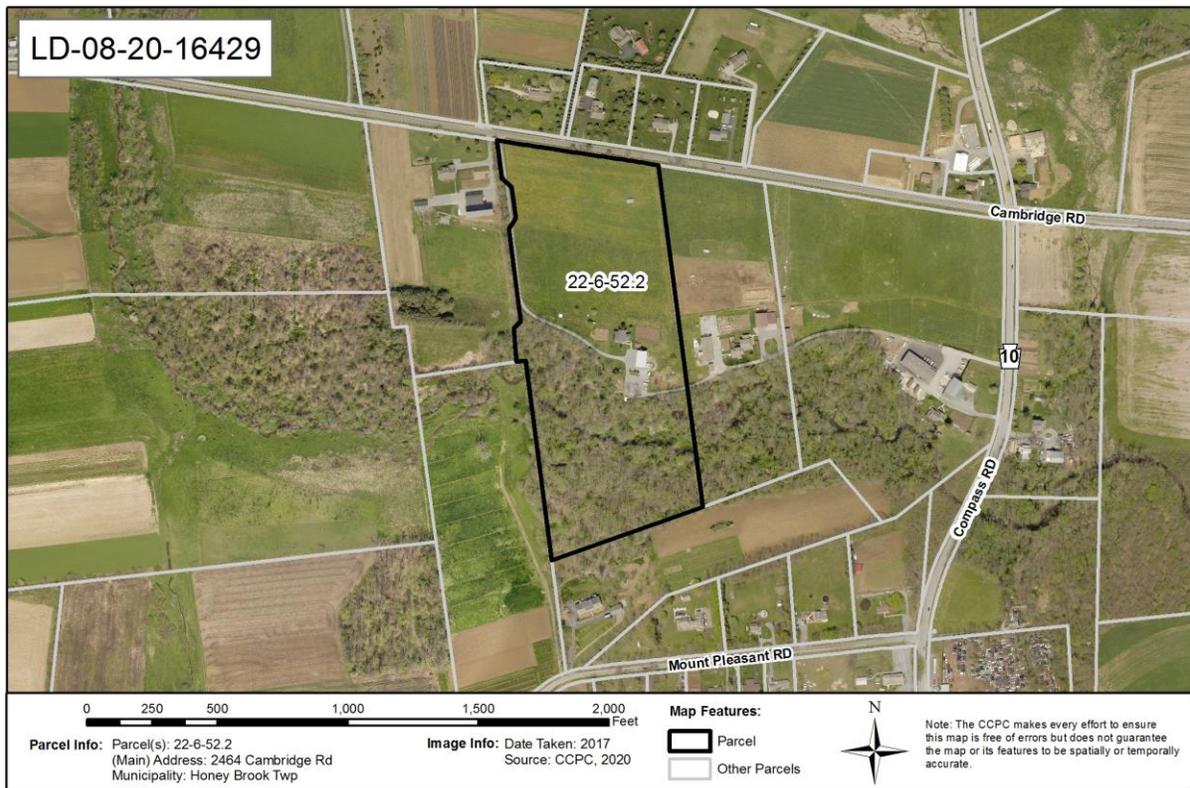
The applicant proposes the construction of a 5,000 square foot industrial building and six parking spaces. The site, which will be served by on-site water and on-site sewer facilities, is located in the Honey Brook Township Agricultural zoning district. No new roadway access is proposed.

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:

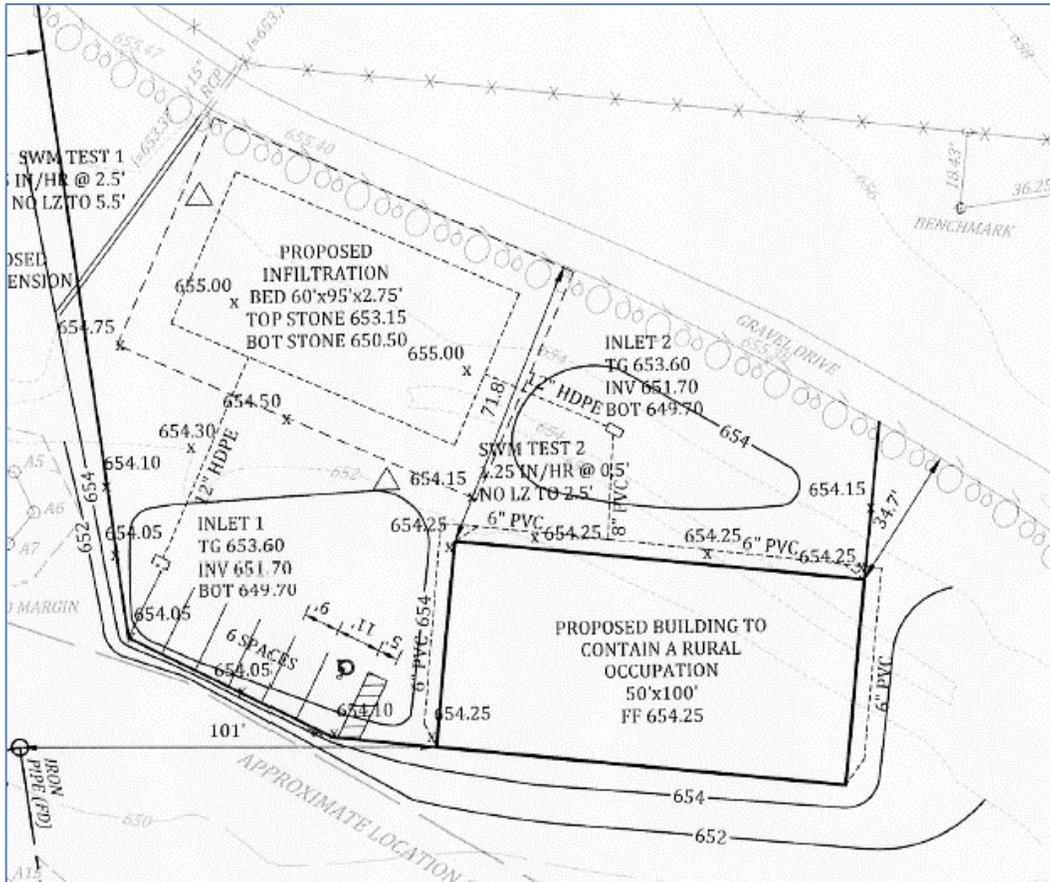
1. The site is located within the **Agricultural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. This landscape consists of large concentrations of active and diverse farm operations along with related support services. The vision for the **Agricultural Landscape** is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



WATERSHEDS:

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

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



*Detail of Daniel K. Fisher
Final Land Development Plan*

PRIMARY ISSUES:

3. The plan submitted to the Chester County Planning Commission does not appear to clearly show the extent of the proposed paving. We suggest that the Township Engineer verify that the proposed stormwater management facilities are appropriate to control the paved and other impervious surfaces on the site.
4. The 100-year floodplain, is identified as “approximate”. Due to the proximity of proposed site disturbance to the floodplain, the applicant should confirm the floodplain’s actual location. We also suggest that the applicant ensure that the area near the floodplain is stabilized to prevent erosion.
5. The Township should ensure that the applicant observes the provisions of Zoning Ordinance Section 27-805.C., relating to the establishment of the boundaries and dimensions of the Riparian Corridor Conservation District. We note that *Landscapes3* supports the comprehensive protection and restoration of the county’s ecosystems, including riparian corridors (“Protect” Objective B, page 63).
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 buildings. The limits of tree removal should be clearly shown

Page: 4
Re: Final Land Development - Daniel K. Fisher
Honey Brook Township - LD-08-20-16429

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 applicant should verify the actual land use proposed for the structure, which is shown on the plan only as “Rural Occupation”.
8. The applicant should indicate whether large vehicles will be parked on the site, and whether building materials, stone, fill material, etc., will be stored on the site.
9. The applicant should indicate whether the structure will be served by water and sewer facilities. If so, 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.

ADMINISTRATIVE ISSUES:

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



THE COUNTY OF CHESTER



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Executive Director

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West Chester, PA 19380-0990
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August 7, 2020

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

Re: Final Land Development - Former Ruth S. Coldiron Subdivision
Oxford Borough - LD-08-20-16428

Dear Mr. Hoover:

A final land development plan entitled "Former Ruth S. Coldiron Subdivision", prepared by Hillcrest Associates, Inc., and dated June 8, 2018, and last revised on February 2, 2020, was received by this office on July 30, 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 Wickersham Road, south side of Market Street
Site Acreage: 2.37
Lots/Units: 6 lots
Proposed Land Use: Single Family Residential
Municipal Land Use Plan Designation : C-Commerce
UPI#: 6-10-2.1.A through .F

PROPOSAL:

The applicant proposes the construction of 6 residential units. The project site, which will be served by public water and public sewer, is located in the PD-1-Planned Development zoning district.

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

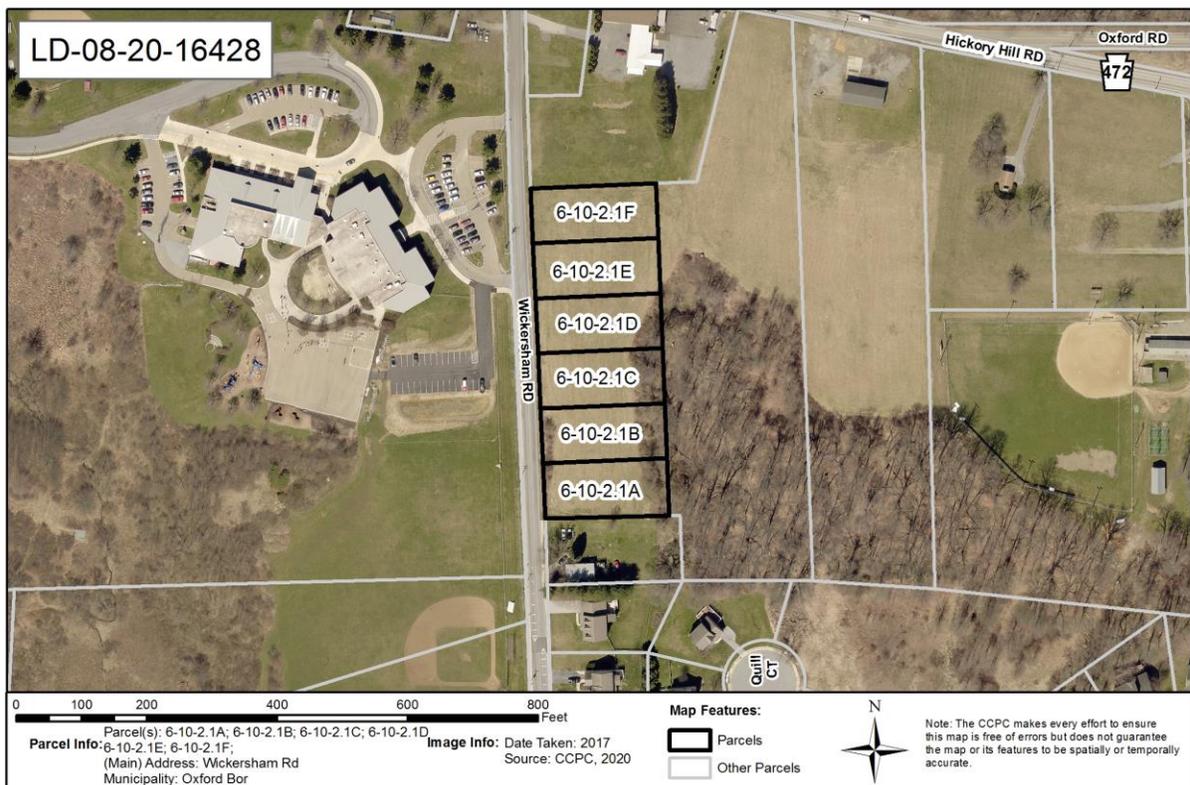
BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a subdivision proposal for this site. That review, CCPC# 8971-4, dated December 18, 2002, which addressed the creation of six single-family residential parcels, was approved by the Borough on January 16, 2006.

COUNTY POLICY:

LANDSCAPES:

2. The project site is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. The proposed land development is consistent with the objectives of the **Urban Center Landscape**. This proposal is not consistent with recommended strategies of the Commerce land use category specified on the Future Land Use map in the Oxford Region Multimunicipal Comprehensive Plan. The creation of these parcels predate the Regional Plan.

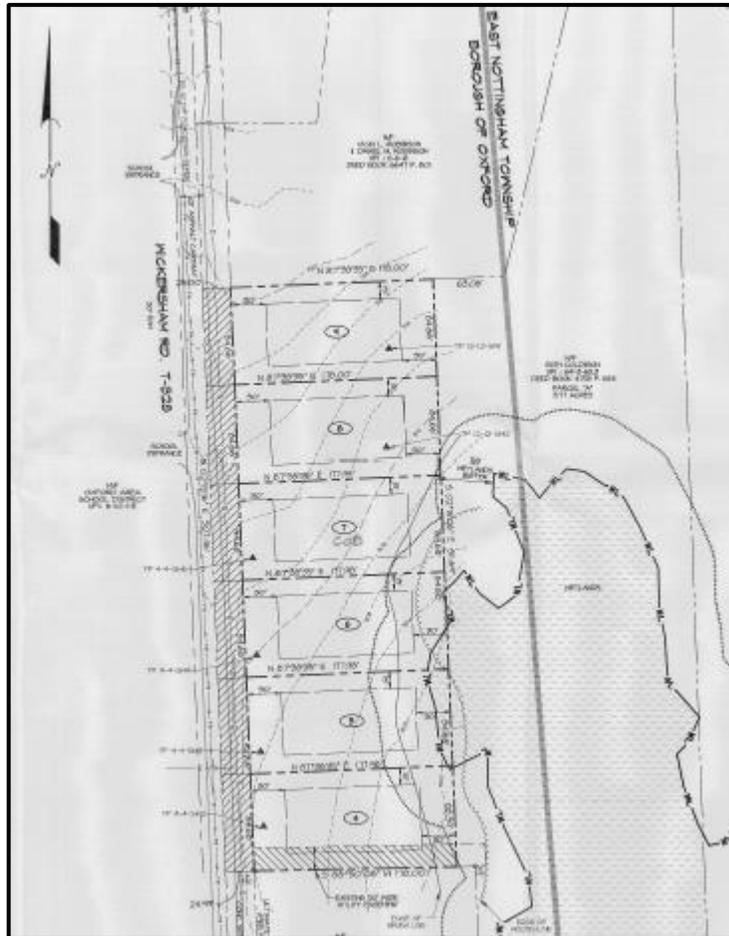


WATERSHEDS:

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

PRIMARY ISSUES:

4. We endorse the incorporation of sidewalks into the plan. Sidewalks are an essential design element for new construction in the **Urban Center Landscape**.
5. The design of the dwellings and driveways will necessitate vehicles backing out onto Wickersham Road. We suggest that the applicant and the Borough consider revising the design of the dwellings to use side loaded garages and shared driveways. Shared driveways can reduce the number of new access points on public roads, limit impervious coverage, reduce earth disturbance and lower construction costs.
6. The project is located in an area designated by the PaDEP as a Special Protection Watershed. Chester County's High Quality and Exceptional Value Watersheds are especially sensitive to degradation and pollution that could result from development. Therefore, stricter DEP or municipal limitations to wastewater and stormwater discharges may apply in this watershed. A map of Special Protection Watersheds in Chester County, PA may be viewed here: www.chesco.org/DocumentCenter/View/17339.



Detail of Sheet 2A of the plan

Page: 4
Re: Final Land Development - Former Ruth S. Coldiron Subdivision
Oxford Borough - LD-08-20-16428

7. The plan should specify what party will be responsible for maintenance of the stormwater facilities sited in the Existing 20 foot-wide Utility Easement on the south side of lot 4. These details should be incorporated into the deeds of lot 4.
8. The Borough should verify that the plan is consistent with ordinance provisions related to street trees and landscaping.

ADMINISTRATIVE ISSUES:

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.

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

Sincerely,



Glenn Bentley
Senior Review Planner

cc: Lancaster Home Builders
Hillcrest Associates, Attn: Colin Kraucunas



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichline
Kathi Cozzone
Terence Farrell

Brian N. O’Leary, AICP
Executive Director

PLANNING COMMISSION

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

August 7, 2020

Linda Shank, Secretary/Assistant Treasurer
Sadsbury Township
2920 Lincoln Highway, PO Box 261
Sadsburyville, PA 19369

Re: Preliminary/Final Land Development – John Rock – Building 2
LD-07-20-16406 - Sadsbury Township

Dear Ms. Shank:

A preliminary/final land development plan entitled “– John Rock – Building 2”, prepared by DL Howell and Associates Inc. and dated July 1, 2020, was received by this office on July 14, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	West of Patriot Way, east of Morris Lane, and north of Lincoln Highway (State Business Route 30)
Site Acreage:	16.08 acres
Lot/Units:	1 lot, 1 structure
Non-Res. Square Footage:	88,000 square feet
Proposed Land Use:	Office/Assembly and Manufacturing
New Parking Spaces:	43 spaces
Municipal Land Use Plan Designation:	Suburban
UPI#:	37-2-76.3

PROPOSAL:

The applicant proposes the construction of an 88,000 square foot office/assembly and manufacturing building and 43 parking spaces. The site, which is served by public water and public sewer facilities, is located in the Sadsbury Township I-1 Light Industrial zoning district.

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

BACKGROUND:

1. The Chester County Planning Commission previously reviewed a subdivision proposal for this site; that review, CCPC# 11252-11, dated April 7, 2008, changed the lot lines between UPI # 37-2-76.3E and UPI # 37-2-76. The Chester County Planning Commission subsequently reviewed an additional subdivision proposal for this site. That review, CCPC# SD-01-17-14676, dated February 10, 2017, also addressed the adjustment of the lot line separating two lots.

The County Planning Commission then reviewed a land development plan for this site, titled “88,000 SF Office/Assembly & Manufacturing Facility”. The County Planning Commission forwarded our comments to the Township on that land development plan in a letter dated December 6, 2017.

COUNTY POLICY:

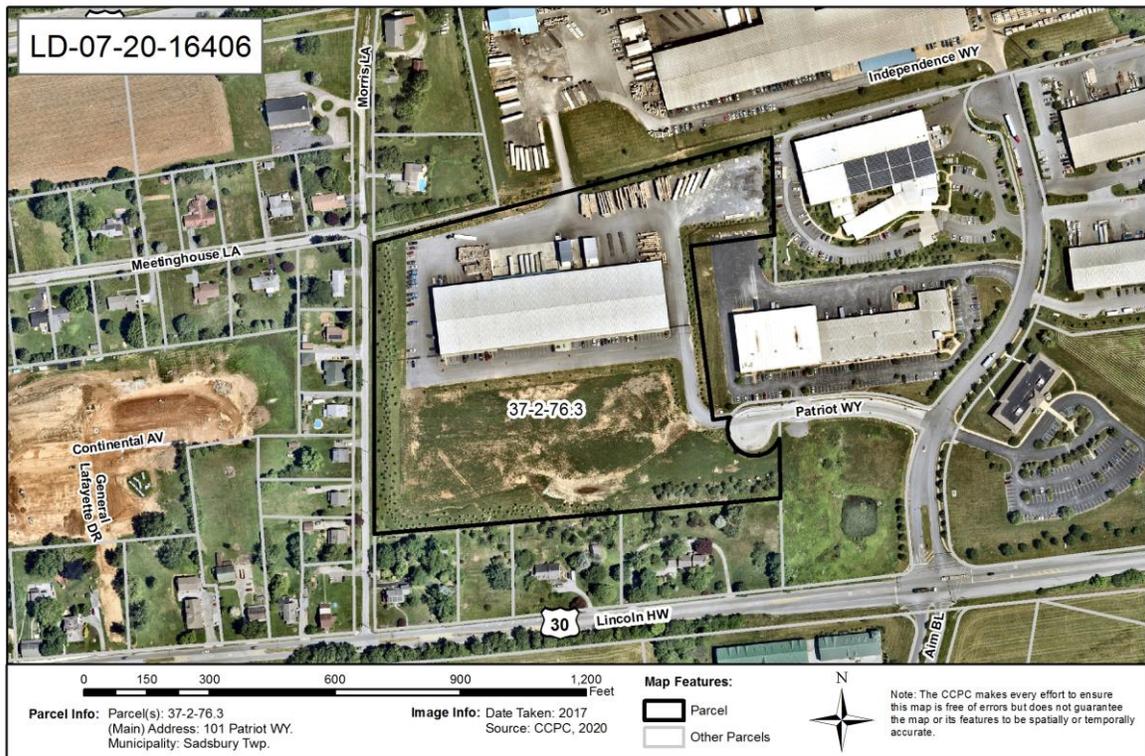
LANDSCAPES:

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**.

WATERSHEDS:

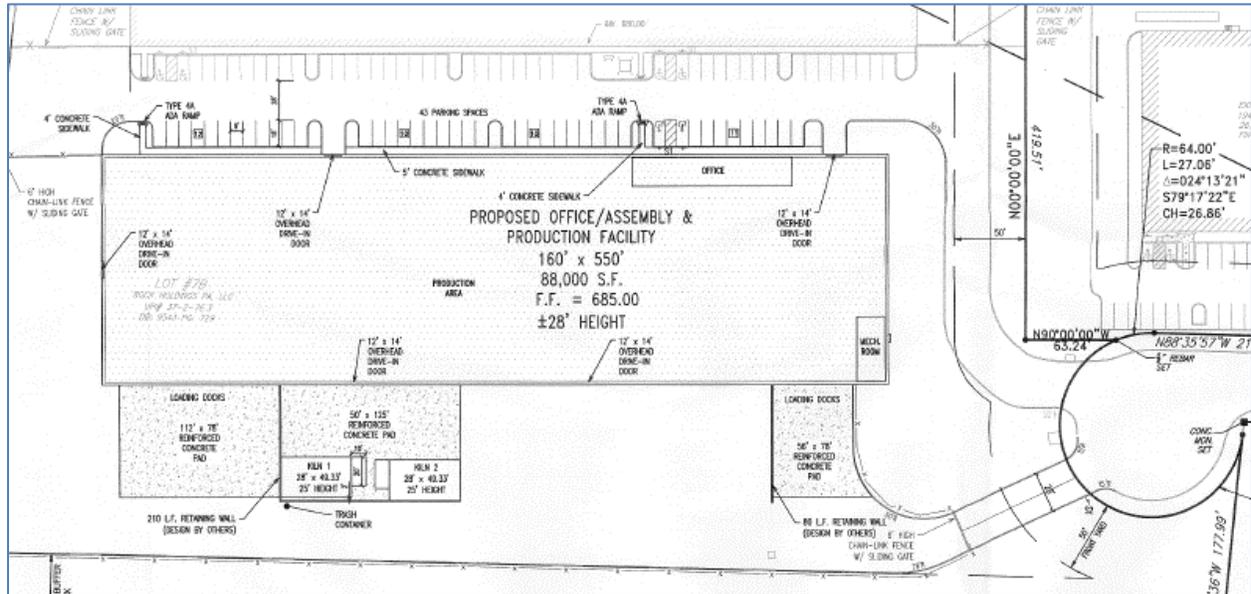
3. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Rock Run subbasin of the Brandywine Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are:
 - reduce stormwater runoff,
 - restore water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

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



PRIMARY ISSUES:

4. We suggest that the applicant consider other opportunities for a second access to this property for secondary and/or emergency purposes. Additional information on this topic is available online at: www.chesco.org/documentcenter/view/27034.
5. The applicant is requesting three waivers from the provisions of the Township Subdivision and Land Development Ordinance, one of which relates to a reduction in lighting requirements. Although many municipal ordinances require lighting that results in unnecessary and excessive lighting levels, we suggest that this waiver request be closely evaluated by the Township. Ensuring an appropriate level of lighting at this site may be even more important due to the proximity of the G.O. Carlson Chester County Airport. Information on outdoor lighting is available at the County Planning Commissions eTool: <http://www.chescoplanning.org/MuniCorner/eTools/30-OutdoorLighting.cfm>
6. The Township should verify that the proposed access is in conformance with Township ordinances with regard to grade and sight distance, and the Township’s emergency service providers should be requested to review the plan to ensure that safe access and egress is provided for this site. The Township Fire Marshal should also verify the design and location of all proposed fire-protection facilities.
7. The Township should ensure that the proposal provides for in-building coverage for public safety communications. The applicant should contact the Chester County Department of Emergency Services Technical Division at 610-344-5000 for more information on this issue.



*Detail of "John Rock – Building 2"
Land Development Plan*

8. The plan shows 43 parking spaces while the plan indicates that 32 spaces are required by the zoning ordinance. We suggest that the applicant and the Township evaluate the actual 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 installed 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.

ADMINISTRATIVE ISSUES:

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

Page: 5

Re: Preliminary/Final Land Development – John Rock – Building 2

LD-07-20-16406 - Sadsbury Township

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

Sincerely,

Wes Bruckno, AICP
Senior Review Planner

cc: DL Howell and Associates Inc.
Rock Holdings PA, LLC
Chester County Conservation District
Chester County Department of Emergency Services Technical Division



THE COUNTY OF CHESTER



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Brian N. O’Leary, AICP
Executive Director

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

August 20, 2020

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

Re: Preliminary/Final Subdivision - 839 S. High Street
West Goshen Township – SD-07-20-16425

Dear Mr. LaLonde:

A Preliminary/Final Subdivision Plan entitled "839 S. High Street", prepared by DL Howell & Associates, Inc., and dated July 27, 2020, was received by this office on July 29, 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.

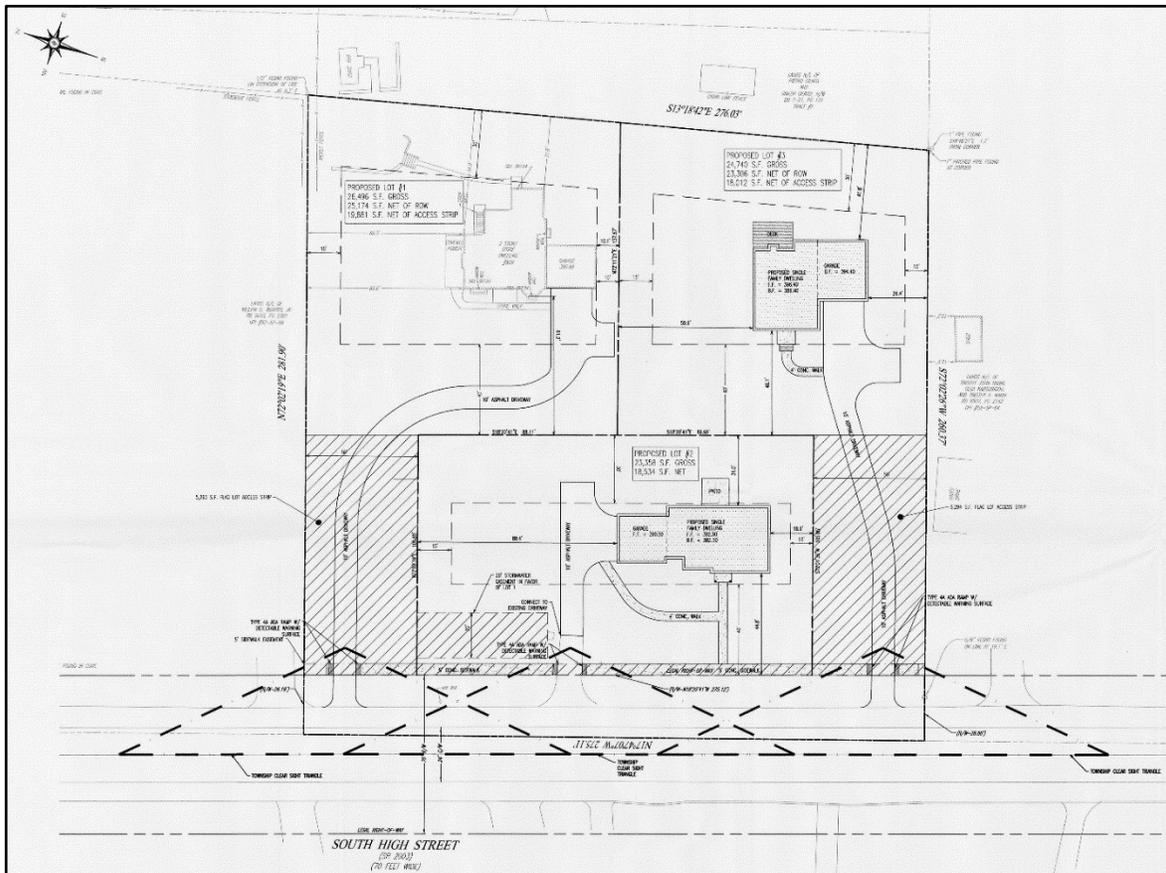
PROJECT SUMMARY:

Location:	east side of South High Street, north of Snyder Avenue
Site Acreage:	1.50
Lots/Units:	3 Proposed Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Residential Infill Development
UPI#:	52-5P-65

PROPOSAL:

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

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



Site Plan Detail, Sheet 2: Preliminary/Final Subdivision - 839 S. High Street

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

PRIMARY ISSUES:

3. We endorse the installation of sidewalks on South High Street. Sidewalks are an essential design element in the **Suburban Landscape**.
4. We suggest that the applicant and the Township consider the use of shared driveways. Shared driveways can reduce the number of new access points on public roads, limit impervious coverage, reduce earth disturbance and lower construction costs.

ADMINISTRATIVE ISSUES:

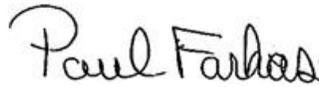
5. Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
6. The Stormwater Management Operation & Maintenance Statement on Sheet 6 indicates that the individual property owner will be responsible for the ownership and maintenance of all stormwater management facilities on their lot. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill the operation and maintenance requirements for these facilities.
7. The site plan depicts the location of a 20 foot wide stormwater easement on Lot 2 in favor of Lot 1. The details of this easement should be incorporated into the deeds of both lots.
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.

Page: 4
Re: Preliminary/Final Subdivision - 839 S. High Street
West Goshen Township – SD-07-20-16425

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: Dulin Developers Inc.
Dulin Construction Inc.
DL Howell & Associates, Inc.
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT



THE COUNTY OF CHESTER



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Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

August 7, 2020

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

Re: Preliminary/Final Land Development - 101 Ponds Edge Drive
West Nottingham Township - LD-07-20-16400

Dear Ms. Miller:

A preliminary/final land development plan entitled "101 Ponds Edge Drive", prepared by Hillcrest Associates, Inc. and dated June 22, 2020, was received by this office on July 13, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	Along Ponds Edge Drive, to the east side of Route 1
Site Acreage:	3.40 acres
Lots/Units:	1 lot; 1 structure addition
Non-Res. Square Footage:	11,055 square feet
Proposed Land Use:	Commercial
New Parking Spaces:	94 spaces
Municipal Land Use Plan Designation:	Village Center
UPI#:	68-2-56

PROPOSAL:

The applicant proposes the construction of an 11,055 square foot commercial building addition and 94 parking spaces. The site contains a dwelling and a barn that will be repurposed as an “assembly facility”, the site is served by public water and public sewer facilities, and is located in the West Nottingham Township VCOMM - Village Commercial and in the C - Commercial zoning districts.

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

COUNTY POLICY:

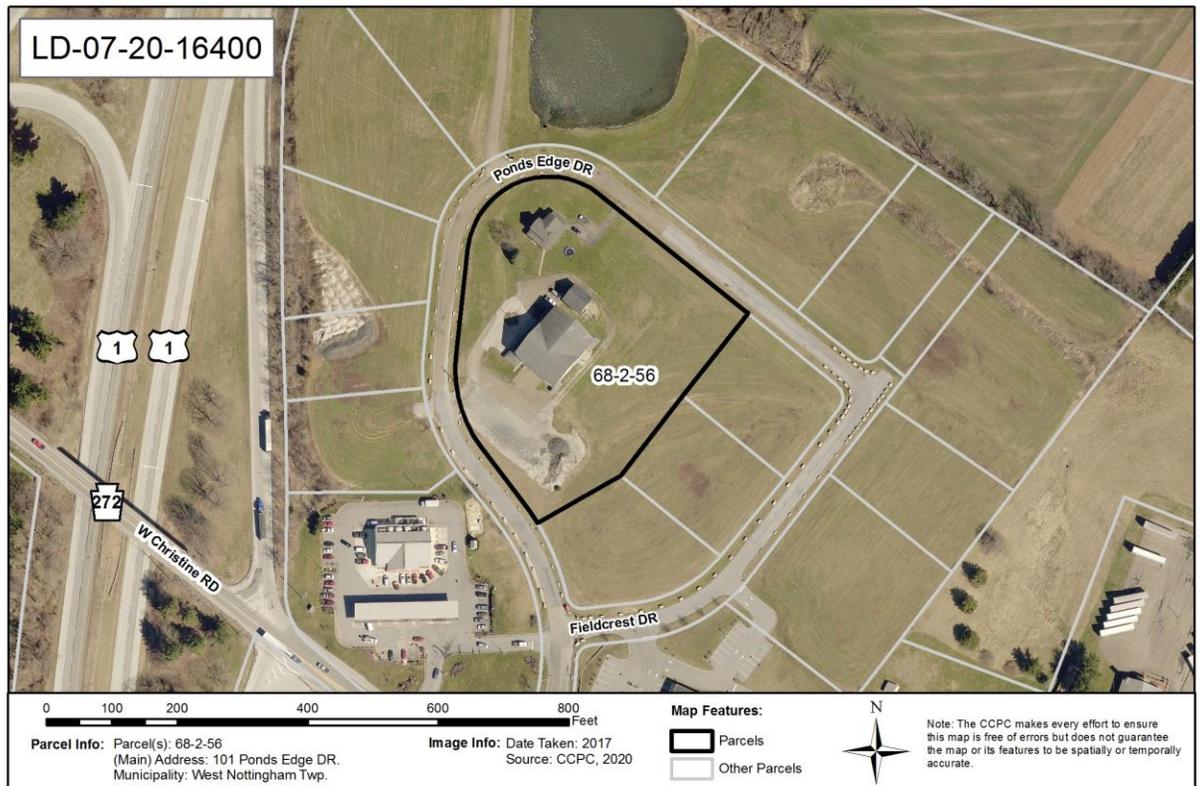
LANDSCAPES:

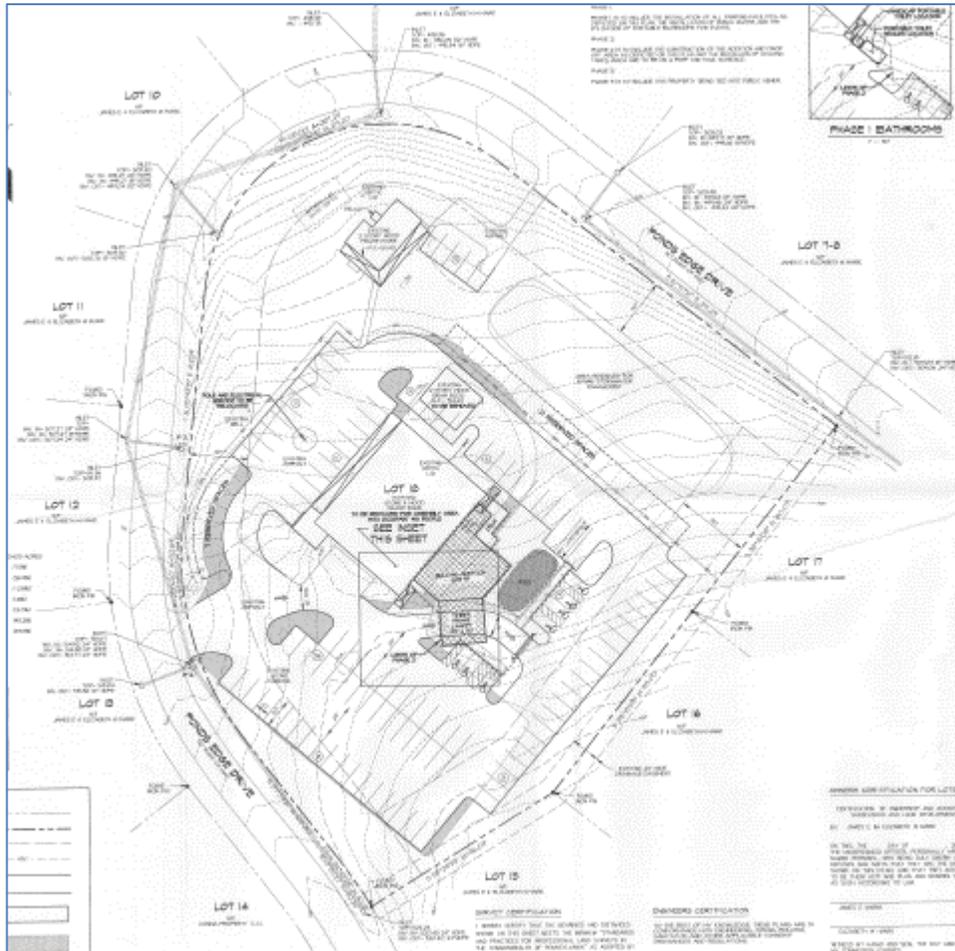
1. The site is located within the **Rural Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. This landscape often evolves from a village at an historic crossroads that has expanded over time. The vision for the **Rural Center Landscape** is as a community focal point 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 Blackburn 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 101 Ponds Edge Drive
Preliminary/Final Land Development Plan*

PRIMARY ISSUES:

3. The applicant proposes to hold 27 parking spaces in reserve instead of constructing them immediately. Reserving parking spaces can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping. The Township and the applicant should agree on a procedure whereby the reserved spaces will be constructed if they become necessary, and should decide who will make that determination.
4. The Act 247 Form that was submitted with the application indicates that a traffic study was not included with this project. We suggest that the Township's review of this plan submission would benefit from the preparation of a traffic impact study and a review of the potential impacts posed by this project.
5. The Township Engineer should review the design of the entrance/exit driveway; it appears to be too wide and may encourage vehicles to enter and exit too quickly.
6. The applicant should elaborate on the facility's hours of operation.
7. The plan shows an area reserved for future stormwater management. The Township should determine

when this facility will be constructed. We also suggest that stormwater management facilities can be designed as attractive site amenities if provided with trail access and landscaping.

8. No landscaping appears on the plan. The Township should ensure that the plan conforms to all of West Nottingham Township's landscaping requirements. Specifically, we recommend that the applicant provide landscaped islands in the parking areas to provide shade and mitigate the thermal effects of the pavement. Rain gardens can also be considered in the parking areas to help address stormwater management. Landscaping can also help mitigate the visual effects of the parking areas when viewed from the Route 1 and Route 272 areas.
9. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities, as well as all other emergency systems.
10. The rendering below illustrates some of the design concepts discussed in this letter. Specifically, the rendering suggests:

- A. Creating two vehicle access points off Ponds Edge Drive to improve circulation.
- B. Changing the one-way vehicle direction to better accommodate passenger pick-up/drop-off.
- C. Creating a naturalized stormwater management feature that becomes a functional and attractive site amenity.
- D. Maintaining the concrete pad and reusing it for an open-air pavilion surrounded by a patio that is oriented to the scenic views to the northeast.
- E. Providing decking to the pond feature and adding a trail system.



Conceptual Design Alternatives - 101 Ponds Edge Drive

Page: 5
Re: Preliminary/Final Land Development - 101 Ponds Edge Drive
West Nottingham Township - LD-07-20-16400

ADMINISTRATIVE ISSUES:

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

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



Wes Bruckno, AICP
Senior Review Planner

cc: Hillcrest Associates, Inc.
James and Elizabeth W. Mark
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

August 11, 2020

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

Re: Preliminary/Final Land Development - Raj Real Estate LLC, 4 Tabas Lane
West Whiteland Township – LD-07-20-16407

Dear Mr. Weller:

A Preliminary/Final Land Development Plan entitled "Raj Real Estate LLC, 4 Tabas Lane", prepared by Vastardis Consulting Engineers LLC, and dated July 2, 2020, was received by this office on July 14, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	the east side of Tabas Lane, south of East Lincoln Highway
Site Acreage:	3.01
Lots/Units:	1 Existing Building, 1 Proposed Building
Non-Res. Square Footage:	13,297
Proposed Land Use:	Warehouse, Retail
New Parking Spaces:	91
Municipal Land Use Plan Designation:	BP Business Park; and Character Area 1-Lincoln Highway and Whitford Road Corridors Plan
UPI#:	41-5-175

PROPOSAL:

The applicant proposes the construction of a 13,297 square foot storage and retail building, containing four 813 square foot retail spaces and a 10,045 square foot storage facility. The existing 15,104 square foot commercial building will remain. Ninety-one (91) parking spaces will be provided. The project site, which will be served by public water and public sewer, is located in the TC Town Center Mixed Use 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.

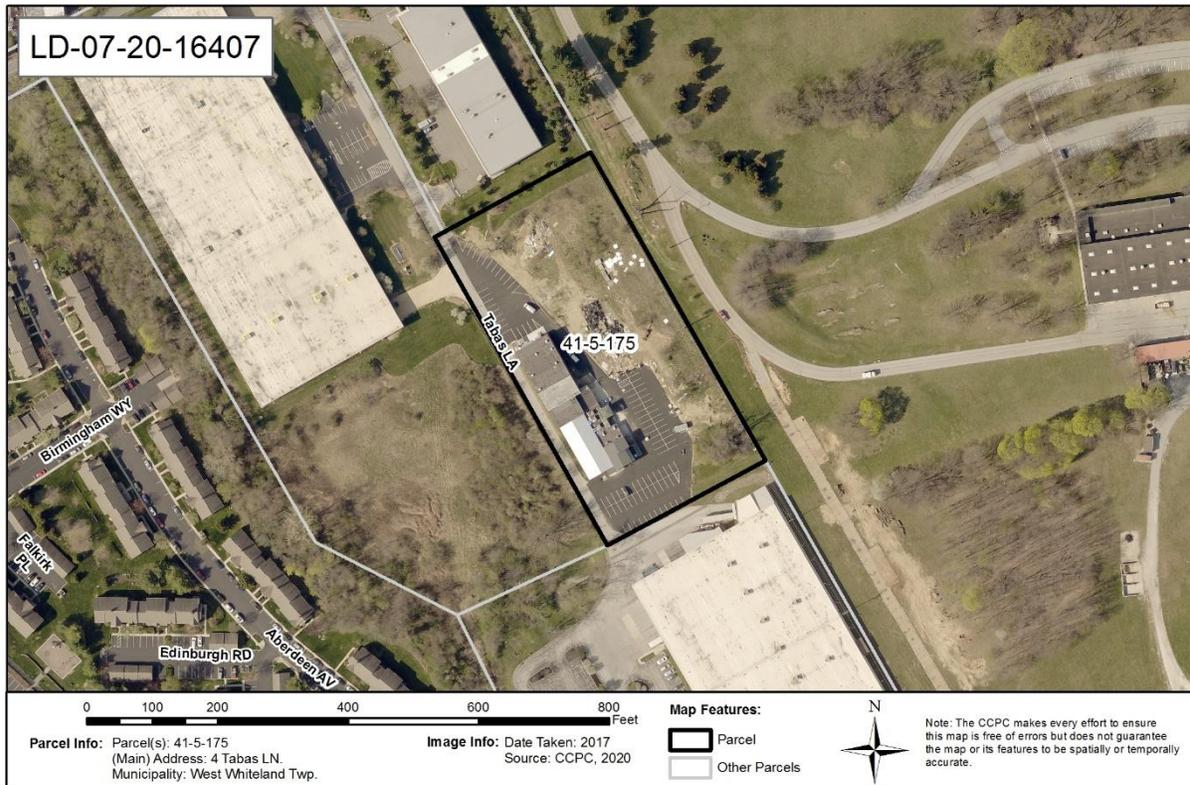
COUNTY POLICY:

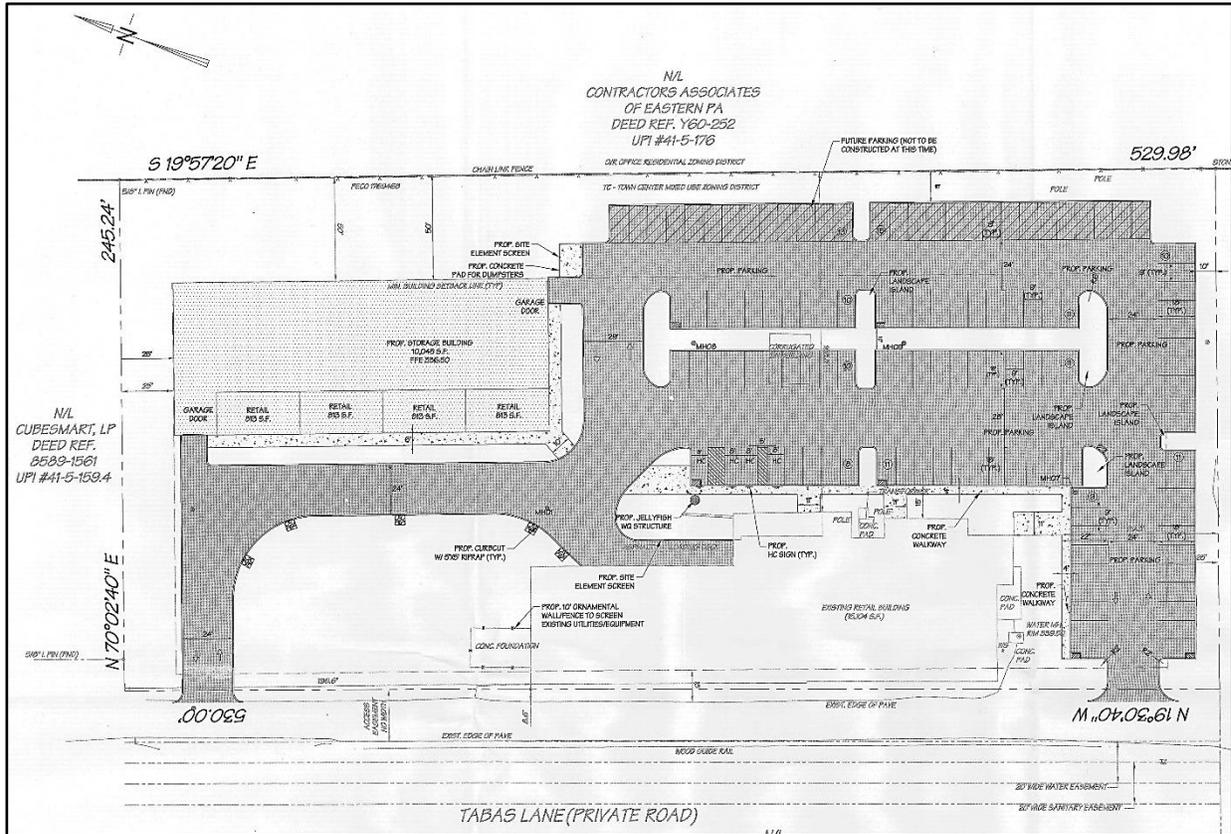
LANDSCAPES:

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 storage and retail building is appropriately located in a **Suburban Center Landscape** designation.

WATERSHEDS:

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





Site Plan Detail, Sheet 1: Preliminary/Final Land Development - Raj Real Estate LLC, 4 Tabas Lane

PRIMARY ISSUES:

3. The Chester Valley Trail crosses Tabas Lane (a private road) to the immediate south of the Tabas Lane/East Lincoln Highway intersection. It is our understanding, according to information provided by the Chester County Department of Facilities, that there are no known issues and very few, if any, complaints from trail users about this particular crossing. However, this project, if approved, will result in additional vehicular traffic using Tabas Lane. Additionally, there is likely to be increased trail usage in this area in the immediate future due the number of new residential units being proposed and constructed in this area of the Township. We suggest that the Township engineer evaluate the design of the existing intersection and trail crossing, in order to determine if any long-term improvements are required to ensure safe pedestrian access at this location.
4. Prior to granting final plan approval, the Township should ensure that this proposal meets all applicable landscaping standards set forth in the Township Subdivision and Land Development Ordinance. While the Relief Requested table on Sheet 1 indicates the applicant is requesting a waiver to reduce the required perimeter buffer (which is further discussed in comment #9), a landscaping plan was not included with the current plan submission. *Landscapes3* recommends that developments in the Suburban Center Landscape include extensive landscaping in parking areas (page 37).

5. The Township should verify that the design and location of any proposed outdoor lighting conforms to Township ordinance requirements (a lighting plan was not included with the plan submission). 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.
6. The site is underlain by carbonate geology in which the presence or potential may exist for formation and/or expansion of solution channels, sinkholes and other 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.
7. The proposed land development appears to be in proximity to three hazardous liquid transmission pipelines. Applicants should be aware that the actual pipeline locations may not always be within the center of the easement or right-of-way. To minimize risks before and during construction, the project designer should contact the Pennsylvania One Call Center at 811 or <http://www.pa1call.org/pa811>, consistent with the provisions of Section 4(2) of Act 287 (Underground Utility Protection Act), prior to finalizing the design. The PA One Call Center should also be contacted at least 3 business days, but not more than 10 days, prior to any excavation. More information about pipeline safety can be found at the Chester County Pipeline Information Center at: <http://www.chescoplanning.org/pic/introduction.cfm>.

ADMINISTRATIVE ISSUES:

8. 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 Relief Requested table on Sheet 1 indicates that the applicant is requesting one waiver from Chapter 270-Stormwater Management of the Township Code, pertaining to infiltration in a carbonate geology area, along with three waivers from the design standards in Article IV 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.
10. 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.
11. 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 Land Development - Raj Real Estate LLC, 4 Tabas Lane
West Whiteland Township – LD-07-20-16407

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: RAJ Real Estate, LLC
Vastardis Consulting Engineers LLC
Chester County Conservation District
David Stauffer, Chester County Department of Facilities

Proposed Plan and Ordinance Reviews





ORDINANCE PROPOSALS

8/1/2020 to 8/27/2020

The staff reviewed proposals for:

	Total
Comprehensive Plans	2
Conditional Use Applications	1
Zoning Ordinance Amendments	4
TOTAL REVIEWS	7

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Delaware County	CP-07-20-16409	8/21/2020	Proposed - Comprehensive Plan Delaware County proposes to adopt a countywide Housing Plan, as a component plan of its 2013 Comprehensive Plan, Delaware County 2035.	Consistent
East Bradford Township	CU-07-20-16410	8/12/2020	Proposed - Conditional Use The applicant is requesting a modification of a July 9, 2002 conditional use decision, to permit the conversion of an existing historical building (carriage house) into a residential rental unit, connected to public water and public sewer. The 2.00 acre project site is located on the northwest corner of West Miner Street (State Route 842) and Mercers Mill Lane. The other two buildings on the site, a former residence that is currently utilized as a play school, and a barn/storage shed, will remain.	Consistent
East Coventry Township	ZA-07-20-16426	8/14/2020	Proposed - Zoning Ordinance Amendment Revising language relating to the Township Historical Commission to be consistent with proposed changes to the Township Code that relate to the Commission's responsibilities.	Not Relevant
East Nantmeal Township	ZA-07-20-16411	8/12/2020	Proposed - Zoning Ordinance Amendment Zoning Change from AR-Agricultural Residential to AP-Agricultural Preservation, east and west sides of of Horseshoe Pike; south of Nantmeal Road	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Penn Township	ZA-07-20-16423	8/26/2020	Proposed - Zoning Ordinance Amendment Revising Supplemental Use Standards - Setbacks for swimming pools	Not Relevant
Valley Township	CP-06-20-16389	8/6/2020	Proposed - Comprehensive Plan Valley Township Comprehensive Plan Update	Consistent
Willistown Township	ZA-07-20-16412	8/7/2020	Proposed - Zoning Ordinance Amendment The Township proposes to amend its Historical Resources Inventory, by deleting the structures located at 7043 Goshen Road (UPI# 54-6-87) from the inventory.	Consistent

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES 3: 5
TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES 3: 5

Ordinance Review Letters





THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
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(610) 344-6285 Fax (610) 344-6515

August 21, 2020

Rebecca Ross, AICP, Principal Planner
Delaware County Planning Department
1055 E. Baltimore Pike, Suite 100
Media, PA 19063

Re: Comprehensive Plan Amendment – Housing Plan
Delaware County – CP-07-20-16409

Dear Ms. Ross:

The Chester County Planning Commission has reviewed the proposed Housing Plan (July 2020 Draft) as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 301.3. The referral for review was received by this office on July 14, 2020. We offer the following comments to assist in your review of the proposed plan.

DESCRIPTION:

1. Delaware County proposes to adopt a countywide Housing Plan, as a component of its 2013 Comprehensive Plan, *Delaware County 2035*. The draft Plan identifies historical and emerging trends, housing characteristics, housing needs, and an action plan to provide direction for the County and its municipalities in implementing the County housing goals. The three overarching goals of the Housing Plan are identified on page 1-6 as:
 - Enrich the supply and variety of quality housing stock while providing positive models to promote diverse communities of character;
 - Provide for and anticipate the housing needs of existing and future County residents of all ages, abilities, and incomes; and
 - Collaborate across organizations and municipalities to share information and resources while working towards common goals.

LANDSCAPES:

2. The areas in Chester County that are adjacent to Delaware County are located within the **Suburban Center**, **Suburban**, and **Rural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. The vision for the **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.

Additionally, LIVE Recommendations 1 through 4 of Landscapes3 are:

- Provide housing policy and ordinance assistance;
- Identify new approaches to affordable housing;
- Explore public/private partnerships for workforce housing; and
- Promote universal design in housing and public places.

Furthermore, Chester County recently launched the A+ Homes initiative, that focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at:

<https://www.chescoplanning.org/Housing/aPlusHomes.cfm>.

The proposed Housing Plan is consistent with the goals and objectives of Landscapes3.

COMMENTS:

3. We commend Delaware County on developing a planning document that is extremely thorough, with text that is easy to read and maps/graphics that are generally easy to interpret. Chester County fully supports the efforts being undertaken by Delaware County to further their overall housing objectives.
4. The paragraph on population trends on page 1-9 indicates that the anticipated population increases through 2040 in Bucks, Chester, and Montgomery Counties are “largely attributable to the amount of undeveloped land available in these areas.” We note that, since the end of the US recession, Chester County has seen increasing levels of infill development and redevelopment efforts, particularly the redevelopment of existing commercial and industrial tracts for apartment and townhouse development and mixed use development. Additionally, since 2010, the majority of residential development activity has been located within the growth area designations of the County Comprehensive Plan. Furthermore, at the beginning of 2019, 140,000 acres, or approximately 29 percent of Chester County, was protected open space.
5. The County should verify the accuracy of the first sentence in the “Housing Built 2000-2009” paragraph on page 2-11. As currently written, it appears to state that most of the buildings constructed from 2000 through 2009 no longer exist.
6. We support the “Creating Communities of Character” concept identified on page 3-6 for helping to drive housing policy. The efforts noted through vision planning, place making, and marketing can work to provide for greater housing opportunities and diversity countywide.
7. We endorse the efforts to encourage a variety of housing types (pages 3-10 through 3-13). In addition to the tools mentioned in the Housing Plan, consideration should also be provided to discussing density bonuses to further encourage the development of a variety of housing types.
8. We fully support the efforts to encourage greater affordability of housing (pages 3-14 through 3-15). In addition to the strategies listed, consideration should be given to cross-reference back to some of the sections on variety, such as accessory dwelling units, as they can also address affordability thorough the creation of more affordable units, as well as afford the property owner the ability to generate additional income to offset some of the costs associated with home ownership. Consideration should also be provided to developing targeted zoning bonuses allotted for the inclusion of affordable units as part of a land development application.

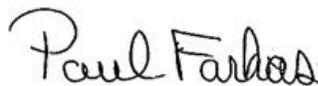
Page: 3
Re: Comprehensive Plan Amendment – Housing Plan
Delaware County – CP-07-20-16409

9. The County should consider identifying both the needs and expense of modern stormwater management required for new construction in its discussion of “Quality and Sustainable New Construction” on pages 3-18 and 3-19. Stormwater management ordinances should be prescriptive, but not so much that they discourage innovation in stormwater management techniques that may reduce costs but not create further stormwater issues.
10. We support the efforts to assist low income and vulnerable populations as they relate to housing, particularly the use of inclusionary zoning and home sharing as tools to address this issue (pages 3-21 through 3-24). Specific to home sharing, consideration should be provided that municipalities should evaluate the definition of “family” in its zoning ordinance to ensure that this practice is not prohibited.
11. We endorse the County’s efforts to support special needs populations as they relate to housing (pages 3-25 through 3-27). Consideration should be given for municipalities to provide for potential exemptions to lot and bulk requirements for universal design elements. A specific example of this issue would be to allow for accessible ramps to project into mandatory setbacks without the need to request zoning relief.
12. While Objective HO 4.6 on page 4-3 contains a reference to an “Appendix X,” the last appendix provided in the July 2020 draft Plan is Appendix J: Citations. This should be clarified by the County.

RECOMMENDATION: The County Planning Commission commends Delaware County on its efforts in developing the Housing Plan. Delaware County should adopt the Housing Plan after consideration of the comments contained in this review.

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

Sincerely,



Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



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August 12, 2020

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

Re: Conditional Use - 725 W. Miner Street
East Bradford Township – CU-07-20-16410

Dear Ms. Cantlin:

A Conditional Use application for "725 W. Miner Street", dated July 9, 2020, was received by this office on July 17, 2020. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code as amended, our comments are offered as a planning service at the request of East Bradford Township. This review does not replace the need for an official referral by East Bradford Township of a preliminary or final subdivision or land development plan, as required by the Pennsylvania Municipalities Planning Code.

PROJECT SUMMARY:

Location:	northwest corner of West Miner Street (State Route 842) and Mercers Mill Lane
Site Acreage:	2.00
Lots/Units:	1 Lot
Non-Res. Square Footage:	0
Proposed Land Use:	Residential Rental Unit
Municipal Land Use Plan Designation:	High Density Residential
UPI#:	51-5R-32.3

PROPOSAL:

The applicant is requesting a modification of a July 9, 2002 conditional use decision, to permit the conversion of an existing historical building (carriage house) into a residential rental unit, connected to public water and public sewer. The project site is located in the R-4 Residential zoning district. The other two buildings on the project site, a former residence that is currently utilized as a play school, and a barn/storage shed, will remain.

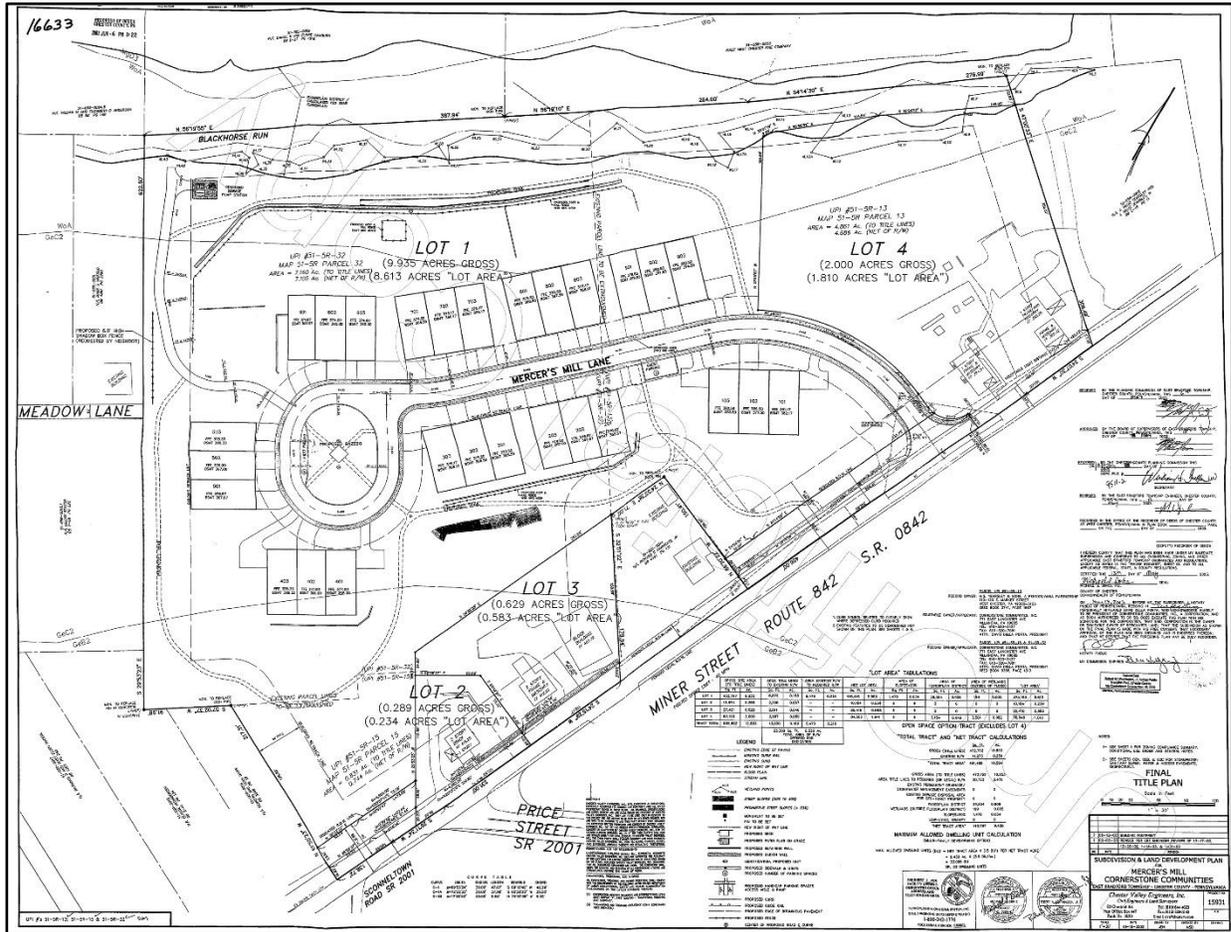
RECOMMENDATION: The Township should consider the comments in this letter before acting on the conditional use application.



BACKGROUND:

1. The County Planning Commission previously reviewed a conditional use application and a land development plan that included the current project site. CCPC# 3069, “Cornerstone Communities”, dated July 11, 2001, addressed the construction of 32 townhouse units on a 12.85 acre parent tract, developed under the Township’s open space development option. It is our understanding that conditional use approval was granted by the Township on July 9, 2002, with 34 conditions of approval (a copy of the conditional use decision was included with the current conditional use application). We note that condition #14 of the conditional use decision states that the play school on the eastern end of the project site shall be set aside on a lot with a minimum area of 2.00 acres, and that the play school lot shall be conveyed with a deed restriction which shall restrict the use to either a play school, or if that use is discontinued for more than ninety (90) days, one single family home on the lot and no other use or development.

Subsequently, the County Planning Commission reviewed a land development plan which addressed the construction of 27 townhouse units, along with the creation of 5.32 acres of open space (CCPC# 9511-2, dated December 3, 2002). According to our records, this plan was approved by the Township on May 3, 2003. The site of the current conditional use application corresponds to Lot 4 of the previously approved plan. A copy of Sheet 1 of the previously approved plan is provided on the next page.



Sheet 1, Recorded Plan: Cornerstone Communities development

LANDSCAPES:

2. The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The adaptive reuse of the existing building for a residence is an appropriate use in the **Suburban Landscape**. “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/lc-Appreciate.cfm.

PRIMARY ISSUES:

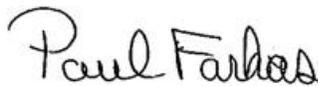
3. The 2010 Township Historic Resources Atlas indicates that the project site contains a Class 2 historic resource. It is our understanding that the primary building, which houses the play school, is the J. Percy House/Travis House, and that the associated outbuildings (the carriage house and storage shed) are both contributing.

While the Township Historical Commission's May 19, 2020 meeting minutes indicate that the Historical Commission supports the conversion of the carriage house to a residential building, the minutes also indicate the Historical Commission requests that the applicant return to the Commission with architectural and elevation drawings at a future date. While a description of the proposed renovations and required parking is provided in the meeting minutes, the minutes also indicate that the applicant has not yet submitted plans or elevations. The applicant and Township should continue to work to mitigate any negative impacts on the integrity and historical context of the property. If it is determined that the conversion of the carriage house into a rental residence is not feasible (we note that the carriage house is situated in close proximity to West Miner Street), then the applicant and Township should consider other uses for this building, particularly since it is contributing to a designated historic resource/property. The County Planning Commission endorses the applicant and Township's efforts for preserving this building.

4. It is identified on page 3 of the Township conditional use application form that that applicant has requested a variance from Section 115-22 of the Township Zoning Ordinance, to permit two uses on the property, the existing play school and the proposed residential use. The Township should reserve action on the conditional use application until the Township Zoning Hearing Board has taken action on the applicant's variance request.
5. The Township should ensure that this proposal fully complies with all applicable requirements for a conditional use proposal before taking action on this submission. The Township conditional use application form indicates that the applicant is requesting a "waiver of the formal plan requirements" in Section 115-77.B of the Township Zoning Ordinance. We note that this section states that applications for conditional use shall be accompanied by a plan prepared in accordance with Section 115-77.F of the Township Code.

We appreciate the opportunity to comment on this proposal.

Sincerely,



Paul Farkas
Senior Review Planner

cc: Jeff Hilker



THE COUNTY OF CHESTER



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August 14, 2020

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

Re: Zoning Ordinance Amendment - Historical Commission
East Coventry Township - ZA-07-20-16426

Dear Mr. Duffy:

The Chester County Planning Commission has reviewed the proposed East Coventry Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on July 24, 2020, and was included in an amendment to the Township Code. While the Township Code amendments are not subject to Act 247 review, we offer the following comments to assist in your review of the proposed East Coventry Township Zoning Ordinance amendment.

DESCRIPTION:

1. East Coventry Township proposes to amend its Township Code and its Zoning Ordinance relating to the establishment and responsibilities of the Township Historical Commission.
2. The proposed amendment to the Township Code relating to the responsibilities of the Historical Commission include:
 - Establishing the Historical Commission with at least five members;
 - Maintaining a updated historic resources list,
 - Advising the Board of Supervisors and Zoning Hearing Board on conditional use, variance and special exception issues affecting historical resources,
 - Performing duties currently specified in the Township Subdivision and Land Development Ordinance, and in other parts of the Township Code affecting historical resources.
3. The amendment to the Township Zoning Ordinance is necessary to be consistent with the proposed changes to the Township Code that relate to the Township Historical Commission. Specifically, East Coventry Township Zoning Ordinance Part 12 "Historic Resource Protection Standards", Section 1204, which contains requirements relating to the East Coventry Township Historical Commission, is to be revised to be consistent with the proposed amendment to the Township Code.

Page: 2
Re: Zoning Ordinance Amendment - Historical Commission
East Coventry Township - ZA-07-20-16426

COMMENTS:

4. The amendment appears to retain the important responsibilities of the Township Historical Commission and continues to permit it to offer recommendations to the Township, although the enabling legislation for these responsibilities is to be placed in the Township Code instead of in the Township Zoning Ordinance.
5. The Historical Commission will still be able to perform its advisory responsibilities as provided for in the East Coventry Township Subdivision and Land Development Ordinance Section 304.2.B. (5), which specifies the information that is to be provided by the Township Historical Commission regarding proposed plans; this part of the Township Subdivision and Land Development Ordinance is not proposed for amendment.

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

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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August 12, 2020

Kathy Brumfield, Secretary/Treasurer
East Nantmeal Township
3383 Conestoga Road
Glenmoore, PA 19343

Re: Zoning Ordinance Amendment – Map Change from AR to AP; East and West Sides of Horseshoe Trail; South of Nantmeal Road
East Nantmeal Township - ZA-07-20-16411

Dear Ms. Brumfield:

The Chester County Planning Commission has reviewed the proposed East Nantmeal Township Zoning Ordinance map amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on July 17, 2020. We offer the following comments to assist in your review of the proposed Zoning Ordinance map amendment.

DESCRIPTION:

1. East Nantmeal Township proposes to amend its Zoning Ordinance Map for UPI parcels 24-5-89 (41.6 acres) and 24-5-102 (3.1 acres) from the AR-Agricultural Residential District to the AP-Agricultural Preservation District. These parcels are located on the east and west sides of Horseshoe Trail, south of Nantmeal Road. Our records do not designate either of these parcels in an Agricultural Security Area or subject to an agricultural easement. The AR District is a designated “receiving” area in the Township’s Transfer of Development Rights program; the AP District is designated as a “sending” area this program.

LANDSCAPES:

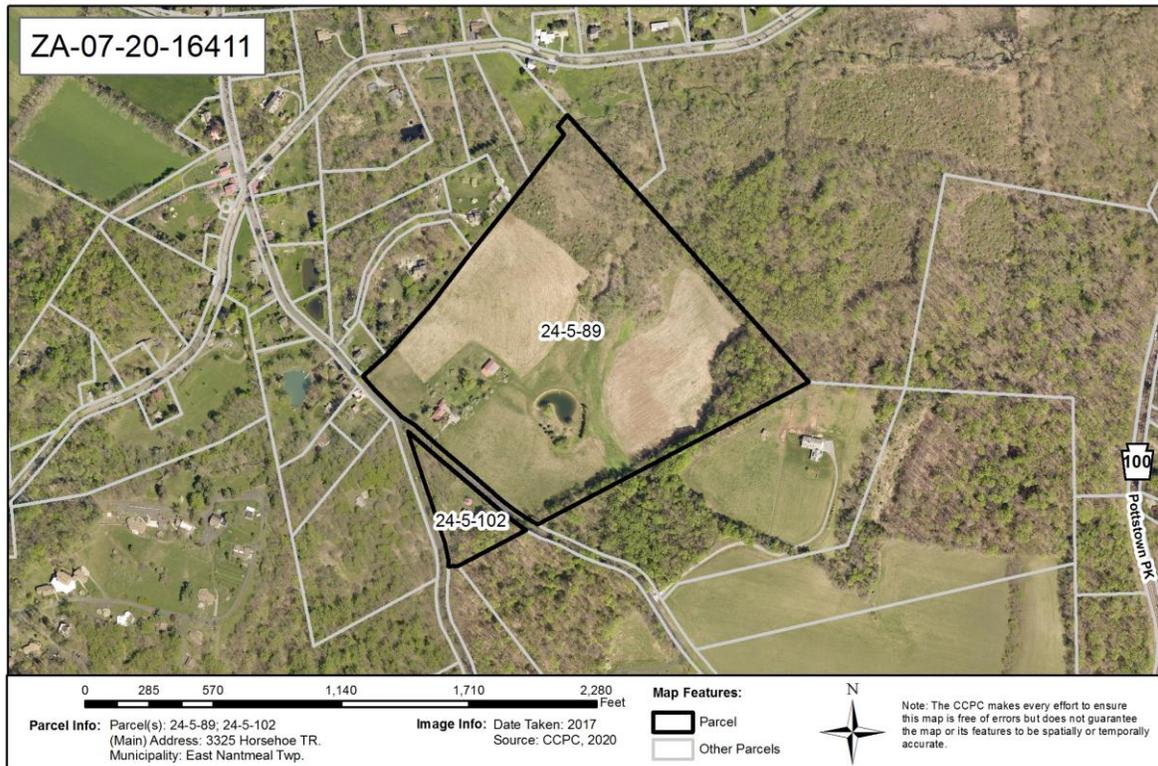
2. The parcels that are proposed for rezoning are located within the **Agricultural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. This landscape consists of large concentrations of active and diverse farm operations along with related support services. The vision for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

COMMENTS:

Municipal Land Use Policies:

3. Figure 7.2 “Future Land Use” in the 2002 East Nantmeal Township Comprehensive Plan proposes future land uses in this area that correspond to the 2011 East Nantmeal Township Zoning Ordinance map. The parcels are specifically designated as “Agricultural/Residential” in the Future Land Use map.

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



4. The 2011 East Nantmeal Township Zoning Ordinance, last amended as of September 14, 2011, designates the areas surrounding the parcels proposed for rezoning as follows:

North: AP-Agricultural Preservation
East: AR-Agricultural Residential
South: AR-Agricultural Residential
West: EI-Educational Institutional

Area Evaluation:

5. The parcels to the north and west are generally composed of lots of two and more acres, containing single-family dwellings and wooded areas. The parcels to the south and east are also generally wooded and contain single-family dwellings, but include larger lots.
6. The East Nantmeal Township Zoning Ordinance permits the conveyance of single-family dwelling development rights (as well as intensive agricultural uses) from the AP-Agricultural Preservation District to the AR-Agricultural Residential District. The proposed amendment could remove the potential development rights that could be created from almost 45 acres within East

Page: 3

Re: Zoning Ordinance Amendment – Map Change from AR to AP; East and West Sides of Horseshoe Trail; South of Nantmeal Road
East Nantmeal Township - ZA-07-20-16411

Nantmeal Township, i.e., by rezoning these parcels from the AR-Agricultural Residential District to the AP-Agricultural Preservation District. We suggest that the Township ensure that its Transfer of Development Rights program will retain adequate “receiving” areas if this amendment is adopted.

ADMINISTRATIVE COMMENTS:

7. No zoning map was included as part of the submission to the County Planning Commission. We recommend that, as part of this zoning amendment process, the Township prepare a map graphic depicting the location of the affected area.
8. Prior to taking action on this proposed amendment, the Township should ensure that they have fully met the zoning map amendment procedures described in Section 609 of the Pennsylvania Municipalities Planning Code, including the posting and notification requirements for zoning map amendments as set forth in Section 609 of the Pennsylvania Municipalities Planning Code.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed prior to action on the proposed zoning ordinance map amendment.

We request an official copy of the decision made by the East 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



THE COUNTY OF CHESTER



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August 13, 2020

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

Re: Zoning Ordinance Amendment – Setbacks for Swimming Pools
Penn Township - ZA-07-20-16423

Dear Ms. Ianni:

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 July 24, 2020. We offer the following comments to assist in your review of the proposed zoning ordinance amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its zoning ordinance:
 - A. Removing and replacing Section 1501.A.3.e.1 related to minimum yard setbacks for swimming pools; to prohibit swimming pools in front yards and set specific setbacks for swimming pools sited on parcels that are adjacent to common open space.

COMMENTS:

2. As written it appears that the language would permit all other active recreational or similar accessory uses to be sited in front yards.
3. The Township should also consider a) which setback would be applicable if a side yard boundary adjoined common open space and b) how the provision would relate to corner lots. Also the Township should consider how setbacks for swimming pools are measured, whether it is from the water surface or from any surrounding apron.

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

Page: 2

Re: Zoning Ordinance Amendment – Setbacks for Swimming Pools

Penn Township - ZA-07-20-16423

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
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August 6, 2020

Carol Lewis
Valley Township Manager/Secretary
890 West Lincoln Highway
Coatesville, PA 19320

Re: Valley Township Comprehensive Plan - Act 247 and Vision Partnership Program Review
VPP Contract #18719
Act 247 Review #: CP-06-20-16389

Dear Ms. Lewis:

The referral for review was received by this office on June 29, 2020. This letter serves as both the official Act 247 review pursuant to the provisions of Section 301.3 of the Pennsylvania Municipalities Planning Code, and the Vision Partnership Program (VPP) Review required by Section 7.3 of the VPP Grant Manual dated January 2018.

This review notes the project's consistency with *Landscapes3* and with the VPP Grant Contract (dated January 16, 2019) and Scope of Work. Mark Gallant served as the VPP Grant Monitor for this project. ***Consistency with Landscapes3 and the VPP Grant Contract are required prior to VPP grant reimbursement.***

DESCRIPTION:

Valley Township has developed an updated Comprehensive Plan using an issue-based approach that provides goals and recommendations to address the following:

- Resource Conservation and Community Character
- Transportation and Circulation
- Community Facilities and Utilities
- Energy Conservation
- Land Use and Housing

Further, Valley identified four planning priorities that include: West Lincoln Highway and Airport Road, Neighborhood Reinvestment, Economic Development, and Parks and Recreation. For both the issue-based topics and priorities, the Plan provides a list of key issues, goals, and future actions and policy recommendations. The recommendations are supported by an implementation table that provides the path to implementation with clear priorities and identification of responsible parties.

The Plan is well-organized and user-friendly with clear mapping and photos to help the reader visualize the plan content and a glossary of terms and abbreviations that define more specific planning vocabulary. The Summary of Public Input and Demographics are clearly presented as part of the Appendices for anyone who would like to access that information. The Design Guidelines stand out as a key implementation tool and will prove to be an asset for the Township's Planning Commission.

Page: 2

Re: Valley Township Comprehensive Plan and Act 247 and Vision Partnership Program Review

VPP Contract #18719

Act 247 Review #: CP-06-20-16389

CONSISTENCY WITH LANDSCAPES3:

Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. According to *Landscapes3*, Valley Township is classified primarily as a **Suburban Landscape** with a **Suburban Center** designation along its western border and surrounding the G.O. Carlson Airport, and an **Urban Center** designation along its southern border extending out of the City of Coatesville.

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

The vision for the **Suburban Center Landscape** is regional economic, population, and transportation centers that will accommodate substantial future growth of medium to high intensity with a mix of uses, including commercial, residential, and industrial. As they grow, repurposing obsolete structures and sites and encouraging sustainable development will be critical. Transportation infrastructure and amenities will need to expand with new development to create an integrated multimodal network for a variety of users. The proposed comprehensive plan is consistent with the objectives of the **Suburban Center Landscape**.

The vision for the **Urban Center Landscape** includes historic downtowns and established neighborhoods that serve as civic, economic, and population centers with a traditional town Character. Urban Centers will accommodate substantial future growth at a medium to high intensity with a mix of uses, including commercial, institutional, and cultural destinations. Transportation infrastructure and amenities support a walkable community that is integrated into the public transportation and roadway systems. The proposed comprehensive plan is consistent with the objectives of the **Urban Center Landscape**.

The Land Use Plan is well-organized and provides an overview of each of the six land use categories. The Township's future land use areas generally correspond with *Landscapes3* designations:

Suburban - Future land use categories that encompass the area defined by *Landscapes3* as Suburban include economic development, mixed uses, conservation, and neighborhood reinvestment.

Suburban Center – The Township's Suburban Center land use category (whose boundaries correspond closely with the County's Suburban Center designation) focuses on complete neighborhoods, commercial uses, and a wide range of higher density residential uses.

Urban Center – The Township's Economic Development land use category encompasses most of the area designated in *Landscapes3* as an Urban Center. Economic Development includes a variety of flexible commercial, light industrial, manufacturing, office, and transportation-related uses.

The Valley Township Comprehensive Plan is consistent with all six goal areas (Preserve, Protect, Appreciate, Live, Prosper, and Connect) presented in *Landscapes3*. The Valley Township Comprehensive Plan recommendations that will specifically promote achievement of the following County objectives include, but are not limited to:

- ***Landscapes3* - Preserve Objective C:** Promote stewardship of water resources, natural habitats, woodlands, historic landscapes, scenic vistas, recreational resources, and farms.

Valley Recommendation CC5: Educate private landowners regarding appropriate stewardship and best practices for conservation and open space.

- **Landscapes3 - Protect Objective C:** Support municipal and regional natural resource protection efforts, and promote a resource-based planning approach.

Valley Recommendation CC1: Coordinate with regional partners to preserve community character, pursue grants, and implement better stewardship of natural and historic resources.

- **Landscapes3 - Appreciate Objective A:** Preserve historic resources in their context while supporting appropriate reuse as a part of our community infrastructure and character.

Valley Recommendation CC3: Consider amending the Zoning Ordinance to better protect natural resources, promote adaptive reuse of existing structures, and maintain the vitality of historic resources.

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

Valley Recommendation FLU5: Adopt ordinance amendments to permit accessory dwelling units, additional dwelling types, and incentives for affordable housing.

- **Landscapes3 – Prosper Objective B:** Support communication and collaboration between the public and private sectors to further economic development initiatives and community health.

Valley Recommendation E2: – Strengthen communications and partnership with the Chester County Airport Authority.

- **Landscapes3 – Connect Objective E:** Promote safe, sustainable, and resilient energy and communications systems at the local, regional, and national level.

Valley Recommendation EC1: Continue to review ordinances to ensure that unintended barriers to renewable energy are not incorporated as technology changes.

REQUIRED AND SUGGESTED REVISIONS

On page two, the Draft Plan references **Landscapes3** and recognizes the **Suburban** and **Suburban Center** landscapes. As discussed above, **Landscapes3** also identifies an **Urban Landscape** along the eastern side of Valley’s southern border with the City of Coatesville. The draft Plan will need to be revised to recognize the **Urban Center** designation.

Pages 11, 31, and 55 appear to be chapter or section dividers and should be revised to include the appropriate title to make navigation of the Plan easier for the user.

CONSISTENCY WITH VPP GRANT CONTRACT AND SCOPE OF WORK:

The Valley Township Comprehensive Plan is consistent with the VPP Grant Contract and has addressed the tasks listed in the Scope of Work (Appendix B, dated August 9, 2018). In addition, the plan appears to be in conformance with the Municipalities Planning Code.

Page: 4

Re: Valley Township Comprehensive Plan and Act 247 and Vision Partnership Program
Review
VPP Contract #18719
Act 247 Review #: CP-06-20-16389

OTHER COMMENTS:

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

RECOMMENDATION:

Based on our review, the proposed plan is consistent with *Landscapes3* and the VPP Scope of Work. The Comprehensive Plan Update Task Force was thoughtful in their decision-making throughout the update, resulting in a proposed Comprehensive Plan that should serve the Township well over the course of the plan's planning horizon. Upon adoption, the Township may apply for reimbursement under Section 9.0 of the VPP Grant Manual, January 2018.

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

Sincerely,



Susan S. Elks, AICP
Planning Services Director

SSE/ps

CC: Patrice Proctor, Valley Township Board of Supervisors Chair
Jennifer Leister Reitz, Thomas Comitta Associates
Mark Gallant, Chester County Planning Commission
Wes Bruckno, Act 247 Senior Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

August 7, 2020

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

Re: Zoning Ordinance Amendment – Revision to the Historical Resources Inventory
Willistown Township – ZA-07-20-16412

Dear Ms. Slook:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was initially received by this office on July 21, 2020, and a revised version of this amendment was received on July 27, 2020. This review addresses the revised version received on July 27th. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes to amend its Historical Resources Inventory, by deleting the structures located at 7043 Goshen Road (UPI# 54-6-87) from the inventory. The draft Ordinance states that a structure or structures located at 7043 Goshen Road originally constructed in the 1950s are currently listed on the inventory, and that the Willistown Township Historical Commission has determined that after investigation such structures be removed from the Township's Historical Resources Inventory. We note that the existing Township Historic Preservation Standards are set forth in Article XXIX of the Township Zoning Ordinance.

COMMENTS:

2. Based upon the review and the input provided from the Township Historical Commission, the proposed revision appears to be appropriate. The County Planning Commission encourages the review of, and adjustments to, municipal historic resource inventories. Any updates or revisions to municipal inventories should be forwarded to the County Heritage Preservation Coordinator (kmarshall@chesco.org) in order to update the Township Historic Resource Atlas.

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

Page: 2

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

Willistown Township – ZA-07-20-16412

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

Sincerely,

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

Paul Farkas
Senior Review Planner

Act 537 Reviews

Act 537 Reviews for Chester County

August 2020

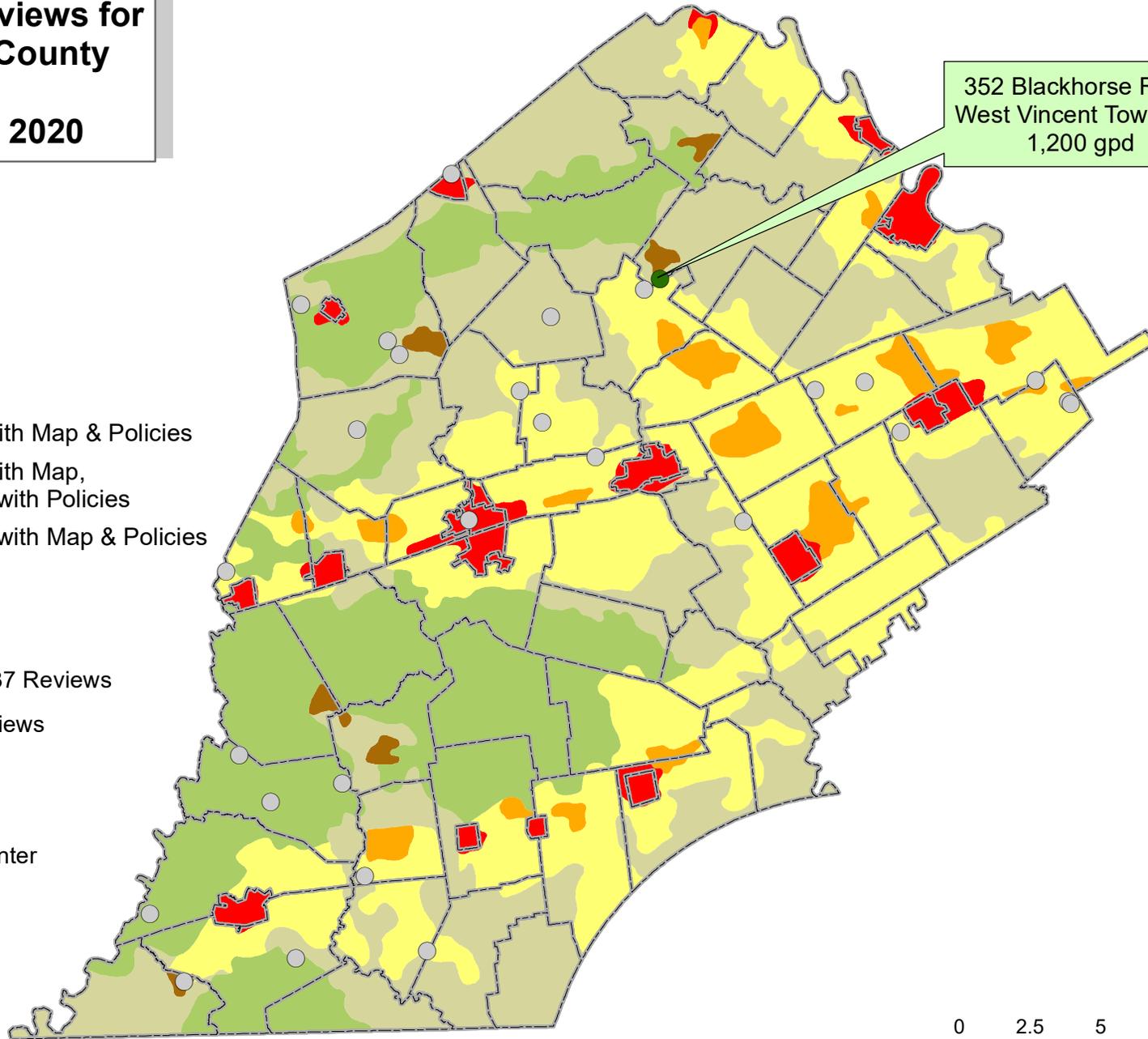


352 Blackhorse Road
West Vincent Township
1,200 gpd

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

Legend

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



Map prepared September 2020

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



ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

MINOR REVISIONS TO MUNICIPAL PLANS:

West Vincent Township, 352 Blackhorse Road

The applicant is proposing residential development of 3 lots (including one existing) on 9 acres. The site is located on Blackhorse Road, beyond the intersection with Route 100. The amount of wastewater to be generated for the proposal is 1,200 gpd. The project is to be served by on-lot sewage disposal systems. This project is designated as a Rural Landscape, and is consistent with ***Landscapes3***.

Action Requested

Staff requests ratification of the attached review letters containing the comments noted above.
9/9/2020

Minor Revisions



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

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

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

Project Name & Municipality 352 Blackhorse Road, West Vincent Township

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

- Date plan received by county planning agency. July 15, 2020
- Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
- Date review completed by agency August 20, 2020

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Rural Landscape. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. On-lot sewage disposal, or very limited public or community sewer service to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this landscape.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters, Pickering Creek. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? 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: 8/20/2020Name 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.

This project was previously reviewed under Act 247 as Case Number SD-08-19-16032.

PC53-08-20-16448

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
Robert Johnson, Site Contact
Kathryn Shillenn, West Vincent Township
Scott Andress, Edward B. Walsh and Associates Inc.

Agricultural Security Area Reviews





THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

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

TO:

Ricki Stumpo, Chair
Pocopson Township
Board of Supervisors
PO Box 1
Pocopson, PA 19366

Date:

August 13, 2020

Parcel:

63-3-26.2

Acreage*:

14.00

Owner(s)*:

Jennifer Smith

*According to County Tax Assessment Records

Review Timetable

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

Soils

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

Comments:

Local Planning

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

Comments: **The parcel is located in the R-A Residential and Agricultural zoning district, which permits agricultural activity.**

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

Comments: **The parcel is located in a Resource Protection Area and is designated as Rural on the Township’s Future Land Use Plan map.**

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

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

Agricultural Lands

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

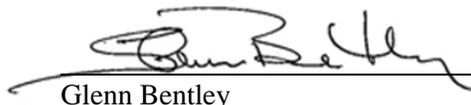
2. What is the Chester County Real Estate System land use code?

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

Comments:

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

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



Glenn Bentley
Senior Review Planner

GPB/ncs

cc: Gary Summers, Township P.C. Chair
Susan Simone, Township Administrative Secretary
Jake Michael, CCPC
Geoff Shellington, Chester County Parks and Preservation Department

Discussion and Information Items



**eTools
Natural Resources
Protection & Site
Analysis Plan**



Environment & Infrastructure

Environment & Infrastructure Division

August 2020

The Dog Days

When they are not barking at the most inopportune moment during your Zoom meeting, they are soaking up the sun. While the news is a bit thin in the transportation world, E&I Division staff have been forging ahead on a number of different projects:

- The **Active Transportation Inventory (ATI)** project is wrapping up. The 73 municipal reports and county-wide summary document will be completed in September and presented to the public at...
- Our annual transportation event, this year titled '**Bicycles, Pedestrians & Transit**' – a Zoom webinar to take place the evening of September 30th (mark your calendars);
- Mapping collected through the ATI project is being uploaded into our GIS database to form the foundation of an **Interactive Trails Map** of all publicly accessible trails in Chester County, to be completed later this year;
- The **Southern Chester County Circuit Trail Feasibility Study** is working toward determining the feasibility of a recommended alignment for a continuous multi-use trail connection, and will be complete this December;
- We are coordinating with our partners at Delaware County for the next **West Chester Pike Coalition** meeting and developing strategies for potential **bus stop implementation projects** at various Chester County locations;
- We have been working with the Facilities Department to update how we provide our historical and planning context input toward the management of our **Historic Bridges**;
- Working with our partners at DVRPC, we expect to see the **US 202 Section 200 Operations Analysis** final report to be issued soon, which will identify improvements to reduce traffic congestion along US 202 between PA 100 and Matlack Street;
- Year one of the two-year **Downingtown Area Transportation Study**- also being developed by DVRPC - will have a public meeting this fall where Existing Conditions, 2035 No Build, and 2035 Build model results will be presented;
- E&I is also working with DVRPC to kick off their FY21 Work Program projects including the **Phoenixville Passenger Rail Ridership Study** and the Landscapes3 recommended **Chester County Freight Plan**; and,
- We are preparing Landscapes3 consistency letters for applicants to the upcoming **CFA Multimodal Transportation Fund** program, **due September 30th**.



Rosie and Elvis.

Community Planning

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

Community Planning

Municipal Assistance Projects

September 2020

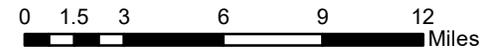
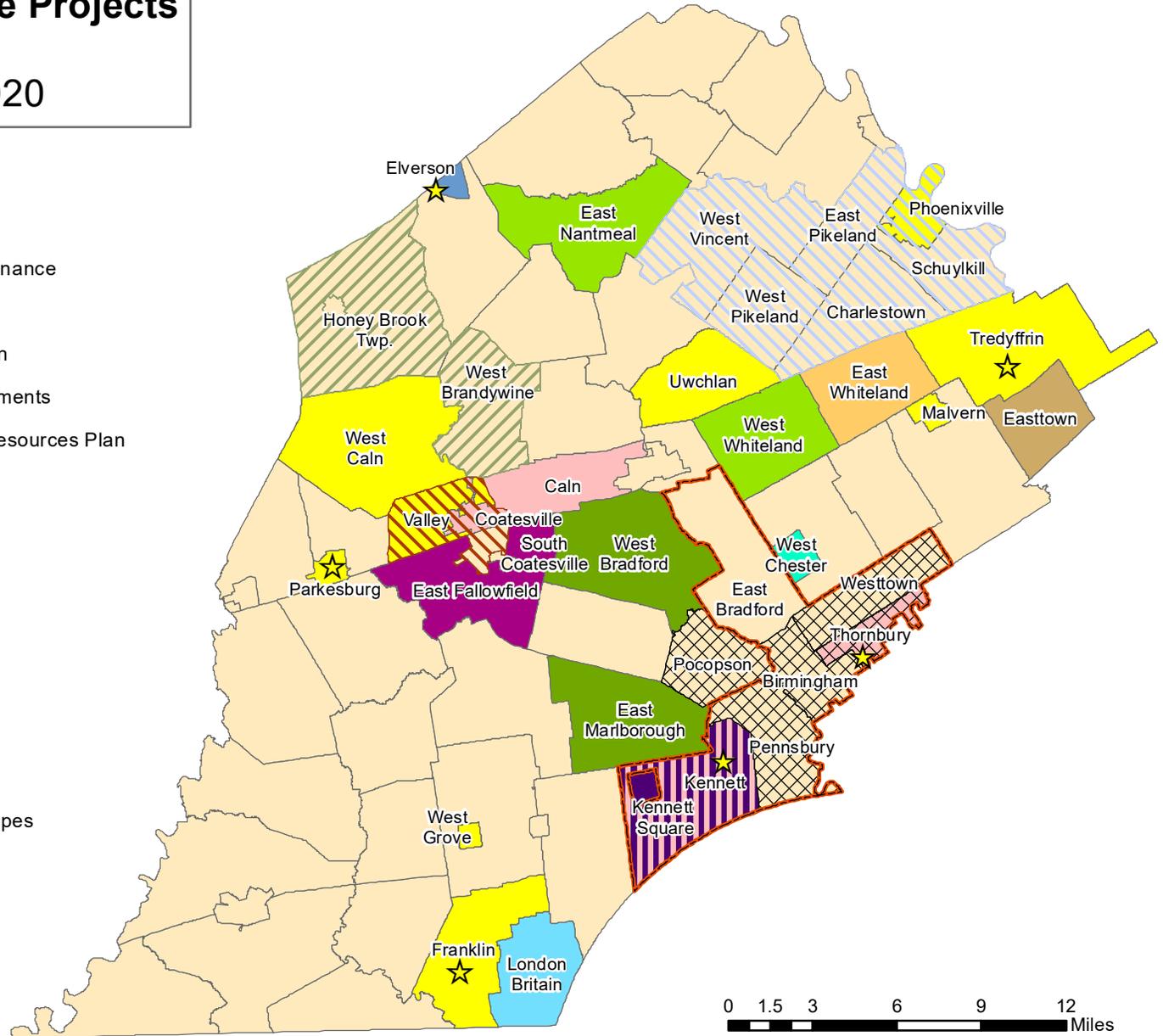


Single Municipality

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

Regional Projects

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



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



COMMUNITY PLANNING REPORT

September 2020 (Activities as of 08/28/20)

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

MUNICIPAL ASSISTANCE

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

SINGLE MUNICIPALITY

1. Caln Township – Zoning Ordinance Update

Percent Completed: 0% Contract Term: 8/20 – 7/22 Consultant: Ray Ott & Associates Monitor: Mark Gallant

The Township will be updating their Zoning Ordinance, implementing recommendations from their 2017 comprehensive plan and creating a cohesive ordinance that encourages appropriate development. *Their kick-off meeting was held on August 11, 2020.*

2. City of Coatesville – Zoning Ordinance Update

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

Coatesville is proposing to update their Zoning Ordinance with a focus on streamlining, clarifying, and simplifying the existing ordinance. Revisions to existing overlays will be undertaken, although the base districts are not anticipated to be significantly revised. *The City has been contacted regarding their intentions with this award given the recent change with staff.*

3. East Fallowfield Township – Newlinville Village Master Plan

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

The Township is developing a village master plan for the Newlinville area of the Township (along Route 82, immediately south of South Coatesville). The plan would create a vision and implementation tasks for development of a walkable community that provides a mix of residential and commercial services, addressing streetscaping, zoning uses, design guidelines, and public improvements while presenting a concept plan/renderings. The task force met for a site walk on June 15th. The first public workshop is scheduled for September 30th.

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

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

A public information meeting was held via Zoom on August 19th. The public will have until September 16th to provide comment on the draft plan.

5. East Nantmeal Township – Historic Resource Survey

Percent Completed: 0% Contract Term: 9/20 – 2/22 Consultant: Richard Grubb & Associates Monitor: Jeannine Speirs

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

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

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

The Task Force forwarded the full draft plan to the Planning Commission for their consideration after their 8/14 Zoom meeting. The timing with meeting with the PC will occur at some point in September. An extension will be requested as a result of COVID-19 delays.

7. Easttown Township – Devon Visioning and Regulatory Amendments

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

The Planning Commission review is on hold as a result of COVID-19 at the discretion of the Township as the meetings are attracting significant public interest. An extension will likely be requested as a result of COVID-19 delays.

8. Elverson Borough – Active Transportation Plan

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

With the Planning Commission acting as the consultant, a team of Community Planning and Environment/Infrastructure staff will assist Elverson in developing a borough-wide plan to improve the trail and sidewalk network. The final product will provide a map of the recommended network including identification of facility type and renderings at key locations, recommendations for amenities such as benches and interpretation signage, and a plan for implementation. The effort will build from a focus on trails and sidewalks in their 2014 Comprehensive Plan. The first Task Force meeting on September 9, 2020 will focus on review of the Existing Conditions Inventory and Assessment.

9. Franklin Township – Comprehensive Plan

Percent Completed: 15% Contract Term: 4/20 – 3/22 Consultant: Chester County Planning Commission Lead Planner: Jeannine Speirs

With the Planning Commission acting as the consultant, Franklin Township will develop a new comprehensive plan that will focus on issues and opportunities of greatest priority and on recommendations that will assist the Township in future strategic efforts. A virtual Community Workshop is planned to be held in September. The online survey is to begin in August.

10. Kennett Township – Zoning Ordinance

Percent Completed: 75% Contract Term: 4/18 – 12/20 Consultant: Chester County Planning Commission Lead Planner: Jeannine Speirs

The consolidated TND design guidelines are completed to the extent they can be with the associated Township Subcommittee and are now with the Township Planning Director. The Township continues to review materials. Final draft review will begin in September.

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

Percent Completed: 0% Contract Term: 7/20 – 6/22 Consultant: Brandywine Conservancy Monitor: Kate Clark

London Britain is proposing to update their Subdivision and Land Development Ordinance (SLDO). The update would be comprehensive, and include a focus on stormwater management provisions (particularly green infrastructure), development design standards, resource conservation and green space standards, and design standards for villages. *The kick-off meeting was held on August 25, 2020.*

12. Malvern Borough – Comprehensive Plan

Percent Completed: 0% Contract Term: 9/20 – 8/22 Consultant: Brandywine Conservancy Monitor: Kate Clark

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

13. Parkesburg Borough – Comprehensive Plan and Revitalization Plan

Percent Completed: 85% Contract Term: 10/18 – 9/20 Consultant: Chester County Planning Commission Lead Planner: Mark Gallant

A recorded presentation was posted on the Borough website in advance of the August 13th public meeting, which was held via Zoom. A full draft was submitted for Act 247 review on August 18, 2020. The public hearing is scheduled for October 19th.

14. Phoenixville Borough – Comprehensive Plan

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

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

15. Thornbury Township – Zoning Ordinance

Percent Completed: 90% Contract Term: 10/18 – 9/20 Consultant: Chester County Planning Commission Lead Planner: Chris Patriarca

The Planning Commission held their formal public meeting in August and made a favorable recommendation to the Board of Supervisors. The Board of Supervisors held their first review of the draft ordinance at their August meeting and authorized Act 247 review. An extension is underway as a result of COVID-19 delays, but adoption is still anticipated in late fall/early winter.

16. Tredyffrin Township – Comprehensive Plan

Percent Completed: 55% Contract Term: 10/19 – 9/21 Consultant: Chester County Planning Commission Lead Planner: Chris Patriarca

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

17. Uwchlan Township – Comprehensive Plan and Official Map Update

Percent Completed: CP - 85% OM - 85% Contract Term: 8/18 – 1/21 Consultant: Robert Smiley Monitor: Mark Gallant

An extension for the project has been executed. The Comprehensive Plan was completed and submitted for Act 247 on August 18, 2020. The Official Map and Ordinance should be submitted for Act 247 in the coming weeks. Adoption of both the Comprehensive Plan and Official Map is anticipated in the fall, but the Township is still hopeful for in-person public meeting and public hearing.

18. Valley Township – Comprehensive Plan

Percent Completed: 100% Contract Term: 2/19 – 1/21 Consultant: Comitta & Assoc./Pennonni Monitor: Mark Gallant

The plan was adopted at a public hearing on August 18, 2020.

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

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

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

20. West Caln Township – Comprehensive Plan

Percent Completed: 85% Contract Term: 2/19 – 1/21 Consultant: Ray Ott & Assoc./N. Sarcinello Monitor: Kate Clark

A task force meeting was held on August 17th to review the draft document prior to scheduling a public meeting.

21. West Chester Borough – High Street Corridor Study

Percent Completed: 85% Contract Term: 11/19 – 4/21 Consultant: Traffic, Planning, & Design Monitor: Kevin Myers, Mason Gilbert

The Borough is determining when and how to share the most recent plan draft, which may be through multiple existing Borough meetings.

22. West Grove Borough – Comprehensive Plan

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

West Grove will be developing a new Comprehensive Plan; their existing plan was adopted in 2003. Since 2003 West Grove’s demographics have changed significantly, and the new plan will include a focus on multimodal options, revitalization, recreation, and public engagement. A consultant has been selected by the Borough and the contract is out for signature.

23. West Whiteland Township – Historic Resource Survey Update

Percent Completed: 20% Contract Term: 11/19 – 10/21 Consultant: Commonwealth Heritage Group Monitor: Jeannine Speirs

The most recent project task force meeting was in July. CHG prepared and provided a draft database template to PHMC to ensure it is compatible with their online database.

MULTI-MUNICIPAL

24. Brandywine Battlefield Strategic Landscapes Plans – Phase 3

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

The consultant work plan of tasks based on the scope of professional services is completed and they are underway on document research. There are regular meetings with County Archives, which is completing battle-era property, civilian, and road research and mapping.

25. Brandywine Battlefield Group – BB Heritage Interpretation Plan

Percent Completed: 15% Contract Term: 2/20 – 7/22 Consultant: Brandywine Conservancy Monitor: Jeannine Speirs

This heritage interpretation plan will build from previous efforts to finalize locations for Heritage Centers, identify key sites for limited public interpretation purposes, develop interpretation narratives, develop driving and walking tours, and promote public education, small-scale heritage tourism, visitor safety, as well as pedestrian connections, as possible. Recently preserved properties and their role in visitor experience will be addressed. The plan will provide the vision, narrative, and actions for how the many implementing entities can provide an engaging visitor experience that is cohesive. *The 1st project Advisory Committee meeting was held in July. Project goals have been drafted and background draft mapping completed. The project meshes well with the Phase 3 Battlefield project in that it will vet feasible heritage interpretive strategies in a public forum, while the Phase 3 project will vet where events of 1777 occurred. The project consultant charged each municipality/their Historical Commissions with identifying historic resources in the project area and Historical Commissions are working on that task with the assistance of Karen Marshall.*

26. Coatesville Area – Economic Development Study

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

The draft of the study was reviewed by the municipalities in June with a public meeting in July and final edits are underway. The governing bodies will consider the study for formal acceptance this fall.

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

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

The townships will develop a trail feasibility study for a new, 2.5 mile multimodal trail between Rt 322 and Icedale Road, potentially utilizing a former railroad corridor and riparian areas along the West Brandy Brandywine Creek, and crossing parcels owned by the PA Fish and Boat Commission. The trail would provide a recreation option for nearby residential areas and improve public access to Icedale Lake. The Task Force met on July 15th and reviewed preliminary mapping and goals.

28. Kennett Square Borough/Kennett Township – Regulatory Updates

Percent Completed: 70% Contract Term: 5/18 – 10/20 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. *The Borough has resumed work on draft ordinance materials, primarily relying on Borough staff to modify consultant materials for Planning Commission and Council consideration.*

29. Phoenixville Region – Comprehensive Plan Update

Percent Completed: 15%

Contract Term: 3/20 – 2/22

Consultant: Theurkauf Design and Planning

Monitor: Susan Elks

The August meeting covered drafts for housing, economic development, and community facilities as they related to West Pikeland.

OTHER PROJECTS

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

VPP INQUIRIES

1. *East Bradford – unknown (August 2020)*
2. *East Brandywine Township – Sustainability Plan, Comprehensive Plan (January and August 2020)*
3. *East Pikeland Township – Sustainability Plan (February 2020)*
4. *Highland Township – Comprehensive Plan (December 2019)*
5. *Londonderry Township – (May and August 2020)*
6. *Modena Borough – Community Facility Visioning/Feasibility Study (August 2019); Comprehensive Plan (August 2020)*
7. *New London Township – Comprehensive Plan (May 2020)*
8. *Oxford Borough – Comprehensive Plan (January 2020)*
9. *Pennsbury Township – Historic Project (January 2020)*
10. *Phoenixville Area – Renewable Energy Planning (May and July 2020)*
11. *South Coatesville Borough – Comprehensive Plan (February 2020)*
12. *Thornbury Township – Subdivision and Land Development Ordinance (2016, 2020)*
13. *Unionville Region – Comprehensive Plan (September 2019 and August 2020)*
14. *West Chester – Economic Benefits of Rail Restoration (August 2020)*
15. *West Vincent Township – Park and Trail Plan (July 2018, January 2020)*
16. *West Nottingham Township – Transportation Study (January 2020)*
17. *Willistown Township – Comprehensive Plan (May 2020)*

HISTORIC PRESERVATION

1. Town Tours and Village Walks 2019

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

STATUS: The six virtual programs went very well. Registration and attendance has ranged by program. Four programs are posted to the Planning Commission's YouTube channel and have attracted more than 900 view. Planning for 2021 is underway, along with discussion of tracking of additional virtual programs over the winter.

2. Brandywine Battlefield Task Force

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

STATUS: Planning meetings continue for the historic markers that are funded by a \$45,000 grant from The PA Society of Sons of the Revolution and its color guard. The event scheduled for May 5, 2020 to celebrate installation of East Marlborough's sign at Galer Winery has been rescheduled for May 2021. East Bradford has ordered their sign. New Garden, Westtown, Thornbury DC and CC, and Chadds Ford have approved their signs. Providing technical assistance to Historical Commissions (5 meetings) for the VPP funded Heritage Interpretation Plan. The Historic Resource Subcommittee will meet September 3, 2020 to review the progress on the Interpretive Signage Project.

DESCRIPTION: Coordination assistance on land conservation subcommittee.

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

3. Historic Resource Mapping

DESCRIPTION: National Register properties interactive map

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

DESCRIPTION: Historic Atlas NEW Projects

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

DESCRIPTION: Historic Atlas Updates

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

DESCRIPTION: Kennett Square Borough National Register District update

STATUS: In process

4. Technical Assistance

- A. Directing professionals, municipalities, and owners to historic registration information regarding historic properties - ongoing.
- B. Providing support for historic preservation projects – ongoing. Projects include:
 - Coatesville School District’s Heritage Center at the Gardner-Beale House and Digital Sign Controversy
 - Friends of the Barnard House proposal to manage the Barnard House in Pocopson Township
 - New Garden Township Historic Resource Ordinance
 - Upper Uwchlan and West Chester Historic Resource Survey
 - White Clay Creek Preserve Historic Resource Subcommittee and Evans House National Register Nomination
- C. Supporting training of historical commissions, committees, and Historic Architectural Review Boards, predominantly through the Chester County Historic Preservation Network. 2020 events:
 - Leadership luncheon was held on 2/8/2020 and was well attended (CCPC hosts).
 - Annual Spring Training Workshop – Held on 3/7/2020, the event had over 70 participants at the Brandywine Conservancy for training on the identification of historic resources for research versus protection standards. CCHPN was the host.
 - Volunteer Recognition Dinner has been rescheduled for 6/23/2021.

5. Chester County Historic Preservation Officer Activities/Reviews

- Section 106 reviews - ongoing:
 - Mansion Road Bridge
 - West Brandywine Roundabout
 - Twin Bridges
 - Ross Fording Road Bridge
 - Reviews for Chester County owned resources:
 - Bridge #35, Lincoln Bridge
 - Reynard’s Mill Road Bridge #167 –
 - Pigeon Creek Bridge #207
 - Latshaw’s Mill Bridge #255
 - Jefferis Bridge #111 -
- Fricks Lock Schuylkill River Trail head development
- Crebilly Farm, Westtown Township, and the Route 926/202 intersection project
- Assistance with Act 247 reviews and comprehensive planning as requested by peers
- National Reg. Nominations: Langoma Mansion, West Nantmeal Township; Passtown Elementary School, Valley Township; Beaver Creek Milling District, Caln & East Brandywine Townships, Kennett Square Borough Update.
- Assisting Chester County Facilities Department and Chester County Department of Open Space and Parks with review of their historic structures; assisting in updating the CC bridge review process

6. Heritage Tourism/Education

- Working with the CCHPN and CC Historical Society have started discussions regarding funding for historic resource preservation and interpretation. CCHPN hosted a meeting on February 26, 2020 with approximately 80 attendees and has begun regular updates to the expanded membership base which includes municipal historic organizations and non-profit heritage sites. The new Chester County Cultural Heritage Task Force is working with the CCHPN to communicate with members and develop a strategy for a Cultural Heritage and Ag Tourism program for Chester County.
- Iron and Steel Heritage Partnership: Managing a heritage tourism consortium of destinations and sites. The updated brochure has been printed, and the annual meeting scheduled for April 16, 2020 has been rescheduled for April 2021.
- Quakers and the Underground Railroad: The Kennett Underground Railroad Center has formed an Educational Center in Kennett Borough as part of the Kennett Heritage Center. Advising the Heritage Center and its relationship to regional heritage projects including the Campaign of 1777, Juneteenth, and the Underground Railroad.
- Rural History Confederation: The RHC will be co-hosting the Iron and Steel Heritage Annual Meeting in April 2021.
- Harriet Tubman Scenic Byway Initiative: Interest is growing in developing Kennett Borough as a focus for Underground Railroad interpretation as part of the initiative, which extends from the Harriett Tubman Underground Railroad National Historical Park to Independence Mall in Philadelphia.
- Campaign of 1777: See Brandywine Battlefield Task Force.
- The first Heritage Center and Kiosk opened in Marshalltown Village in late 2018. Technical assistance to Kennett Heritage Center. Heritage Center initiatives underway in Phoenixville, Chadds Ford, East Bradford, and being considered in West Chester.
- Voices Underground – New initiative of Lincoln University.

ECONOMIC

- **CCEDC Coordination** – Regular contact regarding the Route 1 and Route 724 initiatives halted due to COVID-19.
- **Employment Data** – Finalizing the presentation of employee number data in map format with the Design and Technology Division; will be updated quarterly with new data.
- **Reinvestment Opportunities Map** – Working to refine how properties should be displayed on a map of reinvestment/redevelopment opportunities at developed sites, focused within the *Landscapes3* growth areas.
- **Non-Residential Construction Report** – *Report drafted. Preparing for online presentation.*
- **State of the County Economy Report** – *Final draft posted.*

HOUSING

- **Housing Choices Committee** – A meeting of the Housing Choices Committee took place June 24.
- **Costs of Housing** – Work has commenced on this product.

- **Housing for an aging population** – Completed data collection and analysis for a report on senior housing, drafting report.
- **Housing eTools** – Updates are largely complete, although resources and examples will continue to be added as appropriate.
- **Case Studies** – Planned: Whitehall and Steel Town.
- **Housing Forum** – Fall 2020 event is being planned.
- **Residential Construction Report** – *Report drafted. Preparing for online presentation.*
- **Video** – *Individual interviews are underway to prepare videos for A+ Homes.*
- **Presentations** – None at this time.

URBAN CENTERS

- **VPP Support** – Monitoring of cash grants to West Chester Borough (corridor study), Kennett Square (regulatory updates), and Coatesville/South Coatesville (economic development study).
- **Technical assistance underway** – Participating on task force for Atglen Borough Master Parks Plan (PA DCNR funded). Limited support for Atglen zoning amendments.
- **Potential technical assistance** – Atglen (zoning ordinance updates), Kennett Square (official map or Accessory Dwelling Unit study), West Grove (zoning amendments for breweries), Downingtown (signs, parking, TND).
- **Meeting Attendance** – Participation in meetings for economic development through Historic Kennett Square, the Western Chester County Chamber of Commerce, the Atglen parks plan, and 2nd Century Alliance.
- **Tools** – Supporting the update of multiple online tools, including mixed-use development, traditional neighborhood development, form-based codes, food trucks, main streets, and urban greenspace.
- **Urban Center Webpage** – Updates for this webpage are complete and *went live in August 2020.*
- **DCD Coordination** – CRP application scoring was completed on May 18, 2020 in conjunction with CCDCD staff.
- **Urban Center Forum** – *Fall 2020 event planning is underway in conjunction with CCDCD. This event will be held virtually and is likely to be a two part series focused on Main Streets, addressing both recovery and design. The National Main Street Program will be a guiding structure, and new etools will be developed for distribution. CCPC's Economy Report and Urban Centers Design Guide will be shared as well.*
- **DVRPC TCDI representative** – The DVRPC RTC and Board approved both Chester County TCDI applications for their full amount and applicable parties were notified on May 28, 2020. Projects include the Kennett Region Micro-Transit Study and Devault Trail Activation Feasibility Study.
- **Active Transportation Inventory work** – Initial reviews and recommendations completed for all urban centers.
- **Presentations:** Susan Elks attended a Zoom meeting with Spring City to discuss comprehensive plans in August.

Design and Technology



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

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Executive Director

PLANNING COMMISSION
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MEMORANDUM

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

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

The 247 plan reviewers processed plan reviews and continued to collect existing data on municipal open space plans and ordinances. For the month of July, seven zoning ordinance amendments and 20 land developments were reviewed.

The GIS staff assisted staff in preparing maps for draft comprehensive plans, historic atlas projects, and the annual housing report.

The Graphics staff assisted staff with day-to-day needs and report layouts, including the Parkesburg Comprehensive Plan and Farm Products Guide. The Graphics staff also helped film and edit the video presented at the July 30 Town Tours & Village Walks event highlighting Hibernia Mansion. In addition, preliminary design improvement renderings were prepared for the initial development of the Tredyffrin Comprehensive Plan

Director's Report

BYLAWS
CHESTER COUNTY PLANNING COMMISSION
JANUARY 1978
AMENDED JANUARY 1979
AMENDED MARCH 1983
AMENDED JULY 1992
AMENDED AUGUST 2016
AMENDED SEPTEMBER 9, 2020

DRAFT

BYLAWS

CHESTER COUNTY PLANNING COMMISSION
CHESTER COUNTY, PENNSYLVANIA

ARTICLE I

Name of Commission

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

ARTICLE II

Authorization

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

ARTICLE III

Membership

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

ARTICLE IV

Officers

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

ARTICLE V
Election of Officers and Reorganization

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

ARTICLE VI
Meetings

- 6.1 Meetings dates, times and location/~~manner~~ for the year shall be determined by the Commission at its organization meeting. Meetings shall be held on a regular monthly basis. In the event of conflict with holidays or other events, a majority of the members present at an official meeting may change the date or location of said meeting. Notice of all public meetings shall be posted on the Planning Commission web site and shall be advertised in area newspapers. ~~Meetings may be held electronically, via the internet or telephone, provided public access is available.~~
- 6.2 Notice of the time, ~~manner~~, and place of additional meetings, except special meetings, or changes to the scheduled monthly meetings shall be published once a week for two successive weeks in at least one newspaper of general circulation in the territorial jurisdiction of the Commission. The first publication shall be not more than thirty (30) days or less than fourteen (14) days from the date of the hearing. Notice of meetings shall also be posted electronically on the Planning Commission web site.
- 6.3 A quorum shall consist of a majority of currently appointed members of the Commission. ~~To obtain a quorum, at the discretion of the Chair or acting Chair, a maximum of two (2) members may participate remotely via phone or the internet, and shall be considered as present, provided they participate for the entire action portion of the meeting.~~ A quorum shall be required to take action on business items. Action shall be by a majority of the members present and voting. Voting shall be by voice vote. A record of the vote shall be kept as part of the Minutes.
- 6.4 Special meetings may be called by the Chair. It shall be the duty of the Chair to call a special meeting when requested to do so by a majority of members of the Commission. The Secretary shall notify all members of the Commission in writing or by e-mail not less than five (5) days in advance of such special meetings.

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

ARTICLE VII
Order of Business

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

ARTICLE VIII
Employees

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

ARTICLE IX
Amendments

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

ADOPTED THIS DATE:
October 14, 2020

ATTESTED:

Brian N. O’Leary, Secretary

Kevin Kerr, Chairman

Public Comment