



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O’Leary, AICP  
Executive Director

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

Chester County Planning Commission

Video/Audio Meeting  
January 13, 2021

## AGENDA

- 2:00 p.m. 1. CALL TO ORDER
- A. Chairman’s Welcome *Chairman*
- 2:05 p.m. 2. ACTION ITEMS
- B. Approval of Commission Meeting Minutes – December 9, 2020 *Commission*
  - C. Appointment of 2021 Officers *Commission*
  - D. Appointment of VPP Subcommittee *Commission*
  - E. Act 247 Reviews – December 2020 Applications *Act 247 Team*
    - 1) Subdivision and Land Development Plan Reviews (10)
    - 2) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews (5)
- 2:15 p.m. 3. DISCUSSION AND INFORMATION ITEMS
- F. Environment and Infrastructure Division Update *Brian Styche*
  - G. Community Planning Division *Susan Elks*
  - H. Agricultural Development Council Update *Chris Alonzo*
  - I. Design & Technology Division Update *Paul Fritz*
  - J. Directors Report *Brian O’Leary*
  - K. Public Comment
- 4:00 p.m. 4. ADJOURNMENT

# Action Items



# THE COUNTY OF CHESTER



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**DRAFT MINUTES:** Regular Monthly Meeting  
Chester County Planning Commission

Zoom Video/Audio  
December 9, 2020

**MEMBERS PRESENT:** Kevin Kerr, 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; Carolyn Conwell; Beth Cunliffe; Susan Elks; Paul Farkas; Paul Fritz; Libby Horwitz; Gene Huller; Jake Michael; Carolyn Oakley; Chris Patriarca; Kylie Sentyz; 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, December 9, 2020 was called to order at 2:01 P.M. by Chair Kevin Kerr.

### ACTION ITEMS:

#### Approval of Meeting Minutes:

A motion to approve the minutes for the November 10, 2020 meeting of the Chester County Planning Commission was made by Mr. Shane, seconded by Mr. Hammond, and passed by unanimous vote of the commission.

#### Approval of 2021 Meeting Schedule:

A MOTION TO APPROVE THE 2021 MEETING SCHEDULE WAS MADE BY MR. HEABERG, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

#### Appointment of 2021 Officers Nominating Committee:

A MOTION TO DESIGNATE MR. SHANE, MR. HAMMOND AND MR. HEABERG AS THE 2021 OFFICERS NOMINATING COMMITTEE WAS MADE BY MR. CLINE, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

#### Act 247 Reviews:

#### Subdivision and Land Development Reviews – November 2020:

There were 16 Subdivision and Land Development Reviews prepared in November.

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

Mr. Hammond recused himself from the following applications: LD-10-20-16497; SD-10-20-16495; LD-11-20-16528; SD-09-20-16475; LD-10-20-16521; SD-10-20-16496.

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

There were 9 Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, and Miscellaneous Reviews prepared in October.

A MOTION TO APPROVE THE NINE COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENTS AND MISCELLANEOUS REVIEWS FOR NOVEMBER 2020 WAS MADE BY MR. HAMMOND, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

There were two minor Act 537 reviews in November 2020.

A MOTION TO APPROVE THE TWO MINOR ACT 537 REVIEWS FOR NOVEMBER 2020 WAS MADE BY MR. SHANE, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Approval of 2021 Work Program and Communications Plan:

A MOTION TO APPROVE THE 2021 WORK PROGRAM AND COMMUNICATIONS PLAN WAS MADE BY MS. MORRISON, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

eTools: Office Park Redevelopment and Home Based Businesses:

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. Horwitz provided the Commission an overview of the Office Park Redevelopment eTool. Office parks are free-standing office complexes typically located in suburban or suburban center settings with parking and buffering green space. The evolving office market requires a fresh look at traditional office parks. Employment trends point toward office users utilizing remote working strategies, downsizing, seeking non-traditional types of space, and locating in urban and walkable areas. As a result of these trends, older office parks may need to reinvent themselves with mixed uses and additional amenities.

Mr. Patriarca provided the Commission an overview of the Home Based Businesses eTool. Home-based businesses, or home-occupations, are commercial activities administered or conducted as an accessory use where the business is secondary to the primary use of a residential dwelling. Municipalities can ensure home-based businesses do not negatively impact or detract from the residential nature of their surroundings by addressing the use in their planning policies, zoning ordinances, and through education of the public regarding their benefits and the need for regulation.

### Design and Technology Division Update:

The Design & Technology Division continued to provide support to staff for implementation of the 2020 work program.

Mr. Fritz recognized Ms. Cunliffe and the Administration team for assisting the plan review team during an absence of staff in the support position for the division. Mr. Fritz and Mr. O’Leary introduced the new staff member Kylie Sentyz. The staff and board members welcomed Ms. Sentyz to the Planning Commission.

Mr. Fritz mentioned an article recently printed in The Philadelphia Inquirer highlighting new housing development in Chester County. He then presented on recent trends in development submittals, with single-family housing and industrial proposals increasing.

### Environment and Infrastructure Division Update:

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

On November 18, 2020, PennDOT launched their “Pathways” program, an initiative to examine possible near- and long-term funding solutions, and is requesting public feedback until December 17th. The department faces an \$8.1 billion gap in its annual highway and bridge transportation funding to keep the network in a state of good repair. More information on the Pathways initiative and the opportunity to provide your input can be found at the following website:

<https://www.penndot.gov/about-us/funding/Pages/default.aspx>

A ribbon cutting event for the Paoli Pike Trail in East Goshen Township was held on Tuesday November 24, 2020. The event was attended by all three Chester County Commissioners as well as CCPC’s Trails and Open Space Planner Rachael Griffith.

Mr. Styche updated the board and staff regarding news about the pipelines in Chester County. For more information please visit: <http://www.chescoplanning.org/pic/news.cfm>

### 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 28 municipal assistance projects that staff is either monitoring or preparing.

The Brandywine Battlefield Task Force Webinar will be held on Thursday, December 17, 2020, beginning at 6:30 pm. This free webinar will highlight new findings on the Battlefield’s southern landscapes, and will describe the next phase of the Battlefield study for the core battleground area.

Staff have been coordinating with external organizations and partners regarding a 2021 Juneteenth event in terms of what the County and Municipalities will be planning.

The annual A+ Homes Forum event was held on November 17 and 19, 2020. The forum took part in two sessions, with the first discussing housing for an aging population, and the second discussing housing construction costs. The recordings from the events have been posted on the Planning Commission website. For more information please visit

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

Staff are coordinating with the Chester County Department of Community Development on the annual Urban Centers Improvement Inventory (UCII). UCII is a comprehensive record of documented revitalization needs within Chester County's urban centers (15 Boroughs and the City of

Coatesville). The goal of the Inventory is to connect the urban centers' revitalization plan priorities with implementation funding.

Ms. Elks and staff have been coordinating to clarify and update the Vision Partnership Program manual for county planning services.

Agricultural Development Council Update:

Mr. Alonzo updated the Planning Commission and staff on activity within the Agricultural Development Council (ADC).

The annual Farmer of the Year award recipient is Sonya Beltran and family with First Generation Farms in Avondale. A ceremony with the Commissioners was held on Friday, November 13, 2020.

Mr. Alonzo discussed the Agricultural Development Council request for proposal (RFP) process. The County of Chester is inviting consulting teams, or teams of firms, to submit a proposal to assist in the preparation of an Agricultural Economic Development Strategic Plan for Chester County. The RFP opened on October 23, 2020 and will close on November 30, 2020.

The Agricultural Development Council Farm and Table Tales is a monthly consumer series for local residents that allows them to hear from Chester County farmers on a variety of topics. These free events will be held on the third Tuesday of each month. The next event is scheduled for December 15, 2020 and will highlight holiday wine and cheese with presenters from Stargazers Vineyard and Conebella Farm.

Director's Report:

The Chester County Commissioners have brought together business, economic, education and government leaders to form the COVID-19 Business Task Force. This Task Force, along with a working group of industry leaders, prepared best practice examples and action step recommendations for businesses. These have been posted on the Restore website, which can be found here:

<https://restorechestercounty.org/>

Public Comment:

There were no public comments.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE MEETING ADJOURNED AT 3:34 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.

# Appointment of 2021 Officers



# Appointment of VPP Subcommittee

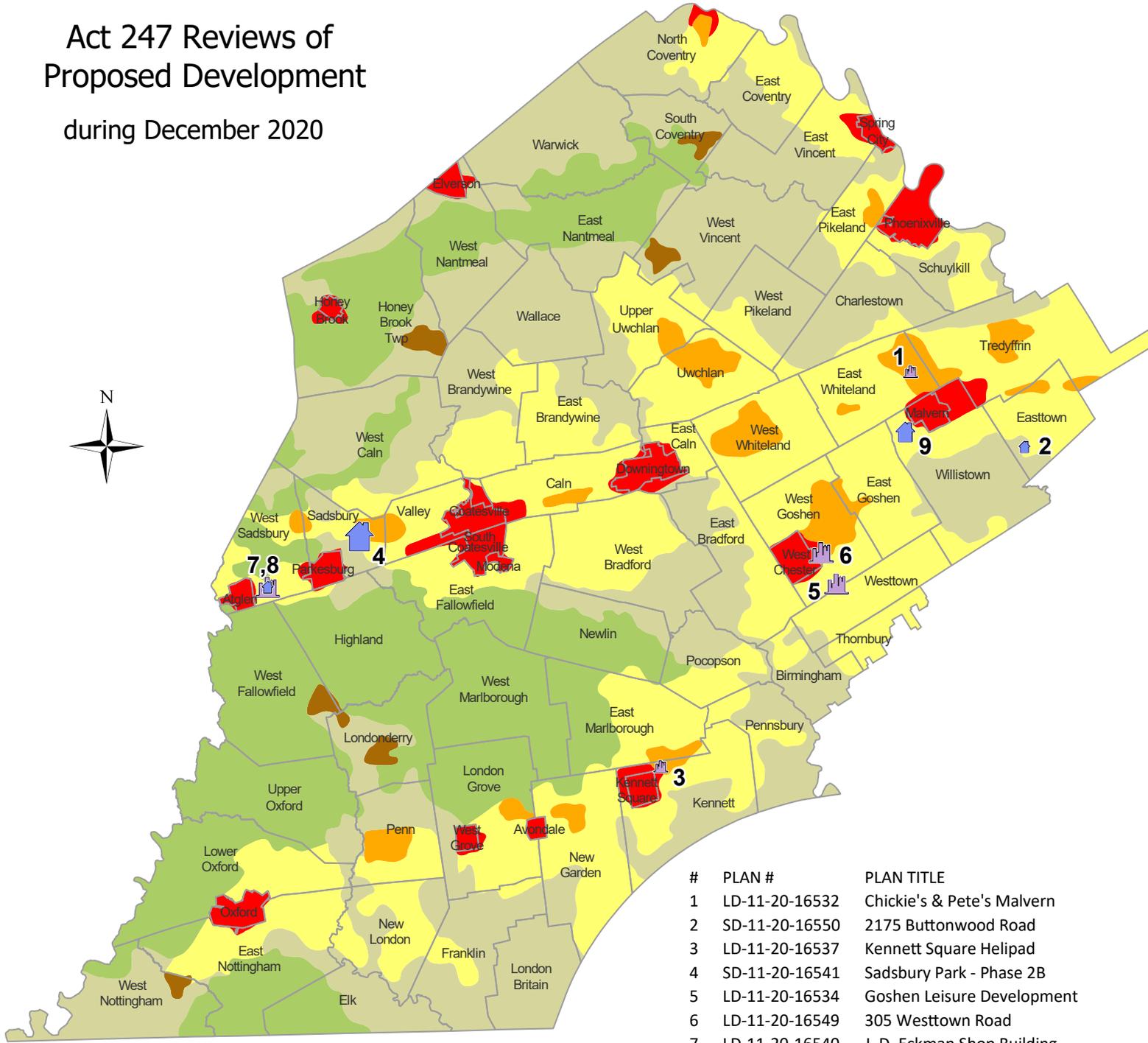
# Act 247 Reviews



# Subdivision & Land Development



# Act 247 Reviews of Proposed Development during December 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

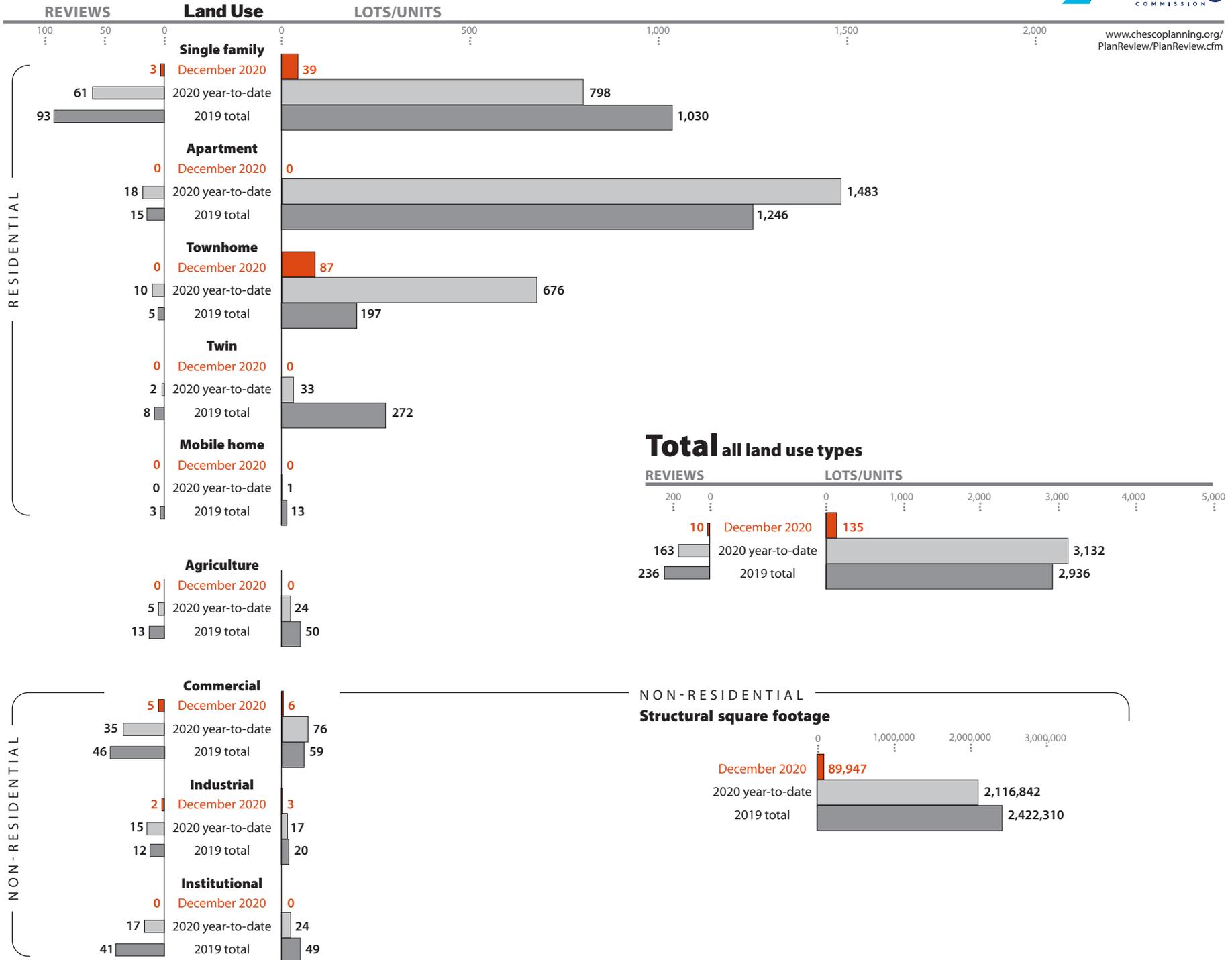
*Note: Excludes lot line revisions, lot consolidations, second reviews, sketch plans, and surface parking, UNLESS those reviews cited unique or significant community impacts.*

#	PLAN #	PLAN TITLE
1	LD-11-20-16532	Chickie's & Pete's Malvern
2	SD-11-20-16550	2175 Buttonwood Road
3	LD-11-20-16537	Kennett Square Helipad
4	SD-11-20-16541	Sadsbury Park - Phase 2B
5	LD-11-20-16534	Goshen Leisure Development
6	LD-11-20-16549	305 Westtown Road
7	LD-11-20-16540	J. D. Eckman Shop Building
8	SD-11-20-16539	J. D. Eckman Shop Building
9	SD-11-20-16543	Troutbeck Farms

# Subdivision and Land Development Applications December 2020



www.chescoplanning.org/  
PlanReview/PlanReview.cfm



## Subdivision and Land Development Reviews 12/1/2020 to 12/31/2020

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
East Whiteland Township	LD-11-20-16529	45 Liberty Boulevard	12/2/2020	13.06	Commercial	2		Commercial Office Building			Yes
East Whiteland Township	LD-11-20-16532	Chickie's & Pete's Malvern	12/4/2020	8.15	Commercial	1	1,925	Commercial Addition to Existing	1		Yes
Easttown Township	SD-11-20-16550	2175 Buttonwood Road	12/22/2020	29.78	Single Family Residential	2		Residential Single Family Residential		0	Yes
Kennett Township	LD-11-20-16537	Kennett Square Helipad	12/1/2020	51.73	Commercial	1	286	Commercial Unique			Yes
Sadsbury Township	SD-11-20-16541	Sadsbury Park - Phase 2B	12/7/2020	8.49	Single Family Residential Townhouse	88		Residential Single Family Residential Townhouse			Yes
West Goshen Township	LD-11-20-16534	Goshen Leisure Development	12/4/2020	14.09	Commercial	1	32,000	Commercial Office Building	1		Yes
West Goshen Township	LD-11-20-16549	305 Westtown Road	12/23/2020	2.01	Commercial	1	16,000	Commercial Unique	1		Yes
West Sadsbury Township	LD-11-20-16540	J. D. Eckman Shop Building	12/4/2020	35.71	Industrial Industrial	2	39,736	Industrial Warehouse Industrial Office Building			Yes
West Sadsbury Township	SD-11-20-16539	J. D. Eckman Shop Building	12/4/2020	35.71	Industrial	1		Industrial Warehouse			Yes
Willistown Township	SD-11-20-16543	Troutbeck Farms	12/10/2020	64.12	Single Family Residential	36		Residential Single Family Residential		3,525	Yes
<b>Grand Totals of Subdivision and Land Development Reviews</b>				<b>262.85 Acres</b>		<b>135 Lots/Units</b>	<b>89,947 Non-Res. Sq. Feet</b>		<b>3 Non-Res. Bldgs.</b>	<b>3,525 Linear Feet Roadway</b>	

There are **10** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

## Unofficial Sketch Plan Evaluations 12/1/2020 to 12/31/2020

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

# Subdivision & Land Development Letters





# THE COUNTY OF CHESTER



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December 2, 2020

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

Re: Preliminary/Final Land Development - 45 Liberty Boulevard  
# East Whiteland Township – LD-11-20-16529

Dear Mr. Barner:

A Preliminary/Final Land Development Plan entitled "45 Liberty Boulevard", prepared by Chester Valley Engineers Inc., and dated September 9, 2020, was received by this office on November 4, 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.

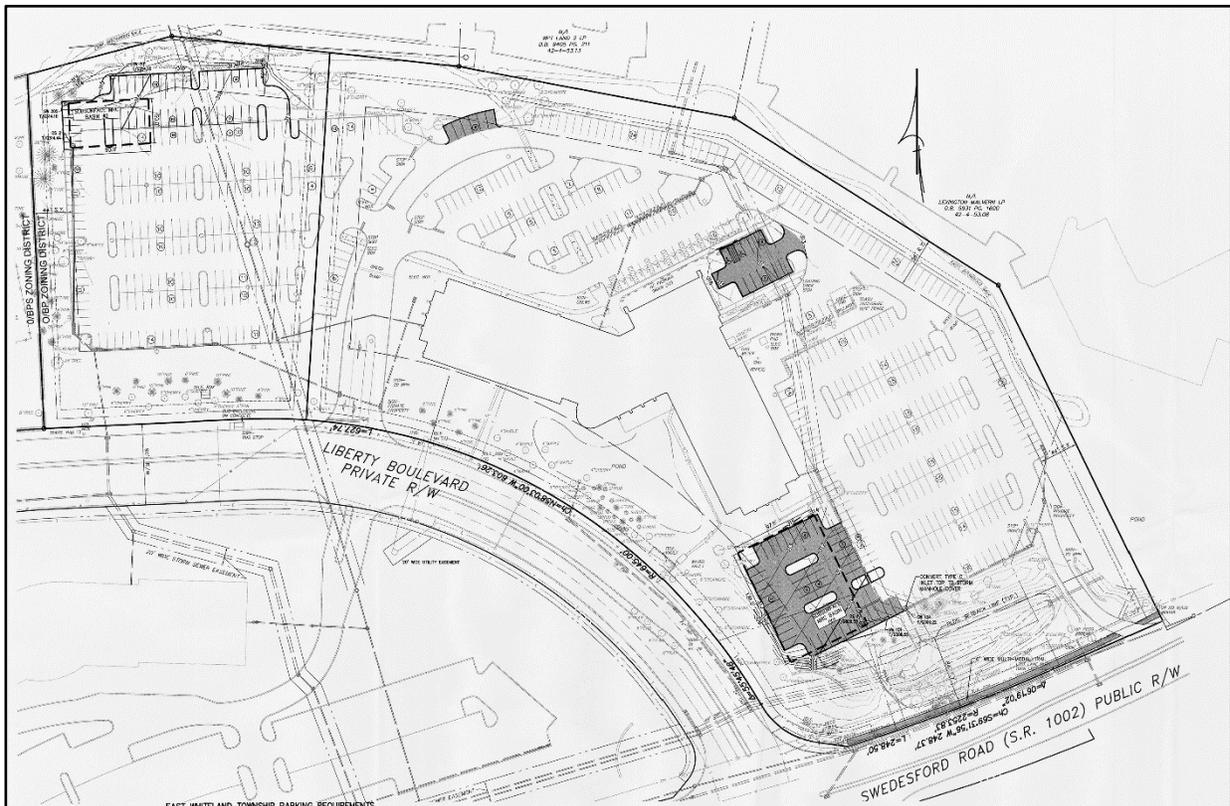
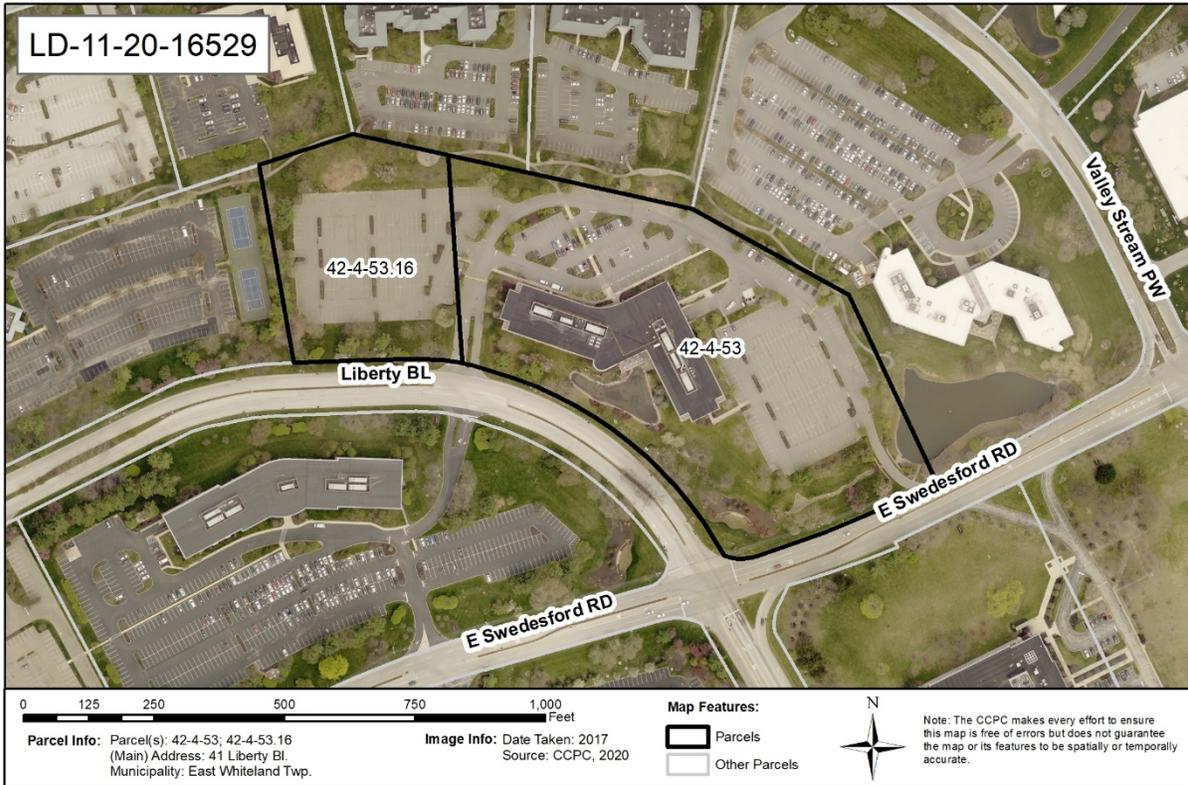
**PROJECT SUMMARY:**

Location:	north side of East Swedesford Road, east of Morehall Road
Site Acreage:	13.06
Lots/Units:	2 Existing Lots
Non-Res. Square Footage:	0
Proposed Land Use:	parking for existing office building
New Parking Spaces:	99
Municipal Land Use Plan Designation:	Office/Business Park
UPI#:	42-4-53.16, 42-4-53

**PROPOSAL:**

The applicant proposes the construction of 99 additional parking spaces for an existing office building, along with additional stormwater management facilities for the new impervious area. No new sewage disposal or water supply is proposed as part of this project. The project site is located in the O/BP Office/Business Park zoning district.

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



Site Plan Detail, Sheet 3: Preliminary/Final Land Development - 45 Liberty Boulevard

**COUNTY POLICY:**

**LANDSCAPES:**

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

**WATERSHEDS:**

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

**PRIMARY ISSUES:**

3. The site plan depicts the location of an existing bus stop sign on the north side of East Swedesford Road, to the immediate east of Liberty Boulevard. While we acknowledge that Sheet 3 indicates that a six foot wide multimodal trail will be provided along East Swedesford Road (which extends to the adjoining parcel to the east), we recommend that the applicant provide direct pedestrian access from the office building to the bus stop and the trail to improve walkability and safety.

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

4. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 12) 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).
6. According to an October 30, 2020 letter addressed to the Township from the applicant's engineer, the applicant is requesting three waivers from Chapter 170-Stormwater Management of the Township Code, including a waiver from the infiltration requirements in Section 170-306, due to the presence of carbonate geology (a managed release concept is being used for water quality volume control). The applicant is also requesting two waivers from 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

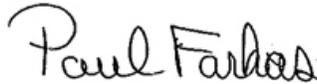
Page: 4  
Re: Preliminary/Final Land Development - 45 Liberty Boulevard  
# East Whiteland Township – LD-11-20-16529

not create the impacts that these provisions are intended to manage. Any waivers granted by the Township should be identified on the approved plan.

7. The plan documents indicate that a manhole that will be used for observing water levels, and accessing the subsurface facilities for Subsurface MRC Basin #2, will be located within a planned parking space. To allow for routine inspections, this manhole should be located within a drive lane to reduce the likelihood that access to the system will be impeded by parked vehicles.
8. While Sheet 4 depicts the proposed parking on the northern portion of UPI# 42-4-53.16 as a “proposed pavement” area, it is not depicted as a proposed pavement area on Sheet 3. This should be clarified by the applicant.
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 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: Equus Capital Partners, Ltd  
IPX Liberty Boulevard Investors, LLC  
Chester Valley Engineers Inc.



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December 4, 2020

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

Re: Preliminary/Final Land Development - Chickie's & Pete's Malvern  
# East Whiteland Township – LD-11-20-16532

Dear Mr. Barner:

A Preliminary/Final Land Development Plan entitled "Chickie's & Pete's Malvern", prepared by Inland Design, and dated October 28, 2020, was received by this office on November 5, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

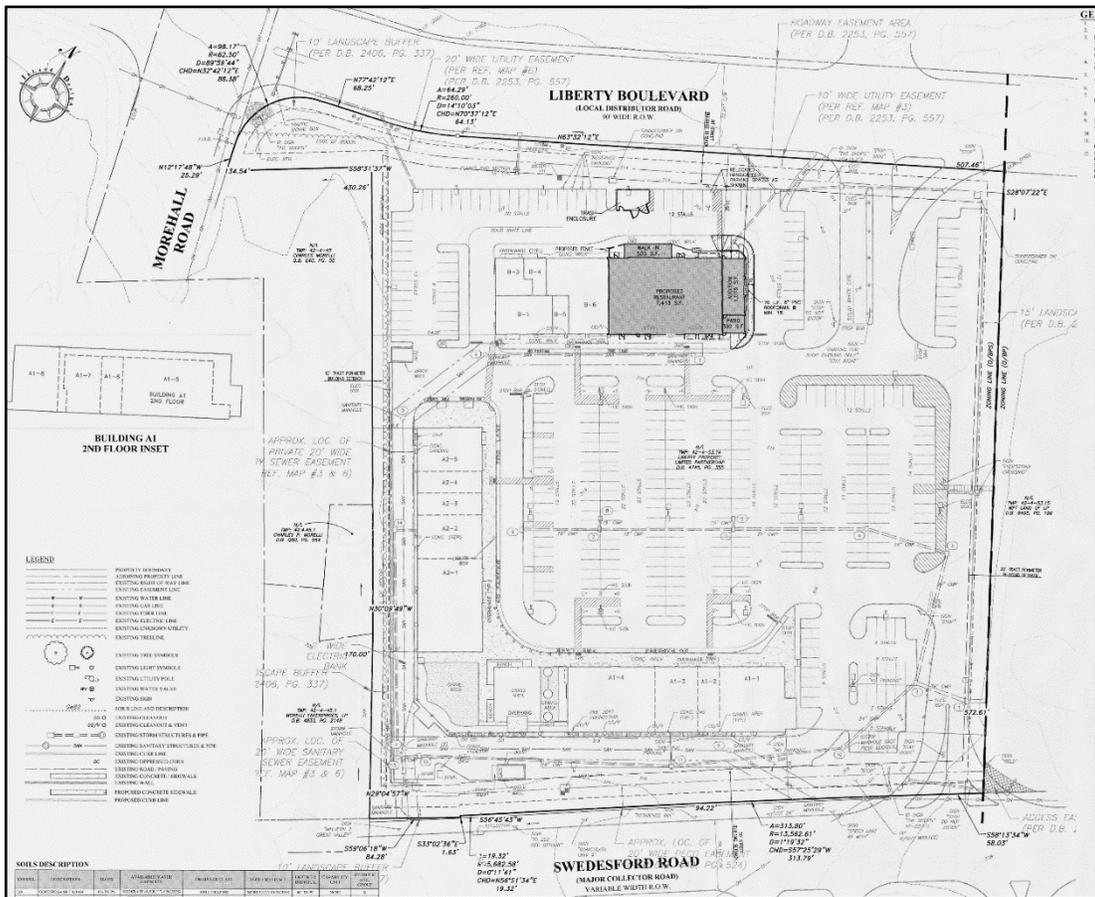
**PROJECT SUMMARY:**

Location:	southeast corner of Liberty Boulevard and Morehall Road
Site Acreage:	8.15
Lots/Units:	1 Lot
Non-Res. Square Footage:	1,925
Proposed Land Use:	Additions to Existing Building (restaurant to be installed)
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Office/Business Park; and Route 29 Growth Corridor
UPI#:	42-4-53.14

**PROPOSAL:**

The applicant proposes the construction of building additions totaling 1,925 square feet to Building B on the northern portion of the site, in conjunction with the installation of a restaurant. We acknowledge that the Plan Purpose note on Sheet 1 states that that building will incorporate an outdoor dining area and patio. No new sewage disposal or water supply is proposed as part of the current plan submission. The project site is located in the O/BPS Office/Business Park Services zoning district.

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



Site Plan Detail, Sheet 5: Preliminary/Final Land Development - Chickie's & Pete's Malvern

**COUNTY POLICY:**

**LANDSCAPES:**

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

**PRIMARY ISSUES:**

2. It appears there is an existing SEPTA public transit stop on Liberty Boulevard, on the west side of the driveway entrance. 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](http://www.chesco.org/documentcenter/view/27031).
3. We recommend that the applicant and Township consider providing crosswalks on Liberty Boulevard at its intersection with the driveway entrances for the Desmond Hotel Malvern and The Grove shopping mall, in order to permit safe pedestrian access to and from the existing hotel site on the north side of Liberty Boulevard.
4. While the site plan depicts the location of a proposed trash enclosure, no fencing or screening details are provided (a plan note on Sheet 6 states “see architectural plans for details,” which were not included with the plan submission to the County Planning Commission). The Township should ensure that the location and design of the trash enclosure complies with all applicable requirements of the Township Code.

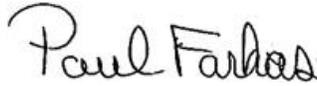
**ADMINISTRATIVE ISSUES:**

5. The applicant is requesting one waiver from the plan processing standards in Article IV of the Township Subdivision and Land Development Ordinance, to allow the project to be submitted as a combined preliminary/final plan. Additionally, the applicant is requesting a waiver from Section 170-106.B of the Township Code, to allow the project to qualify as exempt under the provisions of the Stormwater Management Ordinance because of the reduction in overall impervious area. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
6. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

Page: 4  
Re: Preliminary/Final Land Development - Chickie's & Pete's Malvern  
# East Whiteland Township – LD-11-20-16532

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,

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

Paul Farkas  
Senior Review Planner

cc: Malvern CPC, LLC  
Chickie's & Pete's Venue Food Services, LLC  
Inland Design  
DP Partners Group, LLC



# THE COUNTY OF CHESTER



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December 22, 2020

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

Re: Final Subdivision - 2175 Buttonwood Road  
# Easttown Township – SD-11-20-16550

Dear Mr. Briggs:

A Final Subdivision Plan entitled "2175 Buttonwood Road", prepared by Chester Valley Engineers, Inc., and dated November 5, 2020, was received by this office on November 30, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Subdivision for your consideration.

**PROJECT SUMMARY:**

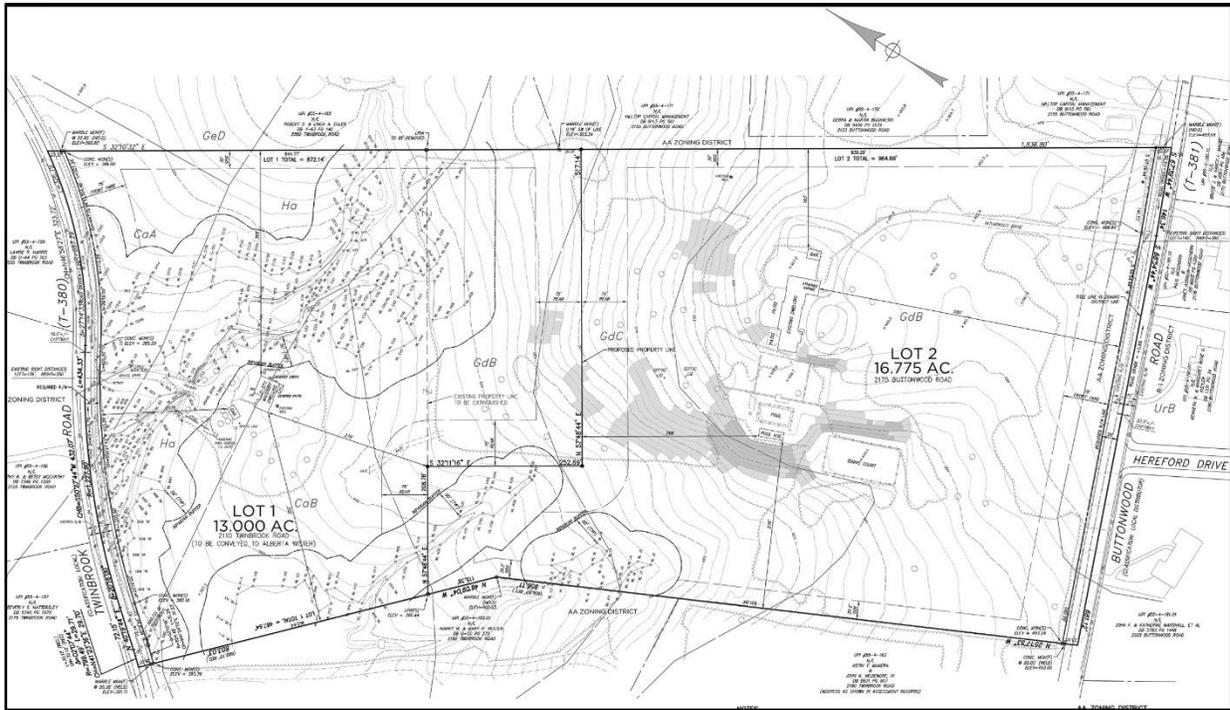
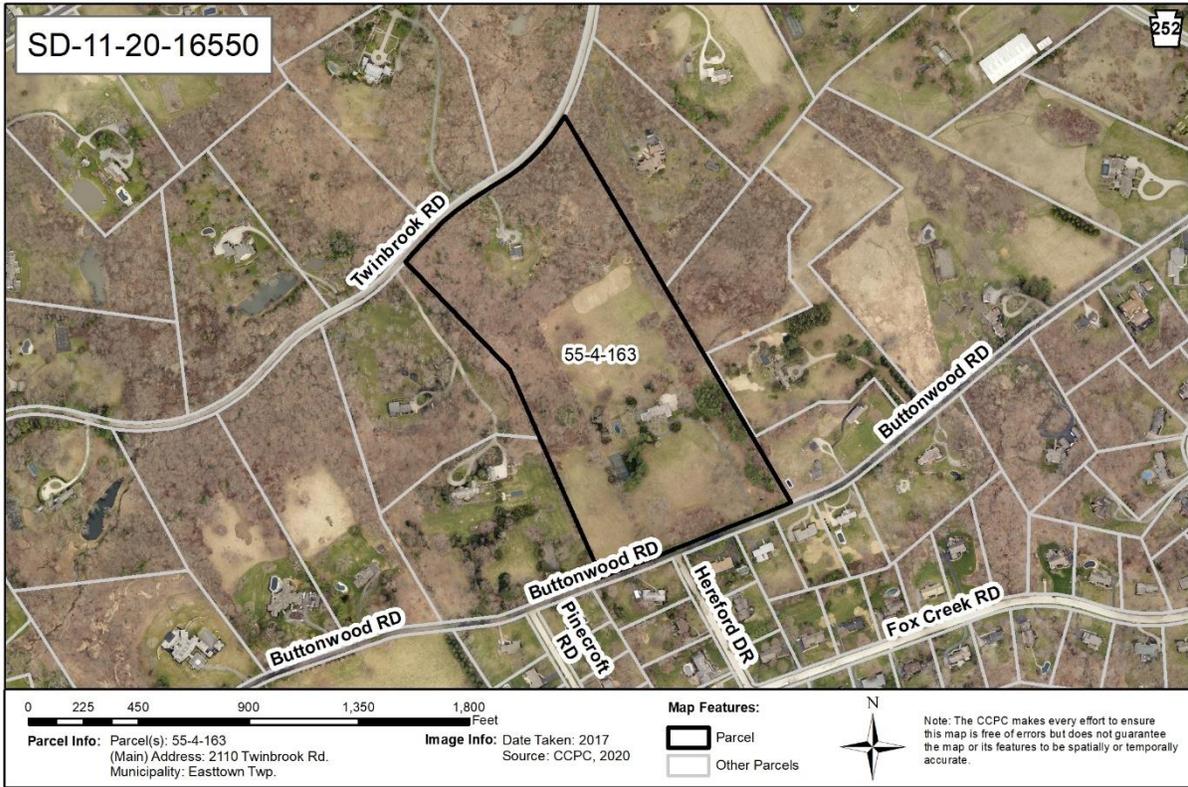
Location:	between Buttonwood Road and Twinbrook Road, west of Darby Paoli Road
Site Acreage:	29.78
Lots/Units:	2 Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Low Density Residential
UPI#:	55-4-163

**PROPOSAL:**

The County Planning Commission recently reviewed a subdivision plan for this site which addressed the creation of two residential lots, with an existing single family residence on each proposed lot (CCPC# SD-04-19-15861, dated April 17, 2019). According to our records, this prior subdivision plan was approved by the Township on May 20, 2019.

The current plan submission proposes a lot line revision between the two previously approved lots. No development activity is proposed as part of the current plan submission. The project site is located in the AA Residential zoning district.

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



Site Plan Detail: Final Subdivision – 2175 Buttonwood Road

**COUNTY POLICY:**

**LANDSCAPES:**

1. The project site is primarily located within the **Rural Landscape** and **Natural Landscape** designations of *Landscapes3*, the 2018 County Comprehensive Plan. A **Suburban Landscape** designation extends to the southernmost portion of the site along Buttonwood Road. 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. 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 vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. The proposed subdivision is consistent with the objectives of the **Rural Landscape**.

**PRIMARY ISSUES:**

2. Plan Note 12 states that the existing septic systems will continue to serve their respective lot. We suggest that, due to the extensive riparian buffer areas on the project site (particularly on Lot 1), the applicant identify an adequate replacement area for the existing septic system on each lot. If the replacement area for Lot 1 will be situated on Lot 2, then the details of this arrangement should be incorporated into the deeds of both lots, and the location of the easement area should be shown on the approved plan.

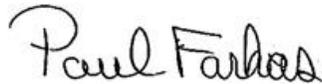
**ADMINISTRATIVE ISSUES:**

3. According to County Tax Assessment records, the land of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: [www.chesco.org/256/Act-319---Clean-Green](http://www.chesco.org/256/Act-319---Clean-Green).
4. The applicant is requesting three 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.
5. Plan Note 11 provides an outdated reference to the Township's 2001 Comprehensive Plan. We suggest this this plan note be revised to indicate that, according to Map 3-4: Historic Resources in the Township's 2018 Comprehensive Plan, there are no historic resources on the premises.
6. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

Page: 4  
Re: Final Subdivision - 2175 Buttonwood Road  
# Easttown Township – SD-11-20-16550

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

Sincerely,

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

Paul Farkas  
Senior Review Planner

cc: Ethel Benson Wister  
Chester Valley Engineers, Inc.  
Chester County Assessment Office



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

December 1, 2020

Eden R. Ratliff, Manager  
Kennett Township  
801 Burrows Run Road  
Chadds Ford, PA 19317

Re: Preliminary/Final Land Development - Exelon Helipad and Security Guard House  
# Kennett Township - LD-11-20-16537

Dear Mr. Ratliff:

A preliminary/final land development plan entitled "Kennett Square Helipad", prepared by Burns McDonnell, and dated October 16, 2020, and last revised on October 21, 2020, was received by this office on November 6, 2020 and a plan entitled Exelon Utilities prepared by REL Design, Inc. dated July 29, 2020 and last revised October 29, 2020 was received by this office on November 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 side of East Baltimore Pike, south side of Route 1 Bypass
Site Acreage:	51.73
Lots/Units:	1lot
Non-Res. Square Footage:	286
Proposed Land Use:	Helipad and Guard House
New Parking Spaces:	8 spaces
Municipal Land Use Plan Designation:	O-C Office Campus
UPI#:	62-4-15.2

**PROPOSAL:**

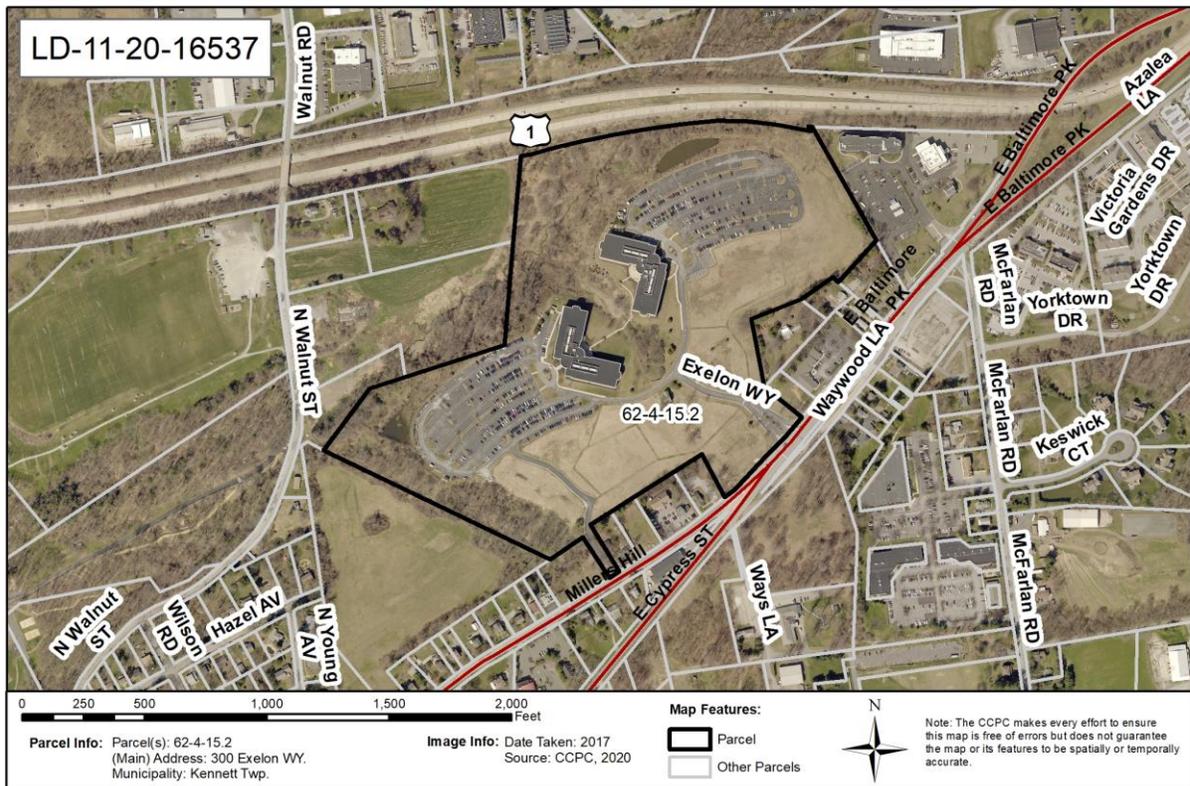
The applicant proposes the construction of a helipad and a 286 square foot security guard house. The project site, which will be served by water and public sewer, is located in the BP-Business Park zoning district.

**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:**

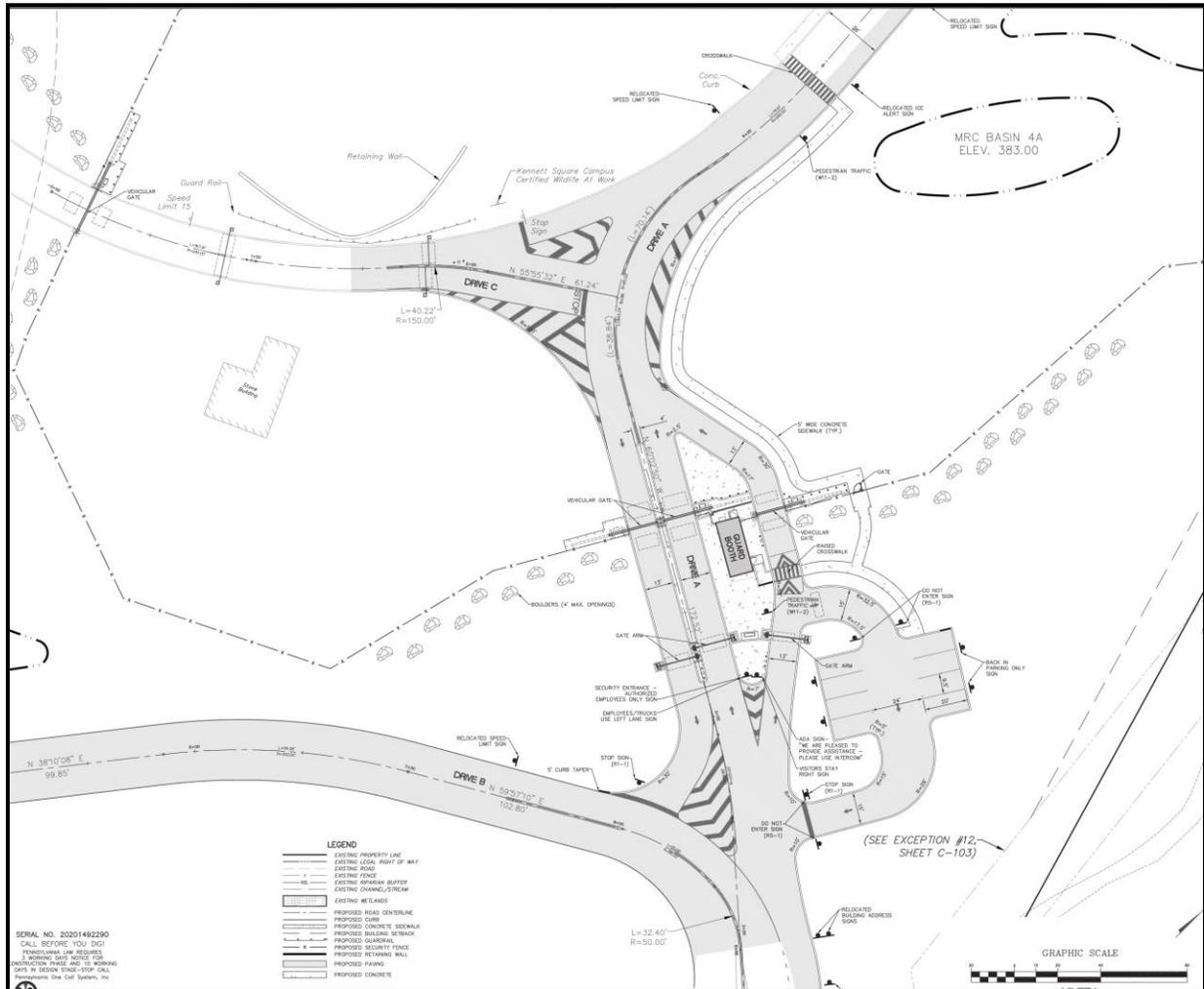
**LANDSCAPES:**

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



**WATERSHEDS:**

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

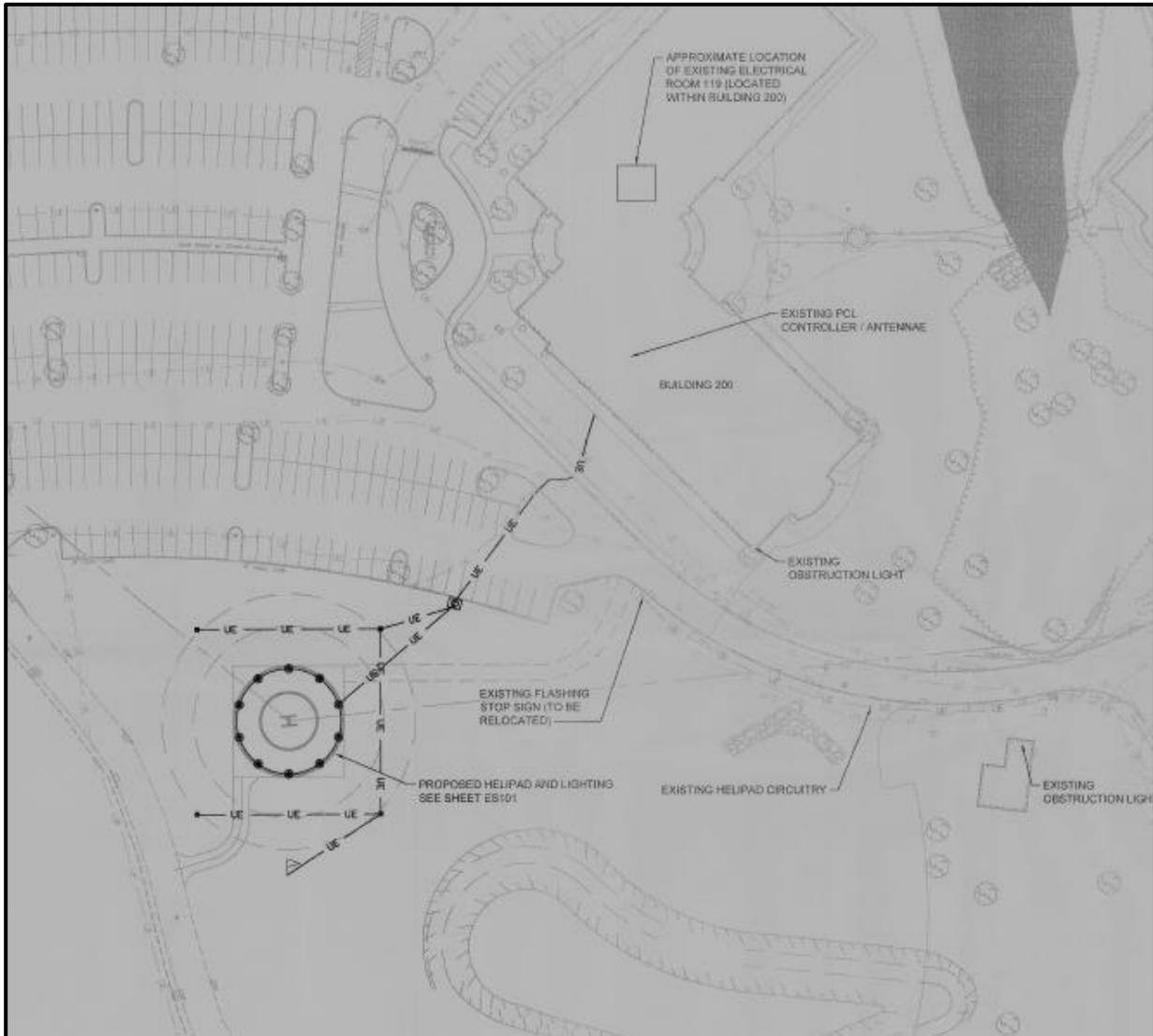


Detail of Sheet C-108 – Security Gate

**PRIMARY ISSUES:**

3. This portion of the Township is undergoing significant development. The approach to the helipad should be designed to minimize impact on the surrounding residential development. Any new lighting should take into consideration adjacent residences and potential problems of glare and light trespass. The applicant should also consider if existing and proposed multi-story apartment buildings could have effects on the wind patterns in the vicinity of the helipad.
4. The applicant should discuss the proposed helipad and security guard house land development with local emergency service providers to ensure access to the facility during emergencies.
5. The applicant should verify that the proposed land development plan is consistent with all Federal Aviation Administration (FAA) requirements related to the height of structures, lighting, including any contemporary regulations on airport security.
6. We suggest the applicant consider adjusting the proposed fencing alignment in the area around the existing stone building located west of the proposed guard house. In order to maintain some integrity of the stone building’s historic spatial relationship with the landscape, we suggest the

fence be realigned along the south side of Drive C to the north of the building. This would also minimize the adverse impacts on the view of the stone building from Baltimore Pike.



*Detail of Sheet ES 100 of Helipad plan*

**ADMINISTRATIVE ISSUES:**

7. The Township should verify that the design and location of all proposed outdoor lighting is consistent with 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 applicant should contact the office of the Chester County Conservation District (CCCD) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.

Page: 5

Re: Preliminary/Final Land Development - Exelon Helipad and Security Guard House  
# Kennett Township - LD-11-20-16537

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 Kennett 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: Exelon Utilities  
REL Design, Inc.  
Chester County Conservation District



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

December 7, 2020

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

Re: Final Land Development Plan- Sadsbury Park - Phase 2B  
# Sadsbury Township - LD-11-20-16541

Dear Ms. Shank:

A final land development plan entitled "Sadsbury Park - Phase 2B", prepared by Bursich Associates, Inc. and dated November 4, 2020, was received by this office on November 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 plan for your consideration.

## **PROJECT SUMMARY:**

Location:	West of Old Wilmington Road, within the Sadsbury Park residential development
Site Acreage:	8.49 acres
Unit/Lots:	88 dwellings; to be located on one merged lot
Proposed Land Use:	Single family residences, townhouses
New Parking Spaces:	47 on-street spaces
Municipal Land Use Plan Designation:	Traditional Neighborhood Development
UPI#:	37-4-41

## **PROPOSAL:**

The applicant proposes the creation of 88 attached dwellings, the construction of one single-family residence (at the southeast portion of the site) and the merger of two lots into one lot. The site, which will be served by public water and public sewer facilities, is located in the Sadsbury Township TND Traditional Neighborhood Development Overlay District zoning district.

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

**BACKGROUND:**

1. The Chester County Planning Commission has reviewed previous subdivision plans for this overall development. Review CCPC# 11312-2, dated February 7, 2005, proposed a 461-unit residential development. A subsequent review, CCPC # SD-4-10-1688, dated May 12, 2010, included Phase 2A of this development and proposed a 67-lot subdivision. The County Planning Commission then reviewed a proposal for 89 lots, refer to SD-10-17-15131, dated November 1, 2017.

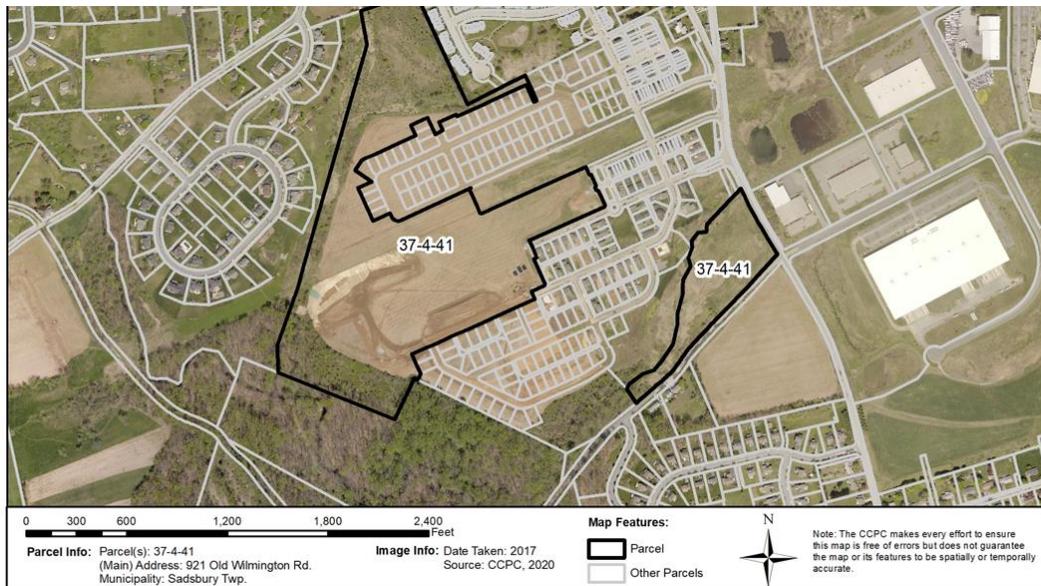
**COUNTY POLICY:**

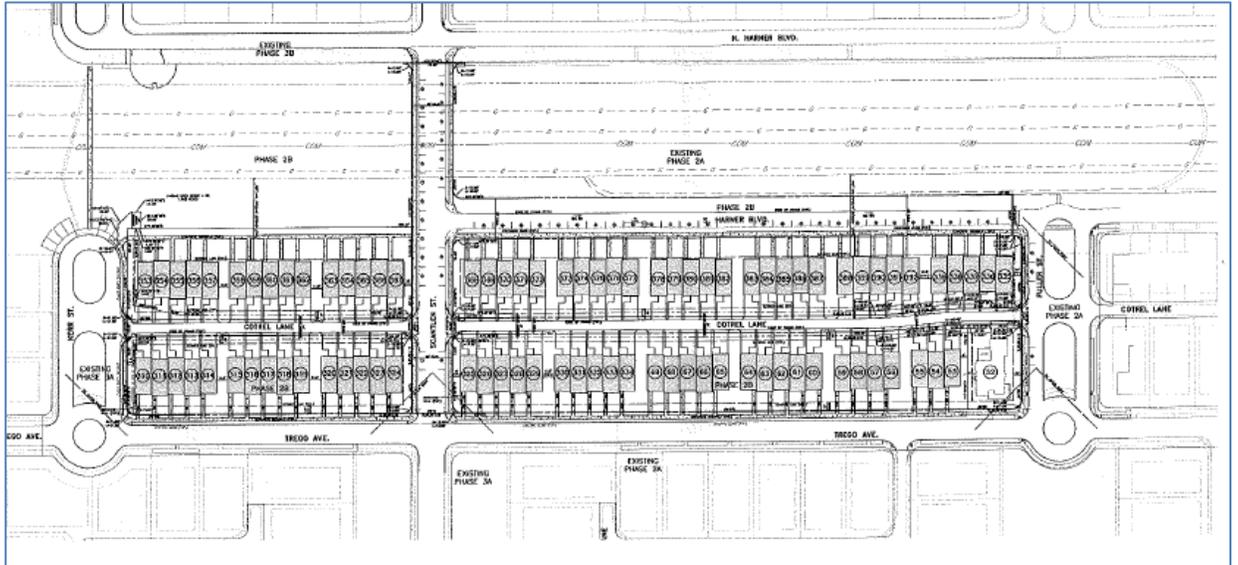
**LANDSCAPES:**

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

**WATERSHEDS:**

3. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Buck Run subbasin of the Brandywine Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are
  - Reduce stormwater runoff,
  - Restore water quality of “impaired” streams, and
  - Protect vegetated riparian corridors.**Watersheds** can be accessed at [www.chesco.org/water](http://www.chesco.org/water).





*Detail of Sadsbury Park - Phase 2B  
Final Subdivision Plan*

PRIMARY ISSUES:

4. The proposed land development is adjacent to a gas transmission pipeline. We suggest that the applicant contact the pipeline operator to ensure that the application does not result in any encroachments into the pipeline right-of-way. We recommend that the plan include the field survey location of the pipeline, the size, material and depth (if known), and the type of product typically being transported through the pipeline. Pipeline operator contact information is located on the pipeline markers within the easement and can also be found at the Chester County Pipeline Information Center Pipeline Operators page: [www.chesco.org/planning/pipelines](http://www.chesco.org/planning/pipelines).
5. The size and intensity of the proposed development and its proximity to a major transmission pipeline may also result in designation or expansion of a High Consequence Area (HCA). The U.S. Department of Transportation – Pipeline and Hazardous Materials Safety Administration (PHMSA) guidelines require pipeline operators to map HCAs for new pipelines and update existing HCAs. Location within an HCA requires that pipeline operators meet a higher standard of safety. For additional information about the implications of an HCA, see this page on the CCPC Pipeline Information Center: [www.chesco.org/planning/pipelines](http://www.chesco.org/planning/pipelines).

If the pipeline may have already been upgraded to the HCA standards, the Township may wish to request that the applicant provide verification that:

- (a) The applicant has contacted the pipeline operator and has provided the pipeline operator with documentation detailing the proposed development activity and where the activity is to take place;
- (b) The applicant has made sufficient access to the pipeline available to the pipeline operator for routine maintenance and emergency operations in conjunction with existing easements; and
- (c) The pipeline operator has reviewed the documents for compatibility with continued or proposed safe operation of the transmission pipelines.

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Re: Final Land Development Plan- Sadsbury Park - Phase 2B  
# Sadsbury Township - LD-11-20-16541

6. We recommend that any habitable development be set back consistent with the guidelines provided in accordance with the “Potential Impact Radius” shown in the graph located at the Chester County Pipeline Information Center”: [www.chesco.org/planning/pipelines](http://www.chesco.org/planning/pipelines).
7. The stormwater management plans indicate that subsurface infiltration practices will be utilized to manage a portion of the site’s stormwater runoff. The applicant should submit the Operations and Management Plan for the stormwater facilities to the Township, which should be reviewed by the municipal engineer. To ensure this system continues to function as designed, the applicant and/or those responsible for future maintenance should strictly adhere to the inspection schedule included in the Operation and Maintenance Plan. Appropriate pre-treatment Best Management Practices (BMPs) should be installed to remove sediment and other debris from runoff before it discharges to the planned subsurface infiltration system. Sediment, oil, grease, or other debris should be regularly removed from these pretreatment BMPs.

Subsurface infiltration stormwater management practices are not appropriate for areas that will receive runoff with high sediment loads. Particular care should be taken during construction to prevent compaction of the soil below the system and to minimize the delivery of sediment to this system from construction runoff. The applicant should ensure that sufficient observation wells and access points are incorporated into the design and are located in areas that will remain easily accessible. These access points should be designed to allow for the occasional removal of accumulated sediment.

8. The Township-owned area around Buck Run is near this site, and we recommend providing trails to access this area. The applicant and Township should refer to the Pedestrian Facilities Design Element of the Chester County Multi-Modal Circulation Handbook (2016 Update) for guidance, which is available online at: The Handbook is available online at: [www.chesco.org/documentcenter/view/27042](http://www.chesco.org/documentcenter/view/27042).
9. Chester County 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>.

We suggest that the applicant and Township consider providing a percentage of affordably-priced housing units within the proposed development. “Live” Objective B of *Landscapes3* is to accommodate housing at costs accessible to all residents

10. The on-street parking areas in this phase appear to be placed primarily on Harner Boulevard. The applicant should decide if on-street parking should be distributed more evenly, such an extension of South Harner Boulevard. We, note, however, that adding more roadway and parking will remove open space.
11. The Township may wish to ask whether the units will include front or rear porches or decks. We suggest that the provision of front porches promote community interaction, more pedestrian activity on the sidewalks.
12. We recommend that the exterior architectural details of the proposed dwellings, as well as the design of street lights and all other exterior design elements in this phase, be compatible with the prior phases of this development.

Page: 5

Re: Final Land Development Plan- Sadsbury Park - Phase 2B

# Sadsbury Township - LD-11-20-16541

13. The Township and the applicant should verify who will own and maintain the streets and lanes in this phase.
14. The Township's emergency responders should review this plan and verify that emergency service vehicles can access the lanes at the rear of the dwellings. Parking in the lanes should be closely regulated, especially to preserve access by emergency service vehicles. The applicant should also indicate areas where snow will be placed near the travel lanes during snow removal activities.
15. The plan indicates that a Homeowners' Association will be responsible for the proposed common facilities and areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any common held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance.
16. The applicant should clarify if this submission will be also considered a subdivision as well as a land development. The Act 247 referral form that was included with the submission indicated that the plan is a land development, and Sheet 1 of the plan indicates that the plan is a subdivision.

ADMINISTRATIVE ISSUES:

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

Page: 6

Re: Final Land Development Plan- Sadsbury Park - Phase 2B

# Sadsbury Township - LD-11-20-16541

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

Sincerely,

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: Sadsbury Arcadia Associates, LP  
Bursich Associates, Inc.  
Chester County Conservation District



# THE COUNTY OF CHESTER



COMMISSIONERS  
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Josh Maxwell  
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Executive Director

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

December 4, 2020

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

Re: Final Land Development - Goshen Leisure Development  
# West Goshen Township – LD-11-20-16534

Dear Mr. LaLonde:

A Final Land Development Plan entitled "Goshen Leisure Development", prepared by Edward B. Walsh and Associates, Inc., and dated March 10, 2004, and last revised on October 1, 2013, was received by this office on November 5, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Land Development for your consideration.

**PROJECT SUMMARY:**

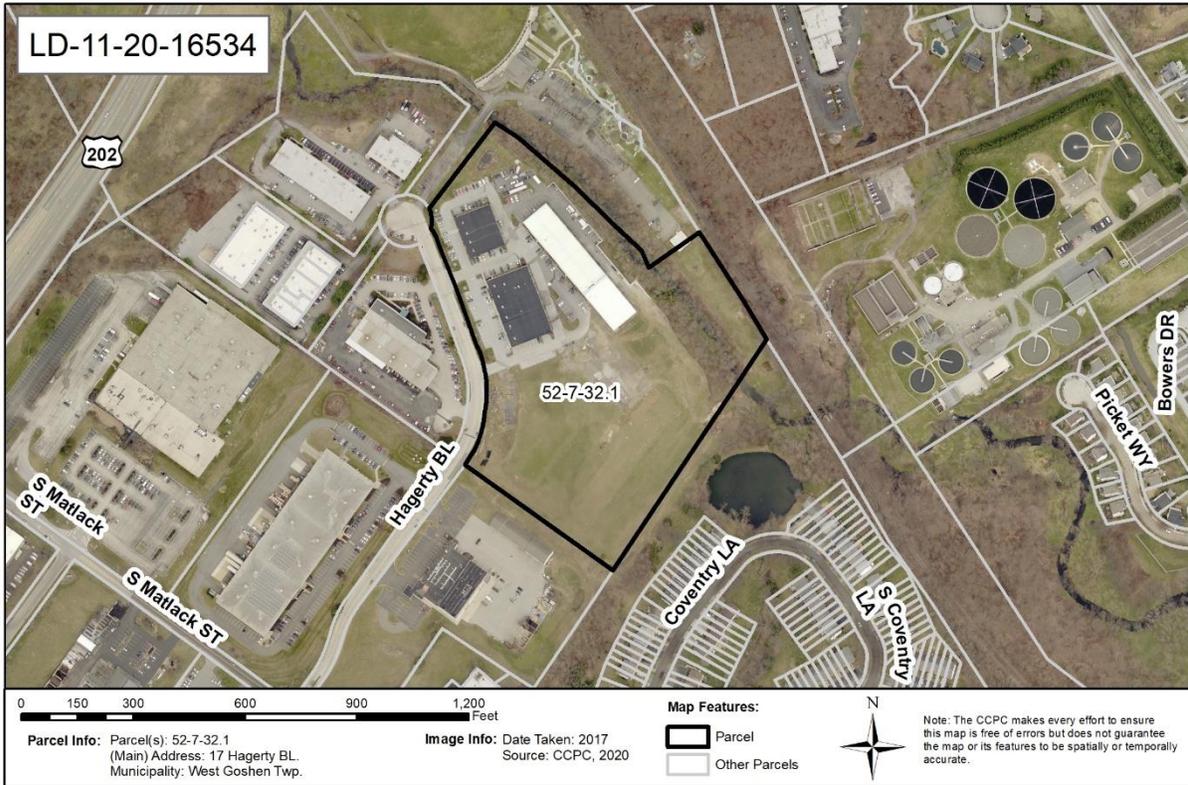
Location:	east side of Hagerty Boulevard, north of South Matlack Street
Site Acreage:	14.09
Lots/Units:	1 Lot
Non-Res. Square Footage:	32,000
Proposed Land Use:	Office/Warehouse
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Commercial, Office, Industrial Infill
UPI#:	52-7-32.1

**PROPOSAL:**

The Chester County Planning Commission previously reviewed a preliminary land development plan for this site, which addressed the construction of five office/warehouse buildings totaling 136,575 square feet (CCPC# 9415-5, dated July 5, 2005). According to our records, this plan was approved by the Township on June 27, 2007.

The current plan submission proposes revisions to the size and configuration of Building #3, which is being increased from 31,905 square feet to 32,000 square feet, along with revisions to the configuration of the parking areas around the perimeter of Building #3. Sheet 1 of the current plan submission indicates that Buildings #1, #2 and #4 have been constructed, and it also indicates that Building #5 is currently under construction. The project site, which is served by public water and public sewer, is located in the I-2 Light Industrial zoning district.

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



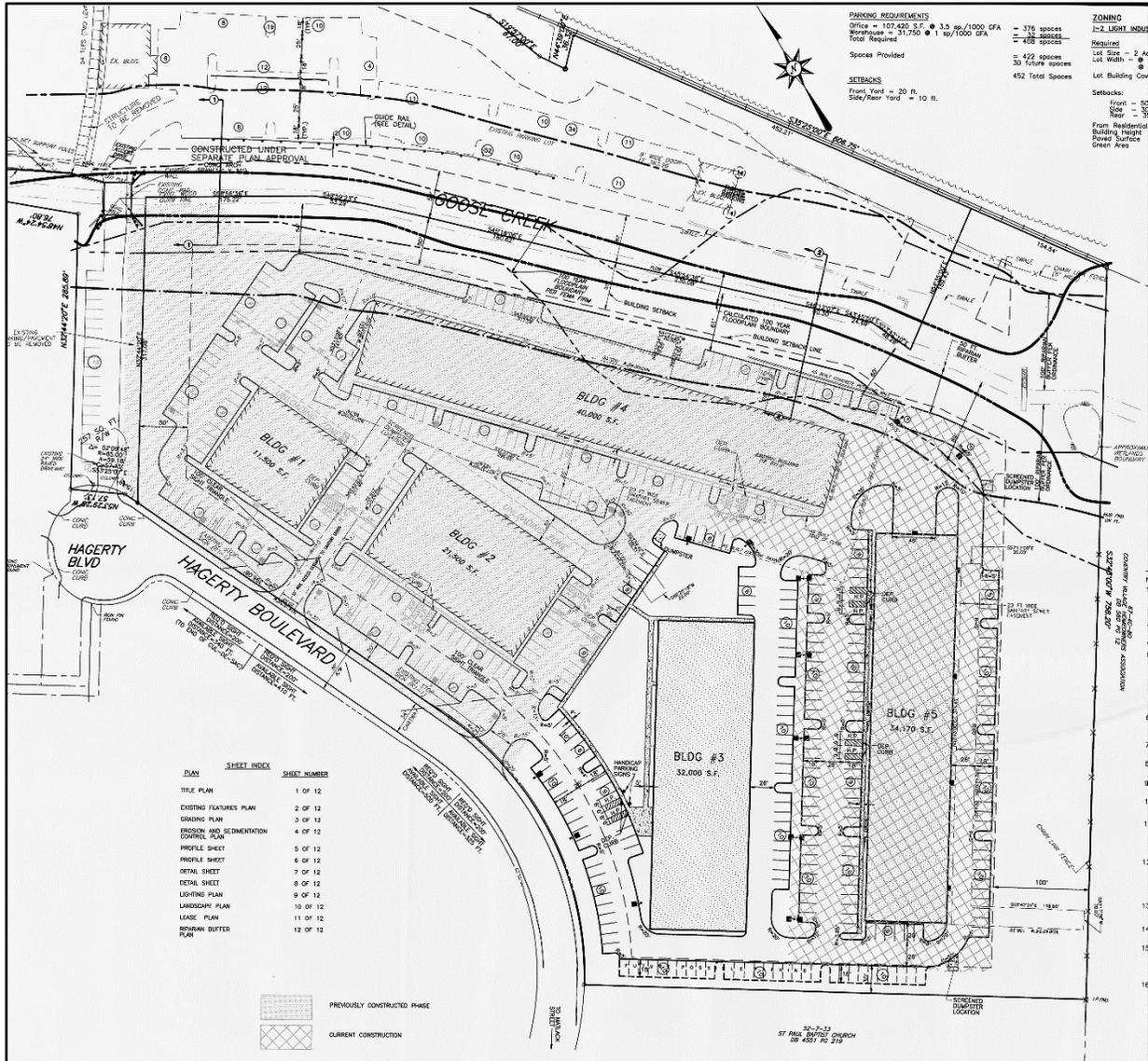
**COUNTY POLICY:**

**LANDSCAPES:**

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

**WATERSHEDS:**

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



Site Plan Detail, Sheet 1: Final Land Development - Goshen Leisure Development

**PRIMARY ISSUES:**

- The Township should verify that the design of the proposed outdoor lighting plan (Sheet 10) 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.
- The site plan depicts the location of both the Federal Emergency Management Agency (FEMA) floodplain elevation and the “calculated” floodplain elevation. We note that the calculated floodplain boundary appears to be identical to the information provided on the previously approved plan for this site. Although it does not appear that any development activity will encroach into a floodplain area, we note that the County Planning Commission does not support development in a floodplain, and FEMA and the Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain.

ADMINISTRATIVE ISSUES:

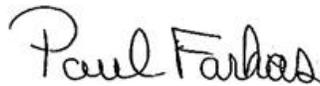
5. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality. We acknowledge that the design of the proposed stormwater management facilities includes rain gardens. The County Planning Commission endorses the use of innovative stormwater management practices.
6. The applicant should verify that the current plan submission (last revised October 1, 2013) is the most recent version of the current plan submission.
7. While Sheet 1 indicates that Buildings #1, #2 and #4 have already been constructed, these buildings are not shown on Sheet 2-Amended Existing Features Plan. This should be clarified by the applicant.
8. Note 16 on Sheet 1, pertaining to a proposed reduction to the riparian buffer requirement, appears to be identical to Note 16 on Sheet 1 of the previously approved plan. While it does not appear that any new development activity will occur within the 100 foot riparian buffer, the current plan submission appears to depict that a portion of Building #4 was constructed within the 100 foot riparian buffer. If the Township previously granted relief from its riparian buffer requirements, then this plan should accurately note that decision.
9. The Parking Requirements table on Sheet 1 indicates that 422 parking spaces will be provided, along with 30 future parking spaces. However, it appears that the total number of provided parking spaces includes 18 spaces on an adjoining parcel (UPI# 52-5-222), and there does not appear to be any information provided about an existing off-site parking arrangement. If this is correct, then the details of this off-site parking arrangement, including the UPI-Uniform Parcel Identifier number of the location of the off-site parking spaces, should be indicated on the approved plan. The plan should also provide a signature block for the acknowledgement of this parking arrangement by the property owner of the off-site parking facilities, along with specifying the length of time of this off-site parking arrangement.
10. While Plan Note 14 on Sheet 1 contains a reference to a proposed lot consolidation, County mapping records indicate that the project site consists of a single parcel. This should be clarified by the applicant.
11. The applicant should verify that the parking space figures for each parking area are accurately depicted on Sheet 1. For instance, there is no parking space figure provided for the two handicapped-accessible spaces located on the southeast side of Building #2.
12. The applicant should contact the office of the Chester County Conservation District (CCCD) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.

Page: 5  
Re: Final Land Development - Goshen Leisure Development  
# West Goshen Township – LD-11-20-16534

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

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

Sincerely,

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

Paul Farkas  
Senior Review Planner

cc: Goshen Leisure Development  
Edward B. Walsh and Associates, Inc.  
Chester County Conservation District



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O’Leary, AICP  
Executive Director

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

December 23, 2020

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

Re: Preliminary Land Development - 305 Westtown Road  
# West Goshen Township – LD-11-20-16549

Dear Mr. LaLonde:

A Preliminary Land Development Plan entitled "305 Westtown Road", prepared by DL Howell & Associates, Inc., and dated September 14, 2020, was received by this office on November 24, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

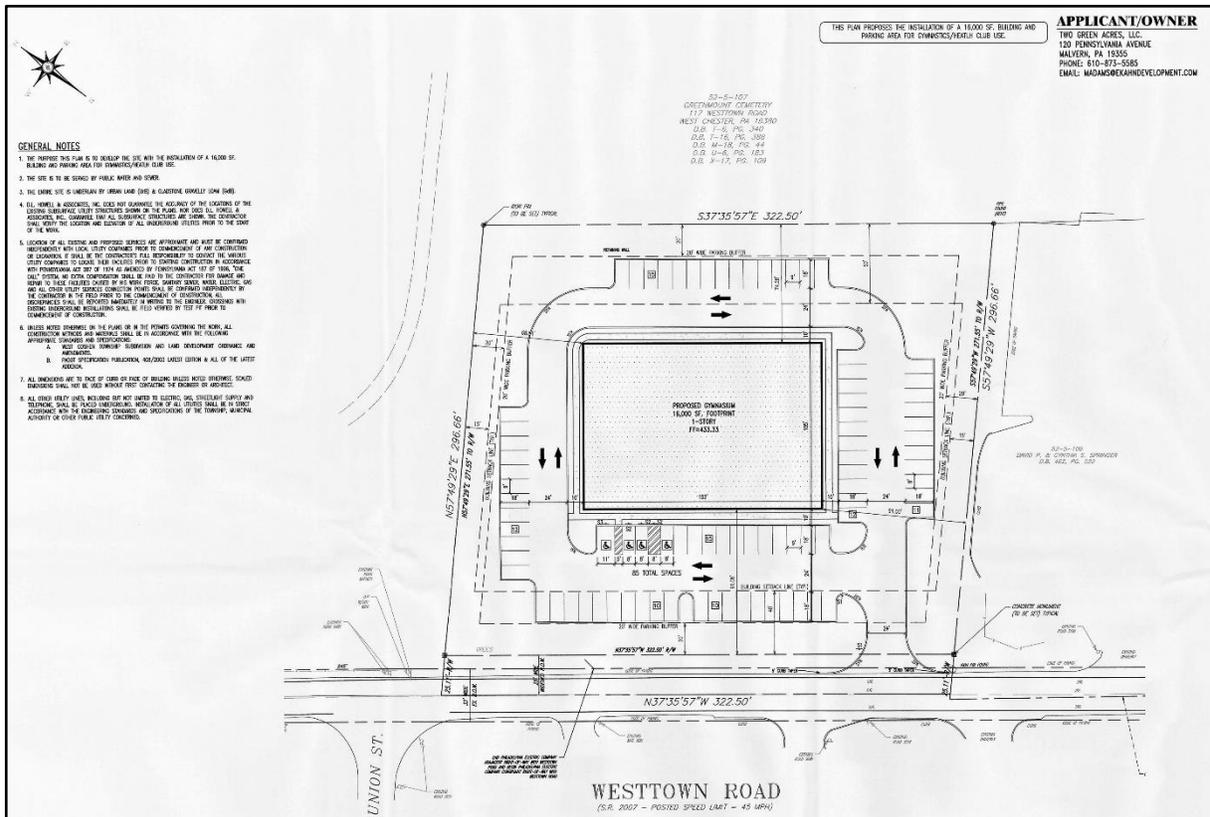
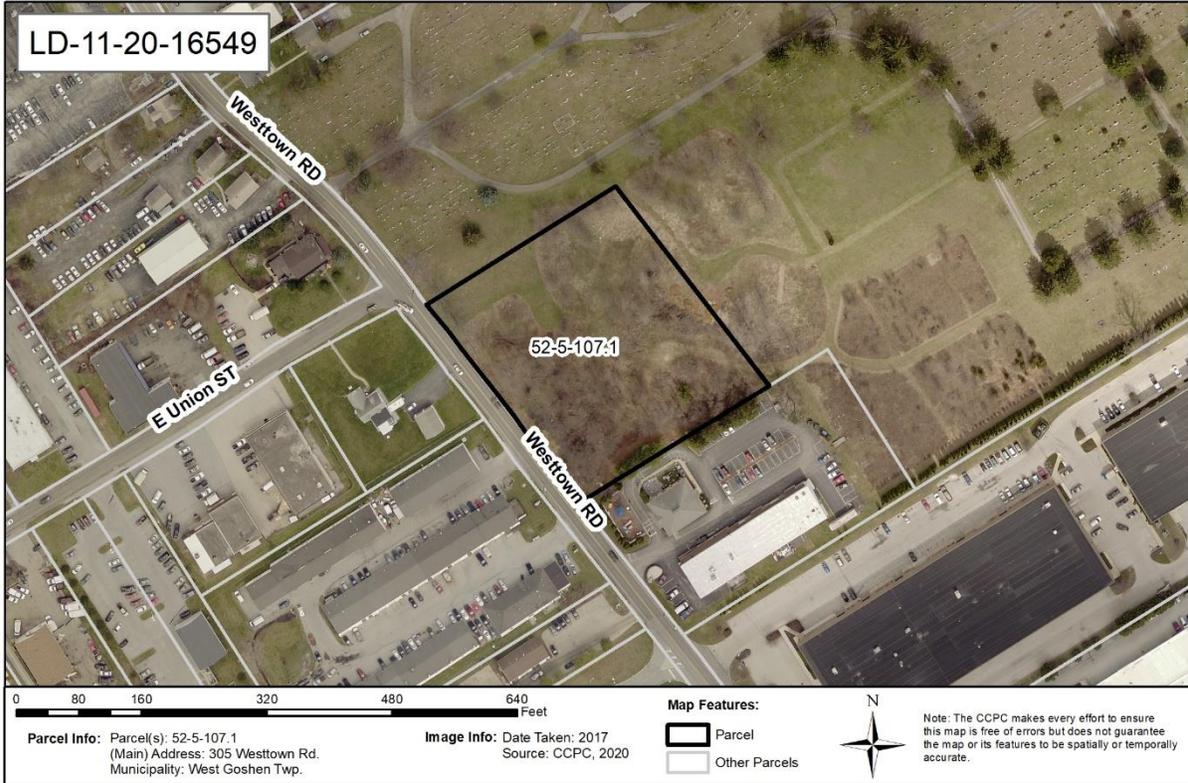
**PROJECT SUMMARY:**

Location:	east side of Westtown Road, south of East Market Street
Site Acreage:	2.01
Lots/Units:	1 Lot
Non-Res. Square Footage:	16,000
Proposed Land Use:	Commercial Gymnastics/Health Club
New Parking Spaces:	85
Municipal Land Use Plan Designation:	Commercial, Office, High-Density Residential
UPI#:	52-5-107.1

**PROPOSAL:**

The applicant proposes the construction of a 16,000 square foot gymnastics/health club, and 85 parking spaces. The project site, which will be served by public water and public sewer, is located in the C5 General Highway Commercial zoning district.

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



Site Plan Detail, Sheet 2: Preliminary Land Development - 305 Westtown Road

**BACKGROUND:**

1. The Chester County Planning Commission has previously reviewed a subdivision proposal for this site. That review, CCPC# SD-02-17-14740, “Greenmount Cemetery”, dated March 16, 2017, addressed the creation of two lots from a 23.82 acre site. According to our records, this previous subdivision plan was approved by West Goshen Township on April 12, 2017. The current land development plan submission addresses the construction of a 16,000 square foot gymnastics/health club on Lot 2 of the previously approved plan.

**COUNTY POLICY:**

**LANDSCAPES:**

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

**WATERSHEDS:**

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

**PRIMARY ISSUES:**

4. The Township engineer should verify that the proposed driveway entrance is in conformance with Township Ordinances with regard to grade and sight distance. As noted in our previous review (CCPC# SD-02-17-14740), there are sight distance issues along this section of Westtown Road.
5. We suggest that the applicant and Township investigate the feasibility of locating the proposed building closer to Westtown Road, with parking generally placed to the rear or to the sides of the building. We also suggest that the applicant and Township investigate the feasibility of vehicular connectivity with the adjoining parcel to the south. [Landscapes3](#) recommends that new development in **Suburban Center Landscapes** include the following design elements: buildings close to the street; parking to the side of buildings, or behind buildings; and interconnected streets and properties.
6. We recommend that sidewalks along Westtown Road be provided for this development. Sidewalks are an essential design element in the **Suburban Center Landscape**.

7. It is not clear on the plan where the building entrance is located. In **Suburban Center Landscapes**, buildings help frame corridors, which supports walkability. We recommend the building's principal entrance and facade face Westtown Road.
8. The site plan indicates that the applicant is providing five more parking spaces than required by the Township Zoning Ordinance. We suggest that the applicant and the Township evaluate the anticipated parking demand for this facility, and determine whether the number of proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.
9. The site plan depicts a proposed 25 foot wide right-of-way on the east side of Westtown Road (SR 2007). The County Planning Commission's [Multimodal Circulation Handbook](http://www.chescoplanning.org/resources/PubsTransportation.cfm) (2016 Update), which is available online at [www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm), classifies Westtown Road as a major collector road. The Handbook (page 183) recommends an 80 foot-wide right-of-way for major collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Westtown Road.
10. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 14) 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:

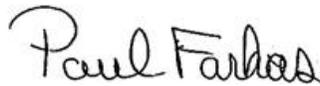
11. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
12. While Survey Note 12 on Sheet 1 appears to indicate that there are no wetlands on the project site, according to a wetland report prepared by Nova Consultants Ltd. in December 2016, the County Planning Commission has seen standing water on this parcel. We suggest that this issue should be investigated before the Township approves a land development plan for this site.
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 Pennsylvania Department of Transportation (PennDOT) permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.

Page: 5  
Re: Preliminary Land Development - 305 Westtown Road  
# West Goshen Township – LD-11-20-16549

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

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

Sincerely,



Paul Farkas  
Senior Review Planner

cc: J. Loew Property Management, Inc.  
DL Howell & Associates, Inc.  
Two Green Acres, LLC  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Chester County Conservation District



# THE COUNTY OF CHESTER



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December 4, 2020

Cindy Mammarella, Manager  
West Sadsbury Township  
6400 North Moscow Road  
Parkesburg, PA 19365

Re: Final Subdivision and Land Development Plan - J. D. Eckman Shop Building  
# West Sadsbury Township - SD-11-20-16539, LD-11-20-16540

Dear Ms. Mammarella:

A final subdivision and land development plan entitled "J. D. Eckman Shop Building", prepared by Harbor Engineering Inc. and dated October 30, 2020, was received by this office on November 9, 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 plan for your consideration.

**PROJECT SUMMARY:**

Location:	North side of Lower Valley Road (State Route 372)
Site Acreage:	35.71 acres
Lots/Units:	2 lots to be merged; addition to one structure
Non-Res. Square Footage:	29,136 square feet
Proposed Land Use:	Shop
New Parking Spaces:	22 spaces
Municipal Land Use Plan Designation:	Suburban
UPI#:	36-7-2.2, 36-7-2

**PROPOSAL:**

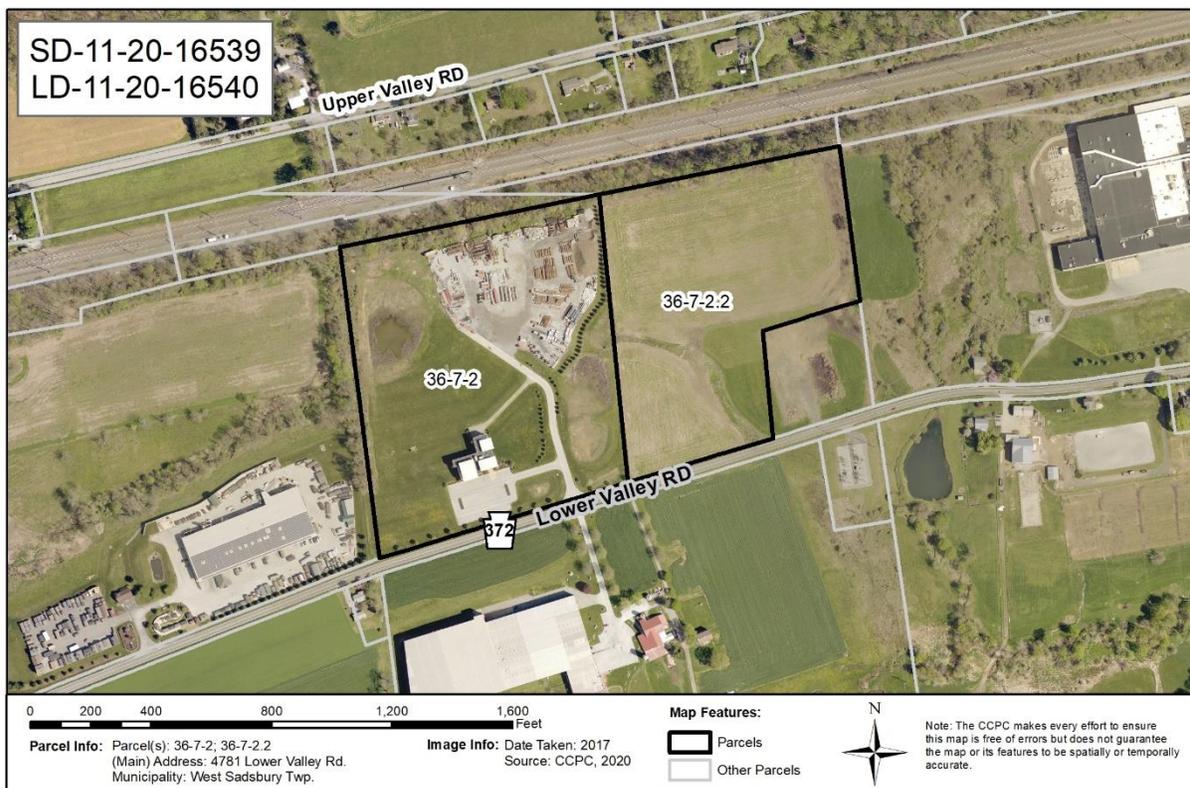
The applicant proposes the merger of two lots into one lot and the construction of a new 29,136 square foot shop building and stormwater management activities. (A 10,000 square foot addition to an office building on the site, which is currently shown on the plan, was previously approved). The site is served by public water and public sewer facilities and is located in the West Sadsbury Township Industrial zoning district. The plan does not show any changes to the site’s access onto Lower Valley Road (State Route 372).

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

**COUNTY POLICY:**

**LANDSCAPES:**

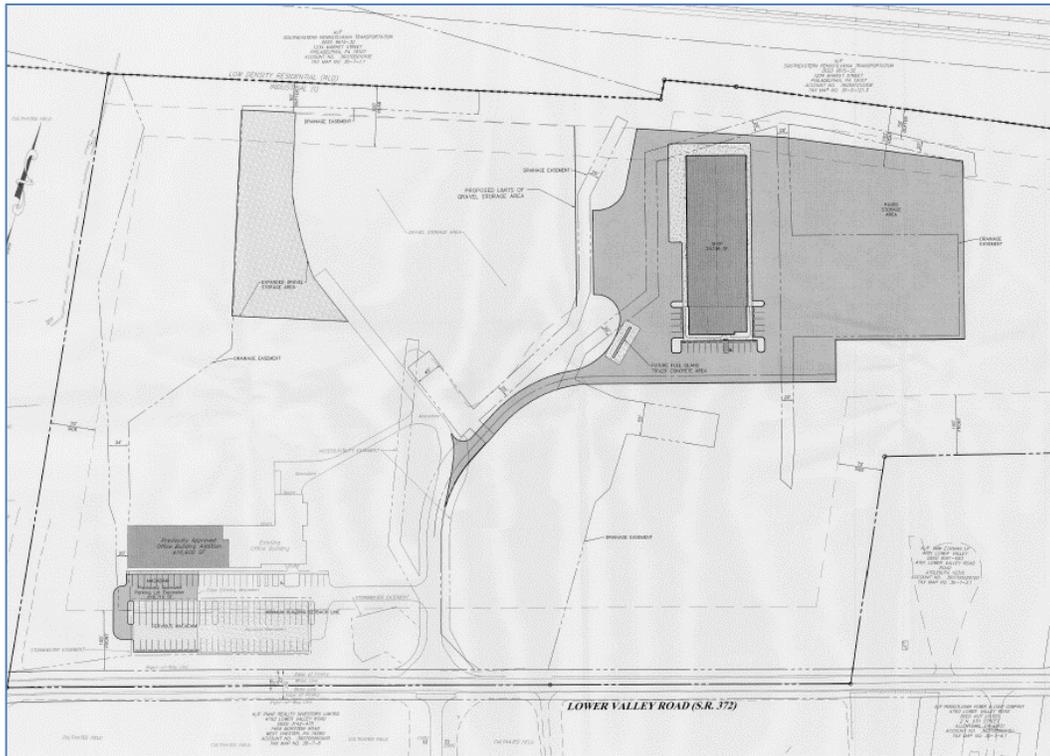
1. The site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density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



**WATERSHEDS:**

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

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



*Detail of J. D. Eckman Shop Building  
Final Subdivision and Land Development Plan*

**PRIMARY ISSUES:**

3. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at [www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm), classifies Lower Valley Road (State Route 372) as a major collector. The Handbook (page 183) recommends an 80 foot-wide right-of-way for major collector roads to accommodate future road and infrastructure improvements; the plan shows a 50 foot right-of-way. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Lower Valley Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
4. This site is in proximity to the future extension of the Chester Valley Trail. We request that an area of at least minimum 20-30 feet at the northern part of the site be reserved and offered as an easement or for dedication for a potential trail extension. We also suggest that the applicant and the Township coordinate the future trail extension with Jan Bowers at the Chester County Facilities Department.
5. The plan shows that trees on the eastern portion of the site will be removed. The Township should verify that the proposed landscaping plan conforms to the Township's landscape and screening requirements. We suggest that the applicant consider maximizing the use of native tree, shrub, and herbaceous species in the planting areas.
6. If the new shop building can be viewed from Lower Valley Road, we recommend that the building be designed with the same attention to the notable architectural details as the existing office building nearer Lower Valley Road.

Page: 4

Re: Final Subdivision and Land Development Plan - J. D. Eckman Shop Building  
# West Sadsbury Township - SD-11-20-16539, LD-11-20-16540

7. A number of easements are shown on the plan. The applicant should ensure that the descriptions of the easements are complete, and the entity for which the easement benefits is identified.
8. The applicant should elaborate on the materials that will be placed on the gravel storage areas, and the Township Engineer should determine if special considerations should apply to the stormwater runoff from these areas.
9. The stormwater management plans indicate that subsurface infiltration practices will be utilized to manage a portion of the site's stormwater runoff. The applicant should submit the Operations and Management Plan for the stormwater facilities to the Township, which should be reviewed by the municipal engineer. To ensure this system continues to function as designed, the applicant and/or those responsible for future maintenance should strictly adhere to the inspection schedule included in the Operation and Maintenance Plan. Appropriate pre-treatment Best Management Practices (BMPs) should be installed to remove sediment and other debris from runoff before it discharges to the planned subsurface infiltration system. Sediment, oil, grease, or other debris should be regularly removed from these pretreatment BMPs.

Subsurface infiltration stormwater management practices are not appropriate for areas that will receive runoff with high sediment loads. Particular care should be taken during construction to prevent compaction of the soil below the system and to minimize the delivery of sediment to this system from construction runoff. The applicant should ensure that sufficient observation wells and access points are incorporated into the design and are located in areas that will remain easily accessible. These access points should be designed to allow for the occasional removal of accumulated sediment.

10. We recommend that the applicant consider the need for oil/water separators in the stormwater management system. This would reduce the risk of spilled petroleum products from entering the stormwater system and possible contamination of the watershed.
11. The Township emergency response services and fire marshal should comment on the location and design of the "future fuel island" shown on the site, as well as review the design of any subsurface fuel storage facilities and spill containment measures.
12. We have no comments on the subdivision portion of this plan.

ADMINISTRATIVE ISSUES:

13. The applicant should contact the office of the Chester County Conservation District for information and clarification on erosion control measures. The provisions of the Commonwealth 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 copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, and the Assessment Office.

Page: 5

Re: Final Subdivision and Land Development Plan - J. D. Eckman Shop Building  
# West Sadsbury Township - SD-11-20-16539, LD-11-20-16540

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

Sincerely,

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: Harbor Engineering Inc.  
VMM Eckman, LP  
Chester County Conservation District  
Jan Bowers, Chester County Facilities Department



# THE COUNTY OF CHESTER



COMMISSIONERS  
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West Chester, PA 19380-0990  
(610) 344-6285 Fax (610) 344-6515

December 10, 2020

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

Re: Final Subdivision - Troutbeck Farms  
# Willistown Township – SD-11-20-16543

Dear Ms. Slook:

A Final Subdivision Plan entitled "Troutbeck Farms", prepared by DH Enterprises, and dated November 5, 2020, was received by this office on November 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 subdivision for your consideration.

**PROJECT SUMMARY:**

Location:	south side of Monument Road, west of Sugartown Road
Site Acreage:	64.12
Lots/Units:	36 Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Suburban (Medium Density)
UPI#:	54-2-41, 54-2-41.3, 54-2-41.3E, 54-2-41.4A, 54-2-41.6, 54-2-41.3A, 54-2-85

**PROPOSAL:**

The applicant proposes the creation of 36 residential lots and 47.53 acres of private open space. There are existing dwellings and farm structures on two of the lots (this issue is further discussed in comment #2). The Act 247 County Referral Form indicates that 3,525 linear feet of public roadway will be provided. The project site, which will be served by public water and public sewer, is located in the R-1 Residence zoning district.

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



**BACKGROUND:**

1. While the Act 247 County Referral Form identifies this submission is a “New proposal,” the County Planning Commission previously reviewed a preliminary subdivision plan for the Troutbeck Farms development on June 25, 2018 (CCPC# SD-06-18-15453), which addressed the creation of 37 lots. It is our understanding that preliminary plan approval was granted by the Township on July 20, 2020, for the portion of the property developed under the Open Space Conservation District standards. While the overall layout of the current submission is similar to the prior submission, the location of several proposed lots and stormwater management facilities have been revised in the current submission. Additionally, the current submission includes several plan sheets, such Sheet 31-Riparian Buffer Management Plan, that were not part of the previous submission.
2. The County Planning Commission also reviewed a preliminary subdivision plan pertaining to the creation of three lots from the parent tract, in order to create two conventional lots around the existing dwellings and farm structures, while the remaining portion of the property would be developed under the Open Space Conservation District standards (CCPC# SD-12-18-15697, dated January 9, 2019). We note that the configuration of Lots 1 and 2 of this prior subdivision plan appear to correspond to the two lots identified as Troutbeck Farms “Minor Subdivision” Lot 1 and Troutbeck Farm “Minor Subdivision” Lot 2 on the current plan.

As noted in our previous reviews, the 2011 Township Historic Resource Atlas identifies that the project site contains three Class II historic resources. While we have no official record of the Township granting final plan approval for this three lot subdivision plan, it is identified on Sheet 1 of the current plan submission that, on June 14, 2019, the Township granted conditional use approval to subdivide the property for two conventional lots along with a third lot, with eight conditions of approval. We note that condition #2 of the conditional use decision states that Lot 1 and Lot 2 of the three lot subdivision plan shall be subject to a conservation easement which preserves the historic structures and their facades, preserves the wooded and grass areas within the historic conservation area, prohibits the addition of any additional impervious area or building coverage within the historic conservation area, and preserves the historic conservation area as open space. It is also our understanding that, according to the Township Historical Commission’s February 5, 2019 meeting minutes, the Historical Commission recommended approval of this submission, with three conditions. The County Planning Commission supports the applicant and Township’s efforts in the preservation of these historic resources. “Appreciate” Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character.

**COUNTY POLICY:**

**LANDSCAPES:**

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

disturbance. Conservation practices should protect and restore these natural resources. The proposed subdivision is consistent with the objectives of the **Suburban Landscape**.

WATERSHEDS:

4. **Watersheds**, the water resources component of **Landscapes3**, indicates the proposed development is located within the Ridley Creek watershed, and the west branch subbasin of the Crum Creek watershed. **Watersheds'** highest priority land use objectives within the Ridley Creek watershed are: reduce stormwater runoff, protect vegetated riparian corridors, and protect/enhance water-based recreation, cultural, historic resources and public access. **Watersheds'** highest priority land use objectives within the Crum Creek are: reduce stormwater runoff, restore water quality and channel stability of "impaired" streams, protect vegetated riparian corridors. **Watersheds** can be accessed at [www.chesco.org/water](http://www.chesco.org/water). We acknowledge that the design of the proposed stormwater management facilities includes rain gardens. The County Planning Commission endorses the use of innovative stormwater management practices.

PRIMARY ISSUES:

Design Issues:

5. In our review of the preliminary subdivision plan (CCP# SD-06-18-15453), we recommended that sidewalks be provided for this development. Sidewalks are an essential design element in the **Suburban Landscape**. While the current plan submission appears to indicate that pedestrian access will be provided on one side of Walnut Tree Lane, from Forest Lane to Friarsheel Lane, we recommend that the proposed pedestrian network be extended to Lots 29-34, and also extended along Kingfisher Lane to Lots 17-28.
6. We acknowledge that the site plan depicts the location of both proposed mowed and proposed paved walking trails within the open space areas. The Township should review the location and design of the proposed trail system. As noted in our previous review, the Township's Official Map and Map 13: Park and Recreation Plan in the Township's 2011 Comprehensive Plan identify that the project site is located along the proposed East-West Arterial Trail Corridor.

We recommend that all trail corridor location and design details be incorporated into the final plan, and we also recommend that any trails be constructed prior to the Township issuing any building occupancy permits for this development. We also recommend that the applicant and Township consider utilizing all-weather materials in the construction of the trail corridors, which will accommodate a wider variety of uses, and be handicapped-accessible.

Waiver Requests/Access and Circulation:

7. The Waivers Requested table on Sheet 1 indicates the applicant is requesting a waiver from the design standards for curbs in Section 123-38 of the Township Subdivision and Land Development Ordinance (SLDO). Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

However, the July 20, 2020 Township Board of Supervisor Meeting Minutes indicate that several other waivers have already been granted by the Township, including a waiver from Section 123-25.A of the SLDO to allow for a width of 18 feet instead of 22 feet and without curb for the connector access from Walnut Tree Lane to Friarsheel Lane. Additionally, the July 20, 2020 meeting minutes indicate that the Board of Supervisors approve the proposed cul-de-sac street in excess of 1,600 feet

pursuant to Section 123-24.A Township SLDO, subject to the evaluation/suitability of Friarsheel Lane as an emergency access only connection to be determined by the Board of Supervisors, as opposed to the full street access as shown on the preliminary plan.

All applicable waivers approved by the Township should be indicated on the approved plan. If it is determined that access to Friarsheel Lane will be limited to emergency access only, then we recommend the applicant and Township refer to the Emergency Access design element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update) in its design of the emergency access connection. This design element is available online at: [www.chesco.org/DocumentCenter/View/27034](http://www.chesco.org/DocumentCenter/View/27034).

Natural Features Protection:

8. The site contains delineated wetlands. Although it does not appear that any development activity will encroach into the delineated wetland area, the applicant should be aware that placement of fill in wetlands is regulated by the Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977) and the Department of Environmental Protection under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management.
9. The plan and 2017 aerial photography indicate that a portion of the site is wooded. As stated in our previous review (CCPC# SD-06-18-15453), the removal of trees should be limited to the minimum area needed for the dwelling(s) and support facilities, and any grading within the area of the dripline (the perimeter of the tree's branches) of the trees to be preserved increases the possibility of tree damage. The applicant and Township should also consider the following issues:
  - A. The plans indicate that a portion of the existing woodlands near the headwaters of an unnamed tributary to Ridley Creek will be cleared during construction. Pennsylvania regulations at 25 Pa. Code Chapter 102.14(a)(2) require persons conducting earth disturbance within 150 feet of a perennial or intermittent impaired stream in an Exceptional Value or High Quality watershed to either protect an existing riparian buffer, convert an existing riparian buffer into a forested buffer, or establish a new forested buffer. If earth disturbance is planned for within 150 feet of a perennial or intermittent stream, the applicant must abide by the regulations included in Pennsylvania Act 162 Section 402(c)(1).
  - B. Care should be taken to avoid tree removal or other land disturbance activities within the Township's Riparian Buffer Zones.
  - C. The applicant should demarcate the proposed extent of the woodlands that are intended to remain and the Riparian Buffer Zones with orange construction fencing to prevent unintended intrusion by construction vehicles and equipment into these areas.
10. The landscaping plans show that the areas within the Riparian Buffer Zone will be seeded with Ernst Riparian Buffer Seed Mix and will receive supplemental whip plantings. The applicant should minimize ground disturbance activities within the riparian buffer areas during the seeding process. The applicant should also include requirements for annual inspection of any tree tubes within the riparian buffer areas in the Post Construction Stormwater Operation and Maintenance Plan. Rotting stakes or dislodged tubes should be replaced as soon as practical to reduce tree mortality. *Landscapes3* supports the comprehensive protection and restoration of the county's ecosystems, including riparian corridors ("Protect" Objective B, page 63).

Page: 6  
Re: Final Subdivision - Troutbeck Farms  
# Willistown Township – SD-11-20-16543

11. Where possible, the applicant should consider allowing the native trees and shrubs located around proposed Infiltration Basin 2 to remain to promote greater foliar interception and evapotranspiration.
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](http://www.chesco.org/DocumentCenter/View/17339).

Stormwater Management:

13. 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.
14. The Grading and Utility Plan (Sheet 7) indicates that runoff from the northeast section of Lot #17 and the southwest section of Lot #16 will be directed towards the planned home on Lot #18. The grading plan as shown on this sheet does not appear to have enough elevation change to direct water around this home and into the storm sewer system at Inlet #28. The applicant should ensure that these lots are graded to fully divert runoff from up-slope properties to the planned inlet to prevent ponding or other property-to-property stormwater impacts to the planned residence at Lot #18.

ADMINISTRATIVE ISSUES:

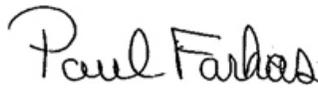
15. General Notes 7 and 8 on Sheet 1 indicate that a Homeowners' Association will be responsible for the proposed common facilities/areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any common held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance.
16. According to County Tax Assessment records, UPI# 54-2-41, 54-2-41.3, 54-2-41.4A, and 54-2-41.6 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) regarding this subdivision. Additional information on this topic is provided online at: [www.chesco.org/256/Act-319---Clean-Green](http://www.chesco.org/256/Act-319---Clean-Green).
17. While UPI# 54-2-41.4A is one of the parcels that comprises the parent tract, it is not included in the list of parcels provided on Sheet 1. This should be corrected by the applicant. The Chester County Recorder of Deeds Office requires that the correct UPI numbers be identified on all subdivision and land development plans submitted for recording.

Page: 7  
Re: Final Subdivision - Troutbeck Farms  
# Willistown Township – SD-11-20-16543

18. 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: Troutbeck Farm Developers, LLC  
Moser Construction Management LLC  
DH Enterprises  
Chester County Conservation District  
Chester County Assessment Office  
Chester County Water Resources Authority

# Proposed Plan and Ordinance Reviews





# ORDINANCE PROPOSALS

12/1/2020 to 12/31/2020

The staff reviewed proposals for:

	Total
Comprehensive Plans	1
Zoning Ordinance Amendments	4
<b>TOTAL REVIEWS</b>	<b>5</b>

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Birmingham Township	ZA-11-20-16544	12/9/2020	<p><b>Proposed - Zoning Ordinance Amendment</b></p> <p>The proposed amendments to the Zoning Ordinance include: amending the standards for accessory buildings and accessory structures in the R-A, A-RT, R-1, R-2, and E-I districts; and amending the standards for solar energy systems in Section 122-105.8.B. The County Planning Commission reviewed an earlier version of this amendment on November 2, 2020 (CCPC# ZA-10-20-16499).</p>	Consistent
East Marlborough Township	CP-11-20-16545	12/14/2020	<p><b>Proposed - Comprehensive Plan</b></p> <p>Updating the original 1993 Open Space, Recreation and Environmental Resources Plan.</p>	Consistent
East Pikeland Township	ZA-11-20-16546	12/18/2020	<p><b>Proposed - Zoning Ordinance Amendment</b></p> <p>Proposed Commercial Mixed Use Overlay District by conditional use for specific site along Schuylkill Road</p>	Consistent
New Garden Township	ZA-11-20-16548	12/18/2020	<p><b>Proposed - Zoning Ordinance Amendment</b></p> <p>Revisions to the R-3 Toughkenamon Residential zoning district provisions.</p>	Consistent
Upper Oxford Township	ZA-11-20-16547	12/23/2020	<p><b>Proposed - Zoning Ordinance Amendment</b></p> <p>Amendment to Zoning Ordinance, Adding Riparian Forest Buffer Protection provisions.</p>	Consistent

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

# Ordinance Review Letters





# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
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

December 9, 2020

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

Re: Zoning Ordinance Amendment – Accessory Buildings and Accessory Structures; and Solar Energy Systems  
# Birmingham Township – ZA-11-20-16544

Dear Ms. Nelling:

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

## DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
  - A. Add a definition for the term “Lot Lines” to Section 122-6;
  - B. Amend Section 122-14.G, pertaining to accessory buildings and accessory structures in the R-A Residential Agricultural District;
  - C. Amend Section 122-19.G, pertaining to accessory buildings and accessory structures in the A-RT Agricultural – Residential Transition District;
  - D. Amend Section 122-24.G, pertaining to accessory buildings and accessory structures in the R-1 Residential 1 District;
  - E. Amend Section 122-28.F, pertaining to accessory buildings and accessory structures in the R-2 Residential 2 District;
  - F. Amend Section 122-39.G, pertaining to accessory buildings and accessory structures in the E-I Eleemosynary – Institutional District;
  - G. Amend the purpose statements for alternative energy system regulations set forth in Section 122-105.8.A; and
  - H. Amend Section 122-105.8.B, Solar Energy Systems. The proposed revisions include changing rooftop-mounted solar arrays from a use permitted by special exception in any zoning district, to a use permitted by right in any zoning district, with the exception of the Historic District. We note that the zoning ordinance currently states that solar panels shall not be placed upon the exterior to any Class I, Class II, or Class III Historic Resource as designated in the Township’s Historic Resources Survey, which will not be changed as part of this amendment.

Page: 2  
Re: Zoning Ordinance Amendment – Accessory Buildings and Accessory Structures; and Solar Energy Systems  
# Birmingham Township – ZA-11-20-16544

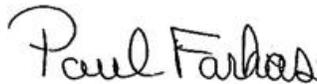
COMMENTS:

2. The County Planning Commission reviewed an earlier version of this zoning amendment on November 2, 2020 (CCPC# ZA-10-20-16499). We acknowledge, and endorse, that the issue raised in comment #4 of our previous review letter, pertaining to the purpose statements for alternative energy system regulations in Section 122-105.8.A, has been addressed by the Township. The proposed ordinance language in the latest version of this amendment appears to be appropriate.

**RECOMMENDATION: The County Planning Commission supports the adoption of the proposed zoning ordinance amendment. We commend the Township for their support of solar energy systems.**

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

Sincerely,



Paul Farkas  
Senior Review Planner



# THE COUNTY OF CHESTER



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

December 11, 2020

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

Re: East Marlborough Township Open Space, Recreation, and Environmental Resources Plan - Act 247 and Vision Partnership Program Review  
VPP Contract #19043  
Act 247 Review #: CP-11-20-16545

Dear Mr. Lovekin:

The referral for review was received by this office on November 18, 2020. This letter serves as both the official Act 247 review pursuant to the provisions of Section 301.3 of the Pennsylvania Municipalities Planning Code, and the Vision Partnership Program (VPP) Review required by Section 7.3 of the VPP Grant Manual dated January 2018.

This review notes the project's consistency with *Landscapes3* and with the VPP Grant Contract (dated January 31, 2019) and Scope of Work. Kate Clark served as the VPP Grant Monitor for this project. ***Consistency with Landscapes3 and the VPP Grant Contract are required prior to VPP grant reimbursement.***

## **DESCRIPTION:**

1. East Marlborough Township has developed an updated Open Space, Recreation, and Environmental Resources Plan using an approach that provides goals and recommendations to address the following:
  - Open Space Preservation
  - Bicycle and Pedestrian Network
  - Parks and Recreation Facilities

Further, East Marlborough Township identified general planning priorities that include: Natural and Agricultural Resources and Historic and Cultural Resources. For both the topical chapters and general priorities, the Plan provides a list of key issues, goals, and future actions and policy recommendations. The Plan also includes a concept sketch plan for the new park in the Township. The plan recommendations are supported by an implementation table that provides the path to implementation with clear priorities and identification of potential funding sources. The Plan is detailed, user-friendly, and reflects the results of Township input.

Page: 2

Re: East Marlborough Township Open Space, Recreation, and Environmental Resources Plan and Act 247 and Vision Partnership Program Review  
VPP Contract #19043  
Act 247 Review #: CP-11-20-16545

### **BACKGROUND:**

2. The Township adopted the 2011 Unionville Regional Multi-municipal Comprehensive Plan, which includes East Marlborough Township. The Open Space, Recreation, and Environmental Resources Plan is intended to be adopted as an addendum to the Unionville Regional Comprehensive Plan.

### **CONSISTENCY WITH LANDSCAPES3:**

3. *Landscapes3*, the Chester County Comprehensive Plan, was adopted in 2018. According to *Landscapes3*, East Marlborough Township is classified as an **Agricultural Landscape** in the western half of the Township with a **Suburban Landscape** designation in the eastern half of the Township, and a **Suburban Center** designation along the southeastern corner of the Township along the Route 1 Corridor.

The vision for the **Agricultural Landscape** is large concentrations of active and diverse farm operations along with related support services with very limited development occurring at very low densities to preserve prime agricultural soils and farm operations.

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 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. Transportation infrastructure and amenities will need to expand with new development to create an integrated multimodal network for a variety of users.

The draft East Marlborough Township Open Space, Recreation, and Environmental Resources Plan is consistent with all of these Landscape designations since it recognizes the individual and coordinated requirements for recreational and open space opportunities in each Landscape category.

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

- **Landscapes3 - Preserve Objective A:** Protect a significant portion of Chester County as preserved farms, open space, forests, public parks or nature preserves.

East Marlborough Open Space, Recreation and Environmental Resources Plan Objective 3-1: Continue to promote and pursue formal acquisition and designation of open space, whether by fee interest, conservation easement, or subdivision plan designation, in locations that maximize the effective conservation of natural resources. Continue to encourage private open space conservation efforts.

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

East Marlborough Open Space, Recreation and Environmental Resources Plan Objective 3-4: Continue to guide development away from sensitive resources, including steep slopes, prime agricultural soils, water resources, and sensitive habitats including interior woodlands and wetlands.

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

East Marlborough Open Space, Recreation and Environmental Resources Plan Objective 4-2: Continue to conserve visually prominent open spaces and historic landscapes in East Marlborough Township.

- **Landscapes3 – Live Objective E:** Foster healthy living by supporting walkability and access to quality recreation options, and healthy and affordable food.

East Marlborough Open Space, Recreation and Environmental Resources Plan Objective 7-1: Develop a vision for Township multi-modal travel networks to be developed and enhanced in a manner which offers maximum public accessibility to and interconnection with parks and recreational facilities within the Township and into Kennett Square Borough.

- **Landscapes3 – Prosper Objective D:** Encourage the agricultural industry so that its diverse business models and workforce can adapt and thrive, continuing as a vital component of county industry and land use.

East Marlborough Open Space, Recreation and Environmental Resources Plan Objective 2-2: Identify critical agricultural lands in the Township which can be preserved with agricultural easements in coordination with the Chester County Agricultural Land Preservation Board (ALPB) program challenge grants.

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

East Marlborough Open Space, Recreation and Environmental Resources Plan Objective 7-4: Ensure that new developments include footpaths and bikeways that are connected into Township and regional trails wherever appropriate.

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

4. With the exception of items related to the Board of Supervisors public hearing and deliverables to the Township after its adoption, the plan is consistent with the VPP Grant Contract and has addressed the tasks listed in the Scope of Work (Appendix B, dated May 31, 2019). In addition, the plan appears to be in conformance with the Municipalities Planning Code.

Page: 4

Re: East Marlborough Township Open Space, Recreation, and Environmental Resources Plan and Act 247 and Vision Partnership Program Review  
VPP Contract #19043  
Act 247 Review #: CP-11-20-16545

**OTHER COMMENTS:**

5. We recommend that the Township consider reorienting all the maps in the document to double page Landscape orientation; this would make the document easier to use and the maps more legible.
6. We recommend that the General Trail Guidelines on page 98 be revised to reference the Multimodal Handbook by the Chester County Planning Commission. We also note that the reference used for the information related to the Brandywine Battlefield Preservation Plan on page 36 is somewhat dated and additional studies have been completed and published since 2013.
7. We recommend that all references to the Township read “East Marlborough Township”. The text in the proposed plan uses a variety of abbreviations. Also we recommend that all uses of the term “Township” be capitalized when referring to East Marlborough Township.
8. The maps on page 30 and 31 depicting Unprotected Priority Farms and Conservation Corridors appear to be slightly out of focus. While we acknowledge that these maps are from other sources we, recommend that higher resolution mapping would be more in keeping with the quality of the rest of the document.
9. To assist in the Plan’s implementation, we recommend that all members of the Board of Supervisors, Township Planning Commission, and Environmental Advisory Council be provided with copies of the plan after adoption.

**RECOMMENDATION:**

10. Based on our review, the proposed plan is consistent with *Landscapes3* and the VPP Scope of Work. The Open Space, Recreation, and Environmental Resources Plan Update Task Force was thoughtful in their decision-making throughout the update, resulting in a proposed Open Space, Recreation, and Environmental Resources Plan that should serve the Township well over the course of its planning horizon. We look forward to seeing implementation of the Plan’s various recommendations. Upon adoption, the Township may apply for reimbursement under Section 9.0 of the VPP Grant Manual, January 2018.

Page: 5

Re: East Marlborough Township Open Space, Recreation, and Environmental Resources Plan and  
Act 247 and Vision Partnership Program Review  
VPP Contract #19043  
Act 247 Review #: CP-11-20-16545

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 style with a large initial "S".

Susan S. Elks, AICP  
Community Planning Director

CC: Robert McKinstry, East Marlborough Township Board of Supervisors Chair  
Sheila Fleming, Brandywine Conservancy  
Kate Clark, Chester County Planning Commission



# 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

December 18, 2020

Kisha Tyler, Secretary  
East Pikeland Township  
PO Box 58  
Kimberton, PA 19442

Re: Zoning Ordinance Amendment – C/MU Commercial Mixed Use Overlay zoning district  
# East Pikeland Township - ZA-11-20-16546

Dear Ms. Tyler:

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 November 20, 2020. The submission also included: a transmittal letter from Kennedy & Associates explaining their client’s, Kimberton Square Associates, intent and reasoning for the proposed zoning ordinance amendment and the benefits that could ensue. The submission also included a Sketch Plan for the Kimberton Square Shopping Center redevelopment that would include the addition of a residential component comprising three apartment buildings and associated amenities. 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 creation of Article XXVIII; addressing the C/MU – Commercial Mixed-Use Overlay District is proposed as an overlay district on the C-Commercial District for parcels and tracts designated CR-Overlay District. The provisions include Purpose statements, Applicability, Conditional Use Regulations, Area and Bulk Regulations, Design Standards and Streetscape and Site Enhancement Regulations. Utilization of the C/MU Overlay District is permitted by conditional use.

LANDSCAPES:

2. The proposed Commercial Mixed-Use Overlay district would be applicable to parcels located in 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. Development using the proposed Commercial Mixed-Use Overlay district would be consistent with the objectives of the **Suburban Center Landscape**.

COMMENTS:

3. In proposed Section 2801, Applicability, the introductory paragraph indicates that the C/MU Overlay district will be “an overlay to the C-Commercial District for those parcels and tracts designated CR-Overlay District on the East Pikeland Township Map”. We note that on the current Township Zoning Map, located on the Township’s website does not show a CR-Overlay district on the map or listed in the legend. If the proposed language is referring to another map, then this should be specified. This issue should be clarified before the Township takes action on the proposed amendment.
4. The type of development permitted by the proposed C/MU Overlay district appears to be consistent with the Mixed Use designation for this area of the Township as shown on the Future Land Use Map in the Phoenixville Regional Comprehensive Plan. The Future Land Use Map also indicates that this area of the Township is identified as the Schuylkill Road Corridor Economic Development Area. The regional comprehensive plan recommends the addition of a residential component in areas designated as Mixed Use, but envisions the residential component as secondary to the “majority commercial use” which suggests that the inverse of the proposed 65% residential 35% commercial would be more in keeping with guidelines of the regional comprehensive plan.
5. In its review of the proposed zoning ordinance amendment the Township should consider future development of the surrounding properties that comprise the lands within the triangular area formed by Schuylkill, Mowere and Township Line Roads. The proposed amendment may be applicable to some of these parcels, which could lead to significant residential development within the triangle. A cross-block connector road linkage between Schuylkill and Mowere Roads could provide efficient access to this area. The Township, the applicant and neighboring land owners should discuss the creation of some other linkage between Schuylkill and Mowere Roads. The design of the linkage road should include pedestrian facilities to accommodate walking from residential developments to the commercial uses on Schuylkill Road. The Planning Commission would be happy to work with the Township to discuss in more detail potential development scenarios.
6. As indicated above, the site where the proposed amendment provisions could be applied is in the **Suburban Center Landscape** and closely abuts the **Suburban Landscape** in the northeastern portion of the site. The Sketch Plan indicates that the applicant wants to redevelop a site on the east side of Schuylkill Road, just north of the Township line, which is currently identified as the Kimberton Square Shopping Center. We acknowledge the applicant’s intent as shown on the sketch plan to retain the existing commercial buildings and develop the open area in the northwestern quadrant of the site. While the mixed use concept is encouraged, we recommend concentrating the commercial activity along the Schuylkill Road frontage and locating the residential component to the rear of the site. This layout has the advantages of making the commercial uses highly visible from the road and protects the residential uses from the negative effects of a highly travelled commercial area roadway. We note that such a layout is similar to that of the new development at the northwest corner of Schuylkill Road and Rapp’s Dam Road.
7. The Township and the applicant should consider creating a set of design standards that are specifically crafted for the proposed overlay district. These design standards could address: walkability and pedestrian connections and amenities, public transit facilities, landscaping, screening and buffering and future road connections. The Manual of Design Guidelines for the KT, C and MU zoning district which is attached as Appendix C of the Township Zoning

Page: 3

Re: Zoning Ordinance Amendment – C/MU Commercial Mixed Use Overlay zoning district

# East Pikeland Township - ZA-11-20-16546

Ordinance presents a wide selection of applicable design standards that could be utilized for the proposed overlay district.

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

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

Sincerely,

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

Glenn Bentley  
Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

December 18, 2020

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

Re: Zoning Ordinance Amendment – Revisions to the R-3 Toughkenamon Residential District  
# New Garden Township - ZA-11-20-16548

Dear Ms. Reiner:

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 November 19, 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. Single-family attached dwellings or townhouses are deleted as a by right use in the R-3 Toughkenamon Residential zoning district and the subsequent subsections are renumbered;
  - B. Single-family attached dwellings or townhouses are added as a use permitted by conditional use as part of a Town Development Option, and the subsequent subsections are renumbered;;
  - C. The Area and Bulk provisions for the R-3 Toughkenamon Residential district of Section 200-29 are revised by renaming the first table to indicate that the provisions are applicable to Single-family attached dwellings and the Minimum lot size is reduced to 10,000 square feet from 15,000 square feet and the subsequent subsections are recodified;
  - D. Section 200-29.D(3) is revised related to Ornamental wall and fences in the front yard that will have a maximum height of 42 inches;
  - E. The title of Subsection 200-31 is revised to read “Design standards, guidelines and bonus provisions” and the provisions are extensively revised related to Outdoor Storage;
  - F. The provisions pertaining to Commercial signs in the R-3 are revised with a reference to Section 200-112.D(3) with the exception that the maximum height of freestanding signs shall be 80 inches;
  - G. The Design Guidelines of Section 200-31.O are expanded to address: building placement and unit offsets, façade lengths and offsets, rooflines, prohibition of blank walls, building materials, architectural details, porches and placement, setback of garages, maximum slope of open space areas and an impervious coverage increase for meeting the requirements of the Design Guidelines.
  - H. In Section 200-32 the minimum original tract area for use of the Town Development Option is reduced from one acre to three-quarters of an acre, and;

Page: 2

Re: Zoning Ordinance Amendment – Revisions, R-3 Toughkenamon Residential District  
# New Garden Township - ZA-11-20-16548

- I. The minimum lot size for single family attached dwellings utilizing the Town Development Option is reduced from 4,000 square feet to 2,000 square feet per unit.

**BACKGROUND:**

2. Toughkenamon Village is one of the priority focus areas identified by the Township’s 2018 Comprehensive Plan. Recently a study was completed to determine how the recommendations of the Comprehensive Plan could be implemented. The findings of the study were presented in a document entitled “Village of Toughkenamon – Streetscape and Transportation Improvement Plan, which was dated March 25, 2020. The land use and zoning recommendations of this document are reflected in the proposed ordinance language,

**LANDSCAPES:**

3. The R-3 Toughkenamon Residential zoning district is located within the **Suburban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. The proposed zoning ordinance amendment is consistent with the objectives of the **Suburban Center Landscape**.

**COMMENTS:**

4. We note that single family attached dwellings and townhouses were permitted as a by right use and are now proposed to be permitted by conditional use when utilizing the Town Development option. While we understand the potential advantages of this change, the Township should consider whether the additional time and cost of the Conditional Use process may be a disincentive to development and/or redevelopment in Toughkenamon. If the proposed language is adopted, the Township should consider what measures could be incorporated into the development approval process to demonstrate to potential developers that the Township is primarily interested in quality development and not a time intensive process and that these are not mutually exclusive.
5. We endorse the addition of the proposed outdoor storage provisions in the Design Standards. The Township should closely review the applicability of the existing standards that are listed in Section 200-31 to ensure that these general standards are particularly appropriate for a village setting such as Toughkenamon.
6. Section 200-31.O(3)(b) should be revised to indicate that staggered wall heights or parapets **would or could** create visual interest.
7. The wording in Section 200-31.O(4), should be revised; the ratio presented is a percentage not a ratio. If the word “percentage” was used in place of the word “ratio” the provision would be correct. However, as presented 60 percent of all four ground floor walls would be windows. If it is the Township’s intent that this provision is only applicable to the front ground floor wall, then that should be stated in the provision.

**RECOMMENDATION: The Township should consider the comments in this letter before acting on the proposed zoning ordinance amendment. We commend the Township for implementing their planning recommendations for the Village of Toughkenamon.**

Page: 3

Re: Zoning Ordinance Amendment – Revisions, R-3 Toughkenamon Residential District  
# New Garden Township - ZA-11-20-16548

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

Sincerely,

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

Glenn Bentley  
Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

December 23, 2020

Jane L. Daggett, Secretary  
Upper Oxford Township  
1185 Limestone Road  
Oxford, PA 19363

Re: Zoning Ordinance Amendment – Riparian Buffer Protection  
# Upper Oxford Township - ZA-11-20-16547

Dear Ms. Daggett:

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 November 23, 2020. We offer the following comments to assist your review of the proposed Zoning Ordinance Amendment.

## DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
  - A. Thirty nine (39) new definitions are added to Section 201, Definitions. These terms are predominantly related to natural features protection, and;
  - B. A new section is added to the General Regulations of Article XIV. Section 1432 is entitled Riparian Buffer Protection and includes subsections addressing: Purposes, Applicability, Exemptions, Riparian Buffer Delineation, Uses Permitted, Buffer Restoration and Planting Requirements and Modifications to Riparian Buffer Standards.

## LANDSCAPES and REGIONAL PLANNING:

2. Upper Oxford Township is almost entirely located within the **Agricultural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. In the southeastern corner of the Township there is a small area of **Rural Landscape** and another small area of **Suburban Landscape**. The **Agricultural 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 zoning ordinance amendment is consistent with the objectives of the **Agricultural Landscape**. The proposed protection of riparian buffers is consistent with the Protect goal of Landscapes3, and Objective B which specifically includes the protection of riparian buffers. (See pp. 62 and 63).

With the exception of the Villages of Homeville and Russellville, Upper Oxford Township is located within the Agricultural land use category of the Oxford Region Multimunicipal Comprehensive Plan. The strategies for this resource protection area focus on the maintenance and expansion of the agricultural industry and the preservation of farmland. The protection of riparian buffers along streams that are adjacent to active farmland can significantly reduce the impact of nutrients on the health of those streams. The proposed zoning ordinance amendment is consistent with the objectives of the Agricultural land use category. The proposed amendment is also consistent with the first Plan Objective of Chapter 12 of the Oxford Region Multimunicipal Comprehensive Plan entitled Natural Resources Inventory and Plan. The objective states: Protect and restore stream valleys and regional watersheds and maintain the quantity of groundwater and pursue measures to maintain and, where possible, improve water quality.

COMMENTS:

3. The definition of the term “Non-native Invasive Vegetation” references an Appendix which is not specifically identified. This should be corrected before the Township takes action on the amendment.
4. There is no specific definition or criteria for the “isolated wetlands and other Water Bodies...not located along a Watercourse” referenced in Section 1432.D. The Township should consider the need to include a specific distance that would make a water body eligible for these reduced requirements.
5. Section 1432.D.1a designates the Riparian Buffer Area as “150 feet from each edge of a Water Body” for special protection waters, and 100 feet for Water Bodies that are not designated as Special Protection Waters. It appears that the use of the term “edge” rather than “top of stream bank” is related to the definition of “Water Body”, which includes wetlands, ponds, etc. The Township should consider amending the language in this section as follows: “...an area that begins at the top of the streambank for all Watercourses, or at the edge of other Water Bodies and shall extend landward a minimum width of...” This would more closely align with the language used in Section 305 of DEP’s new Model Stormwater Ordinance. The current phrasing allows for some ambiguity on the required size of the buffer area, as the edge of water may vary by several feet depending on the time of year and precipitation trends.
6. Section 1432.D.2 notes that water bodies greater than 10,000 square feet not located along a Watercourse are eligible for reduced buffer widths. As written, it appears that isolated Water Bodies less than 10,000 square feet would need to abide by the full 100’ or 150’ buffer. Also, the proposed definition of “Water Body” would include man-made farm ponds and other landscaping ponds. Compliance with these regulations could severely limit potential site layouts on smaller parcels. The Township should specify if Water Bodies smaller than 10,000 square feet are exempt from the requirements of this ordinance.
7. Section 1432.F.1 notes that these riparian buffer areas must be “continuously maintained.” The length of time that an entity is required to maintain this area should be defined, as the current language appears that the responsible party is required to manage these areas in perpetuity.

Page: 3  
Re: Zoning Ordinance Amendment – Riparian Buffer Protection  
# Upper Oxford Township - ZA-11-20-16547

**RECOMMENDATION: The Township should consider the comments in this letter before acting on the proposed zoning ordinance amendment. We commend the Township for their efforts to maintain and restore this important natural resource.**

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

# Discussion and Information Items



# Environment & Infrastructure Division

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December 2020

## 2020 Re(ar)view

While the COVID-19 pandemic forced us all to adapt and work remotely for the better part of 2020, the E&I Division was still able to accomplish many great things, including but not limited to the following:

- The **Active Transportation Inventory (ATI)** project was completed. This two year effort was funded by a TCDI grant from DVRPC and produced 73 individual municipal reports and a county-wide summary document titled '*Bicycles, Pedestrians & Transit*'. This was truly an office-wide effort across all divisions.
- In early April, work began to prepare an internal **County Trail Development Strategy**. The Planning Commission worked with both the Facilities and Parks + Preservation departments to identify and prioritize multi-use trail segments for development of the Circuit within Chester County that was then presented to the Board of Commissioners in mid-June. Byproducts of this effort include grant applications submitted for extension of the Struble Trail and extension of the Enola Low Grade Trail into the Borough of Atglen (CVT West) as well as the...
- **Circuit Trails Interactive Map** that provides both a summary of all existing and proposed Circuit Trails in Chester County and their current development status.
- With 2020 being a Census enumeration year, Jake Michael wrapped up the CCPC efforts with the **Complete Count Committee**, an outreach project designed to maximize Chester County's Census response rate. Thanks to Jake and the CCC, Chester County's response rate rose to 78.3% which exceeded the 2010 response rate of 75.6%.
- Jake Michael also completed a lot of work in establishing the **Landscapes3 Metrics** which will be used to track the comprehensive plan's performance measures as well as develop a number of **Landscapes3 Success Stories**.
- Carrie Conwell continued to review planning modules and worked with Carol Stauffer on the county's **DRAFT Climate Action Plan** developed by Millersville University, an effort with the Environmental and Energy Advisory Board that will continue into 2021.



- Another trail planning effort being managed by Rachael Griffith is the **Southern Chesco Circuit Trail Feasibility Study**. Rachael and the Communications staff lead one of the first successful virtual public meetings of the pandemic era with well over 100 attendees. This project will be complete in early 2021.
- The annual '**Bicycles, Pedestrians & Transit**' Transportation event, like most other meetings, was held virtually this year via Zoom on September 30<sup>th</sup> as a followup to last years 'Trails, Trains & Traffic' event held at West Whiteland Township. The event focused on findings from the ATI project and provided a summary of other major transportation projects.
- Despite the forced separations, Brian Donovan was able to work with our partners in Delaware County and maintain progress with the **West Chester Pike Coalition**, a group of representatives from municipalities in both counties located along PA 3 and SEPTA, TMACC, DCTMA and other agencies whose vision is to improve transportation opportunities, operations, and safety along West Chester Pike.
- In addition to his support roles on the ATI and Southern Chesco Circuit Trail FS, Eric Quinn worked with the Community Planning Division and Facilities Department toward development of the **Historic Bridges Protocol** which will ensure that historical elements of the 90+ county-owned bridges will be properly addressed through the county's bridge management program. Eric also passed his drone test in December, making him one of three certified drone pilots at CCPC.

In summary, E&I Division staff were able to successfully adapt to the change in work environment and advance a number of initiatives associated with our Work Program in 2020 and accomplish the many things listed above and more. We are looking forward to returning to the office at some point and making progress on a new batch of work program projects in 2021.

# Community Planning

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# Community Planning

## Municipal Assistance Projects

January 2021

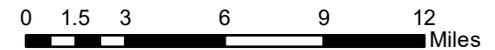
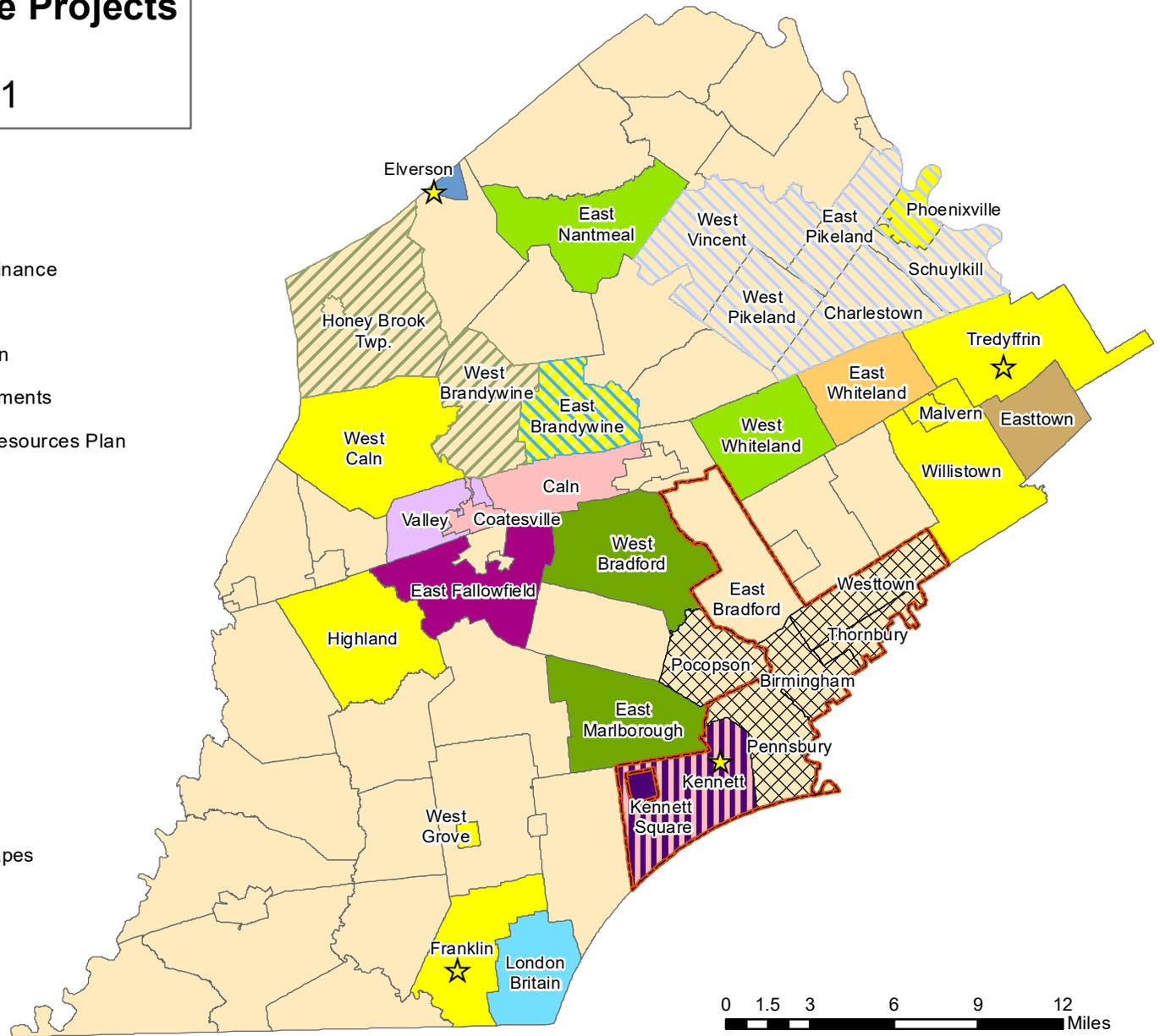


### Single Municipality

-  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
-  Active Transportation Plan
-  Master Corridor Plan
-  Official Map Update
-  VPP Technical Services Contract

### Regional Projects

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



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



# COMMUNITY PLANNING REPORT

January 2021 (Activities as of 12/31/20)

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: 15%      Contract Term: 8/20 – 7/22      Consultant: Ray Ott & Associates      Monitor: Mark Gallant

The Township is updating their Zoning Ordinance, implementing recommendations from their 2017 comprehensive plan and creating a cohesive ordinance that encourages appropriate development. *Work on this project continued at a Task Force meeting on December 1, 2020.*

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

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

Coatesville is proposing to update their Zoning Ordinance with a focus on streamlining, clarifying, and simplifying the existing ordinance. Revisions to existing overlays will be undertaken, although the base districts are not anticipated to be significantly revised. Awaiting further information from the city regarding consultant selection and a draft scope of work.

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

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

The Township will be updating their existing comprehensive plan, which was adopted in 2009, and update their existing Official Map that dates from 2011. Recommendations in the existing plan have largely been completed, and the update will address *Landscapes*<sup>3</sup>. The comprehensive plan will build from recommendations included in a recently completed Sustainable Community Assessment, and the Official Map will be able to implement recommendations. The municipality will select a consultant at a later date.

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

Percent Completed: 85%      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. *TCA hosted a Task Force meeting on 12/16 where the initial draft of the Master Plan was reviewed. TCA will revise the plan based on Task Force comments and critiques, which will be reviewed at the next Task Force meeting in January 2021.*

**5. 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

*The plan has undergone Act 247/VPP review and is anticipated to be adopted in January 2021.*

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

Percent Completed: 10%      Contract Term: 9/20 – 2/22      Consultant: Richard Grubb & Associates      Monitor: Jeannine Speirs

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

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

Percent Completed: 90%      Contract Term: 12/18 – 5/21      Consultant: Natural Lands      Monitor: Chris Patriarca

The Planning Commission made a favorable recommendation for adoption of the Plan at their November meeting. *Act 247/VPP review is anticipated for January, and formal adoption in spring 2021.*

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

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

After being on hold as a result of COVID since March 2020 as the meetings are attracting significant public interest, the Planning Commission resumed their review in September 2020, and voted in November to send the proposed amendments to the Board of Supervisors for consideration, following review of revisions made since the October meeting.

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

Percent Completed: 15%      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. A public open house was held in October at the community park. Members of the public participated in the open house and provided feedback including potential trail alignments and local and regional destinations which were discussed further at the Task Force meeting on November 9<sup>th</sup>. *The next Task Force meeting is anticipated to be held in January.*

**10. Franklin Township – Comprehensive Plan**

Percent Completed: 30%      Contract Term: 4/20 – 3/22      Consultant: Chester County Planning Commission      Lead Planner: Jeannine Speirs

Priority areas along with goals/critical items to address and recommendations are being drafted based on community input. The next Community Workshop will be in January where draft vision, goals, and recommendations will be discussed.

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

Percent Completed: 0%      Contract Term: TBD      Consultant: Brandywine Conservancy      Monitor: Chris Patriarca & Mason Gilbert

Highland Township will be developing a new comprehensive plan; their existing plan was adopted in 2001. The Township is proposing a focused update of that plan. While some things have changed in the years since, various information remains relevant since there have been limited changes in land use and population numbers. Recommendations in the existing plan have largely been completed, and the update will address *Landscapes3*. The municipality has selected Brandywine Conservancy to assist them with the update.

**12. Kennett Township – Zoning Ordinance**

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

Final draft review is underway with the adoption process to start in 2021.

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

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

A meeting was held on October 13<sup>th</sup> to discuss anticipated revisions to the ordinance. A full draft of the updated ordinance is anticipated to be complete in January 2021 for Task Force review.

**14. Malvern Borough – Comprehensive Plan**

Percent Completed: 5%      Contract Term: 9/20 – 8/22      Consultant: Brandywine Conservancy      Monitor: Kate Clark

*The December 16<sup>th</sup> meeting discussed the draft community survey and plans for a spring public open house. The next task force meeting is scheduled for January 20<sup>th</sup>.*

**15. Phoenixville Borough – Comprehensive Plan**

Percent Completed: 5%      Contract Term: 8/20 – 7/22      Consultant: Herbert, Rowland, and Grubic      Monitor: Chris Patriarca

*The second Task Force meeting was held in December, and at this meeting sustainability in the Borough was discussed with the Task Force.*

**16. Tredyffrin Township – Comprehensive Plan**

Percent Completed: 70%      Contract Term: 10/19 – 9/21      Consultant: Chester County Planning Commission      Lead Planner: Chris Patriarca

*The Task Force reviewed the formatted draft plan at their December 9 meeting, and they are anticipated to formally forward the draft plan to the Planning Commission for their consideration at the conclusion of the January meeting of the Task Force.*

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

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

Valley Township will be conducting a corridor master plan for West Lincoln Highway, a high priority recommendation from their recently adopted comprehensive plan. The plan would work to create a more cohesive corridor, addressing streetscaping, multi-modal network, mixed uses, access management, and stormwater management infrastructure from the perspective of both new development and redevelopment. The Township has selected a consultant team of Pennoni and Thomas Comitta Associates.

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

Percent Completed: 15%                      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 was held in November to introduce the Task Force to the project and lay out the plan moving forward.

**19. West Caln Township – Comprehensive Plan**

Percent Completed: 100%                      Contract Term: 2/19 – 1/21                      Consultant: Ray Ott & Assoc./N. Sarcinello                      Monitor: Kate Clark

*The Act 247/VPP review found the project fulfilled the contract and the Comprehensive Plan was adopted in December 2020. Awaiting submittal from West Caln for grant reimbursement.*

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

Percent Completed: 5%                      Contract Term: 10/20 – 9/22                      Consultant: Theurkauf Design & Planning LLC                      Monitor: Kevin Myers

West Grove will be developing a new Comprehensive Plan; their existing plan was adopted in 2003. Since 2003 West Grove’s demographics have changed significantly, and the new plan will include a focus on multimodal options, revitalization, recreation, and public engagement. A Zoom public meeting to introduce the plan update and gather public input was held on December 8th. Unfortunately public attendance was limited, however the Borough is doing a survey and hopes to receive additional input in that way.

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

Percent Completed: 30%                      Contract Term: 11/19 – 10/21                      Consultant: Commonwealth Heritage Group                      Monitor: Jeannine Speirs

PHMC has approved the database template and the consultant has begun fieldwork in earnest.

## 22. Willistown Township – Comprehensive Plan

Percent Completed: 0%

Contract Term: TBD

Consultant: Gaadt Perspectives

Monitor: Kate Clark

The Township will be updating their existing comprehensive plan, which was adopted in 2011. The plan is anticipated to strengthen the interconnectedness of growth management, environmental resource protection, and open space and recreation planning, and include a focus on sustainability and pedestrian circulation. The Township advanced limited tasks since their spring application to maintain progress and reduce the grant request for this application cycle. The Township has selected a consultant team led by Gaadt Perspectives.

### MULTI-MUNICIPAL

## 23. Brandywine Battlefield Strategic Landscapes Plans – Phase 3

Percent Completed: 20%

Contract Term: 8/19 – 12/22

Consultant: Chester County Planning Commission

Lead Planner: Jeannine Speirs

The consultant is 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 in December provided a preview of topics to be addressed.*

## 24. Brandywine Battlefield Group – BB Heritage Interpretation Plan

Percent Completed: 25%

Contract Term: 2/20 – 7/22

Consultant: Brandywine Conservancy

Monitor: Jeannine Speirs

This plan will build from previous efforts to finalize locations for Heritage Centers, identify key sites for public interpretation purposes, develop interpretation narratives, develop driving and walking tours, and promote public education, small-scale heritage tourism, visitor safety, and pedestrian connections as possible. Recently preserved properties and their role in visitor experience will be addressed. The plan will provide the vision, narrative, and actions for how implementing entities can provide a cohesive visitor experience. The consultant has been working on possible heritage centers and heritage interpretive themes with input from CCPC and Brandywine Battlefield Park Associates staff.

## 25. 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. The first public open house was held on October 20<sup>th</sup> and the consultant presented early conceptual trail alignments, trail heads, and destinations along the corridor.

## 26. Kennett Square Borough/Kennett Township – Regulatory Updates

Percent Completed: 80%

Contract Term: 5/18 – 4/21

Consultant: LRK/JVM Studio

Monitor: Kevin Myers

The Township is progressing in coordination with the larger township full ordinance update being undertaken with CCPC as the consultant. The Borough has resumed work on draft ordinance materials, primarily relying on Borough staff to modify consultant materials for Planning Commission and Council consideration. CCPC has provided a second round of comments on the draft Borough materials.

## 27. Phoenixville Region – Comprehensive Plan Update

Percent Completed: 15%

Contract Term: 3/20 – 2/22

Consultant: Theurkauf Design and Planning

Monitor: Susan Elks

*A public workshop was held in December for review and comment on the full draft, with limited public participation. The consultant is planning to attend the supervisors' and council meetings to present the plan to each municipality, likely across the first quarter of 2021.*

### 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 Caln – Comprehensive Plan (September 2020)
3. *East Fallowfield – Historic Resource Ordinance (November 2020)*
4. East Pikeland Township – Sustainability Plan (February 2020)
5. Londonderry Township – (May and August 2020)
6. Modena Borough – Comprehensive Plan (August/December 2020)
7. New London Township – Comprehensive Plan (May 2020)
8. Oxford Borough – Comprehensive Plan (January 2020)
9. Pennsbury Township – Historic Project (January 2020)
10. Pocopson Township – *Regulatory Amendments (Fall 2020)*
11. Phoenixville Area – Renewable Energy Planning (May/July/December 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/December 2020)
15. West Chester – Economic Benefits of Rail Restoration (August/December 2020)
16. West Vincent Township – Park and Trail Plan (July 2018, January 2020)
17. West Nottingham Township – Transportation Study (January 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: All six 2020 programs are posted to the Planning Commission's YouTube channel and have attracted over 1,700 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. *Town Tours will be related to Juneteenth activities for 2021 including the kick-off in West Chester on June 17<sup>th</sup>.*

### 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 October 29 to be briefed on the ABPP Phase 2/2A completion, the 1777 Chester County Map and to review the progress on the Interpretive Signage Project. *The Task Force meeting of December 17<sup>th</sup> was focused on findings related to the southern battlefield and had more than 250 households logged into the event, with 39 additional views of the video recording by year's end.* East Marlborough Township submitted a CLG grant to plan the driving tour of the battlefield on behalf of the Task Force.

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. Details on individual properties are being added.

DESCRIPTION: Historic Atlas NEW

STATUS: Upper Uwchlan Township, New Garden Township, Westtown Township, Parkesburg Borough, and London Britain in process. Lower Oxford Township, Upper Oxford Township, *Franklin Township, and North Coventry Township atlases were 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 March 2021.
  - Annual Spring Training Workshop: Virtual program planned for February 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:
  - West Brandywine Roundabout
  - Twin Bridges
  - 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

- CCHPN Heritage Task Force: Partnering with CCPC, Voices Underground and the Chester County Historical Society on the Juneteenth activities and promotion.
- 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.
- Rural History Confederation: The RHC will be co-hosting the Iron and Steel Heritage Annual Meeting in April 2021.
- Underground Railroad/Harriet Tubman Scenic Byway Initiative: Working with Juneteenth Consortium to bring national attention to the critical issues of race and diversity that played a significant role in the development of the county. 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, MD to Independence Mall in Philadelphia. A walking/biking trail is being developed to compliment the scenic byway.
- Campaign of 1777: See Brandywine Battlefield Task Force.
- The first Heritage Center and Kiosk opened in Marshalltown Village in 2018 and the Kennett Heritage Center in 2020. Heritage Center initiatives underway at Strodes Mill, East Bradford and Thornbury/Birmingham. Advising the new Kennett Heritage Center and its relationship to regional heritage projects including the Campaign of 1777, Juneteenth, and the Underground Railroad.

## 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** – Final draft posted.
- **State of the County Economy Report** – Final draft posted.

## HOUSING

- **Housing Choices Committee** – A meeting of the Housing Choices Committee took place October 7. *Planning is underway for a first quarter meeting in 2021.*
- **Costs of Housing** – Work is continuing on this product, which was presented at the Housing Forum.
- **Housing for an aging population** – Drafting report, which was presented at the Housing Forum.
- **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 held on November 17 and 19. The event had over 50 attendees per session. The sessions continue to have follow-up social media to further distribute the information presented.
- **Residential Construction Report** – Completed for 2020.
- **Video** – The initial video on A+ Homes was presented at both sessions of the Housing Forum. This video will be promoted via social media and other means in the coming weeks, *and had 84 views by year's end.* Additional videos are being planned, the next one to focus on the work done on housing in Phoenixville.
- **Presentations** – None at this time.

## URBAN CENTERS

- **VPP Support** – Monitoring of cash grants to Kennett Square (regulatory updates), Coatesville (zoning amendments), and West Grove (comprehensive plan update).
- **Technical assistance/coordination** – *Atglen for zoning and future park planning; Parkesburg for implementation coordination; West Grove (breweries); Downingtown (signs, parking, TND); TMAcc (design).*
- **Meeting Attendance** – Participation in meetings for economic development through Historic Kennett Square, the Western Chester County Chamber of Commerce, and 2<sup>nd</sup> Century Alliance.
- **Tools** – Supporting the update of multiple online tools. *Request for PILOTs (payments in lieu of taxes) information was completed in December 2020.*
- **Urban Center Webpage** – Updates for this webpage are complete and went live in August 2020.
- **Urban Center Forum** – Recordings of these two October events addressing recovery and design have been posted to the website *and viewed 46 times.* Four related Main Streets eTools have been drafted and should be posted to the CCPC website soon.
- **Urban Centers Improvement Inventory** – *Will be working to finalize the 2020 inventory with follow-up to the urban centers.*
- **Urban Center Revitalization Guidelines** – *Provided review and comment on updates to these guidelines for the VPP manual.*
- **DCD CRP Coordination** – No activity at this time.
- **DVRPC TCDI representative** – *Coordinated with representatives for both Chester County awarded projects regarding status and progress.*
- **Presentations:** None at this time.

# Agricultural Development Council Update



# Design and Technology

# Director's Report

# Public Comment