



# 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  
Government Services Center

Hybrid Meeting  
October 13, 2021

## FINAL 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 – September 8, 2021

*Commission*

C. Appointment of Nominating Committee

*Commission*

D. Act 247 Reviews – September 2021 Applications

*Act 247 Team*

1) Subdivision and Land Development Plan Reviews (28)

• Please see full packet for details

- 1) Birmingham Township LD-08-21-16842
- 2) East Bradford Township SD-08-21-16883
- 3) East Marlborough Township CU-08-21-16875
- 4) East Vincent Township LD-08-21-16881
- 5) East Vincent Township SD-08-21-16859
- 6) East Whiteland Township LD-07-21-16834
- 7) East Whiteland Township SD-07-21-16838
- 8) Easttown Township LD-08-21-16876
- 9) Easttown Township SD-08-21-16880
- 10) Franklin Township LD-08-21-16860
- 11) Highland Township SD-09-21-16899
- 12) Honey Brook Township SD-09-21-16885
- 13) Kennett Township LD-08-21-16871
- 14) Kennett Township SD-08-21-16870
- 15) London Britain Township SD-09-21-16900
- 16) Lower Oxford Township SD-08-21-16862
- 17) Phoenixville Borough SD-09-21-16892
- 18) Phoenixville Borough LD-07-21-16830
- 19) Phoenixville Borough SD-07-21-16829
- 20) Upper Oxford Township SD-08-21-16866
- 21) Upper Oxford Township SD-09-21-16887
- 22) West Bradford Township LD-08-21-16852
- 23) West Caln Township SD-08-21-16863
- 24) West Fallowfield Township SD-08-21-16865
- 25) West Goshen Township LD-08-21-16855
- 26) West Goshen Township SD-08-21-16844
- 27) West Vincent Township CU-08-21-16877
- 28) West Vincent Township SD-08-21-16858



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FINAL AGENDA PAGE 2

October 13, 2021

2) Comprehensive Plan, Zoning and Subdivision Ordinance  
Amendment, Miscellaneous Reviews (9)

- Please see full packet for details
  - 1) Birmingham Township MA-08-21-16845
  - 2) Birmingham Township ZM-08-21-16841
  - 3) Malvern Borough ZA-08-21-16868
  - 4) Oxford Borough ZA-09-21-16886
  - 5) Phoenixville Borough ZA-08-21-16879
  - 6) Upper Uwchlan Township ZA-08-21-16867
  - 7) West Whiteland Township SA-08-21-16874
  - 8) West Whiteland Township ZA-08-21-16873
  - 9) Westtown Township ZA-08-21-16861

E. Act 537 Reviews- September 2021 Applications

*Carolyn Conwell*

- 1) Major Applications (1)  
DELCORA Eastern Service Area Act 537 Plan Update - consistent
- 2) Minor Applications (4)  
Pennsbury Township; Lungert Property; 64-5-64; consistent  
Upper Oxford Township; John and Elizabeth Hays; 57-4-12; consistent  
West Caln Township; Locust Lane Riding Center; 28-8-30; consistent  
West Vincent Township, Camphill Village CSA; 52-5-1; consistent

F. Agricultural Security Areas

*Glenn Bentley*

- 1) East Fallowfield Township

G. Act 247 Fee Schedule

*Paul Fritz*

H. Community Planning Month Proclamation

*Commission*

2:15 p.m. 3. DISCUSSION AND INFORMATION ITEMS

I. Community Planning Division

*Bill Deguffroy  
Chris Patriarca*

- 1) Tredyffrin Township Comprehensive Plan Update

J. Agricultural Development Council Update

*Chris Alonzo*

K. Design & Technology Division Update

*Paul Fritz  
Wes Bruckno*

- 1) Cell Towers eTool

L. Environment and Infrastructure Division Update

*Brian Styche  
Eric Quinn  
Jake Michael*

- 1) Transportation Improvement Inventory
- 2) 2020 Census Data

M. Directors Report

*Brian O’Leary*

- 1) 2021 Draft Work Program

N. Public Comment

4:00 p.m. 4. ADJOURNMENT

# Action Items



# THE COUNTY OF CHESTER



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MINUTES: Regular Monthly Meeting  
Chester County Planning Commission

Hybrid - GSC Room 351  
September 8, 2021

MEMBERS PRESENT IN PERSON: Kevin Kerr, Chair; Stephanie Duncan; Matt Hammond; Mike Heaberg.

MEMBERS PRESENT VIA ZOOM: Dr. Doug Fasick, Vice-Chair; Molly Morrison; Angie Thompson-Lobb.

STAFF PRESENT IN PERSON: Brian O'Leary, Director; Beth Cunliffe; Paul Fritz; Mark Gallant; Gene Huller; Jake Michael; Benny Nein; Brian Styche.

STAFF PRESENT VIA ZOOM: Glenn Bentley; Wes Bruckno; Carrie Conwell; Hillary Krummrich; Eric Quinn; Kylie Sentyz; Elle Steinman; Suzanne Wozniak; Diana Zak.

VISITORS PRESENT VIA ZOOM: Jacob Zychick; Kenny Rankins, SEPTA; Lindsay Caldarone.

## CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person in the Government Services Center room 351 West and via Zoom audio/video on Wednesday, September 8, 2021 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 AUGUST 11, 2021 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. HAMMOND, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

### Act 247 Reviews:

#### Subdivision and Land Development Reviews – August 2021:

There were 19 Subdivision and Land Development Reviews prepared in August.

A MOTION TO APPROVE THE SUBDIVISION AND LAND DEVELOPMENT REVIEWS FOR AUGUST 2021 WAS MADE BY MR. HAMMOND, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: SD-06-21-16761; LD-06-21-16763; LD-07-21-16824; SD-07-21-16825; LD-07-21-16836.

#### Comprehensive Plan, Zoning and Subdivision Ordinance Amendments, Miscellaneous Reviews – August 2021:

There were 11 Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, and Miscellaneous Reviews prepared in August.

A MOTION TO APPROVE THE COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENTS AND MISCELLANEOUS REVIEWS FOR AUGUST 2021 WAS MADE BY MR. HEABERG SECONDED BY MS. THOMPSON-LOBB AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

There was one major Act 537 review for the month of August.

A MOTION TO APPROVE THE ONE MAJOR ACT 537 REVIEW FOR AUGUST 2021 WAS MADE BY MS. DUNCAN, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

There was one minor Act 537 review for the month of August.

A MOTION TO APPROVE THE ONE MINOR ACT 537 REVIEW FOR AUGUST 2021 WAS MADE BY MR. HEABERG, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Complete Streets Policy:

Mr. Styche presented the final draft Complete Streets Policy for Chester County which was initially presented at the August 11, 2021 meeting. Staff recommended approval by the Board to meet the grant requirements for the development of the policy.

A MOTION TO APPROVE THE ADOPTION OF THE COMPLETE STREETS POLICY AS PRESENTED, WAS MADE BY MR. HAMMOND, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

Environment and Infrastructure Division Update:

Mr. Styche discussed current projects and the implementation of the 2021 work program within the Environment and Infrastructure Division.

The Chester County Commissioners announced that they are seeking a consultant to help develop a pipeline hazard emergency plan for the Sunoco and TE Products Pipeline Company. The Press Release discussing the Request for Proposals can be found here:

<https://www.chescoplanning.org/pic/pdf/ChesCoSeeksConsultant-PipelineEmergencyPlan.pdf>

Chester County, along with Bucks, Delaware, and Montgomery counties and in coordination with DVRPC, has signed a Memorandum of Understanding (MOU) to seek a consultant to analyze options for a regional Power Purchase Agreement.

Mr. Michael presented data from the 2020 US Census which was released on August 12, 2021.

Overall, Chester County had a solid increase in population from 498,886 in 2010 to 534,413 in 2020. That is a change in the population of 35,527 or 7.10%. The five largest municipalities in Chester County based on population counts from the census are Tredyffrin, West Goshen, West Whiteland, Uwchlan Townships, and West Chester Borough. The largest increases in population in Chester County from 2010 to 2020 were:

- East Whiteland Township - total population in 2010 was 10,650, increased to 13,917 in 2020
- East Brandywine Township - total population in 2010 was 6,742, increased to 9,738 in 2020
- Tredyffrin Township - total population in 2010 was 29,332, increased to 31,927 in 2020

- Phoenixville Borough - total population in 2010 was 16,440, increased to 18,602 in 2020
- West Vincent Township - total population in 2010 was 4,567 increased to 6,668 in 2020

Census updates can be found on the Planning Commission website under “Data, Maps, & Reports / Census Information” <https://chescoplanning.org/Resources/Census.cfm>.

Community Planning Division Update:

Mr. Gallant reported on current municipal assistance, historic preservation, housing, and economic development projects within the Community Planning Division. There are currently 26 municipal assistance projects that staff is either monitoring or preparing. Mr. Gallant noted there are several projects coming to an end.

- Elverson Active Transportation Plan - DRAFT report circulated to the committee.
- Phoenixville Region Comprehensive Plan Update - Currently in the adoption process.

Round two of the 2021 Vision Partnership Program is now open through September 24, 2021. The deadline for pre-application meeting requests is September 15, 2021.

Agricultural Development Council Update:

Ms. Krummrich discussed current projects within the Agricultural Development Council.

The Agricultural Economic Development Draft Plan public meeting will be held on Wednesday, October 13, 2021 beginning at 6:30 pm to present the data and recommendations. The annual Farmer of the year award will also be presented. This meeting will be held virtually via Zoom and is open to the public.

[Register in advance for this meeting.](#)

A grant opportunity from the Economic Development Administration’s “Build Back Better” program was suggested at the recent Council meeting on September 1, 2021. The grant cycle for this program is now open for application. ACDS, LLC., the consultants working on the ag study, are helping the Council assess the possibility of applying for this grant.

Ms. Krummrich reported county-wide damage to many farms and crops from the recent “Ida” storm.

Design and Technology Division Update:

Mr. Fritz reported there was a large increase in townhome reviews this past month. There were 568 townhome reviews in August 2021, bringing the 2021 year-to-date total reviews to 740. The 247 planners continued to review, and process plans and ordinance submittals and work on eTool updates. The planners also continued to test the new HTML5 EnerGov platform.

The GIS staff prepared historic atlas updates and municipal comprehensive plan existing conditions maps. The staff also worked on updating the maps in our map inventory.

The Graphics team worked on the draft Elverson Borough Active Transportation Plan, the draft Suburban Landscape Design Guide, and the draft Complete Streets Policy flyer.

Director’s Report:

Mr. O’Leary reported that Community Planning Division planner Mason Gilbert has resigned. The position will be posted on the county website soon.

The current schedule for fall events:

- September 29, 2021 – Drivers, Deliveries, and Dollars
- October 6, 2021 – Planners’ Forum
- October 26, 2021 – Urban Centers Forum
- November 18, 2021 – A+ Homes “Missing Middle Housing”

October is National Planning Month. Mr. O'Leary anticipates presenting a proclamation to the Commissioners and requesting board acknowledgement of planning month at the October meeting.

Mr. O'Leary will be participating in the Phoenixville Area Housing Summit on September 21, 2021.

Mr. O'Leary will be attending a groundbreaking ceremony on Friday, September 10, 2021 where construction will begin to connect the Chester Valley Trail to the Schuylkill River Trail.

Public Comment:

There were no public comments.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:26 PM. WAS MADE BY MR. HEABERG, SECONDED BY MS. THOMPSON-LOBB, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,

A handwritten signature in blue ink that reads "Brian N. O'Leary". The signature is written in a cursive style with a large, stylized initial 'B'.

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 Nominating Committee



# Act 247 Reviews



# Subdivision & Land Development



## Subdivision and Land Development Reviews 9/1/2021 to 9/30/2021

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)
Birmingham Township	LD-08-21-16842	Jaguar Land Rover West Chester	9/1/2021	4.29	Commercial	1	21,341	Commercial Retail	1		Yes
East Bradford Township	SD-08-21-16883	1355 Skelp Level Road	9/23/2021	9.50	Single Family Residential	2		Residential Single Family Residential			Yes
East Vincent Township	LD-08-21-16881	Preliminary Subdivision and Land Development Plan for 506 Park Road and 150 S. Wall Street	9/3/2021	5.51	Townhouse	14		Residential Townhouse		590	Yes
East Vincent Township	SD-08-21-16859	Preliminary Subdivision and Land Development Plan for 506 Park Road and 150 S. Wall Street	9/3/2021	5.51	Single Family Residential Townhouse	3		Residential Single Family Residential Residential Townhouse		0	Yes
East Whiteland Township	LD-07-21-16834	Great Valley School District New 5/6 Center	9/1/2021	46.62	Institutional	2	160,000	Institutional Educational Facility	1		Yes
East Whiteland Township	SD-07-21-16838	Great Valley School District New 5/6 Center	9/1/2021	46.62	Institutional	2		Institutional Educational Facility			Yes
Easttown Township	LD-08-21-16876	Berwyn Square Mixed-Use Building, 578 Lancaster Avenue, 4 Midland Avenue, 5 Woodside Avenue	9/24/2021	1.61	Apartment Commercial	109	4,145	Residential Apartment Commercial Retail	1		Yes
Easttown Township	SD-08-21-16880	Berwyn Square Mixed-Use Building, 578 Lancaster Avenue, 4 Midland Avenue, 5 Woodside Avenue	9/24/2021	1.61	Apartment	1		Residential Apartment			Yes
Franklin Township	LD-08-21-16860	Nuri Heckrotte	9/7/2021	4.20	Commercial	1		Commercial Unique			Yes
Highland Township	SD-09-21-16899	Amos K. Stoltzfus	9/23/2021	55.77	Agricultural	1		Agricultural Farm/Pasture Land			Yes
Honey Brook Township	SD-09-21-16885	John S. & P. Suzanne Kauffman Subdivision	9/24/2021	26.98	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Farm/Pasture Land		0	Yes

## Subdivision and Land Development Reviews 9/1/2021 to 9/30/2021

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)
Kennett Township	LD-08-21-16871	Eagle Systems medical Marijuana Dispensary	9/17/2021	0.77	Commercial	1	4,200	Commercial Medical Building	1		Yes
Kennett Township	SD-08-21-16870	Reverse Subdivision Plan for Kaolin Holdings, Corporation	9/14/2021	10.14	Agricultural	1		Agricultural Farm/Pasture Land			Yes
London Britain Township	SD-09-21-16900	Red Maple Properties LLC	9/21/2021	6.92	Single Family Residential	2		Residential Single Family Residential			Yes
Lower Oxford Township	SD-08-21-16862	Butt 2-Lot SD & Lot Add-On	9/7/2021	14.00	Single Family Residential	2		Residential Single Family Residential			Yes
Phoenixville Borough	LD-07-21-16830	Odessa Development & Northern Relief Road	9/7/2021	14.01	Townhouse	182		Residential Townhouse		0	Yes
Phoenixville Borough	LD-09-21-16892	Main Street Lofts II	9/28/2021	1.00	Apartment Commercial	24	4,696	Residential Apartment Commercial Retail	1		Yes
Phoenixville Borough	SD-07-21-16829	Odessa Development & Northern Relief Road	9/7/2021	14.01	Apartment	4		Residential Apartment			Yes
Upper Oxford Township	SD-08-21-16866	John M. Jr. & Elizabeth L. Hayes	9/13/2021	7.85	Single Family Residential	2		Residential Single Family Residential			Yes
Upper Oxford Township	SD-09-21-16887	Estate of David Halladay	9/28/2021	151.40	Agricultural	3		Agricultural Farm/Pasture Land			Yes
West Bradford Township	LD-08-21-16852	Armstrong Engineering Associates, Inc. Facilities Addition	9/3/2021	28.91	Industrial	1	11,040	Industrial Addition to Existing	1		Yes
West Caln Township	SD-08-21-16863	Shane Hufford	9/3/2021	18.20	Single Family Residential	2		Residential Single Family Residential			No
West Fallowfield Township	SD-08-21-16865	Nancy & A. Lynne Broadwater Trust, Etal.	9/24/2021	106.84	Agricultural	2		Agricultural Farm/Pasture Land			Yes
West Goshen Township	LD-08-21-16855	Stanberry West Goshen, LLC	9/3/2021	16.98	Commercial Commercial	3	26,396	Commercial Retail Commercial Restaurant	3	0	Yes

## Subdivision and Land Development Reviews 9/1/2021 to 9/30/2021

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
West Goshen Township	SD-08-21-16844	Stanberry West Goshen, LLC	9/3/2021	16.98	Commercial	1		Commercial Shopping Center		0	Yes
West Vincent Township	SD-08-21-16858	Theodoro and Dennis Heathcote	9/7/2021	36.21	Single Family Residential Agricultural	5		Residential Single Family Residential Agricultural Open Space Conservation			No

<b>Grand Totals of Subdivision and Land Development Reviews</b>		<b>26 Reviews</b>		<b>652.43 Acres</b>		<b>373 Lots/Units</b>	<b>231,818 Non-Res. Sq. Feet</b>		<b>9 Non-Res. Bldgs.</b>	<b>590 Linear Feet Roadway</b>	
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There are **24** plans consistent, **2** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

## Unofficial Sketch Plan Evaluations 9/1/2021 to 9/30/2021

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
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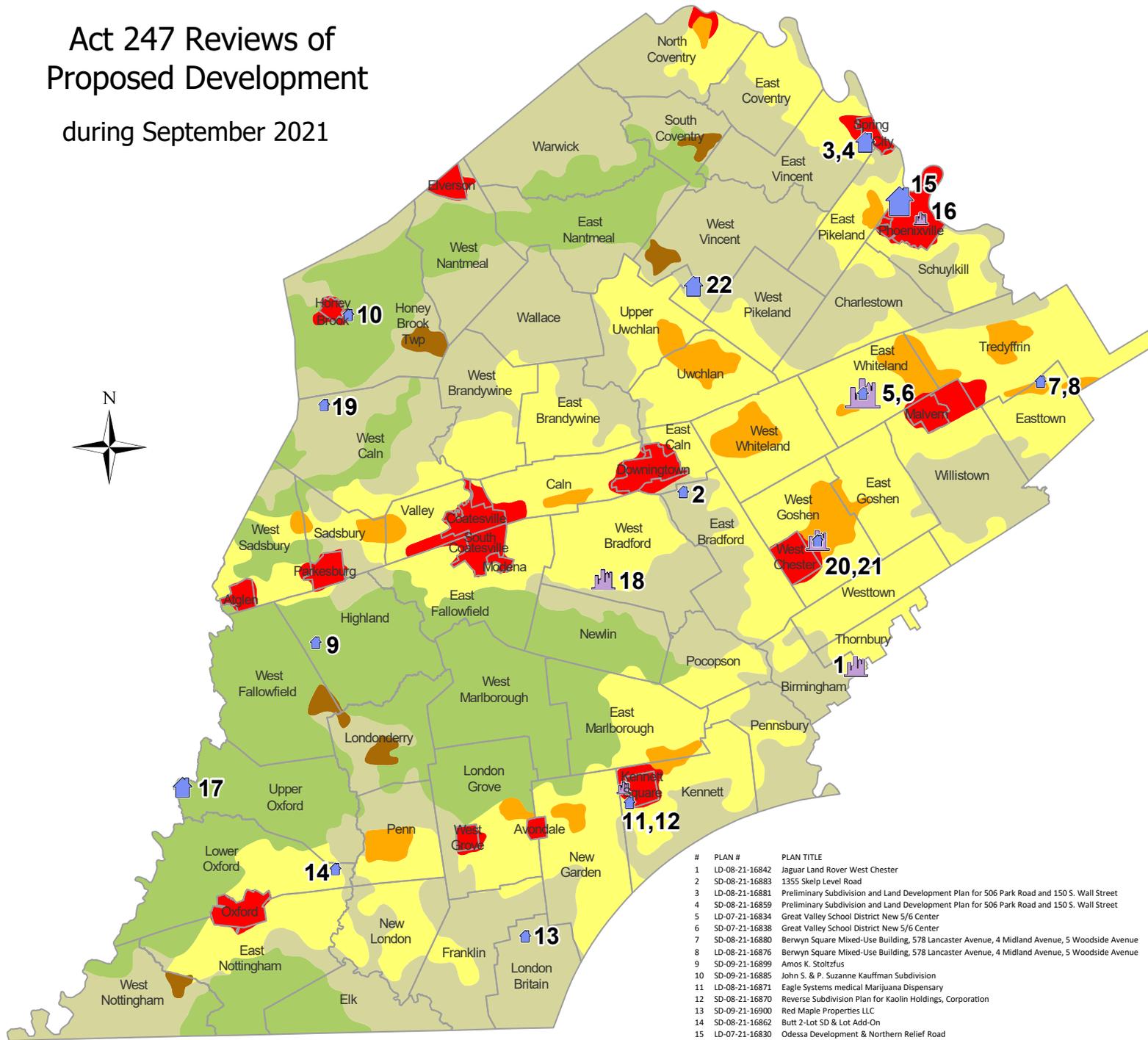
No Unofficial Sketch Plan Evaluations were conducted during this timeframe.

## Conditional Use Reviews 9/1/2021 to 9/30/2021

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes? (Yes, No, N/R)
East Marlborough Township	CU-08-21-16875	Franklin Mint Federal Credit Union	9/13/2021	0.59	Commercial	1	0	Commercial Building Conversion			Yes
West Vincent Township	CU-08-21-16877	Conditional Use Application - 2286 Beaver Hill Road, Chester Springs, PA	9/22/2021	8.00	Single Family Residential	1	0	Residential Single Family Residential		0	Yes
<b>Grand Totals of Conditional Use Reviews</b>		<b>2</b>		<b>8.59</b>		<b>2</b>	<b>0</b>		<b>0</b>	<b>0</b>	
		<b>Reviews</b>		<b>Acres</b>		<b>Lots/Units</b>	<b>Non-Res. Sq. Feet</b>		<b>Non-Res. Bldgs.</b>	<b>Linear Feet Roadway</b>	

There are **2** Conditional Use consistent, **0** Conditional Use inconsistent, and **0** Conditional Use with no relevance to **Landscapes3**.

# Act 247 Reviews of Proposed Development during September 2021



## Symbols

### Residential Lots/Units

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

### Non-Residential Square Feet

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

### Other

- Mixed Use
- Not Consistent with Landscapes 3

## Landscapes 3

### Growth Areas

- Urban Center
- Suburban Center
- Suburban
- Rural Center

### Rural Resource Areas

- Rural
- Agricultural

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

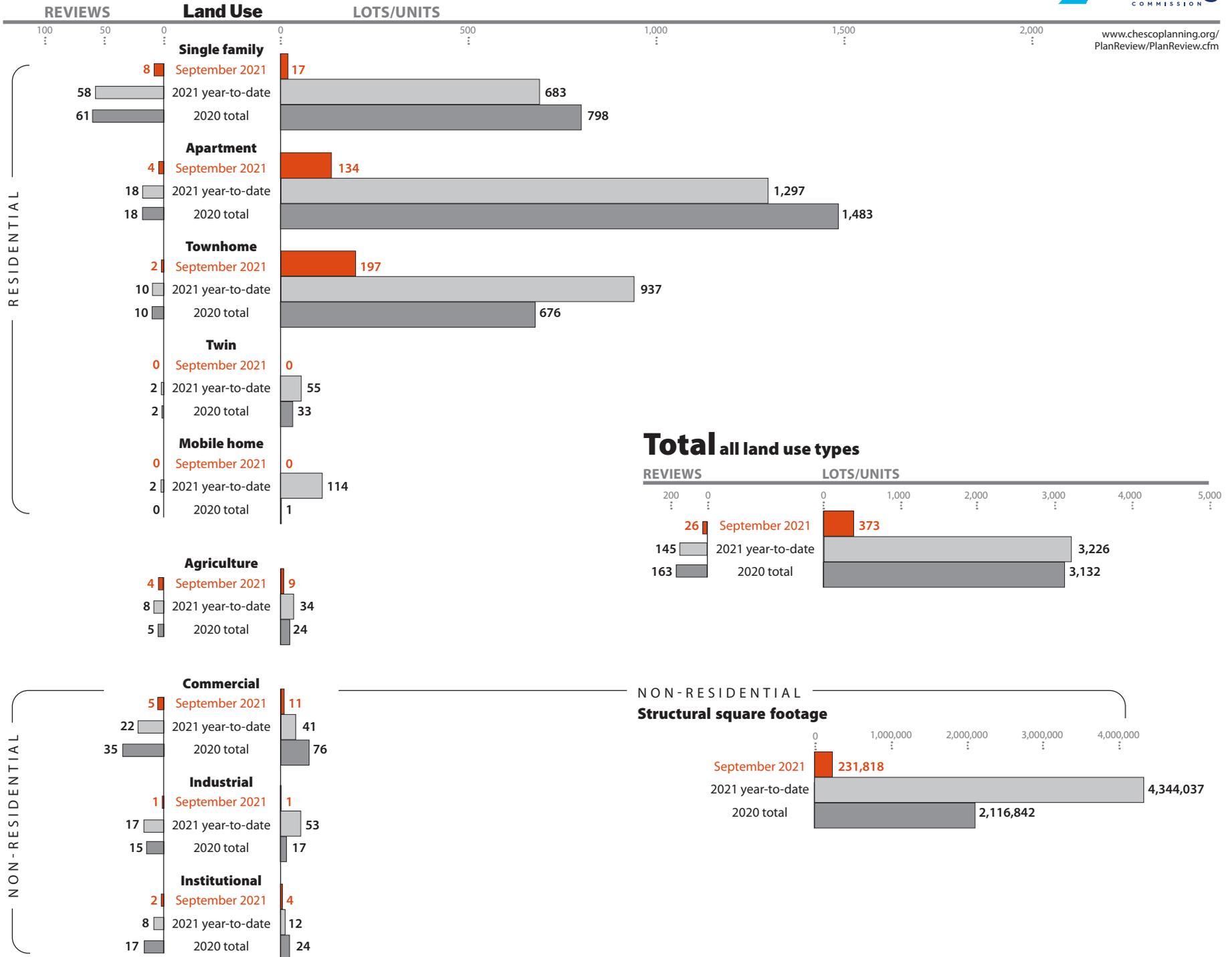
#	PLAN #	PLAN TITLE
1	LD-08-21-16842	Jaguar Land Rover West Chester
2	SD-08-21-16883	1355 Skelp Level Road
3	LD-08-21-16881	Preliminary Subdivision and Land Development Plan for 506 Park Road and 150 S. Wall Street
4	SD-08-21-16859	Preliminary Subdivision and Land Development Plan for 506 Park Road and 150 S. Wall Street
5	LD-07-21-16834	Great Valley School District New 5/6 Center
6	SD-07-21-16838	Great Valley School District New 5/6 Center
7	SD-08-21-16880	Berwyn Square Mixed-Use Building, 578 Lancaster Avenue, 4 Midland Avenue, 5 Woodside Avenue
8	LD-08-21-16876	Berwyn Square Mixed-Use Building, 578 Lancaster Avenue, 4 Midland Avenue, 5 Woodside Avenue
9	SD-09-21-16899	Amos K. Stoltzfus
10	SD-09-21-16885	John S. & P. Suzanne Kauffman Subdivision
11	LD-08-21-16871	Eagle Systems medical Marijuana Dispensary
12	SD-08-21-16870	Reverse Subdivision Plan for Kaolin Holdings, Corporation
13	SD-09-21-16900	Red Maple Properties LLC
14	SD-08-21-16862	Butt 2-Lot SD & Lot Add-On
15	LD-07-21-16830	Odessa Development & Northern Relief Road
16	LD-09-21-16892	Main Street Lofts II
17	SD-09-21-16887	Estate of David Halladay
18	LD-08-21-16852	Armstrong Engineering Associates, Inc. Facilities Addition
19	SD-08-21-16863	Shane Hufford
20	LD-08-21-16855	Stanberry West Goshen, LLC
21	SD-08-21-16844	Stanberry West Goshen, LLC
22	SD-08-21-16858	Theodoro and Dennis Heathcote



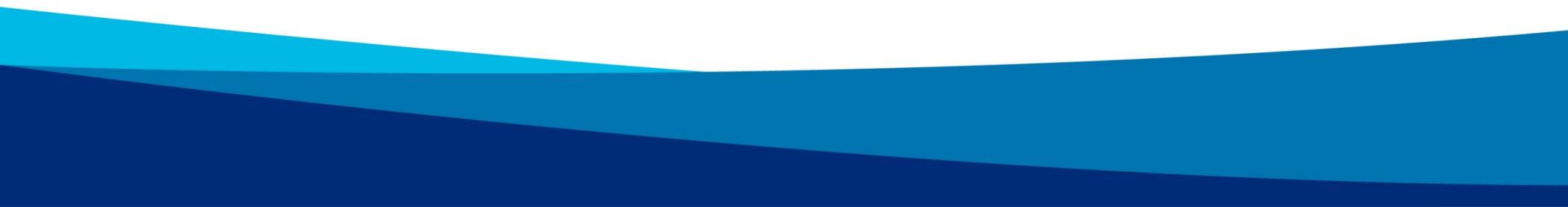
# Subdivision and Land Development Applications September 2021



[www.chescoplanning.org/PlanReview/PlanReview.cfm](http://www.chescoplanning.org/PlanReview/PlanReview.cfm)



# Subdivision & Land Development Letters





# THE COUNTY OF CHESTER



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September 1, 2021

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

Re: Preliminary/Final Land Development - Jaguar Land Rover West Chester  
# Birmingham Township – LD-08-21-16842

Dear Ms. Nelling:

A Preliminary/Final Land Development Plan entitled "Jaguar Land Rover West Chester", prepared by Edward B. Walsh & Associates Inc., and dated November 20, 2020, and last revised on June 2, 2021, was received by this office on August 2, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

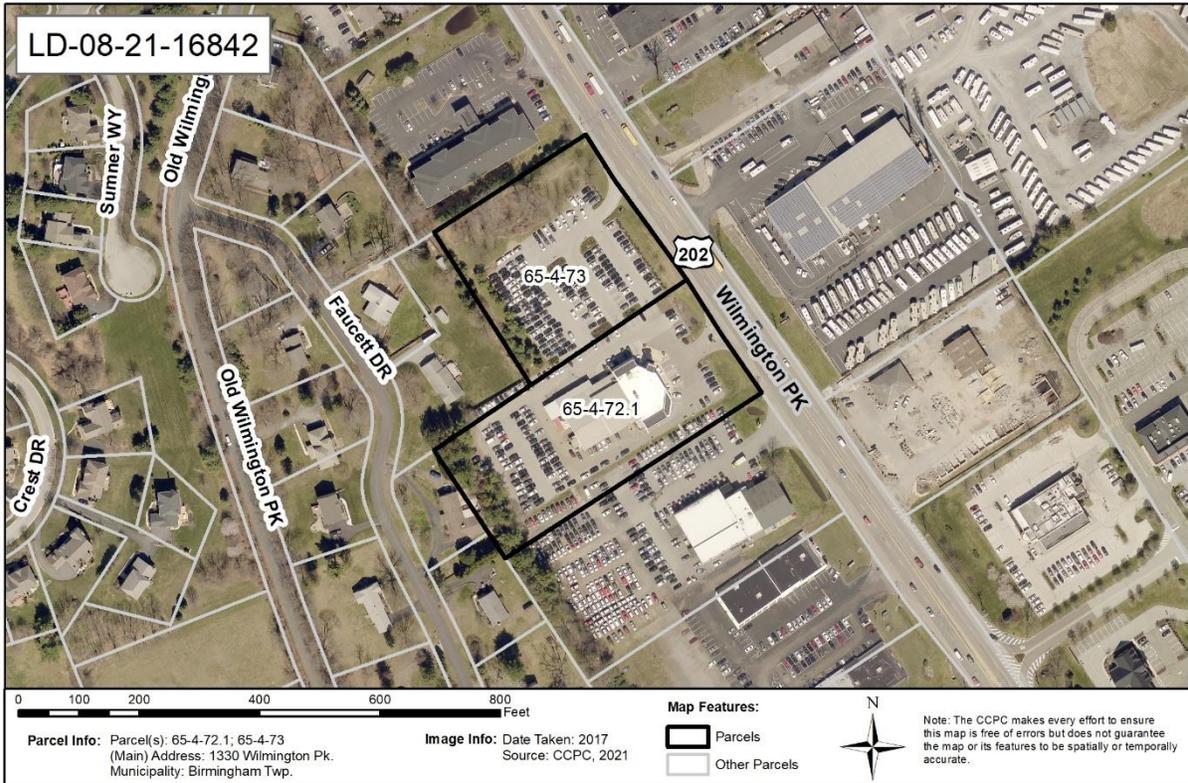
**PROJECT SUMMARY:**

Location:	west side of Route 202, north of Dilworthtown Road
Site Acreage:	4.29
Lots/Units:	1 Lot
Non-Res. Square Footage:	21,341
Proposed Land Use:	Retail (automotive dealership)
New Parking Spaces:	277
Municipal Land Use Plan Designation:	Highway Mixed-Use
UPI#:	65-4-73, 65-4-72.1

**PROPOSAL:**

The applicant proposes the construction of a 21,341 square foot automotive dealership building. The Parking Requirements table on Sheet 1 indicates that 277 parking spaces will be provided. The project site, which will be served by public water and public sewer, is located in the C-2A Limited 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.**



**BACKGROUND:**

1. The Chester County Planning Commission has previously reviewed a land development proposal for UPI# 65-4-73. That review, CCPC# 7912-4, dated August 22, 2003, which addressed the construction of a parking lot for an auto dealership, was approved by the Township on August 16, 2004.

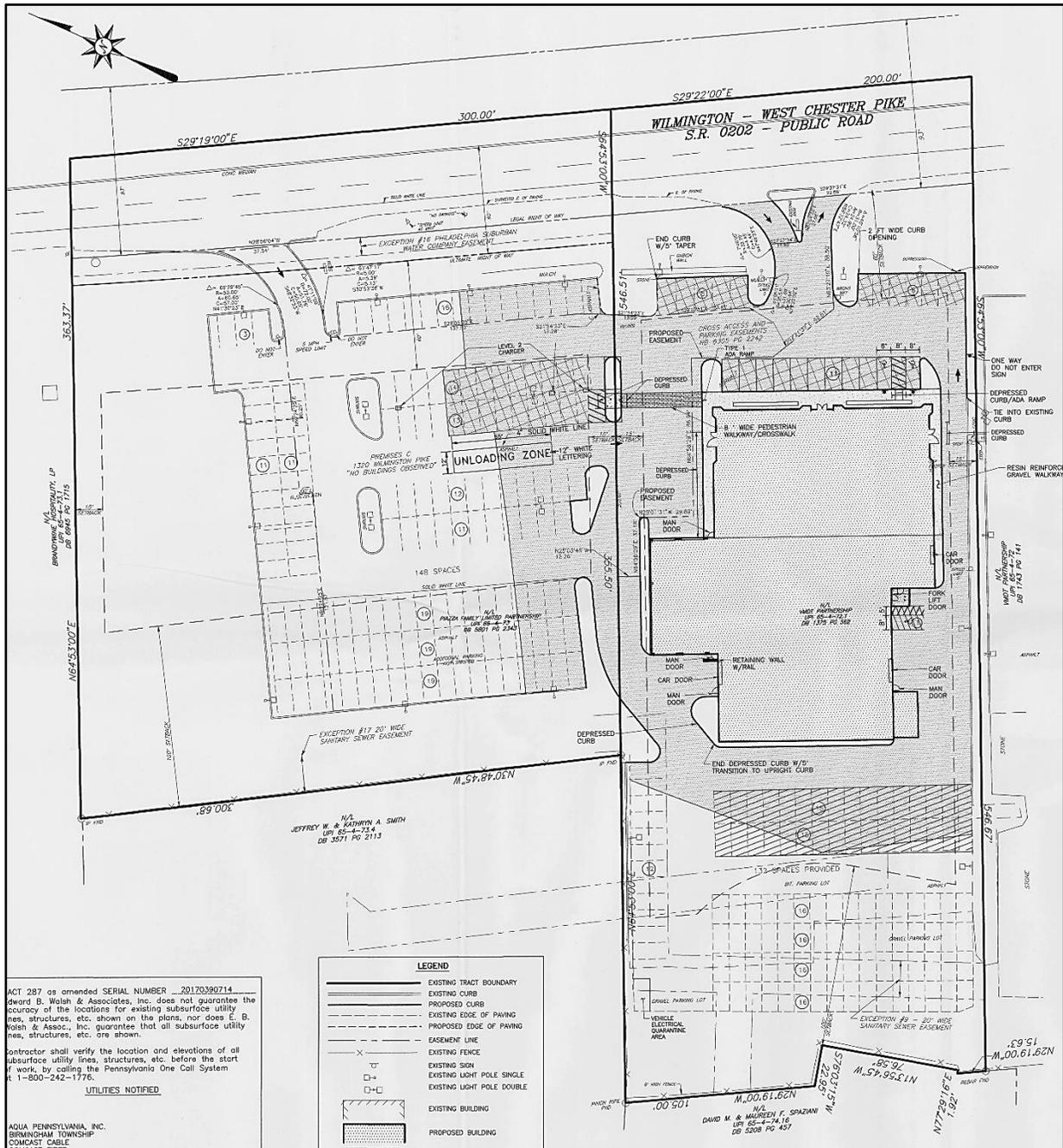
**COUNTY POLICY:**

**LANDSCAPES:**

2. The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan, and the 2010 American Battlefield Protection Program-Brandywine Battlefield area. 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**.

The **Battle of Brandywine** was the largest single-day land battle and one of the largest engagements of the Revolutionary War, spanning portions of today’s Kennett, New Garden, East Marlborough, Newlin, Pocopson, West Bradford, East Bradford, Birmingham, Thornbury, Pennsbury and Westtown Townships and Kennett Square Borough. [Landscapes3](#) recognizes the Brandywine Battlefield as an overlay area on the Landscapes Map. Overlay areas do not replace the underlying landscape categories, but they identify areas where continued preservation of these resources is a high priority. Development within or adjacent to the Brandywine Battlefield should preserve key

lands, adaptively reuse historic resources, and apply context-sensitive design to integrate with distinctive cultural features and the nationally significant cultural landscape.



Site Plan Detail, Sheet 1: Preliminary/Final Land Development - Jaguar Land Rover West Chester

**WATERSHEDS:**

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

PRIMARY ISSUES:

4. While 2017 aerial photography indicates that vegetative screening is currently provided on the westernmost portion of the site, no landscaping plan was provided with the current plan submission. This should be clarified by the applicant. We recommend that, because the project site is located within the Brandywine Battlefield area, the applicant and Township should determine if any additional vegetative screening is required along the western boundary of the project site, in order to preserve the existing viewsheds for the parcels to the west of the project site.
5. While we acknowledge that the plan depicts the location of existing stormwater basins in the front yard of UPI# 65-4-72.1, we suggest that the applicant and Township consider incorporating additional landscaping along the Route 202 corridor.
6. While Sheet 3-Construction Improvement Plan depicts the location of existing light poles, a lighting plan was not included as part of the current plan submission. If any additional outdoor lighting will be provided, then the illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.
7. We suggest that the applicant and Township investigate the feasibility of providing vehicular connectivity to the adjoining parcel to the south (UPI# 65-4-72) as part of the current plan submission.
8. The site plan depicts an existing 93 foot wide right-of-way on this section of Route 202, along with a 60 foot wide ultimate right-of-way on the west side of Route 202 for UP# 65-4-73. 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 this section of Route 202 as a major arterial road. The Handbook (page 183) recommends a 150 foot-wide right-of-way for major arterial roads in suburban areas to accommodate future road and infrastructure improvements. We recommend that the applicant and Township contact PennDOT to determine the appropriate right-of-way width to be reserved for this section of Route 202.

ADMINISTRATIVE ISSUES:

9. 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.
10. The metes and bounds of the rear (westernmost) parcel boundary for UPI# 65-4-72.1 does not correspond to County mapping records. This should be clarified by the applicant.
11. While Note 9 on Sheet 1 states that the “proposed improvements include a building expansion...”, the site plan does not clearly indicate whether any portion of the existing building will remain (a site plan note on Sheet 2, which indicates “building area to be demolished,” points to a central area of the existing building). This should be clarified by the applicant.
12. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

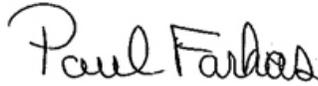
Page: 5

Re: Preliminary/Final Land Development - Jaguar Land Rover West Chester

# Birmingham Township – LD-08-21-16842

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

Sincerely,

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

Paul Farkas  
Senior Review Planner

cc: VMDT Partnership  
Edward B. Walsh & Associates Inc.  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT



# THE COUNTY OF CHESTER



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Brian N. O’Leary, AICP  
Executive Director

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

September 23, 2021

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

Re: Final Subdivision - 1355 Skelp Level Road  
# East Bradford Township – SD-08-21-16883

Dear Ms. Cantlin:

A Final Subdivision Plan entitled "1355 Skelp Level Road", prepared by Carta Engineering, and dated July 22, 2021, was received by this office on August 30, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

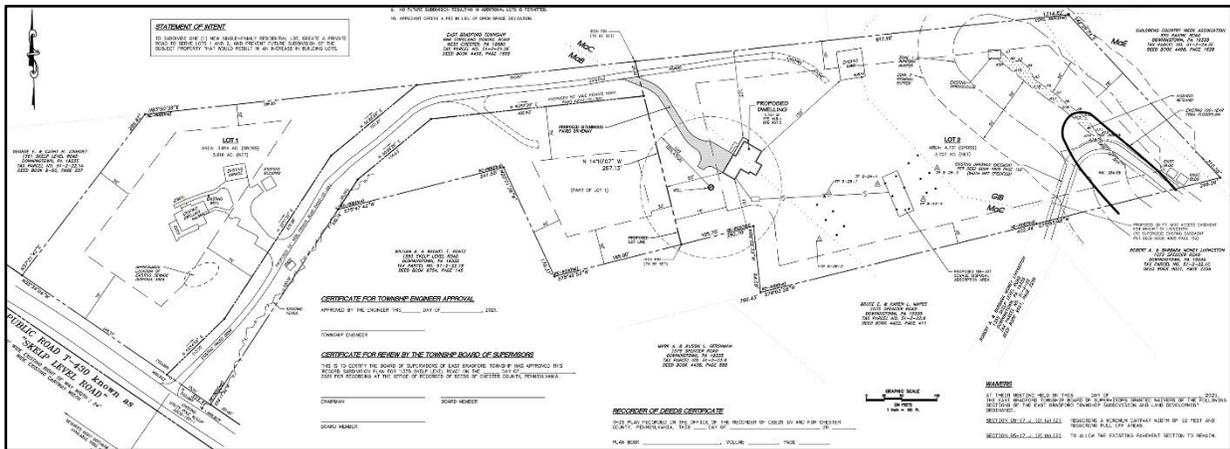
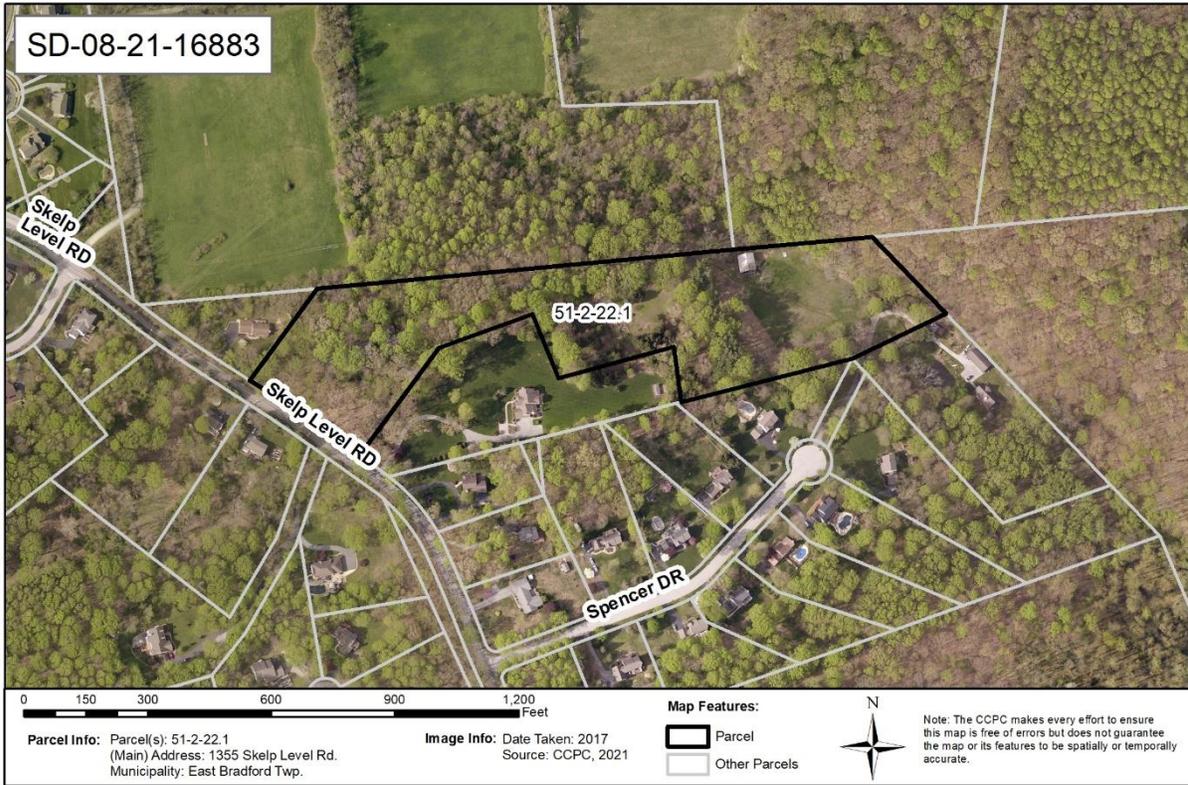
**PROJECT SUMMARY:**

Location:	east side of Skelp Level Road, north of Spencer Drive
Site Acreage:	9.50
Lots/Units:	2 Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Rural Residential
UPI#:	51-2-22.1

**PROPOSAL:**

The applicant proposes the creation of two single family residential lots. The existing residence will remain on Lot 1. General Subdivision Note 9 states that “no future subdivision resulting in additional lots is permitted.” The project site, which will be served by onsite water and onsite sewer, is located in the R-1 Residential zoning district.

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



Site Plan Detail, Sheet 1: 1355 Skelp Level Road

**COUNTY POLICY:**

**LANDSCAPES:**

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

WATERSHEDS:

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

PRIMARY ISSUES:

3. The plan and 2017 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. If development or earth disturbance is going to encroach upon existing woodlands, the removal of trees should be limited to the minimum area needed for the dwelling(s) and support facilities. The limits of tree removal should be clearly shown on the plan and "limits of disturbance" should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the "limit of disturbance" to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.
4. The Township's 2016 Historic Resources Map identifies the project site contains a Class II Historic Resource. The applicant and Township should work to mitigate any negative impacts on the integrity of the existing historic resource.

ADMINISTRATIVE ISSUES:

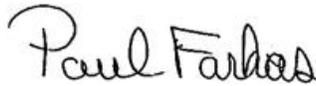
5. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
6. Vehicular access to both lots will be provided from a private road that, according to General Subdivision Note 8, shall be jointly owned and maintained by the owners of Lot 1 and Lot 2 in perpetuity. The details of this access arrangement should be incorporated into the deeds of both lots.
7. The applicant is requesting two waivers from the private street design standards set forth in Section 95-17.J(2) 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.
8. The site plan depicts the location of an access easement on Lot 2 for UPI# 51-2-22.1C to the south. The details of this easement should be provided in the deed for Lot 2.

Page: 4  
Re: Final Subdivision - 1355 Skelp Level Road  
# East Bradford Township – SD-08-21-16883

9. A copy of the plan should be submitted to the Chester County Health Department for their review and comment on the proposed sewage disposal and water supply. The municipality should receive confirmation on the availability of sufficient sewer and water capacity from the appropriate authority and/or company prior to final plan approval. Additional information on this topic is provided online at: <https://www.chesco.org/365/Sewage-Water>.
10. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

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

Sincerely,



Paul Farkas  
Senior Review Planner

cc: Ryan Journey  
Carta Engineering  
Carol Grigson  
Rotelle Development Co.  
Chester County Health Department



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O’Leary, AICP  
Executive Director

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

September 14, 2021

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

Re: Conditional Use Application of Franklin Mint Federal Credit Union  
# East Marlborough Township - CU-08-21-16875

Dear Mr. Lovekin:

A conditional use application entitled "Conditional Use Application of Franklin Mint Federal Credit Union", prepared by Fox Rothschild LLP and dated August 18, 2021, was received by this office on August 24, 2021. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code as amended, our comments are offered as a planning service at the request of East Marlborough Township. This review does not replace the need for an official referral by East Marlborough Township of a preliminary or final subdivision or land development plan, as required by the Pennsylvania Municipalities Planning Code.

**PROJECT SUMMARY:**

Location:	North of East Baltimore Pike, east of Village Drive
Site Acreage:	0.59 acre
Lots:	One existing parcel
Non-Res. Square Footage:	Approximately 3,203 square feet (current)
Proposed Land Use:	Credit union and wealth management office
New Parking Spaces:	18 (current)
Municipal Land Use Plan Designation:	Suburban Center/ Mixed Use
UPI#:	61-6-89.1A-E

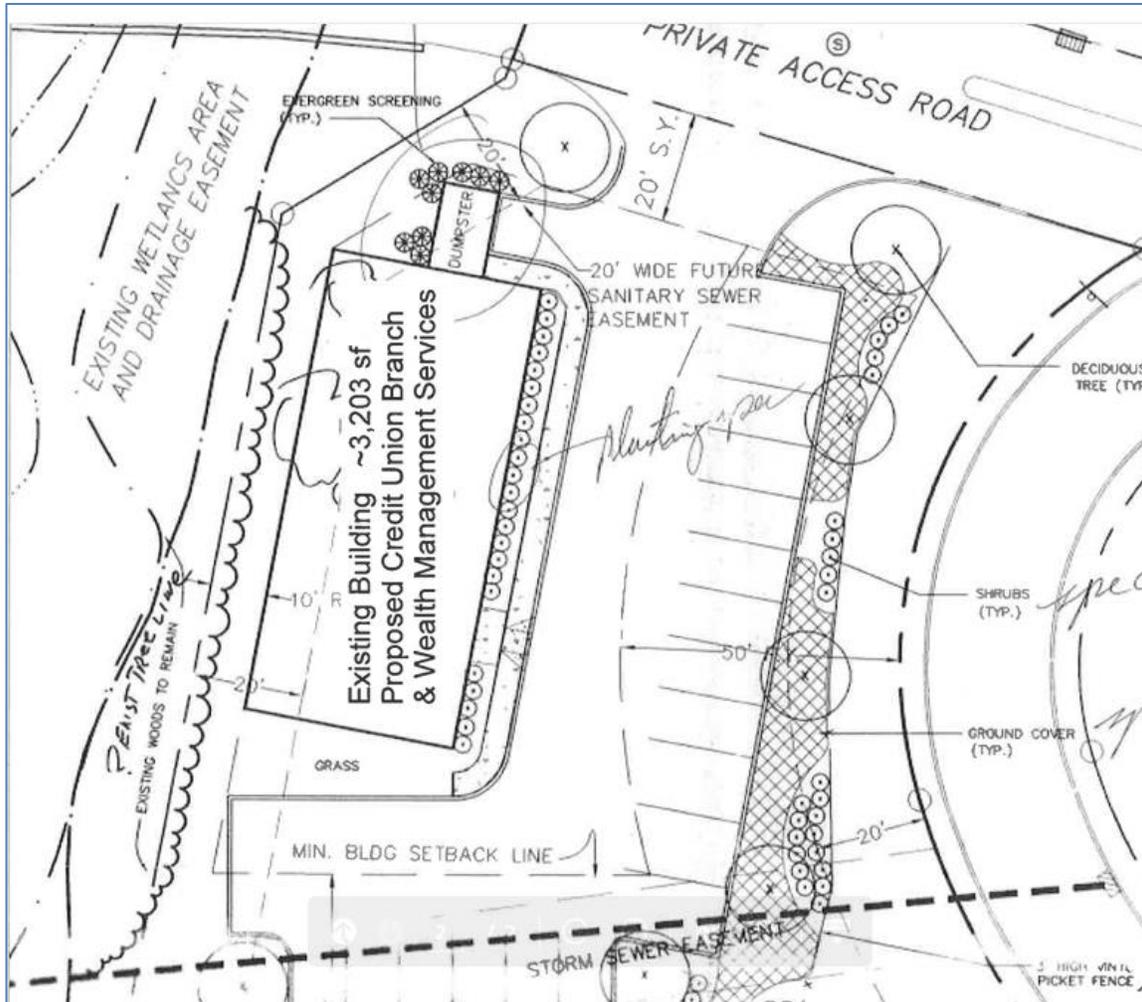
**PROPOSAL:**

The applicant proposes to convert a former medical office into a credit union branch and wealth management office. No additional development is shown on the applicant’s application. The site, which is served by public water and sewer facilities, is located in the East Marlborough Township LMU- Limited Multiple Use zoning district.

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

**LANDSCAPES:**

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



***Detail of Franklin Mint Federal Credit Union  
Conditional Use Application***

**PRIMARY ISSUES:**

2. The applicant should indicate whether a drive-through facility will be proposed (we note that the configuration of the building and the site will make such a facility very difficult to install).
3. The applicant's plan does not show any handicapped accessible parking spaces. The County Planning Commission's [Multimodal Circulation Handbook](#) (2016 Update) recommends that this type of facility should provide designated handicapped parking spaces in accordance with the Americans with Disabilities Act. Additional information on this topic is available online at: [www.chesco.org/documentcenter/view/27041](http://www.chesco.org/documentcenter/view/27041).

Page: 3

Re: Conditional Use Application of Franklin Mint Federal Credit Union

# East Marlborough Township - CU-08-21-16875

4. The applicant's plan shows landscaped areas; the Township should verify that the proposed landscaping on the site conforms to the Township's landscaping requirements.

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

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: W. Bryan Brockson, VP Real Estate Management, Franklin Mint Federal Credit Union  
Andres R, Stoll, Fox Rothschild LLP



# THE COUNTY OF CHESTER



COMMISSIONERS  
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Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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Government Services Center, Suite 270  
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September 3, 2021

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

Re: Preliminary Subdivision - 506 Park Road and 150 S. Wall Street  
# East Vincent Township - SD-08-21-16859 & LD-08-21-16881

Dear Ms. Ricardo:

A preliminary subdivision and land development plan entitled "506 Park Road and 150 S. Wall Street", prepared by Commonwealth Engineers, Inc., and dated July 27, 2015, and last revised on June 21, 2021, was received by this office on August 9, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

**PROJECT SUMMARY:**

Location: South side of Park Road, West side S. Wall Street  
Site Acreage: 5.51  
Lots/Units: 3 lots / 16 units (14 proposed, 2 existing)  
Proposed Land Use: Single Family Residential, Townhouse  
New Parking Spaces: 40  
Municipal Land Use Plan Designation: Residential Infill  
UPI#: 21-6-13, 21-6-12

**PROPOSAL:**

The proposed subdivision and land development activity involves a portion of parcel 21-6-13 being added to parcel 21-6-12 to create the 5.51 acre development site and the creation of a parcel to accommodate the existing dwelling on Park Road (Parcel C) and on South Wall Street (Parcel A). The applicant proposes the construction of 14 townhouse units, and parking for 40 vehicles. The project site, which will be served by public water and sewer is located in the HR-High Density Residential zoning district.

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

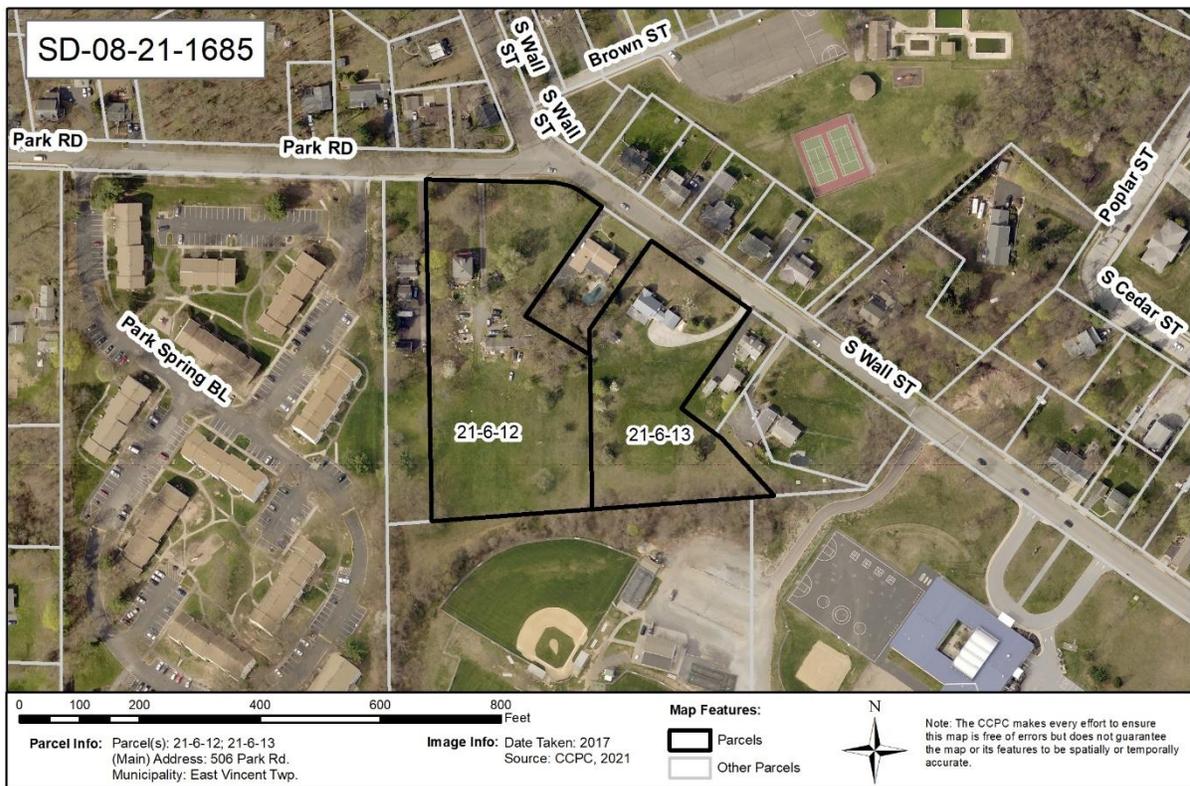
**BACKGROUND:**

1. The Chester County Planning Commission has previously reviewed a land development proposal for part of this site. That review, CCPC# LD-05-18-15424, dated May 24, 2018, addressed the construction of nine townhouse units, and seven parking spaces on a 3.40 acre parcel (Tax Parcel 21-6-12).

**COUNTY POLICY:**

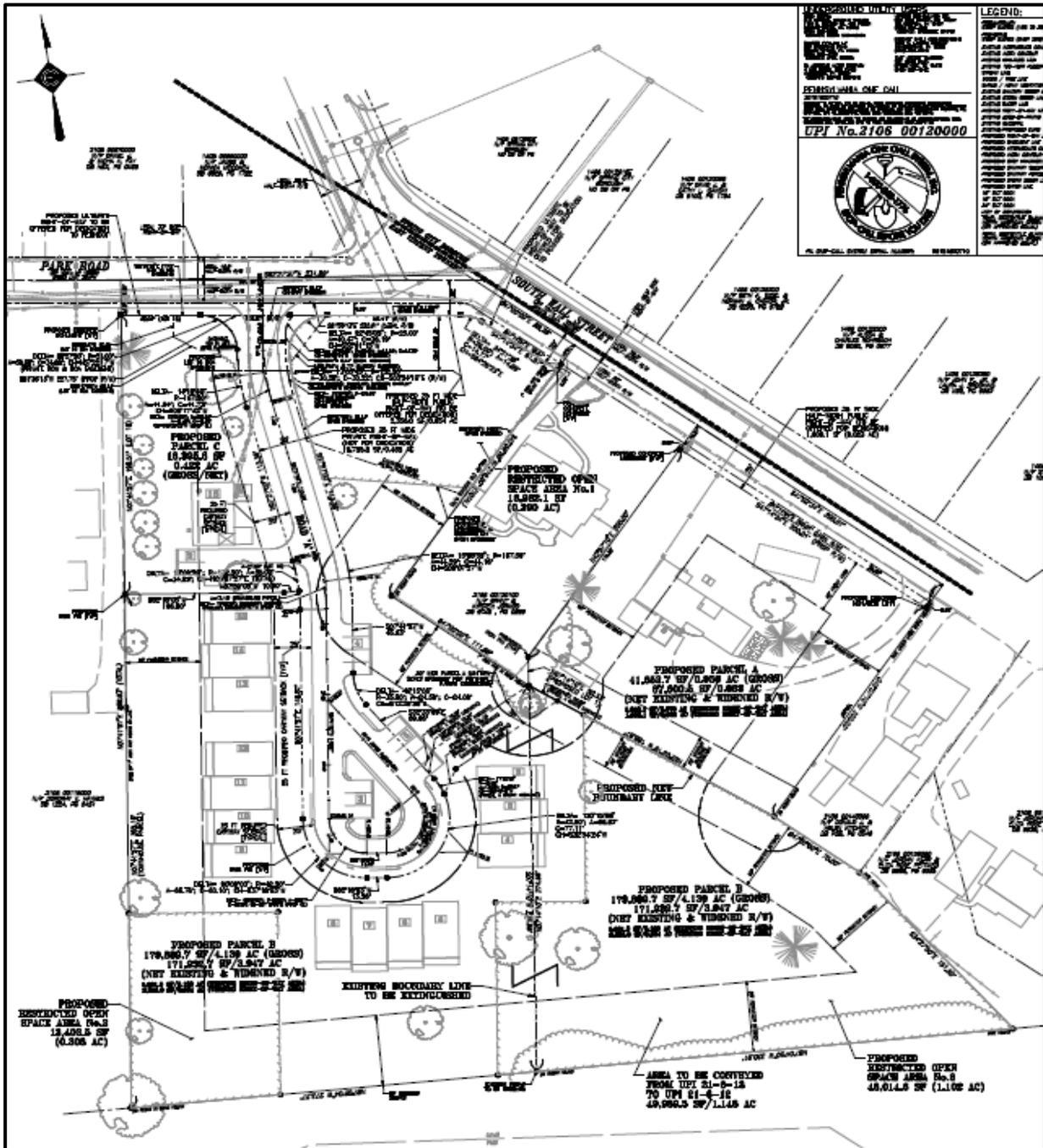
**LANDSCAPES:**

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



**WATERSHEDS:**

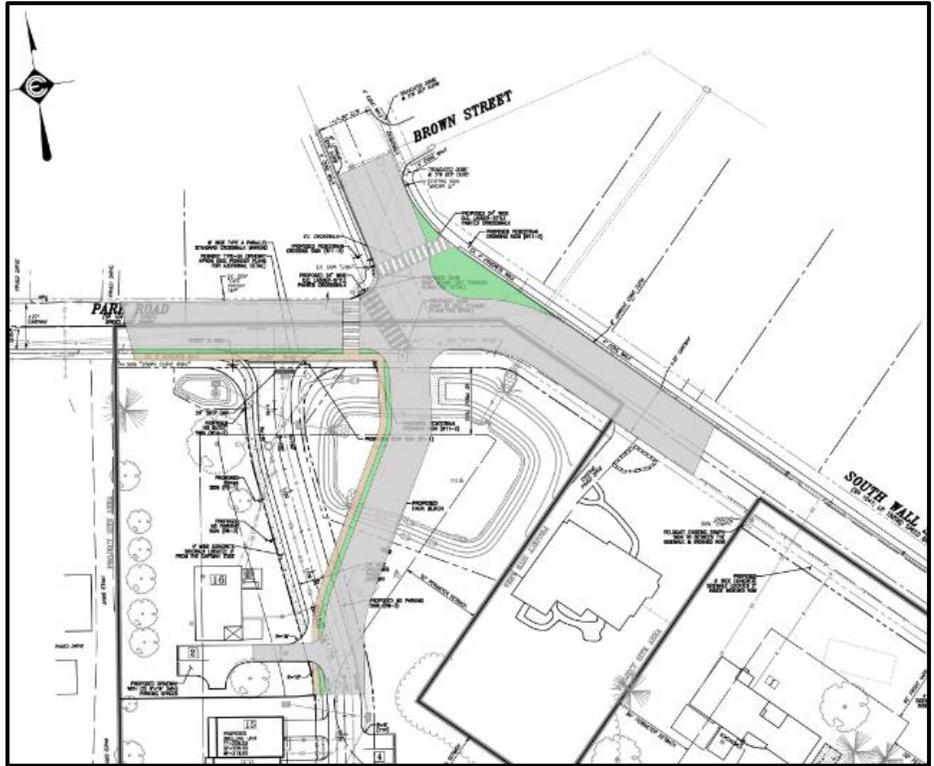
3. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Schuylkill River watershed. **Watersheds**' highest priority land use objectives within this watershed are: implementation of comprehensive stormwater management, restoration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



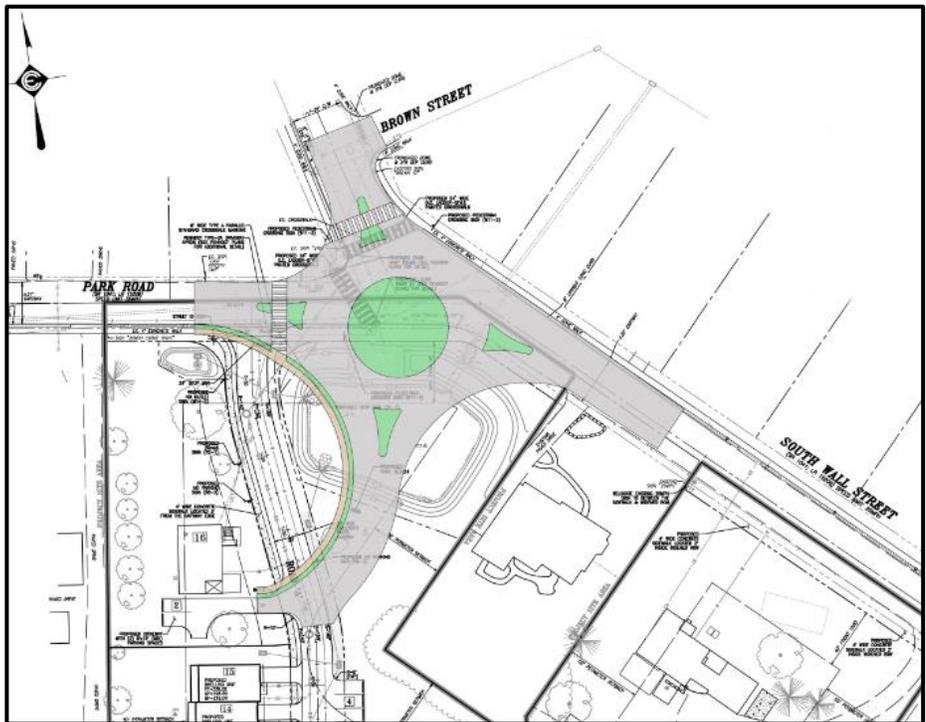
Detail of Sheet 3 of the plan

PRIMARY ISSUES:

4. We recommend that the access point of the cul-de-sac to Park Road, be moved as far as possible to the west to maximize safety at the intersection. Alternately the applicant, PennDOT and both municipalities should meet to discuss safety improvements that could be instituted at this intersection. We have included illustrations of two potential alternatives for improvements at the intersection on the following page. The Alternative #1 illustration shows the potential for as four-way intersection if the proposed access is realigned. The Alternative #2 illustration shows the potential for a roundabout in place of the four-way intersection.



*South Wall Street/Park Road intersection Alternative #1*



*South Wall Street/Park Road intersection Alternative #2*

Page: 5

Re: Preliminary Subdivision - 506 Park Road and 150 S. Wall Street

# East Vincent Township - SD-08-21-16859 & LD-08-21-16881

5. Consideration should be given to creating a pedestrian link from the proposed trail to the municipal park located immediately south of this development.
6. The local emergency service providers should review the design of the tear-drop cul-de-sac to ensure accessibility of their equipment.
7. The proposed sidewalk on Park Road should be extended to the property line on Wall Street. Sidewalks are an essential element for all new development sited within the **Urban Center Landscape**. The sidewalk on the east side of the cul-de-sac ends at the four space parking bay. This sidewalk should either be extended to Park Road or a pedestrian crossing should be marked on the road surface to connect back to the sidewalk on the west side.
8. We suggest that the applicant and Township consider providing a percentage of affordably-priced housing units within the proposed townhouses. “Live” Objective B of *Landscapes3* is to accommodate housing at costs accessible to all residents. Additionally, the County has established the A+ Homes initiative, which 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>.
9. 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.
10. The Township should verify that the design and location of the proposed outdoor lighting shown on 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. The Township and the applicant should consider adding timers to the street light system to reduce energy costs.
11. The plan indicates that a Homeowners’ Association will be responsible for the proposed common facilities/areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance.

ADMINISTRATIVE ISSUES:

12. The applicant is requesting three additional waivers from the provisions of the Township Subdivision and Land Development Ordinance. Ten waivers have been granted related to previous iterations of the plan. 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.
13. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) 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

Page: 6  
Re: Preliminary Subdivision - 506 Park Road and 150 S. Wall Street  
# East Vincent Township - SD-08-21-16859 & LD-08-21-16881

Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.

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

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

Sincerely,

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

Glenn Bentley  
Senior Review Planner

cc: Marc Petrucelli and Christopher Long  
Commonwealth Engineers, Inc.  
Dennis Rittenhouse, Manager, Spring City Borough  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Chester County Conservation District



# THE COUNTY OF CHESTER



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Executive Director

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

September 1, 2021

Zachary Barner, AICP, Director of Planning & Development  
East Whiteland Township  
209 Conestoga Road  
Frazer, PA 19355-1699

Re: Preliminary Subdivision and Land Development - Great Valley School District New 5/6 Center  
# East Whiteland Township – SD-07-21-16838 and LD-07-21-16834

Dear Mr. Barner:

A Preliminary Land Development Plan entitled "Great Valley School District New 5/6 Center", prepared by T & M Associates, and dated July 19, 2021, was received by this office on August 2, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

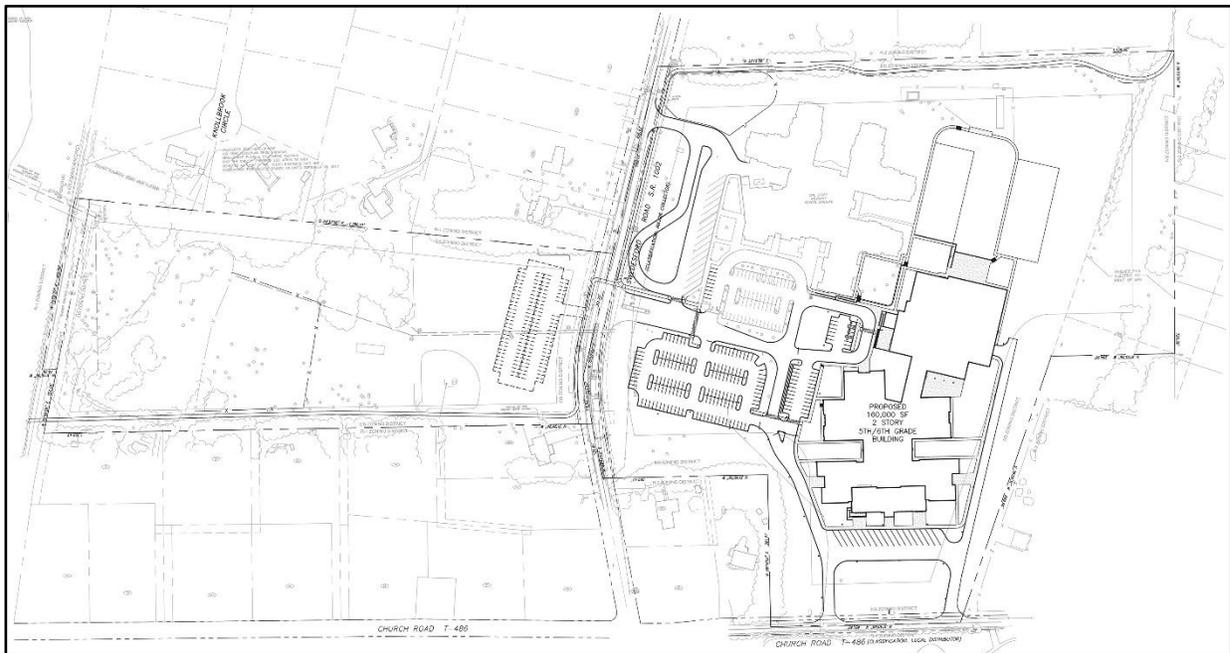
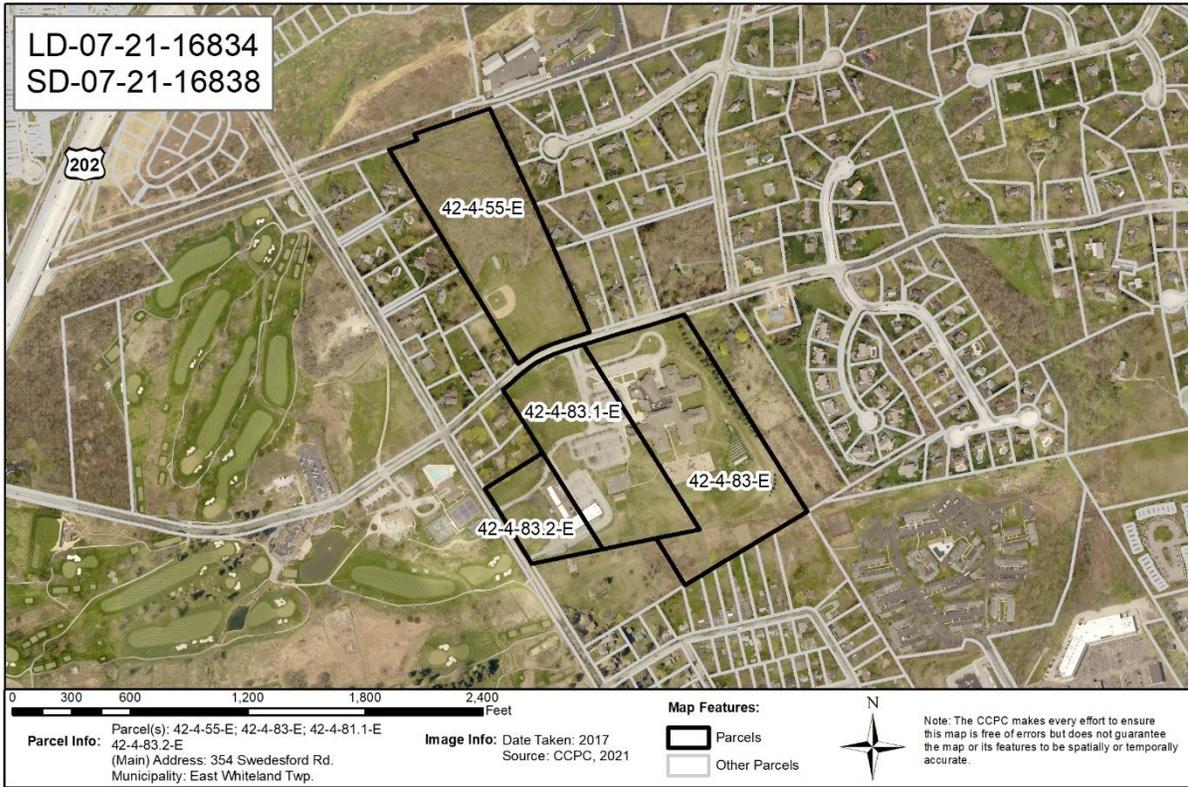
**PROJECT SUMMARY:**

Location:	north and south side of Swedesford Road, east of Route 202
Site Acreage:	46.62
Lots/Units:	4 Existing Lots; 2 Proposed Lots
Non-Res. Square Footage:	160,000
Proposed Land Use:	Educational Facility
New Parking Spaces:	346
Municipal Land Use Plan Designation:	Institutional, and Open Space
UPI#:	42-4-55-E, 42-4-83.1-E, 42-4-83.2-E, 42-4-83-E

**PROPOSAL:**

The applicant proposes the consolidation of four existing parcels into two parcels (the three parcels on the south side of Swedesford Road are proposed to be combined into one parcel), along with the construction of a two-story 160,000 square foot 5<sup>th</sup>/6<sup>th</sup> grade building. The Zoning Data Table on Sheet 2 indicates that 346 parking spaces will be provided, which includes 108 overflow spaces. Two sections of an existing building located in the southwestern portion of the site will be removed (this issue is further discussed in comment #4). The project site, which will be served by public water and public sewer, is located in the NS Neighborhood Schools and OS Open Space zoning districts.

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



*Site Plan Detail, Sheet 8: Preliminary Land Development*

**COUNTY POLICY:**

**LANDSCAPES:**

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

**WATERSHEDS:**

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

**PRIMARY ISSUES:**

Transmission Pipelines:

3. According to the mapping application in the Chester County Pipeline Information Center website, there are two hazardous liquid pipelines along the Swedesford Road corridor that traverse the project site. One of these pipelines is operated by Sunoco Pipeline (Energy Transfer), while the other is operated by Laurel Pipeline Company/Buckeye Partners. Applicants should be aware that the actual location of the pipeline may not always be within the center of the easement or right-of-way. To minimize risks before and during construction, the project designer should contact the Pennsylvania One Call Center at 811 or <http://www.pa1call.org/pa811>, consistent with the provisions of Section 4(2) of Act 287 (Underground Utility Protection Act), prior to finalizing the design. The PA One Call Center should also be contacted at least 3 business days, but not more than 10 days, prior to any excavation. More information about pipeline safety can be found at the Chester County Pipeline Information Center at: <http://www.chescoPlanning.org/pic/introduction.cfm>.

Historic Preservation:

4. The site plan identifies the existing building on UPI# 42-4-83.2-E as an historic structure, and Map 3: Historic Resources in the Township's 2016 Comprehensive Plan indicates that this parcel contains a Class 2 Historic Resource (#170). It is our understanding that, while two later additions to this building will be removed, the primary historic building will remain. It is also our understanding that this project has been reviewed and recommended for approval by the Township's Historical Commission. The applicant and Township should continue to work to mitigate any negative impacts on the integrity and historical context of this building. The County Planning Commission endorses the applicant and Township's efforts for preserving this building.

Access and Circulation:

5. The site plan depicts the location of an eight-foot-wide trail (“Comp Plan Trail”) that traverses the site. This trail, which connects to an adjoining residential development in the southeast corner of the project site, extends to the Chester Valley Trail in the northwest corner of the site. The applicant and Township should coordinate the development of this trail connection with the Chester County Department of Parks and Preservation (telephone # 610-344-5656). A Trail Connection Agreement will be required. This requires the applicant to be responsible for the construction and maintenance of the connecting trail to be constructed within the Chester Valley Trail right-of-way. The agreement also requires the connecting trail to be constructed to Federal Americans with Disabilities Act (ADA) standards within the limits of the Chester Valley Trail right-of-way.

Additionally, the applicant and their engineer should examine the proposed alignment of the connecting trail, which is located in close proximity to an existing basin fence and the backstop of the existing ballfield.

6. We acknowledge, and endorse, that sidewalks and crosswalks will be provided from the parking areas to the proposed building.
7. While we note that a sidewalk crossing detail is provided on Sheet 39, the applicant should clearly provide all applicable design details for the proposed pedestrian crossing on Swedesford Road. Signage should be provided at this location in order to allow safe pedestrian access across Swedesford Road.
8. A site plan note on Sheet 7 indicates that a 70 foot-wide ultimate right-of-way will be provided on Swedesford Road (State Route #1002). 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 Swedesford 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 Swedesford Road, which should be offered for dedication to the appropriate agency.

Design Issues:

9. The Township should verify that the design of the proposed outdoor lighting plan (Sheets 27 through 30) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.
10. We suggest that the applicant and Township consider providing additional landscaping between the proposed development activity on the north side of Swedesford Road and the neighboring residential properties to the west.

Natural Features Protection:

11. The site is underlain by carbonate geology in which the presence or potential may exist for formation and/or expansion of solution channels, sinkholes, and other karst features. These features can present risk of collapse and groundwater contamination that often can be overcome and avoided with careful stormwater management design. The location, type, and design of

Page: 5

Re: Preliminary Subdivision and Land Development - Great Valley School District New 5/6 Center  
# East Whiteland Township – SD-07-21-16838 and LD-07-21-16834

stormwater facilities and best management practices (BMPs) should be based on a site evaluation conducted by a qualified licensed professional that ascertains the conditions relevant to formation of karst features, and the PA BMP Manual or other design guidance acceptable to the Municipal Engineer.

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).
13. General Note 30 on Sheet 2 indicates that project information has been sent to the U.S. Fish and Wildlife Service to resolve a potential impact on a threatened species area. The Township should not grant final plan approval until this issue has been resolved. If it determined that this threatened species area is located within or in close proximity to this site, then the threatened species area and buffer zone should be shown on the plan.

#### ADMINISTRATIVE ISSUES:

14. 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).
15. The planned stormwater infrastructure will provide an excellent opportunity to demonstrate to students the principles and practices of low impact stormwater management, design, and maintenance, and the importance of watershed stewardship. We encourage the applicant to use this project as an educational resource for students and visitors by creating informational signage, and designing site-specific stormwater curriculum and projects that can be implemented in science classes.
16. The proposed building includes large roof areas that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at:  
<https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>.

Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.

17. According to the Waiver Requests table on Sheet 1, 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.

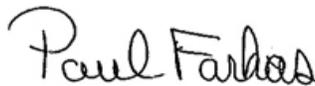
Page: 6

Re: Preliminary Subdivision and Land Development - Great Valley School District New 5/6 Center  
# East Whiteland Township – SD-07-21-16838 and LD-07-21-16834

18. 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.
19. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) 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. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
20. 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: Great Valley School District  
T & M Associates  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Chester County Conservation District  
David Stauffer, Director, Chester County Department of Parks and Preservation  
Robert J. Kagel, County Administrator, County of Chester



# THE COUNTY OF CHESTER



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Josh Maxwell  
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Executive Director

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September 24, 2021

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

Re: Final Subdivision and Land Development - Berwyn Square Mixed-Use Building, 578 Lancaster Avenue, 4 Midland Avenue, 5 Woodside Avenue  
# Easttown Township - SD-08-21-16880 and LD-08-21-16876

Dear Mr. Briggs:

A Final Subdivision and Land Development Plan entitled "Berwyn Square Mixed-Use Building, 578 Lancaster Avenue, 4 Midland Avenue, 5 Woodside Avenue", prepared by Site Engineering Concepts, LLC, and dated August 19, 2021, was received by this office on August 26, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code (MPC). We offer the following comments on the proposed subdivision and land development for your consideration.

**PROJECT SUMMARY:**

Location:	south side of Lancaster Avenue, between Woodside Avenue and Midland Avenue
Site Acreage:	1.61
Lots/Units:	3 existing lots; 1 proposed lot
Proposed Land Use:	Four-story mixed-use building (107 apartment units, and 4,143 square feet of commercial retail space)
New Parking Spaces:	205
Municipal Land Use Plan Designation:	Village of Berwyn
UPI#:	55-2G-43, 55-2G-46, 55-2G-42

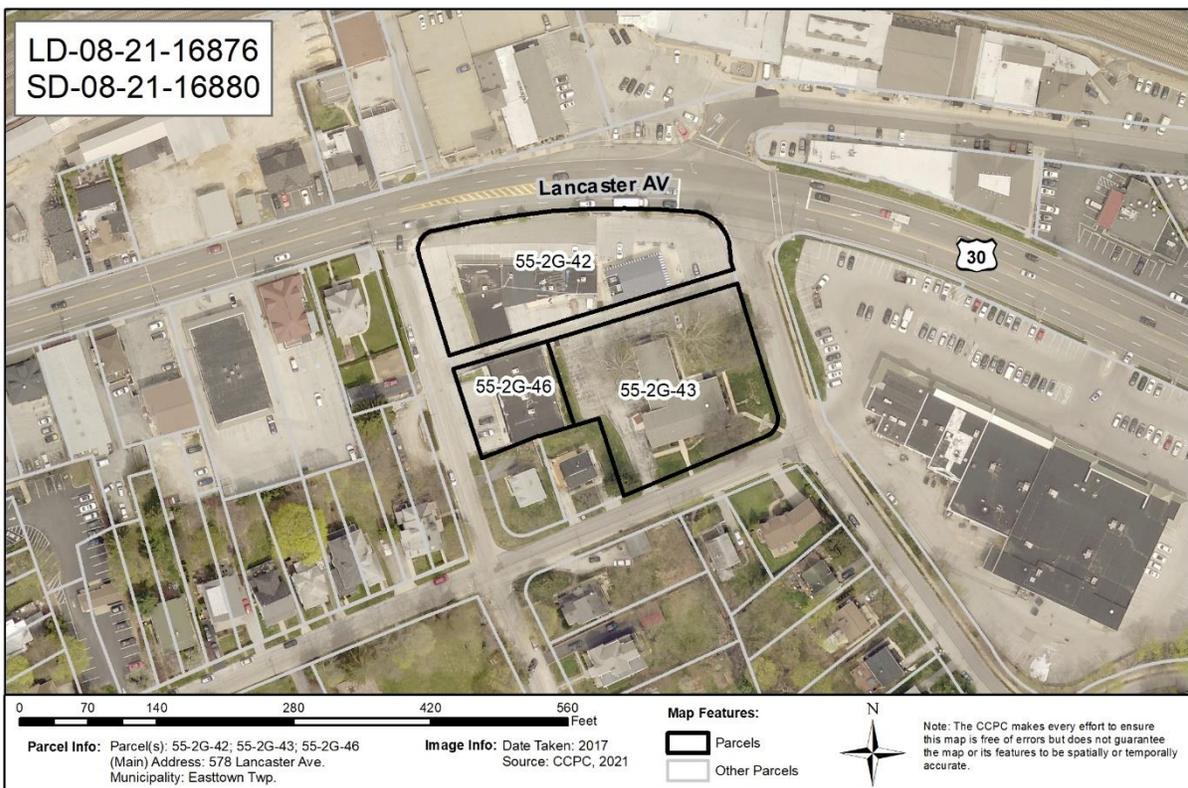
**PROPOSAL:**

The applicant proposes the consolidation of three existing parcels into one parcel, along with the construction of a four-story mixed-use building containing 107 apartment units, 4,143 square feet of commercial retail space, and 205 parking spaces. Vehicular access to the lower and upper garage levels will be provided on Midland Avenue and Woodside Avenue, respectively. A lobby entrance, and a plaza with landscaping, planters, and benches, will be provided at the corner of Lancaster Avenue and Midland Avenue. The existing buildings will be removed, and it is identified on Sheet 3 that an existing 15 foot wide private alley will be vacated. The project site, which will be served by public water and public sewer, is located in the VB Village of Berwyn zoning district.

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

**BACKGROUND:**

1. The Chester County Planning Commission previously reviewed a preliminary subdivision and land development plan for this site on April 21, 2021, which addressed the consolidation of three existing parcels into one parcel, along with the construction of a four-story mixed-use building containing 112 apartment units, 4,925 square feet of commercial retail space, and 212 parking spaces (CCPC# SD-03-21-16681 and LD-03-21-16680). It is identified on Sheet 1 of the current plan submission that, on July 19, 2021, the Township Board of Supervisors granted preliminary plan approval for this mixed-use development proposal. We note that the conditions of approval indicate that two waivers were granted from Chapter 388-Stormwater Management of the Township Code.
2. The County Planning Commission previously reviewed a preliminary subdivision and land development plan for this site pertaining to the construction of a 5,551 square foot convenience store with automotive fuel sales, and 51 parking spaces (CCPC# SD-07-20-16413 and LD-07-20-16414, dated August 21, 2020). The County Planning Commission also reviewed two preliminary subdivision and land development plan submissions for this site pertaining to the construction of a three-story apartment building containing 116 units, the latest of which occurred on April 16, 2021 (CCPC# SD-03-21-16677 and LD-03-21-16675). We note that one of the conditions of preliminary plan approval for the mixed-use building is that the applicant shall provide in writing open-ended extensions of all MPC or other applicable timeframes for any otherwise required Township or related municipal action concerning the other pending applications or appeals for this property (this issue is further discussed in comment #16).



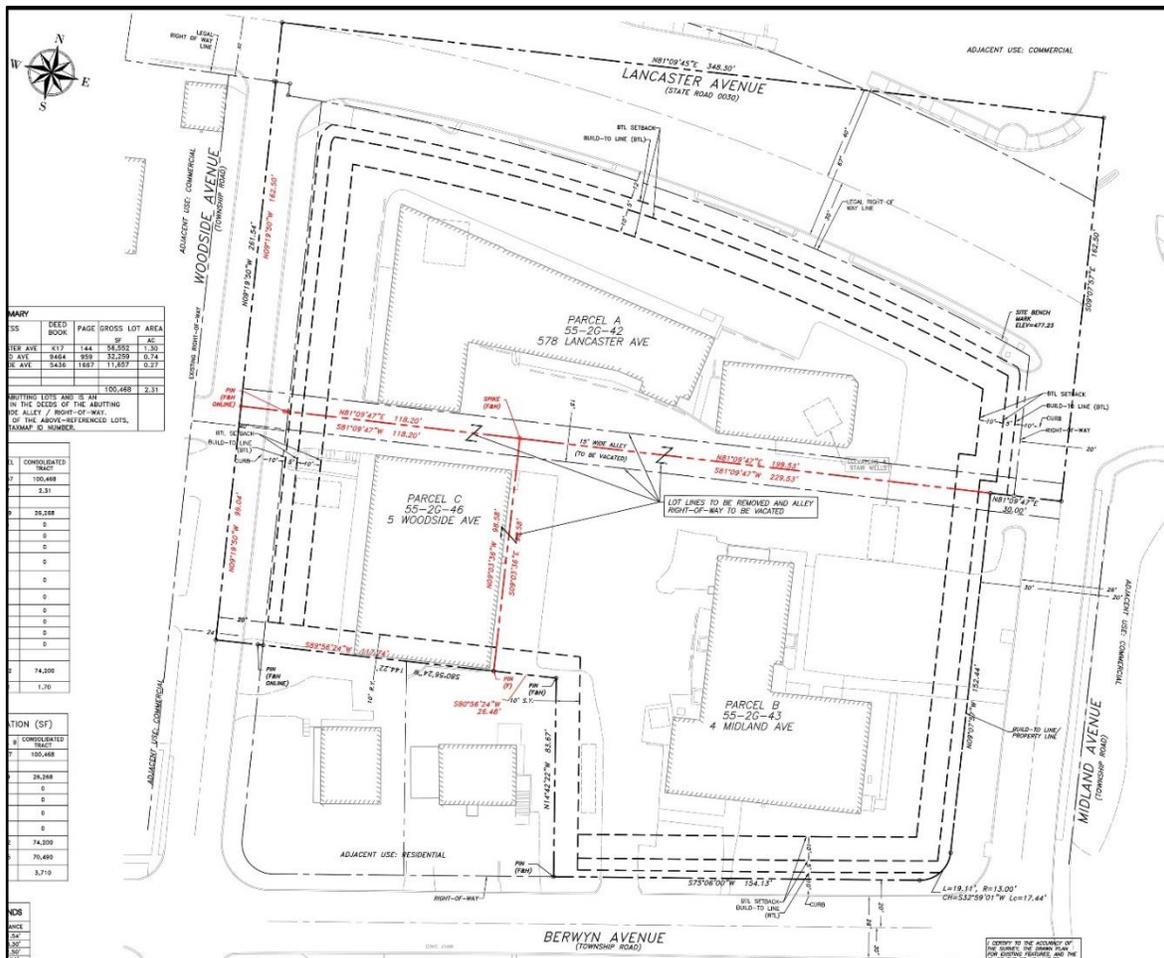
**COUNTY POLICY:**

**LANDSCAPES:**

- The project site is located within the **Suburban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. As stated in our review of the preliminary plan submission, the proposed plan is consistent with the objectives of the **Suburban Center Landscape**. The County Planning Commission supports mixed-use development in the Suburban Center Landscape.

**WATERSHEDS:**

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



Site Plan Detail, Sheet 3: Lot Consolidation Plan



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

**PRIMARY ISSUES:**

- The project site adjoins two residential parcels located at the northeast corner of Woodside Avenue and Berwyn Avenue, and the site plan indicates that the proposed building will be located 10 feet from the adjoining parcel boundaries. We suggest that the applicant and Township consider providing a greater building setback from these adjoining residential parcels in order to mitigate the massing and height differences between the new building and the adjoining residential parcels.

Additionally, while we acknowledge that condition #7 of the Zoning Hearing Board’s February 26, 2020 decision, which is further discussed in comment #11, states that the applicant shall provide the proposed 10-foot building setbacks on the fourth story of the building around the entirety of the frontages on Midland, Lancaster, and Woodside Avenues, it does not appear that this fourth-story setback will be provided for the portions of the building fronting these adjoining residential parcels. If this is correct, then we suggest that the 10-foot setback be provided on the fourth story of the entire building.

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Re: Final Subdivision and Land Development - Berwyn Square Mixed-Use Building, 578 Lancaster Avenue, 4 Midland Avenue, 5 Woodside Avenue  
# Easttown Township – SD-08-21-16880 and LD-08-21-16876

6. We acknowledge and endorse the installation of sidewalks. Sidewalks are an essential design element in the Suburban Center Landscape. As stated in our previous review, we suggest delineating the sidewalks across the parking garage and loading zone access points by continuing the concrete surface treatment, or with pavement markings to make it clear to motorists that they must watch for pedestrians.
7. While the preliminary plan submission indicated that an existing public transit stop would be relocated, in coordination with SEPTA, the current plan submission depicts the new location (“relocated bus stop per SEPTA”). As stated in our previous review, 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).
8. While we note that the Building Information table on Sheet 15 indicates the proposed building will contain a mix of studio, one bedroom, and two bedroom apartments, we suggest that the applicant and Township consider providing a percentage of affordably-priced housing units within the proposed apartment building. “Live” Objective B of *Landscapes3* is to accommodate housing at costs accessible to all residents. Additionally, Chester County has established the A+ Homes initiative, which 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.chesoplanning.org/Housing/aPlusHomes.cfm>.
9. 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.
10. The Environmental Condition Notes table on Sheet 2 indicates that the areas of concern on the project site are based on three documents, including a letter entitled “Concern for Infiltration at Berwyn Properties,” prepared by Welch Environmental, Inc., dated October 7, 2020 (these documents were not included with the plan submission to the County Planning Commission). Additionally, this table indicates that the approved remedial action includes a passive vapor mitigation system that will be incorporated beneath the residential lobby, leasing and retail areas of the building. The applicant should demonstrate that the site meets all applicable federal, state and local standards related to soil contamination and/or remediation.

#### ADMINISTRATIVE ISSUES:

11. The Zoning Variance Approval table on Sheet 5 indicates that, on February 26, 2020, the Township Zoning Hearing Board granted variances from the build-to line and building height requirements of the Township Zoning Ordinance, with seven conditions of approval. We note that condition #7 states that the applicant shall provide the proposed 10-foot building setbacks on the fourth story of the building around the entirety of the frontages on Midland, Lancaster, and Woodside Avenues. Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by the Township Zoning Hearing Board.
12. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each

Page: 6

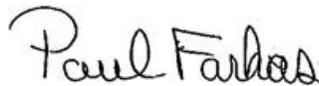
Re: Final Subdivision and Land Development - Berwyn Square Mixed-Use Building, 578 Lancaster Avenue, 4 Midland Avenue, 5 Woodside Avenue  
# Easttown Township – SD-08-21-16880 and LD-08-21-16876

municipality. We acknowledge that the design of the stormwater facilities includes raised planters on the roof patio. The County Planning Commission endorses the use of innovative stormwater management practices.

13. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
14. The Township should ensure that this proposal provides for in-building coverage for public safety and emergency service radio communications. The applicant should contact the Chester County Department of Emergency Services Technical Division at 610-344-5000 for additional information on this issue.
15. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) 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. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
16. For clarity purposes, we suggest that the Township indicate what would happen to the other plans proposed for this site (as noted in condition D.1 of the preliminary plan approval provided on Sheet 1) if final plan approval is granted by the Township for the mixed-use building.
17. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas  
Senior Review Planner

cc: Berwyn Owner LLC  
Site Engineering Concepts, LLC  
JW Fell Inc. and Ejcsjth LLC  
Mark E. Cassel, AICP, Director of Service Planning, SEPTA  
Chester County Conservation District



# THE COUNTY OF CHESTER



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September 1, 2021

Joan N. McVaugh, Manager/Treasurer  
Franklin Township  
PO Box 118  
Kemblesville, PA 19347-0118

Re: Final Land Development - Nuri Heckrotte  
# Franklin Township - LD-08-21-16860

Dear Ms. McVaugh:

A final land development plan entitled "Nuri Heckrotte", prepared by PELSA, and dated May 4, 2020, was received by this office on August 5, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

**PROJECT SUMMARY:**

Location:	south side of New London Road, east of Appleton Road
Site Acreage:	4.20
Lots/Units:	1 lot
Proposed Land Use:	Commercial
New Parking Spaces:	5 Auto, 4 Truck
Municipal Land Use Plan Designation:	Kemblesville Village
UPI#:	72-5-80.4

**PROPOSAL:**

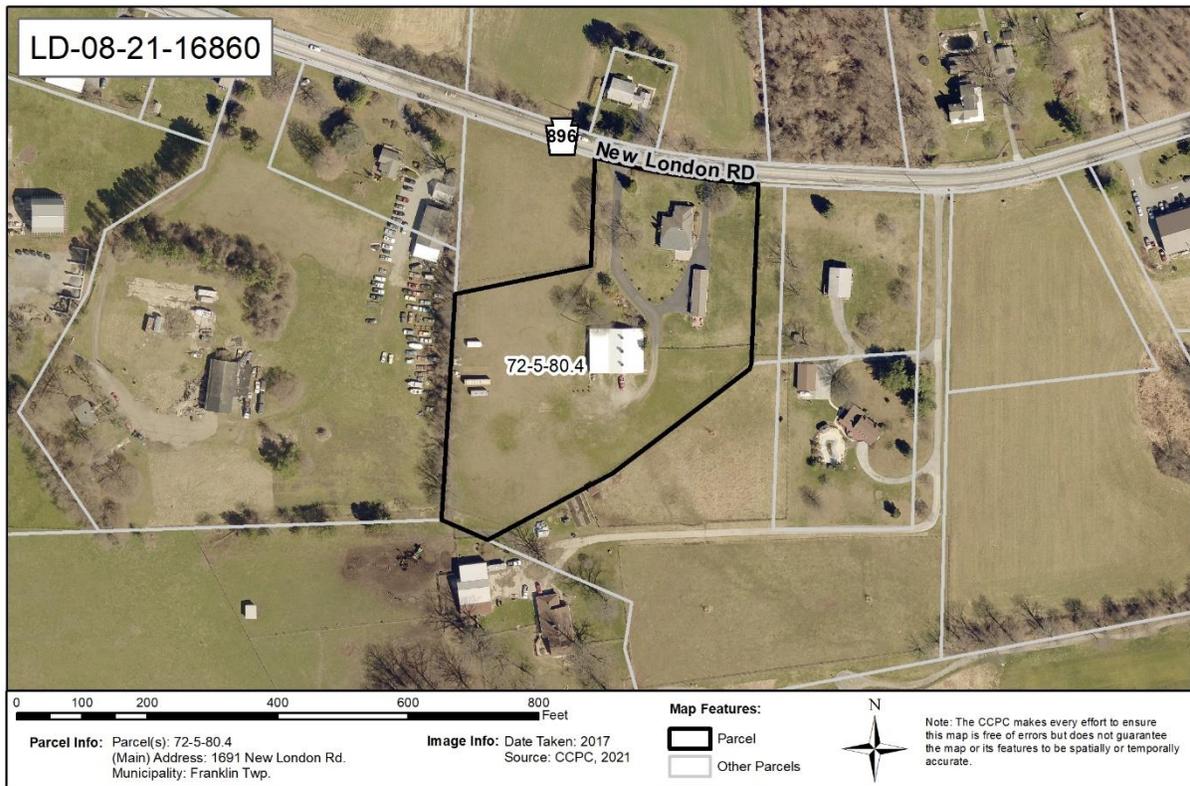
The applicant proposes the construction of additional parking and associated driveway for a motor vehicle and equipment services operation in an existing structure. The project site, which will be served by on-site water and sewer, is located in the LI- Limited Industrial zoning district.

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

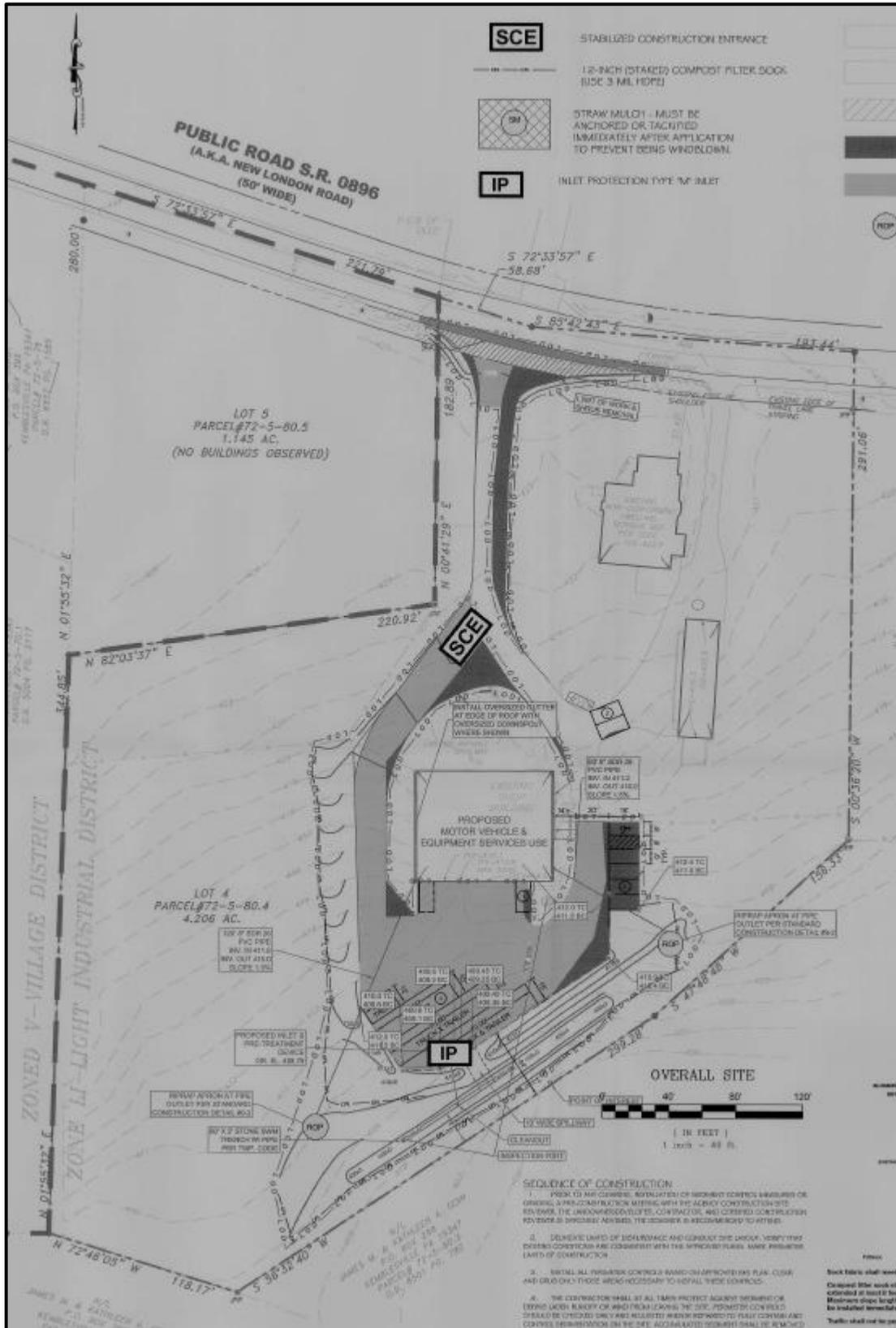


**WATERSHEDS:**

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

**PRIMARY ISSUES:**

3. Plan note #1 indicates that the Zoning Hearing Board approved the proposal for two separate concurrent uses on the same lot on November 19, 2019. The Township should verify that any conditions attached to this approval have been incorporated into the plan.



Detail of the Erosion and Sedimentation Control plan

Page: 4  
Re: Final Land Development - Nuri Heckrotte  
# Franklin Township - LD-08-21-16860

4. A PennDOT Highway Occupancy Permit should be submitted for the revised use of the site and the design revisions of the access drive to New London Road (State Route 896).
5. The Township should determine if a landscape buffer will be required between this use and Village District and from Route 896. This submission is sited at the southern gateway to the Village of Kemblesville. The Township should also consider how this plan could be designed to present and enhance Village character at the gateway.

ADMINISTRATIVE ISSUES:

6. The Township Engineer should review the plan for compliance with municipal stormwater management requirements, it is unclear if there is any detention component in the plan.
7. The final plan should bear the seal and signature of a Pennsylvania Registered Engineer and any required statement of conformity to Township ordinance requirements should also be signed.
8. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

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

Sincerely,



Glenn Bentley  
Senior Review Planner

cc: Heckrotte Development LLC, Attn: Nuri Heckrotte  
PELSA Attn: C.W. Hazel, Project Engineer  
Chester County Health Department  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Chester County Conservation District



# THE COUNTY OF CHESTER



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September 23, 2021

Barbara Davis, Secretary  
Highland Township  
100 Five Point Road  
Coatesville, PA 19320

Re: Final Subdivision - Amos K. Stoltzfus  
# Highland Township - SD-09-21-16899

Dear Ms. Davis:

A final subdivision plan entitled "Amos K. Stoltzfus", prepared by Concord Land Planners and Surveyors, Inc. and dated August 12, 2021, was received by this office on September 15, 2021. 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 Lenover Road, east of McHenry Road
Site Acreage:	55.77 acres
Lots:	2 lots proposed
Proposed Land Use:	Farm/Pasture Land
Municipal Land Use Plan Designation:	Agricultural Preservation
UPI#:	45-2-57.1, 45-2-57

**PROPOSAL:**

The applicant proposes the creation of two lots. The site, which contains a dwelling and is served by on-site water and on-site sewer facilities, is located in the Highland Township Agricultural zoning district. The plan does not show any proposed additional development.

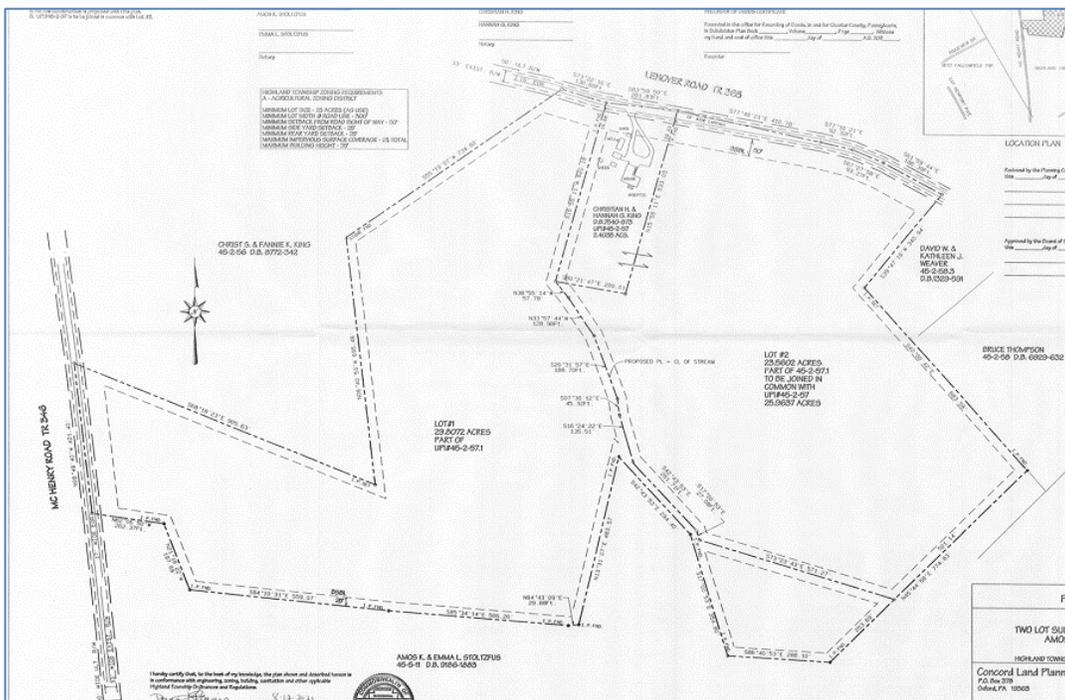
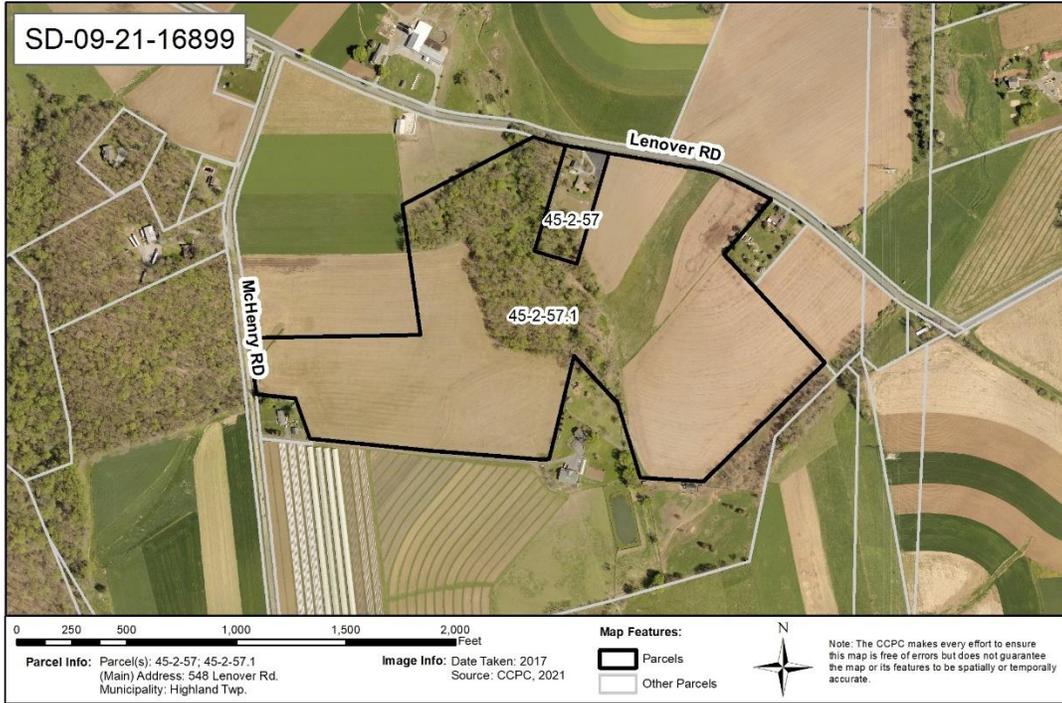
**RECOMMENDATION:** The County Planning Commission recommends that the issues raised in this letter should be addressed and all Highland Township issues should be resolved before action is taken on this subdivision plan.

**COUNTY POLICY:**

**LANDSCAPES:**

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

agricultural soils and farm operations. The proposed subdivision is consistent with the objectives of the **Agricultural Landscape**.



PRIMARY ISSUES:

2. The applicant's plan shows an area to the southeast that appears to be separately defined by bearings and distances, but this area does not show a proposed lot number (see below). The applicant should clarify this issue.



*Detail of the Southeast portion of the Amos K. Stoltzfus  
Final Subdivision Plan*

3. The applicant's parcel is designated as Agricultural Preservation in Highland Township's 2001 Comprehensive Plan and is within the Highland Township Agricultural Zoning District. We recommend that the applicant deed-restrict the parcel from further non-agricultural development.

ADMINISTRATIVE ISSUE:

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

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

Sincerely,

Wes Bruckno, AICP  
Senior Review Planner

cc: Concord Land Planners and Surveyors, Inc.  
Amos K. and Emma L. Stoltzfus, Christian H. and Anna G. King  
Chester County Health Department



# THE COUNTY OF CHESTER



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Executive Director

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September 24, 2021

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

Re: Final Subdivision - John S. & P. Suzanne Kauffman Subdivision  
# Honey Brook Township - SD-09-21-16885

Dear Mr. Landes:

A final subdivision plan entitled "John S. & P. Suzanne Kauffman Subdivision", prepared by Trimble Surveying LLC and dated July 7, 2021, was received by this office on September 7, 2021. 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 Supplee Road, to the east of Horseshoe Pike  
Site Acreage: 26.98 acres  
Lots: 2 lots proposed  
Proposed Land Use: Single Family Residential, Farm/Pasture Land  
Municipal Land Use Plan Designation: Rural/Agricultural and Neighborhood Residential  
UPI#: 22-7-45

**PROPOSAL:**

The applicant proposes the creation of two lots. The Act 247 referral form that was submitted with the application indicates that the site is served by public water and public sewer facilities. The site is located in the Honey Brook Township MUR - Mixed Use Residential zoning district and contains a dwelling but no additional development is proposed by this subdivision.

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

**COUNTY POLICY:**

**LANDSCAPES:**

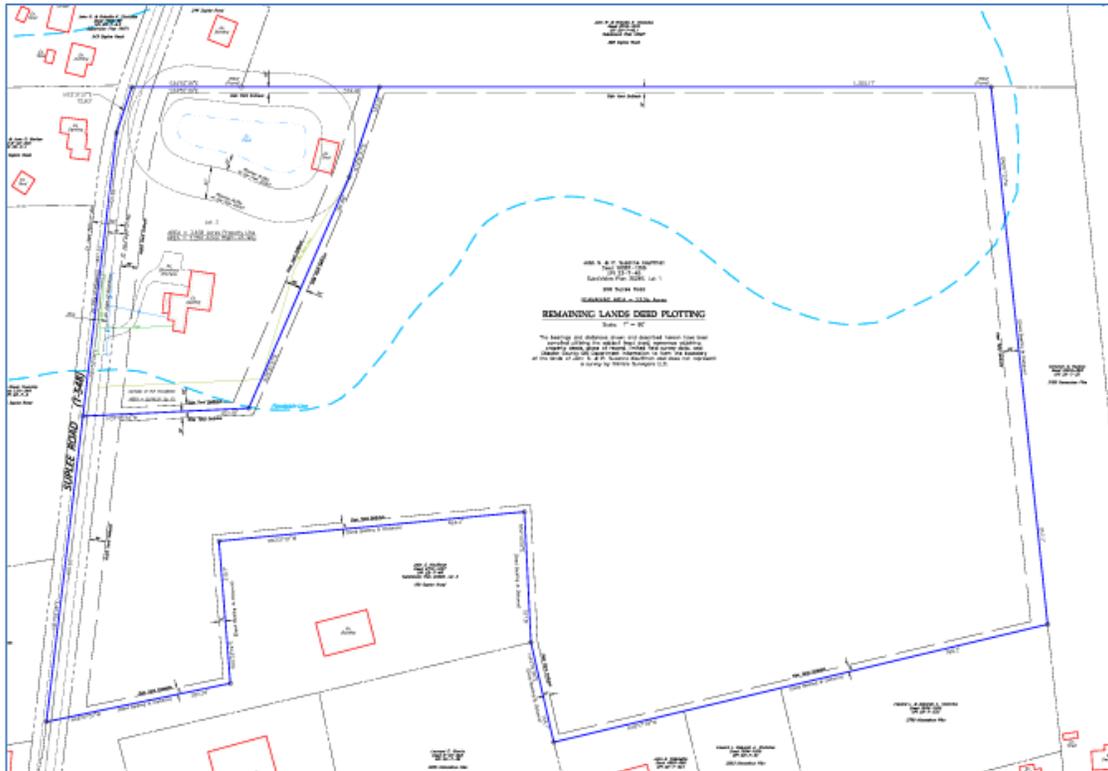
1. The eastern portion of the site is located within the **Agricultural Landscape** designation of [Landscapes 3](#), the 2018 County Comprehensive Plan, and the western part is within the **Urban Center Landscape**. The **Agricultural Landscape** consists of large concentrations of active and

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 subdivision is consistent with the objectives of the **Agricultural Landscape**.

The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems.

The subdivision appears to be consistent with the Township's Zoning Ordinance and with the 2015 Honey Brook Township and Borough Multi-Municipal Comprehensive Plan. The applicant and the Township should review comment 2 in this letter regarding the proposed subdivision's consistency with the objectives of the **Urban Center Landscape**.





*Detail of - John S. & P. Suzanne Kauffman  
Final Subdivision Plan*

PRIMARY ISSUES:

2. If development is being considered for the remainder of this site, we encourage the applicant to submit a sketch plan for any future development. A sketch plan allows the applicant to take advantage of County and municipal expertise and consider design recommendations prior to preparing a fully engineered preliminary or final plan. A sketch plan is particularly important for the portion of this site within the **Urban Center Landscape** because some of the adjacent lots are awkwardly-configured and may result in difficulty in their future subdivision, and also because the plan indicates that a substantial portion of the tract is located within a floodplain. The Chester County Planning Commission staff is available to meet to discuss sketch plans and will provide an informal review of the plan.

If future development is proposed by the applicant, we suggest that construction be clustered in the western portion of the site, in the **Urban Center Landscape** near Honey Brook Borough. The remainder of the site, which is constrained by floodplain areas, should be deed-restricted from future development.

3. The plan indicates that this is a two-lot subdivision, but the lots are numbered Lot 1 and Lot 3. A separate parcel, UPI # 22-7-44 to the west, is identified as Lot 2. To preempt potential confusion, the applicant may wish to re-number the lots.
4. A portion of the bank surrounding the pond on proposed Lot 3 is located on an adjacent lot. The applicant may wish to take this opportunity to secure an easement on that lot to allow the applicant to maintain proper grading at the pond.

Page: 4

Re: Final Subdivision - John S. & P. Suzanne Kauffman Subdivision

# Honey Brook Township - SD-09-21-16885

ADMINISTRATIVE ISSUE:

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

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

Sincerely,

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

Wes Bruckno, AICP  
Senior Review Planner

cc: John S. Kauffman  
Trimble Surveying LLC



# THE COUNTY OF CHESTER



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Executive Director

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

September 14, 2021

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

Re: Final Subdivision - Reverse Subdivision Plan for Kaolin Holdings, Corporation  
# Kennett Township - SD-08-21-16870

Dear Mr. Ratliff:

A final subdivision plan entitled "Reverse Subdivision Plan for Kaolin Holdings, Corporation", prepared by Register Associates, Inc., and dated August 4, 2021, was received by this office on August 26, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

**PROJECT SUMMARY:**

Location: south of W South Road, east of Chandler Mill Road  
Site Acreage: 10.14  
Lots/Units: 1 lot  
Proposed Land Use: Farm/Pastureland  
Municipal Land Use Plan Designation: A/I Specialized Agriculture/Industry  
UPI#: 62-3-102, 62-3-101

**PROPOSAL:**

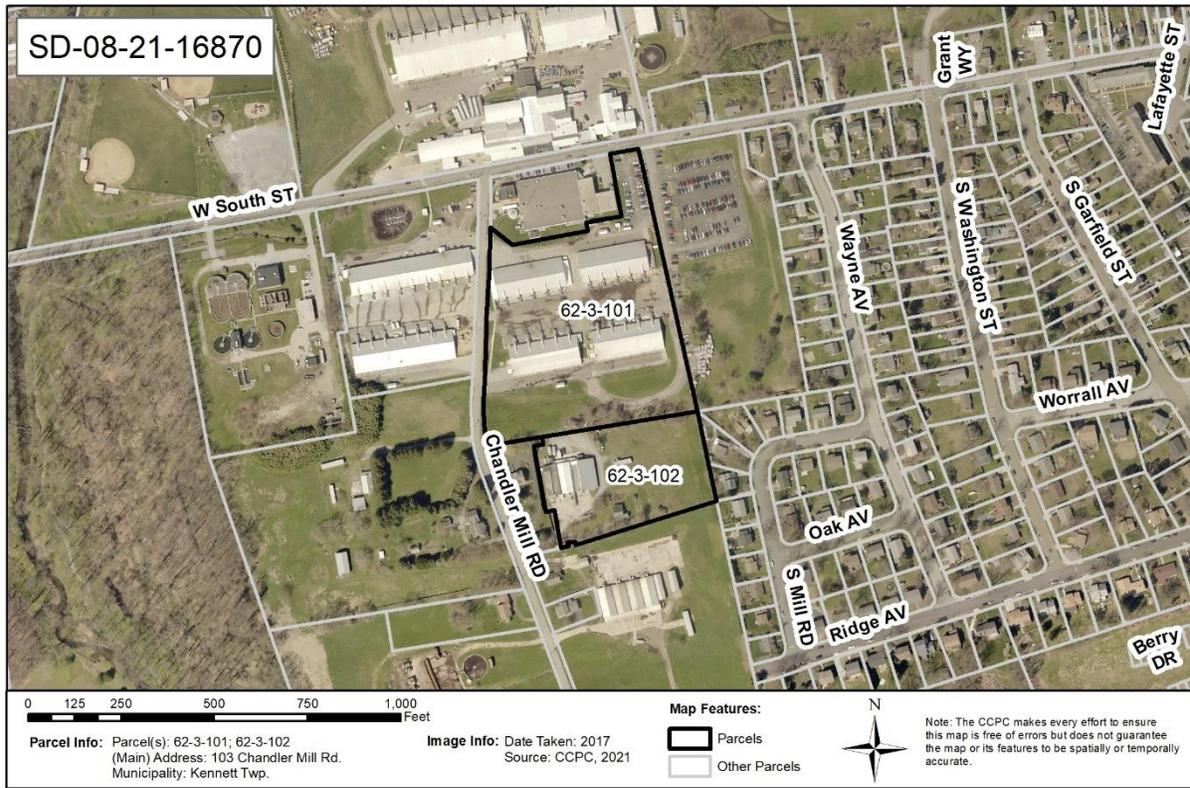
The applicant proposes the consolidation of two existing lots into a single 10.14 acre lot. The project site, which will be served by public water and sewer, is located in the SA-Specialized Agriculture zoning district.

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

**COUNTY POLICY:**

**LANDSCAPES:**

1. The project site is located on the boundary of the **Urban Center** and **Suburban Landscapes** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. The proposed subdivision is consistent with the objectives of the **Suburban Landscape**.

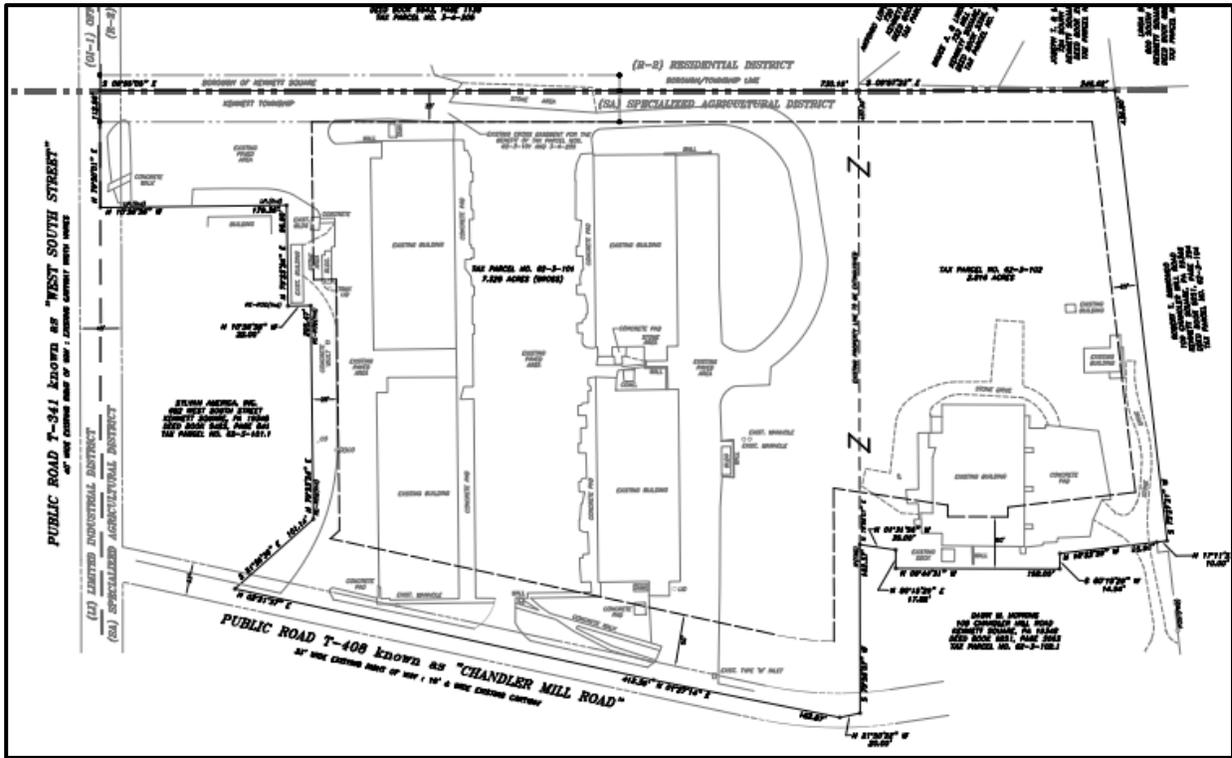


**PRIMARY ISSUES:**

2. It appears that there is an access from Chandler Mill Road across the adjoining lands of Dawn M, Hopkins to the existing building east of her parcel. If there is an easement associated with this access point to Chandler Mill Road, the wording of the easement may need to be revised to reflect the activity of this subdivision.

**ADMINISTRATIVE ISSUES:**

3. The applicant is requesting two 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.



Detail of Sheet 2 of the plan

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

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

Glenn Bentley  
Senior Review Planner

cc: Kaolin RE Holdings Corporation  
Register Associates, Inc.  
Diane Hicks, Kennett Township, Director of Planning and Zoning



# THE COUNTY OF CHESTER



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Josh Maxwell  
Michelle Kichline

Brian N. O’Leary, AICP  
Executive Director

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

September 17, 2021

Diane Hicks, Director of Planning and Zoning  
Kennett Township  
801 Burrows Run Road  
Chadds Ford, PA 19317

Re: Preliminary/Final Land Development - Eagle Systems Medical Marijuana Dispensary  
# Kennett Township - LD-08-21-16871

Dear Ms. Hicks:

A preliminary/final land development plan entitled "Eagle Systems medical Marijuana Dispensary", prepared by Gilmore & Associates, Inc. and dated August 6, 2021, was received by this office on August 24, 2021. 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 West Cypress Street (State Route 3046), south side of West Baltimore Pike (State Route 3046)
Site Acreage:	0.77 acres
Lots/Units:	1 lot/1 unit
Non-Res. Square Footage:	4,200 square feet
Proposed Land Use:	Medical building
New Parking Spaces:	19 spaces
Municipal Land Use Plan Designation:	ED-Economic Development
UPI#:	62-3-70

**PROPOSAL:**

The applicant proposes a 4,200 square foot medical marijuana dispensary in an existing structure, and 19 parking spaces. The site, which is served by public water and public sewer facilities, is located in the Kennett Township C-Commercial zoning district. Access is proposed from an easement over a parcel to the west.

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

**COUNTY POLICY:**

**LANDSCAPES:**

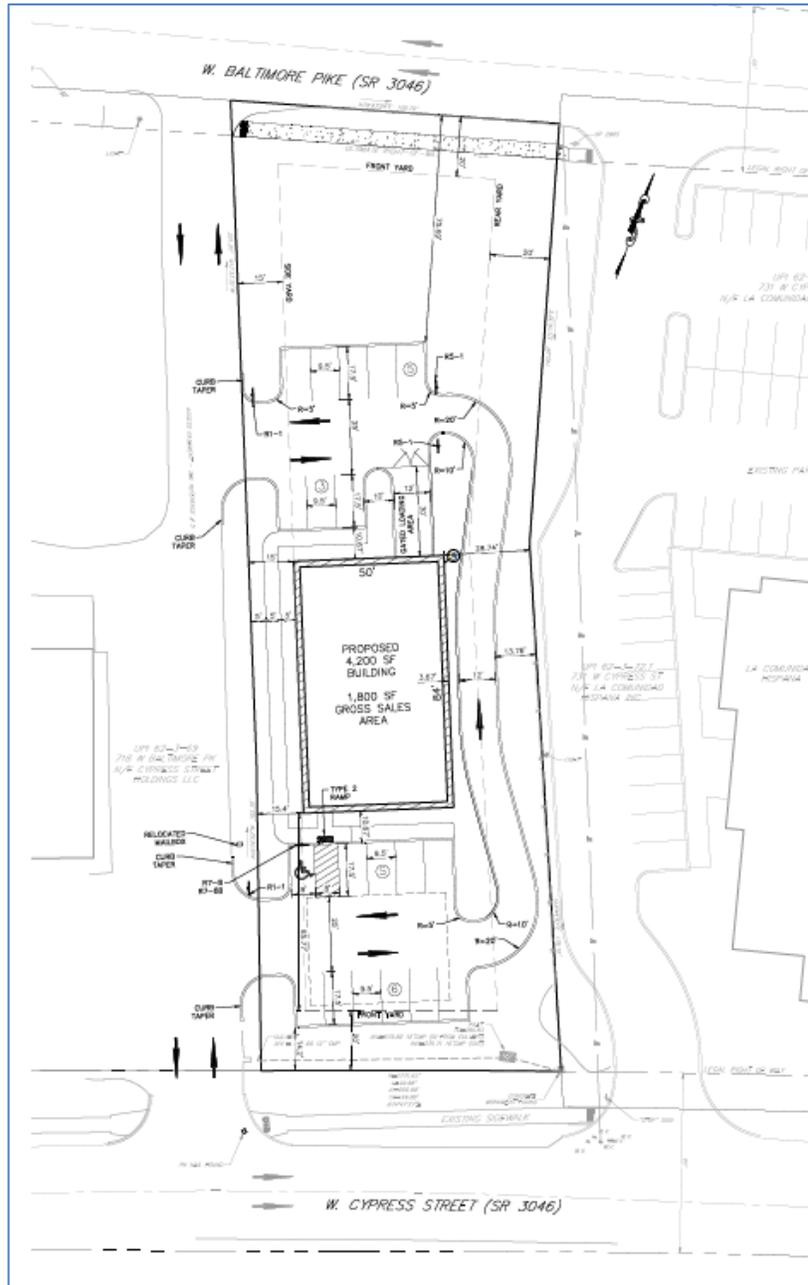
1. The site is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town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



**WATERSHEDS:**

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

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



*Detail of Eagle Systems Medical Marijuana Dispensary  
Preliminary/Final Land Development Plan*

PRIMARY ISSUES:

3. The Township should verify that the design (and location of any proposed outdoor lighting 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. We recommend that all sign lighting should be downward-pointing to limit “skyglow” and reduce glare on surrounding roads. In general, the applicant should use the minimum amount of light intensity that is necessary to safely illuminate the facility.

Page: 4

Re: Preliminary/Final Land Development - Eagle Systems Medical Marijuana Dispensary  
# Kennett Township - LD-08-21-16871

4. We endorse plan Reference Note 4, regarding the use of the driveway easement over the adjacent parcel to the west. However, we question why the driveway to the east of the building is necessary. (An “operational note” on the plan states that the dispensary must operate entirely within an indoor, enclosed, and secure facility, and no exterior sales, sidewalk displays, drive-through, drop-off, or pick-up services shall be permitted.)

If the driveway to the east is determined to be necessary, we suggest that the applicant and the owner of the parcel to the east consider the potential for a similar cross-access agreement using the existing driveway on that parcel (the driveway appears to almost abut the applicant’s parcel). A cross-access agreement between these two parcels would then eliminate the need for the proposed new driveway. Such a cross-access agreement could permit vehicles to pass from the applicant’s parcel to the adjacent parcel without entering West Cypress Street or West Baltimore Pike, make package deliveries to these sites more convenient and reduce potential traffic conflicts while increasing convenience for the users of both parcels. Additional landscaping would likely be necessary to replace the potential loss of existing trees.

5. We endorse the applicant’s plan detail showing five-foot sidewalk widths. PennDOT’s Design Manual 2-Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act (ADA) recommend that sidewalks be a minimum of five feet in width. Additional information on this topic is provided in the Pedestrian Facilities Design Element of the County Planning Commission’s [Multimodal Circulation Handbook \(2016 Update\)](http://www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm), which is available online at: [www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm](http://www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm). We recommend sidewalks to the proposed building be installed to provide direct pedestrian access and separate pedestrian and vehicle access.
6. We recommend that the applicant provide additional street trees.
7. The Township should ensure that all related provisions of Act 16, the Pennsylvania Medical Marijuana Act, are observed.

#### ADMINISTRATIVE ISSUES:

8. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) 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. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
9. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, and the Assessment Office.

Page: 5

Re: Preliminary/Final Land Development - Eagle Systems Medical Marijuana Dispensary  
# Kennett Township - LD-08-21-16871

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

Wes Bruckno, AICP  
Senior Review Planner

cc: Gilmore & Associates, Inc.  
Eagle Energy Systems. Ltd.  
Chester County Conservation District



# THE COUNTY OF CHESTER



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 Josh Maxwell  
 Michelle Kichline  
  
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 Executive Director

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

September 21, 2021

Carolyn Matalon, Secretary  
 London Britain Township  
 PO Box 215  
 Kemblesville, PA 19347

Re: Final Subdivision - Red Maple Properties LLC  
 # London Britain Township - SD-09-21-16900

Dear Ms. Matalon:

A final subdivision plan entitled "Red Maple Properties LLC", prepared by Crossan-Raimato, Inc, and dated August 3, 2021, was received by this office on September 15, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

**PROJECT SUMMARY:**

Location:	east side of Mercer Mill Road, north of Stoney Ridge Road
Site Acreage:	6.92
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Resource Conservation/Site Responsive Development
UPI#:	73-3-14

**PROPOSAL:**

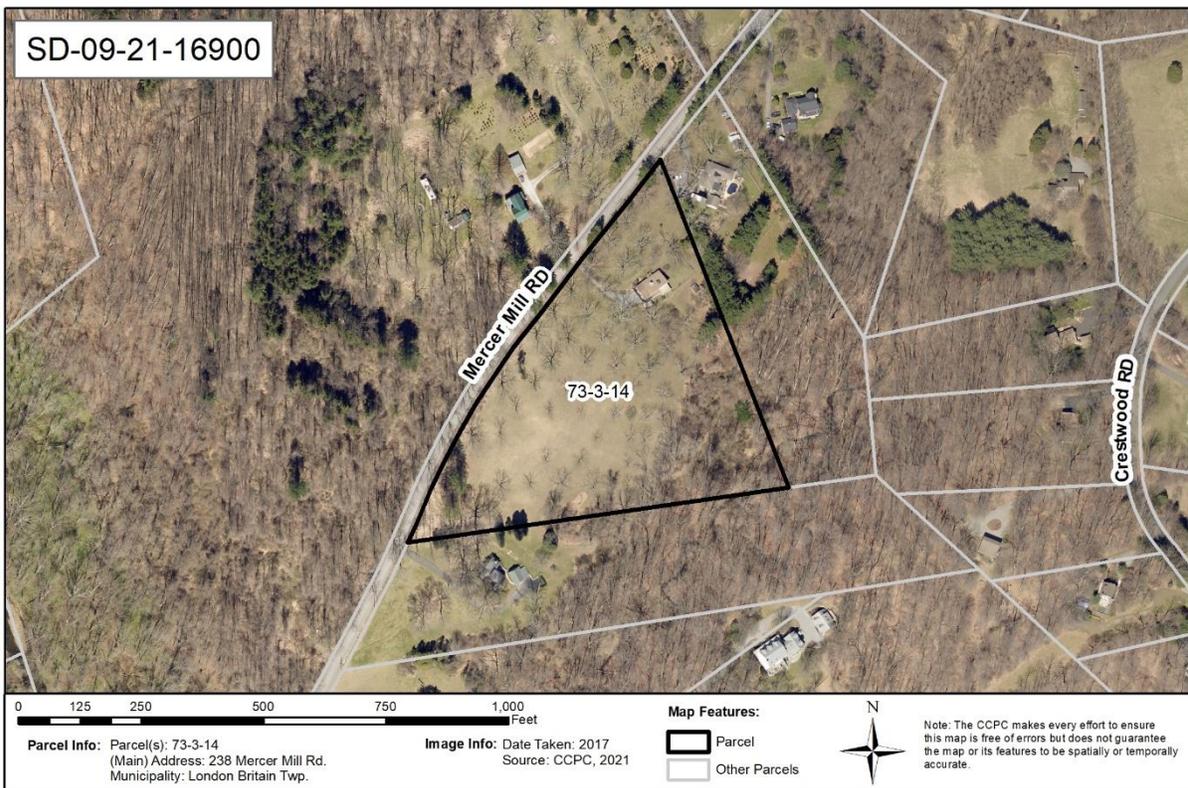
The applicant proposes the creation of 2 lots from a 6.92 acre parent parcel. The project site, which will be served by onsite water and onsite sewer, is located in the Residential/Agricultural zoning district.

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

**COUNTY POLICY:**

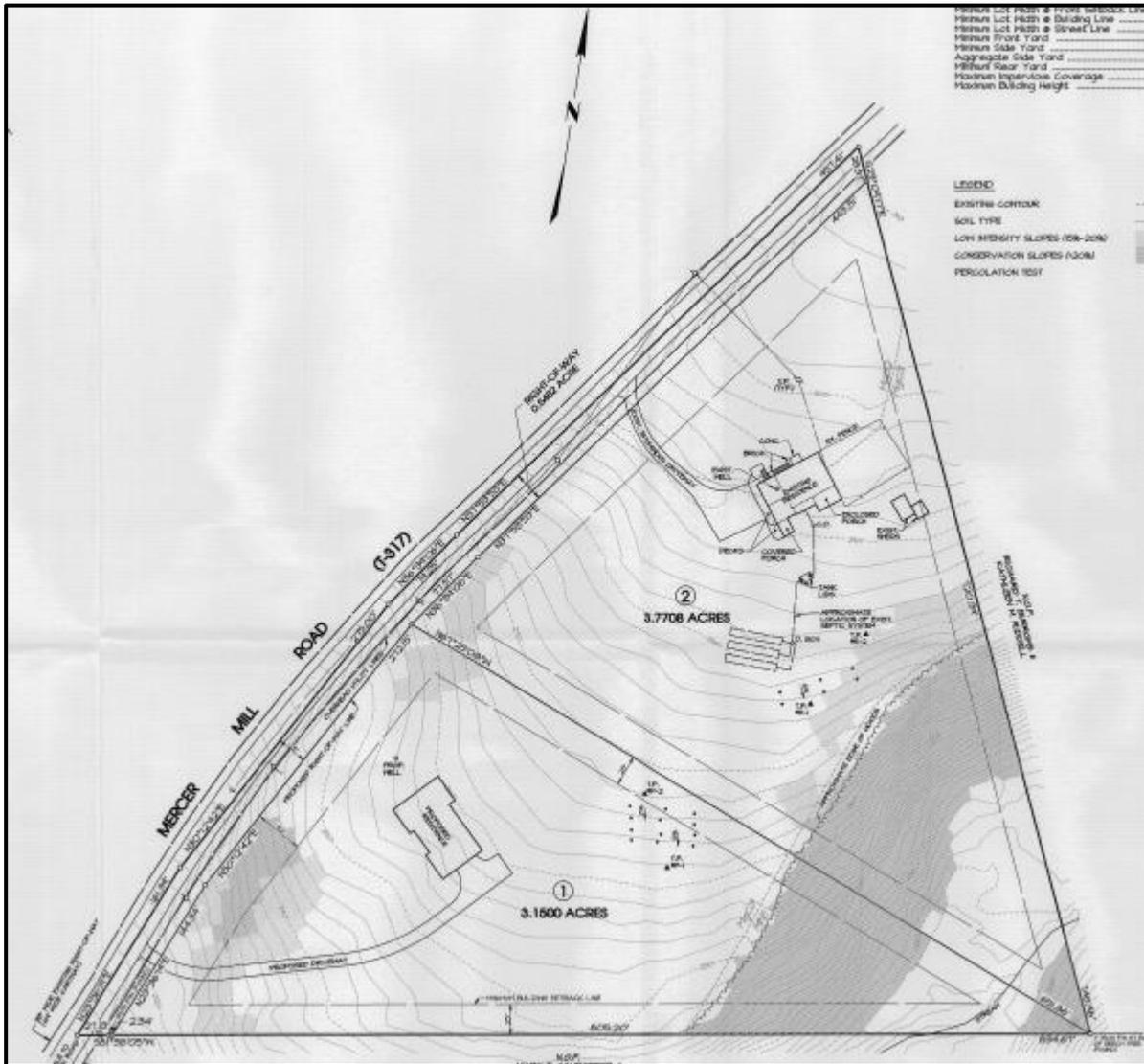
**LANDSCAPES:**

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



**PRIMARY ISSUES:**

2. We note that the driveway for proposed Lot 1 crosses an area of steep slope and slopes down from the proposed residence to Mercer Mill Road. While we acknowledge that this layout creates significant separation between the driveways of the lots, the alignment as designed could channel rainfall directly to Mercer Mill Road. This alignment may also be difficult to navigate in snow or ice conditions. The applicant and the Township should consider a shorter driveway that follows the contour lines if all ordinance requirements and sight distances could be met.



Detail of the subdivision plan

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 Mercer Mill Road as a local road. The Handbook (page 183) recommends a 50 foot-wide right-of-way for local roads in the Rural Landscape to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township determine the appropriate right-of-way to be reserved for this section of Mercer Mill Road. We suggest that this area be identified as a dedicated right-of-way and be offered for dedication to the appropriate agency.

ADMINISTRATIVE ISSUES:

4. Because of the natural features, slopes and existing and proposed improvements on the two proposed lots, we recommend that both lots be deed restricted from further subdivision.
5. The Township and the applicant should consider the need to show a septic system replacement area on the plan.

Page: 4  
Re: Final Subdivision - Red Maple Properties LLC  
# London Britain Township - SD-09-21-16900

6. The plan and aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. If development or earth disturbance is going to encroach upon existing woodlands, the removal of trees should be limited to the minimum area needed for the dwelling(s) and support facilities. The limits of tree removal should be clearly shown on the plan and "limits of disturbance" should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the "limit of disturbance" to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.
7. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

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

Sincerely,



Glenn Bentley  
Senior Review Planner

cc: Red Maple Properties, LLC  
Crossan-Raimato, Inc.  
Chester County Health Department



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O’Leary, AICP  
Executive Director

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

September 1, 2021

Deborah J. Kinney, Secretary/Treasurer  
220 Township Road  
Oxford, PA 19363  
Lower Oxford Township

Re: Preliminary Subdivision – Ronald A. & Brenda S. Butt - Final Lot Add-On Plan  
# Lower Oxford Township - SD-08-21-16862

Dear Ms. Kinney:

A preliminary subdivision plan entitled “Ronald A. & Brenda S. Butt - Final Lot Add-On”, prepared by Concord Land Planners & Surveyors, and dated July 22, 2021, was received by this office on August 6, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Subdivision for your consideration.

**PROJECT SUMMARY:**

Location: West side of Kimble Road, North of Buck Run Road  
Site Acreage: 14.00  
Lots/Units: 2 lots  
Proposed Land Use: Single Family Residential  
Municipal Land Use Plan Designation: Suburban  
UPI#: 56-5-4.1

**PROPOSAL:**

The applicant proposes the revision of the property line between two existing lots. The project site, which will be served by onsite water and onsite sewer, is located in the R-3 Residential zoning district.

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

**BACKGROUND:**

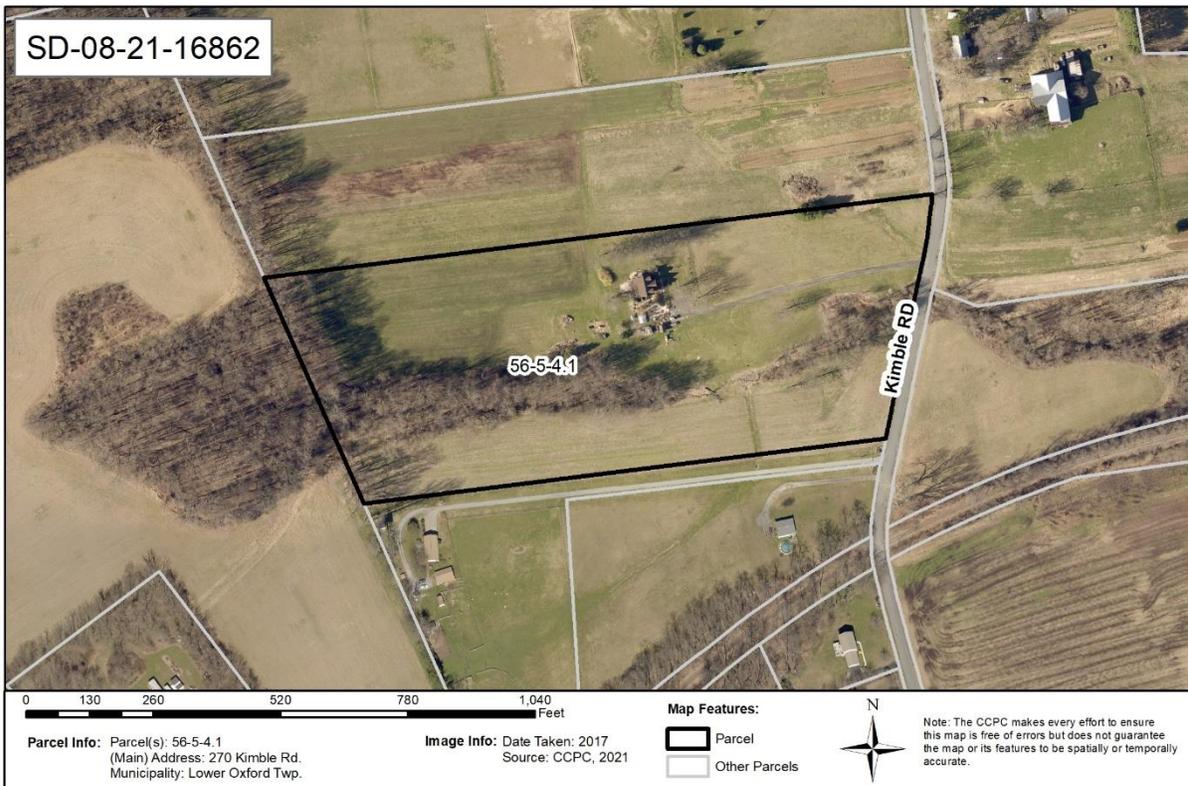
1. The Chester County Planning Commission has previously reviewed a subdivision proposal for this site. That review, CCPC# 6609-2, dated May 15, 1985, addressed the creation of eight residential parcels from a 64.41acre parent parcel. The plan was approved by the Township on July 3, 1985.

**COUNTY POLICY:**

**LANDSCAPES:**

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

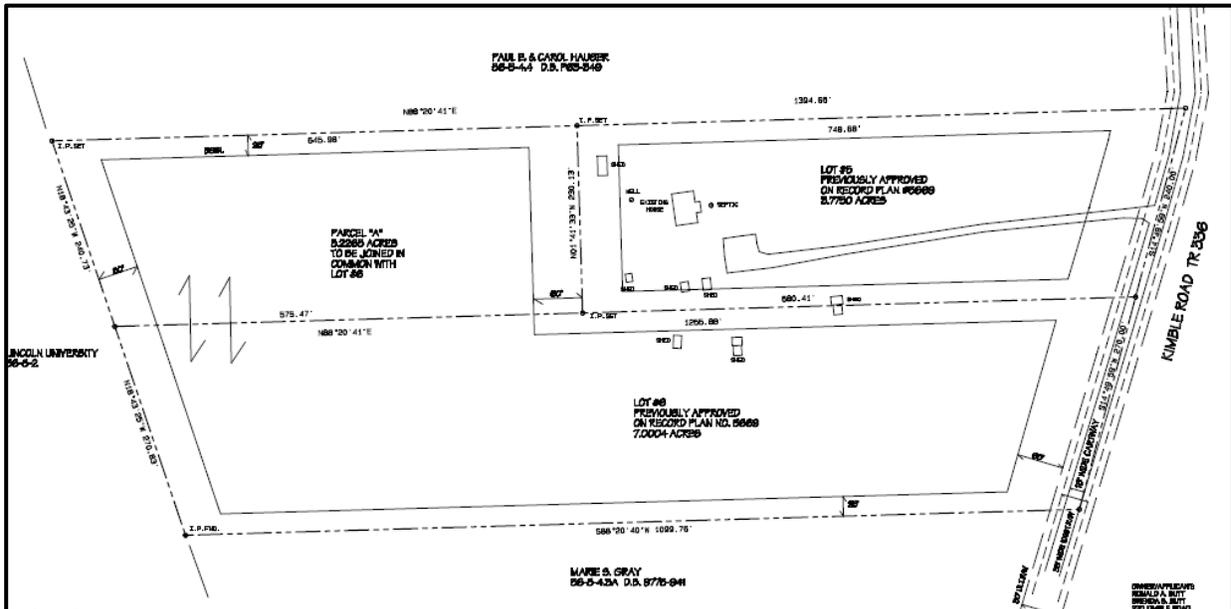
The project site is located within the **Suburban Land Use Category** as identified in the 2012 Oxford Region Multimunicipal Comprehensive Plan. The recommended strategies include smart growth techniques such as cluster/open space development and traditional neighborhood development (TND) with a focus on the retention of open space. The proposed subdivision is consistent with the strategies of the **Suburban land Use Category**.



**PRIMARY ISSUES:**

- The aerial photo above indicates that County Land Use records identifies the two parcels shown on the proposed subdivision plan as a single parcel being Tax Parcel, 56-5-4.1. In discussing this submission with the Township, they produced an Official Copy of the approved plan, endorsed by the CCPC and Recorded (July 12, 1985). This subdivision created two approximately even-sized parcels split by an east-west property line, being parcels 5 and 6 of that plan. The current subdivision submission, shown on the following page, involves creation of a 3.775 acre single-family residential parcel around the existing single-family home in the northeast corner of the parcel and the consolidation of the northwest corner and the southern parcel into a single 10.227 acre parcel.

4. The plan should indicate the location of a sewage absorption area, a replacement area and a location of a potable water well on the proposed 10 acre lot to demonstrate that minimum separation distances can be achieved.
5. The final plan should address the disposition of three sheds that are located partly or entirely on the larger of the proposed lots.
6. It is also advisable to show the proposed location of a driveway from Kimble Road, so that safe sight distances can be determined.



Detail of Sheet 1 of the plan

ADMINISTRATIVE ISSUES:

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

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

Sincerely,

Glenn Bentley  
Senior Review Planner

cc: Ronald A. & Brenda S. Butt  
Concord Land Planners & Surveyors, Inc.  
Chester County Health Department



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

September 29, 2021

E. Jean Krack, Borough Manager  
Phoenixville Borough  
351 Bridge Street  
Phoenixville, PA 19460

Re: Preliminary/Final Land Development - Main Street Lofts II  
# Phoenixville Borough - LD-09-21-16892

Dear Mr. Krack:

A preliminary/final land development plan entitled "Main Street Lofts II", prepared by 3GHC Architects, LLC., and dated September 8, 2021, was received by this office on September 10, 2021. 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:	northwest side of Church Street and S. Main Street
Site Acreage:	0.15
Lots/Units:	24
Non-Res. Square Footage:	4,696
Proposed Land Use:	Apartment, Retail
Municipal Land Use Plan Designation:	Mixed Use
UPI#:	15-9-336

**PROPOSAL:**

The applicant proposes the construction of two retail spaces and one street level accessible apartment on the ground floor and 22 residential units on the second and third floors. The project site, which will be served by public water and public sewer, is located in the TC-Town Center zoning district.

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

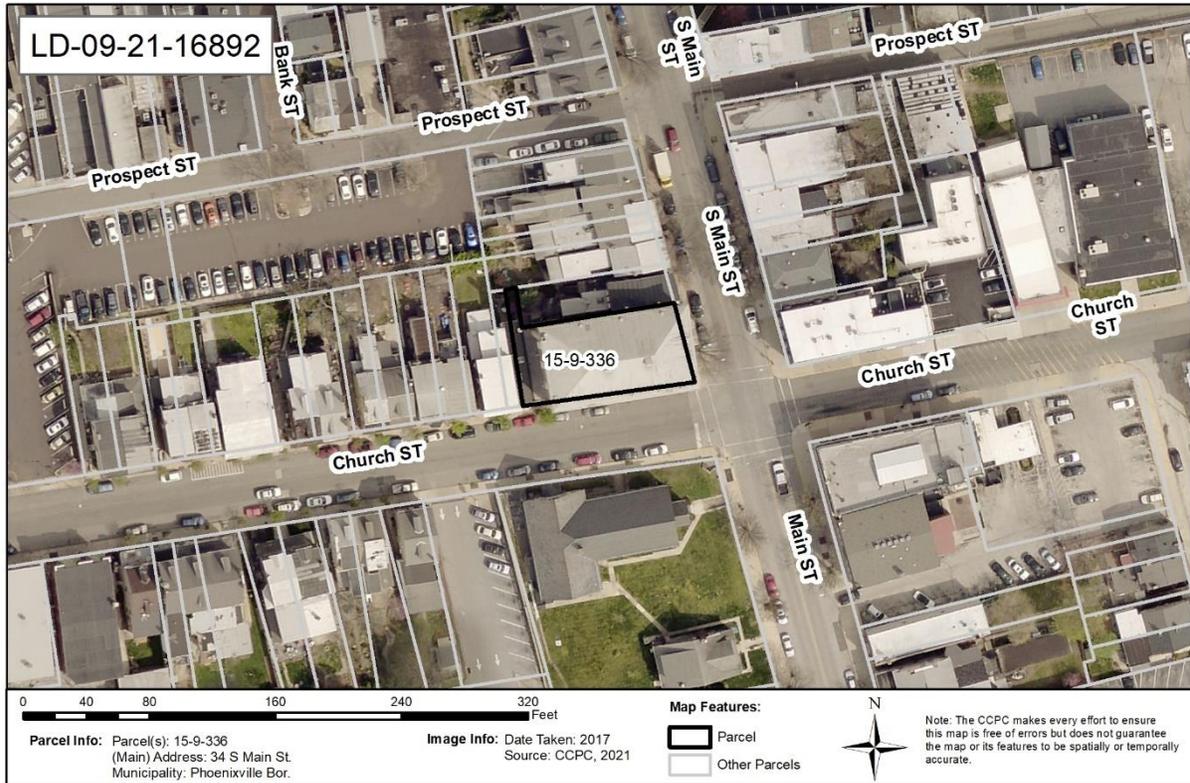
**BACKGROUND:**

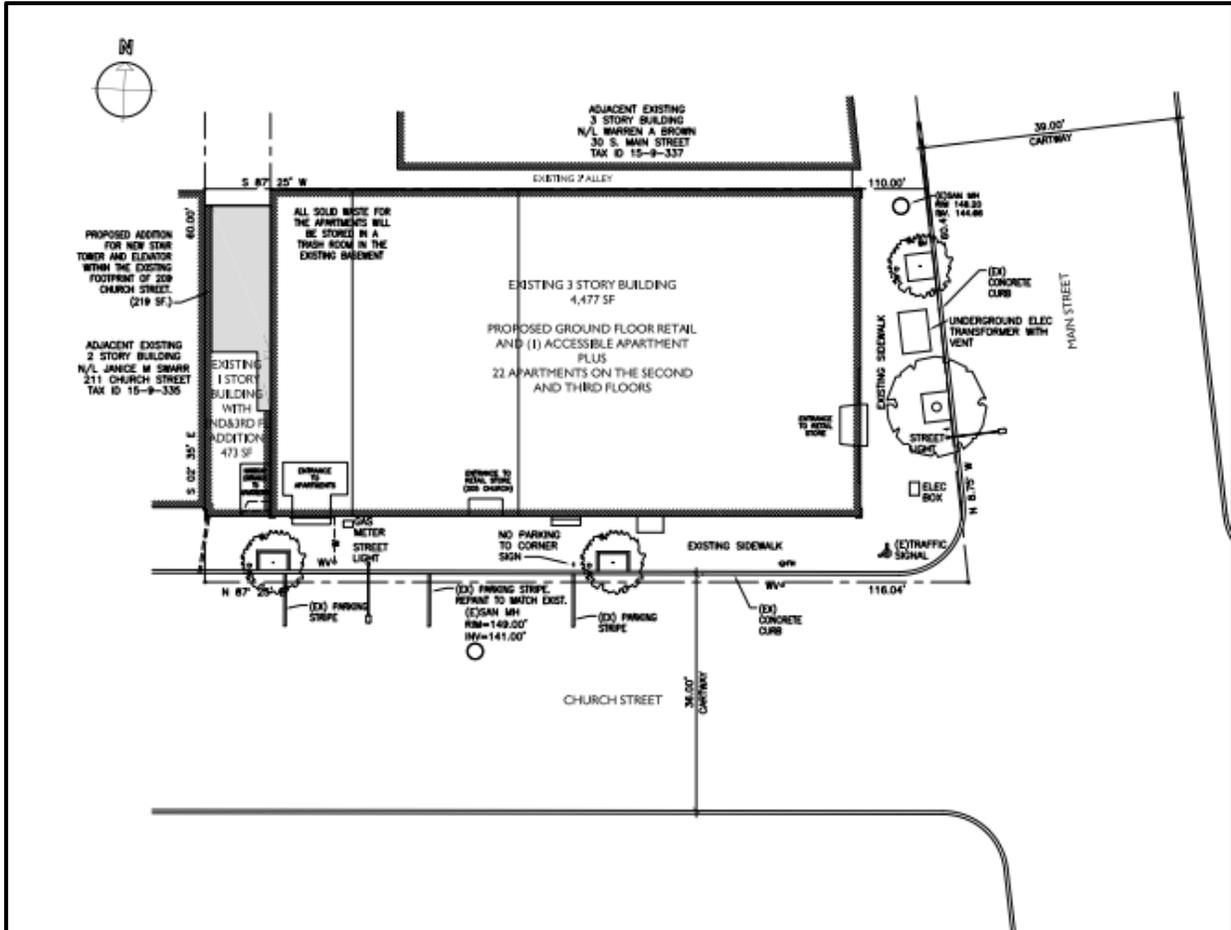
1. The Chester County Planning Commission has previously reviewed a land development proposal for this site. That review, CCPC# LD-12-20-16566, dated January 12, 2020, which addressed the creation of a total of 23 residential units, including one “Americans with Disabilities Act” ground floor apartment and 22 efficiency units on the second and third floors of an existing structure, 151 square feet of retail space and 140 square feet of meeting space both located on the ground floor.

**COUNTY POLICY:**

**LANDSCAPES:**

1. The site is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems. The proposed land development is consistent with the objectives of the **Urban Center Landscape**. The site is located in the Mixed Use Future Land Use designation in the 2019 Phoenixville Regional Comprehensive Plan.





Detail of Sheet 1 of the plan

**WATERSHEDS:**

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

**PRIMARY ISSUES:**

3. Plan note #1 on sheet 1 of the plan indicates that the applicant received preliminary approval for this plan on April 13, 2021. The plan indicates that the current submission includes all conditions that were included in the preliminary approval.
4. We commend the Borough and the applicant for the adaptive reuse of a significant Phoenixville Borough structure, as well as for providing additional housing opportunities in the Borough.
5. We suggest that the applicant and Borough consider providing a percentage of affordably-priced housing units within the proposed apartment building. "Live" Objective B of **Landscapes3** is to accommodate housing at costs accessible to all residents. Additionally, the County recently launched the A+ Homes initiative, that focuses on creating homes that are attractive, affordably-

Page: 4  
Re: Preliminary/Final Land Development - Main Street Lofts II  
# Phoenixville Borough - LD-09-21-16892

priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at:

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

6. While we acknowledge that no parking is required for buildings fronting Main Street, the plan should demonstrate how it meets the parking requirements of Section 27-405.5 A and B.
7. The plan indicates that a trash storage area and a laundry will be located at the western end of the basement. The electrical vault occupies the southeast corner of the basement, but the majority of the basement floor area comprises three large rooms that have no proposed use listed on the plan. The applicant should consider creating storage lockers for the residents of sufficient size and security to store a bicycle or household items that can't be accommodated in these small apartments.

ADMINISTRATIVE ISSUES:

8. The Borough emergency service providers should review the plans to verify the design, location and specifications of all emergency service facilities and equipment to be installed in the building.
9. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Glenn Bentley  
Senior Review Planner

cc: Main Street Lofts, LLC  
3GHC Architects, LLC



# 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

September 7, 2021

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

Re: Final Subdivision and Land Development - Odessa Development & Northern Relief Road  
# Phoenixville Borough – SD-07-21-16829 & LD-07-21-16830

Dear Mr. Boelker:

A final subdivision and land development plan entitled "Odessa Development & Northern Relief Road", prepared by BL Companies, and dated July 22, 2020, was received by this office on August 9, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

**PROJECT SUMMARY:**

Location:	south side of Fillmore Street, east of Township Line Rd.
Site Acreage:	15.15
Lots/Units:	182 Stacked Townhouses/199 units in a 73,153 sq. ft. Apartment Building
Non-Res. Square Footage:	7,865
Proposed Land Use:	Townhouse/Apartments/Commercial
New Parking Spaces:	422
Municipal Land Use Plan Designation:	Mixed Use
UPI#:	15-4-56.1, 15-4-56, 15-4-49

**PROPOSAL:**

The applicant proposes the construction of 182 stacked townhouse units, a 73,153 sq. ft. Apartment Building with 199 units, 7,865 sq. ft. of commercial space and a total of 422 parking spaces. The project site, which will be served by public water and public sewer is located in the MG-Mixed Use Growth zoning district.

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

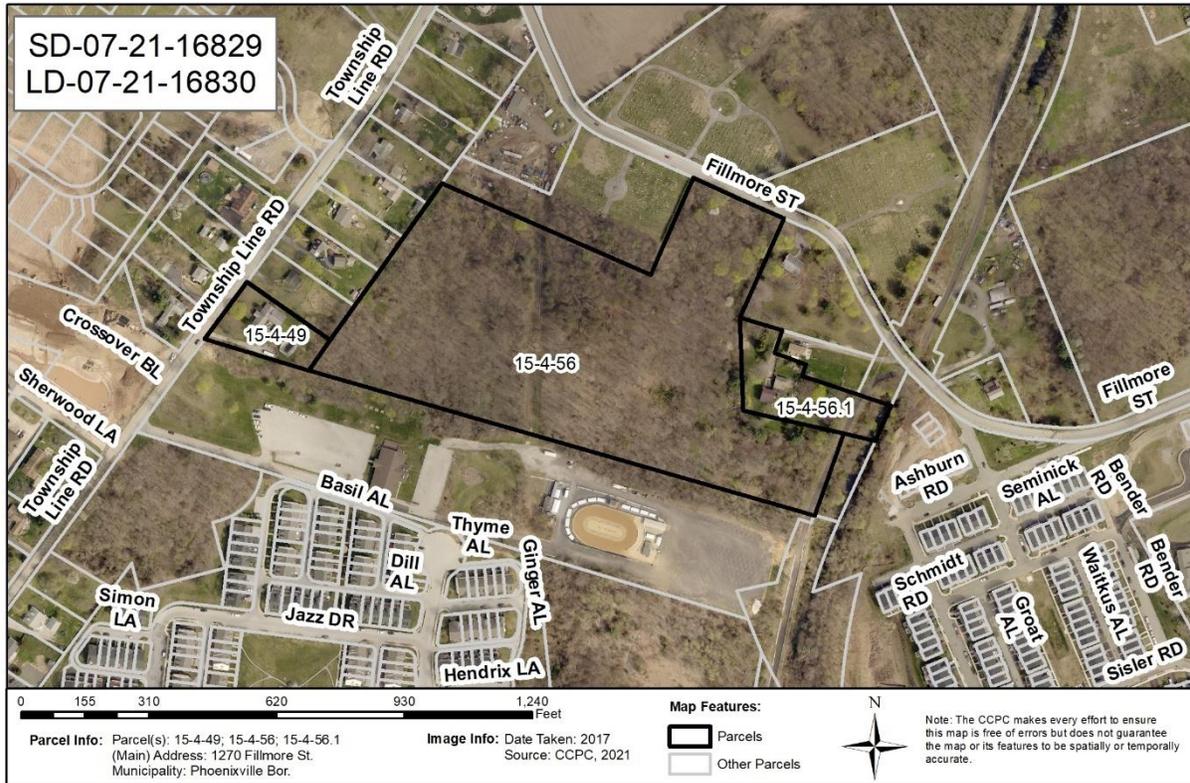
**BACKGROUND:**

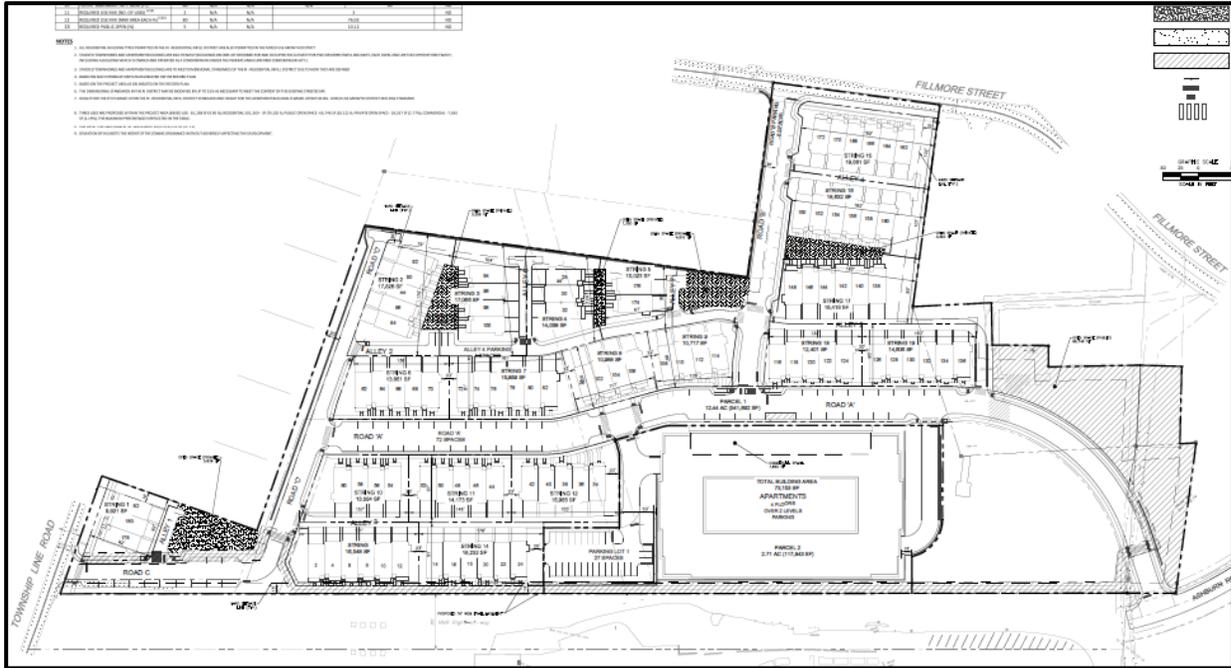
1. The Chester County Planning Commission has previously reviewed two subdivision and land development proposals for this site. Most recently, we reviewed, CCPC# SD-06-20-16366 & LD-06-20-16364, dated July 10, 2020, which, addressed construction of the Northern Relief Route, 500 residential units in four buildings and 422 parking spaces sited on two parcels totaling 14.01 acres. The earlier review, CCPC#s SD-07-15-12256 and LD-07-15-12257 dated August 5, 2015, proposed the construction of 260 residential units in an assisted living/independent care building, 240 units in three apartment buildings and a total of 422 parking spaces.

**COUNTY POLICY:**

**LANDSCAPES:**

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





Detail of Sheet RP-01 of the plan

**WATERSHEDS:**

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

**PRIMARY ISSUES:**

4. This submission does not show construction of the Northern Relief Road (NRR), which was included in the plan reviewed in 2020. The concept for this road involves relocation of a portion of Route 113, in order to divert through highway traffic around downtown Phoenixville. This concept has been supported by a variety of people and groups for many years. The current plan shows the 80-foot-wide right-of-way for the NRR, but no improvements are shown for the NRR. The development will access Township Line Road just north of where the NRR would meet Township Line Road using Road C. Road C intersects with Road A which is the main east-west development road; it intersects with the extension of Ashburn Street as the eastern access to the development.
5. The plan shows a 16-foot-wide trail easement on the north side of the NRR right-of-way. It appears that a 6-foot-wide sidewalk is proposed within the trail easement to serve the units that front onto the NRR right-of-way. This sidewalk should be upgraded to meet the requirements of a multi-use trail so it can adequately serve as a feeder trail to the Schuylkill River Trail. We recommend a 10-foot-wide asphalt trail to match the surface of the existing trail on Crossover Boulevard. The applicant should consider how to connect the trail easement to the Schuylkill River Trail to the east of the site.
6. The plan and aerial photography indicate the site is mostly wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing

evapotranspiration, and stabilizing soil through root growth. If development or earth disturbance is going to encroach upon existing woodlands, the removal of trees should be limited to the minimum area needed for the dwelling(s)/building(s) and support facilities. The limits of tree removal should be clearly shown on the plan and “limits of disturbance” should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the “limit of disturbance” to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.

7. The overall design should incorporate a central green open space that is easily accessible. If the apartment building was moved further to the east a central green space could be incorporated into the design. A central green would provide the residents with a space for community events, a place to meet their neighbors and a pleasant destination for pedestrians and residents in wheelchairs. Such a space would provide an opportunity to retain some of the existing trees on the site as key elements of a landscaped green, that if properly designed could be used for subsurface stormwater management.

#### STORMWATER CONSIDERATIONS:

8. The Post Construction Stormwater Management (PCSM) Narrative notes the planned stormwater basin will be seeded with a wetland seed mix. The applicant should include specific requirements to regularly inspect the health, species composition, and vegetative coverage within the retention basin in the Ownership and Maintenance (O&M) Plan to promote evapotranspiration of stormwater runoff and to reduce sediment and nutrient loads discharges to French Creek. The O&M Plan should also include requirements to replace dying or dead vegetation with suitable replacements in a timely manner.
9. The plans note that excess stormwater from the planned bioretention basin will be discharged into the existing railroad grade at the southeast corner of the property, which drains to French Creek. The applicant should ensure that appropriate energy dissipation measures are installed at this outlet to reduce the potential of erosion and scour down-gradient of the discharge point.
10. The plans show that stormwater runoff from all buildings will be directed into subsurface infiltration facilities. Please ensure that all roof drains have appropriate measures (e.g., leaf traps, gutter guards, or regular cleanouts) to prevent clogging by unwanted debris and include requirements for regular inspection of these features in the O&M Plan to ensure this system functions as designed.
11. Several of the planned infiltration basins will be located under parking areas. The applicant should ensure that the observation access and cleanout points are located in areas that will be easily accessible for inspection. Access points should not be located within planned parking spaces, but rather should be located in planned drive lanes or other areas closed to parking.
12. Given the significant increase of new impervious cover and the removal of a significant amount of mature forested area, the applicant should consider the following actions to increase infiltration and evaporation of stormwater:
  - a. Utilizing permeable paving materials in suitable locations, such as the planned sidewalks and parking spaces, to increase infiltration and decrease runoff volumes.

- b. Installing a green roof on at least a small section of the planned apartment building. Green roofs reduce the volume of stormwater runoff while also providing an aesthetic outdoor educational resource and reducing heating and cooling costs.
  - c. Incorporating raingardens, additional vegetated islands, and other types of planters into the parking lot design, while also having extensive perimeter landscaping. These features can reduce runoff volumes by increasing infiltration and promoting evapotranspiration while offering aesthetic benefits to the property.
13. We recommend extending sidewalks in certain locations. The sidewalk on Road B ends where it meets Fillmore Street. This sidewalk should be extended along the Fillmore Street frontage to the eastern property line. The sidewalk that links the front paths of townhouses 162-172 could be eliminated and the front paths could link directly to the extended sidewalk along Fillmore Street. A similar situation is shown where Road C intersects Township Line Road. This sidewalk should be extended and the paths from the Townhouses should connect to it. This configuration of connecting the stacked townhouses directly to the public sidewalk is shown in a detail on Sheet 10, Overall Site Plan.
14. We suggest that the applicant and Borough consider providing a percentage of affordably-priced housing units within the proposed apartment building. “Live” Objective B of *Landscapes3* is to accommodate housing at costs accessible to all residents. Additionally, the County has established the A+ Homes initiative, which 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>.
15. The submission did not include architectural details of either the stacked townhouses or the apartment building. However, there appears to be a bay window on one end of each row of townhouses. We recommend that both end units of the townhouse rows should feature appropriate fenestration and other external details to improve the appearance of the townhouse area of the development.

ADMINISTRATIVE ISSUES:

16. The submission indicates that twelve waivers from the provisions of the Borough Subdivision and Land Development have been previously approved. Four additional waivers are requested in the current submission. Prior to granting final plan approval, Borough Council should verify that the plan conforms to the decision issued and any conditions of approval issued by the Council have been incorporated into the final plan.
17. The plan should indicate if any of the townhouses or residential apartment units are proposed to be age qualified.
18. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) 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. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.

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Re: Final Subdivision and Land Development - Odessa Development & Northern Relief Road  
# Phoenixville Borough – SD-07-21-16829 & LD-07-21-16830

19. Local emergency service providers should review the plan to verify the location, design and specifications of emergency service facilities and ensure that their equipment is capable of addressing emergencies, including access in and around the 80 foot-high Apartment Building and townhouse units.
20. The plan indicates the extensive use of retaining walls with safety fences. The Borough should verify that the design and specifications of the walls is consistent with all ordinance requirements including permitted grades and slope stabilization.
21. The plan should indicate the location of loading zones for the commercial units and verify they meet all ordinance requirements.
22. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Glenn Bentley  
Senior Review Planner

cc: Franklin Phoenixville, L.P. Attn: David H. Moskowitz  
By Odessa Real Estate Investments Inc. G.P. Attn: David H. Moskowitz  
BL Companies, Attn: Kestra Kelly  
Chester County Health Department  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Mark E. Cassel, AICP, Director of Service Planning, SEPTA  
Chester County Conservation District  
Chester County Water Resources Authority, Attn: Cory Trego



# THE COUNTY OF CHESTER



COMMISSIONERS  
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Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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Government Services Center, Suite 270  
601 Westtown Road  
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(610) 344-6285 Fax (610) 344-6515

September 13, 2021

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

Re: Final Subdivision - John M. Jr. & Elizabeth L. Hays  
# Upper Oxford Township - SD-08-21-16866

Dear Ms. Daggett:

A final subdivision plan entitled "John M. Jr. & Elizabeth L. Hays", prepared by Concord Land Planners and Surveyors, Inc., and dated July 9, 2021, was received by this office on August 16, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

**PROJECT SUMMARY:**

Location:	west side of Leaman Road, north of Edenton Road
Site Acreage:	7.85
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Agricultural
UPI#:	57-4-13.6

**PROPOSAL:**

The applicant proposes the revision of the location of the property between two existing lots. The project site, which will be served by on-site water and sewer, is located in the AR-1 Agricultural zoning district.

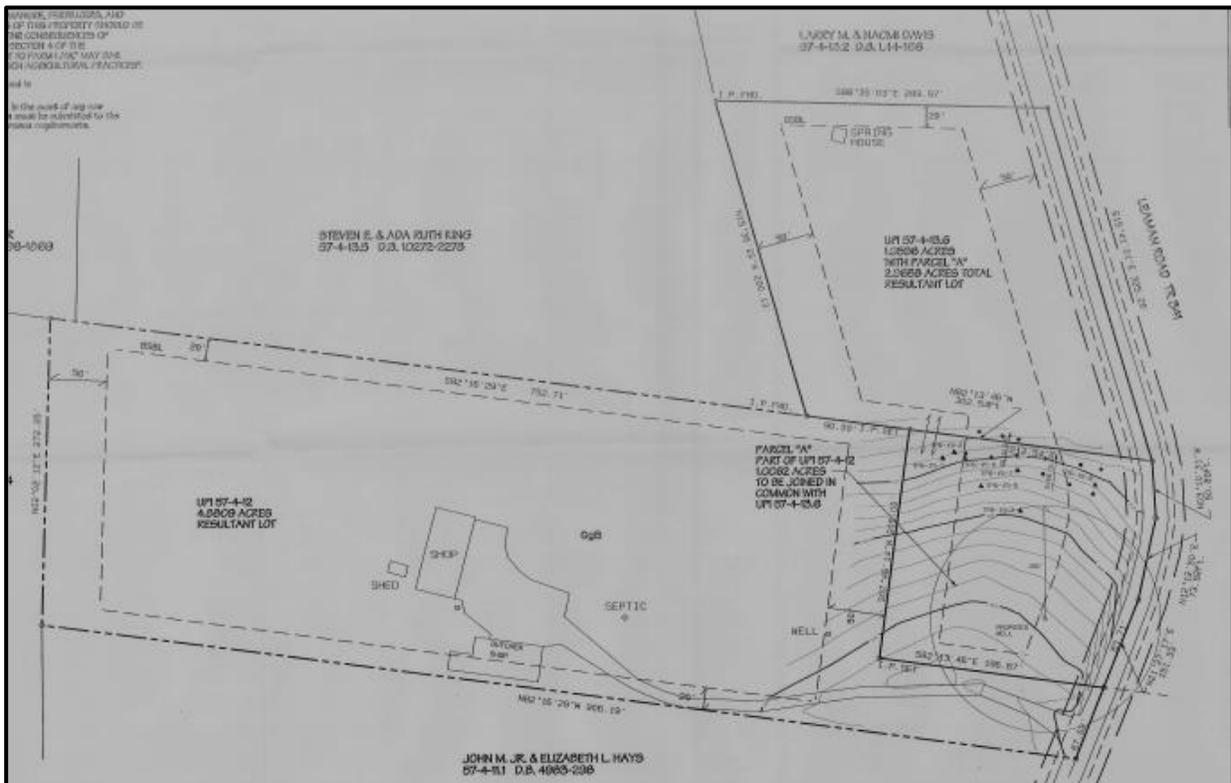
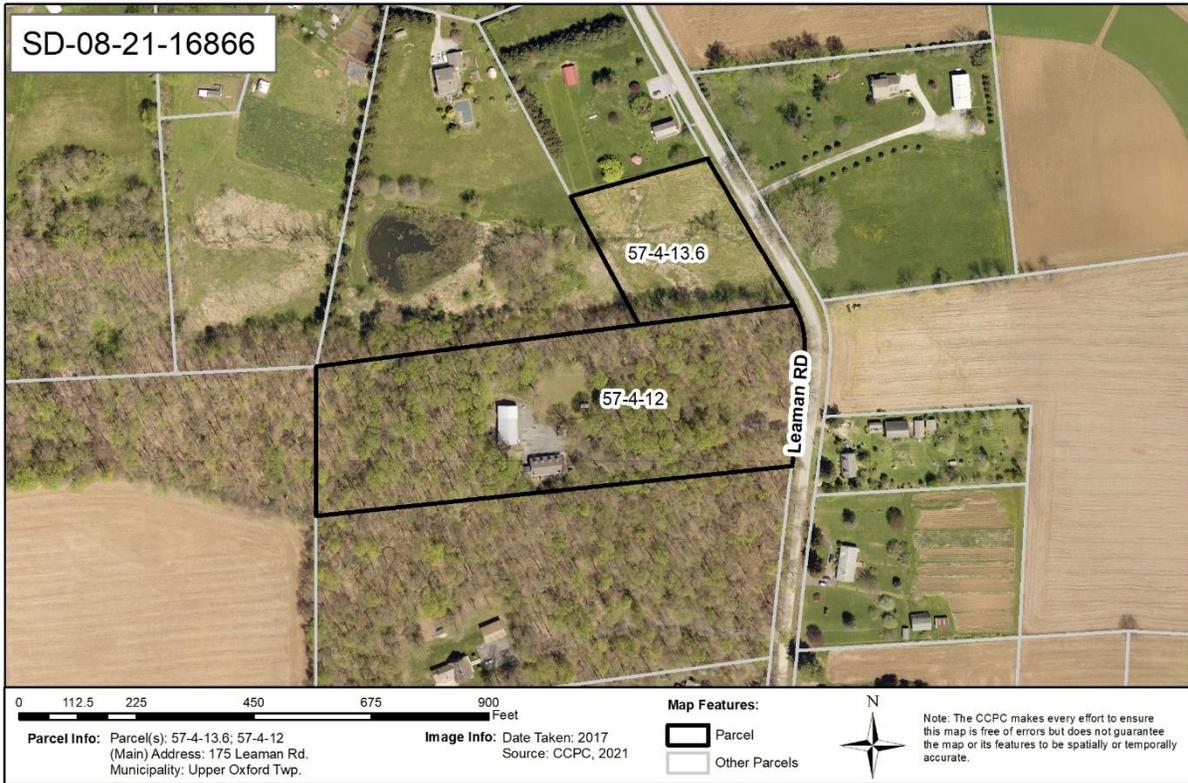
**RECOMMENDATION:** The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this subdivision plan.

**COUNTY POLICY:**

**LANDSCAPES:**

1. The project site is located within the **Agricultural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Agricultural Landscape** is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. The proposed subdivision is consistent with the objectives of the **Agricultural**

**Landscape.** The proposed subdivision is consistent with the strategies for the **Agricultural** land use category of the Future Land Use Map in the **Oxford Region Multimunicipal Comprehensive Plan.**



*Detail of the Subdivision Plan*

Page: 3  
Re: Final Subdivision - John M. Jr. & Elizabeth L. Hays  
# Upper Oxford Township - SD-08-21-16866

PRIMARY ISSUES:

2. Because of the curve and the wooded area on the west side of Leaman Road, the plan should show a proposed driveway location for the 2.97 acre resultant lot. The location of the driveway should meet all ordinance requirements related to sight distances.
3. We encourage the applicant to preserve the tree cover on the portion of the parcel to be transferred as much as possible. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth.

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Glenn Bentley  
Senior Review Planner

cc: John M. Jr. & Elizabeth L. Hays  
Concord Land Planners and Surveyors  
Chester County Health Department



# THE COUNTY OF CHESTER



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September 28, 2021

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

Re: Final Subdivision - Estate of David Halladay  
# Upper Oxford Township - SD-09-21-16887

Dear Ms. Daggett:

A final subdivision plan entitled “Estate of David Halladay”, prepared by Crossan-Raimato, Inc. and dated August 23, 2021 was received by this office on September 8, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

**PROJECT SUMMARY:**

Location: north and south sides of Street Road, west of Newcomers Road  
Site Acreage: 151.40  
Lots/Units: 3 lots  
Proposed Land Use: Farm/Pastureland  
Municipal Land Use Plan Designation: Agricultural  
UPI#: 57-2-4, 57-2-1

**PROPOSAL:**

The applicant proposes the creation of 3 lots. The project site is located in the AR-1 Agricultural-Residential zoning district. No new sewage disposal or water supply is proposed.

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

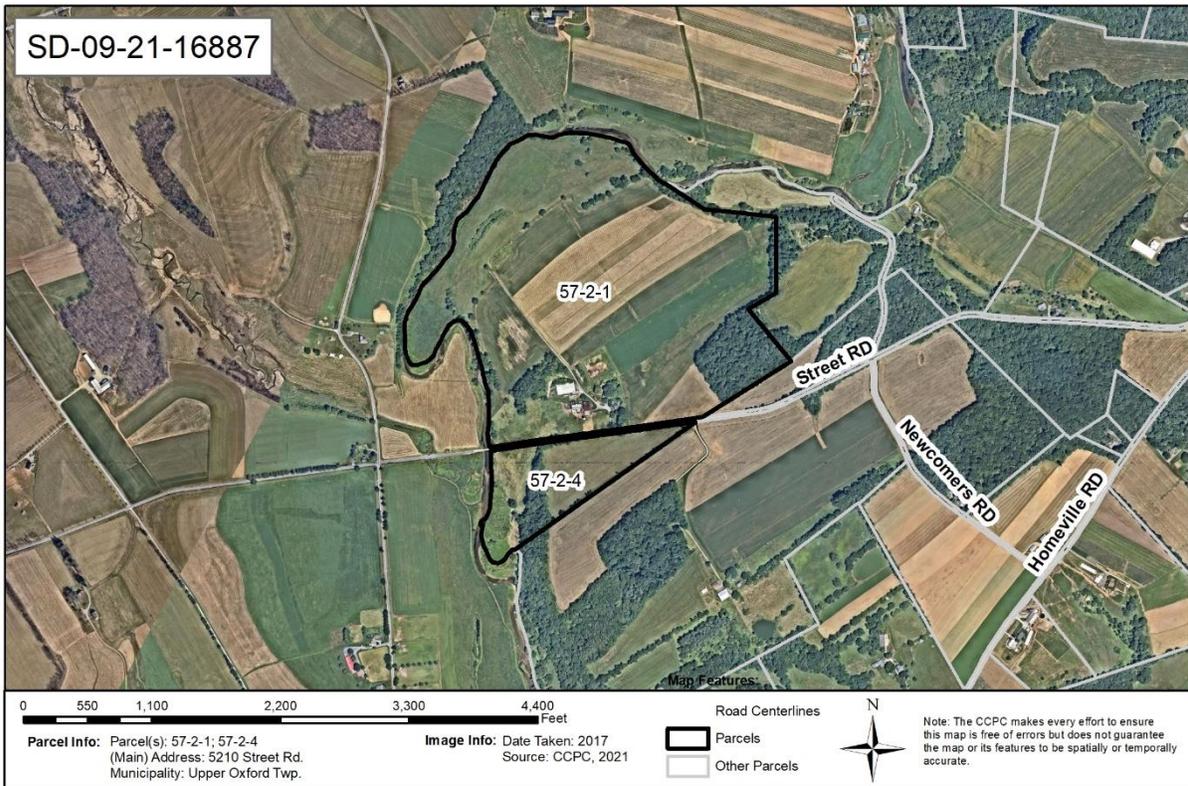
**COUNTY POLICY:**

**LANDSCAPES:**

1. The project site is located within the **Agricultural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Agricultural Landscape** is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. The proposed subdivision is consistent with the objectives of the **Agricultural Landscape**.

**OXFORD REGION MULTIMUNICIPAL COMPREHENSIVE PLAN:**

2. The project site is located within the Agricultural land use category, which is Resource Protection Area. The proposed subdivision is consistent with the strategies of the Agricultural land use category.

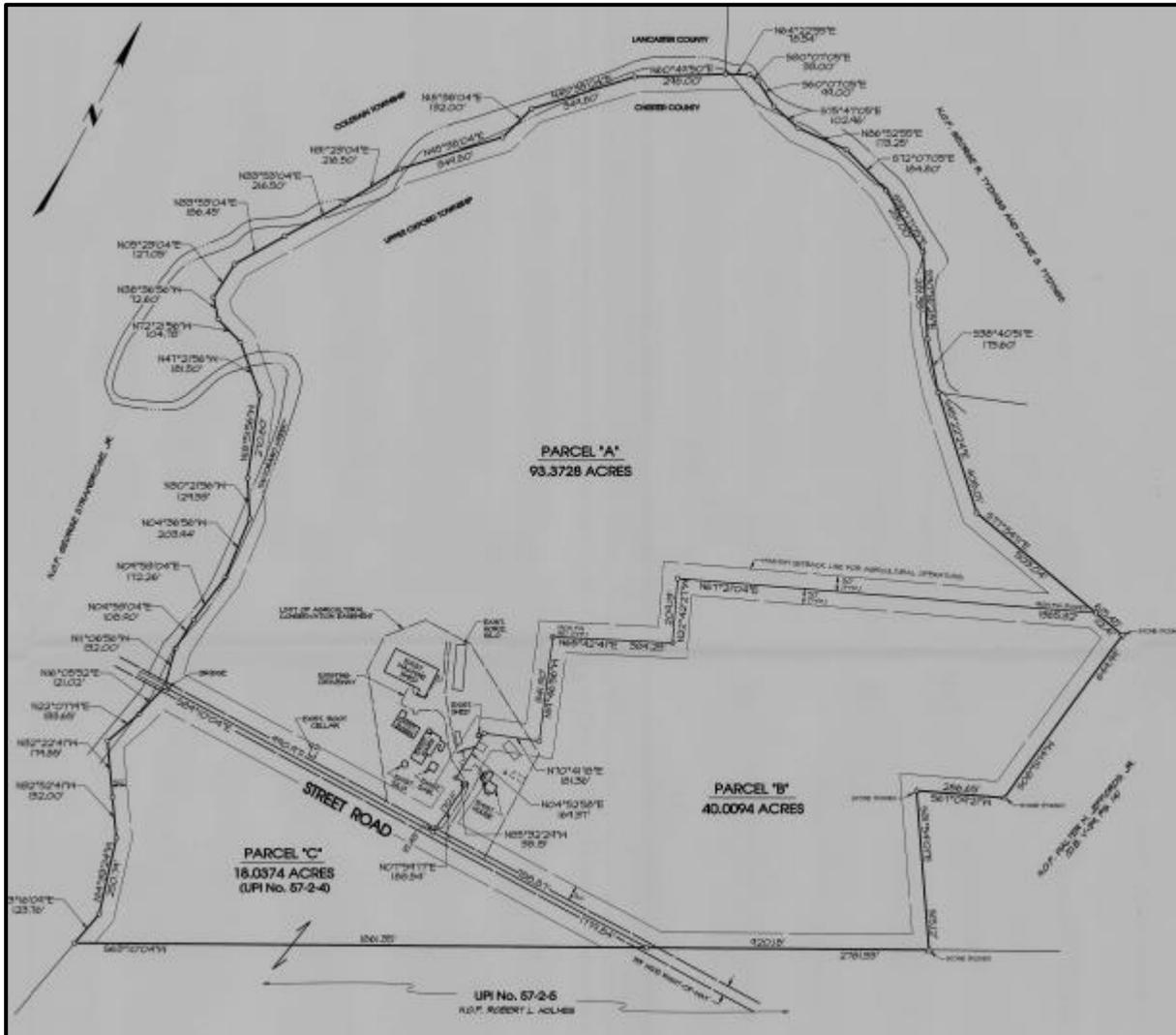


**PRIMARY ISSUES:**

3. Plan note #6 indicates that the property is subject to an Agricultural Conservation easement. We understand that the Chester County Agricultural Land Preservation Board approved this subdivision application at their last Board Meeting on May 25, 2021.
4. The Township should consider whether existing and proposed well and on-site sewage absorption areas should be shown for the exception areas (at the farmstead parcels, i.e. outside the conservation easement) on the plan.

ADMINISTRATIVE ISSUES:

5. According to County Tax Assessment records, both parcels appear to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) to determine if this proposal could affect the applicant's tax status. Additional information on this topic at: [www.chesco.org/256/Act-319---Clean-Green](http://www.chesco.org/256/Act-319---Clean-Green).



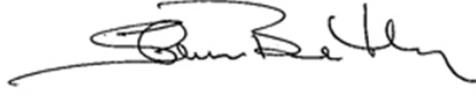
*Detail of the subdivision plan*

6. As noted in plan note #2 the applicant is requesting one waiver from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
7. 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 - Estate of David Halladay  
# Upper Oxford Township - SD-09-21-16887

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Upper Oxford 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: Suzanne Halladay  
Crossan-Raimato, Inc.  
Chester County Assessment Office



# THE COUNTY OF CHESTER



COMMISSIONERS  
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Josh Maxwell  
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Executive Director

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September 3, 2021

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

Re: Final Land Development - Armstrong Engineering Associates, Inc. Facilities Addition  
# West Bradford Township - LD-08-21-16852

Dear Mr. Yaich:

A final land development plan entitled "Armstrong Engineering Associates, Inc. Facilities Addition", prepared by Mack Engineering and dated July 31, 2021, was received by this office on August 4, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

**PROJECT SUMMARY:**

Location:	North of West Strasburg Road (State Route 3062), west of Lieds Road
Site Acreage:	28.91 acres
Lots/Units:	1 lot
Non-Res. Square Footage:	11,040 square feet
Proposed Land Use:	Addition to existing industrial facility
New Parking Spaces:	35 spaces
Municipal Land Use Plan Designation:	Growth Opportunity Area
UPI#:	50-5-129

**PROPOSAL:**

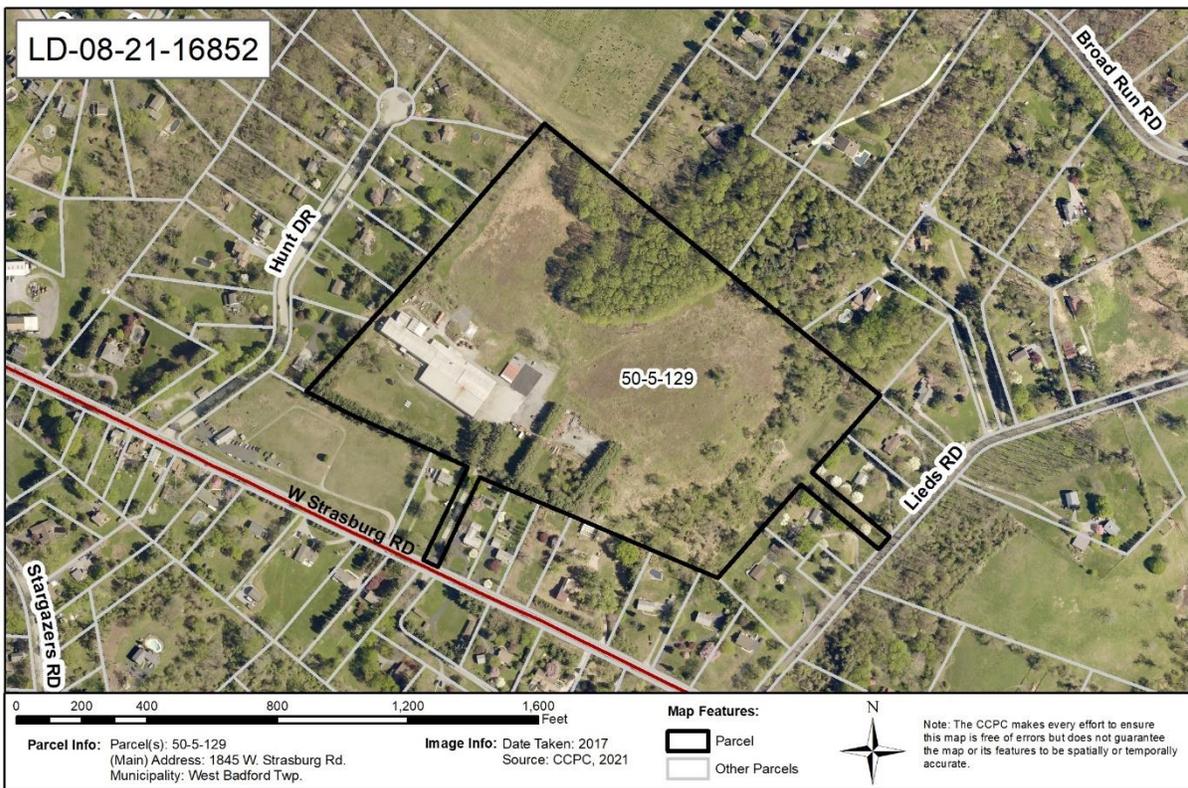
The applicant proposes the construction of a 11,040 square foot industrial building addition and 35 parking spaces. The site, which will be served by public water and onsite sewer, is located in the West Bradford Township Industrial zoning district. No change to the site’s access onto West Strasburg Road is proposed.

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

**COUNTY POLICY:**

**LANDSCAPES:**

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



**WATERSHEDS:**

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the West Branch 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).



Page: 4

Re: Final Land Development - Armstrong Engineering Associates, Inc. Facilities Addition  
# West Bradford Township - LD-08-21-16852

6. 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 West Strasburg Road (State Route 3062) as a major collector. The Handbook (page 183) recommends an 80 foot-wide right-of-way for major collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of West Strasburg Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
7. We suggest that the applicant and the Township investigate the possibility of providing emergency access to this site, such as from Lieds Road. Additional information on this topic is available online at: [www.chesco.org/DocumentCenter/View/27034](http://www.chesco.org/DocumentCenter/View/27034)
8. The plan shows 35 additional parking spaces. We suggest that the applicant and the Township evaluate the anticipated parking demand for this facility, and determine whether all of the 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.

ADMINISTRATIVE ISSUES:

9. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) 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. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
10. A minimum of five copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

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

Sincerely,



Wes Bruckno, AICP  
Senior Review Planner

cc: Mack Engineering  
Armstrong Engineering Associates, Inc.  
Chester County Health Department  
Chester County Conservation District



# THE COUNTY OF CHESTER



COMMISSIONERS  
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Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

September 3, 2021

Kim Milane-Sauro, Assistant Township Manager  
West Caln Township  
721 West Kings Highway, PO Box 175  
Wagontown, PA 19376

Re: Preliminary/Final Subdivision - Shane Hufford  
# West Caln Township - SD-08-21-16863

Dear Ms. Milane-Sauro:

A preliminary/final subdivision plan entitled "Shane Hufford", prepared by Wilkinson & Associates, Inc. and dated July 22, 2021, was received by this office on August 9, 2021. 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 Lilly Road, to the north of Compass Road (State Route 10)  
Site Acreage: 18.20 acres  
Lots: 2 lots  
Proposed Land Use: Single Family Residential  
Municipal Land Use Plan Designation: Low Density Residential  
UPI#: 28-1-27

**PROPOSAL:**

The applicant proposes the creation of two lots. The site, which will be served by on-site water and on-site sewer facilities, is located in the West Caln Township SRR-Rural Residential District zoning district. One dwelling is proposed.

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

**COUNTY POLICY:**

**LANDSCAPES:**

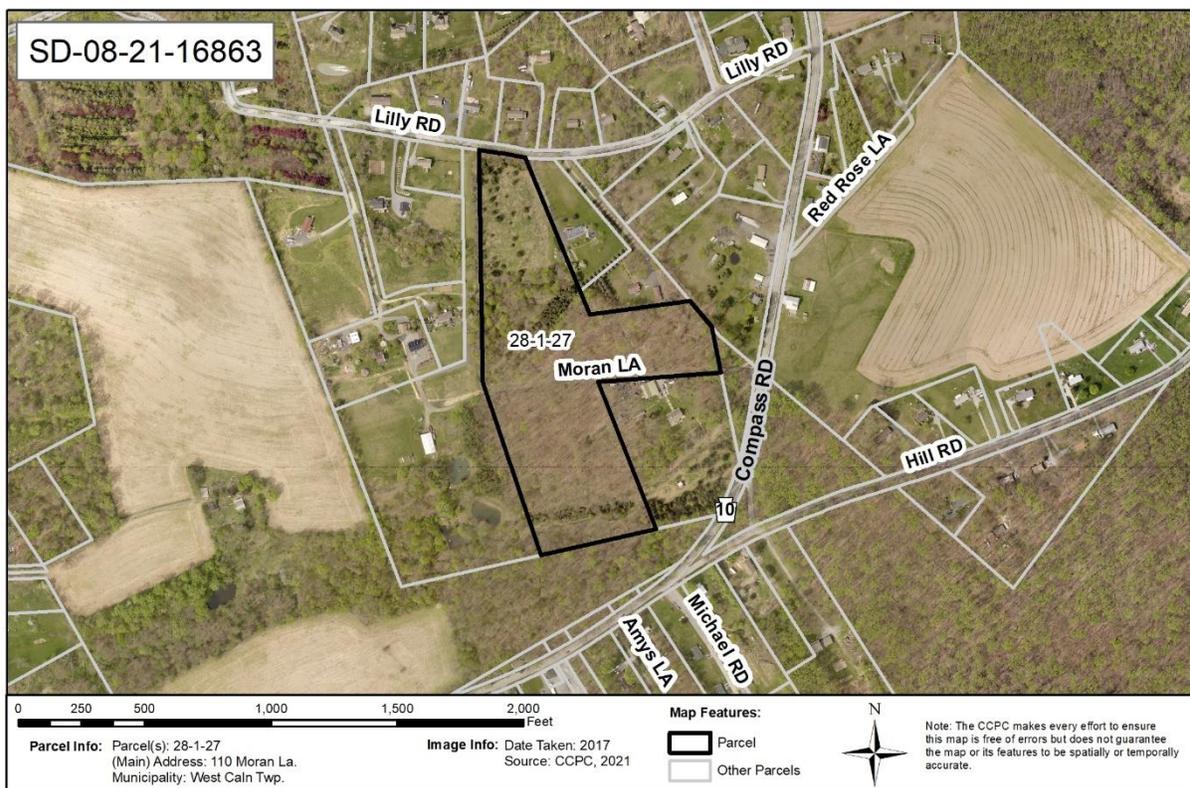
1. The site is located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. This landscape consists of open and wooded lands with scattered villages,

farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The proposed subdivision is not consistent with the objectives of the **Rural Landscape**, but reflects the land use pattern in the area.

**WATERSHEDS:**

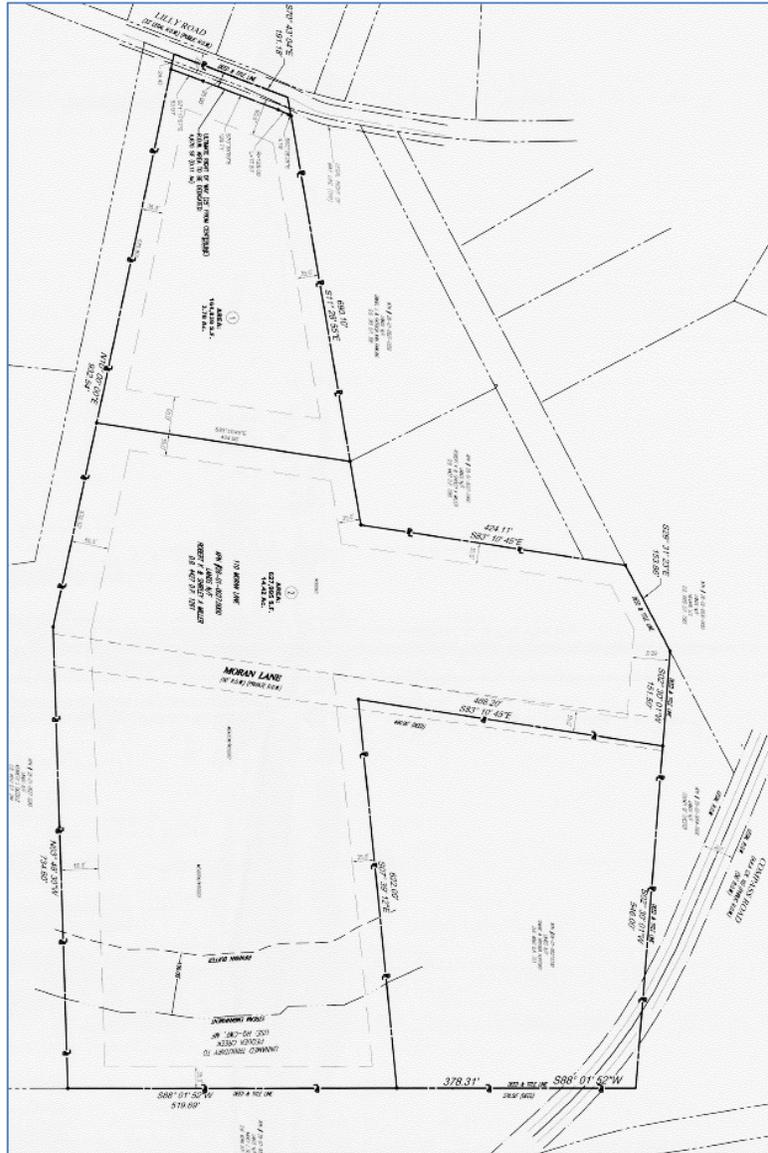
2. *Watersheds*, the water resources component of *Landscapes3*, indicates the proposed development is located within the Pequea Creek watershed. *Watersheds*' highest priority land use objectives within this watershed are:
- implement comprehensive stormwater management,
  - restore water quality of “impaired” streams, and
  - protect first order streams.

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



**PRIMARY ISSUES:**

3. Due to the environmental constraints on the site as well as the proposed use of a private driveway that will be used by a total of five dwellings, we suggest that the applicant deed-restrict the site from further development. However, if further subdivision is being considered for the remainder of this site, we encourage the applicant to submit a sketch plan for any such development. A sketch plan allows the applicant to take advantage of County and municipal expertise and consider design recommendations prior to preparing a fully engineered preliminary or final plan.



***Detail of Shane Hufford  
Preliminary/Final Subdivision Plan***

4. The Township's emergency service providers should be requested to review the plan to ensure that safe access and egress is provided for this site because access is to be from a private right-of-way.

**ADMINISTRATIVE ISSUES:**

5. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) 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. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.

Page: 4  
Re: Preliminary/Final Subdivision - Shane Hufford  
# West Caln Township - SD-08-21-16863

6. A copy of the plan should be submitted to the Chester County Health Department for their review and comment on the proposed sewage disposal and/or water supply. The municipality should receive confirmation on the availability of sufficient sewer and water capacity from the appropriate authority and/or company prior to final plan approval. Additional information on this topic is provided online at: <https://www.chesco.org/365/Sewage-Water>.
7. A minimum of five copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

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

Sincerely,

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: Wilkinson & Associates, Inc.  
Shane Hufford  
Chester County Health Department  
Chester County Conservation District



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O’Leary, AICP  
Executive Director

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

September 24, 2021

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

Re: Final Minor Subdivision - Nancy & A. Lynne Broadwater Trust, Etal.  
# West Fallowfield Township - SD-08-21-16865

Dear Mr. Martin:

A final subdivision plan entitled "Nancy & A. Lynne Broadwater Trust, Etal.", prepared by Register Associates, Inc., dated May 24, 2021 and last revised August 2, 2021, was received by this office on August 31, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

**PROJECT SUMMARY:**

Location: East and west sides of Gap Newport Pike (State Route 41), south of Friendship Church Road  
Site Acreage: 106.84 acres  
Lots: 2 lots  
Proposed Land Use: Farm/Pasture Land  
Municipal Land Use Plan Designation: Agriculture Preservation (2004 Octorara Region Comprehensive Plan)  
UPI#: 44-4-73, 44-4-72, 44-4-45

**PROPOSAL:**

The plan indicates that the subdivision is for agricultural use. The site, which is served by on-site water and on-site sewer facilities, is located in the West Fallowfield Township AG - Agricultural District and in the I-Industrial District. The site contains a dwelling and associated agricultural structures, and the plan proposes no additional development.

**BACKGROUND:**

1. The Chester County Planning Commission received an earlier preliminary/final version of this plan on June 14, 2021, and our comments on the plan were submitted to the Township in a letter dated June 24, 2021 (refer to CCPC # 06-21-16768). In our previous review, we commented that the 2004 Octorara Region Comprehensive Plan’s Future Land Use Plan designates this site for Agriculture Preservation and is partially within the West Fallowfield Township AG - Agricultural

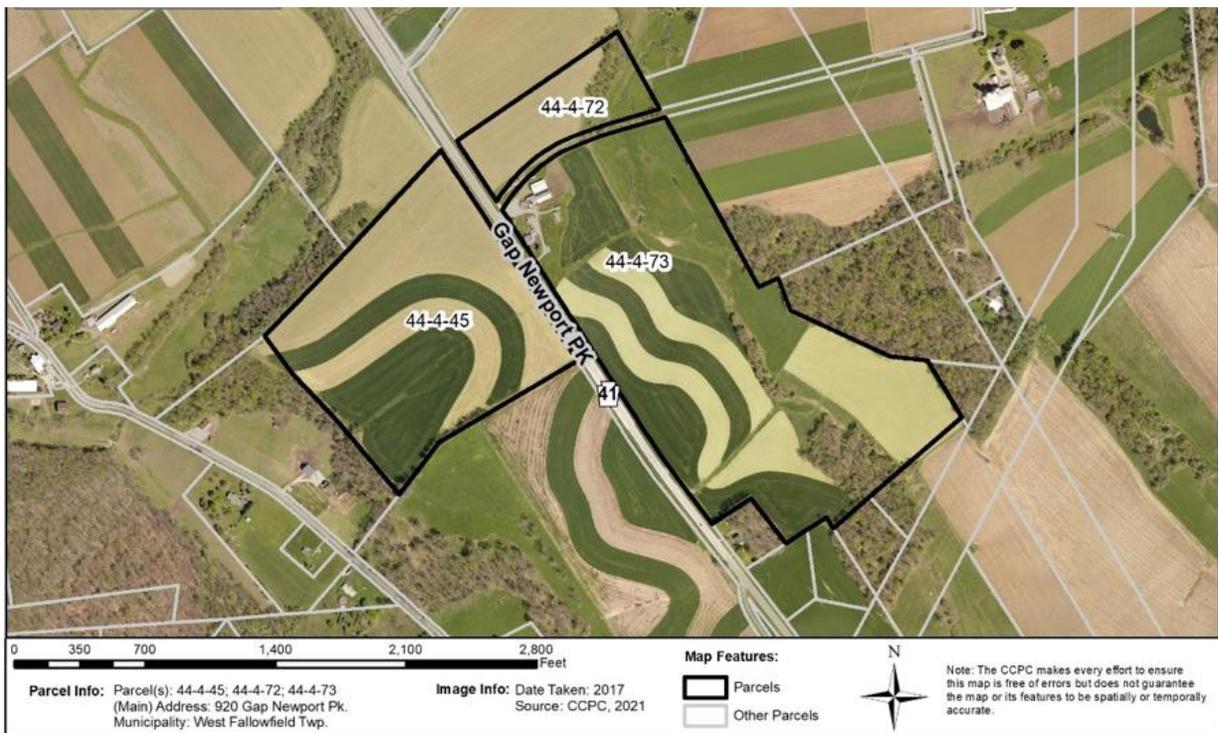
zoning district; therefore, we recommend that the applicant consider deed-restricting this site from future non-agricultural development. We have no further comments on the design of the subdivision.

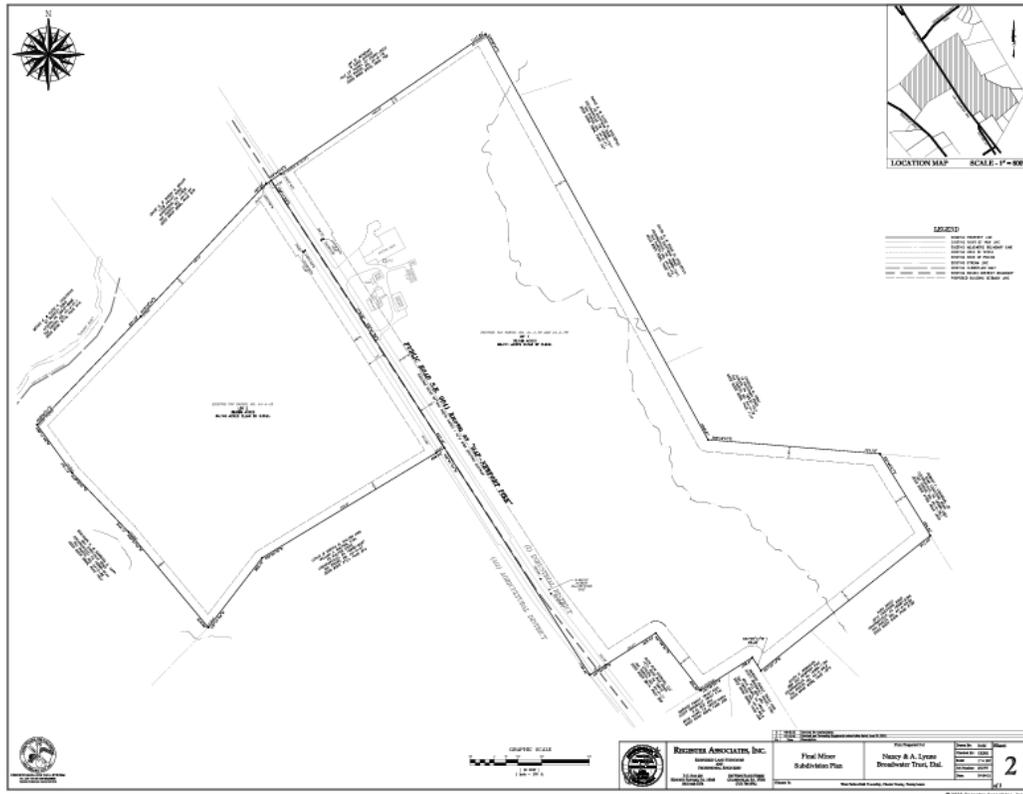
**RECOMMENDATION:** The County Planning Commission recommends that the issue raised in this letter should be addressed and all West Fallowfield Township issues should be resolved before action is taken on this subdivision plan.

**COUNTY POLICY:**

**LANDSCAPES:**

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





*Detail of Nancy & A. Lynne Broadwater Trust, Etal.  
Preliminary/Final Subdivision Plan*

ADMINISTRATIVE ISSUE:

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

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

Sincerely,

*Wes Bruckno*

Wes Bruckno, AICP  
Senior Review Planner

cc: Register Associates, Inc.  
Chester County Health Department  
Nancy & A. Lynne Broadwater Trust



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O’Leary, AICP  
Executive Director

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

September 3, 2021

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

Re: Preliminary/Final Subdivision and Land Development - Stanberry West Goshen, LLC  
# West Goshen Township – SD-08-21-16844 and LD-08-21-16855

Dear Mr. LaLonde:

A Preliminary/Final Subdivision and Land Development Plan entitled "Stanberry West Goshen, LLC", prepared by Dynamic Engineering Consultants PC, and dated April 30, 2021, and last revised on July 27, 2021, was received by this office on August 13, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

**PROJECT SUMMARY:**

Location:	north side of Paoli Pike, east and west side of Prospect Avenue
Site Acreage:	16.98
Lots/Units:	4 Existing Lots; 1 Proposed Lot
Non-Res. Square Footage:	26,396
Proposed Land Use:	Three commercial buildings - a 20,442 square foot Aldi supermarket; a 2,454 square foot restaurant with drive-through service; and a 3,500 square foot retail building.
New Parking Spaces:	144
Municipal Land Use Plan Designation:	Existing Institutional Use; and Paoli Pike Corridor Mixed-Use/Redevelopment Area
UPI#:	52-5F-22, 52-5F-23, 52-5F-24, 52-5F-33

**PROPOSAL:**

The applicant proposes the consolidation of four existing parcels totaling 16.98 acres into one parcel, along with the construction of three commercial buildings totaling 26,396 square feet, and 144 parking spaces. The project site, which will be served by public water and public sewer, is located in the C-2 Commercial Shopping Center zoning district. The plan indicates that the section of Prospect Drive north of Paoli Pike will be vacated. The recommendations set forth in the Transportation Impact Study prepared by Traffic Planning and Design, Inc., last revised April 30, 2021 for this project include working with PennDOT and the Township to provide for ADA compliant facilities and associated traffic signal upgrades at the Paoli Pike/Turner Lane intersection.

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

**BACKGROUND:**

1. The Chester County Planning Commission previously reviewed an earlier version of this subdivision and land development plan on June 11, 2021 (CCPC# SD-05-21-16741 and LD-05-21-16742). We note that the proposed revisions to this proposal include the reconfiguration of the parking lot layout, along with providing a walkway that extends towards the Aldi building in the central portion of the site (this issue is further discussed in comment #4). Additionally, while the 3,500 square foot building along Paoli Pike was previously identified as a retail/restaurant building, it is now shown as having two retail areas totaling 3,500 square feet.

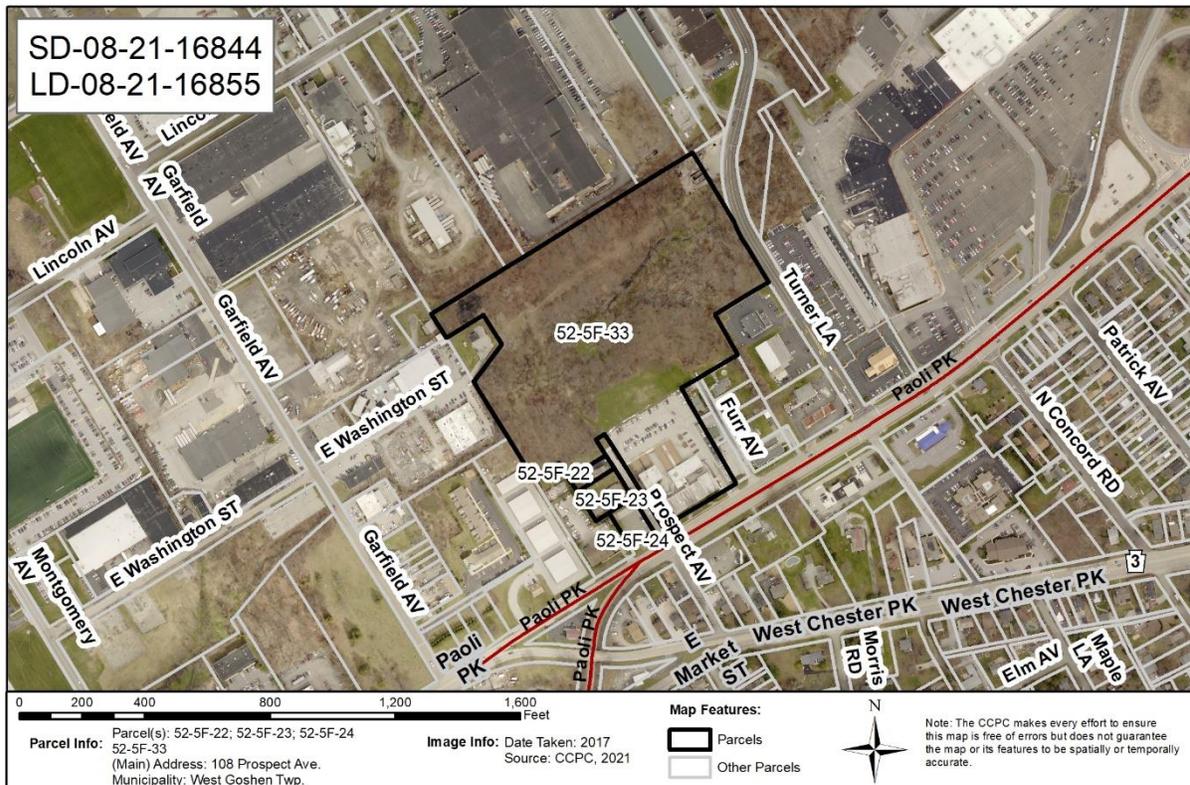
**COUNTY POLICY:**

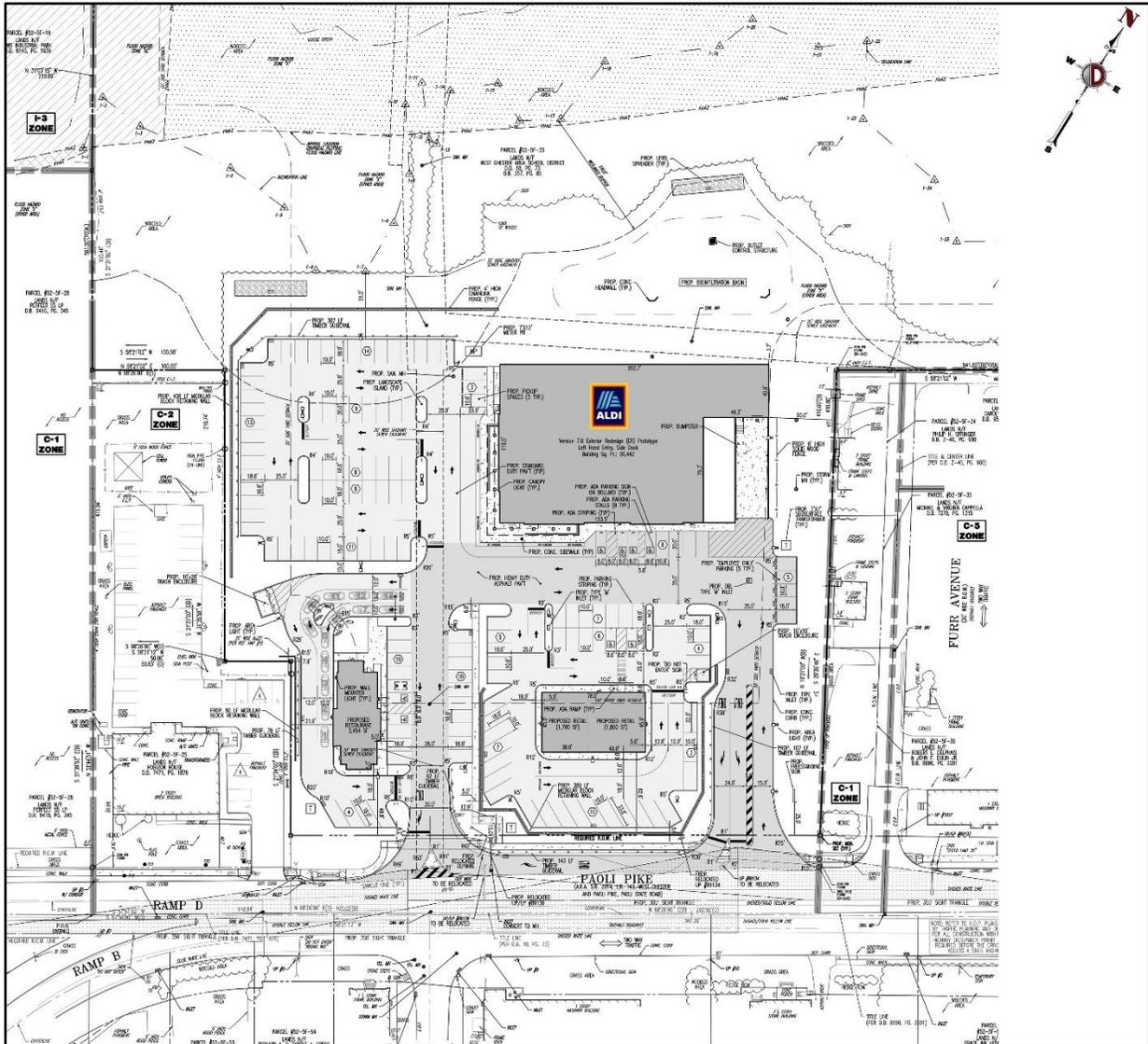
**LANDSCAPES:**

2. The project site is located within the **Suburban Center Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan, adjoining an **Urban Center Landscape** designation. As stated in our previous review, the proposed plan submission 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).





Site Plan Detail, Sheet 7: Preliminary/Final Land Development - Stanberry West Goshen, LLC

**PRIMARY ISSUES:**

**Access and Circulation:**

4. The County Planning Commission recommended in its previous review that crosswalk areas should be provided on both driveway entrances, and that the proposed sidewalk network should be extended to provide direct pedestrian access to the proposed buildings. It is our understanding that the applicant is working on updating the design of pedestrian access to the site, and we acknowledge that sidewalks have been provided within the central portion of the site. We recommend that the sidewalk network be extended to provide direct pedestrian access to all three proposed buildings. Pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system in the Suburban Center and Urban Landscapes.
5. There is an existing bus stop at the Paoli Pike/Prospect Avenue intersection. While it is our understanding that the applicant is working on relocating the existing bus stop, the location of the relocated bus stop is not shown on the current plan submission. As stated in our previous review,

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).

6. The Township's emergency service providers should be requested to review the plan to ensure that they can safely navigate the proposed development when completed. We note that a vehicle circulation plan for fire trucks is provided on Sheet 22. Additionally, vehicle circulation plans for refuse trucks and interstate semi-trailers are provided on Sheet 21 and Sheet 23, respectively.
7. The project site is situated within the Paoli Pike Corridor Mixed-Use/Redevelopment Area, as shown on Map 12 in the Township's 2019 Comprehensive Plan. As stated in our previous review, the Township should ensure that the design of this proposal is generally consistent with the recommendations set forth in the Township's Comprehensive Plan for this area of the Township. We note that the Comprehensive Plan recommends that a bike lane be provided for westbound Paoli Pike in this area of the Township. Additionally, the Comprehensive Plan recommends that parking areas be located to the side and/or the rear of buildings fronting on this segment of the Paoli Pike.

#### Design Issues

8. In our previous review, we recommended that the applicant and Township consider incorporating the design elements depicted on page 5 of the review letter into its design of the project site. While we acknowledge that the applicant has revised the parking layout, and is working on updating the design of pedestrian access to the site, we recommend that the applicant and Township also consider incorporating the following design elements, as depicted on page 5 of our previous review letter:
  - Reduce the front setback of the restaurant and retail buildings to align more closely with adjacent building setbacks and locate parking to the rear and side yards. Reducing the restaurant building front setback also expands space for outdoor dining and provides longer cueing lanes.
  - Orient the loading dock of the Aldi building to the rear of the site that it is hidden from view from the public right-of-way and the development's main entrance.
  - Connect to adjacent properties to improve existing and future circulation patterns.
9. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 17) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.
10. We suggest the applicant and the Township ensure the development has a cohesive identity by applying similar building materials and architectural details.

#### Natural Features Protection:

11. The site contains land within the 100-year flood plain of Goose Creek. Although it does not appear that any development activity will encroach into the floodplain, we note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems.

12. The plan and 2017 aerial photography indicate that a portion of the site is wooded, and we acknowledge that the northern wooded portion of the site, which includes land within the 100-year floodplain and wetland areas, will remain undeveloped. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The removal of trees should be limited to the minimum area needed for the building(s) and support facilities. The limits of tree removal should be clearly shown on the plan and “limits of disturbance” should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the “limit of disturbance” to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.
13. 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.
14. 2013 soils data indicates that the site contains areas of predominantly hydric (wet) soils (CpA Cokesbury) which have limitations to development. These limitations include drainage problems due to low permeability, low runoff rates and sub-surface saturation. When construction takes place on these soils, it interferes with the natural drainage of the land. If construction occurs on this site, on-site alterations to existing drainage patterns should be carefully inspected by the Township Engineer to ensure that off-site drainage conditions are not negatively affected.

ADMINISTRATIVE ISSUES:

15. 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.
16. The Waivers Requested Table on Sheet 3 indicates that the applicant is requesting two waivers from the Development and Design Standards in Article V of the Township Subdivision and Land Development Ordinance, along with a waiver from Section 301.1 of the Township Stormwater Management Ordinance, pertaining to required wetland buffer areas (the Waivers Requested table indicates a partial disturbance of the 100-foot wetlands buffer is proposed). 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.
17. The Variances Granted table on Sheet 3 indicates that variances from the minimum building setback and side yard setback requirements have been granted. The date of the Zoning Hearing Board’s decision, along with any conditions of approval, should be identified on the approved plan.
18. The applicant should verify the accuracy of the proposed parking figures provided in General Note 8 on Sheet 2. It appears that the required parking figures are based upon the proposed uses in the previous plan submission. Additionally, while General Note 8 states that 167 parking spaces will be provided, it appears that only 144 parking spaces are shown on the project site.

Page: 6

Re: Preliminary/Final Subdivision and Land Development - Stanberry West Goshen, LLC  
# West Goshen Township – SD-08-21-16844 and LD-08-21-16855

19. The site plan depicts the location of a modular block retaining wall on three sides of the parking area around the retail building, along with a modular block retaining wall on the north and west side of the parking area to the west of the Aldi building. The applicant should clearly identify if a fence will be provided on top of the retaining wall around the retail building, and if so, the design details of this fence should be provided for the review of the Township. We note that the modular block wall with slope construction detail on Sheet 19 depicts a proposed fence as part of the block wall design.
20. While the Plan Title on Sheet 1 identifies this project as “Stanberry West Goshen, LLC” (Stanberry spelled with two r’s), the Title Block identifies this project as “Stanberry West Goshen, LLC” (Stanberry spelled with one r). This should be clarified by the applicant.
21. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) 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. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
22. 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
23. 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: Mark Pottschmidt  
Stanberry Acquisitions LLC  
Dynamic Engineering Consultants PC  
Robert J. & Tina O’Toole  
Clair Harold & Judith A. Brooks  
West Chester Area School District, c/o Kevin Campbell  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Mark E. Cassel, AICP, Director of Service Planning, SEPTA  
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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Government Services Center, Suite 270  
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West Chester, PA 19380-0990  
(610) 344-6285 Fax (610) 344-6515

September 22, 2021

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

Re: Conditional Use - 2286 Beaver Hill Road, Chester Springs, PA  
# West Vincent Township - CU-08-21-16877

Dear Ms. Shillenn:

A conditional use submission entitled “Conditional Use Application – 2286 Beaver Hill Road, Chester Springs, PA” prepared by DL Howell & Associates, Inc., and dated August 16, 2021, was received by this office on August 25, 2021. Although our review is not required by Act 247, the Pennsylvania Municipalities Code as amended, our comments are offered as a planning service at the request of the Township. This review does not replace the need for an official referral by West Vincent Township of a preliminary or final subdivision or land development plan, as required by the Pennsylvania Municipalities Planning Code.

**PROJECT SUMMARY:**

Location: on the northwest side of Beaver Hill Road  
Site Acreage: 8.00  
Lots/Units: 1 lot  
Proposed Land Use: Single Family Residential  
Municipal Land Use Plan Designation: Rural  
UPI#: 25-4-93

**PROPOSAL:**

The applicant proposes the construction of residential improvements with the required stormwater management facilities sited in an area of precautionary steep slopes (15% - 25%). The project site, is served by on-site water and sewer, and is located in the RC-Rural Conservation zoning district.

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

**LANDSCAPES:**

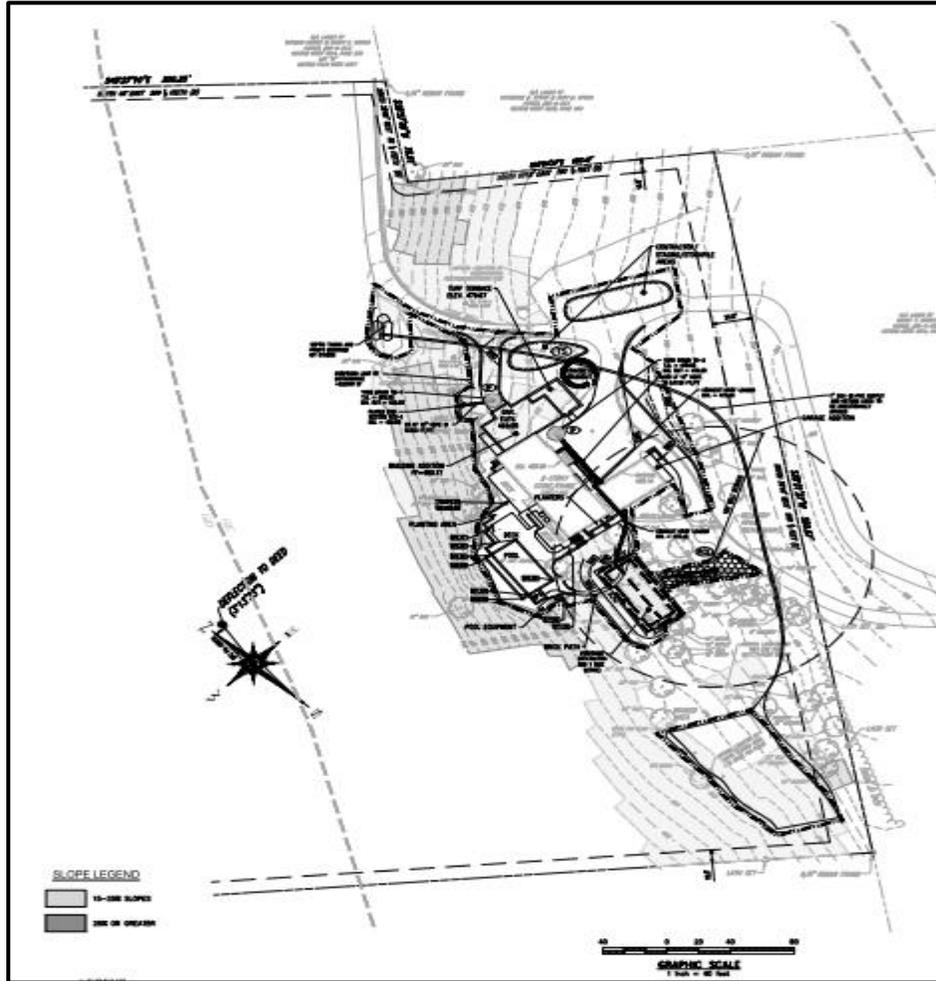
1. The project site is located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context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



**PRIMARY ISSUES:**

2. In regard to stormwater management, the Township should ensure that the soils below the infiltration bed are uncompacted and have an acceptable infiltration capacity. They should also ensure there is a minimum of 2 feet of porous soils between the bottom of the bed and bedrock or the high water table. The plans show there will be substantial grading associated with the infiltration bed installation, which will result in freshly disturbed soils downslope of the bed; these will need to be stabilized immediately after construction and should be monitored regularly to ensure these areas do not erode and impact the functioning of the bed.

3. Because of the technical nature of this submission the Township Engineer should review this proposal to determine consistency with the provisions of Sections 390-219 and 390-228 of the zoning ordinance.



*Detail of Sheet C01.1*

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

Sincerely,

Glenn Bentley  
Senior Review Planner

cc: Norman and Nancy Norris  
D.L. Howell & Associates, Inc.



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O’Leary, AICP  
Executive Director

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

September 1, 2021

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

Re: Preliminary/Final Subdivision - Theodoro and Dennis Heathcote  
# West Vincent Township - SD-08-21-16858

Dear Ms. Shillenn:

A preliminary/final subdivision plan entitled "Theodoro and Dennis Heathcote", prepared by Inland Design, LLC, and dated July 16, 2021, was received by this office on August 5, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

**PROJECT SUMMARY:**

Location: west side of Saint Matthews Road, south of Red Bone Road  
Site Acreage: 36.21  
Lots/Units: 5 lots  
Proposed Land Use: Single Family Residential, Open Space Conservation  
Municipal Land Use Plan Designation: Low Density Residential  
UPI#: 25-7-92, 25-7-87

**PROPOSAL:**

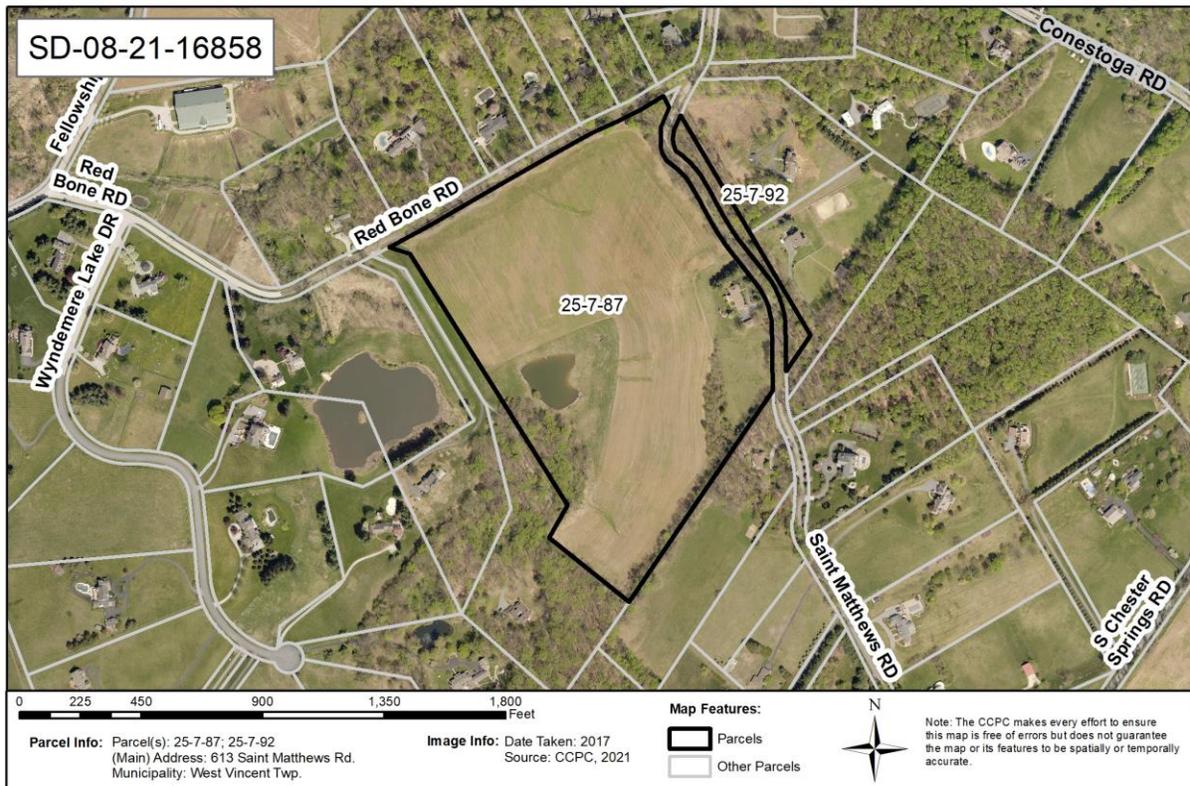
The applicant proposes the creation of 4 new residential lots and a remaining conservation parcel with an existing residence containing two parcels totaling 36.207 acres. The project site, which will be served by onsite water and onsite sewer, is located in the R-3 Residential zoning district. The lot layout was developed under the Township’s Tier IV requirements and the provisions of the existing French and Pickering Creeks Conservation Trust, Inc. Conservation Easement (recorded April 7, 2010).

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

**COUNTY POLICY:**

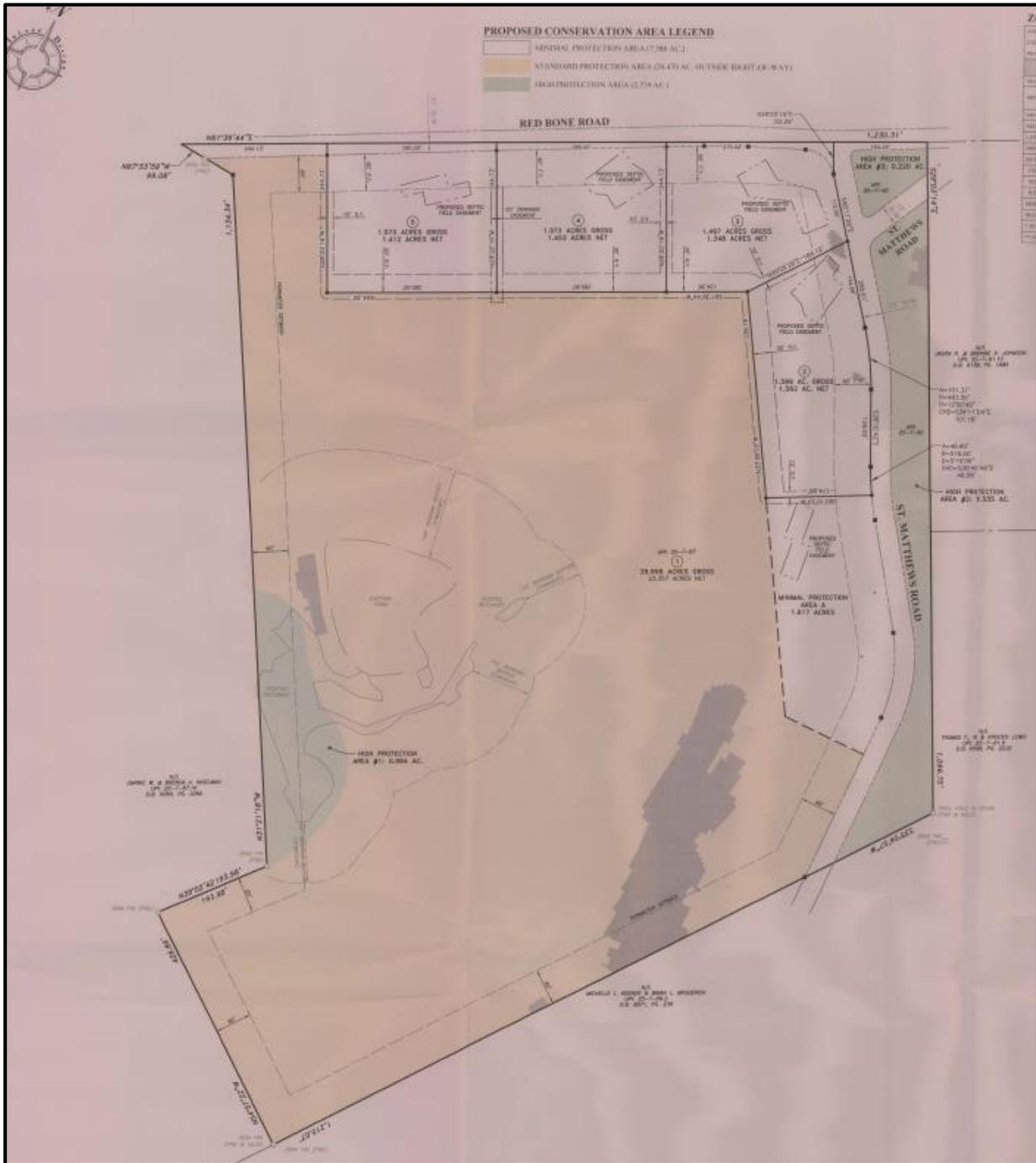
**LANDSCAPES:**

1. The project site is located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The proposed subdivision is not consistent with the objectives of the **Rural Landscape**.



**WATERSHEDS:**

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



*Detail of Sheet 3 of the plan*

**PRIMARY ISSUES:**

3. While we understand the design limitations created by the language of the conservation easement and zoning ordinance and recognize the resulting overall conservation gains, the submitted design is inconsistent with the design recommendations for the **Rural Landscape** for three reasons: 1) The large lot residential configuration reflects a more suburban pattern; 2) The proposed dwelling on Lot #2 is sited in an area of steep slopes which requires significant grading to accommodate the house and amenities; 3) Lotting out of much of the frontage on Red Bone and St. Matthew's Road restricts

the spacious rural views from the public roads, which counters one of the primary reasons for land conservation. The following illustration attempts to reduce two of the listed factors by reducing the lot size (1 acre) and conserving some of the road frontage at the intersection of Red Bone and St. Matthews Roads. The illustration also suggests that a more naturalistic approach (evergreens and deciduous trees and shrubs) to the proposed plantings would fit better with the landscape at the front and rear sides of the proposed parcels.



*Sketch of the alternate lot layout*

4. If the proposed lot configuration is approved, we recommend that the applicant and the Township consider utilizing a shared driveway design for the proposed lots to a location on the property line between these lots. This would minimize impervious surface, minimize curb cuts, move the driveways further away from the nearby intersection and make the overall design more consistent with the minimum standards of Section 504.A.3 of the zoning ordinance.
5. The Township and the applicant should discuss measures that could be implemented to reduce stormwater erosion issues on St. Matthew's Road

Page: 5

Re: Preliminary/Final Subdivision - Theodoro and Dennis Heathcote

# West Vincent Township - SD-08-21-16858

ADMINISTRATIVE ISSUES:

6. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) 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. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
7. According to County Tax Assessment records, the project site appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) to determine if this proposal could affect the applicant's tax status. Additional information on this topic is provided online at: [www.chesco.org/256/Act-319--Clean-Green](http://www.chesco.org/256/Act-319--Clean-Green).
8. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

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

Sincerely,



Glenn Bentley  
Senior Review Planner

cc: John Heathcote  
InLand Design, LLC Attn: Linda R. Layer, P.E.  
Chester County Health Department  
Chester County Conservation District  
Chester County Assessment Office

# Proposed Plan and Ordinance Reviews





# ORDINANCE PROPOSALS

9/1/2021 to 9/30/2021

The staff reviewed proposals for:	Total
Miscellaneous Ordinance (Misc.) Amendments	1
Subdivision and Land Development Ordinance (SLDO) Amendments	1
Zoning Map Amendments	1
Zoning Ordinance Amendments	6
<b>TOTAL REVIEWS</b>	<b>9</b>

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Birmingham Township	MA-08-21-16845	9/1/2021	<b>Proposed - Misc Amendment</b> The Township proposes various amendments to the building design guidelines in sub-section 4.C of Chapter A127 – Historic District Design Guidelines of the Township Code.	<b>Not Relevant</b>
Birmingham Township	ZM-08-21-16841	9/1/2021	<b>Proposed - Zoning Map Amendment</b> The Township proposes to amend its Historic District Overlay Map.	<b>Consistent</b>
Malvern Borough	ZA-08-21-16868	9/10/2021	<b>Proposed - Zoning Ordinance Amendment</b> amendment: outdoor dining	<b>Consistent</b>
Oxford Borough	ZA-09-21-16886	9/23/2021	<b>Proposed - Zoning Ordinance Amendment</b> Self-Service Storage Warehouse is added as a use by Conditional Use in the I-General Industrial and PC/LI- Planned Commercial/Light Industrial zoning districts. The amendment adds: a definition, the uses to the districts and a new subsection in the Supplemental Land Use Regulations.	<b>Not Relevant</b>
Phoenixville Borough	ZA-08-21-16879	9/22/2021	<b>Proposed - Zoning Ordinance Amendment</b> Regulating Small Wireless Facilities in Phoenixville.	<b>Consistent</b>

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Upper Uwchlan Township	ZA-08-21-16867	9/3/2021	<b>Proposed - Zoning Ordinance Amendment</b> Definition of "inert", allow above-ground storage tanks as an accessory use in the PI district, amend outdoor storage regulations regarding above ground storage tanks, with setback regulations	Consistent
West Whiteland Township	SA-08-21-16874	9/23/2021	<b>Proposed - SLDO Amendment</b> The Township proposed various amendments to the plan requirements and plan review processes set forth in Articles II, III, IV, and V of the Township SLDO.	Not Relevant
West Whiteland Township	ZA-08-21-16873	9/23/2021	<b>Proposed - Zoning Ordinance Amendment</b> The Township proposes various amendments to the plan requirements and plan review processes set forth in Articles IX, XVI and XX of the Township Zoning Ordinance.	Not Relevant
Westtown Township	ZA-08-21-16861	9/2/2021	<b>Proposed - Zoning Ordinance Amendment</b> The Township proposes to amend the procedural and administrative standards for Zoning Hearing Board hearings and conditional use hearings.	Not Relevant

**TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 4**  
**TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 4**

# 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

September 1, 2021

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

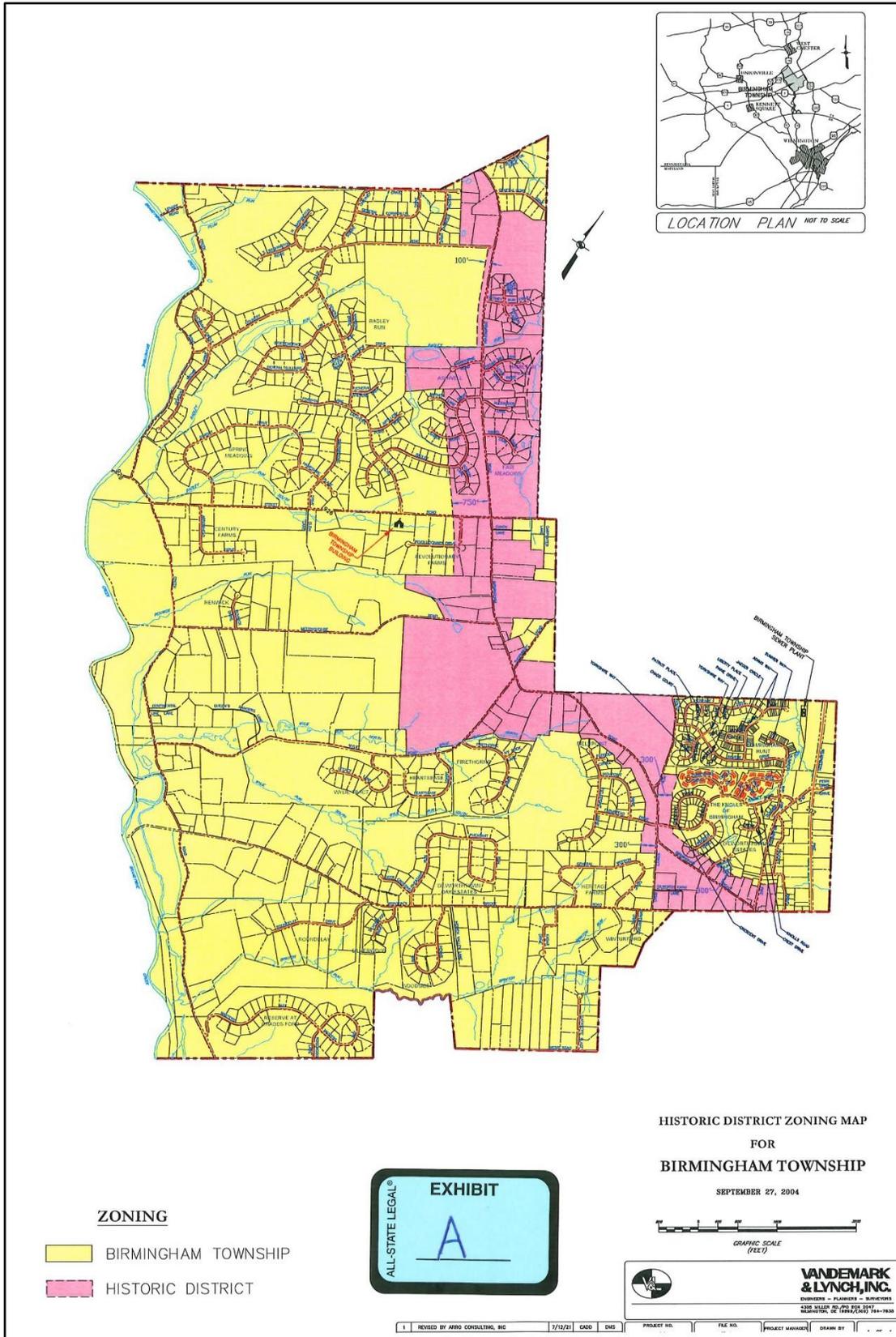
Re: Zoning Map Amendment – Historic District Overlay Map; and Miscellaneous Ordinance  
Amendment – Historic District Design Guidelines  
# Birmingham Township – ZM-08-21-16841 and MA-08-21-16845

Dear Ms. Nelling:

The Chester County Planning Commission has reviewed the proposed Zoning Map and Historic District Design Guideline amendments, which were received by this office on August 2, 2021. The proposed zoning map amendment was reviewed pursuant to the provisions of Section 609(e) of the MPC, and we offer the following comments to assist in your review of the proposed amendments.

## DESCRIPTION:

1. The Township proposes to amend its Historic District Overlay Map. According to our comparison between the existing (2017) map and the proposed map included as Exhibit A, the following are the proposed revisions to the overlay map:
  - A. Revise the district boundary along the west side of Birmingham Road north of Farmstead Drive. While the existing map depicts a 300-foot-wide boundary on the west side of Birmingham Road, which extends into the easternmost portion of several residential parcels within the Fieldpoint development, the proposed map boundary will only include the open space areas within the Fieldpoint development on the west side of Birmingham Road; and
  - B. Reduce the width of the historic district boundary along the east/northeast side of Birmingham Road, west of Old Wilmington Pike.
2. The Township also proposes the following amendments to the Historic District Design Guidelines in Chapter A127 of the Township Code:
  - A. Amend the standards for wall materials, roofing materials, color, textures, and windows set forth in Section A127-4.C(5);
  - B. Amend the standards for deck materials and elevations, chimneys, cupolas and roof ornaments, shutters and exterior trim set forth in Section A127-4.C(6);
  - C. Amend the pools and pool enclosure standards in Section A127-4.C(7)(b);
  - D. Amend the fence standards in Section A127-4.C(8); and
  - E. Amend the outbuilding standards in Section A127-4.C(9).



Detail, Exhibit A: Historic District Overlay Map

Page: 3

Re: Zoning Map Amendment – Historic District Overlay Map; and Miscellaneous Ordinance Amendment – Historic District Design Guidelines  
# Birmingham Township – ZM-08-21-16841 and MA-08-21-16845

COMMENTS – Historic District Overlay Map:

3. The areas of the proposed amendments to the overlay district map are located within the **Rural Landscape** and **Suburban Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan, and the and the 2010 American Battlefield Protection Program-Brandywine Battlefield area. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Development within or adjacent to the Brandywine Battlefield should preserve key lands, adaptively reuse historic resources, and apply context-sensitive design to integrate with distinctive cultural features and the nationally significant cultural landscape. The proposed zoning map amendment is consistent with the objectives of the **Rural** and **Suburban Landscapes**.
4. Prior to taking action on this amendment, the Township should ensure that the draft zoning map amendment is generally consistent with its municipal Comprehensive Plan, as set forth in Section 603(j) of the PA Municipalities Planning Code (PA MPC). According to our records, there do not appear to be any historic resources located on the parcels located within the amended overlay district boundaries. However, the Township should recognize that changes in new development (such as a building addition) could impact the historic district, so reducing the width of the historic district boundaries could lead to long-term adverse impacts.
5. The Township should ensure that they have met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the PA Municipalities Planning Code (PA MPC), prior to taking action on this amendment.

COMMENTS – Historic District Design Guidelines:

6. For clarity purposes, the Township should identify whether the list of materials provided in the first sentence of Section A127-4.C(5)(a) is a list of recommended wall materials (we note the existing ordinance language utilizes the phrase “typical historic wall materials”). As currently written, it appears to be an incomplete sentence.
7. The Township should clarify the intent of the first sentence in Section A127-4.C(5)(b), pertaining to roofing materials. As currently written, it appears to be an incomplete sentence.

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

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

Sincerely,



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

September 13, 2021

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

Re: Zoning Ordinance Amendment - Outdoor Dining  
# Malvern Borough - ZA-08-21-16868

Dear Mr. Bashore:

The Chester County Planning Commission has reviewed the proposed Malvern Borough Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on August 19, 2021. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

## DESCRIPTION:

1. Malvern Borough proposes the following amendments to its Zoning Ordinance:
  - A. Permit outdoor dining in all Malvern Borough Commercial Districts by-right (except when a public right-of-way is to be occupied), subject to specified supplemental use conditions;
  - B. The definition of "outdoor café" is replaced so as to properly define this outdoor dining land use as provided for in this amendment;
  - C. The C-1 Commercial District, the C2 -Adaptive Re-Use Commercial District, the C3-Town Center Commercial District, and the C4-High Intensity Commercial District's use regulations are changed to include outdoor café, and other related land uses are amended similarly to reflect the outdoor café land use;
  - D. Supplemental Use Regulations are amended to provide for outdoor café, including location, physical characteristics of the area, seating capacity, hours of operation, parking, design specifications and other requirements;
  - E. Outdoor cafes adjacent to residential districts are subject to specified hours of operation, and no live musical performances are permitted within the outdoor café area;
  - F. Except as permitted by Borough Council pursuant to conditional use approval, the outdoor café shall not be located on or extend onto a public sidewalk where the width of said sidewalk is less than 10 feet, and
  - G. Provisions for the removal of the outdoor cafe are included.

## LANDSCAPES:

2. The Borough's commercial districts (as well as the entire Borough) are located in within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town

character, accommodating substantial future growth at a medium to high intensity. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems. [Landscapes3's Urban Center Planning Principles](#) promote, among other land use principles, pedestrian oriented uses in downtowns. Outdoor cafes can be consistent with the objectives of the **Urban Center Landscape**.

COMMENTS:

3. We commend Malvern Borough for encouraging opportunities for increasing street vitality and activities within its commercially-zoned areas. The Chester County Planning Commission's eTool on Main Street Economic Vitality is available at:  
<https://www.chescoplanning.org/MuniCorner/eTools/51-MainStreetEconVitality.cfm>
4. The Borough may wish to clarify the definition of Outdoor Café; in Section 220-201 the definition of Outdoor Cafe begins as follows: "An outdoor area, such as a patio, deck, porch, or similar structure, of an associated restaurant, ..." This definition as written appears to imply that an Outdoor Cafe is to be located on some sort of "structure" associated with the use (note: "...a patio, deck, porch, or similar structure..."). The Borough should clarify whether a sidewalk is a "similar structure".
5. Section 220-2418.E. of the proposed amendment states that:

"The outdoor café shall be separated from parking areas or traffic flow areas by fencing, screening or buffering. However, in any location where the outdoor café is not separated from the flow of traffic or parking areas, no table shall be located within six feet of the curb or the boundary of that area, whichever is closer."

The Section should be clarified regarding whether "traffic flow" is related to pedestrian traffic flow (such as on a sidewalk) or automotive traffic flow. We also recommend that this Section be strengthened to ensure that appropriate and safe pedestrian access, including crosswalk areas, will be preserved around the outdoor cafe areas. Pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system in the **Urban Landscape**.

PennDOT's Design Manual 2-Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act (ADA) recommend that sidewalks be a minimum of five feet in width. Additional information on this topic is provided in the Pedestrian Facilities Design Element of the County Planning Commission's [Multimodal Circulation Handbook \(2016 Update\)](#), which is available online at: [www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm](http://www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm).

6. Malvern Borough's emergency service providers should be requested to review the proposed outdoor seating areas to ensure that safe access and egress is maintained for first responders.
7. Section 220-2418.F. prohibits live musical performances within the outdoor café area. The Borough should also consider whether recorded music will be permitted, and whether live performances originating within the building should also be limited when the music is audible outside, especially when the outdoor café is near a residential district.
8. The Borough should require applicants to discuss how litter will be collected, especially litter that is wind-blown from the site.

Page: 3  
Re: Zoning Ordinance Amendment - Outdoor Dining  
# Malvern Borough - ZA-08-21-16868

9. The Borough should determine if applicants should pay a rental fee for the use of the public right-of-way. However, the Borough should consider how municipal fees, permits, and conditions may affect Outdoor Cafe if the Borough wishes to encourage this use.
10. Section 220-2418 of the amendment could be interpreted to include food trucks as part of an outdoor café arrangement. The Borough should determine if this is intended; we suggest that such an arrangement may be appropriate with certain conditions. Additional information regarding food trucks is available in this Chester County Planning Commission eTool: <https://www.chescoplanning.org/MuniCorner/eTools/55-FoodTrucks.cfm>
11. The Borough should determine if permits for outdoor cafés should be time-limited.
12. Outdoor café uses abutting or adjacent to residential districts are required to stop serving customers before 9:00 p.m. on Sunday through Thursday and clear all tables of food before 10:00 p.m. On Friday and Saturday, customer service must stop at 10:00 p.m. and all tables must be cleared before 11:00 p.m. The Borough should consider whether hours should also be limited for outdoor cafés in the Borough's commercial districts.
13. Additional information regarding outdoor dining is available in this Chester County eTool: <https://www.chescoplanning.org/MuniCorner/eTools/54-OutdoorDining.cfm>

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

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

Sincerely,



Wes Bruckno, AICP  
Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O’Leary, AICP  
Executive Director

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

September 23, 2021

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

Re: Zoning Ordinance Amendment – Self Service Storage Warehouses  
# Oxford Borough - ZA-09-21-16886

Dear Mr. Hoover:

The Chester County Planning Commission has reviewed the proposed zoning ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on September 7, 2021. We offer the following comments to assist in your review of the proposed zoning ordinance amendment.

DESCRIPTION:

1. The Borough proposes the following amendments to its zoning ordinance:
  - A. Adding a definition for the term “Self-Service Storage Warehouse” to Section 27-202.
  - B. Adding Self-Service Storage Warehouse to those uses permitted by conditional use in the I-General Industrial and the PC/LI-Planned Commercial/Light Industrial zoning districts.
  - C. Adding two attachments (Attachments 7 & 8) to the ordinance listing the area and bulk requirements for the use in each of the districts where it is permitted.
  - D. Adding a subsection (27-1332) to Part 13 of the Ordinance, the Supplemental Land Use Regulations listing the regulations applicable to Self-Service Storage Warehouses.

LANDSCAPES:

2. The Borough of Oxford site is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. The proposed land use is consistent with the objectives of the **Urban Center Landscape** if it is located in an appropriate zoning district where it does not conflict with historic or traditional town character.

Page: 2

Re: Zoning Ordinance Amendment – Self Service Storage Warehouses

# Oxford Borough - ZA-09-21-16886

3. The Borough should consider broadening the uses permitted at these facilities to include retail sales of goods that are associated with the storage use, such as boxes, packing materials, storage containers etc. Revision of the wording of subsection 27-1332.3.A may be necessary to accommodate associated retail sales.
4. The Borough should consider Design Guidelines for storage buildings. Design guidelines can address site design (e.g., access and on-site circulation), building design (e.g., roof pitch, exterior colors, mechanical systems, solar orientation), lighting (e.g., limits on the use of lighting at window openings), and landscaping (e.g., provision of landscape buffers to minimize visual impacts on sensitive land uses).
5. Local emergency service providers should have 24 hour access to these facilities to address any emergencies at any time.
6. The regulations would appear to prohibit the construction of a residence for a manager living on-site. The Borough should determine whether an on-site manager is still a viable security strategy for these facilities.

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

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

Sincerely,

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

Glenn Bentley  
Senior Review Planner

cc: Stacy Fuller, Esq., Borough Solicitor



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

September 22, 2021

E. Jean Krack, Manager  
Phoenixville Borough  
351 Bridge Street  
Phoenixville, PA 19460

Re: Zoning Ordinance Amendment – Wireless Communications facilities  
# Phoenixville Borough - ZA-08-21-16879

Dear Mr. Krack:

The Chester County Planning Commission has reviewed the proposed Phoenixville Borough Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on August 26, 2021. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

## DESCRIPTION:

1. Phoenixville Borough proposes the following amendments to its Zoning Ordinance:
  - A. Add definitions for Municipal Pole and Small Wireless Facilities (SWFs),
  - B. Amend regulations relating to non-tower wireless communications facilities regarding required municipal review and action time frames,
  - C. Add regulations for Small Wireless Facilities in the municipal right-of-way, including size and height limits, design requirements, and a provision permitting them in all districts, and other related requirements, and
  - D. A provision is added to compensate Zoning Hearing Board members \$50.00 per meeting attended.

## COMMENTS:

2. The amendment follows Pennsylvania Act 50 of 2021, which was signed into law on June 30, 2021. Act 50 creates the Small Wireless Facilities Deployment Act, establishing standards for constructing small cell infrastructure while preserving local authority over rights-of-way. Under the Act, small cell wireless facilities are permitted uses in all areas except underground districts and would be reviewed by municipal staff in accordance with other applicable codes. The Borough's amendment appears to closely follow the relevant language in Act 50.
3. In Section 2:1 of the submission, the amendment relating to the new Section 27-605.4.(13) should probably read Section 27-605.4.A.(13).
4. The amendment includes underlined language that indicates proposed language. It appears that the text should provide underlining for additional language beginning in Section 27-605.B.8.,

Page: 2

Re: Zoning Ordinance Amendment – Wireless Communications facilities

# Phoenixville Borough - ZA-08-21-16879

because this Section begins with a reference to the recently-enacted Act 50 of 2021 and appears to be new ordinance language.

5. Compensation for members of the Zoning Hearing Board appears to be authorized by Pennsylvania Municipalities Planning Code Section 907. We note that Section 907 also permits alternate members to receive compensation. However, we suggest that the Borough establish the amount of compensation in a separate schedule outside of the Zoning Ordinance, which will then allow the Borough to make future changes without amending the Ordinance.

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

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

Sincerely,

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

Wes Bruckno, AICP  
Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

September 3, 2021

Tony Scheivert, Municipal Manager  
Upper Uwchlan Township  
140 Pottstown Pike  
Chester Springs, PA 19425

Re: Zoning Ordinance Amendment - Above Ground Storage Tanks in the PI/O District; Storage Tank Standards  
# Upper Uwchlan Township - ZA-08-21-16867

Dear Mr. Scheivert:

The Chester County Planning Commission has reviewed the proposed Upper Uwchlan Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on August 18, 2021. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

## DESCRIPTION:

Upper Uwchlan Township proposes the following amendments to its Zoning Ordinance:

- A. Define "inert" (in the context of gas, liquid or solid contained in a storage tank);
- B. Regulate above-ground storage tanks in the PI-Planned Industrial/Office District as accessory uses;
- C. Add regulations for above-ground storage tanks, including tank size limits (10,000 gallons; not more than three per property), locational and setback requirements, construction code requirements, safety measures, annual inspections by a professional engineer, and other provisions.

## BACKGROUND:

The Chester County Planning Commission received an earlier version of this amendment on June 15, 2021, and our comments were forwarded to the Township in a letter dated July 2, 2021 (refer to CCPC # ZA-06-21-16774). The current submission contains changes that relate to the Township Engineer's required report regarding the adequacy of proposed aboveground storage tank setbacks to protect adjacent properties, clarifies that the owner of an aboveground storage tank shall assure that visual inspections are performed, and that the fence or wall enclosing an aboveground storage tank shall exceed the height of the tank by at least one foot.

These currently-proposed provisions are expected to further protect adjacent properties, and we have no further comments on the proposed amendment.

Page: 2

Re: Zoning Ordinance Amendment - Above Ground Storage Tanks in the PI/O District; Storage Tank Standards

# Upper Uwchlan Township - ZA-08-21-16867

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

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

Sincerely,

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

Wes Bruckno, AICP  
Senior Review Planner

cc: Kristin S. Camp



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

September 23, 2021

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

Re: Zoning Ordinance and Subdivision and Land Development Ordinance Amendments – Plan Review Requirements and Plan Review Processes  
# West Whiteland Township – ZA-08-21-16873 and SA-08-21-16874

Dear Mr. Weller:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance and Subdivision and Land Development Ordinance (SLDO) Amendments as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Sections 609(e) and 505(a), respectively. The referral for review was received by this office on August 24, 2021. We offer the following comments to assist in your review of the proposed amendments.

## DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
  - A. Amend Section 325-42, which shall be renamed “Traffic Impact Study”;
  - B. Renumber existing Section 325-44, Design Standards as Section 325-43;
  - C. Renumber existing Section 325-44.1, Solar Energy Systems, as Section 325-44;
  - D. Amend the historic resource impact study standards in Section 325-92, including updated requirements for photographic documentation of all historic resource(s), along with updated requirements for the narrative description of the historic development of the subject tract;
  - E. Amend Section 325-124, Conditional Uses. We note that the requirements for impact statements such as recreational impact studies and fiscal impact analysis that are currently provided in Section 325-42 of the Zoning Ordinance will now be provided within Section 325-124; and
  - F. Amend Section 325-125: Amendments.
2. The Township also proposes to adopt amended versions of the following articles/sections of its SLDO:
  - A. Article II: Procedure for Development Plans;
  - B. Article III: Plan Requirements;
  - C. Article IV: Subdivision and Land Development Design Standards; and
  - D. Section 281-55: As-built plans.
3. We note that the proposed ordinance language was provided to the County Planning Commission as a series of text documents that are not in an official ordinance format.

Page: 2

Re: Zoning Ordinance and Subdivision and Land Development Ordinance Amendments – Plan Review Requirements and Plan Review Processes  
# West Whiteland Township – ZA-08-21-16873 and SA-08-21-16874

COMMENTS – Zoning Amendment:

4. Sections 325-124.A, 325-124.B(6), 325-124.C(1)(l), 325-125.G and 325-125.H contain references to prior amendments adopted by the Township. For clarity purposes, the Township should update or delete these references to prior amendments as needed.
5. The Township should verify the accuracy of the introductory language in Section 325-125.G. While Section 325-125 addresses procedural requirements for amendments to the Township Zoning Ordinance, including zoning map amendments, the first sentence in Section 325-125.G contains a reference to conditional use applications.

COMMENTS –SLDO Amendment:

6. We suggest that the Township, as part of this amendment or a future amendment, consider including design standards for trails and walkways, as they currently do for sidewalks. For example, the Township may want to differentiate between multi-use trails (with a minimum width of eight feet) and restricted use trails (less than eight feet wide), along with specifying acceptable surface types. Additional information on this topic is provided in the Shared Use Facilities Design Element of the County Planning Commission’s Multimodal Circulation Handbook (2016 Update), which is available online at: <https://www.chescoplanning.org/MuniCorner/MultiModal/03-SharedFacs.cfm>.
7. While Section 281-15.B provides a list of information that is suggested to be included in a sketch plan submission, we note that soil types are no longer included in this list. We recommend that the Township consider keeping soil types on this list. Additionally, consideration should be provided for adding conceptual stormwater management facilities to this list. Additional information on this topic is available in the County Planning Commission’s Sketch Plans Planning eTool, which is available online at: <https://www.chescoplanning.org/MuniCorner/eTools/49-SketchPlans.cfm>.
8. The draft ordinance language contains several references to prior amendments adopted by the Township. For instance, the last sentence in Section 281-48.C(5)(a) indicates that this section was previously amended by the Township on March 10, 2004. For clarity purposes, the Township should update or delete these references to prior amendments as needed.

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

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

Sincerely,



Paul Farkas  
Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O’Leary, AICP  
Executive Director

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

September 2, 2021

Maggie Dobbs, AICP, Director of Planning and Zoning  
Westtown Township  
1039 Wilmington Pike  
West Chester, PA 19382

Re: Zoning Ordinance Amendment – Procedural and Administrative Standards for Zoning Hearing Board Hearings and Conditional Use Hearings  
# Westtown Township – ZA-08-21-16861

Dear Ms. Dobbs:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on August 5, 2021. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes the following amendments to Article XXI – Zoning Hearing Board of the Township Zoning Ordinance:
  - A. Amend the written notice provided to the applicant requirement in Section 170-2103.A(2), by changing “certified mail” to “first class mail”;
  - B. Amend the notice requirements in Section 170-2103.A(3);
  - C. Amend the requirements for providing a copy of the final decision in Section 170-2103.J; and
  - D. Amend the requirements for the Township Planning Commission providing written comments to the Zoning Hearing Board in Section 170-2107.A(4).
2. The Township also proposes to amend the application review procedures for conditional use reviews by the Township Planning Commission set forth in Section 170-2009.C(3), by changing the first sentence from “At least 30 days prior to the date of the hearing...” to “Prior to the date of the hearing...”

COMMENTS:

3. The proposed revisions appear to be appropriate.

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

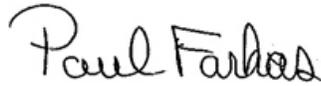
Page: 2

Re: Zoning Ordinance Amendment – Procedural and Administrative Standards for Zoning Hearing  
Board Hearings and Conditional Use Hearings

# Westtown Township – ZA-08-21-16861

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

Sincerely,

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

Paul Farkas  
Senior Review Planner

# Act 537 Reviews

# Act 537 Reviews for Chester County

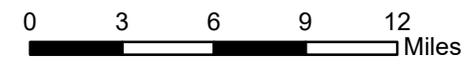
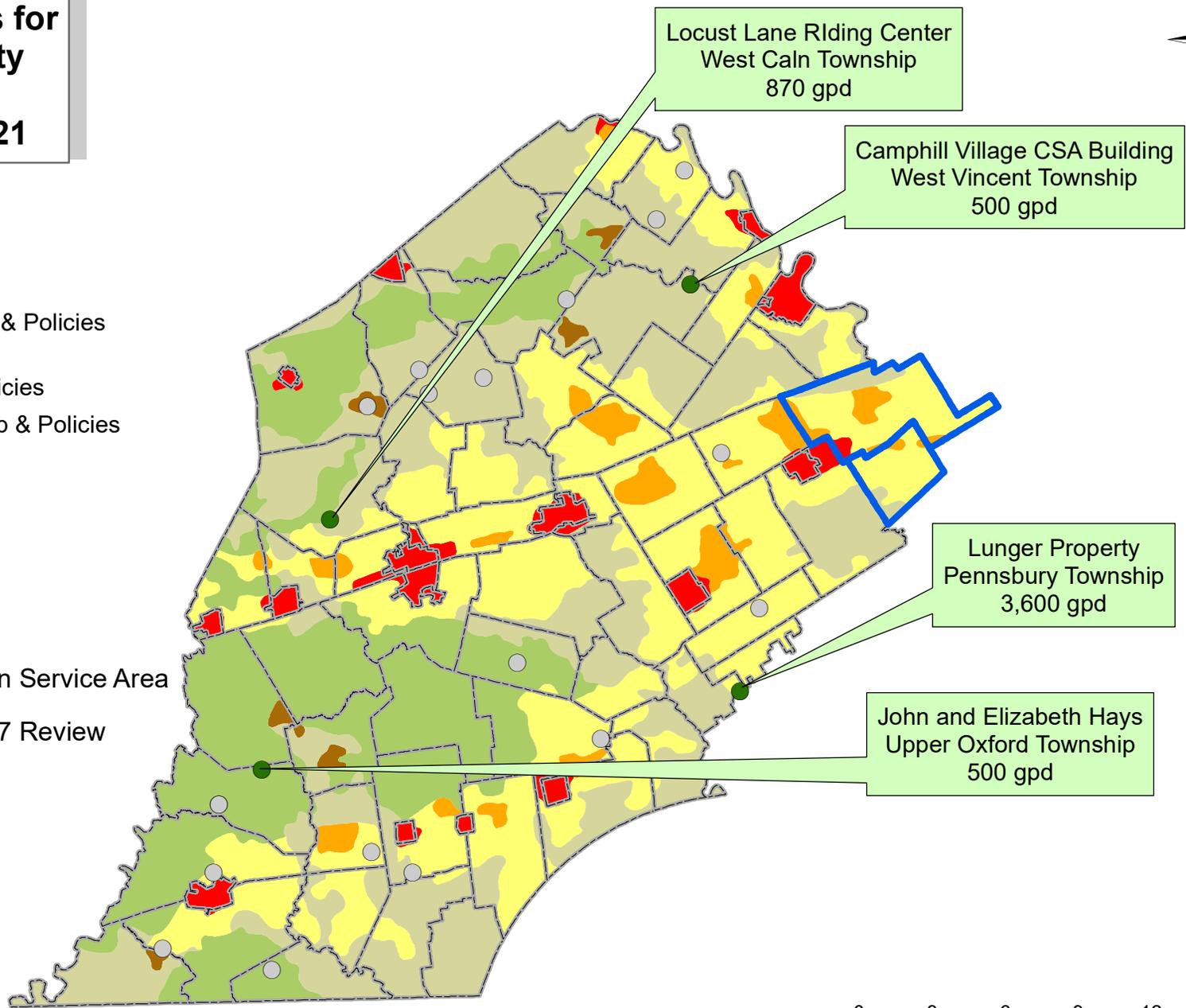
September 2021



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

## Legend

- DELCORA Eastern Service Area
- September Act 537 Review
- Previous Reviews
- Agricultural
- Rural Center
- Suburban Center
- Urban Center
- Rural
- Suburban



Map prepared October 2021  
 Data Sources:  
 Act 537 Review - created by Chester County Planning Commission, 2018;  
 Landscapes3 - Chester County Municipalities - Chester County DCIS/GIS;  
 Planning Commission, November 29, 2018.



**ENVIRONMENTAL PLANNING ACTIVITIES**

*Sewage Facilities Planning*

MAJOR REVISIONS TO MUNICIPAL PLANS:

**DELCORA Eastern Service Area Act 537 Plan Update - Consistent**

MINOR REVISIONS TO MUNICIPAL PLANS:

**Pennsbury Township, Lunger Property**

The applicant is proposing a residential development of 6 lots (plus one existing) on 100 acres. The site is located on Fairville Road, between Center Mill Road and Kennett Pike. The amount of wastewater to be generated for the project is 3,600 gpd. The project is to be served by on-lot sewage disposal systems. This project is designated as a Rural Landscape and is consistent with *Landscapes3*.

**Upper Oxford Township, John and Elizabeth Hays**

The applicant is proposing a residential development of 1 lots on 2.9 acres. The site is located on Leaman Road, beyond the intersection with Edenton Road. The amount of wastewater to be generated for the proposal is 500 gpd. The project is to be served by an on-lot sewage disposal system. This project is designated as an Agricultural Landscape and is consistent with *Landscapes3*.

**West Caln Township, Locust Lane Riding Center**

The applicant is proposing a residential development of an additional residence on 58.7 acres. The site is located on Kings Highway. The amount of wastewater to be generated for the proposal is 870 gpd (to serve both the new residence as well as the existing office). The project is to be served by an on-lot sewage disposal system. This project is designated as a Rural and Agricultural Landscape and is consistent with *Landscapes3*.

**West Vincent Township, Camphill Village CSA**

The applicant is proposing commercial development of an agricultural support building on 332 acres. The site is located Camphill Drive, near the intersection with French Creek Road. The amount of wastewater to be generated for the proposal is 500 gpd. The project is to be served by an on-lot sewage disposal system. This project is designated as a Rural Landscape and is consistent with *Landscapes3*.

**TOPIC: Environmental**

**Item: DELCORA Eastern Service Area –Act 537 Plan Update- Consistent**

Background

This Plan Update was prepared to provide for infrastructure improvements that will meet the long-term needs of both the Eastern Service Area and all DELCORA users, and involves the creation and use of a deep tunnel storage and conveyance facility for extreme wet weather events.

Discussion

The Act 537 Plan is consistent with the goals of *Landscapes3*, as they relate to the public sewer service areas, which are located within the Suburban Landscape. Further, the use of public sewer is consistent with the Connect Goal, which supports efficient, reliable, and innovative utility infrastructure systems to serve thriving and growing communities.

The proposed Plan is also consistent with *Watersheds* objective 7.2 of Goal 7, “concentrate planned utility service areas to support designated growth areas” through the limitation of public sewer expansion in the Rural Landscape.

The Planning Commission supports the Plan and recommended that DEP approve the Plan.

Action Requested

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

10/13/2021

# Major Revisions



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

September 29, 2021

Edward Woyden, Vice President  
Gannett Fleming, Inc.  
Valley Forge Corporate Center  
1010 Adams Avenue  
Audubon, PA 19403  
ewoyden@gfnet.com

Re: DELCORA Eastern Service Area Act 537 Plan Update

Dear Mr. Woyden:

The Chester County Planning Commission (CCPC) has reviewed the Draft 537 Plan Update, dated September 2021 as required by Section 71.31(b) of the Pennsylvania Sewage Facilities Act (Act 537). The Plan was prepared by Gannett Fleming, Inc. and was received on September 2, 2021. As proposed, the selected alternative is to provide for infrastructure improvements that will meet the long-term needs of the Eastern Service Area and all users, as well as to provide an environmentally responsible and cost-effective wastewater management service to customers.

The following comments are offered based on review of the document as it relates to Chester County municipalities:

A. Consistency of the Act 537 Plan Update with the County Comprehensive Plan –  
*Landscapes3*:

1. *Landscapes3* Map:

*Landscapes3* designates the areas served by DELCORA as being located within the Suburban Landscape. As such, we find the areas served by DELCORA's Eastern Service Area to be consistent with the *Landscapes3* Map of *Landscapes3* (2018).

2. *Landscapes3* Plan:

As presented, the area currently served by DELCORA is located within a designated growth area. Therefore, it is consistent with *Landscapes3* Connect Objective F, which states, "Coordinate water and sewage facilities planning with land use planning so that development is directed toward designated growth areas with adequate and well-maintained infrastructure."

B. Consistency of the Selected Alternative with *Landscapes3*:

The selected alternative for the DELCORA Eastern Service Area is Alternative 2 – the construction of the Deep Tunnel storage and conveyance facility and Upgrades to the Pumping and Treatment Facilities. The proposed alternative is consistent with *Landscapes3* Connect Goal, “Advance efficient, reliable, and innovative transportation, utility, and communications infrastructure systems that responsibly serve thriving and growing communities.” As proposed, this Plan Update to implement these improvements to the collection and conveyance systems throughout the Eastern Service Area, is consistent with *Landscapes3*.

C. Consistency with the County Water Resources Plan - *Watersheds*:

*Watersheds*, the water resources element of the County comprehensive plan, identifies Objective 7.2 of Goal 7, “concentrate planned utility service areas to support designated growth areas.” The Eastern Service Area, according to the Livable Landscapes Map, are located within the Suburban and Suburban Center Landscapes. Thus, the improvements and modifications to the collection and conveyance, which are located within the designated growth areas of *Landscapes3*, are consistent with the objectives of *Watersheds*.

Thank you for the opportunity to offer comments on this Plan. We hope that these comments will be of assistance as DELCORA prepares for submission of this proposed plan update to the PA DEP. If you have any questions, please contact me at 610-344-6285.

Sincerely,



Carrie J. Conwell, AICP  
Senior Environmental Planner

cc: Elizabeth Mahoney, PaDEP  
Ryan Oxenford, Chester County Health Department  
William Martin, Tredyffrin Township  
Eugene Briggs, Easttown Township

# Minor Revisions



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

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

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

Project Name & Municipality Lunger Property, Pennsbury Township

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

1. Date plan received by county planning agency. July 13, 2021
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency September 10, 2021

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

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i> )? <u>Landscapes2</u> , the Chester County Comprehensive Plan, was adopted in 2009. <u>Watersheds</u> , the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes2 map, adopted November 2009, the proposed land development is designated as occurring in the following: According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Rural Landscape. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. On-lot sewage disposal, or very limited public or community sewer service to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this landscape.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact: <u>*Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, although it does not appear that any proposed development activity will encroach upon them. The applicant should be aware that placement of fill in wetlands is regulated by Section 404 of the Clean Water Act (1977) and PA DEP Chapter 105 Rules and Regulations.</u>
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known historical or archaeological resources be impacted by this project? <b>Not Known.</b> If yes, describe impacts
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Is there a county or areawide zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	10. Does this proposal meet the zoning requirements of the ordinance? <b>N/A</b>

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

18.

Name, Title and signature of person completing this section:

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

Signature: \_\_\_\_\_

Date: 9/10/2021Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

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

This project was previously reviewed under Act 247 as Case Number SD-03-21-16690.

According to the Planning Module, the property has a conservation easement held by Natural Lands. The Planning Commission recommends having the conservancy review the proposed plan for consistency with the easement agreement.

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

PC53-09-21-16888

The county planning agency must complete this Component within 60 days.

This Component and any additional comments are to be returned to the applicant.

cc: Elizabeth Mahoney, PaDEP  
Chester County Health Department  
Thomas Schreier, Site Contact  
Kathleen Howley, Pennsbury Township  
Ann Lane, Evans Mill Environmental, LLC



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

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

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

Project Name & Municipality John M. Jr. & Elizabeth L. Hays, Upper Oxford Township

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

1. Date plan received by county planning agency. August 13, 2021
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency September 21, 2021

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

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Agricultural Landscape. The vision for the Agricultural Landscape is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. On-lot sewage disposal is supported in this landscape, except where public health requires alternatives.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: <u>The project will disturb a limited amount of prime agricultural land, but will support continued agricultural production which is consistent with the Landscapes3 Vision for Agriculture, which supports housing to meet the needs of farm labor and farm family growth, and very low density residential development.</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact:
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known historical or archaeological resources be impacted by this project? <b>Not Known.</b> If yes, describe impacts
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Is there a county or areawide zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	10. Does this proposal meet the zoning requirements of the ordinance? <b>N/A</b>

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

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

18.

Name, Title and signature of person completing this section:

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

Signature: \_\_\_\_\_

Date: 9/21/2021Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

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

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

PC53-09-21-16904

The county planning agency must complete this Component within 60 days.

This Component and any additional comments are to be returned to the applicant.

cc: Elizabeth Mahoney, PaDEP  
Chester County Health Department  
John M. & Elizabeth L. Hays, Site Contact  
Jane Daggett, Upper Oxford Township  
Edgar Jefferis, Concord Land Planners & Surveyors



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

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

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

Project Name & Municipality Locust Lane Riding Center, West Caln Township

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

1. Date plan received by county planning agency. August 16, 2021
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency September 21, 2021

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

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use?  <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Rural Landscape. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. On-lot sewage disposal, or very limited public or community sewer service to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this landscape. The proposed project is also located on a parcel that is located within the Agricultural Landscape. The vision for the Agricultural Landscape is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. On-lot sewage disposal is supported in this landscape, except where public health requires alternatives.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact:
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known historical or archaeological resources be impacted by this project? <b>Not Known.</b> If yes, describe impacts
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Is there a county or areawide zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	10. Does this proposal meet the zoning requirements of the ordinance? <b>N/A</b>

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

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

18.

Name, Title and signature of person completing this section:

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

Signature: \_\_\_\_\_

Date: 9/21/2021Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

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

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

PC53-09-21-16905

The county planning agency must complete this Component within 60 days.

This Component and any additional comments are to be returned to the applicant.

cc: Elizabeth Mahoney, PaDEP  
Chester County Health Department  
Shelly Pelet, Site Contact  
Kim Milane-Sauro, West Caln Township  
Paul Rosone, PR Environmental Designs, Inc.



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

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

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

Project Name & Municipality CAMPHILL VILLAGE KIMERTON HILLS, West Vincent Township

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

1. Date plan received by county planning agency. July 19, 2021
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency September 14, 2021

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

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

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

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

18.

Name, Title and signature of person completing this section:

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

Signature: \_\_\_\_\_

Date: 9/14/2021Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

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

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

PC53-09-21-16893

The county planning agency must complete this Component within 60 days.

This Component and any additional comments are to be returned to the applicant.

cc: Elizabeth Mahoney, PaDEP  
Chester County Health Department  
Camphill Village Kimberton Hills, Site Contact  
John Granger, West Vincent Township  
Dave DiCecco, D.L. Howell and Associates

# Agricultural Security Area Reviews





# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

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

TO:

Wilson T. Lambert Jr.  
East Fallowfield Township  
Board of Supervisors  
2264 Strasburg Road,  
East Fallowfield, PA 19320

Date:

September 24, 2021

Parcel:

47-6-9.5A

Acreage\*:

19.78

Owner(s)\*:

Ronald Bronson  
Sarah Bronson

\*According to County Tax Assessment Records

### Review Timetable

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

### Soils

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

Comments:

**Local Planning**

1. Does the municipal zoning for the parcel allow agriculture? Yes  No   
Comments: **Nonintensive agricultural uses are permitted by right in the R-1 Low Density Residential District.**

2. Does the proposed agricultural use of the parcel comply with the future land use of the parcel, as mapped in the municipal comprehensive plan? Yes  No   
Comments: **The parcel is designated RI-Residential Infill on the Future Land Use map of the Township’s 2015 Comprehensive Plan.**

3. Does the proposed agricultural use of the parcel comply with *Landscapes3*, the Chester County Comprehensive Plan? Yes  No   
Comments: **This parcel is situated in the Suburban Landscape. The Land Use Patterns in the Suburban Landscape include diverse agricultural activities.**

**Agricultural Lands**

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

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

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

Comments:

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

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

  
Glenn Bentley  
Senior Review Planner

cc: Michael Dombowski, Township P.C. Chair  
Jake Michael, CCPC  
Geoff Shellington, Chester County Open Space Preservation Department

# Act 247 Fee Schedule



## FEE SCHEDULE

The following fees shall apply to each land subdivision or land development submitted to the Chester County Planning Commission for review in accordance with Article V, Section 502, Pennsylvania Municipalities Planning Code, Act 247, as amended.

If a plan for a non-residential use is to be subdivided and developed, the fee is the total of Category II plus Category III.

### CATEGORY I RESIDENTIAL SUBDIVISION OR LAND DEVELOPMENT

These fees apply to residential projects for sale, condominium ownership, or rental; any type of buildings, either as a subdivision or single tract land development; or an agricultural subdivision (except for guidelines in Article I, Section 107, Subdivision, Pennsylvania Municipal Planning Code, Act 247, as amended). This category does not include institutional living facilities.

Number of lots and dwelling units	Base fees	Fees for each lot and/or unit*
1–2 lots/dwelling units	\$175.00	None
3–5 lots/dwelling units	\$175.00	Plus \$29.00/lot/unit
6–20 lots/dwelling units	\$235.00	Plus \$26.00/lot/unit
21–75 lots/dwelling units	\$425.00	Plus \$23.00/lot/unit
76 lots/dwelling units and over	\$850.00	Plus \$18.00/lot/unit

### CATEGORY II NON-RESIDENTIAL SUBDIVISIONS

These fees apply to applications for subdivision and conveyance of land for non-residential uses, not proposed for land development as defined in Section 107 of the Planning Code.

Number of lots or units	Base fees	Fees for each lot and/or unit*
1–2 lots/units	\$295.00	Plus \$57.00/lot/unit
3–10 lots/units	\$585.00	Plus \$57.00/lot/unit
11 lots/units and over	\$850.00	Plus \$53.00/lot/unit
Financial subdivisions	\$295.00	Plus \$57.00/lot/unit

### CATEGORY III NON-RESIDENTIAL LAND DEVELOPMENT

These fees apply to all projects or sections of mixed projects which are for non-residential use for sale, condominium, lease or rent in any type of building on a single tract of land.

Building square footage (gross)	Base fees	Fees for gross floor area
0 to 5,000 sq. ft.	\$480.00	Plus \$47.00/1,000 sq. ft. of gross floor area
5,001 to 25,000 sq. ft.	\$585.00	Plus \$42.00/1,000 sq. ft. of gross floor area
25,001 to 75,000 sq. ft.	\$955.00	Plus \$42.00/1,000 sq. ft. of gross floor area
75,001 sq. ft. and over	\$1,435.00	Plus \$29.00/1,000 sq. ft. of gross floor area

### CATEGORY IV SECOND REVIEWS

These fees apply to each review conducted after the first review (within a three (3) year period of the initial review) and only if requested by the municipality.

- Flat fee of \$175.00 for residential subdivisions/land developments
- Flat fee of \$235.00 for non-residential subdivisions/land developments
- **Maximum fee: \$10,000**

#### \*NOTE:

Fee applies to total number of lots/units after subdivision. Subdivisions include lot line revisions and lot consolidations.

#### CHECKS OR MONEY ORDERS SHOULD BE PAYABLE TO: County of Chester

(cash will not be accepted) All fees are to be submitted to the Chester County Planning Commission (CCPC) through the appropriate township or borough at the time of application; and in accordance with the administrative guidelines established by CCPC. Upon written request from the municipality, CCPC may waive the fees for plan reviews associated with municipally-owned subdivisions or land developments.

#### INFORMAL REVIEWS AND ADDITIONAL WORK:

An informal review request to CCPC (such as meetings and discussions prior to the formal development application) shall be free of charge if said written request is from the municipality, or from an applicant with the knowledge and written consent of the municipality. In no case will informal review by CCPC replace the need for a formal review which would include the submission of the required fee listed above pursuant to the Municipalities Planning Code.

#### TIME LIMITATIONS:

The review time period will begin from the date of receipt by CCPC of the application requesting a review by CCPC. CCPC has thirty (30) days within which to review subdivision and land development applications and submit review comments. The review period may be extended if requested by the applicant or a time extension has been granted by the municipality with the concurrence of the applicant. When the time period has been stopped due to an incomplete application package, incorrect fee submittal or other reasons, the time period will continue from the day in which the application package is complete. CCPC has thirty (30) days within which to review ordinance amendments, and forty-five (45) days within which to review comprehensive plans, official maps, and complete ordinances.



# Proclamation

- WHEREAS:** Economic, environmental, and demographic change is constant and affects all municipalities in Chester County, particularly during the current pandemic; and
- WHEREAS:** Effective planning helps municipalities manage the impacts of this change and prepare for the future; and
- WHEREAS:** Community planning provides an opportunity for all residents to be meaningfully involved in determining the future of their community; and
- WHEREAS:** Chester County has adopted a comprehensive plan, *Landscapes3*, renewing a vision and strategy for balancing growth and preservation; and
- WHEREAS:** Chester County's Vision Partnership Program is celebrating its 25<sup>th</sup> year and has successfully helped Chester County's 73 municipalities plan for growth and preservation; and
- WHEREAS:** Chester County is implementing *Landscapes3* by encouraging appropriate economic development, preserving open space, addressing climate change, renewing urban infrastructure, supporting affordable housing, expanding trails, providing planning guidance, advocating for expanded public transportation and roads, collaborating with municipalities and other key partners, and pursuing a variety of community initiatives; and
- WHEREAS:** The celebration of National Community Planning Month provides the opportunity to publicly recognize the dedication of the members of planning commissions and other citizen planners who have contributed their time and expertise to the improvement of Chester County.

**NOW, THEREFORE,** be it resolved that the Chester County Planning Commission hereby proclaims October 2021 as

## Community Planning Month

recognizing the many valuable contributions made by professional and volunteer community planners in Chester County.

**DATED** this 13<sup>th</sup> day of October 2021:

---

Kevin C. Kerr, Chairman

Attested By:

---

Brian N. O'Leary, AICP, Secretary

# Discussion and Information Items



# Community Planning

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

# Community Planning

## Municipal Assistance Projects

October 2021

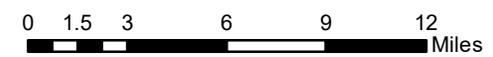
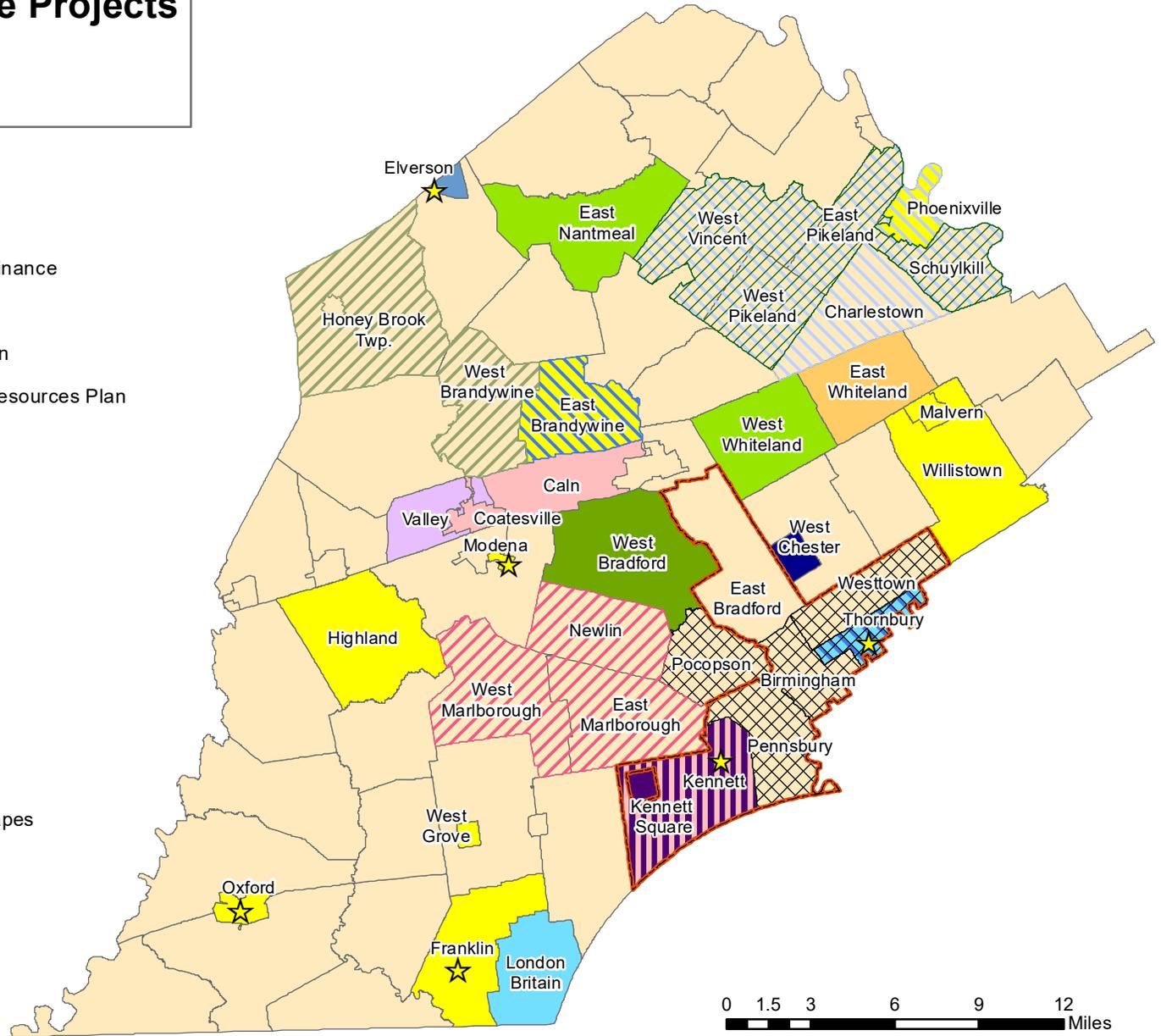


### Single Municipality

- Comprehensive Plan
- Subdivision and Land Development Ordinance
- Zoning Ordinance
- Open Space, Parks, and Recreation Plan
- Open Space, Recreation, and Natural Resources Plan
- Historic Resource Survey
- Active Transportation Plan
- Master Corridor Plan
- Official Map Update
- Economic Benefits of Rail Study
- 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
- Unionville Area Comprehensive Plan Update
- Clean Energy Transition Study



Sources: Municipalities - Chester County DCIS/GIS; VPP Tracking created by CCPC, 2021.



# COMMUNITY PLANNING REPORT

October 2021 (Activities as of 9/30/21)

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: 60%      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. The consultant utilized the summer months to development a full draft of the Zoning Ordinance. *The consultant distributed draft materials to be discussed at the October Task Force Meeting that include proposed zoning map revisions, area and bulk regulations, and proposed graphics to better convey design objectives and requirements.*

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

Percent Completed: 0%      Contract Term: 6/21 – 5/23      Consultant: Cedarville Engineering      Monitor: Kevin Myers

Coatesville is proposing to update their Zoning Ordinance with a focus on streamlining, clarifying, and simplifying the existing ordinance. The contract was endorsed by the County Commissioners at their May sunshine meeting, and the project start date was June 1, 2021 with an anticipated 12 month work program. A meeting with the manager and consultant was held 7/21/2021 to discuss and clarify details of the project. The kick-off meeting with the task force was held August 11<sup>th</sup>. Next meeting is Oct.13<sup>th</sup> to continue reviewing potential changes to Overlay Districts.

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

Percent Completed: 10%      Contract Term: 5/21 – 4/23      Consultant: Tom Comitta & Assoc./Brandywine Conservancy      Monitor: Jeannine Speirs

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 Initial Briefing Meeting has occurred and project meetings have begun.

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

Percent Completed: 70%      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 is completing survey forms and the Historical Commission will review the forms. Survey classifications will follow those established in the CC Historic Resource Atlas.

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

Percent Completed: 90%      Contract Term: 12/18 – 11/21      Consultant: Natural Lands      Monitor: Chris Patriarca

*A third extension has been requested by the Township to complete the Board of Supervisors and subsequent Act 247/VPP review when authorized by the Board of Supervisors.*

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

Percent Completed: 70%      Contract Term: 7/20 – 12/21      Consultant: Chester County Planning Commission      Lead Planners: Mark Gallant & Rachael Griffith

This effort will provide a map of the recommended network including identification of facility type and renderings at key locations, recommendations for amenities such as benches and interpretation signage, key destinations, and a plan for implementation. *The draft Active Transportation Plan was completed and forwarded to the Task Force, Planning Commission, and Borough Council for their review prior to the October Borough Planning Commission Meeting. The draft Plan is expected to be submitted for Act 247 review before the end of October to facilitate a Public Hearing in early December.*

**7. Franklin Township – Comprehensive Plan**

Percent Completed: 65%      Contract Term: 4/20 – 3/22      Consultant: Chester County Planning Commission      Lead Planner: Jeannine Speirs

Draft chapters are being started, beginning with the six priority subject areas. The agricultural retention, trails/pedestrian, Resources as Green Infrastructure, and Kemblesville as a Destination subject areas have been reviewed. Kemblesville as a Destination has been a particularly supported idea and one starting to be implemented by a regional Mason-Dixon/Arc Corner Heritage Interpretation and Connectively Plan that is being proposed. *All priority subject chapters have been reviewed. Full draft of Comp Plan document is underway with the 247 review process anticipated in Spring 2022.*

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

Percent Completed: 45%      Contract Term: 2/21 – 1/23      Consultant: Brandywine Conservancy      Monitor: Chris Patriarca

*At their September meeting, the Task Force had an initial future land use discussion and discussed the transportation topical chapter.*

**9. 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 nearly complete.

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

Percent Completed: 60%      Contract Term: 7/20 – 6/22      Consultant: Brandywine Conservancy      Monitor: Kate Clark

The Task Force has reviewed the first draft of the revised SLDO. *The Task Force will meet in November to review the second draft of the SLDO.*

**11. Malvern Borough – Comprehensive Plan**

Percent Completed: 50%      Contract Term: 9/20 – 8/22      Consultant: Brandywine Conservancy      Monitor: Kevin Myers

The topics covered to date include: background data and mapping, community survey (500+ responses), community vision, natural resources, housing, historic resources, parks and recreation, future land use, economic development, and transportation. The next step will be for the consultants to produce a full draft plan. As such, the next task force meeting is scheduled for October 20, 2021 to allow time for drafting, distribution, and review.

**12. Modena Borough – Comprehensive Plan**

Percent Completed: 25%      Contract Term: 4/21 – 3/23      Consultant: Chester County Planning Commission      Lead Planner: Chris Patriarca

The Task Force met in September to discuss the draft housing chapter, survey results, and initial draft renderings.

**13. Oxford Borough – Comprehensive Plan**

Percent Completed: 20%      Contract Term: 4/21 – 3/23      Consultant: Chester County Planning Commission      Lead Planner: Mark Gallant

Oxford Borough has retained the Planning Commission to develop a new comprehensive plan that will also address all required elements of a revitalization plan within the overall Plan. The Task Force presented draft priorities to the public at a series of open houses at Borough Hall on July 22, 2021. The series included an English-speaking open house from 5:00 – 7:00 and a Spanish-speaking open house from 7:30 – 9:00. Public participation resulted in a great deal of feedback and the Task Force members were very pleased with the results. *Stakeholder interviews were completed in September and yielded a great deal of useful feedback as well. The Task Force hosted another Spanish outreach at the 3rd Street Parlor (a Spanish-owned business) in Oxford on September 25th. WCCPC Staff will present the results of all the public outreach and draft Plan objectives to the Task Force in October.*

**14. Phoenixville Borough – Comprehensive Plan**

Percent Completed: 50%      Contract Term: 8/20 – 7/22      Consultant: Herbert, Rowland, and Grubic      Monitor: Chris Patriarca

The Task Force will start their review of the first full draft document at their October meeting.

**15. Thornbury Township – Subdivision and Land Development Ordinance and Official Map and Ordinance**

Percent Completed: 85%      Contract Term: 1/21 – 6/22      Consultant: Chester County Planning Commission      Lead Planner: Kate Clark

The final Task Force meeting was held in September to review final edits to the SLDO and Official Map. *The SLDO and Official Map will be presented to the Township Planning Commission and Board of Supervisors in October.*

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

Percent Completed: 0%                      Contract Term: 8/21-7/23                      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. *The contract was signed by the Commissioners and the 1st Task Force meeting will be scheduled soon.*

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

Percent Completed: 50%                      Contract Term: 5/20 – 4/22                      Consultant: Brandywine Conservancy                      Monitor: Kate Clark

*The draft trails plan and parks and recreation plan was reviewed at the September meeting. The implementation plan and possible review of the full draft plan will occur at the next scheduled meeting.*

**18. West Chester Borough – Economic Benefits of Rail Restoration**

Percent Completed: 0%                      Contract Term: 8/21-7/22                      Consultant: Econsult Solutions                      Monitor: Kevin Myers

The Borough has selected Econsult Solutions to assist them in developing a study of the economic benefits of rail restoration to West Chester (the project), with the intent to use the information to advocate for rail restoration (activities after the project). The contract and scope of work were signed August 12, 2021. Awaiting coordination for kick-off meeting.

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

Percent Completed: 75%                      Contract Term: 10/20 – 9/22                      Consultant: Theurkauf Design & Planning LLC                      Monitor: Kevin Myers

West Grove is updating their Comprehensive Plan; their existing plan was adopted in 2003. Since 2003 West Grove’s demographics have changed significantly, and the new plan will include a focus on multimodal options, revitalization, recreation, and public engagement. The January and February 2021 meetings reviewed existing conditions and the future land use plan. April discussion included housing and economic development. May’s discussion covered Community Facilities and Services. June’s topic was parks and recreation. The August 24<sup>th</sup> meeting discussed cultural resources. *A public open house to present the draft plan was held September 14<sup>th</sup>. The next task force meeting is Oct. 12<sup>th</sup>.*

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

Percent Completed: 75%                      Contract Term: 11/19 – 4/22                      Consultant: Commonwealth Heritage Group                      Monitor: Jeannine Speirs

The consultant has completed most survey forms and is starting to update Township history.

**21. Willistown Township – Comprehensive Plan**

Percent Completed: 10%                      Contract Term: 1/21-12/22                      Consultant: Gaadt Perspectives                      Monitor: Kate Clark

The Task Force met in September to receive a project status update. The next Task Force meeting will be held in November, and may cover draft plan chapters.

## MULTI-MUNICIPAL

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

Percent Completed: 35%      Contract Term: 8/19 – 12/22      Consultant: Chester County Planning Commission      Lead Planner: Jeannine Speirs

The consultant is underway on document research and field work as well as consultations with applicable parties. There are regular meetings with County Archives, which is completing battle-era property, civilian, and road research and mapping. A draft list of possible historic resources and properties is being coordinated for review/input by municipal historic commissions. First draft interactive mapping is completed. Field work is underway.

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

Percent Completed: 85%      Contract Term: 2/20 – 1/22      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 thematic narratives, develop Heritage Center conceptual designs using a design firm as a subconsultant, 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. A public meeting was held in May, and draft plan elements are being reviewed by the Advisory Committee. It is anticipated the final public meeting will be held in July or August, after which the Plan will be completed. This is the first plan of its type to be funded under VPP and it is anticipated that it will be the model for other heritage interpretive plans. A contract extension has been finalized.

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

Percent Completed: 25%      Contract Term: 3/20 – 2/22      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. The next Task Force meeting is expected to be scheduled soon. In the meantime, the consultant is working with landowners along the existing trail alignment, including Sunoco. The townships have received a contract extension to complete the Study and accommodate the adoption process. The next Task Force meeting has not yet been scheduled.

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

Percent Completed: 90%      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. LRK has returned a full draft of the design guidelines to the Township for incorporation into the full ordinance. The Borough relied on Borough staff to modify consultant materials for Planning Commission and Council consideration. Borough Council adopted zoning ordinance amendments at their June 21<sup>st</sup> Borough Council meeting. Kennett Township has received the consultant's edits to the Design Guidelines that CCPC heavily edited under the Kennett Zoning project which will be adopted along with the full ordinance at a later date (see #9 : Kennett Township - Zoning Ordinance)

## 26. Phoenixville Area Townships – Clean Energy Transition Plan

Percent Completed: 0%      Contract Term: TBD      Consultant: Practical Energy Solutions      Monitor: Mark Gallant

The townships of East Pikeland, Schuylkill, West Vincent, and West Pikeland will be developing a clean energy transition plan to guide municipal action. The project also includes an education and outreach component to inform organizational and individual actions beyond municipal control. A Request for Proposals resulted in the selection of Practical Energy Solutions as the lead consultant on the project. *The contract has been circulated to the municipalities and consultant for signatures, and it is anticipated to be presented to the Board of Commissioners for consideration in late-October.*

## 27. Phoenixville Region – Comprehensive Plan Update

Percent Completed: 90%      Contract Term: 3/20 – 2/22      Consultant: Theurkauf Design and Planning      Monitor: Bill Deguffroy

*Adoption of the Regional Comprehensive Plan Update should be completed by all of the municipalities by the end of October.*

## 28. Unionville Area Region – Comprehensive Plan Update

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

The townships of East Marlborough, West Marlborough, and Newlin will be updating their existing multi-municipal comprehensive plan, which they took multiple actions to implement. *The consultant is now in the process of developing the final scope of work for the VPP contract.*

## 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, Chris Patriarca, Jeannine Speirs, and HPC; Housing Authority of Chester County: Libby Horwitz and Chris Patriarca; Facilities: HPC

## VPP INQUIRIES

### County Consulting Assistance Requests

1. East Caln (comprehensive plan)
2. East Vincent (zoning ordinance amendments)
3. Kennett Township (subdivision and land development ordinance)
4. West Sadsbury Township (comprehensive plan)
5. East Bradford Township (zoning ordinance)
6. Oxford Region (anticipated – regional comprehensive plan)
7. Spring City (comprehensive plan)

### **Cash Grant Inquiries (or VPP channel not established yet)**

- West Vincent Township – Park and Trail Plan (July 2018, January 2020)
- Pennsbury Township – Historic Project (January 2020)
- West Nottingham Township – Transportation Study (January 2020)
- South Coatesville Borough – Comprehensive Plan (February 2020/July 2021)
- East Pikeland Township – Sustainability Plan (February 2020)
- Londonderry Township – (May and August 2020)
- New London Township – Comprehensive Plan (May 2020)
- Pocopson Township – Regulatory Amendments (Fall 2020)
- East Fallowfield – Historic Resource Ordinance (November 2020)
- London Britain Township, Franklin Township, Elk Township, New Garden Township – Mason Dixon Heritage Plan (August 2021)
- Penn Township – Comprehensive Plan (August 2021)
- *West Whiteland Township – Streetscape Plan (September 2021)*
- *Downingtown Borough – Comprehensive Plan Update (September 2021)*

### **HISTORIC PRESERVATION**

- **Town Tours** – A series of free educational programs on historic towns, neighborhoods, and other items on interest in Chester County.  
Staff: Daniel Shachar-Krasnoff, support from Nancy Shields, along with Jeannine Speirs and Mason Gilbert.  
External Partners: CCHPN and individual site organizers/municipalities/municipal historical commissions  
Status: The kick-off was a hybrid in-person and virtual event in West Chester on June 17<sup>th</sup>. The Town Tours occur on most Thursday evenings through. The final Town Tours was in-person over two days. On August 19<sup>th</sup> the Tour was of the Welsh Baptist National Register Historic District. On Saturday, August 21<sup>st</sup> the Tour was of the Mason-Dixon Line. Both of the Tours were in the London Britain Township. The overall program was coordinated as part of the Juneteenth Festival, a multi-week series of programs. Voices Underground along with the County Cultural Heritage Task Force is coordinating Juneteenth activities.  
*Planning for 2022 Town Tours begins in October.*
- **Training** – Conduct and support training for historical commissions, committees, and HARBs, often in coordination with CCHPN.  
Staff: Daniel Shachar-Krasnoff, support from Nancy Shields and Jeannine Speirs.  
External Partners: CCHPN, PHMC  
Status: Chester County Historic Preservation Network has completed its events for 2021. *There are ongoing meetings to coordinate*

responses to Preservation concerns and prepare for activities in 2022.

- **Mandated and Requested Reviews/National Register Designation Activity** – This includes county-owned properties and other properties with a historic designation (or potential for designation)

Staff: Daniel Shachar-Krasnoff, Jeannine Speirs support on select items (such as DCD Section 106 Committee and reviews of ordinance language)

External Partners: Vary by project

Programs/Projects:

- DCD Section 106 Committee: Daniel Shachar-Krasnoff and Jeannine Speirs serve on this committee, which conducted a limited review of a property in April for DCD. Reviews are as requested by DCD, and are covered under a Programmatic Agreement between DCD and the SHPO/PHMC. Review is ongoing for renovations to apartments for homeless families at 128 E. Chestnut Street, in West Chester Borough.
  - County-owned Bridges/Facilities: Daniel Shachar-Krasnoff advises on bridges, in coordination with the CCPC Environment and Infrastructure Division (Eric Quinn). Multiple bridges are active: Mill Road #167; Lincoln #35; Pigeon Creek #207, Allerton Road #111. Cultural Review reports are underway for #199 and #157. This projects typically require a Section 106 or PA History Code review process. *The site of the former Camp Bonsul Bridge, in Elk Township, which was destroyed in the heavy floods caused by hurricane Ida.*
  - County-owned properties/Facilities and Parks + Preservation: Historic preservation planning and technical assistance on County-owned properties that are or may be historic. Strategies are being considered to rehabilitate the Hatfield House, 119 Hatfield Road, located in Hibernia Park/West Caln Township. The Chester County Facilities Department has developed a list of potential maintenance projects to stabilize the property and improve its desirability for reuse. Planning Commission staff is coordinating redevelopment strategies with the Chester County Economic Development Council.
  - Non-County affiliated Section 106: Darlington Corners at 926/202 (PennDOT interaction widening); Manor Road Improvements and Roundabout and State Road 41/State Road 841 Roundabout in Chatham Village, London Grove Township.
  - Other activity (planning /technical assistance) with potential regulatory element: Crebilly Farm, Mercedes Dealership, Fricks Lock/Schuylkill River/Parkerford Trailhead Development.
  - Act 247 reviews as requested
  - Reviews for historic resource ordinance language as requested/able
  - National Register Nomination support for: Langoma Mansion, Passtown School, Beaver Creek Milling District, Kennett Square Borough update
- 
- **Technical Assistance** – through three primary forms: periodic distribution of information to Historical Commission chairs, answering questions on National Register process (as requested/able), and support for historic preservation efforts (detail below)  
Staff: Daniel Shachar-Krasnoff lead  
External Partners: Vary by project  
Projects with ongoing activity:
    - Gardner-Beale House (Coatesville)

- Kemblesville demolition by neglect
  - Friends of Barnard House/Barnard House
  - Friends of White Clay Creek Preserve Historic Resource Committee – NR nomination just approved
  - Oxford Region
  - Passtown School
  - Zachariah Rice/Hench Houses National Register status
  - St. Peter’s UCC Church
- **Heritage Education/Tourism** – multiple efforts to support education and interpretation throughout the county  
 Staff: Daniel Shachar-Krasnoff lead, support from Jeannine Speirs for the 250th, Battlefield Heritage Centers, and municipal heritage interpretive plans  
 External Partners: Vary by project  
 Projects with ongoing activity:
    - Iron and Steel Heritage Partnership: *Met with Beverly Sheppard, head of the Heritage Task Force for Chester County*
    - Underground Railroad: Long-term effort regarding Harriet Tubman Byway/walking trail
    - Rural History Confederation: no current activity  
*America’s 250<sup>th</sup>: Commissioner Kichline serves on the statewide committee. A draft Resolution has been written with potential approval by the County Commissioners at a meeting in November*
    - Heritage Centers: Kennett Heritage Center is now open, plans underway for one at Strode’s Barn, discussion of an agricultural-themed heritage center and possible heritage interpretation Center on Lees Bridge Road in West Nottingham Township and a connectivity planning effort.
- **Historic Resource Mapping** – two primary mapping efforts for both National Register and locally designated resources, the Historic Atlas Project and the National Register Interactive Map  
 Staff: Daniel Shachar-Krasnoff lead, with support from Colin Murtoff and Mason Gilbert  
 External Partners: PHMC, vary by project  
 Projects with ongoing activity: Atlas projects underway: West Chester, Westtown, Parkesburg, New Garden, London Britain, Charlestown, West Bradford, East Goshen, West Whiteland (VPP), East Marlborough, and East Nantmeal (VPP).
- **Adaptive Reuse Design Guide** – development of a guide specific to adaptive reuse  
 Staff: Mark Gallant led with support from Jeannine Speirs  
 External Partners: Advisory Committee for the project  
 Status: A second Advisory Committee meeting was held in June. Interviews are being conducted to inform the project, and successful examples of adaptive reuse collected, researched, and photographed.
- **Brandywine Battlefield** – efforts are coordinated through Jeannine Speirs’ roles as Brandywine Battlefield Task Force Administrator and Project Manager for the NPS/ABPP funded grant project (currently in Phase 3).  
 Staff: Jeannine Speirs lead, support from Daniel Shachar-Krasnoff

External Partners: Archives, Brandywine Battlefield Task Force, Brandywine Battlefield Park Associates, Delaware County, municipalities  
Current Activity: See descriptions of the Phase 3 project and the Brandywine Conservancy-led Heritage Interpretation Plan (VPP funded). Also tracking a PHMC/CLG funded project (Driving Tour) that East Marlborough is leading with the support of the Task Force and Park Associates and the Heritage Interpretive Signage Project that the Sons of the Revolution is funding and helping to lead.

## ECONOMIC

- **CCEDC Coordination** – Regular contact regarding ongoing projects.
- **Employment Data** – Finalizing the presentation of employee number data in map format with the Design and Technology Division; continuously updating with new data.
- **Reinvestment Opportunities Map** – Finalizing display for map of reinvestment/redevelopment opportunities at developed sites, focused within the Landscapes3 growth areas.
- **Non-Residential Construction Report** – 2021 (2020 data) report posted.
- **State of the County Economy Report** – Drafted text and updating graphics for 2021 report.

## HOUSING

- **Housing Choices Committee** – *Meeting scheduled for October 12 to discuss the November housing forum, recent housing updates/initiatives, and future work program projects.*
- **Costs of Housing** – Work is continuing to finalize this product.
- **Housing for an aging population** Final draft complete, being prepared for online posting and a physical overview document.
- **Missing Middle Housing** – Completed inventory of municipal ordinances allowing Missing Middle typologies, drafting initial text, and identifying Chester County examples.
- **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** – A+ Homes- What's Our Type? Event planned for November 18<sup>th</sup> 4pm-6pm focusing on Missing Middle housing.
- **Residential Construction Report** – 2021 (2020 data) report posted.
- **Video** – The Phoenixville-focused video has been completed and shared, through the HCC meeting, CCPC newsletter, website, and social media. Promotion efforts included the overview video on A+ homes as well. Footage for a senior housing focused video and a Habitat for Humanity video will be used for two additional videos, with plans to conduct new interviews for an employer focused video later in the year.
- **Presentations** – *An A+ Homes presentation was made before the Caln Township Planning Commission meeting in August at the request of the Township.*

## URBAN CENTERS

- **VPP Support** – Monitoring of cash grants to Kennett Square (regulatory updates), Coatesville (zoning amendments), West Grove (comprehensive plan update), and Malvern (comprehensive plan update), and participating in county consulting technical services work on updates to the Modena and Oxford Borough comprehensive plans.
- **Technical assistance/coordination** – Atglen for zoning, future park planning, and grant assistance (DCNR, CCCRP, etc.); Parkesburg for implementation coordination and potential grant funding; West Grove (breweries, mixed use zoning, parking requirements); Downingtown (signs, parking, TND); TMAcc (design), Coatesville (coordination between the City, 2<sup>nd</sup> Century, CDC, and CCPC). Engaged DVRPC in conjunction with other CCPC staff regarding the DVRPC ExPo program.
- **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 eTools. Supporting and advocating for County access to ArcUrban GIS application. *Note that CCPC should be gaining availability to test ArcUrban software in October 2021 through coordination with CCDCIS and ESRI.*
- **Urban Center Webpage** –No recent activity. **Urban Center Forum** –The four Main Streets eTools related to the 2020 forum have been posted to the CCPC website. Planning for the 2021 forum in coordination with DCD is complete. *The UCF will take place both in person at Oxford Borough Hall and virtually, via Zoom on Tuesday, October 26, from 4:00 pm – 6:00 pm. The title is “Great, Green, Growing Small Towns,” which will discuss green infrastructure such as transportation projects, street trees, and stormwater improvements to keep Chester County’s Urban Centers thriving into the future. A survey to evaluate ways to increase communication with urban centers and improve the urban centers forum will be undertaken along with the 2021 UCF.*
- **Urban Centers Improvement Inventory** – 2021 UCII posted in early March.
- **DCD CRP Coordination** – Providing input and responses to inquiries from urban centers regarding potential CRP applications. 2021 CRP applications have been received and the review process is underway. Scoring has been completed and discussion on suggested awards will be held on 8/26/2021.
- **DVRPC TCDI representative** – Coordinated with representatives for both Chester County awarded projects regarding status and progress. *The kick-off meeting for the 2022 DVRPC TCDI was held at 9:30a, on September 27<sup>th</sup>, 2021. There was discussion amongst the Review Committee about administrative and programmatic changes to the TCDI program. The PA TCDI request for proposals will be on January 3, 2022. CCPC should assist with messaging to municipalities regarding the TCDI program. Note that DVRPC staff will be taking over more aspects of grant administration and there will be no match, which should assist with municipal interest and ability to apply, particularly for municipalities that have fiscal and capacity limitations. More detailed information regarding 2022 TCDI changes are available.*
- **Presentations:** None at this time.

# Agricultural Development Council Update



# Design and Technology



# THE COUNTY OF CHESTER



COMMISSIONERS  
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Executive Director

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## MEMORANDUM

**To:** Chester County Planning Commission  
**From:** Paul Fritz, Director, Design & Technology Division  
**Date:** September 30, 2021  
**Re:** Planning Commission Board Meeting Monthly Report

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For the month of September, the Design & Technology Division performed reoccurring tasks and supported planning staff with short term and work program related projects.

The 247 planners reviewed and processed plan and ordinance submittals and worked on eTool updates. The planners also continued to test the new HTML5 EnerGov platform.

The GIS staff prepared historic atlas updates and municipal comprehensive plan existing conditions maps. The staff also completed an interactive trail finder map for the Kennett area and updated the Ride Guide interactive map.

The Graphics team worked on a draft video celebrating VPP's 25<sup>th</sup> anniversary, the draft 2021 Economy Report, and updated public meeting graphic materials in preparation for the Planning Commission's fall events.

# Environment & Infrastructure

# Environment & Infrastructure Division

September 2021

## 2021 Transportation Improvement Inventory (TII)

The E&I Division is nearing completion of its 2021 Transportation Improvement Inventory (TII). For the 2021 version we have a total of 531 projects totaling \$4.53 Billion. Since the 2019 TII we have completed 22 projects and have added 21 new projects.

The TII was originally formulated to rank projects towards inclusion on the region’s Transportation Improvement Program (TIP). With less opportunity for these projects to be added to the TIP due to static funding levels, the TII is a valuable tool that can be used to match projects to other available funding programs beyond the TIP such as the Multimodal Transportation Fund, PennDOT’s Green Light GO! and Automated Red Light Enforcement (ARLE) programs, among others.

Eric Quinn will be presenting the 2021 TII at this month’s Board meeting.

## Drivers, Deliveries & Dollars

On Wednesday, September 29<sup>th</sup> the E&I Division held its annual Transportation Forum ‘Drivers, Deliveries & Dollars’ virtually via the Zoom platform. Opening remarks were delivered by Commissioner Josh Maxwell and CCPC Executive Director Brian O’Leary. Brian Styche served as emcee and covered the COVID impacts to transportation and the current transportation funding situation. Rachael Griffith provided an overview of trails development; Brian Donovan covered all things public transportation and status of the County Freight Plan; and, Eric Quinn reviewed the Complete Streets Policy, other bike/ped planning efforts, and the TII. The meeting had 62 pre-registrants and 32 attendees.



## Pipelines Update

The following occurred since the last Board meeting:

- On September 24, 2021 the United States District Court for the District of Columbia filed a motion to dismiss Sunoco's request to be held exempt from the Freedom of Information Act and require the government to redact safety information about pipeline ruptures, due to their inability to allege and prove that the government has violated some law other than the FOIA. The full motion to dismiss can be found at <https://drive.google.com/file/d/1xYhq4Wyhm3stTRHFnl7RaZlaRqNKZzI9/view>
- October 5, 2021, Pennsylvania files charges against Energy Transfer for environmental crimes related to the Mariner East pipeline project. PA Attorney General Josh Shapiro has filed 48 criminal charges against Energy Transfer, related to the Mariner East project, most of which are related to the release of industrial waste at 22 sites in 11 counties across the state. View the press release here <https://www.attorneygeneral.gov/taking-action/press-releases/ag-shapiro-charges-mariner-east-developer-with-environmental-crimes/>

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

## Environment and Energy Advisory Board

- The Chester County Climate Action Plan was presented at the October 5 Sunshine Meeting, with anticipated Commissioner action to adopt the plan on October 7, 2021.
- The next EEAB meeting will be held October 27, 2021 to discuss the upcoming work program, including implementation of Climate Action Plan Strategies.

# Transportation Improvement Inventory



# Director's Report

**Draft**

**2022**

**Work Program**



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# Chapter 1

## Using this Work Program

The 2022 Work Program lists proposed projects and events for 2022 and provides more detailed administrative information about larger scale efforts. This information includes:

**Project Staffing:** Under each project, the lead division is listed; however, in a number of cases, the project is a multi-division team project. In these cases, other divisions involved in the project are also listed.

**Time Frame:** The time frame reflects the general timing of the project during the upcoming calendar year.

**Funding:** In some cases, specific grants are funding projects. These are noted when applicable.

**Staff Resources:** There are three levels of staff resources – limited, moderate, and significant. Limited usually involves one person or a smaller team for a project that can be completed relatively quickly or easily. Moderate usually involves a larger project managed by one person or a small team. Significant projects involve multiple people for a large project.

**Communications:** Three levels of communications are identified for each project, and these are focused on the four primary audiences of municipalities, implementation partners, policymakers, and the public.

### **Communications Level I**

A level I project pertains to a single event or entity. It also can be a simple brochure, tool, or study about one topic. This type of project may have a limited audience such as a single municipality.

### **Communications Level II**

A level II project spans over a couple of months to up to two years and includes more than one audience group. It also would include projects that have a couple of public meetings, events, an in-depth study, etc. Coordination with the executive director may be necessary.

### **Communications Level III**

A level III project spans over one to three years and includes multiple audiences. The project would include multiple public meetings, hearings and events. Coordination with the executive director and the Chester County Commissioners is often necessary.

**Scoping Meetings:** There should usually be three scoping meetings during the process of completing a project, with a focus on the organization, production and communications, and project status. The exact nature of each meeting will depend on the specific project, and the need for scoping meetings for the Work Program projects will be determined by the management committee on a regular basis. Project leads should check with their manager to see if a scoping meeting is needed.

Project leads should prepare an agenda for the scoping meeting that addresses the purpose elements identified below. This agenda should be shared with all meeting participants ahead of time.

## **Organizational Scoping Meeting**

Purpose: Identify key planning issues to be addressed, important stakeholders, relationship to other CCPC projects, critical CCPC and intra-county coordination, overall timeline, anticipated events, and major resources needed.

Key Participants:

- Project Lead
- Division Director for Project Lead
- Key Staff Members for Project
- Executive Director
- Assistant Director
- Director of Design and Technology

Time Frame: Before project begins

Duration of Meeting: An hour

### **Production and Communications Scoping Meeting**

Purpose: Discuss a detailed timeline, expected products, design needs, division coordination, communication needs, and meeting needs.

Key Participants:

- Project Lead
- Other Project Participants
- Division Director for Project Lead
- Representative of Design and Technology Division
- Representative of Communications Team

Time Frame: In early stages of project

Duration of Meeting: An hour

### **Project Status Meeting**

Purpose: Determine the status of the project, the timeline, the production of materials, and communications, including communications after the project is completed.

Key Participants:

- Project Lead
- Other Project Participants
- Division Director for Project Lead
- Executive Director (if necessary)
- Assistant Director (if necessary)
- Designer
- Representative of Communications Team

Time Frame: In mid-stage of project or other appropriate time.

Duration of Meeting: An hour, if needed

# Chapter 2

## 2022 Work Program

**New projects are noted in yellow**

The 2022 Work Program lists proposed projects and events for 2022 that implement Landscapes3. This work program is structured around the six goal areas of Landscapes3 – Preserve, Protect, Appreciate, Live, Prosper, and Connect – plus work activities that implement the Landscapes vision and map.

These projects and events are larger scale efforts that have a distinct beginning and ending point and require more production and communications support. Major ongoing planning activities, which usually do not involve significant production or communications work, are listed at the end of this Chapter.

The Work Program for 2022 contains a large number of projects and events and is divided into the following topic areas:

- Preserve
- Protect
- Appreciate
- Live
- Prosper
- Connect
- Landscapes Vision and Map
- Ongoing Planning Activities

### Preserve Goal

#### **Municipal Open Space Initiative**

Conduct research and outreach on municipal open space with analysis of municipal codes, community webinars, and tailored communication for individual municipalities and landowners.

*Lead Division – Environment and Infrastructure*

*Supporting Divisions – Design and Technology*

*2022 Time Frame – Full year (continuation of project from 2021)*

*Staff Resources – Moderate*

*Communications – Level III*

*Scoping Meetings Needed - Yes*

#### **Cluster Design Guide Update**

**Update the cluster design guide and migrate it to an online tool.**

***Lead Division – Environment and Infrastructure***

***Supporting Divisions – Community Planning and Design and Technology***

***2022 Time Frame – First half of year (continuation of project from 2021)***

***Staff Resources – Moderate***

***Communications – Level I***

***Scoping Meetings Needed – Yes***

### **Open Space Preservation Updated Mapping and Data (POST)**

Prepare annual summary of the amount and type of permanently protected open space in Chester County. Complete update of map to reflect eased areas on properties and revise POST system as necessary.

*Lead Division – Environment and Infrastructure*

*2022 Time Frame – First quarter of year*

*Staff Resources – Limited*

*Communications – Level I*

*Scoping Meetings Needed - No*

### **Open Space Summit**

Work with the Department of Parks and Preservation to convene a third open space summit.

*Lead Division –Environment and Infrastructure*

*2022 Time Frame – First half of year*

*Staff Resources – Limited*

*Communications – Level II*

*Scoping Meetings Needed - Yes*

## **Protect Goal**

### **Clean and Sustainable Energy Support and Outreach**

Finalize enhancements to the Clean Energy webpage to provide expanded information on clean energy ordinances, electric vehicle support, alternative energy resources, and related eTools followed by outreach to municipalities, residents, businesses and other stakeholders.

*Lead Division – Administration*

*Supporting Divisions – Environment and Infrastructure and Design and Technology*

*2022 Timeframe – First half of year (continuation of project from 2021)*

*Staff Resources – Moderate*

*Communications – Level I*

*Scoping Meeting Needed – Yes*

### **Solar Power Guide and Model Ordinance**

Working with the Montgomery County Planning Commission, prepare a solar power guide and model ordinance that provides planning guidance on both accessory use solar facilities and grid-scale facilities.

*Lead Division – Administration*

*Supporting Divisions – Design and Technology*

*2022 Timeframe – First half of year (continuation of project from 2021)*

*Staff Resources – Moderate*

*Communications – Level I*

*Scoping Meeting Needed – Yes*

## **Woodland and Tree Conservation and Preservation**

Develop a holistic program to protect, expand, and enhance woodlands including woodland protection ordinances, woodland stewardship, reforestation opportunities, easement programs, tree planting incentives, and mitigation of urban heat islands through tree planting.

*Lead Division – Administration*

*Supporting Divisions – Environment and Infrastructure*

*2022 Timeframe – Full year*

*Staff Resources – Moderate*

*Communications – Level I*

*Scoping Meeting Needed – Yes*

## **Municipal Outreach Program for Natural Resource Protection**

Continue to strategically offer direct assistance for ordinance updates to a limited number of municipalities, send a second mailing to offer to provide and discuss municipal natural resource inventories with municipalities, and present recommended minimum resource protection standards at a Protect related event.

*Lead Division – Administration*

*Supporting Divisions – Community Planning and Environment and Infrastructure*

*2022 Timeframe – First half of year (continuation of project from 2021)*

*Staff Resources – Moderate*

*Communications – Level I*

*Scoping Meeting Needed – Yes*

## **Support for Watersheds Plan Update**

Provide support to the Water Resources Authority (WRA) while it updates the *Watersheds* plan and Act 167 stormwater planning.

*Lead Division – Environment and Infrastructure*

*2022 Time Frame – First three quarters of year (continuation of project from 2021)*

*Staff Resources – Limited*

*Communications – Level I*

*Scoping Meetings Needed - No*

## **Protect Summit**

Convene a natural resource preservation summit in support of the municipal outreach efforts and featuring recently completed eTools.

*Lead Division - Administration*

*2021 Time Frame – First half of year*

*Staff Resources – Limited*

*Communications – Level II*

*Scoping Meetings Needed - Yes*

# Appreciate Goal

## **Brandywine Battlefield Phase 3**

Continue phase 3 of the Brandywine Battlefield study that examines the battlefield area.

*Lead Division –Community Planning*

*2022 Time Frame – Full year (continuation of project from 2021 and will continue in 2023)*

*Funding – ABPP grant*

*Staff Resources – Moderate*

*Communications – Level I*

*Scoping Meetings Needed - Yes*

## **Adaptive Reuse Design Guide**

Complete design guide with case studies, real-world implementation techniques and strategies, adaptive reuse examples, and sample ordinance provisions and guidelines.

*Lead Division –Community Planning*

*2022 Time Frame – First half of year (continuation of project from 2021)*

*Staff Resources – Limited*

*Communications – Level II*

*Scoping Meetings Needed - Yes*

## **Town Tours and Village Walks**

Continue Town Tour and Village Walks program, with the format and number of events to be determined.

*Lead Division – Community Planning*

*2022 Time Frame – First three quarters of year*

*Staff Resources – Moderate*

*Communications –Level II*

*Scoping Meetings Needed – No*

## **Leadership Luncheon**

Conduct annual training and technical assistance to municipal historic commissions with training specific to the commission chairs.

*Lead Division: Community Planning*

*2022 Time Frame: First quarter of year*

*Staff Resources: Limited*

*Communications: Level I*

*Scoping Meetings Needed: No*

## **Support of 250<sup>th</sup> Celebration Committee**

Provide support to the county's 250<sup>th</sup> Anniversary Celebration Committee for outreach, analysis, and events, working with the Chester County History Center.

*Lead Division: Community Planning*

*2022 Time Frame: Full year (continuation of project from 2021)*

*Staff Resources: Limited*

*Communications: Level II*

*Scoping Meetings Needed: No*

## **Historic Tourism Study**

Work with the Chester County History Center and a consultant on a tourism, education, and interpretation study of the county's historic sites and facilities. This study will provide specific action steps to increase the capacity and public visitation to historic and cultural sites and areas.

*Lead Division: Community Planning*

*2022 Time Frame: Full year*

*Staff Resources: Limited*

*Communications: Level I*

*Scoping Meetings Needed: Yes*

## **Village Preservation Guide**

Prepare a guide to the county's villages that identifies existing historic villages, analyzes zoning codes for village preservation consistency, and recommends municipal village preservation techniques.

*Lead Division: Administration*

*Supporting Divisions – Design and Technology and Community Planning*

*2022 Time Frame: Last half of the year*

*Staff Resources: Moderate*

*Communications: Level I*

*Scoping Meetings Needed: Yes*

## **Live Goal**

### **Accessible Housing Locations Guide**

Prepare a map and planning guide that identifies growth area locations for new housing that has good access to amenities. This guide will include municipal approaches and strategies to encourage housing in these areas.

*Lead Division – Community Planning*

*2022 Time Frame – Full year*

*Staff Resources – Limited*

*Communications – Level I*

*Scoping Meetings Needed - Yes*

## **Housing Summit**

Coordinate the convening of a fourth housing summit to advocate for A+ Homes, focusing on municipalities and developers.

*Lead Division – Community Planning*

*2022 Time Frame – Second half of year*

*Staff Resources – Limited*

*Communications –Level II*

*Scoping Meetings Needed - Yes*

## **Chester County Housing Report**

Prepare annual housing report on Chester County housing sales and construction prices, total units built, and types.

*Lead Division – Community Planning*

*2022 Time Frame – First half of year*

*Staff Resources – Limited*

*Communications –Level I*

*Scoping Meetings Needed - No*

## **Social Equity Analysis**

Using DVRPC’s Indicators of Disadvantage and current Census data, analyze social characteristics of the county’s population, identify concentrations of disadvantaged people, and determine potential planning implications of concentrations in relation to investments, transportation, the environment, and housing.

*Lead Division – Environment and Infrastructure*

*2022 Time Frame – First half of year (continuation of project from 2021)*

*Staff Resources – Limited*

*Communications –Level I*

*Scoping Meetings Needed - Yes*

## **Prosper Goal**

### **Economic Development Plan**

Prepare economic development plan for the county that would look at six broad areas of action – economic development, small business support, workforce training, equitable redevelopment, municipal economic development, and county government.

*Lead Division –Administration*

*Supporting Divisions – Community Planning*

*2021 Time Frame – Full year*

*Staff Resources – Significant*

*Communications – Level III*

*Scoping Meetings Needed - No*

### **Urban Centers Forum**

Coordinate annual Urban Centers Forum with support from the Department of Community Development.

*Lead Division – Community Planning*

*2022 Time Frame – Second half of year*

*Staff Resources – Limited*

*Communications – Level II*

*Scoping Meetings Needed - Yes*

### **County Economy Report**

Prepare an update of data about the county’s economy, working with CCEDC.

*Lead Division – Community Planning*

*Supporting Divisions – Administration*

*2022 Time Frame – Second and third quarters of year*

*Staff Resources – Moderate*

*Communications – Level I*

*Scoping Meetings Needed – No*

### **Non-Residential Construction Report**

Prepare annual report on non-residential construction in the county.

*Lead Division – Community Planning*

*2022 Time Frame – First quarter of year*

*Staff Resources – Limited*

*Communications – Level I*

*Scoping Meetings Needed - Yes*

### **Farm Product Guide**

Update annual guide to farm products in Chester County. This product is targeted at consumers.

*Lead Division – Agricultural Development*

*2022 Time Frame – First half of year*

*Staff Resources – Moderate*

*Communications – Level II*

*Scoping Meetings Needed - No*

### **Municipal Outreach on Agriculture**

Follow-up on agricultural economic development study with targeted outreach to municipalities on agricultural issues.

*Lead Division – Agricultural Development*

*2022 Time Frame – Full year (continuation of project from 2021)*

*Staff Resources – Limited*

*Communications – Level I*

*Scoping Meetings Needed - Yes*

### **Implementation of Agriculture Economic Development Study**

Begin implementing high priority agriculture economic development study recommendations.

*Lead Division – Agricultural Development*

*2022 Time Frame – Full year*

*Staff Resources – Moderate*

*Communications – Level II*

*Scoping Meetings Needed - Yes*

## **Connect Goal**

### **Public Transportation Plan Update, Phases One and Two**

Complete phase one analysis of current conditions and begin phase two, which will update the Public Transportation Plan element from *Landscapes2* for *Landscapes3*.

*Lead Division – Environment and Infrastructure*

*2022 Time Frame – Full year (continuation of project from 2021 and will continue in 2023)*

*Staff Resources – Moderate*

*Communications –Level III*

*Scoping Meetings Needed - Yes*

### **Devault Trail Activation**

Provide technical assistance to TMACC as part of their Devault Trail Activation Plan.

*Lead Division – Environment and Infrastructure*

*2022 Time Frame – First half of year (continuation of project from 2021)*

*Funding – TCDI grant from DVRPC*

*Staff Resources – Limited*

*Communications –Level I*

*Scoping Meetings Needed - No*

### **Non-Transportation Infrastructure Needs**

Complete analysis of current service and anticipated needs for sewage and water.

*Lead Division – Environment and Infrastructure*

*2022 Time Frame – First half of year (continuation of project from 2021)*

*Staff Resources – Limited*

*Communications – Level I*

*Scoping Meetings Needed - Yes*

### **Transportation Event**

Coordinate the convening of a fourth transportation summit.

*Lead Division – Environment and Infrastructure*

*2022 Time Frame – Third quarter of year*

*Staff Resources – Limited*

*Communications – Level II*

*Scoping Meeting Needed - Yes*

### **Pedestrian and Bicycle Safety Campaign**

Continue safety campaign using social media, videos and/or an event focused on those who use the public roads in Chester County, whether they are driving, walking, or cycling.

*Lead Division – Environment and Infrastructure*

*2022 Time Frame – First half of year (continuation of project from 2021)*

*Staff Resources – Limited*

*Communications – Level III*

*Scoping Meetings Needed - Yes*

### **Bus Stops Implementation**

Implement bus stop demonstration projects at various locations throughout the county.

*Lead Division – Environment and Infrastructure*

*2022 Time Frame – First half of year (continuation of project from 2021)*

*Staff Resources – Limited*

*Communications – Level I*

*Scoping Meetings Needed – Yes*

### **County-Wide Trail Master Plan**

The Countywide Trails Master Plan will map the network of existing trails in the county, analyze which trail gaps could be the most impactful to fill, and propose an overall trail network for the county, including both Circuit trails and local trails.

*Lead Division – Environment and Infrastructure*

2022 Time Frame – Full year (will continue in 2023)

Funding: DCNR grant

Staff Resources – Significant

Communications – Level III

Scoping Meetings Needed - Yes

## Landscapes Vision and Map

### Landscapes3 Annual Progress Report

Produce 2020 progress report that tracks the metrics in Landscapes3 while also highlighting implementation successes during the year.

Lead Division – Environment and Infrastructure

Supporting Divisions – Administration and Office and Communications

2022 Time Frame – First half of year

Staff Resources – Limited

Communications – Level III

Scoping Meetings Needed - No

### Rural Center Design Guide

Complete a Rural Center Design Guide, following the format of the other design guides.

Lead Division – Design and Technology

2022 Time Frame – Full year

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed - Yes

### E-Tools Update

Finalize the updating and modernizing of the e-tools, which introduce municipal officials and the public to various planning topics. These e-tools describe the topic, provide examples, and contain resource links.

Lead Division – Administration

Supporting Divisions – Community Planning, Environment and Infrastructure, and Design and Technology

2022 Time Frame – First half of year (continuation of project from 2021)

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - No

### Kennett Township Subdivision and Land Development Ordinance

Prepare an updated subdivision ordinance for Kennett Township that synchronizes with their new zoning ordinance.

Lead Division – Community Planning

2022 Time Frame – Full year (continuation of project from 2021)

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed - Yes

### **Franklin Comprehensive Plan**

Complete new implementable comprehensive plan for Franklin Township.

Lead Division – Community Planning

2022 Time Frame – First half of year (continuation of project from 2021)

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed - Yes

### **Oxford Region Comprehensive Plan**

Prepare an updated comprehensive plan for the Oxford region, which includes Oxford Borough, Lower Oxford Township, Upper Oxford Township, East Nottingham Township, West Nottingham Township, and Elk Township.

Lead Division – Community Planning

2022 Time Frame – Second half of year (will continue in 2023)

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed - No

### **Oxford Comprehensive Plan**

Prepare a new, implementable comprehensive plan for Oxford Borough.

Lead Division – Community Planning

2022 Time Frame – Full year (continuation of project from 2021)

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed - Yes

### **East Caln Comprehensive Plan**

Prepare a new, implementable comprehensive plan for East Caln Township.

Lead Division – Community Planning

2022 Time Frame – Full year (will continue in 2023)

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed - Yes

### **Modena Comprehensive Plan**

Prepare a new, implementable comprehensive plan for Modena Borough.

*Lead Division – Community Planning*

*2022 Time Frame – First three quarters of the year (continuation of project from 2021)*

*Staff Resources – Moderate*

*Communications – Level I*

*Scoping Meetings Needed - Yes*

### **East Vincent Zoning Ordinance Update**

Prepare an updated zoning ordinance for East Vincent Township.

*Lead Division – Community Planning*

*2022 Time Frame – Full year (will continue in 2023)*

*Staff Resources – Moderate*

*Communications – Level I*

*Scoping Meetings Needed - Yes*

### **East Bradford Zoning Ordinance Update**

Prepare an updated zoning ordinance for East Bradford Township.

*Lead Division – Community Planning*

*2022 Time Frame – Last quarter of year (will continue in 2023)*

*Staff Resources – Moderate*

*Communications – Level I*

*Scoping Meetings Needed - Yes*

## **Major Ongoing Planning Activities**

The following planning activities are very important elements of the department’s work program and recur constantly throughout the year. These activities typically need limited, but recurring, support from production and communications.

### **Act 247 Review Letters for Subdivisions, Land Developments, Ordinances, and Plans**

### **Vision Partnership Program Cash Grant Monitoring**

### **Pipeline Information Center**

### **Demographic and Economic Development Data Updates**

### **Coordination with Municipal, Transportation, Conservancy, Natural Resource, Housing, Agricultural, Economic Development, and Historic Preservation Partners**

### **Geographical Information Systems Updates for Transportation, Historic Resources, Demographics, Land Use, and Other Topics**

**Administration of Planning Commission, Agricultural Development Council, and  
Environmental and Energy Advisory Board**

# Public Comment