



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

Chester County Planning Commission

Video/Audio Meeting
October 14, 2020

AGENDA

- 2:00 p.m. 1. CALL TO ORDER
- A. Chairman’s Welcome *Chairman*
- 2:05 p.m. 3. ACTION ITEMS
- B. Public Comment on Agenda Items
- C. Approval of Commission Meeting Minutes – September 9, 2020 *Commission*
- D. Act 247 Reviews – September 2020 Applications *Act 247 Team*
- 1) Subdivision and Land Development Plan Reviews (11)
- 2) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews (14)
- E. Act 537 Reviews- September 2020 Applications *Carolyn Conwell*
- 1) Minor Applications (2)
Kennett Township; Kennett Gateway; Consistent
Pennsbury Township, Patrick Hall/1451 Fairville Road; Consistent
- F. Agricultural Security Areas *Glenn Bentley*
- 1) Pocopson Township - Seven Year review
- 2:15 p.m. 4. DISCUSSION AND INFORMATION ITEMS
- G. eTools *Carol Stauffer
Jeannine Speirs*
- 1) Historic Preservation Planning
- 2) Historic Resource Protection Standards
- H. Community Planning Division *Susan Elks*
- I. Design & Technology Division Update *Paul Fritz*
- J. Environment and Infrastructure Division Update *Brian Styche
Brian Donovan*
- 1) Active Transportation inventory presentation
- K. Agricultural Development Council Update *Chris Alonzo*
- L. Directors Report *Brian O’Leary*
- 1) Planning Commission Bylaws
- 2) 2021 Planning Commission Work Program
- 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
September 9, 2020

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

STAFF PRESENT: Brian O'Leary, Director; Carol Stauffer, Assistant Director; Glenn Bentley; Wes Bruckno; Carolyn Conwell; Beth Cunliffe; Susan Elks; Paul Fritz; Chris Patriarca; Elle Steinman; Brian Styche; Suzanne Wozniak; Diana Zak.

VISITORS: Chris Alonzo, Chair, Agricultural Development Council

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held via Zoom audio/video on Wednesday, September 9, 2020 was called to order at 2:02 P.M. by Chair Kevin Kerr.

PRESENTATION:

Mr. Alonzo presented an overview of the Chester County Agricultural Development Council (Ag Council). The Ag Council is an 11 member board appointed by the Commissioners which consists of mostly farmer members representing various agriculture sectors including mushroom, dairy, horticulture, produce, viticulture, and beef production. There are also members who are actively involved in the support of the industry through conservation/environmental consulting, infrastructure, and food security.

The mission of the Ag Council is to help farmers continue to farm and encourage an environment for additional agricultural activities and opportunities. This is done through three main work program initiatives:

- Implement the Commissioners' strategic goal of "Growing Agriculture" under their Economic priority,
- Conduct consumer outreach,
- Visit farms in the industry annually.

The Ag Council facilitates what is called the "Ag Task Force". The task force is made up of ag partners and interested stakeholders who come together with the purpose of identifying issues affecting the industry and then learning more about them, or finding ways to encourage or support the industry.

With the Conservation District, the Ag Council began a Municipal Tour Series last year. Municipal officials and staff from that region were invited to tour Laurel Valley Farms (compost) and Va La Vineyard. These two operations are extremely different experiences, but they are within a mile or so from each other.

Information sheets on a variety of subjects are available as well. One of the latest ones is a primer on the Agriculture, Communities and Rural Environments Act (ACRE). The question/answer format approaches the issue from both the municipal and producer perspective. All of the info sheets can be found here: <https://www.chesco.org/3833/Farming-Facts>.

ACTION ITEMS:

PUBLIC COMMENT ON ACTION ITEMS:

There were no comments.

Approval of Meeting Minutes:

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

Act 247 Reviews:

Subdivision and Land Development Reviews – August 2020:

There were 12 Subdivision and Land Development Reviews prepared in August.

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

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

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

A MOTION TO APPROVE THE 7 COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENTS AND MISCELLANEOUS REVIEWS FOR AUGUST 2020 WAS MADE BY MS. MORRISON, SECONDED BY MS. THOMPSON LOBB, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

There was one minor Act 537 plan in August 2020.

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

DISCUSSION AND INFORMATION ITEMS:

eTools: Natural Resources Protection and Site Analysis Plan:

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

Ms. Stauffer provided the Commission an overview of the Natural Resources Protection eTools. Comprehensive natural resource protection standards ensure that resources and their functions are protected from the potential adverse impacts of land development or other disturbance.

Mr. Patriarca provided an overview of the Site Analysis Plan eTool. A site analysis plan identifies critical natural, historical, and cultural resources and can further promote their protection and integration into a development proposal.

Community Planning Division Update:

Ms. Elks discussed continuing municipal assistance projects, historic preservation, housing, and economic development for 2020 within the Community Planning Division. There are currently 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.

The 2020 Town Tours and Village Walks Virtual Summer “Live at Five” Series took place through Zoom. To continue recognizing Chester County's rich history and culture, the Chester County Historic Preservation Network (CCHPN) will be featuring a new "Virtual Heritage Series" on the third Thursday of the month at 5:00 pm. Recordings from the summer series and information to register for the Heritage series can be found here:

<https://chescoplanning.org/HisResources/TownTours.cfm>

The 2020 annual Chester County Urban Centers Forum, “Main Street R&R: Recovery and Restoration,” will take part in two sessions on Tuesday, October 13, and Thursday, October 15 from 3:00 pm – 5:00 pm in an online Zoom format. Registration can be found here:

https://zoom.us/meeting/register/tJclcuGgqDgsGtcJZhHPPhoKL085HG_1arvk

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

Design and Technology Division Update:

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

The Chester County Self Service portal, or CSS, allows for the electronic submittal of proposed subdivisions, land developments, ordinance amendments, and comprehensive plan updates. After creating an online account, municipalities can submit digital copies of development plans and ordinances to be reviewed under Act 247. Although reviews may be submitted in-person, or through the mail, discussions about requiring plan reviews to be submitted online are in process. Surrounding counties are now requiring online submittals.

Environment and Infrastructure Division Update:

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

The Active Transportation Inventory (ATI) project will be completed in September and presented to the public at the annual 2020 transportation event. This years' event is titled 'Bicycles, Pedestrians & Transit' and will be held on Wednesday, September 30, 2020, 7:00 – 8:30 pm via Zoom. Registration for the event can be found here:

https://zoom.us/webinar/register/WN_mPFy2VchQ1ylOMtYKC_zvg

Staff have been working with our partners at DVRPC and expect to see the US 202 Section 200 operations analysis final report to be issued soon. This report will identify improvements to reduce traffic congestion along US 202 between PA 100 and Matlack Street. A public meeting will be held in the fall.

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>

Director's Report:

Mr. O'Leary discussed the Planning Commission bylaws. The current bylaws do not include meeting via electronic method under the current circumstances. Mr. O'Leary proposed to amend section 6.1 regarding the manner of meeting from in-person to include meeting electronically via the internet or telephone, and updating section 9.2 to include sending notice of proposed changes by electronic delivery. The proposed revisions will be submitted to the county solicitor.

The Environmental and Energy Advisory Board is continuing work on the Climate Action Plan. Carol Stauffer has been incorporating suggestions from comments received.

The proposed 2021 Planning Commission work program will be presented at the October 14th meeting and the communications plan at the November 10th meeting. Staff will then present final drafts of both and recommend for action at the December 9th meeting.

Mr. O'Leary offered congratulations to Chester County Planning Commission Senior Review Planner Glenn Bentley for celebrating his 25th anniversary of employment with the county.

Mr. Bentley will be honored by the Chester County Commissioners during a virtual ceremony acknowledging his 25 years of service on September 15, 2020.

Public Comment:

There were no public comments.

ADJOURNMENT

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

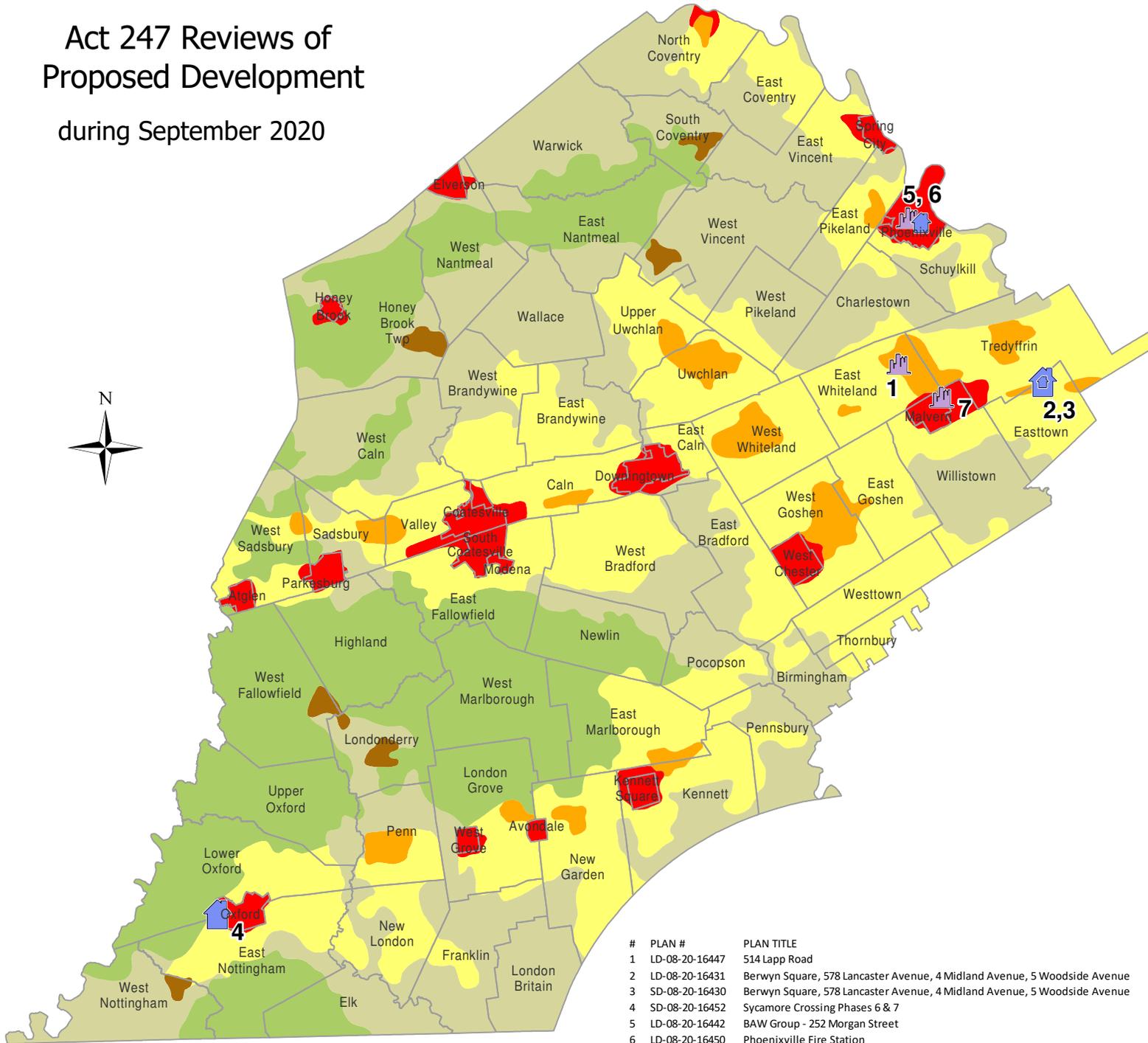
Act 247 Reviews



Subdivision & Land Development



Act 247 Reviews of Proposed Development during September 2020



Symbols

Residential Lots/Units

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

Non-Residential Square Feet

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

Other

- Mixed Use
- Not Consistent with Landscapes 3

Landscapes 3

Growth Areas

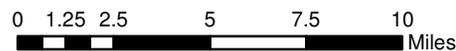
- Urban Center
- Suburban Center
- Suburban
- Rural Center

Rural Resource Areas

- Rural
- Agricultural

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

| # | PLAN # | PLAN TITLE |
|---|----------------|--|
| 1 | LD-08-20-16447 | 514 Lapp Road |
| 2 | LD-08-20-16431 | Berwyn Square, 578 Lancaster Avenue, 4 Midland Avenue, 5 Woodside Avenue |
| 3 | SD-08-20-16430 | Berwyn Square, 578 Lancaster Avenue, 4 Midland Avenue, 5 Woodside Avenue |
| 4 | SD-08-20-16452 | Sycamore Crossing Phases 6 & 7 |
| 5 | LD-08-20-16442 | BAW Group - 252 Morgan Street |
| 6 | LD-08-20-16450 | Phoenixville Fire Station |
| 7 | LD-08-20-16436 | Student Union Building and Tennis Courts |



Subdivision and Land Development Reviews 9/1/2020 to 9/30/2020

| 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) |
|-------------------------|----------------|--|-------------|---------|--|------------|----------------------|--|-----------------|-----------------|--|
| Charlestown Township | SD-08-20-16457 | 30 Dickson Drive | 9/25/2020 | 6.40 | Lot Line Revision | 3 | | Residential Lot Line Revision | | | Yes |
| East Whiteland Township | LD-08-20-16447 | 514 Lapp Road | 9/18/2020 | 2.73 | Industrial | 1 | 11,150 | Industrial Warehouse | | | Yes |
| Easttown Township | LD-08-20-16431 | Berwyn Square, 578 Lancaster Avenue, 4 Midland Avenue, 5 Woodside Avenue | 9/4/2020 | 1.61 | Apartment | 116 | | Residential Apartment | | 0 | Yes |
| Easttown Township | SD-08-20-16430 | Berwyn Square, 578 Lancaster Avenue, 4 Midland Avenue, 5 Woodside Avenue | 9/4/2020 | 1.61 | Lot Consolidation | 1 | | Residential Lot Consolidation | | 0 | Yes |
| Easttown Township | SD-08-20-16454 | 2133 & 2155 Buttonwood Road | 9/18/2020 | 20.00 | Lot Line Revision | 2 | | Residential Lot Line Revision | | 0 | Yes |
| Honey Brook Township | SD-08-20-16434 | 76 & 94 Rock Road | 9/9/2020 | 72.54 | Single Family Residential Agricultural | 3 | | Residential Single Family Residential Agricultural Farm/Pasture Land | | | Yes |
| New London Township | SD-08-20-16455 | Sue C. Wollard | 9/28/2020 | 42.86 | Single Family Residential | 2 | | Residential Single Family Residential | | | Yes |
| Oxford Borough | SD-08-20-16452 | Sycamore Crossing Phases 6 & 7 | 9/16/2020 | 22.14 | Single Family Residential | 60 | | Residential Single Family Residential | | 1,860 | Yes |
| Phoenixville Borough | LD-08-20-16442 | BAW Group - 252 Morgan Street | 9/1/2020 | 1.05 | Apartment | 18 | | Residential Apartment | | | Yes |
| Phoenixville Borough | LD-08-20-16450 | Phoenixville Fire Station | 9/16/2020 | 7.20 | Institutional | 1 | 22,760 | Institutional Emergency Services | | | Yes |
| Willistown Township | LD-08-20-16436 | Student Union Building and Tennis Courts | 9/3/2020 | 45.80 | Institutional | 1 | 16,742 | Institutional School | | | Yes |

| | | | | | |
|---|----------------------|------------------------|--------------------------|---------------------------------------|---|
| Grand Totals of Subdivision and Land Development Reviews | 11 Reviews | 223.94 Acres | 208 Lots/Units | 50,652 Non-Res. Sq. Feet | 1,860 Non-Res. Bldgs. Linear Feet Roadway |
|---|----------------------|------------------------|--------------------------|---------------------------------------|---|

There are **11** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to ***Landscapes3***.

Unofficial Sketch Plan Evaluations 9/1/2020 to 9/30/2020

| 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) |
|--------------|--------|-------|----------------|---------|----------|------------|-------------------------|------------------|--------------------|--------------------|---|
|--------------|--------|-------|----------------|---------|----------|------------|-------------------------|------------------|--------------------|--------------------|---|

No Unofficial Sketch Plan Evaluations were conducted during this timeframe.

Subdivision & Land Development Letters





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September 18, 2020

Linda Csete, Manager/Secretary
Charlestown Township
PO Box 507
Devault, PA 19432-0507

Re: Final Subdivision - 30 Dickson Drive
Charlestown Township - SD-08-20-16457

Dear Ms. Csete:

A final subdivision plan entitled "30 Dickson Drive", prepared by JMR Engineering LLC, and dated August 10, 2020, was received by this office on August 25, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

| | |
|--------------------------------------|--|
| Location: | west of Phoenixville Pike, north side of Dickson Drive |
| Site Acreage: | 6.40 |
| Lots/Units: | 3 lots |
| Proposed Land Use: | Lot Line Revision |
| Municipal Land Use Plan Designation: | Low Density Residential |
| UPI#: | 35-4-46, 35-4-46.15, 35-4-46.14 |

PROPOSAL:

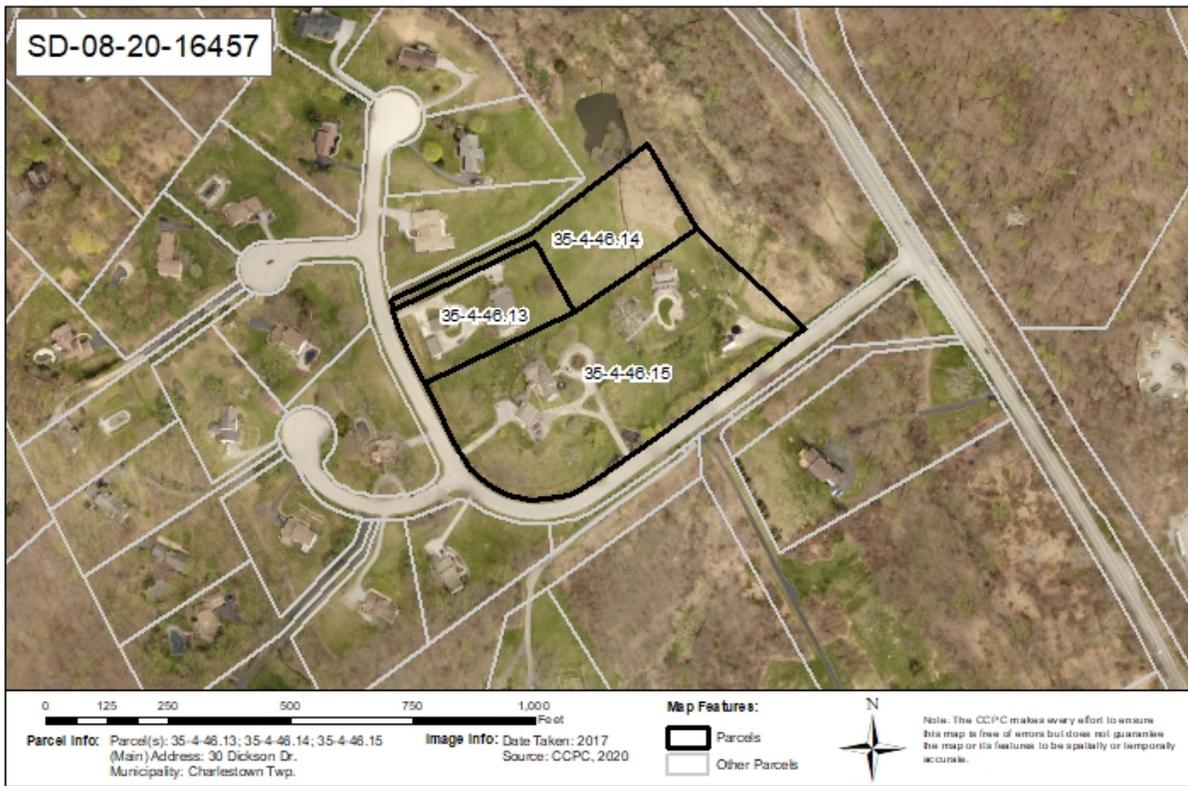
The applicant proposes the reconfiguration of 3 existing lots. The project site, which will be served by on-site water and sewer, is located in the FR-Farm Residential zoning district.

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

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The proposed subdivision is consistent with the objectives of the **Rural Landscape**. The proposed subdivision is located in an area designated as Low Density Residential on the Future Land Use map in the 2019 Phoenixville Regional Comprehensive Plan.



PRIMARY ISSUES:

2. The plan does not show an existing or proposed sewage absorption area for lot 2. This submission should not be approved until this is shown on the plan. This information is necessary to verify that the proposed lot will have proper sewage disposal, and to demonstrate that minimum isolation distances between wells, sewage absorption areas and/or other features can be achieved. We note that the extent of the existing natural features on proposed lot 2 may make siting on-site sewage facilities problematic.
3. It appears that proposed lots 1 and 2 do not meet the minimum net lot area requirements of the FR-Farm Residential zoning district. We note that the proposed configuration reduces the degree of non-compliance. The Township should determine whether a variance will be required to approve the plan in the proposed configuration.

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Re: Final Subdivision - 30 Dickson Drive
Charlestown Township - SD-08-20-16457

4. The existing natural features, including vegetation could limit vehicular access to the pool house, if it were to be used as the primary dwelling on the lot. This would be of particular importance for access for emergency service vehicles.

ADMINISTRATIVE ISSUES:

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

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Charlestown 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: Walter M. Haly III and Joann M. Haley
JMR Engineering, LLC
Chester County Health Department



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September 18, 2020

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

Re: Preliminary/Final Land Development - 514 Lapp Road
East Whiteland Township – LD-08-20-16447

Dear Mr. Barner:

A Preliminary/Final Land Development Plan entitled "514 Lapp Road", prepared by DL Howell & Associates, Inc., and dated August 14, 2020, was received by this office on August 19, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

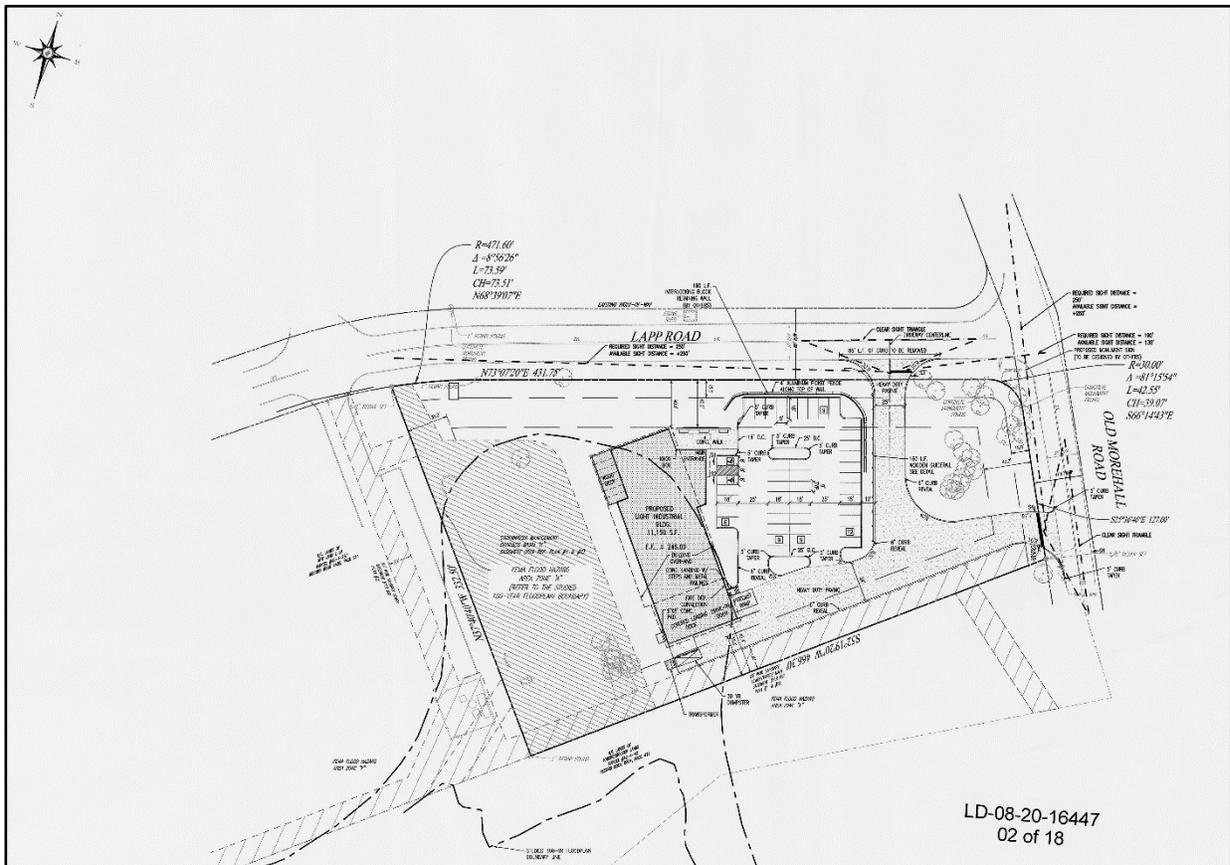
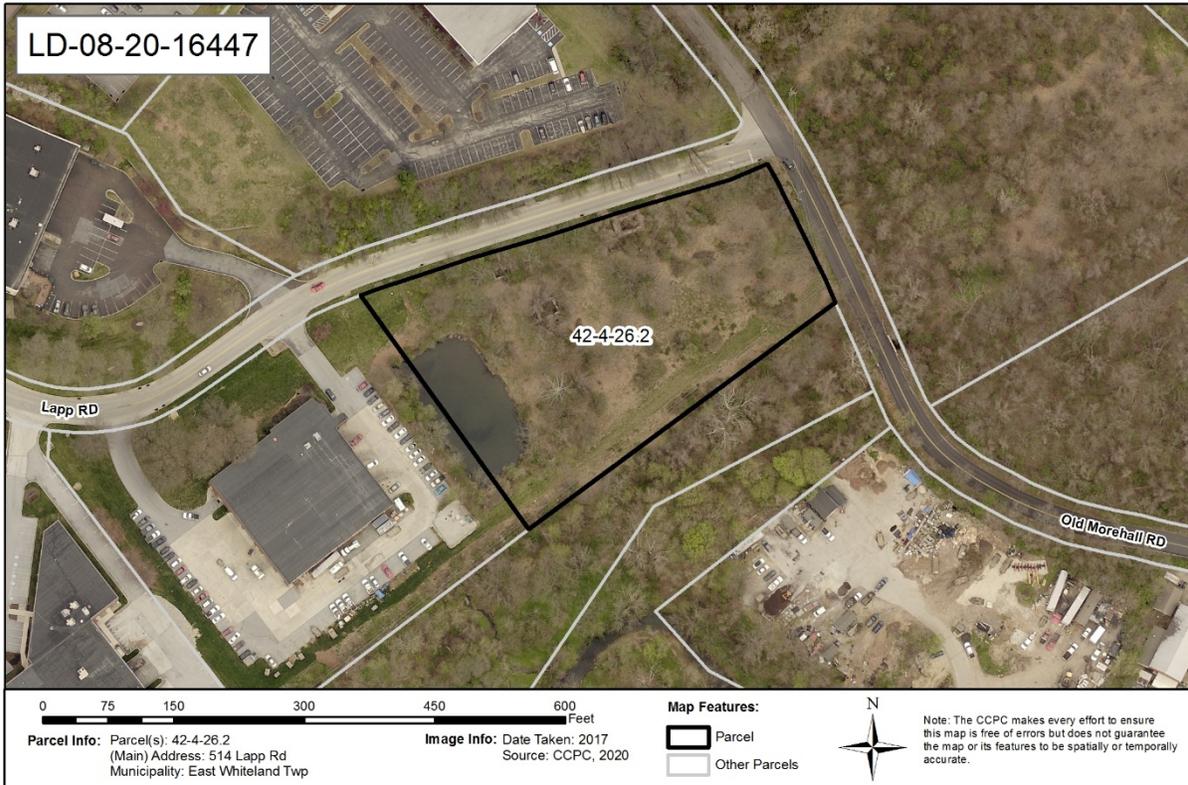
PROJECT SUMMARY:

| | |
|--------------------------------------|---|
| Location: | southwest corner of Lapp Road and Old Morehall Road |
| Site Acreage: | 2.73 |
| Lots/Units: | 1 Lot |
| Non-Res. Square Footage: | 11,150 |
| Proposed Land Use: | Industrial |
| New Parking Spaces: | 45 |
| Municipal Land Use Plan Designation: | Office/Business Park |
| UPI#: | 42-4-26.2 |

PROPOSAL:

The applicant proposes the construction of an 11,150 square foot light industrial building, and 45 parking spaces. Vehicular access will be provided from Lapp Road and Old Morehall Road. The project site, which will be served by public water and public sewer, is located in the O/BP Office/Business Park zoning district.

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



COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Suburban Center Landscape** and **Natural 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. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. The proposed light industrial 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 (East) Valley Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of "impaired" streams, and protect/enhance historic, cultural and recreational resources. **Watersheds** can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

3. While the site plan depicts the location of a FEMA Flood Hazard Area Zone "A" boundary on the project site, Survey Note 11 on Sheet 1 states that the applicant's engineer performed a floodplain analysis to show that the property is not within the floodplain, and that a Letter of Map Amendment (LOMA) approval is required from FEMA. We note that a "studied 100-yr floodplain boundary line" is also shown on the site plan.

We recommend that the Township reserve action on this land development proposal until LOMA approval is granted. The Township engineer should also be requested to review the applicant's calculated floodplain boundary findings. We note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems.

4. While we acknowledge that a vehicle turning plan for truck traffic is provided on Sheet 16, we recommend that the applicant consider eliminating one of the two driveway entrances for this development. Closing off one of the two entrances can result in less vegetation being removed, along with fewer impervious areas being established that requires stormwater management.

5. We recommend that the applicant and Township consider providing sidewalks for this development. Sidewalks are an essential design element for new construction in the **Suburban Center Landscape**. “Connect” Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas.

Additionally, the site is located within the study area of *Great Valley/Route 29 Multimodal Study*. The Study recommend that sidewalks be constructed on the east side of Old Morehall Road. The Study also recommends that Lapp Road be extended from Old Morehall Road to Route 29 opposite the driveway to Valley Creek Park, and that a shared use bicycle and pedestrian path be provided along this road extension. The Study is available online at:

<http://www.eastwhiteland.org/DocumentCenter/View/128/Great-Valley-Route-29-Multimodal-Study-Final-PDF>.

6. The Zoning Data Tabulation table on Sheet 1 indicates the applicant is requesting 20 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.
7. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 17) 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.
8. 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.
9. The site plan depicts the location of a retaining wall along the northern and eastern portion of the proposed parking area. The Township engineer should verify that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization.

ADMINISTRATIVE ISSUES:

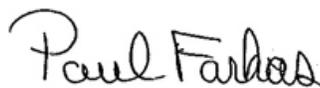
10. Land disturbance and land development activities that occur within the (East) Valley Creek watershed must comply with the applicable stormwater management ordinance standards as approved in the *Valley Creek Watershed Act 167 Stormwater Management Plan* (February 2011).

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Re: Preliminary/Final Land Development - 514 Lapp Road
East Whiteland Township – LD-08-20-16447

11. The applicant is requesting a waiver from the infiltration requirements in Section 170-306 of the Township Code, along with a waiver from the maximum tree removal provisions in Section 175-41.C 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.
12. 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.
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 East Whiteland Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
Senior Review Planner

cc: Builders Inc.
DL Howell & Associates, Inc.
512 Lapp Road, LLC
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

September 4, 2020

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

Re: Preliminary Subdivision and Land Development - Berwyn Square, 578 Lancaster Avenue, 4
Midland Avenue, 5 Woodside Avenue
Easttown Township – SD-08-20-16430 and LD-08-20-16431

Dear Mr. Briggs:

A Preliminary Subdivision and Land Development Plan entitled “Berwyn Square, 578 Lancaster Avenue, 4 Midland Avenue, 5 Woodside Avenue”, prepared by Site Engineering Concepts, LLC, and dated July 21, 2020, was received by this office on August 7, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

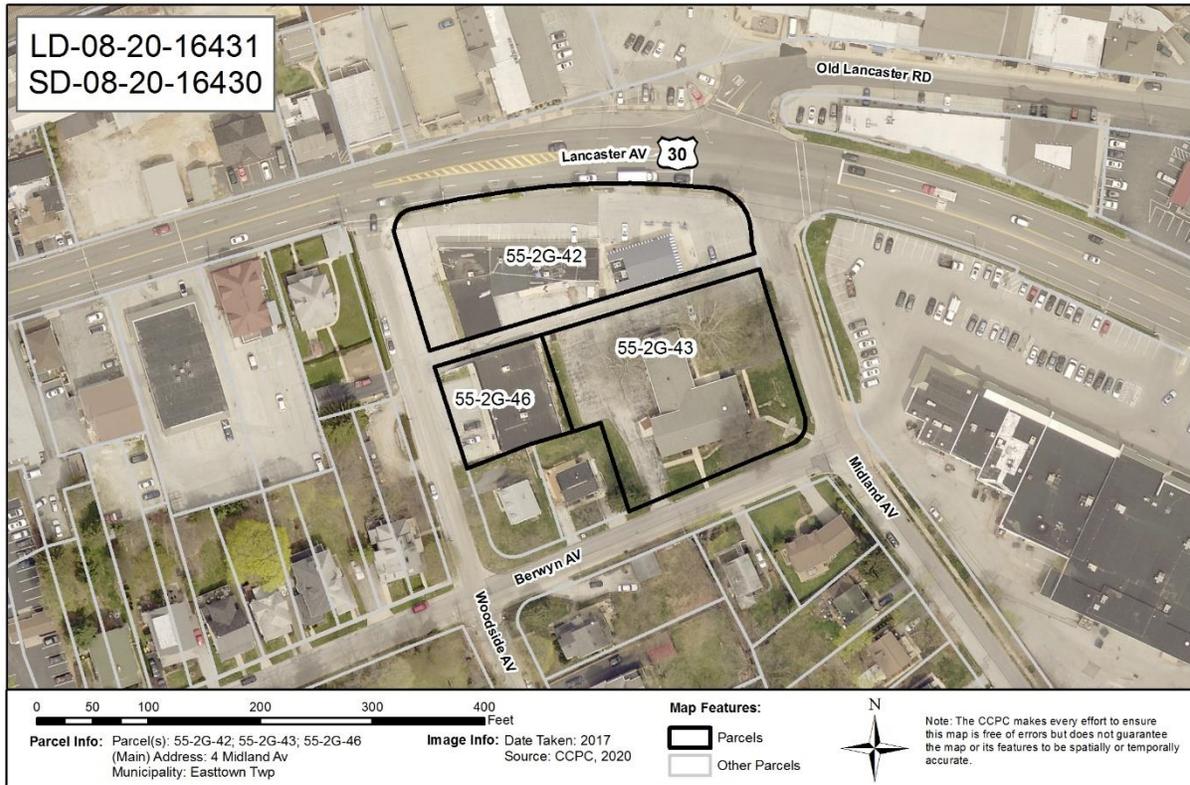
PROJECT SUMMARY:

| | |
|--------------------------------------|--|
| Location: | south side of Lancaster Avenue, between Woodside Avenue and Midland Avenue |
| Site Acreage: | 1.61 |
| Lots/Units: | Three existing lots; one proposed lot |
| Non-Res. Square Footage: | 0 |
| Proposed Land Use: | 116 unit apartment building |
| New Parking Spaces: | 212 |
| Municipal Land Use Plan Designation: | Village of Berwyn |
| UPI#: | 55-2G-42, 55-2G-46, 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 three-story apartment building containing 116 units and 212 parking spaces. Vehicular access to the lower and upper garage parking levels will be provided on Midland Avenue and Woodside Avenue, respectively. A lobby entrance will be provided at the corner of Lancaster Avenue and Midland Avenue. The existing buildings will be removed, and it is identified on Sheet 3 that an existing 15 foot wide private alley 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 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 recently reviewed a separate subdivision and land development plan for this site, which addressed the consolidation of the three parcels into one parcel, along with the construction of 5,551 square foot convenience store with automotive fuel sales, and 51 parking spaces (CCPC# SD-07-20-16413 and LD-07-20-16414, dated August 21, 2020). The County Planning Commission prefers the three-story apartment building proposal for this site (in accordance with the recommendations in this review) over the previously reviewed commercial development proposal, because the proposed residential development appears to be more compatible with the surrounding community.
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COUNTY POLICY:

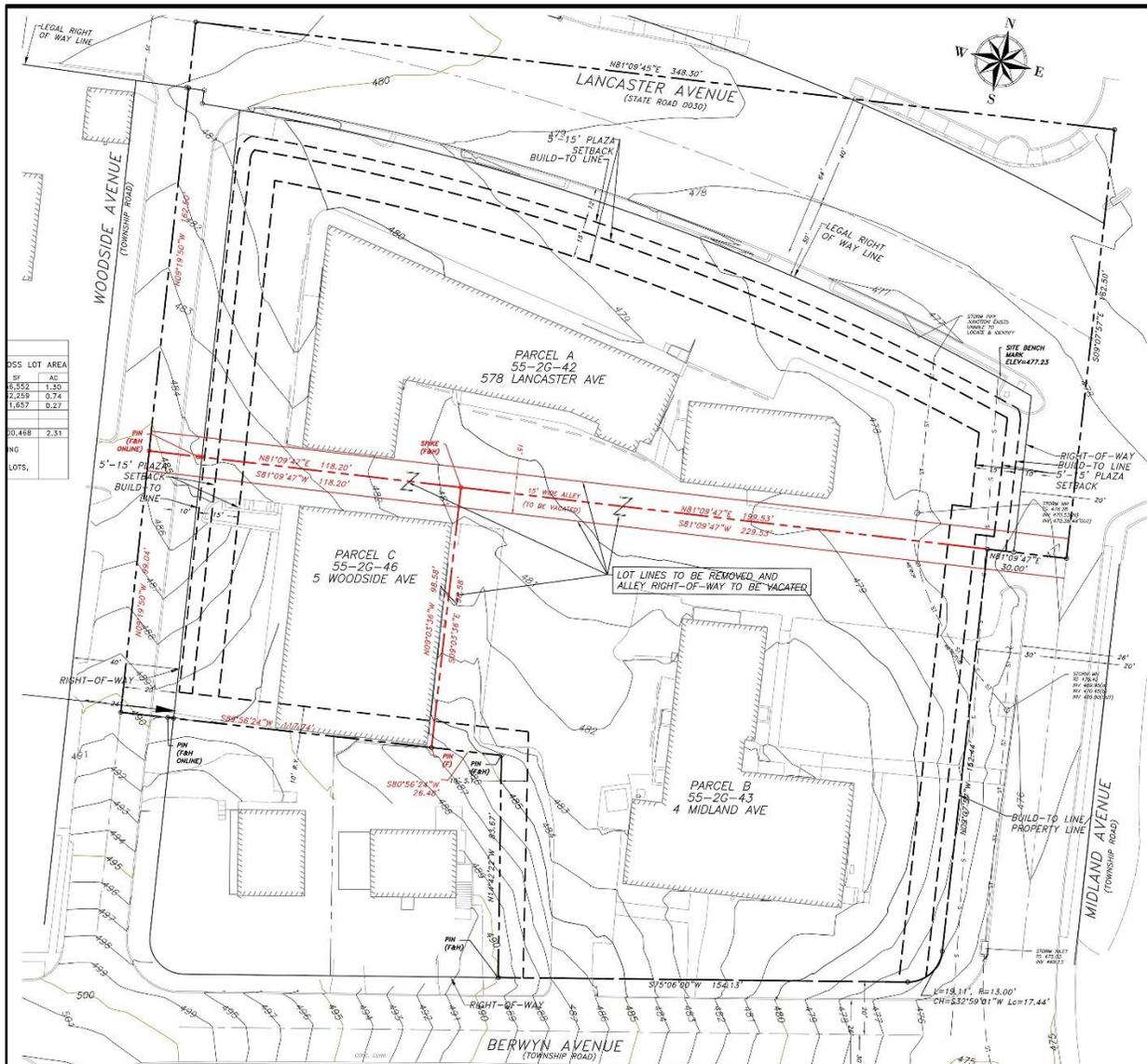
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3. The project site is located within the **Suburban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is

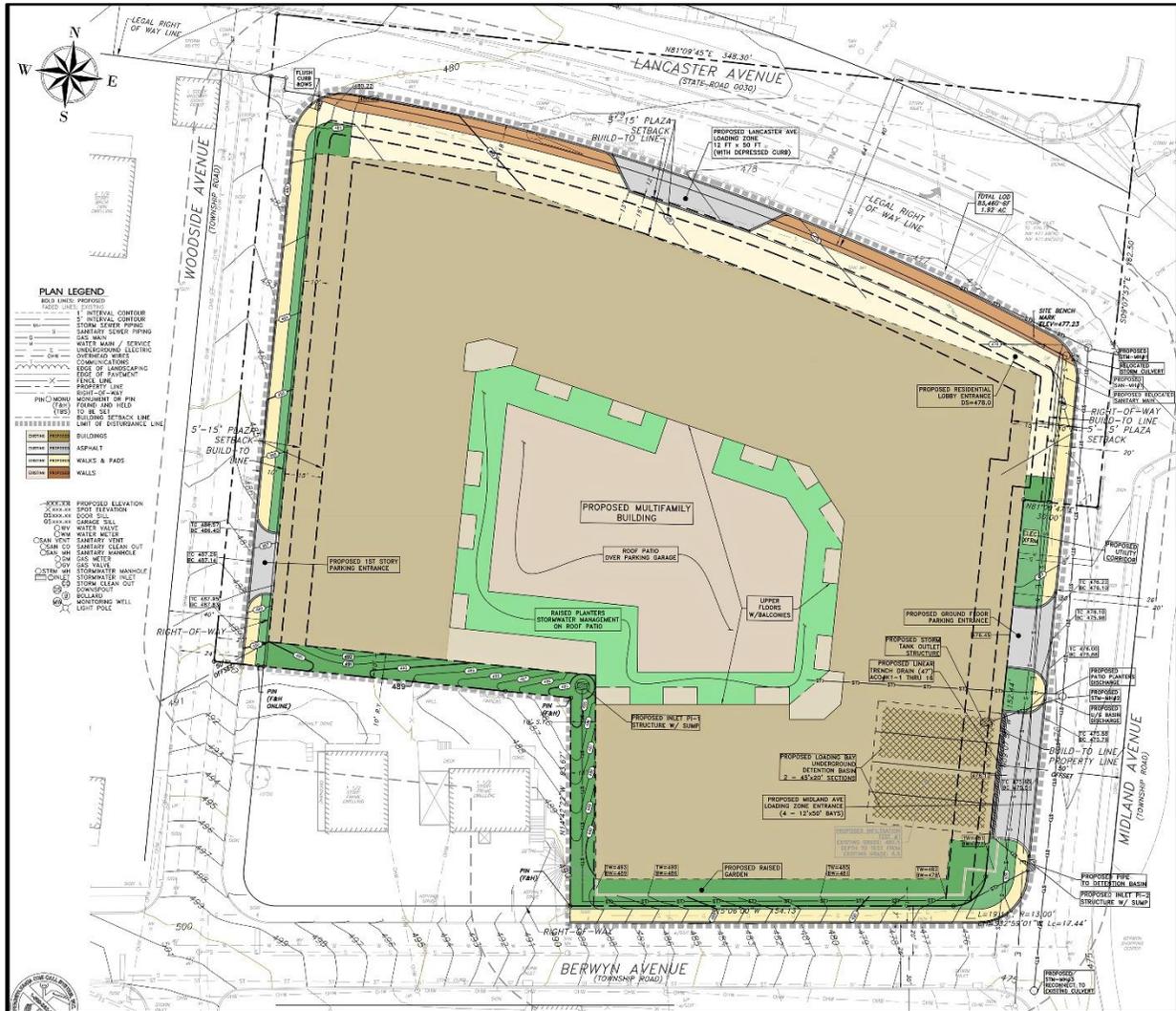
regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. The proposed subdivision and land development is consistent with the objectives of the **Suburban Center Landscape**.

WATERSHEDS:

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



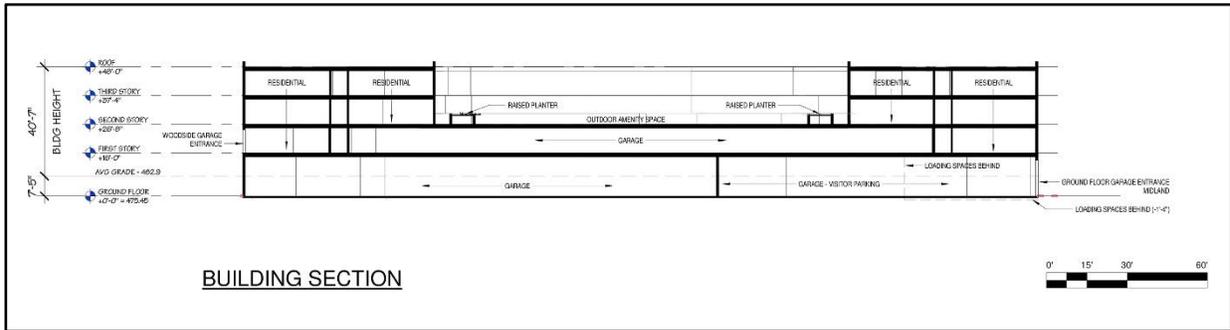
Site Plan Detail, Sheet 3 – Lot Consolidation Plan



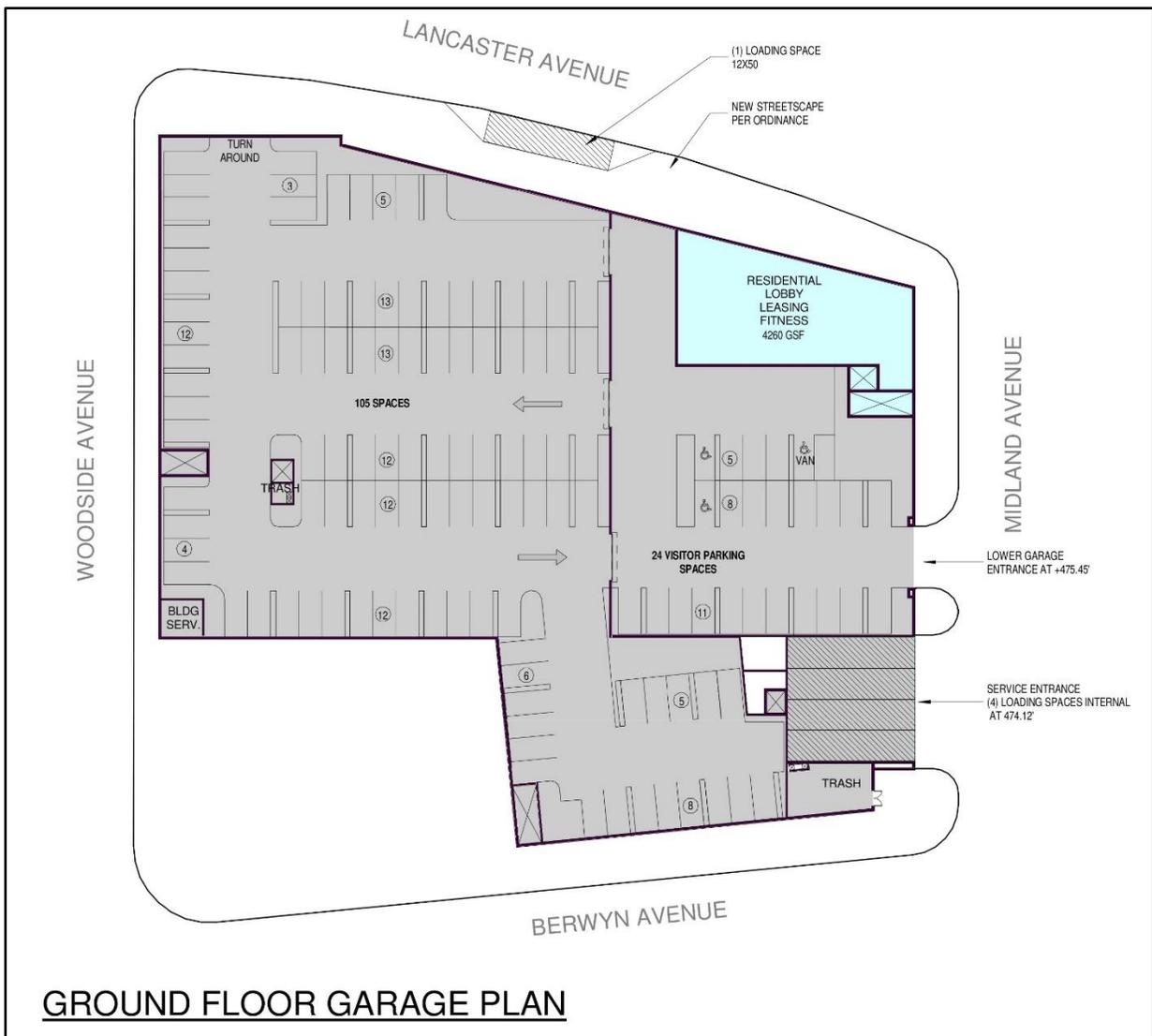
Site Plan Detail, Sheet 5: Land Development Plan, Post-Construction Stormwater Plan

PRIMARY ISSUES:

5. While we acknowledge that floor plans and a building section detail were provided on Sheet 12 (the details of which are provided on the following pages), building elevations were not included with the plan submission to the County Planning Commission. We recommend that the building design reflect the historic nature of Berwyn Village, including its window patterns, facade articulation, and roof form. Since the site is located adjacent to a significant intersection (at Midland Avenue and Lancaster Avenue), the proposed building and associated landscape should be treated with a distinctive design element to provide visual interest.
6. The project site adjoins two residential parcels located at the northeast corner of Woodside Avenue and Berwyn Avenue, and the site plan indicates that the proposed building will be located 10 feet from the adjoining parcel boundaries. We suggest that the applicant and Township consider providing a greater building setback from these adjoining residential parcels, or incorporate upper floor setbacks into the design of the proposed building, in order to mitigate the massing and height differences between the new building and the adjoining residential parcels.



Plan Detail, Sheet 12-Floor Schematics, Building Section



Site Plan Detail, Sheet 12 – Floor Schematics, Ground Floor Garage Plan

Page: 7

Re: Preliminary Subdivision and Land Development - Berwyn Square, 578 Lancaster Avenue, 4 Midland Avenue, 5 Woodside Avenue
Easttown Township – SD-08-20-16430 and LD-08-20-16431

7. We acknowledge and endorse the installation of sidewalks. Sidewalks are an essential design element in the **Suburban Center Landscape**. We suggest delineating the sidewalks across the parking garage and loading zone access points by continuing the concrete surface treatment, or with pavement markings to make it clear to motorists that they must watch for pedestrians.
8. It appears there is an existing SEPTA public transit stop on Lancaster Avenue, near the southwest corner 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.
9. While we note that the Building Information table on Sheet 12 indicates the proposed building will contain a mix of studio, one bedroom, and two bedroom apartments, we suggest that the applicant and Township consider providing a percentage of affordably-priced housing units within the proposed apartment building. “Live” Objective B of **Landscapes3** is to accommodate housing at costs accessible to all residents. Additionally, the County recently launched the A+ Homes initiative, that focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at: <https://www.chescoplanning.org/Housing/aPlusHomes.cfm>.
10. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 11) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.
11. The applicant and Township should consider providing dedicated bicycle parking. Bicycle racks should be located in visible areas near building entrances and/or areas of pedestrian activity such as bus shelters, and they should be located under a shelter or building overhang to provide shelter from the elements. Additional information on this topic is provided in the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: www.chesco.org/documentcenter/view/27029.
12. We suggest that the applicant and Township consider providing commercial use(s) within the ground floor of the proposed building that would serve the community as well as the building’s residents. **Landscapes3** supports mixed-use development in the **Suburban Center Landscape**.
13. 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.

Re: Preliminary Subdivision and Land Development - Berwyn Square, 578 Lancaster Avenue, 4
Midland Avenue, 5 Woodside Avenue
Easttown Township – SD-08-20-16430 and LD-08-20-16431

ADMINISTRATIVE ISSUES:

14. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality. We acknowledge that the design of the stormwater facilities includes raised planters on the roof patio. The County Planning Commission endorses the use of innovative stormwater management practices.

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 should consider granting a waiver to the infiltration requirements set forth in Section 388-18 of the Township Code. Additionally, the Township engineer should review the stormwater calculations to ensure that the planned system complies with the more stringent peak rate control requirements that are required for redevelopment in the Darby Creek watershed in Table 388-20.2 of the Township Code.

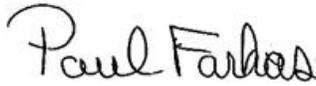
15. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
16. The Township should ensure that this proposal provides for in-building coverage for public safety and emergency service radio communications. The applicant should contact the Chester County Department of Emergency Services Technical Division at 610-344-5000 for additional information on this issue.
17. While the Ground Floor Garage Plan on Sheet 12-Floor Schematics appears to indicate that a trash collection area will be located on the ground floor in the southeast corner of the site, we suggest that the applicant clearly indicate the location of all dumpsters and/or refuse areas for this development on the site plan.
18. While it is our understanding that the proposed building will contain 116 units, the Intended Use and Number of Lots note on Sheet 5 indicates that the building will contain 114 units. This should be clarified by the applicant.
19. 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.
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Re: Preliminary Subdivision and Land Development - Berwyn Square, 578 Lancaster Avenue, 4
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Easttown Township – SD-08-20-16430 and LD-08-20-16431

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Sincerely,

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Paul Farkas
Senior Review Planner

cc: Berwyn Owner, LLC
Site Engineering Concepts, LLC
JW Fell and Ejcsjth LLC
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THE COUNTY OF CHESTER



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September 4, 2020

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566 Beaumont Road
Devon, PA 19333

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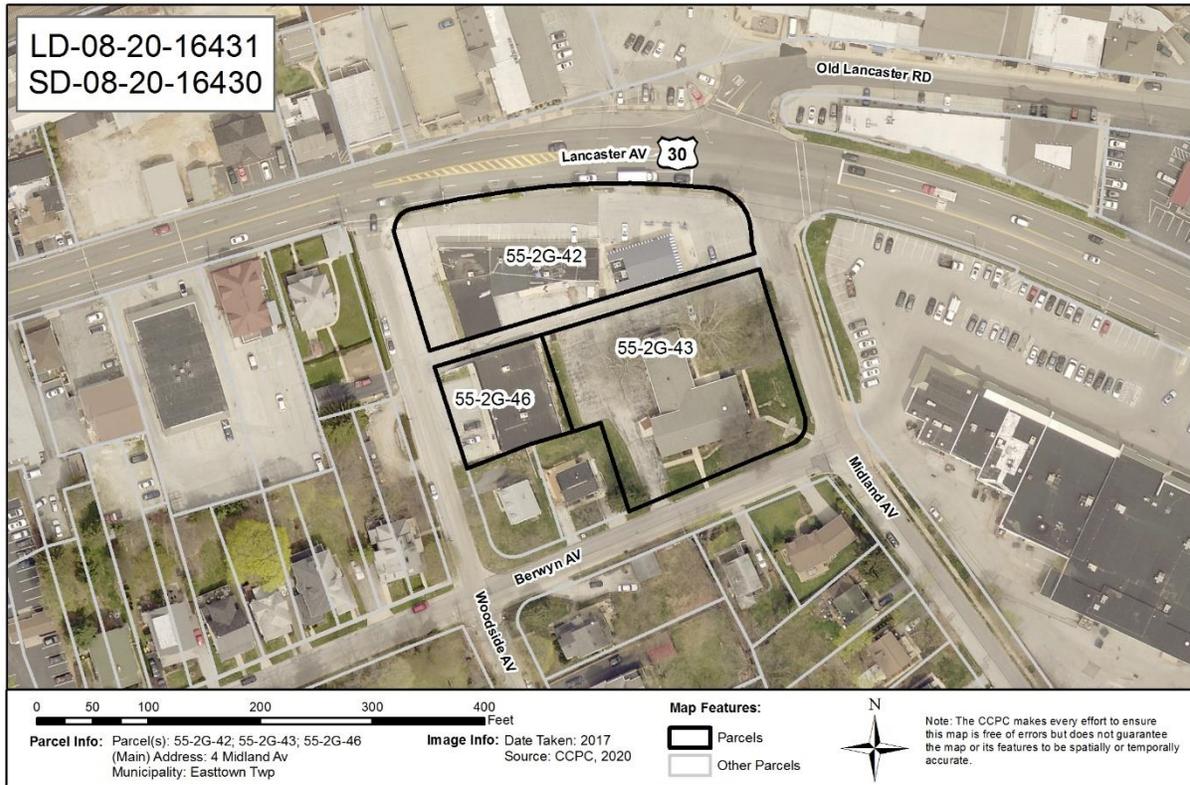
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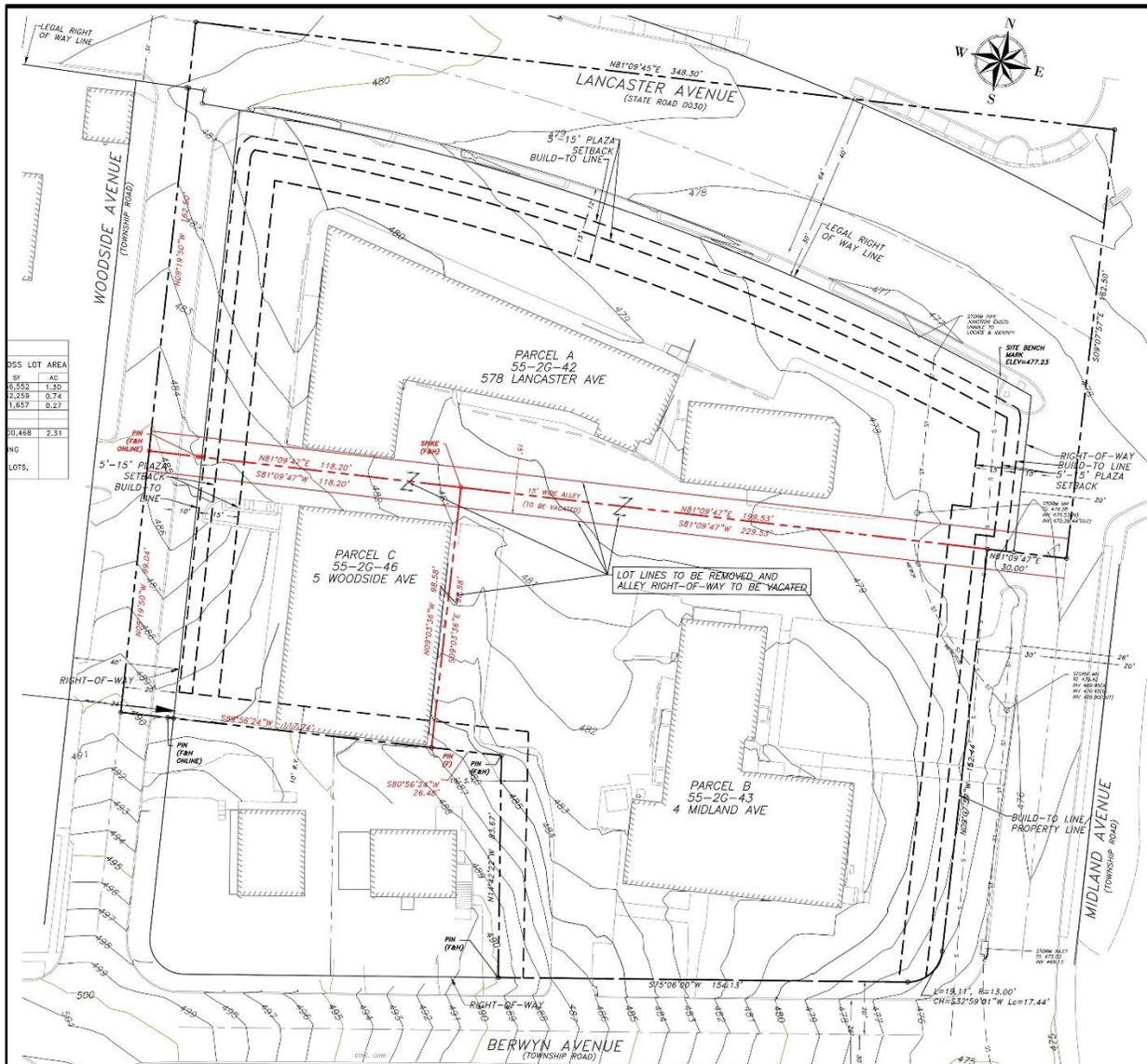
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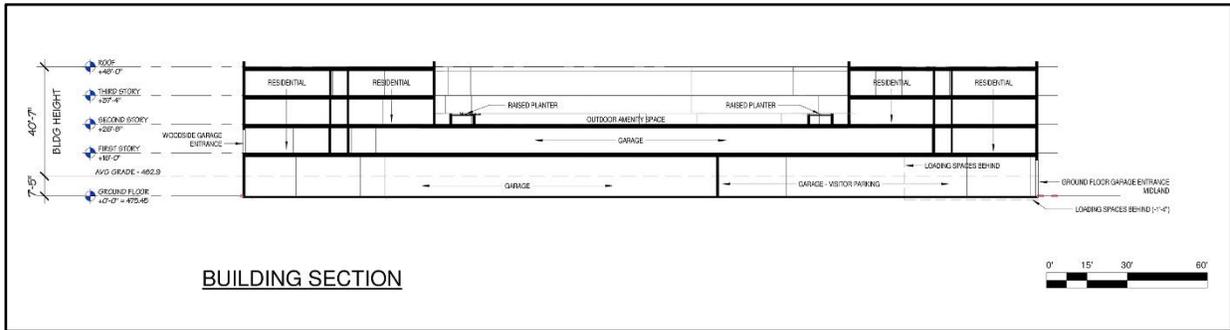
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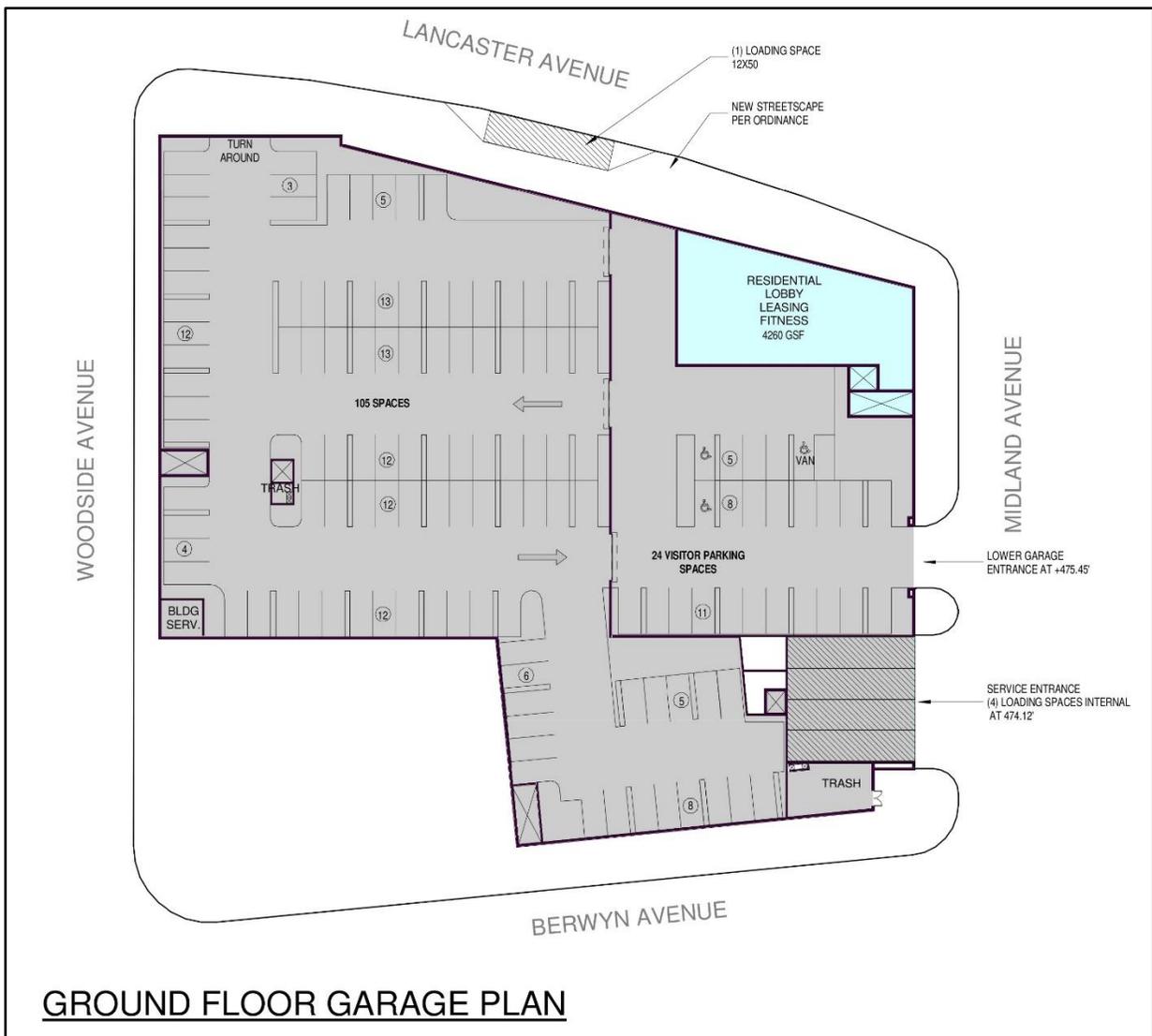
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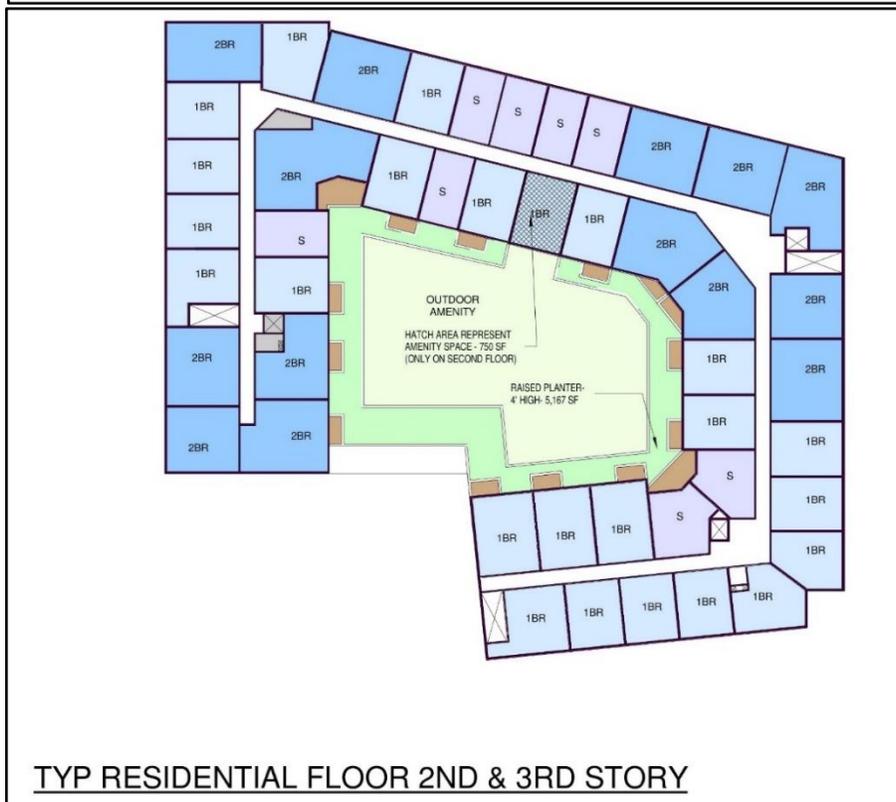
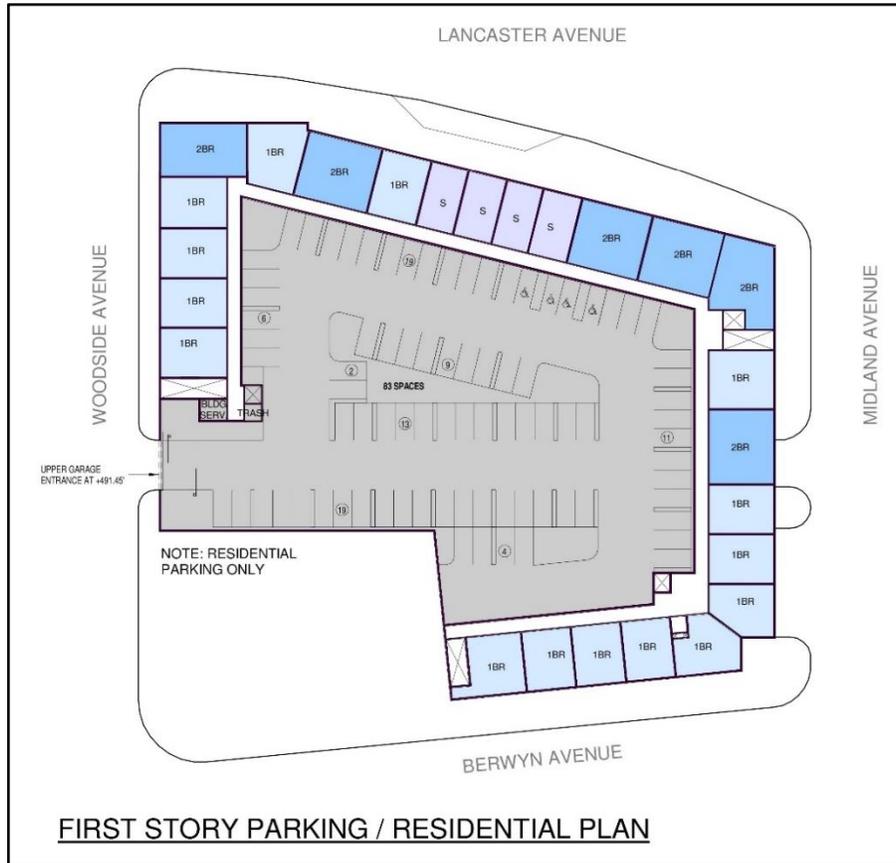


Plan Detail, Sheet 12-Floor Schematics, Building Section



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Re: Preliminary Subdivision and Land Development - Berwyn Square, 578 Lancaster Avenue, 4
Midland Avenue, 5 Woodside Avenue
Easttown Township – SD-08-20-16430 and LD-08-20-16431



Page: 7

Re: Preliminary Subdivision and Land Development - Berwyn Square, 578 Lancaster Avenue, 4 Midland Avenue, 5 Woodside Avenue
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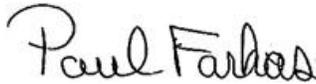
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Paul Farkas
Senior Review Planner

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



THE COUNTY OF CHESTER



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September 18, 2020

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

Re: Final Subdivision - 2133 & 2155 Buttonwood Road
Easttown Township – SD-08-20-16454

Dear Mr. Briggs:

A Final Subdivision Plan entitled "2133 & 2155 Buttonwood Road", prepared by Yohn Engineering, LLC, and dated July 27, 2020, was received by this office on August 21, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

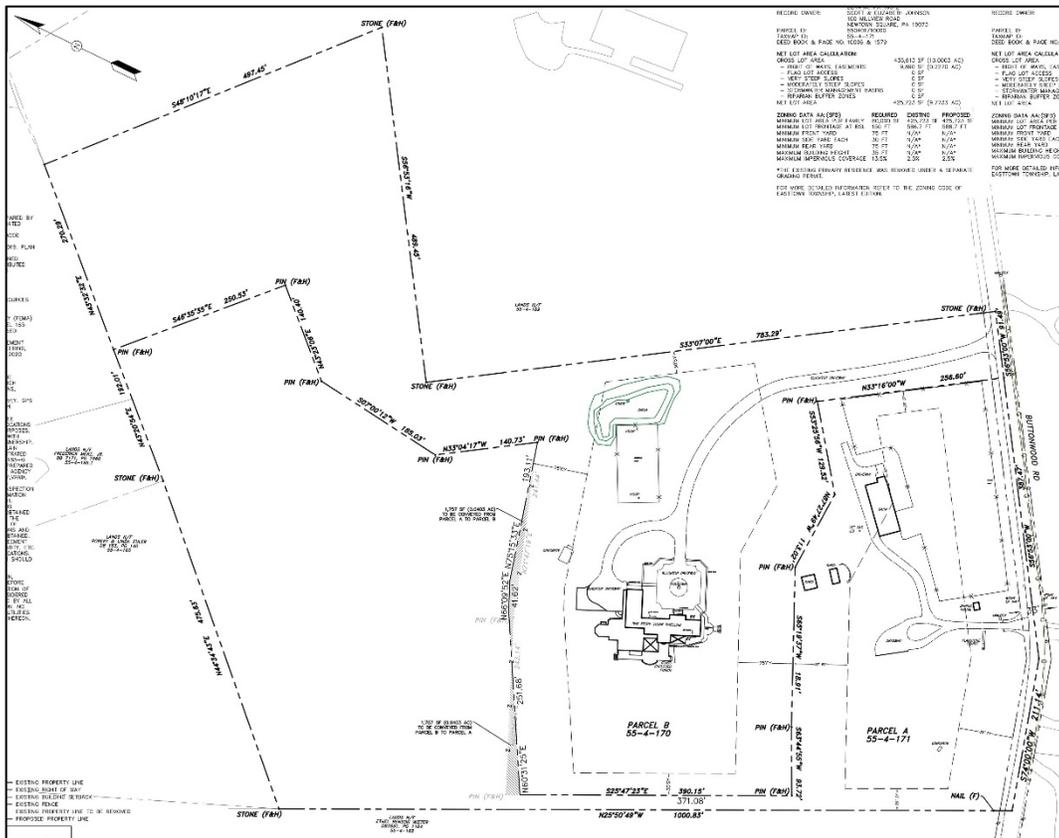
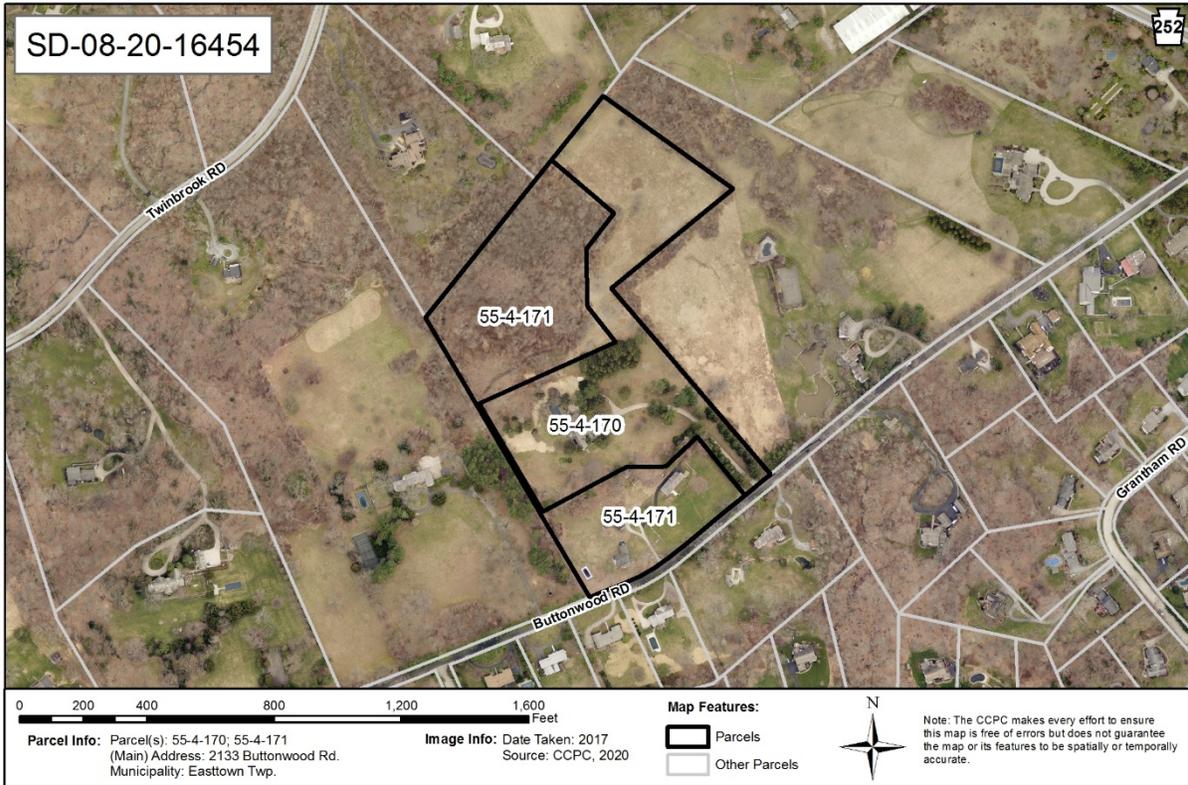
PROJECT SUMMARY:

| | |
|--------------------------------------|---|
| Location: | north side of Buttonwood Road, west of Darby Paoli Road |
| Site Acreage: | 20.00 |
| Lots/Units: | 2 Lots |
| Non-Res. Square Footage: | 0 |
| Proposed Land Use: | Lot Line Revision |
| New Parking Spaces: | 0 |
| Municipal Land Use Plan Designation: | Low Density Residential |
| UPI#: | 55-4-170, 55-4-171 |

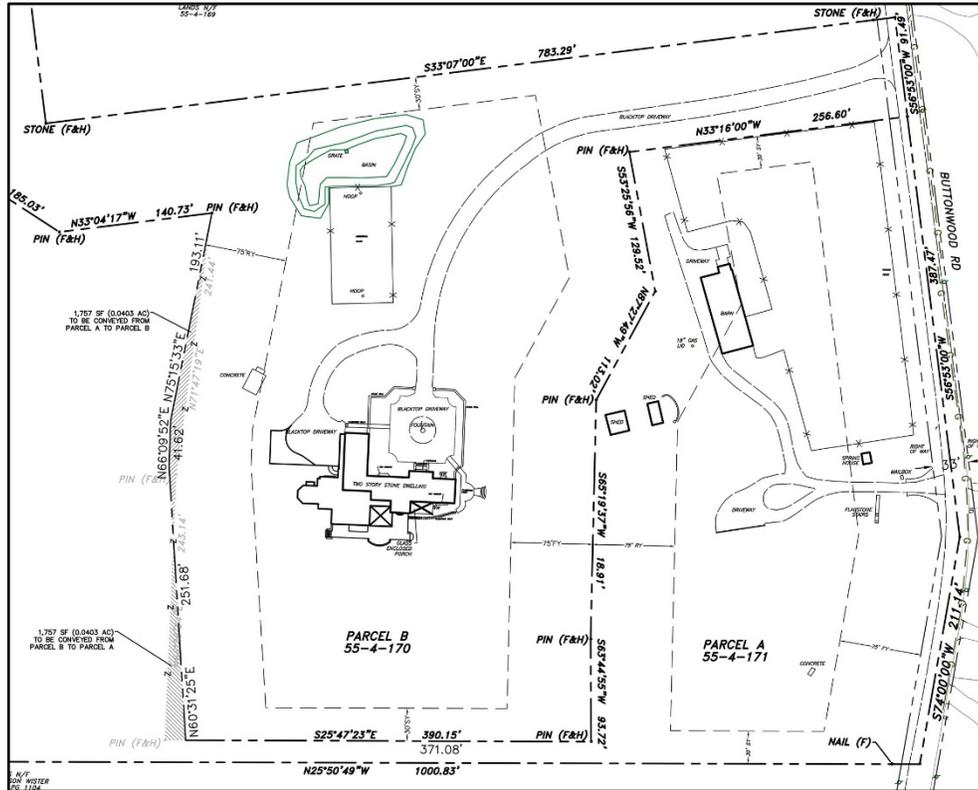
PROPOSAL:

The applicant proposes a lot line revision, involving an equal area exchange of 1,757 square feet (0.04 acres) between two residential parcels that will not result in a change in the lot area for either property. No development activity is proposed as part of this submission. The project site is located in the AA Residential zoning district.

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



Site Plan Detail, Sheet 1: Final Subdivision - 2133 & 2155 Buttonwood Road



Site Plan Detail, Sheet 1 (Close-up of proposed conveyances)

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Suburban Landscape** and **Rural 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 vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The proposed subdivision is consistent with the objectives of the **Suburban Landscape** and **Rural Landscape**.

ADMINISTRATIVE ISSUES:

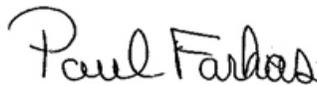
2. The Future Land Use map in the Township’s 2018 Comprehensive Plan indicates that UPI 55-4-171 is subject to a private open space easement. The applicant should provide the Township with appropriate documentation that the owner of this easement has reviewed and approved the proposed subdivision plan, the details of which should be identified on the approved plan.

Page: 4
Re: Final Subdivision - 2133 & 2155 Buttonwood Road
Easttown Township – SD-08-20-16454

3. According to County Tax Assessment records, both parcels appear to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) to determine if this proposal could affect the owner's tax status. Additional information on this topic is provided online at:
www.chesco.org/256/Act-319--Clean-Green.
4. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Scott & Elizabeth Johnson
Yohn Engineering, LLC
Chester County Assessment Office



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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West Chester, PA 19380-0990
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September 9, 2020

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

Re: Final Subdivision - 76 & 94 Rock Road
Honey Brook Township - SD-08-20-16434

Dear Mr. Landes:

A final subdivision plan entitled "76 & 94 Rock Road", prepared by Hershey Surveying Inc. and dated June 25, 2020, was received by this office on August 10, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

| | |
|--------------------------------------|---|
| Location: | East side of Rock Road, north of King Road |
| Site Acreage: | 72.54 acres |
| Lots: | 3 lots currently; 3 lots proposed (reconfiguration) |
| Proposed Land Use: | Single Family Residential, Farm/Pasture Land |
| Municipal Land Use Plan Designation: | Rural/Agriculture |
| UPI#: | 22-9-16, 22-9-16.4, 22-9-16.3 |

PROPOSAL:

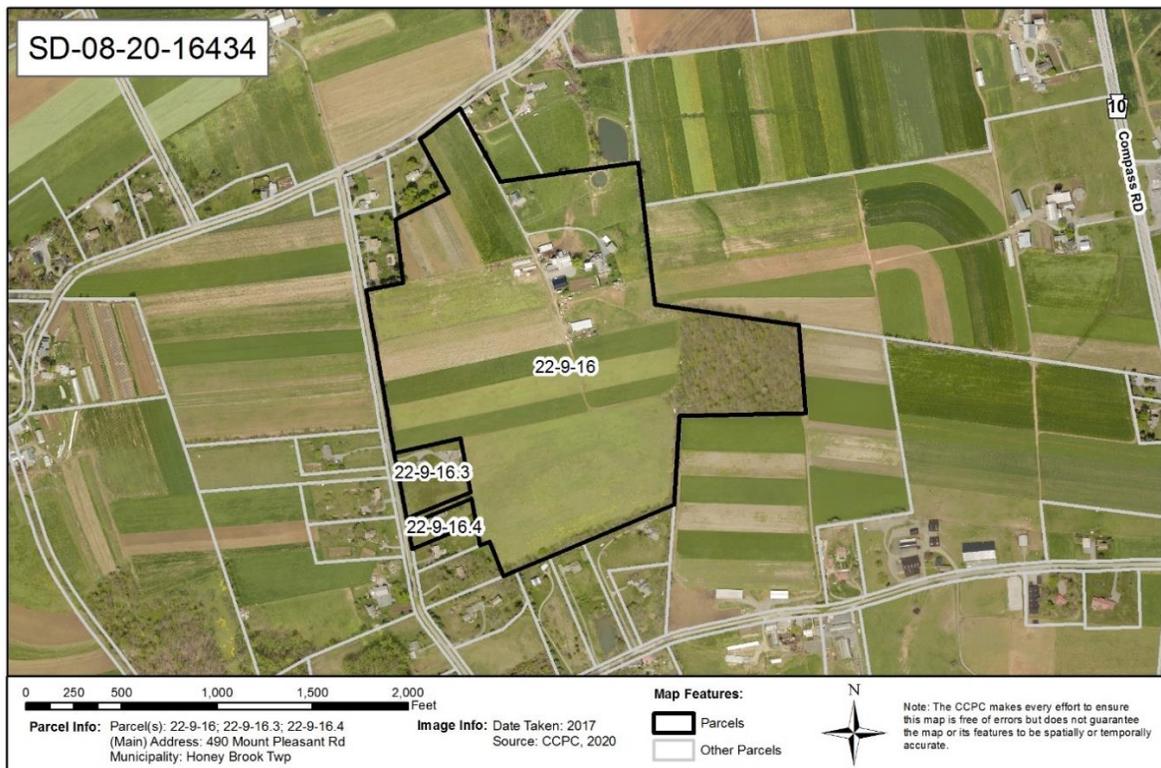
The applicant proposes the reconfiguration of the lot lines separating three lots. The site, which is served by on-site water and sewer facilities is located in the Honey Brook Township Rural/Agriculture zoning district. The portion of the tract where the subdivision is proposed contains dwellings and associated structures; the remainder of the tract is in agricultural use. No additional construction is proposed by this subdivision.

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

COUNTY POLICY:

LANDSCAPES:

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



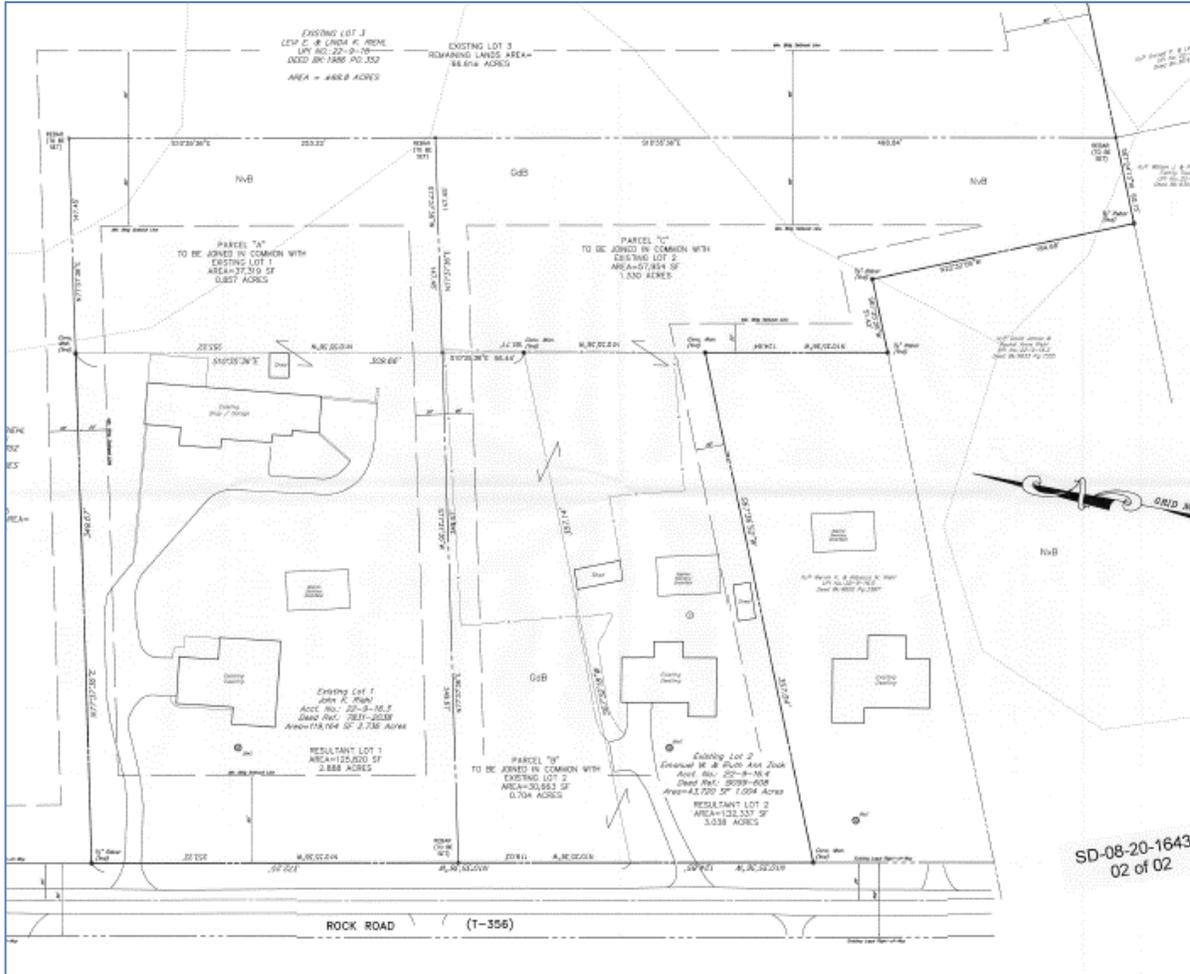
PRIMARY ISSUES:

2. The Chester County parcel records do not appear to correspond to the lot configurations as shown on the applicant's plans. County records appear to show a strip of land separating UPI # 22-9-16.3 and UPI # 22-9-16.4, which apparently is a portion of UPI # 22-9-16 (see the detail below). The applicant should address this issue.



**Detail showing areas of
UPI # 22-9-16.3, UPI # 22-9-16.4, and UPI # 22-9-16
From County Records**

3. County records show that site is located within an agricultural security area adopted by the Township in accordance with the Agricultural Security Area Act (Act 43). Adoption of an agricultural security area is a public policy statement for the preservation of agriculture. The Township should consider how designation of agricultural security areas relates to its current zoning ordinance.
4. The locations of the sanitary sewer drainfields are shown as “approximate”. The Township may wish to take this opportunity to ensure that the drainfields are of appropriate size and are functioning properly, and to identify potential areas for replacement drainfield systems if necessary.



*Detail of 76 & 94 Rock Road
Final Subdivision Plan*

ADMINISTRATIVE ISSUE:

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

Page: 5
Re: Final Subdivision - 76 & 94 Rock Road
Honey Brook Township - SD-08-20-16434

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Hershey Surveying Inc.
Emanuel W. and Ruth Ann Zook
Chester County Health Department



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

September 9, 2020

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

Re: Final Subdivision - Sue C. Wollard
New London Township - SD-08-20-16455

Dear Ms. Fagan:

A final subdivision plan entitled "Sue C. Wollard", prepared by Crossan-Raimato, Inc., and dated July 28, 2020, was received by this office on August 21, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

| | |
|--------------------------------------|--|
| Location: | north side of West Avondale Road, west of Hipkins Road |
| Site Acreage: | 42.86 |
| Lots/Units: | 2 lots |
| Proposed Land Use: | Single Family Residential |
| Municipal Land Use Plan Designation: | Residential/Agriculture permanently protected |
| UPI#: | 71-2-26.4, 71-2-26.4A |

PROPOSAL:

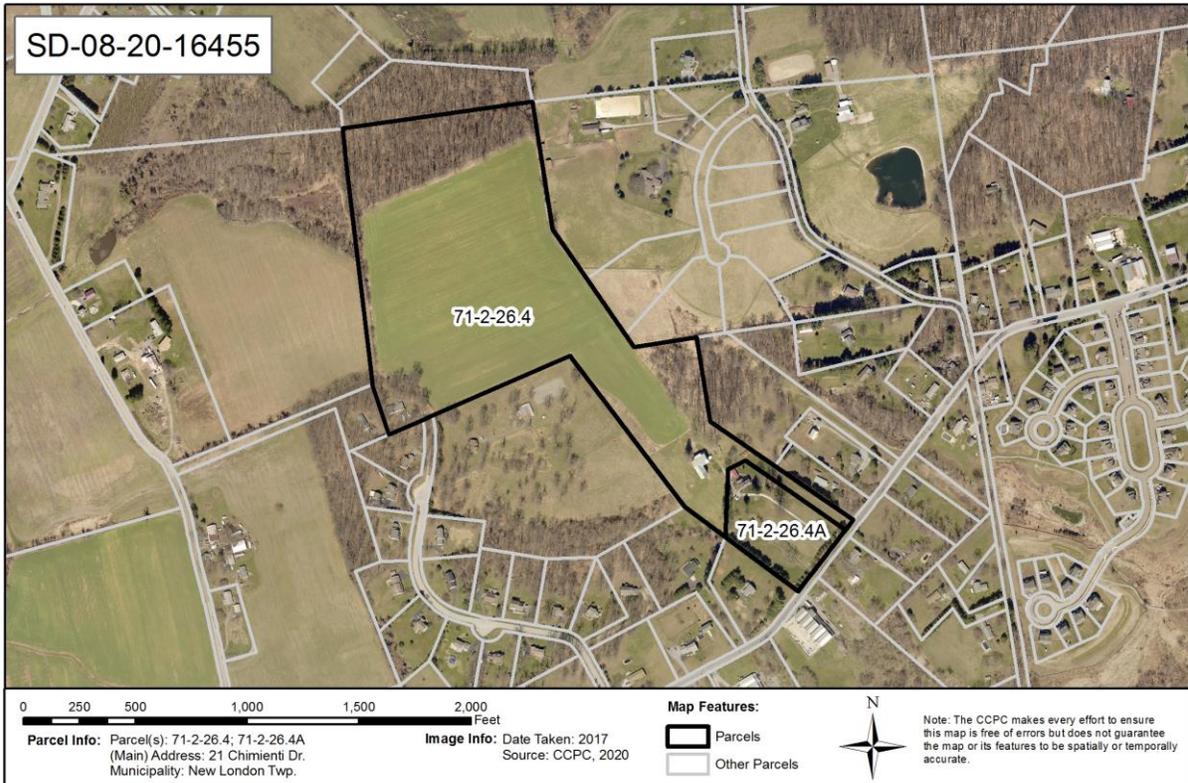
The applicant proposes the reconfiguration of 2 lots. The project site, is located in the R-1 Low Density Residential zoning district. No new sewage disposal or water supply is proposed.

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

COUNTY POLICY:

LANDSCAPES:

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



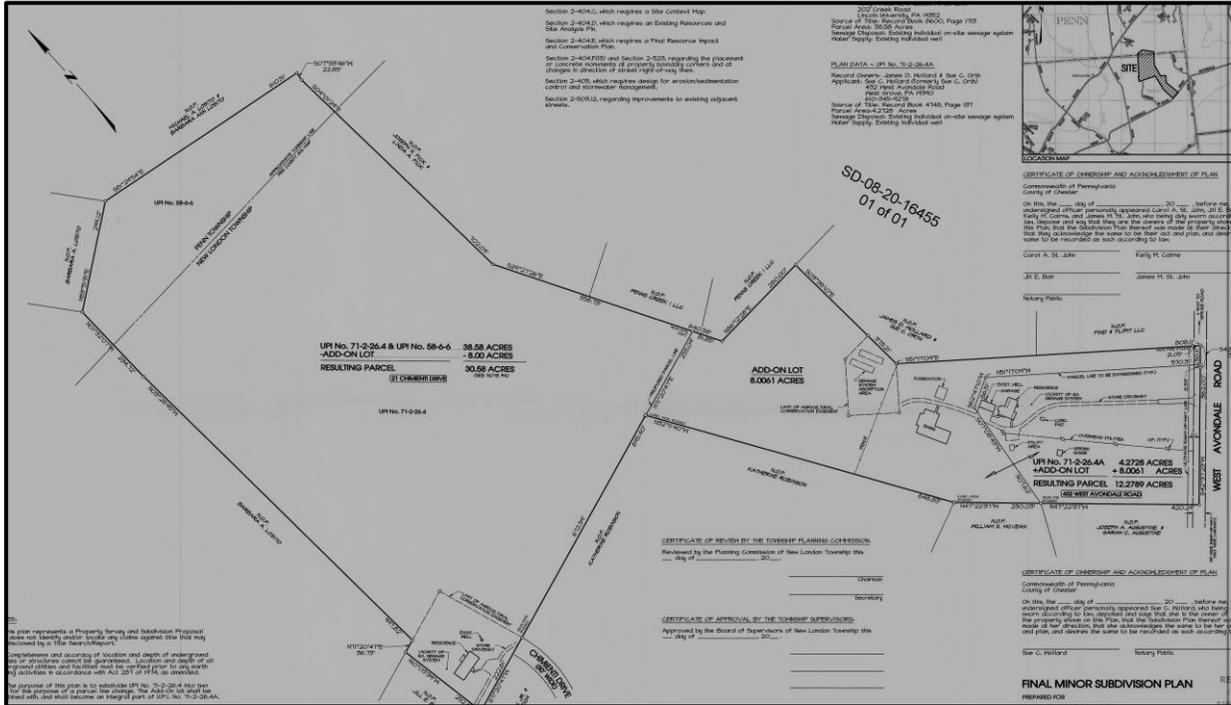
PRIMARY ISSUES:

2. The land of the proposed subdivision is part of the County Agricultural Land Preservation Program and is protected by an agricultural conservation easement. The Township and applicant should contact the Chester County Department of Open Space Preservation (telephone #610-344-5656) for information and clarification on what is permitted and/or restricted under the agricultural conservation easement that protects this property. This will ensure that the proposal is designed and carried out in a manner consistent with the purpose of the agricultural conservation easement.
3. We encourage the applicant to contact the Township if they are considering enrolling the consolidated parcel in the New London Township Agricultural Security Area program.

ADMINISTRATIVE ISSUES:

4. The plan should include the zoning designation for the parcels involved in the proposed subdivision.
5. The applicant is requesting seven 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.

- 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.



Detail of the subdivision plan

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

Sincerely,

Glenn Bentley
 Senior Review Planner

cc: Sue C. Wollard
 Crossan-Raimato, Inc.
 Geoff Shellington, Chester County Parks and Preservation Department



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

September 16, 2020

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

Re: Final Subdivision - Sycamore Crossing Phases 6 & 7
Oxford Borough - SD-08-20-16452

Dear Mr. Hoover:

A final subdivision plan entitled "Sycamore Crossing Phases 6 & 7", prepared by Town Square Engineering, and dated August 3, 2020, was received by this office on August 20, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

| | |
|--------------------------------------|--|
| Location: | south side of U.S. Route 1, east side of Route 472 |
| Site Acreage: | 22.14 |
| Lots/Units: | 60 lots |
| Proposed Land Use: | Single Family Residential |
| Municipal Land Use Plan Designation: | TR-Town Residential |
| UPI#: | 6-3-7 |

PROPOSAL:

The applicant proposes the creation of 60 lots as the last two phases of the Sycamore Crossing development. 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 subdivision plan.

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a final subdivision plan for this site. That review, CCPC# 5168-11 dated June 4, 2003, addressed creation of 51 single-family residential parcels as phases 3 and 5 of the Sycamore Crossing development.

COUNTY POLICY:

LANDSCAPES:

- The project site is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. The proposed subdivision is consistent with the objectives of the **Urban Center Landscape**. This proposal is consistent with recommended strategies of the Town Residential land use category specified on the Future Land Use map in the Oxford Region Multimunicipal Comprehensive Plan.



WATERSHEDS:

- Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Tweed Creek subbasin of the Octoraro Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: restoration of water quality of "impaired" streams and ground water, reduction of agricultural nonpoint source pollutants, and implementation of comprehensive stormwater management. **Watersheds** can be accessed at www.chesco.org/water.



Detail of Sheet EA.1 of the plan

PRIMARY ISSUES:

4. The applicant and the Borough should contact PennDOT with regard to proposed improvements to Route 1 and the interchange with Route 472. We understand there could be impacts in the vicinity of Opens Space 6 and Trinity Drive. We recommend that the applicant and the Borough contact Michael Holva at PennDOT (MHOLVA@pa.gov) and the designer of the proposed improvements WSP.
5. While we note the content of plan note #50, we suggest that Township and the applicant consider preservation of as much of the existing vegetation as is possible at the rear of those parcels that are sited adjacent to U.S. Route 1 and the northbound off-ramp to Route 472 to reduce the visibility of the highway and lessen awareness of its associated noise.. We also suggest that staggered rows evergreen trees be planted at the rear of lots 194 through 207 to provide year round screening from the highway. Alternately, the applicant and the Borough could consider revising the road layout to create additional space between U.S. Route 1 and lots that back up to it.
6. The development design should avoid exact duplication of the dwellings. The potential monotonous appearance of the development can be addressed by varying design features, such as front setbacks, façade trim and color, roofing color or style, and front yard landscaping.
7. The Borough should be assured that the outflow of proposed Basin II will not negatively affect Well 14 especially given the proximity of the outfall to the Wellhead Protection Easement as shown on sheet 15 of the plan.

ADMINISTRATIVE ISSUES:

8. The applicant is requesting two waivers from the provisions of the Borough 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.
9. The plan indicates that variances have previously been granted. Prior to granting final plan approval, the Borough should verify that the plan conforms to the decision issued by the Borough Zoning Hearing Board, and any conditions of approval issued by the Board should be indicated on the final plan.
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. We acknowledge the offer of dedication of all streets and improvements within the street rights-of-way to the Borough of Oxford.
12. Details of the location and any associated use restrictions of drainage easements should be incorporated into the deeds of the affected parcels.
13. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of the Borough of Oxford. 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: Starr Road Farms, Inc. Attn: Michael Pia
Towne Square Engineering
Chester County Health Department



THE COUNTY OF CHESTER



COMMISSIONERS
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Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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September 1, 2020

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

Re: Preliminary/Final Land Development - BAW Group - 252 Morgan Street
Phoenixville Borough - LD-08-20-16442

Dear Mr. Boelker:

A preliminary/final land development Plan entitled "BAW Group - 252 Morgan Street", prepared by Inland Design, and dated July 27, 2020, was received by this office on August 12, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

| | |
|--------------------------------------|--|
| Location: | southeast corner of Gay and Morgan Streets |
| Site Acreage: | 1.05 |
| Lots/Units: | 18 |
| Proposed Land Use: | Apartment |
| Parking Spaces: | 59 |
| Municipal Land Use Plan Designation: | High Density Residential |
| UPI#: | 15-9-661 |

PROPOSAL:

The applicant proposes the construction of two buildings with a total of 18 apartment units, with a total of 59 parking spaces on the same site as an existing 20 unit apartment building. The project site, which will be served by public water and public sewer, is located in the RI Residential Infill 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.

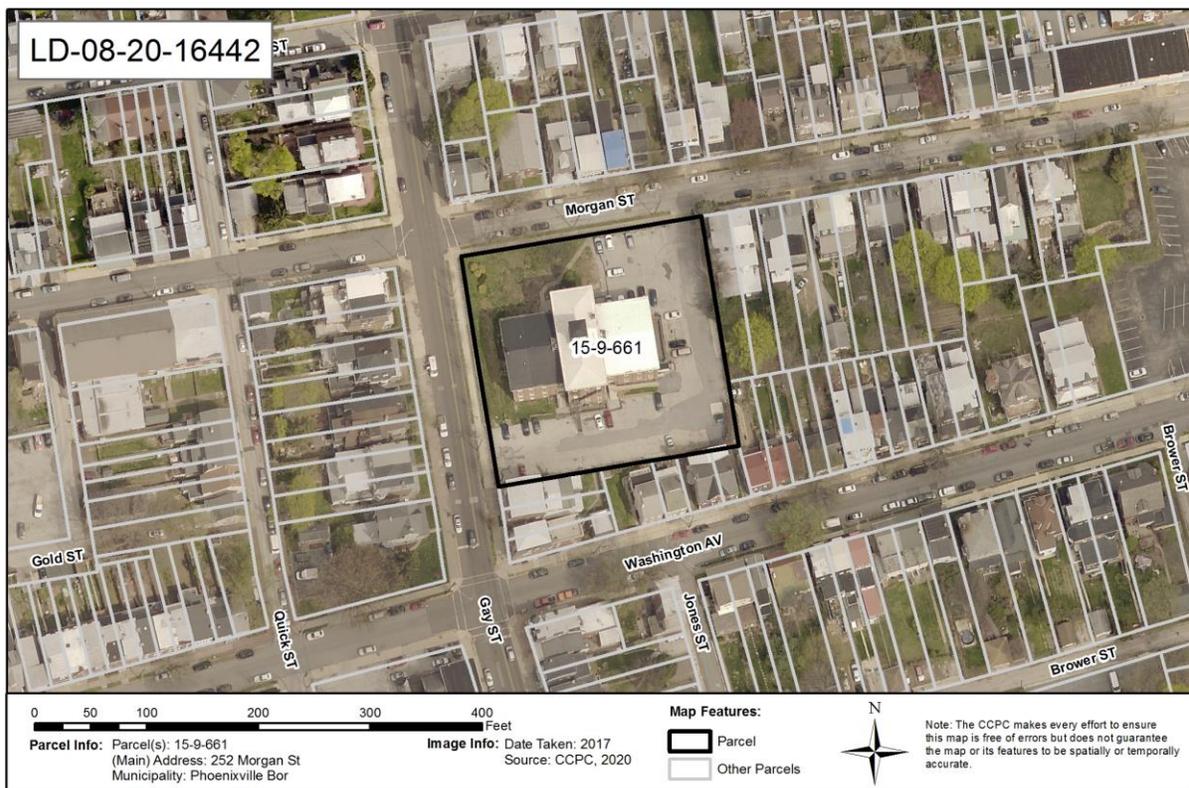
COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is the 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**.

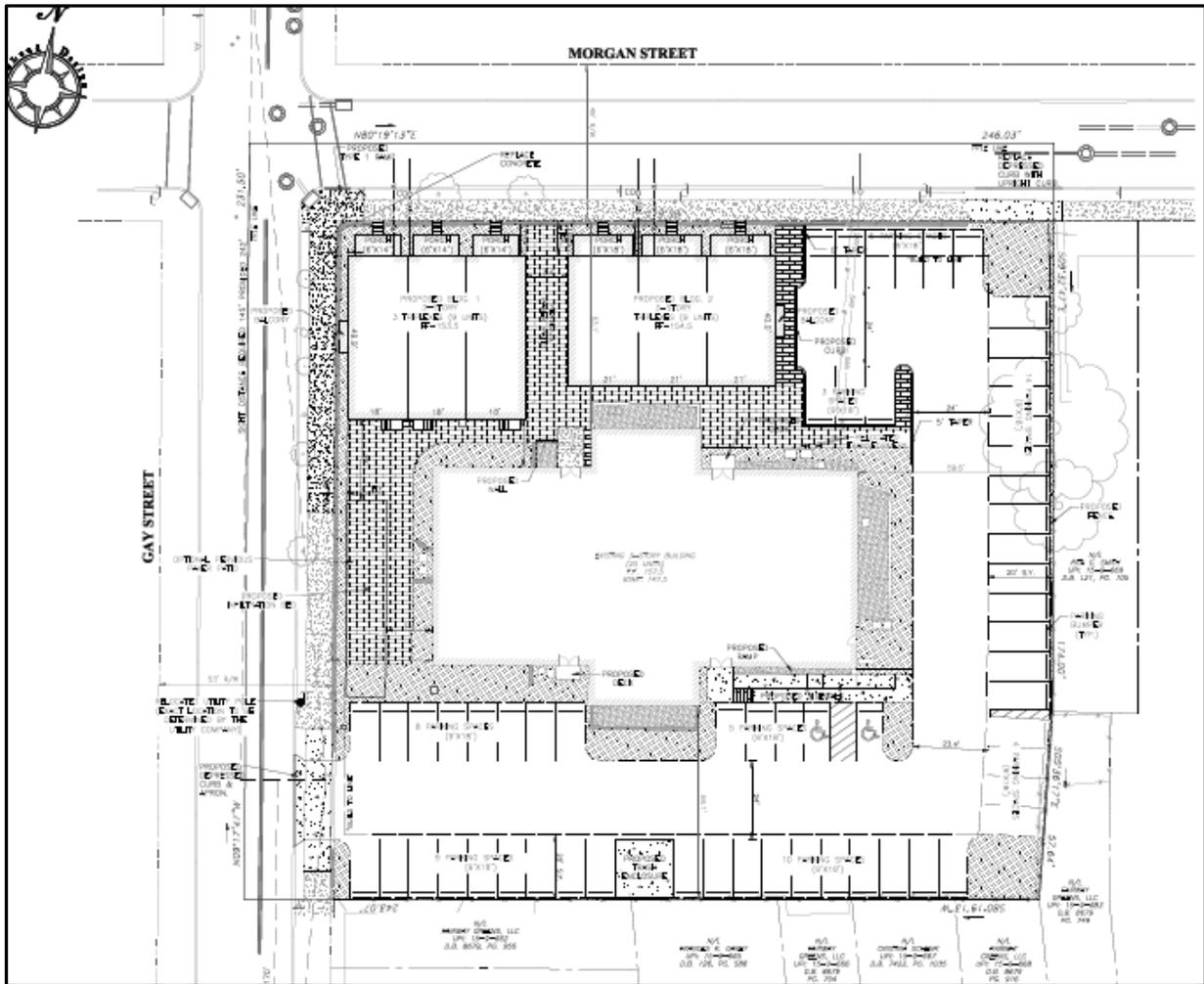
“Appreciate” Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at: www.chescoplanning.org/Landscapes3/1c-Appreciate.cfm.

The Future Land Use Map in the 2019 Phoenixville Regional Comprehensive Plan designates this site as High Density Residential.



WATERSHEDS:

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

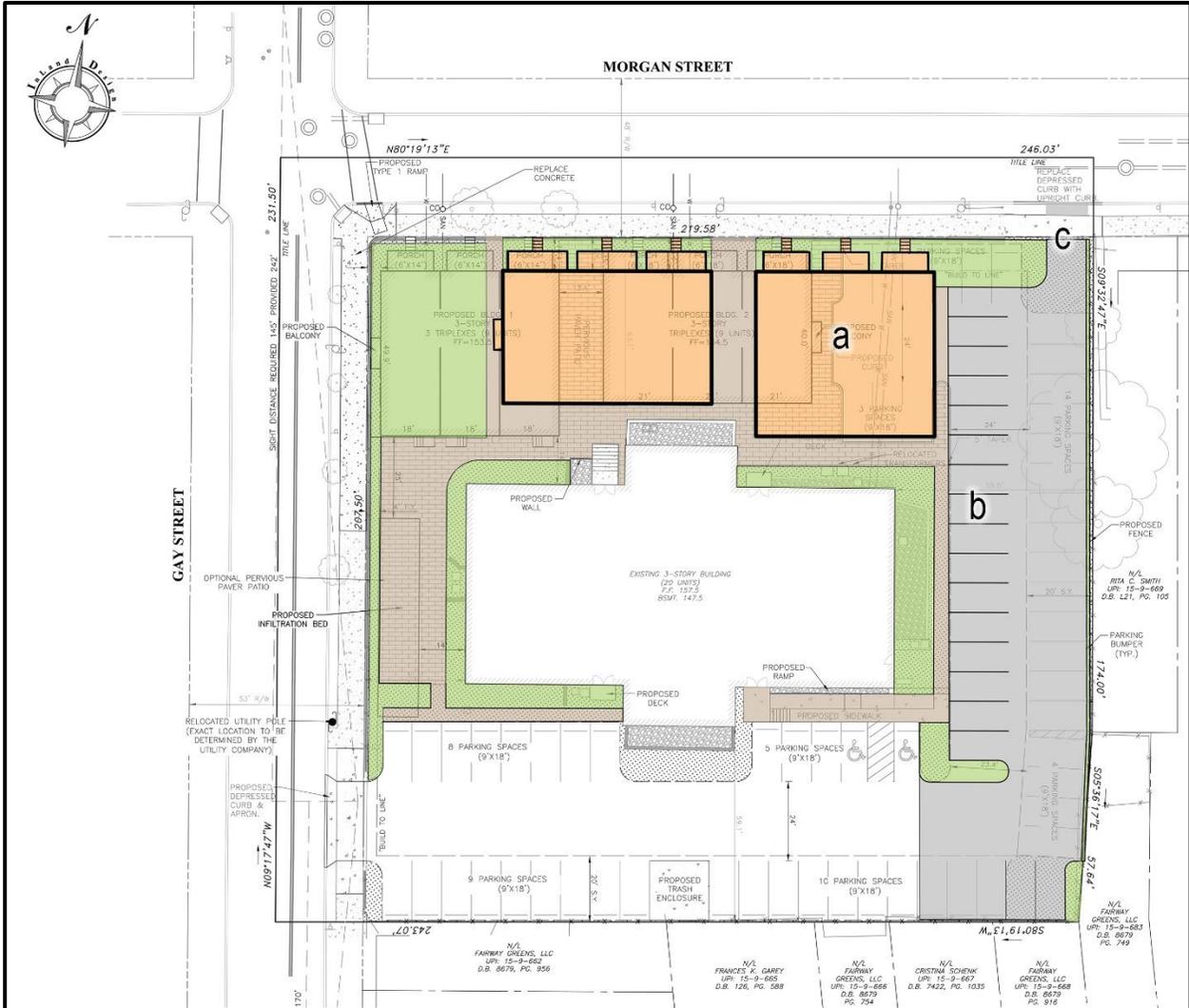


Detail of sheet 3 of the plan

PRIMARY ISSUES:

3. We support the aspect of creating a continuous street wall along Morgan Street, a secondary street, but the proposed orientation and setback of the proposed building at the northwest corner of the site is not compatible with the prevailing street wall character along Gay Street, a primary street. In addition, the setback of the proposed building at the corner will remove open space that is an important link to the existing building's context. As shown in the illustration on the next page, we recommend the following design adjustments to preserve existing green space and improve vehicle circulation efficiency:
 - a. Move the triplex building east equal to or beyond the existing building's setback along Gay Street. This would maintain much of the existing green space at the corner of the site, improve the infill development's compatibility with existing neighborhood character, allow views to the existing building from the public realm, and offer a green amenity space for the development's residents. This would also further reinforce the infill's appropriate pedestrian friendly relationship to Morgan Street.

- b. Reconfigure the parking lot layout to reduce pavement (impervious surface) coverage. Note: The plan shows six less parking spaces than the proposed plan. Moving the parking spaces adjacent to the building would also improve pedestrian safety.
- c. Maintain the existing one-way curb cut on Morgan Street to allow for improved egress from the site.



Detail of Sheet 3 of the plan

4. Since building elevations were not included in the submission, we recommend the proposed building characteristics be compatible with the existing historic buildings in the immediate vicinity of the site. We note that the site is within the National Register Historic District and that Section 27-504.B of the Borough Zoning Ordinance states "... all applicants are encouraged to respect the historic and architectural integrity of historic resources in this district and throughout the Borough." In addition, we recommend the following statement from the Phoenixville HARB District guidelines should apply: "New construction should be compatible with the general

Page: 5

Re: Preliminary/Final Land Development - BAW Group - 252 Morgan Street

Phoenixville Borough - LD-08-20-16442

design, arrangement, texture, and materials in relation to similar features of buildings and structures of the Historic District's and streetscape's period of significance.”

We support the proposal's front porches and we encourage the developer to incorporate similar roof forms, dormers, fenestration, and façade materials found in the adjacent historic neighborhood to strengthen the preexisting character. We also recommend that the wall of the building that faces Gay Street feature windows on each floor.

5. We endorse the use of pervious pavement in the proposed hardscape. The applicant should maintain the pervious pavement according to the original specifications to ensure proper operation of the pavement and prevent accelerated degradation.
6. The existing apartment building on this site is served by two fire escape structures that appear to be removed in the proposed plan. The applicant should ensure that any new measures added to the existing apartment building are consistent with building code and ordinance requirements. The Borough Fire Marshal should verify the design and location of all proposed fire-protection facilities
7. We suggest that the applicant and Borough consider providing a percentage of affordably-priced housing units within the proposed apartment building. “Live” Objective B of *Landscapes3* is to accommodate housing at costs accessible to all residents. Additionally, the County recently launched the A+ Homes initiative, that focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at:
<https://www.chescoplanning.org/Housing/aPlusHomes.cfm>.

ADMINISTRATIVE ISSUES:

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

Page: 6

Re: Preliminary/Final Land Development - BAW Group - 252 Morgan Street

Phoenixville Borough - LD-08-20-16442

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

Sincerely,

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: 252 Phoenixville, LLC
Inland Design Attn: William R. Cujdik, P.E.
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
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Josh Maxwell
Michelle Kichline

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Executive Director

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

September 16, 2020

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

Re: Final Land Development - Phoenixville Fire Station
Phoenixville Borough - LD-08-20-16450

Dear Mr. Boelker:

A final land development plan entitled "Phoenixville Fire Station", prepared by Gorski Engineering, Inc., and dated March 25, 2020, was received by this office on August 21, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

| | |
|--------------------------------------|--|
| Location: | south side of Paradise Street, west side of French Creek |
| Site Acreage: | 7.20 |
| Lots/Units: | 1 lot |
| Non-Res. Square Footage: | 22,760 |
| Proposed Land Use: | Emergency Services |
| New Parking Spaces: | 20 |
| Municipal Land Use Plan Designation: | Mixed Use |
| UPI#: | 15-8-10 |

PROPOSAL:

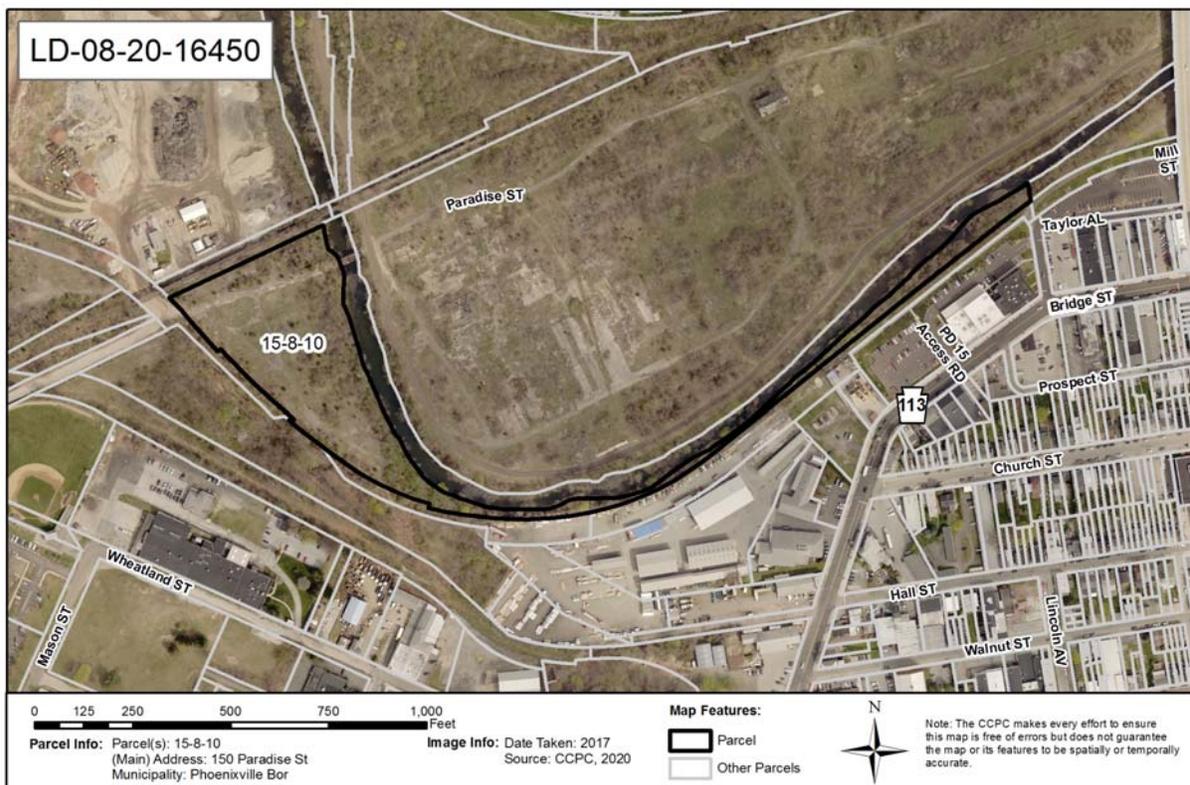
The applicant proposes the construction of a 22,760 square foot Fire Station with parking for 20 vehicles. The project site, which will be served by public water and public sewer, is located in the MG-Mixed Use Growth zoning district.

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.

COUNTY POLICY:

LANDSCAPES:

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



WATERSHEDS:

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

Page: 4
Re: Final Land Development - Phoenixville Fire Station
Phoenixville Borough - LD-08-20-16450

ADMINISTRATIVE ISSUES:

5. The applicant should contact the office of the Chester County Conservation District (CCCD) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
6. The Borough should verify that the design and location of all proposed outdoor lighting as shown on the lighting plan, Sheet #C8.1, is consistent with Borough ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.
7. We endorse the incorporation of a rainwater cistern into the firehouse stormwater management system. We recommend that a filter be added at all inflow openings to remove debris before it enters the cistern. The Fire Company and the Borough should consider oil/water separators for stormwater inlets to intercept spilled petro-chemicals or other contaminants to prevent them from entering French Creek.
8. The applicant is requesting four waivers from the provisions of the Borough 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.
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 Phoenixville Borough. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Glenn Bentley
Senior Review Planner

cc: Phoenixville Fire Company
Gorski Engineering, Inc.
Chester County Conservation District



THE COUNTY OF CHESTER



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Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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September 3, 2020

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

Re: Preliminary/Final Land Development - Student Union Building and Tennis Courts
Willistown Township – LD-08-20-16436

Dear Ms. Slook:

A Preliminary/Final Land Development Plan entitled "Student Union Building and Tennis Courts", prepared by DL Howell & Associates, Inc., and dated July 31, 2020, was received by this office on August 10, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

| | |
|--------------------------------------|---|
| Location: | north and south sides of Central Avenue, west of Lancaster Avenue |
| Site Acreage: | 45.80 |
| Lots/Units: | 1 Lot |
| Proposed Land Use: | 16,742 square foot student union building |
| New Parking Spaces: | 101 |
| Municipal Land Use Plan Designation: | Suburban (High Density) |
| UPI#: | 54-1-21-E, 54-1-16-E |

PROPOSAL:

The applicant proposes the construction of a 16,742 square foot student union building, along with the relocation of five tennis courts. The site plan also indicates that an existing parking area in the central portion of the site will be removed, and 101 parking spaces will be constructed to the immediate north of the student union building. No new water or sewer supply is proposed as part of the plan submission. The project site, which is located in the O Office and O-P Office-Professional zoning districts, adjoins Malvern Borough to the west. It is our understanding that the purpose of this proposal is to provide better amenities for the Villa Maria Academy’s students; no increase in the number of students, faculty or staff is proposed as part of this project.

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.

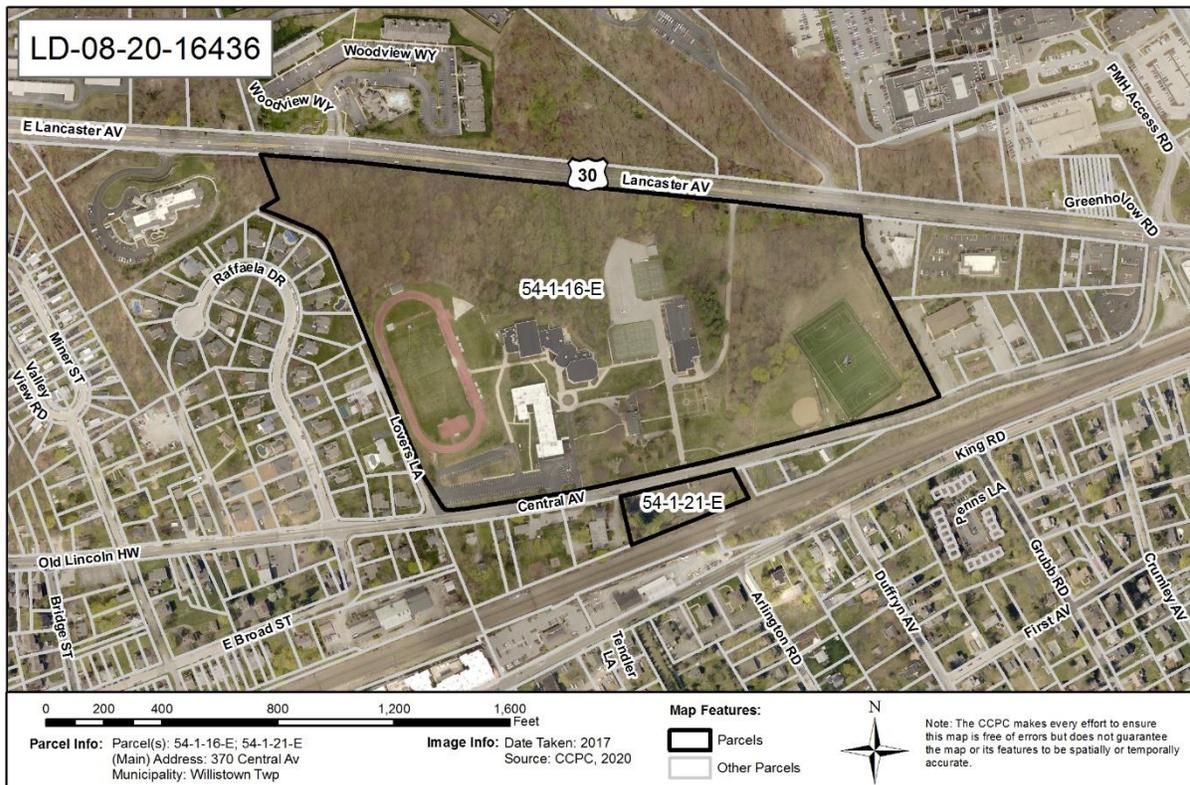
BACKGROUND:

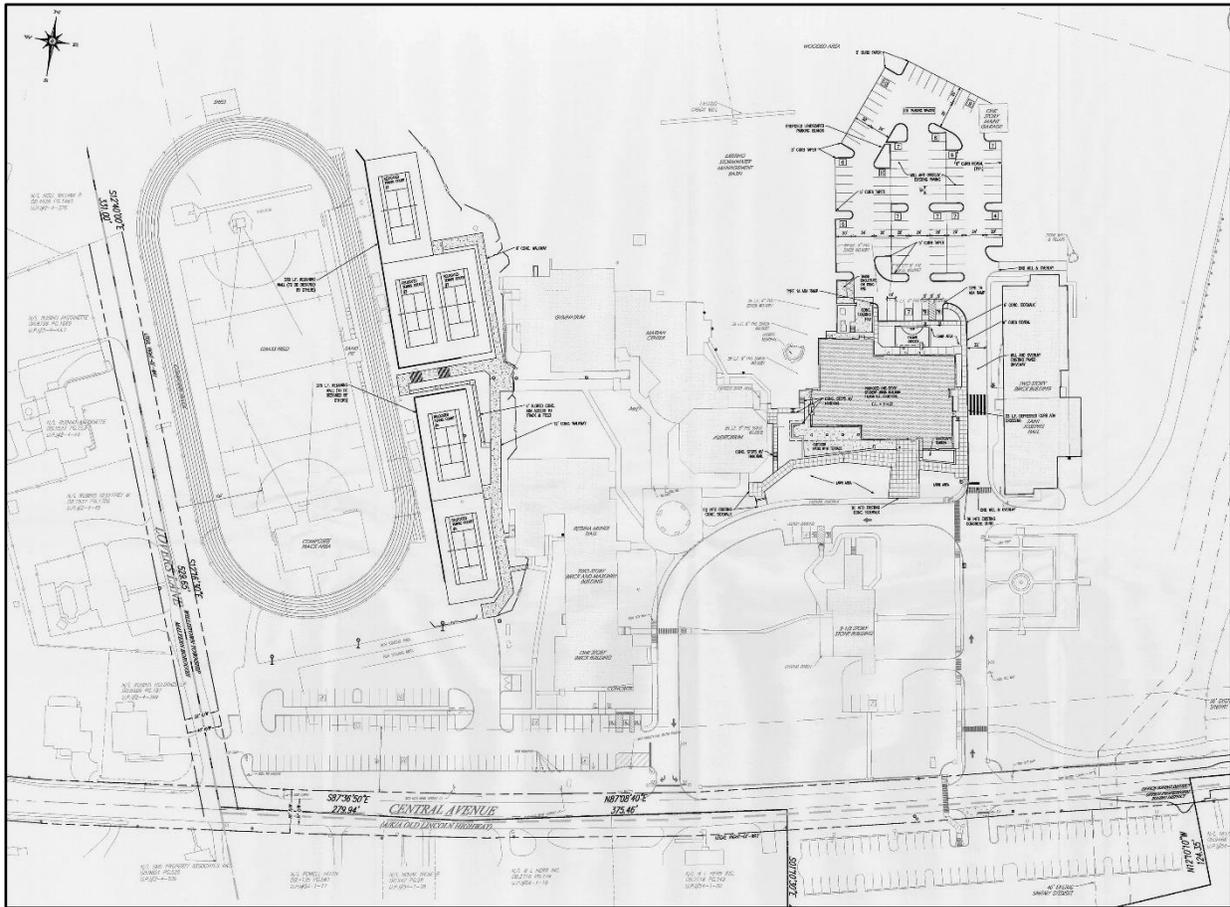
1. The Chester County Planning Commission previously reviewed a land development proposal for this site that addressed various improvements to the existing parking facilities, including vehicular access, lighting, landscaping, and stormwater management improvements (CCPC# LD-01-18-15272, dated February 9, 2018). According to our records, this prior plan submission was approved by the Township on July 16, 2018.

COUNTY POLICY:

LANDSCAPES:

2. The project site is located within the **Urban Center Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. The proposed land development is consistent with the objectives of the **Urban Center Landscape**. We endorse the applicant's ongoing efforts in the redevelopment of the Villa Maria Academy campus.





Site Plan Detail, Sheet 3: Preliminary/Final Land Development - Student Union Building and Tennis Courts

WATERSHEDS:

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

PRIMARY ISSUES:

4. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 22) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

ADMINISTRATIVE ISSUES:

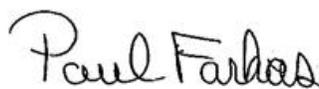
5. Land disturbance and land development activities that occur within the (East) Valley Creek watershed must comply with the applicable stormwater management ordinance standards as approved in the *Valley Creek Watershed Act 167 Stormwater Management Plan* (February 2011).

Page: 4
Re: Preliminary/Final Land Development - Student Union Building and Tennis Courts
Willistown Township – LD-08-20-16436

6. The applicant is requesting two waivers from the provisions of the Township Subdivision and Land Development Ordinance, and a waiver from the minimum planting standards in Section 73-54.A of the Township Code. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
7. The 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.
8. The applicant should contact the office of the Chester County Conservation District (CCCD) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
9. While it is our understanding, according to the applicant's engineer, that the proposed building area will be 16,742 square feet, a plan note on Sheet 3 indicates that the proposed building area will be 16,858 square feet. This should be clarified by the applicant.
10. General Note 8 on Sheet 1, which states that the "...purpose of this plan is to provide access and circulation improvements within previously developed areas out front of the site and along Central Avenue," should be revised to accurately describe the current land development plan submission.
11. General Note 10 on Sheet 1, which states that "No new buildings or building additions are proposed," should be removed.
12. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Willistown 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: Villa Maria Academy
DL Howell & Associates, Inc.
Immaculata Heart of Mary
Chester County Conservation District
Christopher Bashore, Manager/Secretary, Malvern Borough

Proposed Plan and Ordinance Reviews





ORDINANCE PROPOSALS

9/1/2020 to 9/30/2020

| The staff reviewed proposals for: | Total |
|--|-----------|
| Comprehensive Plans | 3 |
| Miscellaneous Ordinance (Misc.) Amendments | 1 |
| Official Maps | 1 |
| Subdivision and Land Development Ordinance (SLDO) Amendments | 1 |
| Zoning Ordinance Amendments | 8 |
| TOTAL REVIEWS | 14 |

| MUNICIPALITY | FILE NO. | REVIEW DATE | TOPIC | LANDSCAPES3 CONSISTENCY |
|------------------------|----------------|-------------|--|-------------------------|
| Cecil County, MD | CP-09-20-16466 | 9/18/2020 | Proposed - Comprehensive Plan The designation of a 60.102 acre parcel on the County's Land Use Plan in the 2010 County Comprehensive plan is proposed to be revised from Low Density Growth District to Mineral Extraction District. | Not Relevant |
| Downingtown Borough | ZA-09-20-16462 | 9/16/2020 | Proposed - Zoning Ordinance Amendment Zoning Ordinance Amendment to Permit High Density Townhouse Development by Conditional Use in the R-3 Single-Family Detached/Attached and Two-Family Residential District | Consistent |
| East Bradford Township | MA-08-20-16433 | 9/3/2020 | Proposed - Misc Amendment The Township proposes to amend the parking, and speed limit standards in Chapter 104-Vehicles and Traffic of the Township Code . | Not Relevant |
| East Bradford Township | SA-08-20-16435 | 9/3/2020 | Proposed - SLDO Amendment The Township proposes to amend the definition of structure in Section 95-4 of the Township SLDO . | Consistent |

| MUNICIPALITY | FILE NO. | REVIEW DATE | TOPIC | LANDSCAPES3 CONSISTENCY |
|--------------------------|----------------|-------------|--|-------------------------|
| East Bradford Township | ZA-08-20-16432 | 9/3/2020 | Proposed - Zoning Ordinance Amendment The Township proposes to amend the definition of structure, and accessory structure in Section 115-6 of the Zoning Ordinance, along with amending the procedural requirements for the Historical Commission set forth in Sections 115-123 and 115-127. | Consistent |
| East Brandywine Township | ZA-08-20-16453 | 9/18/2020 | Proposed - Zoning Ordinance Amendment Timber Harvesting, definitions, Logging Ordinance Amendment | Consistent |
| East Coventry Township | ZA-08-20-16458 | 9/18/2020 | Proposed - Zoning Ordinance Amendment Permitting horse boarding as accessory use in the FR, R-1 and R-2 Districts | Consistent |
| East Vincent Township | ZA-09-20-16467 | 9/30/2020 | Proposed - Zoning Ordinance Amendment Establishing an Age Qualified zoning district for accommodating active adults/senior citizens with housing options and appropriate amenities. | Inconsistent |
| East Whiteland Township | ZA-08-20-16460 | 9/17/2020 | Proposed - Zoning Ordinance Amendment The Township proposes to amend the definition of "clinic or medical clinic" in Section 200-14 of the Township Zoning Ordinance . | Not Relevant |
| Parkesburg Borough | CP-08-20-16445 | 9/14/2020 | Proposed - Comprehensive Plan Comprehensive Plan Update | Consistent |
| Schuylkill Township | ZA-08-20-16451 | 9/4/2020 | Proposed - Zoning Ordinance Amendment Adding a section to Article XXVIII addressing Conservation of Woodlands and other vegetation. | Consistent |
| Uwchlan Township | CP-08-20-16444 | 9/29/2020 | Proposed - Comprehensive Plan Uwchlan Township Comprehensive Plan Update | Consistent |
| Uwchlan Township | OM-09-20-16491 | 9/29/2020 | Proposed - Official Map Uwchlan Township Official Map | Consistent |
| West Bradford Township | ZA-08-20-16459 | 9/21/2020 | Proposed - Zoning Ordinance Amendment Small Wireless Facilities | Consistent |

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES 3: 11
TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES 3: 10

Proposed Plan and Ordinance Reviews





THE COUNTY OF CHESTER



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Executive Director

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September 18, 2020

Eric Sennstrom, AICP, Director
200 Chesapeake Boulevard 2300
Elkton, MD 21921

Re: Comprehensive Plan – Land Use Designation Revision
Cecil County - CP-09-20-16466

Dear Mr. Sennstrom:

The Chester County Planning Commission has reviewed the proposed Land Use Designation revision as submitted pursuant to the provisions of Division I, Title 3, Subtitle 2, Section 3-203(c)(1) of the Land Use Article of the Annotated Code of Maryland. The referral for review was received by this office on September 8, 2020. We offer the following comment to assist in your review of the proposed Land Use revision.

DESCRIPTION:

1. The designation of a 60.102 acre parcel on the County's Land Use Plan in the 2010 County Comprehensive plan is proposed to be revised from Low Density Growth District to Mineral Extraction District.

COMMENTS:

2. While the proposed revision will have no direct impact on Chester County, we note from aerial photography of the site that existing residential uses are located to the east, north and west of this parcel. If the applicant is successful in the redesignation and future expansion of the use, the County should ensure that all screening and buffering requirements are implemented to ameliorate negative impacts of the extraction activity.

RECOMMENDATION: The County should consider the above comment prior to taking action on this Comprehensive Plan revision.

We request an official copy of the decision made by Cecil County. This will allow us to maintain a current file copy of your County Comprehensive Plan.

Sincerely,

Glenn Bentley
Senior Review Planner



THE COUNTY OF CHESTER



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Brian N. O'Leary, AICP
Executive Director

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September 16, 2020

Steve Sullins, Manager
Downingtown Borough
4 West Lancaster Avenue
Downingtown, PA 19335

Re: Zoning Ordinance Amendment - Permit High Density Townhouse Development by Conditional Use in the R-3 District
Downingtown Borough - ZA-09-20-16462

Dear Mr. Sullins:

The Chester County Planning Commission has reviewed the proposed Downingtown Borough Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on September 3, 2020. We offer the following comments to assist in your review of the proposed Borough Zoning Ordinance amendment.

DESCRIPTION:

1. Downingtown Borough proposes to Permit "High Density Townhouse Development", by conditional use in the R-3 Single-Family Detached/Attached and Two-Family Residential District. Notable provisions include:
 - A. minimum tract area of at least five acres is required,
 - B. maximum tract density is 12 units per acre,
 - C. minimum open space and maximum impervious surface coverage are both 35%,
 - D. minimum tract perimeter setback is 35 feet,
 - E. zero lot line developments are permitted,
 - F. townhouse developments shall not be arranged to form completely closed courts, and
 - G. other supporting bulk, lot and design requirements are included.

LANDSCAPES:

2. The R-3 Single-Family Detached/Attached and Two-Family Residential District in Downingtown Borough, as well as the entire Borough, is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems. The proposed Downingtown Borough Zoning Ordinance amendment is consistent with the objectives of the **Urban Center Landscape**.

COMMENTS:

3. We note that Borough Zoning Ordinance Article VIII R-4 Single-Family/Two-Family/Multifamily Residential District provides for some of the proposed land uses that are included in the proposed amendment to the R-3 District. The Borough may wish to consider whether the amendment to the R-3 District is necessary when the R-4 District may address the requirements of the proposed amendment. As another alternative, the R-4 District could be amended to meet the specific design provisions that are desired in the proposed amendment to the R-3 District.
4. The Borough should verify that there is an appropriate availability of five-acre tracts that may qualify for the “High Density Townhouse Development” land use.
5. The Borough Zoning Ordinance currently defines “Zero Lot Line” dwellings, and we suggest that the proposed amendment use this term instead of “0 Lot Line”.
6. Section 287-30.C.(2)b. of the proposed amendment states that, “whenever feasible”, the front façade of dwellings shall be oriented or face toward a Borough or PennDOT street. We suggest that this provision be strengthened, because when front façades do not face roads, rear yards are usually oriented towards the roads instead; consequently, the usability and privacy of rear yards will be constrained when they abut public roads. We recommend that the amendment require that rear yards shall not directly face public roads unless significant additional setbacks are provided. Section 287-30.C.(1)h. of the amendment requires a 30 foot tract perimeter setback; this could be increased to 45 feet when it is absolutely necessary for a rear yard to face a public road. The additional setback can provide areas for increased landscaping to screen the rear yard areas.
7. Section 287-30.C.(2)a. of the proposed amendment states that townhouse structures in “High Density Townhouse Developments” shall not be arranged as to form completely enclosed courts. We suggest that properly-designed interior courtyards in high density developments can increase design flexibility and innovation (especially in zero-lot line developments) and can create attractive and private enclosures that can also promote a “sense of place”, provided that appropriate egress for residents and access for emergency vehicles is available. Also, any high-density development in an **Urban Center** should promote connectivity and respect the Borough’s traditional development grid pattern, unless necessary due to environmental constraints or other limitations.
8. We recommend that the review process for “High Density Townhouse Developments” consider the architectural elements that are proposed as part of such developments. Designs should reflect and be compatible with the existing character of neighboring residential areas.
9. If “High Density Townhouse Development” is a type of land use that is desired by the Borough, the required conditional use process may have the effect of discouraging its use due to the potential for additional review time. This land use could alternatively be permitted “by-right”, subject to design requirements in the Ordinance. Also, the Borough might also consider removing the maximum 12-unit per acre density limit and permit the Ordinance’s area, bulk, and open space requirements to determine a site’s potential development density.
10. We recommend that the Borough consider providing density bonus incentives in exchange for the inclusion of affordable housing units. For more information on how density bonuses are

Page: 3

Re: Zoning Ordinance Amendment - Permit High Density Townhouse Development by Conditional Use in the R-3 District

Downingtown Borough - ZA-09-20-16462

implemented, refer to the County Planning Commission's Affordable Housing Bonuses eTool, which is available online at: <https://www.chescoplanning.org/MuniCorner/eTools/22-AffordableHousingBonus.cfm>. "Live" Objectives A and B of *Landscapes3*, the 2018 County Comprehensive Plan, support the provision of diverse and affordable housing to meet the needs of all residents. Additionally, the County recently launched the A+ Homes initiative, that focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at: <https://www.chescoplanning.org/Housing/aPlusHomes.cfm>.

11. We also suggest that the Borough consider how a diverse range of housing can be encouraged by reviewing the Chester County Planning Commission's eTool on Housing Diversity, at: <https://www.chescoplanning.org/MuniCorner/eTools/32-HousingDiversity.cfm> . Such units can include duplexes, twins, townhouses, and apartments.
12. We suggest that the Borough review the provisions of Zoning Ordinance Section XVIII Off Street Loading and Parking to determine whether its provisions are appropriate for High Density Townhouse Developments and Zero Lot Line designs. We recommend that the Borough avoid designs that rely on the extensive use of street-facing garages and parking areas.
13. We recommend that a traffic study be conducted when considering high-density developments.

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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September 3, 2020

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

Re: Zoning Ordinance Amendment – Definitions, and Historical Commission Procedural Standards;
Vehicles and Traffic Ordinance Amendment–Parking, and Speed Limits; and Subdivision and
Land Development Ordinance Amendment – Definition of Structure
East Bradford Township – ZA-08-20-16432, MA-08-20-16433, and SA-08-20-16435

Dear Ms. Cantlin:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance, Vehicles and Traffic Ordinance, and Subdivision and Land Development Ordinance (SLDO) Amendments as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on August 7, 2020. While we have no official review comments under the provisions of the Pennsylvania Municipalities Code (MPC) pertaining to Chapter 104-Vehicles and Traffic of the Township Code, the proposed amendments to the Zoning Ordinance and SLDO were reviewed pursuant to the provisions of Section 609(e) and Section 505(a) of the MPC, respectively, and we offer the following comments to assist in your review of the proposed amendments.

DESCRIPTION:

1. The Township proposes the following amendments to the Township Code:
 - A. Amend the definitions of Structure, and Accessory Structure set forth in Section 115-6 of the Zoning Ordinance;
 - B. Amend the definition of Structure set forth in Section 95-4 of the SLDO;
 - C. Amend the Historical Commission review standards set forth in Section 115-123 of the Zoning Ordinance;
 - D. Amend the “Review of Application” standards for the Township’s Historical Commission set forth in Section 115-127 of the Zoning Ordinance;
 - E. Amend Section 104-5, Parking of the Township Code, by adding the following to the list of locations where “no person shall park any motor vehicle at any time upon any street or road of the Township or upon any of the highways or parts thereof described below:” both sides of North Creek Road at Ingram’s Mill Nature Area; and both sides of Bridge Road at the intersection of Creek Road; and
 - F. Amend the locations for the speeds limit standards in Section 104-4 of the Township Code for Lenape Road, and South Bradford Avenue & Lenape Road.

Page: 2

Re: Zoning Ordinance Amendment – Definitions, and Historical Commission Procedural Standards;
Vehicles and Traffic Ordinance Amendment-Parking, and Speed Limits; and Subdivision and
Land Development Ordinance Amendment – Definition of Structure
East Bradford Township - ZA-08-20-16432, MA-08-20-16433, and SA-08-20-16435

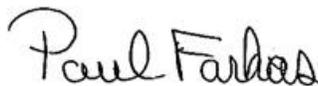
COMMENTS:

2. We acknowledge that the amended definition of the term “structure” provided in Sections 1 and 2 of the draft Ordinance appear to be identical. The County Planning Commission endorses the Township’s efforts in adopting consistent terminology throughout the Township Code.
3. The Township should verify the accuracy of the proposed ordinance language in Section 3 of the draft Ordinance. The existing functions and duties of the Township’s Historical Commission are currently set forth in Section 115-123.D.(1) through Section 115-123.D.(9) of the Zoning Ordinance. While it appears that the existing text in Section 115-123.D.(8) of the Zoning Ordinance is proposed to be amended, the format of Section 3, which only includes Section 115-123.D (and not the sub-section numbers), gives the appearance that the current functions and duties of the Historical Commission will be reduced to a single function.
4. The Township engineer should be requested to review and comment on the proposed revisions to Chapter 104-Vehicles and Traffic set forth in Section 5 and Section 6 of the draft Ordinance, prior to the Township taking action on this amendment.

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

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

Sincerely,



Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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September 18, 2020

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

Re: Zoning Ordinance Amendment – Definitions, Timber Harvesting and Logging Ordinance Amendment
East Brandywine Township - ZA-08-20-16453

Dear Mr. Piersol:

The Chester County Planning Commission has reviewed the proposed East Brandywine Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on August 20, 2020. We offer the following comments to assist in your review of the proposed East Brandywine Township Zoning Ordinance amendment.

DESCRIPTION:

1. East Brandywine Township proposes the following amendments to its Zoning Ordinance:
 - a. Definitions relating to forestry and logging are amended; i.e., some existing definitions are deleted and others are added;
 - b. Woodland protection and logging standards are extensively revised and expanded, notably:
 - i. Provisions are added requiring Timber Harvest applications to be prepared by a professional forester, with extensive required supporting documentation, and which is to be submitted to the Township at least forty-five days prior to the start of the activity; (currently, the Ordinance only requires applicant to submit a forestry/logging plan to be submitted as part of an application for a permit);
 - ii. Forestry and Timber Harvest are permitted by-right in all zoning districts and all overlay districts, subject to the issuance of a zoning permit; and
 - iii. The Flood Hazard District, the Steep Slope Conservation District, and the provisions relating to “water hazard soils” and wetlands are revised to reflect the amended timbering and logging regulations.

COMMENTS:

2. The amendment defines “Timber Harvest” to include:
 - a. The cutting or removal of more than twenty (20) trees of twelve (12) inches or greater DBH from any area of Woodland, whether accomplished in a single operation or in more than one operation over three (3) or fewer years;
 - b. The clearing and uprooting of trees and stumps as part of any Agricultural Activity.
(Tree removal pursuant to an approved subdivision or land development plan or landscape plan is exempted.)

Page: 2

Re: Zoning Ordinance Amendment – Definitions, Timber Harvesting and Logging Ordinance Amendment

East Brandywine Township - ZA-08-20-16453

We suggest that the Township Solicitor verify that the applying the Timber Harvesting provisions to agricultural activities will be consistent with the Agricultural Communities and Rural Environment Act and will not conflict with normal agricultural operations; a review of this Act is available at:

[https://pennstatelaw.psu.edu/sites/default/files/documents/pdfs/Aglaw/Act-38/Agriculture Communities and Rural Environment Act Article.pdf](https://pennstatelaw.psu.edu/sites/default/files/documents/pdfs/Aglaw/Act-38/Agriculture%20Communities%20and%20Rural%20Environment%20Act%20Article.pdf)

Additional information on the Agricultural Communities and Rural Environment Act is available in the Chester County Agricultural Development Council's Agricultural Information Sheet at: https://chesco.org/DocumentCenter/View/41183/InfoSheet_ACRE?bidId=

The office of the Pennsylvania Attorney General also provides information about this Act at: <https://www.attorneygeneral.gov/resources/acre/>

3. The proposed regulations may result in relatively-small areas of tree removal being subject to the proposed requirements. The requirements for the approval of tree removal are extensive and may be expensive for applicants to implement, the application of these may therefore discourage the removal of trees on portions of small areas.

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

September 18, 2020

David Kraynick, Manager
East Coventry Township
855 Ellis Woods Road
Pottstown, PA 16465

Re: Zoning Ordinance Amendment – Horse Boarding as Accessory Use in the FR, R-1 and R-2
Districts
East Coventry Township - ZA-08-20-16458

Dear Mr. Kraynick:

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 August 21, 2020. 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 the following amendments to its Zoning Ordinance:
 - A. Horse boarding is to be permitted as an accessory use in the FR Farm Residential, the R-1 Residential, and in the R-2 Residential zoning districts.
 - B. The amendment requires that boarded horses be provided with humane conditions, with access to sustenance, water and veterinary care.
 - C. A sanitary indoor shelter with a minimum of one stall per horse or a run-in shelter of at least 100 square feet per horse is required.
 - D. Horse boarding shall not include a commercial riding stable or a commercial riding lesson school.
 - E. Not more than four horses are permitted on any property, and the provisions of Zoning Ordinance Section 27-1325 will also apply (as it will apply to horses; this Section is not proposed for amendment). The provisions of Section 27-1325 that would apply to horse boarding include:
 - i. Not less than two acres are required for the first two horses;
 - ii. One additional acre is necessary for each additional horse.

LANDSCAPES:

2. The FR Farm Residential, the R-1 Residential, and in the R-2 Residential zoning districts in East Coventry Township are located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. This landscape consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the

Page: 2

Re: Zoning Ordinance Amendment – Horse Boarding as Accessory Use in the FR, R-1 and R-2 Districts

East Coventry Township - ZA-08-20-16458

preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The proposed use is consistent with the objectives of the **Rural Landscape**.

COMMENTS:

3. We suggest that the Township evaluate whether the provisions regulating Accessory Uses and Accessory Buildings in Zoning Ordinance Section 27-1319 are appropriate for regulating horse boarding. The Township should specifically consider adding yard setback requirements for corrals and stables. Due to odors, noise or other potentially objectionable issues, we suggest that the Township apply setbacks that are similar to the minimum setbacks currently required for principal structures in Zoning Ordinance Section 27-503; i.e., 50 foot side yards and 70 foot rear yards.
4. The amendment prohibits more than four horses per property, apparently regardless of the size of the property. The Township should consider why the limit of four horses is appropriate, and whether boarding only four horse will allow adequate revenue for this activity to be cost-effective.
5. The amendment specifies that horse boarding shall not include a commercial riding stable or a commercial riding lesson school. The Township should determine whether these activities would be appropriate in the Farm Residential District in areas of the Township designated for other rural uses.

The Township Solicitor should verify that the amendment’s provisions, specifically its acreage requirements per horse, will not violate Pennsylvania Act 28, the “Agriculture, Communities, and Rural Environment” (ACRE) law, at: <https://www.attorneygeneral.gov/resources/acre/>

Additional resources on ACRE can be found at these links:

- Agricultural Development Council ACRE Information Sheet - <https://chesco.org/3833/Farming-Facts>
- Information on ACRE from the Agricultural Law Resource and Reference Center - https://pennstatelaw.psu.edu/sites/default/files/documents/pdfs/Aglaw/Act-38/Agriculture_Communities_and_Rural_Environment_Act_Article.pdf

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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September 29, 2020

Catherine Ricardo, Township Manager
East Vincent Township
262 Ridge Road
Spring City, PA 19475

Re: Zoning Ordinance Amendment – Establishing the AQ-Age Qualified zoning district.
East Vincent Township - ZA-09-20-16467

Dear Ms. Ricardo:

The Chester County Planning Commission has reviewed the proposed zoning ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on September 8, 2020. We offer the following comments to assist in your review of the proposed zoning ordinance amendment.

DESCRIPTION:

The following revisions to the previous version of the AQ zoning ordinance are proposed:

- A. The current submission proposes creation of an AQ – Age Qualified zoning district, rather than an overlay district;
- B. Language that prohibited the consolidation of parcels to create a development site is removed from Section 27-2903.1.A.(1)
- C. The proximity requirement for public water and sewer service is removed in Section 27-2903.1.A.(4);
- D. The provisions related to the Master Development plan are revised to add a reference to Part 29 of the ordinance and to clearly specify that an Age Qualified Development is permitted by Conditional Use in Section 27-2903.1.B.(1);
- E. Maintenance and security facilities for an age qualified development, is added to Section 27-2904 as a permitted use.
- F. The performance standards related to Density in Section 27-2905.1 are revised;
- G. The Dimensional Standards of Section 27-2905.3 are revised related to front yard setbacks for single family dwellings, lot width and front yard setbacks for two family dwellings are revised and the parking requirements for a community center are revised in Section 27-2905;
- H. The perimeter setback provisions for all homes/units is expanded in Section 27-2905;
- I. The provisions pertaining to Open Space are revised related to permanent protection and applicable areas in Section 27-2905.4.B;
- J. The Open Space provisions of Section 27-2905.4.D are expanded to revise the wording and to list amenities that could be included in the open space;

- K. The provisions related to the Transfer of Development Rights of Section 27-2905.5 are revised related to severance of rights in the sending area and the Maximum Total Density permitted;
- L. The Trails and Sidewalks and Street Design Standards of Section 27-2905.7 and .8 are revised to require five foot wide sidewalks with a three foot wide grass strip to the edge of the paving and a minimum 24 foot-wide width for internal streets in an Age Qualified Development and locational requirements for private driveways;
- M. Section 27-2905.12 is revised to require examples of the proposed architectural style of the dwelling units to be submitted as part of the Master Development plan;
- N. The proposed lighting provisions of Section 27-2905.13.C are revised to require street lights to be "fully shielded/full cut off";
- O. The proposed plan submission requirements of Section 27-2906.B(1) require conceptual renderings of the proposed building facades of the units and community center;
- P. The provisions relating to the procedure applicable to the review of applications for conditional use approval in the AQ district are revised to reference Part 19 of the Chapter at two locations in Section 27-2906.C(1). The following subsections 27-2906.C (1)[b and c] appear to be significantly revised and subsections [d and e] are deleted; and
- Q. The wording of proposed Section 27-2906.D is revised.

BACKGROUND:

The Chester County Planning Commission has reviewed two previous versions of the proposed zoning ordinance amendment. The first review, ZA-06-19-15956, dated July 17, 2019 addressed the creation of Age Qualified Overlay zoning district to accommodate the Stony Run at Kimberton Age Restricted Community development, which was shown on a master development plan that accompanied the submission. The most recent review, ZA-02-20-16281, dated March 19, 2020 addressed revisions to the requirements of an AQ Age-Qualified Overlay zoning district, and included a Traffic Engineering Investigation and a master development plan for Conditional Use for Stony Run, dated January 13, 2020.

LANDSCAPES:

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

The areas to the south of the **Suburban Landscape** are located in the **Rural Landscape**. The **Rural Landscape** consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The extension of public utilities and higher development density in the **Rural Landscape** is inconsistent with *Landscapes3*. Any areas proposed for preservation or lower intensity development would be consistent with the **Rural Landscape**.

COMMENTS:

2. The major issue surrounding this amendment is whether the proposed use is appropriate for the site chosen by the applicant. The southern portion of the site, south of Stony Run, is not appropriate for the proposed intensity of development and we note that the applicant revised the original proposal to concentrate development on the northern portion of the site. The Future Development Plan in the 2018 East Vincent Comprehensive plan designates the area north of Stony Run as Residential Infill. The discussion of this designation in the Comprehensive Plan indicates that the "...underlying zoned densities will remain." which for the LR zoning district is one dwelling unit for two acres. Only the HR High-Density Residential zoning district has existing densities that approach that of the proposed AQ Age-Qualified district.

The portion of the Township where this amendment would apply is located in the headwaters of the Stony Run Watershed, which is designated as a HQ-High Quality watershed. The proposed level of development and associated impervious surface coverage is not consistent with the preservation of sensitive natural features and water quality.

If the Supervisors adopt the proposed amendment, we recommend that the development be concentrated in the northern most portion of the site and that the most effective design measures be incorporated into the stormwater management facilities and that they be rigorously maintained to preserve the stream quality of headwaters of Stony Run.

3. In the previous review AQ-Age Qualified developments were proposed to be permitted in an overlay district. The current submission proposes the establishment of a new zoning district the AQ – Age Qualified zoning district. The Township should consider the implications of creating a new district in a single location with what is essentially a single permitted land use, which is permitted by conditional use. Rather than creating a single district, the Township should also consider whether the district is appropriate in additional locations. Any new districts proposed will not have been included in the discussion that generated the planning principles incorporated into the Municipal Comprehensive Plan and in particular the future land use plan. Currently it appears that the new district would be counter to the primary planning objectives and recommendations of the Comprehensive Plan. If this is the case, and the Township wants to proceed with the amendment, then they should consider amending the appropriate section of the Comprehensive Plan.
4. This submission did not include a zoning map amendment that would indicate the exact location and extent of the proposed district. Without this information consistency with the Municipal and County Comprehensive Plans is hard to determine.
5. We note that at several locations the existing AQ Age-Qualified overlay district language has not been revised to indicate the change to a new zoning district submission. In Section 27-2903.1.A (1) under the heading Eligibility the first requirement lists the Base District for Age-Qualified development is the Low Density Residential zoning district. The second eligibility requirement lists the AQ Overlay District. Both Sections 27-2906.C, Procedure and .D Conflicts, refer to the AQ Age -Qualified Overlay District.
6. We understand that the revisions to the performance standards were the product of discussions with the applicant, the Township and interested citizens groups. Collectively we find these revisions to be improvements over the earlier version of the performance standards.

Page: 4

Re: Zoning Ordinance Amendment – Establishing the AQ-Age Qualified zoning district.

East Vincent Township - ZA-09-20-16467

7. The Township should verify that the proposed Transfer of Development Rights language of Section 27-2905.5 is fully consistent with the provisions of Part 24 of the Zoning Ordinance. The Township should also be assured that development rights to be utilized are generated from the adjoining parcels located immediately south of Stony Run, so that the permanently protected open space is adjacent to the residential community.
8. There are inconsistencies in the codification of the proposed language that should be corrected prior to adoption. We also note that there is a spelling error in the title of the amendment that was submitted for our review.

RECOMMENDATION: The Township should reserve action on this submission until the applicant has: revised the proposed ordinance language to correct internal inconsistencies, provided a map to show the exact location and extent of the proposed AQ Age -Qualified zoning district and the Board of Supervisors has determined that the proposed use is appropriate in that area of East Vincent Township. The other comments in this letter should also be considered before acting on the proposed zoning ordinance amendment.

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

Sincerely,

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

Glenn Bentley
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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September 17, 2020

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

Re: Zoning Ordinance Amendment – Clinic or Medical Clinic
East Whiteland Township – ZA-08-20-16460

Dear Mr. Barner:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on August 31, 2020. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes to amend the definition of “clinic or medical clinic” in Section 200-14 of the Township Zoning Ordinance.

BACKGROUND:

2. The County Planning Commission previously reviewed a zoning amendment that included the addition of definitions for the terms “clinic or medical clinic,” and “medical office” to Section 200-14 of the Zoning Ordinance, along with adding “Medical Offices or Clinic/Medical Clinics” to the list of by-right permitted uses in the FC Frontage Commercial zoning district (CCPC# ZA-07-19-15991, dated August 8, 2019). According to our records, this amendment was adopted by the Township on August 14, 2019.

COMMENTS:

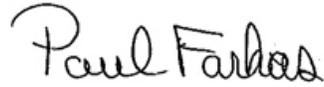
3. The proposed ordinance language appears to be appropriate.
4. The adopted ordinance should reflect the municipal adoption date in the correct calendar year.

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

Page: 2
Re: Zoning Ordinance Amendment – Clinic or Medical Clinic
East Whiteland Township – ZA-08-20-16460

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, looping initial "P".

Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



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September 14, 2020

Neil Vaughn, Manager
Parkesburg Borough
315 West First Avenue, Building 1
Parkesburg, PA 19365

Re: Comprehensive Plan Update – August 2020
Parkesburg Borough - CP-08-20-16445

Dear Mr. Vaughn:

The Chester County Planning Commission has reviewed the proposed Parkesburg Borough Comprehensive Plan Update, dated August 2020, 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 August 18, 2020. We offer the following comments to assist in your review of the proposed Comprehensive Plan.

DESCRIPTION:

Parkesburg Borough has prepared an update to its current 2002 Comprehensive Plan, which builds upon revitalization plans prepared in 2003, 2009, and 2016.

LANDSCAPES:

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

COMMENTS:

1. The Plan is well written and includes extensive background information. The use of captions or “speech bubbles” at some of the tables that provide specifically-notable information from the data are particularly useful; Chapter 2.5 is notable for these types of captions. The Borough may want to consider adding more captions in other sections of the Plan.
2. The Table of Contents and the List of Figures should include page numbers or links to allow readers to navigate directly to those areas.
3. The photographs include useful captions. We suggest that all the Plan’s photos could be captioned to provide more description and context.

4. The maps, starting at Figure 2-3 “*Landscapes3* Map for Parkersburg Borough”, are very clear and include useful lot line information, but no lot lines are shown outside the Borough’s boundaries. In comparison, Figure 2-23 “Natural Resources Map” includes some adjacent natural features that are located outside the Borough, which is very helpful for showing context and interrelationships. We suggest that the Borough consider including more relevant graphic information for other areas that adjoin the Borough to provide additional context.
5. The sample ordinance language that is occasionally used in the Plan is very useful and important. Additional sample ordinance language could be considered for inclusion.
6. Action 6-9, relating to incentivizing building improvements, could include a discussion of future zoning ordinance incentives that expand the range of permitted land uses in such buildings, particularly historic structures, which can encourage better maintenance.
7. The Plan includes extensive and important lists of Actions, Priorities, Strategies, and other concepts in Chapter 9, and which are helpfully summarized in a number of individual tables divided among various topics. The success of the Plan will depend on the implementation of these actions as well as their consistent and continual assessment and reevaluation. To assist in the Plan’s implementation, we recommend that all members of Borough Council, the Borough Planning Commission, and Borough Zoning Hearing Board be provided with official copies after adoption. It is important that all Borough agencies retain these Actions in the forefront of their work programs and use them on a routine basis so that these Actions can inform all of their day to day activities.
8. The Glossary of Terms and Acronyms in Appendix B is very useful, and we suggest that future updates of the Borough Zoning Ordinance and Subdivision and Land Development Ordinance use identical terms for consistency.

RECOMMENDATION: The County Planning Commission commends the Borough on updating its Comprehensive Plan. The Planning Commission recommends adoption of the Comprehensive Plan after consideration of the comments contained in this review.

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



Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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September 4, 2020

Edward M. Mentry, Jr., Manager
Schuylkill Township
111 Valley Park Road
Phoenixville, PA 19460

Re: Zoning Ordinance Amendment – Conservation of Woodlands and other Vegetation
Schuylkill Township - ZA-08-20-16451

Dear Mr. Mentry:

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 August 18, 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. The purposes for the ordinance are listed.
 - B. The definitions of Section 370-225 are relocated to Section 370-7 Definitions;
 - C. Nine new definitions related to the topic are added to Section 370-7;
 - D. A new subsection Section 370-225 entitled Conservation of Woodlands and other vegetation is added and includes subsections addressing: Disturbance of Woodlands and Hedgerows, Protection of Specimen Trees, Guidelines for Permitted Woodland Disturbance, Tree Replacement, Tree Removal Permits, Delineation and Subdivision and Land Development Plan Procedures.

LANDSCAPES:

2. The proposed ordinance language is consistent with the PROTECT Goal of *Landscapes3*, as stated "Protect and restore critical natural resources to ensure a resilient environment that supports healthy communities."

COMMENTS:

3. The Township should consider including provisions that delineate the differences between the proposed ordinance language and Forestry, (aka Timbering or Logging) and how these activities relate to agriculture.

Page: 2

Re: Zoning Ordinance Amendment – Conservation of Woodlands and other Vegetation

Schuylkill Township - ZA-08-20-16451

While we commend the Township on their strong and comprehensive resource protection measures, we suggest the Township Solicitor review the proposed language for consistency with ACRE (Act 38) and the recent decisions of the State Attorney General's office related to timber harvesting which can be viewed at <http://www.attorneygeneral.gov/resources/acre/>. The primary consideration is that there is a clear differentiation between "timber harvesting" (which is under ACRE) and the removal of woodlands for development or other purposes.

The recently updated publication "Forest Management and Timber Harvesting in Pennsylvania" by Penn State Extension is available at: <https://extension.psu.edu/forest-management-and-timber-harvesting-in-pennsylvania>. We note that the model ordinance in this publication has been determined by the Attorney General to be consistent with ACRE.

4. The Township should consider revising the definition "Lot size. The term could be confused with Lot Area, and the definition should be more clearly explained so that the term is understood to be only applicable to this section of the zoning ordinance.
5. We recommend that the fee paid to the Township in Section 370-225.B related to the removal of Specimen Trees be listed in the Township's Schedule of Fees rather than in the ordinance.
6. The wording of the provision in Section 370-225.F.2.d should be revised to clarify its intent.

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

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

Sincerely,



Glenn Bentley
Senior Review Planner



THE COUNTY OF CHESTER



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September 29, 2020

Scott Greenly
715 North Ship Road
Exton, PA 19341

Re: Uwchlan Township Comprehensive Plan and Official Map and Ordinance
Act 247 and Vision Partnership Program Review
VPP Contract #18547
Act 247 Review - CP-08-20-16444, OM 09-20-16491

Dear Mr. Greenly:

The referrals for review for the Uwchlan Township Comprehensive Plan, Official Map and Ordinance were received by this office on August 18, 2020 (regarding the Uwchlan Township Comprehensive Plan) and September 22, 2020 (regarding the Uwchlan Township Official Map and Ordinance).

This letter serves as both the official Act 247 reviews pursuant to the provisions of Section 301.3 of the Pennsylvania Municipalities Planning Code (regarding the Comprehensive Plan) and Sections 402 and 408 (regarding the Official Map and Ordinance), as well as 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 August 16, 2018) 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.***

COMPREHENSIVE PLAN DESCRIPTION:

Uwchlan Township has developed an updated Comprehensive Plan using a traditional approach that is broken down into five chapters:

- Chapter 1 Introduction and Past Planning Policy
- Chapter 2 Inventory and Analysis
- Chapter 3 Goals and Objectives
- Chapter 4 Plan Elements and Implementation Strategies
- Chapter 5 Interrelationship of Plan Elements and Action Plan

The draft Plan is organized in a logical order with the inventory or existing conditions followed by the goals and objectives and implementation strategies. Plan implications at the end of Chapter 2 provide a transition to the goals and objectives included in Chapter 3. Goals and objectives are included for land use; community facilities and services; parks, recreation, and open space; traffic and circulation; housing; natural and historic resources; and energy conservation, waste reduction, reuse, and recycling. Chapter 4 identifies the overall plan for the topics listed above in great detail. The Action Plan included in Chapter 5 provides a “checklist for implementation” assigning a priority to each action (immediate to short range, long range, and ongoing) and the parties responsible for implementation.

Page: 2
Re: Uwchlan Township Comprehensive Plan and Official Map and Ordinance
Act 247 and Vision Partnership Program Review
VPP Contract #18547
Act 247 Review - CP-08-20-16444, OM 09-20-16491

The Plan is well-organized with clear color mapping and tables that communicate the information included in the text.

CONSISTENCY WITH LANDSCAPES3:

Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. According to **Landscapes3**, Uwchlan Township is classified primarily as a **Suburban Landscape**. A **Suburban Center** designation surrounds the intersection of Routes 113 and 100 to the north along Route 100 to the Village of Eagle. A small area of the **Rural Landscape** is located along the Township's western border along Creek Road (Route 282).

According to **Landscapes3**:

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 **Rural Landscape** is open and wooded lands, with scattered villages, farms, and residential uses. Very limited development occurs, preserving significant areas of open space and critical natural and cultural resources. Transportation infrastructure and amenities are context sensitive to the rural character and accommodate both residential and farm needs. The proposed comprehensive plan is consistent with the objectives of the **Rural Landscape**.

The Land Use Plan is well-organized and provides an overview of each of the ten 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 Low, Medium, and High Density Residential; Community Facilities; and Parks and Open Space.

Suburban Center – Future land use categories that encompass the area defined by **Landscapes3** as Suburban Center include Commercial; Commercial/Industrial; Assisted Living; and Industrial.

Rural – The Township's Parks and Open Space land use category appears to encompass the area designated in **Landscapes3** as the Rural Landscape.

The Uwchlan Township Comprehensive Plan is consistent with all six goal areas (Preserve, Protect, Appreciate, Live, Prosper, and Connect) presented in **Landscapes3**. The Uwchlan 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.
Uwchlan Action 4.6A5a(2): Restore impaired streams and protect unimpaired streams from stormwater pollutants by the use of best management practices.
- **Landscapes3 - Protect Objective C:** Support municipal and regional natural resource protection efforts, and promote a resource-based planning approach.
Uwchlan Action 4.6A1a(3): Support regional natural resource protection efforts and promote a resource-based planning approach.
- **Landscapes3 - Appreciate Objective A:** Preserve historic resources in their context while supporting appropriate reuse as a part of our community infrastructure and character.
Uwchlan Action 4.7B1a (1): Consider a historic district for Dowlin Forge that would encompass the complex of buildings and ruins that evolved around the iron forge and continue the restoration project.
- **Landscapes3 – Live Objective D:** Maintain and support coordinated systems and organizations for emergency services, human services, and public health to protect and enhance individual and community well-being.
Uwchlan Action 4.2C1a (3): Continue to financially support the Lionville Fire Company and Uwchlan Ambulance Corps, or other companies providing services, to ensure adequate emergency services for the Township.
- **Landscapes3 – Prosper Objective B:** Support the redevelopment of traditional main streets while encouraging other commercial areas to incorporate the walkability, sense of place, and human-scale of these existing main streets.
Uwchlan Action 4.1B1a (3): Create a “Town Center District” in and around Lionville that involves compatible uses and established safe, convenient vehicular and pedestrian circulation patterns.
- **Landscapes3 – Connect Objective E:** Promote safe, sustainable, and resilient energy and communications systems at the local, regional, and national level.
Uwchlan Action 4.8B1a (1): Evaluate the creation of ordinances that promote and facilitate the use and generation of alternative energy in building construction and rehabilitation.

OFFICIAL MAP AND ORDINANCE DESCRIPTION

An Official Map and Ordinance can be a valuable tool for a municipality to implement community facilities through acquisition and through the subdivision and land development application process. Uwchlan Township has developed a revised Official Map and Ordinance to bring the facilities listed on the map into consistency with existing conditions.

Page: 4
Re: Uwchlan Township Comprehensive Plan and Official Map and Ordinance
Act 247 and Vision Partnership Program Review
VPP Contract #18547
Act 247 Review - CP-08-20-16444, OM 09-20-16491

The map includes current zoning district boundaries and many existing features and facilities including, but not limited to: sports fields, schools, churches, and water tanks. In regard to future facilities, the Map identifies proposed trails, future roads, and future park development.

The Ordinance that accompanies the official map was updated to further define the status of the Official map and Ordinance.

CONSISTENCY WITH VPP GRANT CONTRACT AND SCOPE OF WORK:

The Uwchlan Township Comprehensive Plan and Official Map and Ordinance are consistent with the VPP Grant Contract and have addressed the tasks listed in the Scope of Work (Appendix B, dated May 1, 2018). In addition, the plan appears to be in conformance with the Municipalities Planning Code.

SUGGESTED REVISIONS

Comprehensive Plan - In regard to the readability of the Plan, we suggest the Township consider adding photographs to further clarify the text and concepts included in the Plan. This could be especially useful in Chapter 1: Inventory and Analysis. It can also serve to simply make the plan more user-friendly.

Official Map and Ordinance – The Township may want to consider simplifying the Official Map by removing the existing zoning district boundaries. This action would result in a clearer map where the proposed facilities would be easier to see and would eliminate the need to update the Official Map when changes are made to the zoning map in the future.

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 Comprehensive Plan and Official Map and Ordinance after adoption.

RECOMMENDATION:

Based on our review, the proposed Comprehensive Plan and Official map are consistent with *Landscapes3* and the VPP Scope of Work. The Task Force was thoughtful in their decision-making throughout the updates, resulting in a proposed Comprehensive Plan and Official Map 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.

Page: 5
Re: Uwchlan Township Comprehensive Plan and Official Map and Ordinance
Act 247 and Vision Partnership Program Review
VPP Contract #18547
Act 247 Review - CP-08-20-16444, OM 09-20-16491

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,

A handwritten signature in black ink, appearing to read "Susan S. Elks". The signature is written in a cursive, flowing style.

Susan S. Elks, AICP
Planning Services Director

SSE/ncs

CC: Bill Miller, Uwchlan Township Board of Supervisors Chair
Robert Smiley, Planning Consultant
Mark Gallant, Chester County Planning Commission
Wes Bruckno, Act 247 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

September 21, 2020

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

Re: Zoning Ordinance Amendment - Small Wireless Communications Facilities
West Bradford Township - ZA-08-20-16459

Dear Mr. Yaich:

The Chester County Planning Commission has reviewed the proposed West Bradford Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on August 31, 2020. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

DESCRIPTION:

1. West Bradford Township proposes to amend Zoning Ordinance ARTICLE XV. "WIRELESS COMMUNICATIONS FACILITIES" to clarify that small wireless facilities are governed by a separate Township ordinance and design guidelines. The amendment's language specifically states that the amendment is intended to comply with Federal and State laws and regulations.

COMMENTS:

2. We understand that new "5G" technology can facilitate the development of wireless communications equipment that can be physically much smaller than conventional monopole or lattice-tower facilities, and which can also be mounted on utility poles located within public rights-of-way.

As stated in the proposed Township Zoning Ordinance amendment, the amendment is intended to make the Township's regulations become consistent with State and Federal regulations, and specifically by addressing "small wireless facilities". (We note that Pennsylvania House Bill 1400 has been introduced to update the regulation of small wireless facilities.)

However, we were unable to find in the Township's ordinances a definition of "small wireless facility". We suggest that the Township consider incorporating the relevant portions of the definition of "small wireless facility" in the Federal Communications Commission's "Declaratory Ruling and Third Report and Order" of September 2, 2018, (this Report relates to removing barriers to the expansion of wireless communications facilities), available at:

<https://docs.fcc.gov/public/attachments/DOC-353962A1.pdf>

The FCC definition is as follows:

Small wireless facilities, consistent with section 1.1312(e)(2), are facilities that meet each of the following conditions:

(1) The facilities—

(i) are mounted on structures 50 feet or less in height including their antennas as defined in section 1.1320(d), or

(ii) are mounted on structures no more than 10 percent taller than other adjacent structures, or

(iii) do not extend existing structures on which they are located to a height of more than 50 feet or by more than 10 percent, whichever is greater;

(2) Each antenna associated with the deployment, excluding associated antenna equipment (as defined in the definition of antenna in section 1.1320(d)), is no more than three cubic feet in volume;

(3) All other wireless equipment associated with the structure, including the wireless equipment associated with the antenna and any pre-existing associated equipment on the structure, is no more than 28 cubic feet in volume;

(4) The facilities do not require antenna structure registration under part 17 of this chapter;

(5) The facilities are not located on Tribal lands, as defined under 36 CFR 800.16(x); and

(6) The facilities do not result in human exposure to radiofrequency radiation in excess of the applicable safety standards specified in section 1.1307(b).

3. In its review of the proposed wireless communication facilities standards, the Township should be aware that the Federal Communications Commission (FCC) adopted wireless facility rules. These rules, which address issues such as the modification of previously approved wireless facilities and support structures, along with the timing of review notifications and approvals, are currently available online at: <http://www.gpo.gov/fdsys/pkg/FR-2015-01-08/pdf/2014-28897.pdf>.

RECOMMENDATION: The County Planning Commission recommends that the Township consider the comments in this letter and follow the recommendations of the Township Solicitor regarding the proposed zoning ordinance amendment.

Page: 3

Re: Zoning Ordinance Amendment - Small Wireless Communications Facilities

West Bradford Township - ZA-08-20-16459

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

Sincerely,

A handwritten signature in cursive script that reads "Wes Bruckno". The signature is written in black ink and is positioned above the typed name and title.

Wes Bruckno, AICP
Senior Review Planner

Act 537 Reviews

Act 537 Reviews for Chester County

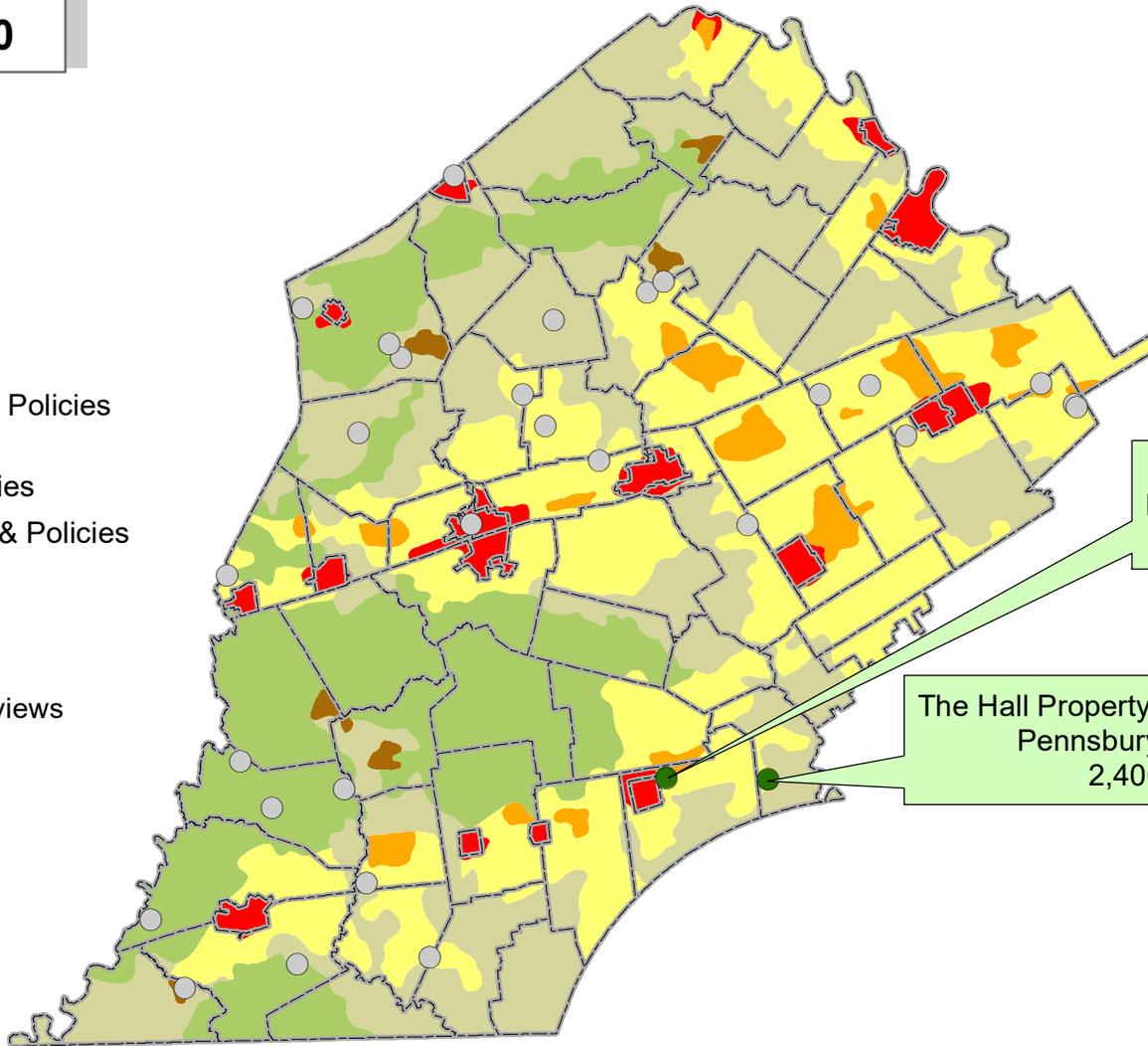
September 2020



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

Legend

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



Kennett Gateway
Kennett Township
22,800 gpd

The Hall Property/1451 Fairville Rd.
Pennsbury Township
2,400 gpd



Map prepared October 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:

Kennett Township, Kennett Gateway

The applicant is proposing residential development of 77 lots (53 townhouses, 24 apartments) and 14,000 square feet of commercial area on 13.15 acres. The site is located on Ways Lane, at the intersection with East Baltimore Pike. The amount of wastewater to be generated for the proposal is 22,800 gpd. The project is to be served by a public sewage disposal system managed by Kennett Square Borough. This project is designated as an Urban Center Landscape (with portions in the suburban Center and Suburban Landscapes), and is consistent with *Landscapes3*.

Pennsbury Township, Patrick Hall/1451 Fairville Road

The applicant is proposing residential development of 4 lots (including one existing) on 17.1 acres. The site is located on Fairville Road, approximately three miles beyond the intersection with Route 1. The amount of wastewater to be generated for the proposal is 2,400 gpd. The project is to be served by on-lot sewage disposal systems. This project is designated as a Rural and Suburban Landscape, and is consistent with *Landscapes3*.

Action Requested

Staff requests ratification of the attached review letters containing the comments noted above.
10/14/2020

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 Kennett Gateway, Kennett Township

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

- Date plan received by county planning agency. August 20, 2020
- Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
- Date review completed by agency September 14, 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 primarily includes land designated as the Urban Center Landscape. The vision for the Urban Center Landscape is historic downtown and established neighborhoods serving as civic, economic and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Public sewer systems are encouraged in this landscape.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact: <u>Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, although it does not appear that any proposed development activity will encroach upon them. The applicant should be aware that placement of fill in wetlands is regulated by Section 404 of the Clean Water Act (1977) and PA DEP Chapter 105 Rules and Regulations.</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known. If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? <u>N/A</u> |

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

- | | | | |
|-------------------------------------|-------------------------------------|-----|--|
| <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: 9/14/2020Name 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 not indicate that the Planning Module is consistent with Township planning. Please be advised that DEP may require additional information from the municipality and/or applicant to determine consistency with local planning and/or to show references to Act 537 planning and applicable municipal ordinances.

This project was previously reviewed under Act 247 as Case Number SD-12-19-16193.

PC53-09-20-16465

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
Tim Jones, Site Contact
Eden Ratliff, Kennett Township
Kevin Ember, Rettew Associates Inc



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

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

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

Project Name & Municipality 1451 Fairville Road, Pennsbury Township

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

1. Date plan received by county planning agency. July 13, 2020
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency September 08, 2020

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Suburban Landscape. The vision for the Suburban Landscape is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Both on-lot and public sewer systems are supported in this landscape.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact: <u>Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, although it does not appear that any proposed development activity will encroach upon them. The applicant should be aware that placement of fill in wetlands is regulated by Section 404 of the Clean Water Act (1977) and PA DEP Chapter 105 Rules and Regulations.</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known. If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? <u>N/A</u> |

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

- | | | | |
|-------------------------------------|-------------------------------------|-----|--|
| <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: 9/8/2020Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

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

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

PC53-09-20-16461

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
Patrick Hall, Site Contact
Kathleen Howley, Pennsbury Township
Jeff Miller, Evans Mill Environmental LLC

Agricultural Security Area Reviews





THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

MEMORANDUM

DATE: September 30, 2020
TO: Planning Commission
TOPIC: Agricultural Preservation
Item: Act 43, Agricultural Security Area Review – Pocopson Township

Background

The Agricultural Security Area (ASA) Program was created to help protect the agricultural industry in Pennsylvania from increasing development pressure. Landowners in an ASA are protected from nuisance ordinances. Their properties also receive a special review prior to condemnation. Additionally, all state funded projects with impacts on these areas are subject to review. Lands must be within an ASA to be eligible to participate in the state and county funded Agriculture Easement Purchase Program. There are no land use restrictions in the ASAs and landowner participation is voluntary.

Section 907 of Act 43 requires the municipality proposing to create an ASA to solicit comments from its own Agricultural Advisory Committee and Planning Commission, and the County Planning Commission. Section 909 of Act 43 requires the municipality to review the area within an ASA every seven years after the date of its creation. After these reviews and a public hearing, the local officials may take action.

Discussion

Our review is based on requirements outlined in the Act. The review follows standard criteria that require the examination of soils, local planning and ordinances, and the viability of agriculture.

Pocopson Township officials created an ASA in 1992 and it had its last 7-year review in September 2013. In July 2020, the Township submitted a list of 54 parcels proposed for inclusion within the Pocopson Township ASA, and requested Planning Commission Review (since July another parcel has been added to the program for a current total of 55 parcels).. The Planning Commission determined that the total acreage has been reduced by subdivision activity, with a previous total being 1,534 acres. The total acreage in the Township's ASA program as determined by this review is 1,449 acres.

The Planning Commission reviewed the submitted list and determined that for the most part, the parcels included in the ASA are viable farmland by state definition, and so are appropriate for

inclusion in the ASA. Further evaluation by the municipality was recommended for 11 parcels that showed some sort of inconsistency with six features used to evaluate the viability of the parcels as farmland. While these parcels are either less than 10 acres or located in a non-agricultural zoning districts or are located in the Suburban Landscape as shown in Landscapes3, they are mostly clustered and are capable of supporting continued agricultural activities. Upon review, the Township's revised ASA generally meets all the requirements for Act 43 inclusion.

Action Requested

Staff requests ratification of the attached letter indicating support of the Pocopson Township ASA after considering the comments contained in the letter.

Attachment



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

September 30, 2020

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

Re: County Planning Commission Seven-Year Review of Township Agricultural Security Area

Dear Ms. Stumpo:

As requested in your July 8, 2020 correspondence prepared by Susan Simone, Administrative Secretary, we have reviewed your Township's submission updating its Agricultural Security Area (ASA) program. The Planning Commission commends the Board of Supervisors for taking this action. The review was based on the information submitted in your e-mail and information found in County Assessment Office records.

We have reviewed the ASA pursuant to the requirements of the Pennsylvania Agricultural Security Law (Act 43). The evaluation criteria used in this review follow those outlined in Section 907 of Act 43, as amended. Additional comments and recommendations are also provided.

Soils

Act 43 requires that 50 percent of the total land area within an ASA contain soils with NRCS Capability Classes I, II, III, or IV. From a review of the soils maps, it appears that the combined parcels proposed for inclusion in the updated ASA have met this requirement.

Local Planning

Act 43 requires that lands proposed for inclusion in an ASA be compatible with local government plans. As currently zoned, all of the proposed parcels within the ASA are located entirely or primarily in zones that permit agriculture, as noted on the attached listing.

Based on the current municipal comprehensive plan, all but 15 of the parcels within the ASA are located entirely or primarily in areas with a future land use that supports agriculture, as noted on the attached listing.

All but eleven of the parcels within the ASA are consistent with *Landscapes3*, the Chester County Comprehensive Plan. While parcel 63-3-80 is only partially located in a "Suburban" Landscape, parcels 63-3-84, 63-3-94.1, 63-3-115, 63-3-115.2, 63-3-117, 63-4-60, 63-4-62, 63-4-63, 63-4-75.14, 63-4-75.3 and 63-4-113 are entirely within the "Suburban" Landscape.

Only one parcel, which is located in the Mobile Home Park district is considered to have zoning that is inconsistent with agriculture.

Agricultural Lands

In order to be included within an ASA, parcels must be viable agricultural land. Under Act 43, the two factors that determine the viability of farming are parcel size and land use. Parcels must be a minimum of 10 acres in size or have an anticipated yearly gross income of at least \$2,000 from agricultural products. Parcels must also

have the ability to be cultivated. As a result, the primary land use on a parcel should be farming or vacant. Most of the parcels within the ASA appear to be viable agricultural land. Some parcels in the ASA are surrounded by residential development, but appear to be properties with horse stables. Although there are 21 parcels with less than ten acres, most are adjacent to or in close proximity to larger parcels that appear to be viable farmland.

Comments

The enclosed table presents the parcels proposed for inclusion in the Township's updated ASA, information about the parcel, and the Planning Commission's comments regarding the parcels. We suggest that the Township review this table and revise the ownership information as appropriate.

We appreciate the Township providing the owners, acreage and parcel ID numbers for each ASA property. On the basis of all the information provided by your office, and the County Real Estate System Records, the Township's ASA currently includes 55 parcels totaling 1,449 acres. Our records indicate that no parcels were removed from your ASA since the last review in 2013.

Some of the parcels included on the submitted list have since been merged into other parcels on your list as noted above, we recommend you review your list once more before adoption. Likewise, Tax Assessment records indicate that some of the owner's names have changed, which also should be checked.

The Township should consult with its Solicitor and follow the procedures outlined in Section 908 of Act 43, as amended, for updating its ASA. We request that, upon formal adoption and filing with the County Recorder of Deeds, a final copy of your updated ASA be sent to both the County Planning Commission and the County Agricultural Land Preservation Board.

Recommendation

We have found that the proposed Agricultural Security Area for Pocopson Township is consistent with the requirements of Act 43. We commend the Township for its efforts to foster agriculture through the use of the Agricultural Security Area Program. Following review and consideration of the comments contained in this letter, we recommend adoption of a revised Agricultural Security Area.

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

Sincerely,



Brian N. O'Leary, AICP
Executive Director

GPB/ns
Enclosure

cc: Susan Simone, Pocopson Township
Geoffrey Shellington, Chester County Department of Open Space Preservation
Hillary Krummrich, Chester County Agricultural Development Council
Jake Michael, Chester County Planning Commission

Discussion and Information Items



eTools

Community Planning

Community Planning

Municipal Assistance Projects

October 2020

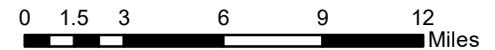
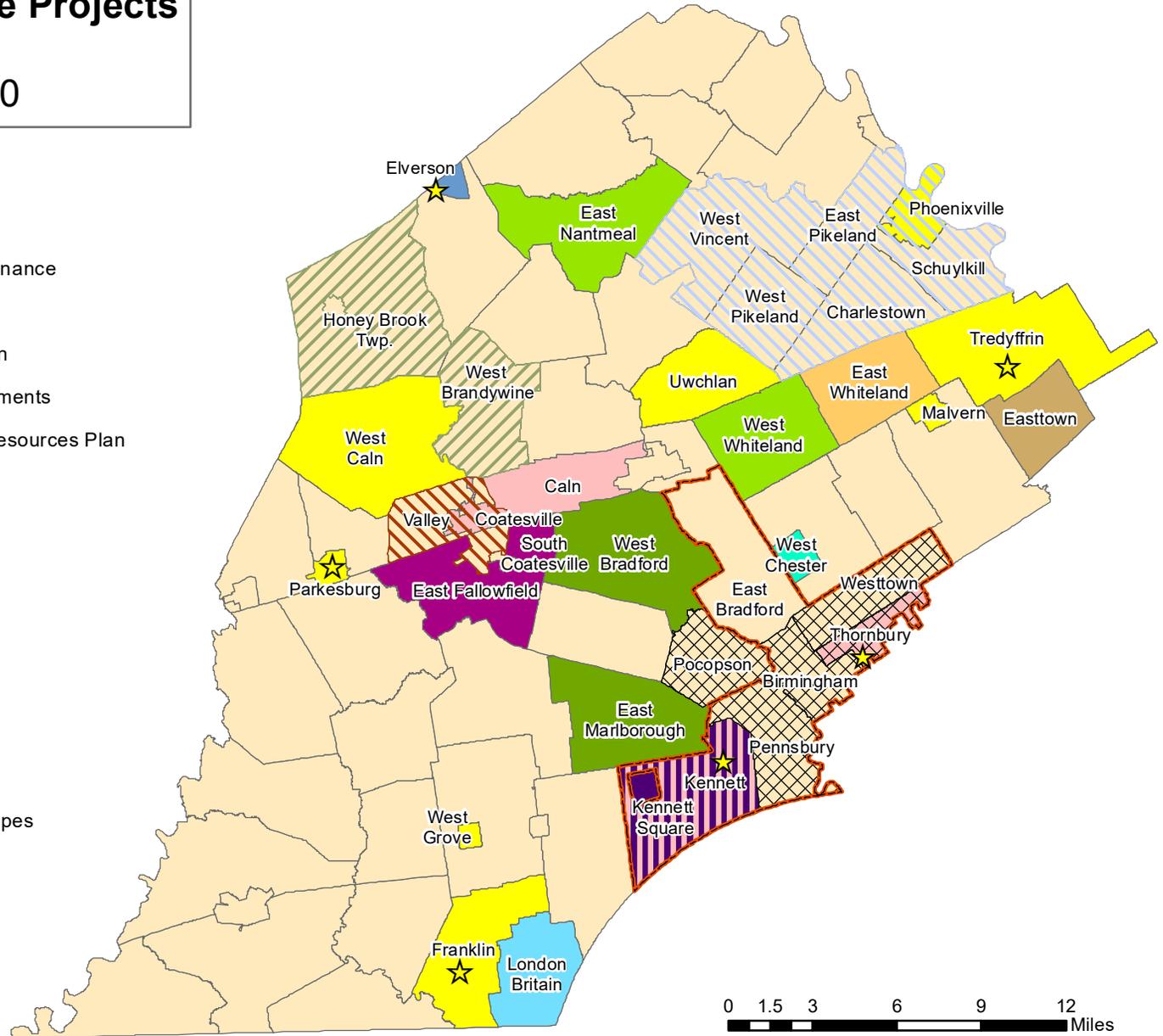


Single Municipality

- 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

October 2020 (Activities as of 10/2/20)

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: 5% Contract Term: 8/20 – 7/22 Consultant: Ray Ott & Associates Monitor: Mark Gallant

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

2. City of Coatesville – Zoning Ordinance Update

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

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

3. East Fallowfield Township – Newlinville Village Master Plan

Percent Completed: 50% 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 and community members met for a public workshop on September 30th in the village to discuss potential projects and potential master plan ideas.*

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 had until September 16th to provide comment on the draft plan. *A summary of public comments was provided to the Task Force for further consideration for incorporation into the plan.*

5. East Nantmeal Township – Historic Resource Survey

Percent Completed: 5% Contract Term: 9/20 – 2/22 Consultant: Richard Grubb & Associates Monitor: Jeannine Speirs

East Nantmeal is proposing to create a historic resource survey for the purposes of supporting their historic preservation provisions in their existing ordinances. PHMC guidelines will be followed for development and submission of data, including use of Survey123. *The 1st project meeting took place in September. The consultant is to start field survey work in October.*

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

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

The Task Force forwarded the full draft plan to the Planning Commission for their consideration after their 8/14 Zoom meeting. *The first meeting with the PC will occur on October 28 for their review and comment. An extension is underway as a result of COVID-19 delays.*

7. Easttown Township – Devon Visioning and Regulatory Amendments

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

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

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

This effort will provide a map of the recommended network including identification of facility type and renderings at key locations, recommendations for amenities such as benches and interpretation signage, key destinations, and a plan for implementation. *The first Task Force meeting was held on September 9, 2020 and focused on review of the Existing Conditions Inventory and Assessment and plans for a public open house in October. The open house will be an in-person meeting and held in a pavilion in their centrally-located community park.*

9. Franklin Township – Comprehensive Plan

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

A virtual Community Workshop was held in September, which went very well and garnered much feedback. The online survey will be open into October. To advertise both, the Township did Facebook and website posts that CCPC helped with, plus placed signs throughout the Township, particularly at key locations such as parks.

10. Kennett Township – Zoning Ordinance

Percent Completed: 80% Contract Term: 4/18 – 12/20 Consultant: Chester County Planning Commission Lead Planner: Jeannine Speirs

The consolidated TND design guidelines are completed to the extent they can be with the associated Township Subcommittee and are now with the Township Planning Director. *Final draft review is underway and is intended to be completed by December with the adoption process to start at that time.*

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

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

London Britain is updating 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. *A meeting is scheduled for October 13th to discuss anticipated revisions to the ordinance.*

12. Malvern Borough – Comprehensive Plan

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

Malvern is updating their existing comprehensive plan. The Borough’s overarching vision is to retain Malvern’s small town character while supporting housing options and expanding the pedestrian network. The land use, housing, economic development, and transportation plans will be critical elements of the new plan. The Borough will continue their commitment to protection of environmentally sensitive areas with updated policies. *A project kick-off meeting is scheduled for late October.*

13. Parkesburg Borough – Comprehensive Plan and Revitalization Plan

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

Following the Act 247 Review period, a Hearing Draft of the Comprehensive Plan will be completed and posted on the Borough’s website in preparation for the public hearing, scheduled for October 19th. Borough Council will consider adoption of the Comprehensive Plan at their regular meeting that will immediately follow the hearing.

14. Phoenixville Borough – Comprehensive Plan

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

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

15. Thornbury Township – Zoning Ordinance

Percent Completed: 95% Contract Term: 10/18 – 9/20 Consultant: Chester County Planning Commission Lead Planner: Chris Patriarca

The Board of Supervisors reviewed the draft ordinance at all four of their August and September meetings. A public hearing has been scheduled for October 20th for the Board of Supervisors to consider adoption.

16. Tredyffrin Township – Comprehensive Plan

Percent Completed: 60% Contract Term: 10/19 – 9/21 Consultant: Chester County Planning Commission Lead Planner: Chris Patriarca

The task force completed their initial review of the Future Land Use chapter and additional draft renderings at their September meeting. They will continue their review of Future Land Use at their October meeting as well as have a first full text draft of the plan. The Design and Technology Division has started their preparation of the final document, and an initial formatted chapter will also be provided to the Task Force for their comments.

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 in August followed by the completion and submission of their Official Map and Ordinance in September. The Act 247/VPP combined review was completed and forwarded to the Township and adoption of both the Comprehensive Plan and Official Map is anticipated before the end of 2020.

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

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

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

19. 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. The public presentation of the plan is scheduled for October 15th.

20. West Chester Borough – High Street Corridor Study

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

The consultant is completing the final draft of the study prior to acceptance.

21. West Grove Borough – Comprehensive Plan

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

West Grove will be developing a new Comprehensive Plan; their existing plan was adopted in 2003. Since 2003 West Grove’s demographics have changed significantly, and the new plan will include a focus on multimodal options, revitalization, recreation, and public engagement. *The kick-off meeting is in the process of being scheduled.*

22. West Whiteland Township – Historic Resource Survey Update

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

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

MULTI-MUNICIPAL

23. Brandywine Battlefield Strategic Landscapes Plans – Phase 3

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

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

24. 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.

25. Coatesville Area – Economic Development Study

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

The governing bodies will consider the study for formal acceptance this fall.

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

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

The townships will develop a trail feasibility study for a new, 2.5 mile multimodal trail between Rt 322 and Icedale Road, 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.

27. 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 being undertaken with CCPC as the consultant. Borough council met on February 3, 2020 and voted to not transition the draft materials from the task force to the Planning Commission. Borough Council met on February 18, 2020 and voted to further consider the policies and assumptions for the project. The Borough has resumed work on draft ordinance materials, primarily relying on Borough staff to modify consultant materials for Planning Commission and Council consideration. *A second extension will be necessary for project completion.*

28. Phoenixville Region – Comprehensive Plan Update

Percent Completed: 15%

Contract Term: 3/20 – 2/22

Consultant: Theurkauf Design and Planning

Monitor: Susan Elks

The September meeting covered drafts for transportation, cultural resources, and open space as they related to West Pikeland, and incorporated relevant updates from other municipalities (such as additional open space or new parks).

OTHER PROJECTS

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

VPP INQUIRIES

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

13. Thornbury Township – Subdivision and Land Development Ordinance (2016, 2020)
14. Unionville Region – Comprehensive Plan (September 2019 and August 2020)
15. Valley Township – Lincoln Highway Master Corridor Plan (September 2020)
16. West Chester – Economic Benefits of Rail Restoration (August 2020)
17. West Vincent Township – Park and Trail Plan (July 2018, January 2020)
18. West Nottingham Township – Transportation Study (January 2020)
19. Willistown Township – Comprehensive Plan (May 2020)

HISTORIC PRESERVATION

1. Town Tours and Village Walks 2019

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

STATUS: The six virtual programs went very well. Registration and attendance has ranged by program. All programs are posted to the Planning Commission's YouTube channel and *have attracted more than 1,400 views. Outreach was conducted to point the public to the recordings and to the fall series of webinars that the Chester County Historic Preservation Network has underway. Planning for 2021 is underway.*

2. Brandywine Battlefield Task Force

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

STATUS: Planning meetings continue for the historic markers that are funded by a \$45,000 grant from The PA Society of Sons of the Revolution and its color guard. The event scheduled for May 5, 2020 to celebrate installation of East Marlborough's sign at Galer Winery has been rescheduled for May 2021. *East Bradford has installed their sign. New Garden, Thornbury DC and CC, and Chadds Ford have approved their signs. Providing technical assistance to Historical Commissions (5 meetings) for the VPP funded Heritage Interpretation Plan. The Historic Resource Subcommittee met September 3, 2020 to review the progress on the Interpretive Signage Project. The next meeting will be October 29th.*

DESCRIPTION: Coordination assistance on land conservation subcommittee.

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

3. Historic Resource Mapping

DESCRIPTION: National Register properties interactive map

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

DESCRIPTION: Historic Atlas NEW

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

DESCRIPTION: Historic Atlas UPDATES

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

DESCRIPTION: Kennett Square Borough National Register District update

STATUS: In process

4. Technical Assistance

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

5. Chester County Historic Preservation Officer Activities/Reviews

- Section 106 reviews - ongoing:
 - Mansion Road Bridge
 - West Brandywine Roundabout
 - Twin Bridges
 - Ross Fording Road Bridge
 - Reviews for Chester County owned resources:
 - Reynard’s Mill Road Bridge #167
 - Lincoln Bridge #35

- Jefferis Bridge #111
- Pigeon Creek Bridge #207
- Fricks Lock Schuylkill River Trail head development
- Crebilly Farm, Westtown Township, and the Route 926/202 intersection project
- Assistance with Act 247 reviews and comprehensive planning as requested by peers
- National Reg. Nominations: Langoma Mansion, West Nantmeal Township; Passtown Elementary School, Valley Township; Beaver Creek Milling District, Caln & East Brandywine Townships, Kennett Square Borough Update.
- Assisting Chester County Facilities Department and Chester County Department of Open Space and Parks with review of their historic structures; assisting in updating the CC bridge review process

6. Heritage Tourism/Education

- Chester County Cultural Heritage Task Force: Initial meeting February 26, 2020. *Symposium under consideration for 2021.* 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 2021. *New partnership activities with the Hopewell Big Woods.*
- Quakers and the Underground Railroad: *Working with the new consortium Voices Underground to bring national attention to the critical issues of race and diversity that played a significant role in the development of the county.* Advising the new Kennett Heritage Center and its relationship to regional heritage projects including the Campaign of 1777, Juneteenth, and the Underground Railroad.
- Rural History Confederation: The RHC will be co-hosting the Iron and Steel Heritage Annual Meeting in April 2021.
- Harriet Tubman Scenic Byway Initiative: Interest is growing in developing Kennett Borough as a focus for Underground Railroad interpretation as part of the initiative, which extends from the Harriett Tubman Underground Railroad National Historical Park to Independence Mall in Philadelphia.
- Campaign of 1777: See Brandywine Battlefield Task Force.
- The first Heritage Center and Kiosk opened in Marshalltown Village in late 2018 *and the Kennett Heritage Center in 2020.* Heritage Center initiatives underway in Phoenixville, Chadds Ford, East Bradford, and being considered in West Chester

ECONOMIC

- **CCEDC Coordination** – Regular contact regarding the Route 1 and Route 724 initiatives halted due to COVID-19.
- **Employment Data** – Finalizing the presentation of employee number data in map format with the Design and Technology Division; will be updated quarterly with new data.
- **Reinvestment Opportunities Map** – Working to refine how properties should be displayed on a map of reinvestment/redevelopment opportunities at developed sites, focused within the Landscapes3 growth areas.
- **Non-Residential Construction Report** – Report drafted. 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 October 7.
- **Costs of Housing** – Work is continuing 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 scheduled for November 17 and 19.
- **Residential Construction Report** – Completed for 2020.
- **Video** – Six individual interviews were conducted and work on the video/videos is underway.
- **Presentations** – None at this time.

URBAN CENTERS

- **VPP Support** – Monitoring of cash grants to West Chester Borough (corridor study), Kennett Square (regulatory updates), 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** – This event will take place October 13th and 15th, addressing both recovery and design. The National Main Street Program will be a guiding structure, and new etools are underway. CCPC's Economy Report and Urban Centers Design Guide will be shared as well.
- **DVRPC TCDI representative** – No activity.
- **Presentations:** None at this time.

Design and Technology

Environment & Infrastructure

Environment & Infrastructure Division

September 2020

Bicycles, Pedestrians & Transit

The 'Bicycles, Pedestrians & Transit' annual transportation event and second/final public meeting for the Active Transportation Inventory (ATI) project took place virtually on the evening of September 30th via Zoom. The meeting was well attended with 65+/- attendees from the 100+/- of those who pre-registered. After opening remarks by all three Commissioners, Eric Quinn and Brian Donovan provided an overview and summary of the ATI project and its findings followed by a brief Q&A session. Rachael Griffith began the Transportation Updates portion of the program with a summary of the county's trail development initiatives, and Brian Styche completed the presentations with a summary of funding issues and status of public transit and major roadway projects followed by a second round of Q&A. Administration/ Communications staff including Suzanne Wozniak, Nancy Shields and Patti Strauber did an excellent job of organizing and running the event. Brian Donovan will be providing the CCPC Board an overview of ATI project at this month's meeting.



Connections 2050 Underway

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

The Long Range Plan is particularly important for the transportation funding programming process as it will determine the number and type of major projects programmed beyond the 12 years included in the Transportation Improvement Program (TIP). This includes setting the region's percentage of transportation funding that can be attributed to new system capacity for both highway and transit projects. This capacity is currently limited to 4% and is of particular



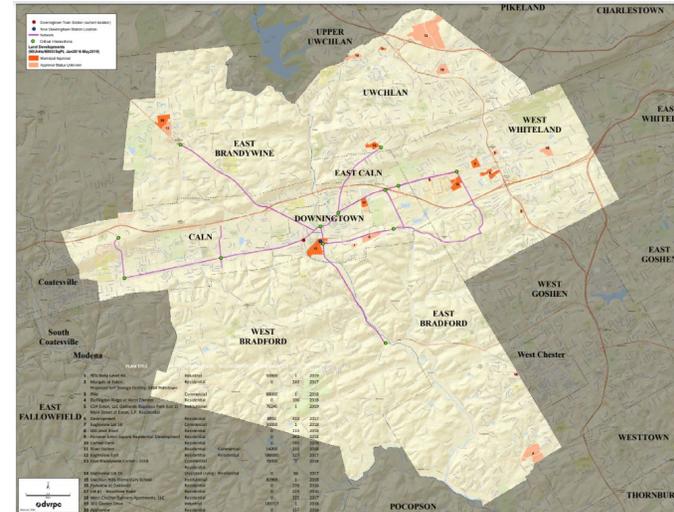
interest to the suburban counties, including Chester County to accommodate projected growth and address roadway congestion / public transit expansion. We look forward to working with our regional partners to create a consensus and develop a plan that addresses all of the region's needs. We will be providing updates to the CCPC Board throughout this process.

Downingtown Area Transportation Study – Public Meetings

Our partners at DVRPC are wrapping up the first of their two year work program project for the Downingtown Area Transportation Study and will be holding two public meetings, one during the day and one during the evening on the following dates:

- PM#1 – Tuesday 10/13 at 2pm
- PM#2 – Wednesday 10/21 at 7pm

These virtual meetings will review analysis on existing traffic patterns, and participants will be asked what they envision for the Downingtown area given development patterns and transportation choices. Please look to the CCPC website for forthcoming registration info from DVRPC.



Pipelines Update

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

- PA DEP ordered Sunoco to reroute the ME2 line away from the Marsh Creek alignment, and to use a previously evaluated route that extends for approximately one mile, crosses under the PA Turnpike, along Little Conestoga Road, and then cross back under the PA Turnpike.
- PA DEP approved permit modifications for two sites in Chester County that originally proposed horizontal directional drilling to instead utilize other methods like open trench, and conventional boring. The sites in Chester County are in Upper Uwchlan Township on Meadow Creek Lane, and in West Whiteland Township to cross under the Exton Bypass and the AMTRAK and Norfolk Southern rail lines near Lisa Drive.

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

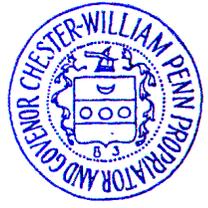
Agricultural Development Council Update



Director's Report



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION
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MEMORANDUM

To: Chester County Planning Commission Board Members
From: Brian N. O'Leary, Executive Director, Planning Commission
Date: September 29, 2020
Re: Planning Commission Bylaws

After we discussed the board bylaws at the September 9 board meeting, I ran our proposed changes by the county solicitor. She wasn't completely comfortable with the provision that would allow fully remote meetings without limitation and suggested these be for emergency situations. In response to her concerns, I have adjusted the language to only allow fully remote meetings in emergencies, with at least 24-hour notice required. I've also added a section that allows hybrid meetings, where some members are in the meeting room and some are participating remotely, for all meetings.

The changes from the version we discussed in September are shown in green in the attached draft, while the changes we already discussed are in red. This is being mailed to you because we must mail you a copy of the proposed changes at least 30 days before action. Since the October meeting is on the 14th and the November meeting is on the 12th, we have to mail this to you before our October meeting in order to be able to take action in November. I'll be ready to discuss these bylaw changes at the October meeting.

BYLAWS

CHESTER COUNTY PLANNING COMMISSION

JANUARY 1978

AMENDED JANUARY 1979

AMENDED MARCH 1983

AMENDED JULY 1992

AMENDED AUGUST 2016

AMENDED AUGUST 2019

Draft September 25, 2020

BYLAWS

CHESTER COUNTY PLANNING COMMISSION
CHESTER COUNTY, PENNSYLVANIA

ARTICLE I

Name of Commission

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

ARTICLE II

Authorization

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

ARTICLE III

Membership

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

ARTICLE IV

Officers

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

ARTICLE V
Election of Officers and Reorganization

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

ARTICLE VI
Meetings

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

- 6.4 Special meetings may be called by the Chair. It shall be the duty of the Chair to call a special meeting when requested to do so by a majority of members of the Commission. The Secretary shall notify all members of the Commission in writing or by e-mail not less than five (5) days in advance of such special meetings.
- 6.5 All meetings, or portions of meetings, at which official action is taken, shall be open to the general public. However, the Commission may meet in executive session for discussion purposes, in compliance with the Pennsylvania Sunshine Law.
- 6.6 Unless otherwise specified, “Robert’s Rules of Order” shall govern the proceedings at the meetings of this Commission.
- 6.7 The powers, duties and responsibilities of the members and officers of the Commission shall be as set forth in the Pennsylvania Municipalities Planning Code Act 247 of 1968 as amended.

ARTICLE VII
Order of Business

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

ARTICLE VIII
Employees

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

ARTICLE IX
Amendments

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

ADOPTED THIS DATE:

ATTESTED:

Brian N. O’Leary, Secretary

Kevin Kerr, Chairman

Public Comment