



# 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  
January 12, 2022

## AGENDA

2:00 p.m. 1. CALL TO ORDER

A. Chairman’s Welcome

*Vice-Chair*

2:05 p.m. 2. ACTION ITEMS

B. Appointment of the 2022 Officers

*Commission*

1) VPP Subcommittee appointments

C. Approval of Commission Meeting Minutes – December 8, 2021

*Commission*

D. Chester County Water Resources Authority  
Act 167 Model Stormwater Mgmt. Ordinance

*Cory Trego, Water Resources Planner*

E. Act 247 Reviews – December 2021 Applications

*Act 247 Team*

1) Subdivision and Land Development Plan Reviews (28)

Please see full packet for details

- 1) Charlestown Township SD-11-21-17001
- 2) City of Coatesville LD-12-21-17016
- 3) East Coventry Township LD-11-21-17006
- 4) East Nottingham Township SD-11-21-16982
- 5) East Whiteland Township LD-11-21-16976
- 6) East Whiteland Township LD-11-21-16989
- 7) East Whiteland Township SD-11-21-16986
- 8) Easttown Township LD-11-21-16988
- 9) Easttown Township SD-11-21-16991
- 10) Easttown Township SD-11-21-16992
- 11) Highland Township SD-11-21-17005
- 12) Honey Brook Township SD-11-21-17008
- 13) London Grove Township SD-11-21-16973
- 14) Valley Township LD-11-21-16968
- 15) Valley Township LD-12-21-17022
- 16) Valley Township SD-12-21-17023
- 17) West Brandywine Township LD-11-21-16996
- 18) West Brandywine Township SD-11-21-16987
- 19) West Brandywine Township SD-11-21-17000
- 20) West Chester Borough LD-11-21-16984
- 21) West Chester Borough LD-12-21-17017
- 22) West Chester Borough SD-10-21-16942
- 23) West Chester Borough SD-11-21-16977
- 24) West Chester Borough SD-11-21-16983
- 25) West Marlborough Township SD-11-21-16967
- 26) West Sadsbury Township LD-11-21-16974
- 27) West Sadsbury Township SD-11-21-16975
- 28) West Vincent Township SD-11-21-16998

- 2) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews (17)
  - 1) All Of County MA-12-21-17015
  - 2) Avondale Borough ZA-11-21-16993
  - 3) Charlestown Township ZA-12-21-17021
  - 4) East Caln Township ZA-12-21-17010
  - 5) East Caln Township ZA-12-21-17011
  - 6) Honey Brook Borough ZA-11-21-16997
  - 7) Kennett Township SA-12-21-17018
  - 8) Phoenixville Borough ZA-11-21-16985
  - 9) Thornbury Township OM-10-21-16956
  - 10) Thornbury Township SO-10-21-16955
  - 11) Tredyffrin Township ZA-11-21-16994
  - 12) Warwick Township ZA-11-21-16972
  - 13) West Grove Borough CP-11-21-16978
  - 14) West Vincent Township SA-11-21-16981
  - 15) West Vincent Township ZA-11-21-16980
  - 16) West Whiteland Township SA-11-21-16969
  - 17) West Whiteland Township ZA-11-21-16970

- F. Act 537 Reviews- December 2021 Applications *Carolyn Conwell*
  - 1) Major Applications (0)
  - 2) Minor Applications (7)
    - Honey Brook Township; Elmer and Rebecca Kauffman; consistent
    - Honey Brook Township; Levi Riehl; consistent
    - Lower Oxford Township; Parisi PRIVATE REQUEST; inconsistent
    - New Garden Township; Thompson Tract; consistent
    - Upper Uwchlan Township; DCNR Marsh Creek State Park On-lot Systems; consistent
    - West Nottingham Township; Stoneyfield Estates; inconsistent
    - West Vincent Township; Camphill Village Residential; consistent

- G. Agricultural Security Areas *Glenn Bentley*
  - 1) Willistown Township – two parcels

2:30 p.m. 3. DISCUSSION AND INFORMATION ITEMS

- H. Design & Technology Division Update *Paul Fritz*
  - 1) Suburban Landscapes Design Guide
- I. Community Planning Division *Bill Deguffroy*
  - 1) Aging-Friendly Planning Guide *Libby Horwitz*
- J. Agricultural Development Council Update *Hillary Krummrich*
- K. Environment and Infrastructure Division Update *Brian Styche*
  - 1) Interactive Trails Map *Rachael Griffith*
- L. Directors Report *Brian O’Leary*
- M. Public Comment

4:00 p.m. 4. ADJOURNMENT

# Action Items

# Appointment of 2022 Officers



# Appointment of VPP Subcommittee



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
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Government Services Center, Suite 270  
601 Westtown Road  
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West Chester, PA 19380-0990  
(610) 344-6285 Fax (610) 344-6515

MINUTES: Regular Monthly Meeting  
Chester County Planning Commission

Hybrid - GSC Room 351  
December 8, 2021

MEMBERS PRESENT IN PERSON: Dr. Douglas Fasick, Vice Chair; Stephanie Duncan; Matt Hammond; Mike Heaberg.

MEMBERS PRESENT VIA ZOOM: Nate Cline; Molly Morrison; Angie Thompson Lobb.

STAFF PRESENT IN PERSON: Brian O'Leary, Director; Carol Stauffer, Assistant Director; Beth Cunliffe; Paul Fritz; Mark Gallant; Colin Murtoff; Benny Nein; Nancy Shields; Brian Styche; Suzanne Wozniak.

STAFF PRESENT VIA ZOOM: Glenn Bentley; Wes Bruckno; Paul Farkas; Carrie Conwell; Gene Huller; Hillary Krummrich; Jake Michael; Eric Quinn; Diana Zak.

VISITORS PRESENT IN PERSON: Corey Trego, CCWRA; Raymond Morris.

VISITORS PRESENT VIA ZOOM: Philip Gottwals, ACDS, LLC; Dharani Vetsa; David Maurer; Anand Ramu; John Smith; Matthew Clark.

## CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person in the Government Services Center room 351 and via Zoom audio/video on Wednesday, December 8, 2021 was called to order at 2:03 P.M. by Vice Chair Dr. Fasick.

## PRESENTATION:

Mr. Corey Trego from Chester County Water Resources Authority (CCWRA) presented information regarding the Chester County updated Act 167 Stormwater management Model Ordinance, a project CCWRA has been working on over the past year.

The updated ordinance, which is currently posted on CCWRA's website for public review through January 7, 2022, was shaped by public, municipal, and stakeholder input received at more than two dozen meetings and presentations since the summer of 2019. A first draft of the updated model ordinance was presented at a public meeting on September 21. A Watershed Plan Advisory Committee Meeting, as required by PA Act 167, was held on November 5 to review the final draft of the model ordinance. This draft was posted online for public review on November 22.

Mr. Trego discussed the reason for updating the ordinance and provided a summary of the provisions contained within the ordinance, proposed changes, and next steps during his presentation. He explained that this ordinance will comply with the provisions included in the Pennsylvania Stormwater Management Act (PA Act 167 of 1978), which are intended to reduce flooding and stormwater impacts of future development and redevelopment.

This initiative supports the Protect goal in *Landscapes3* by guiding development away from sensitive natural resources; supporting comprehensive protection of the county's streams, wetlands, floodplains, and riparian corridors; and promoting groundwater recharge, stormwater runoff and pollutant reduction, flood mitigation, and water quality improvement.

After the public comment period ends on January 7, a public hearing will take place in February 2022, after which the ordinance will be submitted to the Pennsylvania Department of Environmental Protection for their final review. CCWRA plans to have the ordinance adopted as an amendment to the County-wide Act 167 Stormwater Management Plan after PA DEP approval. CCWRA anticipates rolling out the updated ordinance and assisting with municipal adoption late next spring.

#### ACTION ITEMS:

##### Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE NOVEMBER 10, 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 – November 2021:

There were 18 Subdivision and Land Development Reviews prepared in November.

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

Mr. Hammond recused himself from the following applications: LD-10-21-16951; SD-10-21-16954; LD-10-21-16963.

Mr. Cline recused himself from the following application: SD-10-21-16954.

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

There were nine Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, and Miscellaneous Reviews prepared in November.

A MOTION TO APPROVE THE COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENTS AND MISCELLANEOUS REVIEWS FOR NOVEMBER 2021

WAS MADE BY MR. HAMMOND SECONDED BY MS. DUNCAN AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following applications: ZA-10-21-16930; ZM-10-21-16952.

Act 537 Reviews:

There were two minor Act 537 reviews for the month of November.

A MOTION TO APPROVE THE TWO MINOR ACT 537 REVIEWS FOR NOVEMBER 2021 WAS MADE BY MR. HAMMOND SECONDED BY MR. HEABERG AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following review: East Brandywine Township.

Agriculture Security Areas:

Mr. Bentley presented the Commission with two Agricultural Security Area reviews for one parcel in East Brandywine Township and one parcel in Honey Brook Township.

A MOTION TO APPROVE THE AGRICULTURAL SECURITY AREA REVIEWS FOR EAST BRANDYWINE TOWNSHIP AND HONEY BROOK TOWNSHIP AS PRESENTED WAS MADE BY MS. DUNCAN, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Planning Commission 2022 meeting schedule:

A MOTION TO APPROVE THE 2022 MEETING SCHEDULE WAS MADE BY MS. MORRISON, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

2022 Work Program and Communications Plan:

A MOTION TO APPROVE THE 2022 WORK PROGRAM AND THE 2022 COMMUNICATIONS PLAN WAS MADE BY MS. DUNCAN, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

Agricultural Development Council Update:

Mr. Phil Gottwals from ACDS, LLC has been working as the consultant with Chester County on an Agricultural Economic Development Strategic Plan. Mr. Gottwals presented the draft plan and spoke about strategic areas, recommendations, and proposed actions. The team completed 54 interviews with farmers, agritourism, service providers, and Township Supervisors over the past few months along with analyzing data and evaluating the agricultural economy to create the draft plan. The team is currently in the final stages of building recommendations, strategies, and the implementation plan.

Design and Technology Division Update:

Mr. Fritz reported for the month of November, 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, worked on eTool updates, and prepared research for various internal projects.

The GIS staff assisted with community mapping requests and continued to develop historic atlas updates. The staff also completed a beta version of the interactive countywide trail finder map and updated the redevelopment opportunities interactive map for the City of Coatesville.

The Graphics team worked on the Suburban Landscapes Design Guide illustrations, completed multiple posters and slide decks for events occurring in November and December, and finalized a logo for the Water Resources Authority's Watersheds update.

#### 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 Commonwealth Financing Authority released their list of approved projects for the 2021 Multimodal Transportation Fund (MTF) on November 19th. Recipients in Chester County include:

- Borough of Kennett Square - Kennett Greenway Connectors – Birch Street and Magnolia Underpass - \$1,471,685
- Charlestown Township - Phoenixville Pike and Sidley Road/Yellow Springs Road Intersection Improvement Project - \$699,307
- East Pikeland Township - Schuylkill Road Pedestrian Improvement Project - Phase 2 - \$395,028
- West Bradford Township - Marshallton-Thorndale/Poorhouse Roundabout - \$1,000,000

Chester County MTF total: \$3,566,020.

The Commonwealth Financing Authority released their list of approved projects for the 2021 Act 13 Programs on November 19th. Recipients in Chester County include:

- Greenways, Trails, and Recreation:
- Natural Lands Trust, Inc. - Stroud Preserve Bridge Reconstruction - \$25,000
- New Garden Township - St. Anthony's in the Hills Park Rehabilitation- Phase I - \$100,000
- Spring City Borough - Spring City ADA Accessible Trailhead and Public Park Improvements - \$113,642
- Westtown Township - Oakbourne Park Phase 1A and 1B - \$100,000

Watershed Restoration and Protection:

- Westtown Township - Sage Road Basin Retrofit - \$100,000

Chester County Act 13 Programs total: \$438,642.

Mr Styche gave an update on pipeline news. This information is available at the ‘Pipelines in the News’ webpage:<http://www.chescoplanning.org/pic/news.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 27 municipal assistance projects that staff is either monitoring or preparing.

- Highland Township Comprehensive Plan: Brandywine Conservancy has been holding hybrid meetings and has created a “Community Climate Profile”.
- Phoenixville Area Clean Energy Transition Plan: This will be an 18 month project with collaboration between East Pikeland, Schuylkill, West Vincent, and West Pikeland, Townships.

The 2021 Housing Forum was held November 18, 2021 at the Government Services Center and focused on Missing Middle Housing. The Cost of Housing and Aging Reports were both released at this time.

Mr. Gallant discussed preservation of the Herrs Grain Separator. Herrs contacted the West Nottingham Township historic commission asking for assistance to find a location to move the grain separator. Glen Roy Preserve, owned by the Oxford Area Foundation, has been identified as a site to move the preserved equipment. Planning for this move is still taking place.

Planning Commission staff have been continuing their assistance on the Elverson Active Transportation Plan. Staff in the borough presented the draft report and recommendations at the Borough Planning Commission and Council meetings.

#### Director’s Report:

Mr. O’Leary summarized the 2021 work program and accomplishments. Some projects included:

- Chester County Climate Action Plan
- Agriculture Economic Development Plan Study
- Housing: A+ Homes
- Vision Partnership Program
- Transportation Improvement Inventory
- Suburban Design Guide

Staff has been incorporating topic-specific outreach to Chester County municipalities to offer assistance in implementing *Landscapes3*.

#### Public Comment:

Mr. Ray Morris commented and shared concerns about the review of the preliminary/final subdivision and land development plan, United Sports Training Center, West Bradford Township – SD-10-21-16950, LD-10-21-16951.

Mr. Matthew Clark echoed the comments and concerns of Mr. Morris regarding the West Bradford Township plan. Mr. Morris and Mr. Clark are homeowners in a development behind the United Sports Training Center and volunteer for the homeowners' association.

Mr. O'Leary and Mr. Bruckno commented that the Planning Commission reviews are strictly advisory.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:55 PM. WAS MADE BY MR. HEABERG, SECONDED BY MS. DUNCAN, 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 prominent loop at the end of the last name.

Brian N. O'Leary, AICP  
Secretary

BNO/slw

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

**Water Resources Authority  
Act 167 Model Stormwater  
Mgmt. Ordinance**



# Act 247 Reviews



# Subdivision & Land Development



# Act 247 Reviews of Proposed Development during December 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 Landscapes3

## Landscapes3

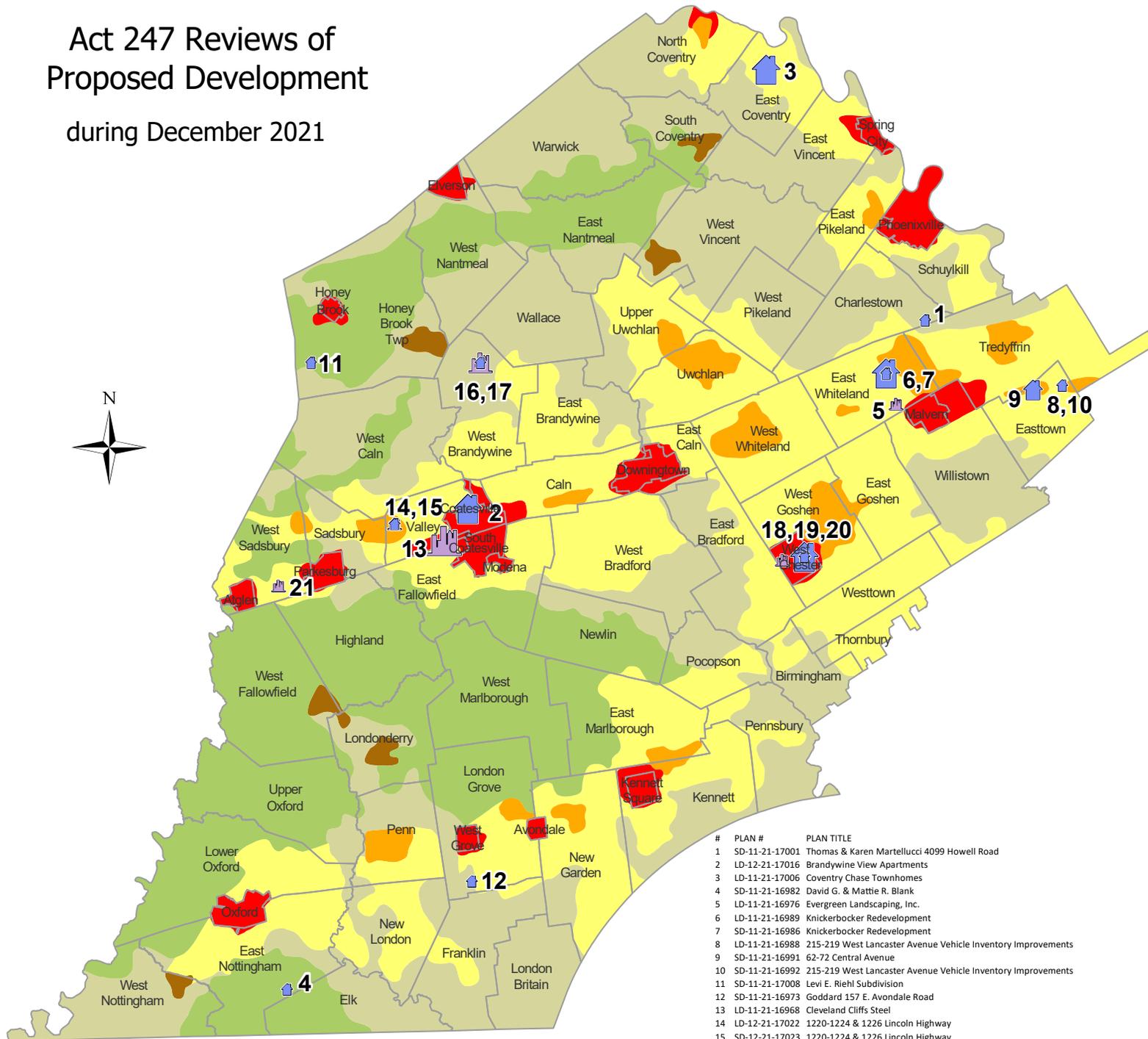
### Growth Areas

-  Urban Center
-  Suburban Center
-  Suburban
-  Rural Center

### Rural Resource Areas

-  Rural
-  Agricultural

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



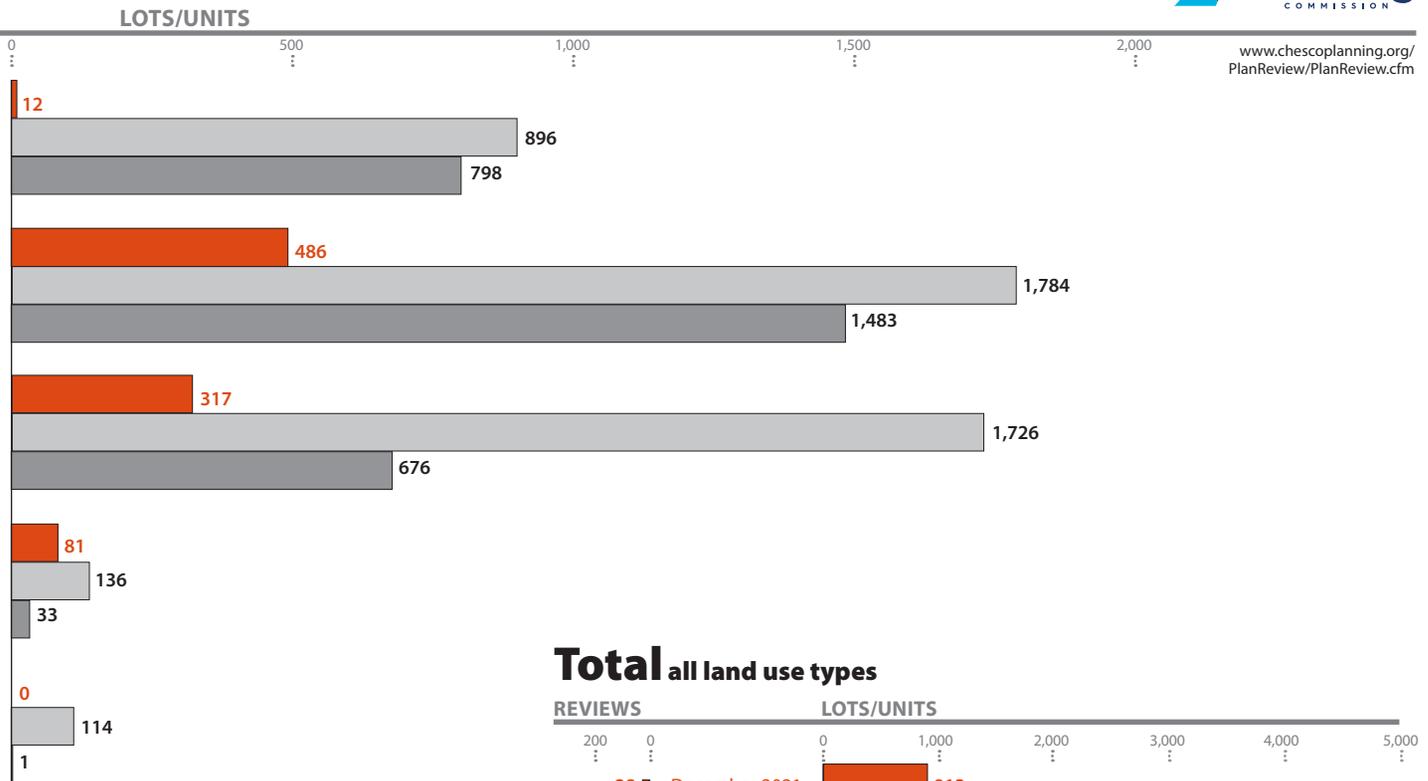
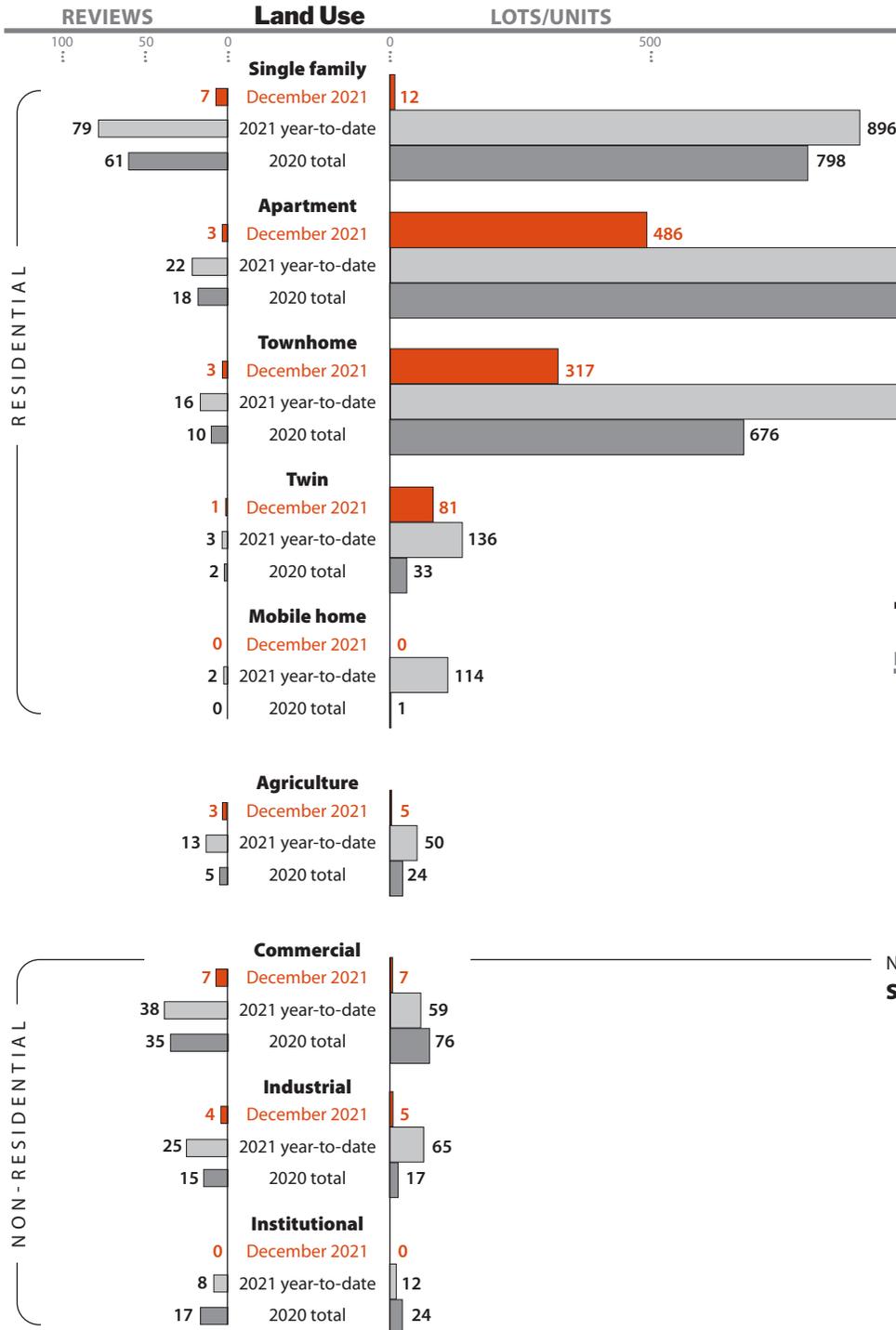
#	PLAN #	PLAN TITLE
1	SD-11-21-17001	Thomas & Karen Martellucci 4099 Howell Road
2	LD-12-21-17016	Brandywine View Apartments
3	LD-11-21-17006	Coventry Chase Townhomes
4	SD-11-21-16982	David G. & Mattie R. Blank
5	LD-11-21-16976	Evergreen Landscaping, Inc.
6	LD-11-21-16989	Knickerbocker Redevelopment
7	SD-11-21-16986	Knickerbocker Redevelopment
8	LD-11-21-16988	215-219 West Lancaster Avenue Vehicle Inventory Improvements
9	SD-11-21-16991	62-72 Central Avenue
10	SD-11-21-16992	215-219 West Lancaster Avenue Vehicle Inventory Improvements
11	SD-11-21-17008	Levi E. Riehl Subdivision
12	SD-11-21-16973	Goddard 157 E. Avondale Road
13	LD-11-21-16968	Cleveland Cliffs Steel
14	LD-12-21-17022	1220-1224 & 1226 Lincoln Highway
15	SD-12-21-17023	1220-1224 & 1226 Lincoln Highway
16	LD-11-21-16996	Banquet Facility
17	SD-11-21-17000	Banquet Facility
18	LD-11-21-16984	Redevelopment for Multi-Family Apartment Complex (250 East Market Street)
19	LD-12-21-17017	W.C. Orthodontics
20	SD-11-21-16983	Redevelopment for Multi Family Apartment Complex (250 East Market Street)
21	LD-11-21-16974	Project Keystone

0 1.25 2.5 5 7.5 10 Miles

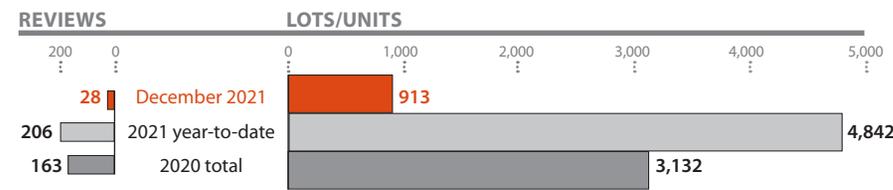
# Subdivision and Land Development Applications December 2021



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

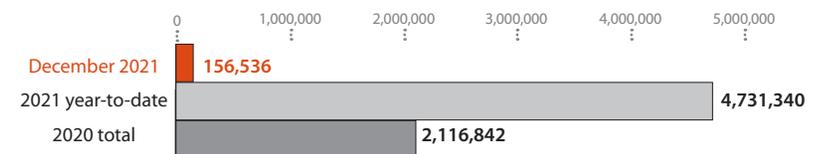


## Total all land use types



## NON-RESIDENTIAL

### Structural square footage



## Subdivision and Land Development Reviews 12/1/2021 to 12/31/2021

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)
Charlestown Township	SD-11-21-17001	Thomas & Karen Martellucci 4099 Howell Road	12/13/2021	4.73	Single Family Residential	2		Residential Single Family Residential		0	Yes
City of Coatesville	LD-12-21-17016	Brandywine View Apartments	12/27/2021	7.80	Apartment	266		Residential Apartment			Yes
East Coventry Township	LD-11-21-17006	Coventry Chase Townhomes	12/13/2021	42.30	Townhouse	112		Residential Townhouse			Yes
East Nottingham Township	SD-11-21-16982	David G. & Mattie R. Blank	12/1/2021	84.05	Agricultural	2		Agricultural Open Space Conservation			Yes
East Whiteland Township	LD-11-21-16976	Evergreen Landscaping, Inc.	12/15/2021	6.26	Industrial	1	7,200	Industrial Warehouse	1		Yes
East Whiteland Township	LD-11-21-16989	Knickerbocker Redevelopment	12/17/2021	176.70	Townhouse Twin	280		Residential Townhouse Residential Twin			No
East Whiteland Township	SD-11-21-16986	Knickerbocker Redevelopment	12/17/2021	176.70	Townhouse	1		Residential Townhouse			No
Easttown Township	LD-11-21-16988	215-219 West Lancaster Avenue Vehicle Inventory Improvements	12/15/2021	1.02	Commercial	1		Commercial Retail			Yes
Easttown Township	SD-11-21-16991	62-72 Central Avenue	12/17/2021	0.33	Single Family Residential Twin	4		Residential Single Family Residential Residential Twin			Yes
Easttown Township	SD-11-21-16992	215-219 West Lancaster Avenue Vehicle Inventory Improvements	12/15/2021	1.02	Commercial	1		Commercial Retail			Yes
Highland Township	SD-11-21-17005	Willard A. Boyes	12/10/2021	34.00	Single Family Residential	2		Residential Single Family Residential			Yes
Honey Brook Township	SD-11-21-17008	Levi E. Riehl Subdivision	12/13/2021	66.61	Agricultural	2		Agricultural Farm/Pasture Land			Yes

## Subdivision and Land Development Reviews 12/1/2021 to 12/31/2021

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)
London Grove Township	SD-11-21-16973	Goddard 157 E. Avondale Road	12/1/2021	12.43	Agricultural	1		Agricultural Open Space Conservation			Yes
Valley Township	LD-11-21-16968	Cleveland Cliffs Steel	12/1/2021	139.94	Industrial	1	120,000	Industrial Addition to Existing	1	0	Yes
Valley Township	LD-12-21-17022	1220-1224 & 1226 Lincoln Highway	12/20/2021	1.96	Commercial	1	4,288	Commercial Office Building	1		Yes
Valley Township	SD-12-21-17023	1220-1224 & 1226 Lincoln Highway	12/20/2021	1.96	Commercial	1		Commercial Office Building			Yes
West Brandywine Township	LD-11-21-16996	Banquet Facility	12/10/2021	24.80	Commercial	1	18,748	Commercial Conference Center			Yes
West Brandywine Township	SD-11-21-16987	Mary Jane Swisher & Harry R. Miller Jr. Et Al	12/9/2021	21.60	Single Family Residential	2		Residential Single Family Residential			Yes
West Brandywine Township	SD-11-21-17000	Banquet Facility	12/10/2021	24.80	Commercial	1		Commercial Lot Consolidation			Yes
West Chester Borough	LD-11-21-16984	Redevelopment for Multi-Family Apartment Complex (250 East Market Street)	12/10/2021	2.51	Apartment	219		Residential Apartment			Yes
West Chester Borough	LD-12-21-17017	W.C. Orthodontics	12/22/2021	1.50	Commercial	1	6,000	Commercial Office Building	1		Yes
West Chester Borough	SD-10-21-16942	339 W. Gay Street	12/3/2021	0.17	Twin	2		Residential Twin			Yes
West Chester Borough	SD-11-21-16977	15, 17 S. Poplar Street	12/3/2021	0.06	Single Family Residential	1		Residential Single Family Residential			Yes
West Chester Borough	SD-11-21-16983	Redevelopment for Multi Family Apartment Complex (250 East Market Street)	12/10/2021	2.51	Apartment	1		Residential Apartment			Yes
West Marlborough Townshi	SD-11-21-16967	M. Roy & Gretchen Jackson	12/10/2021	292.80	Single Family Residential	2		Residential Single Family Residential			Yes
West Sadsbury Township	LD-11-21-16974	Project Keystone	12/1/2021	43.00	Industrial	1	300	Industrial Warehouse	1		Yes

## Subdivision and Land Development Reviews 12/1/2021 to 12/31/2021

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 Sadsbury Township	SD-11-21-16975	Project Keystone	12/1/2021	43.00	Industrial	2		Industrial Lot Line Revision			Yes
West Vincent Township	SD-11-21-16998	1972 and 1830 St. Matthews Road.	12/13/2021	106.00	Single Family Residential	2		Residential Single Family Residential		0	Yes
<b>Grand Totals of Subdivision and Land Development Reviews</b>		<b>28 Reviews</b>		<b>1320.55 Acres</b>		<b>913 Lots/Units</b>	<b>156,536 Non-Res. Sq. Feet</b>		<b>5 Non-Res. Bldgs.</b>	<b>0 Linear Feet Roadway</b>	

There are **26** plans consistent, **2** plans inconsistent, and **0** plans with no relevance to *Landscapes3*.

## Unofficial Sketch Plan Evaluations 12/1/2021 to 12/31/2021

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 12/1/2021 to 12/31/2021

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)
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No Conditional Use Reviews were conducted during this timeframe.

# Subdivision & Land Development Letters





# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O’Leary, AICP  
Executive Director

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

December 13, 2021

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

Re: Preliminary/Final Subdivision - Thomas & Karen Martellucci 4099 Howell Road  
# Charlestown Township - SD-11-21-17001

Dear Ms. Csete:

A preliminary/final subdivision plan entitled "Thomas & Karen Martellucci 4099 Howell Road", prepared by Hopkins and Scott, Inc., and dated January 14, 2021, and last revised on July 27, 2021, was received by this office on November 29, 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 Howell Road, west of Friendship Lane  
Site Acreage: 4.73  
Lots/Units: 2 lots  
Proposed Land Use: Single Family Residential  
Municipal Land Use Plan Designation: Low Density Residential  
UPI#: 35-5-8

**PROPOSAL:**

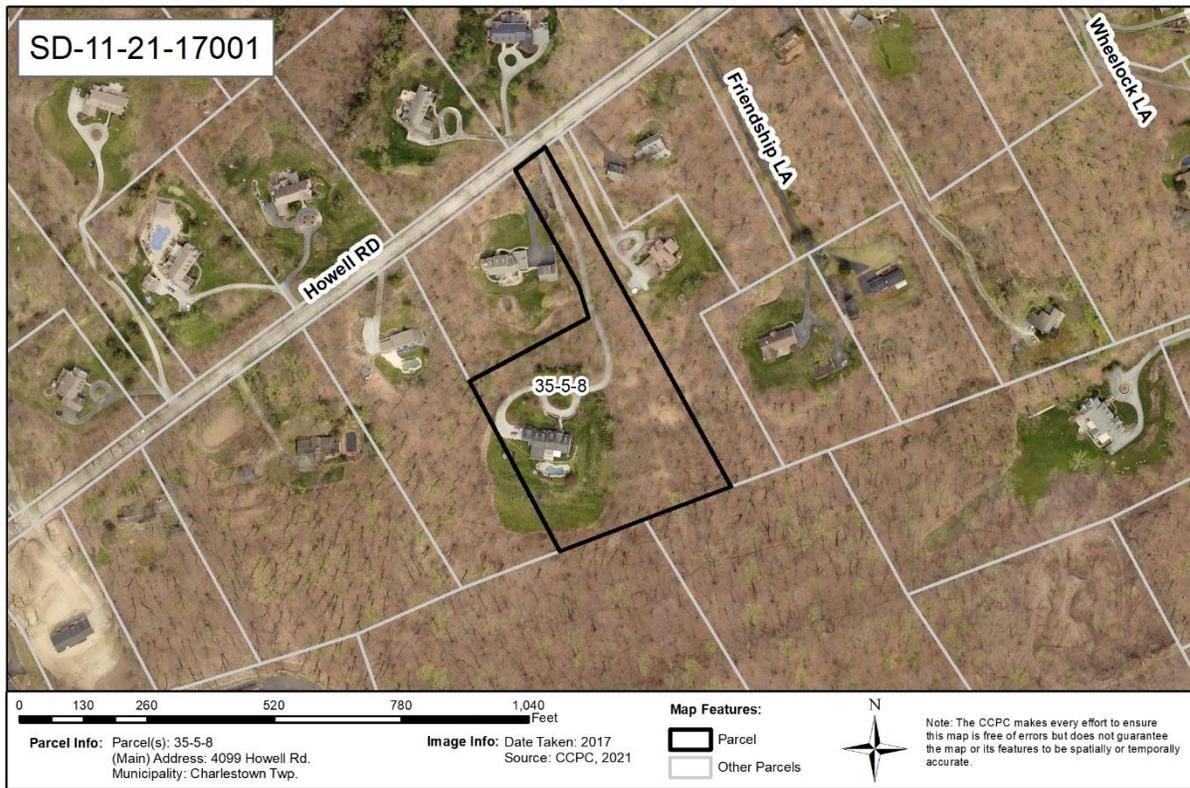
The applicant proposes the creation of 2 lots from the 4.73 acre parent parcel. The project site, which will be served by onsite water and onsite sewer, is located in the FR-Farm Residential zoning district.

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

**COUNTY POLICY:**

**LANDSCAPES:**

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



**PRIMARY ISSUES:**

2. The plan and 2021 aerial photography indicate that most 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. The removal of trees should be limited to the minimum area needed for the dwelling 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. We acknowledge and endorse the applicant’s intent as stated in plan note #4.



Detail of Sheet 1 of the subdivision plan

ADMINISTRATIVE ISSUES:

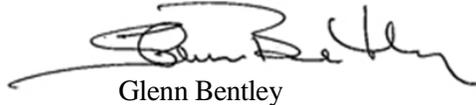
3. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance 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>.
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.

Page: 4

Re: Preliminary/Final Subdivision - Thomas & Karen Martellucci 4099 Howell Road  
# Charlestown Township - SD-11-21-17001

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

Sincerely,

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

Glenn Bentley  
Senior Review Planner

cc: Karen & Thomas Martellucci  
Hopkins and Scott, Inc.  
Matt Baumann, Assistant Manager Tredyffrin Township  
Chester County Conservation District



# THE COUNTY OF CHESTER



COMMISSIONERS  
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Josh Maxwell  
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Executive Director

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

December 27, 2021

James Logan, City Manager  
City of Coatesville  
1 City Hall Place  
Coatesville, Pa 19320

Re: Preliminary Land Development - Brandywine View Apartments  
# City of Coatesville - LD-12-21-17016

Dear Mr. Logan:

A preliminary land development plan entitled "Brandywine View Apartments", prepared by Pennoni Associates Inc. and dated October 13, 2021, was received by this office on December 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:	North side of Coates Street, east of North First Avenue (State Route 82)
Site Acreage:	7.8 acres
Units:	266 units
Proposed Land Use:	Apartment
New Parking Spaces:	312 spaces
Municipal Land Use Plan Designation:	"North Side" Potential Development Opportunity, and Transect-4 "Higher Intensity Neighborhoods" Zone (a small Transect-2 "Passive Areas" Zone is also to the south)
UPI#:	16-1-14

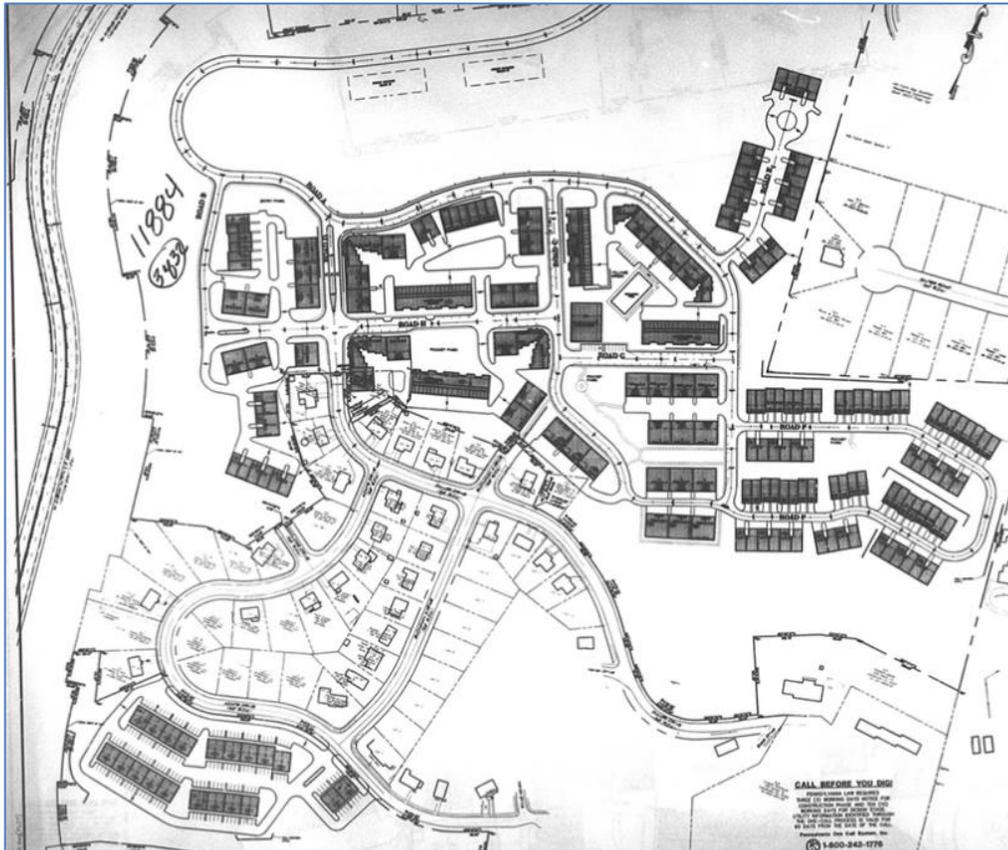
**PROPOSAL:**

The Act 247 referral form that was submitted with the applicant’s plan indicates that the applicant proposes the construction of 266 multi-family units and 312 parking spaces in four structures. The site, which will be served by public water and public sewer facilities, is located in the City of Coatesville RC/HND Residential Conservation/Hilltop Neighborhood Development Overlay zoning district. (The applicant’s October 10, 2021 “Brandywine View Apartment Complex Preliminary/Final Land Development Plan Coatesville City, Chester County, Pennsylvania” submission letter to the City states that the plan includes 240 units. That letter also states that “...the attached Environmental Impact Assessment Report was created for the overall approved development that includes the eighty (80) plus acres above Dulles Drive to the north.”).

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

**BACKGROUND:**

On September 28, 2005, the Chester County Planning Commission reviewed a proposed land development for this site, which included 569 residential units on a 74.7-acre tract (refer to CCPC # 11884). A detail of that proposal, which includes the site of the applicant's current land development, is shown below:

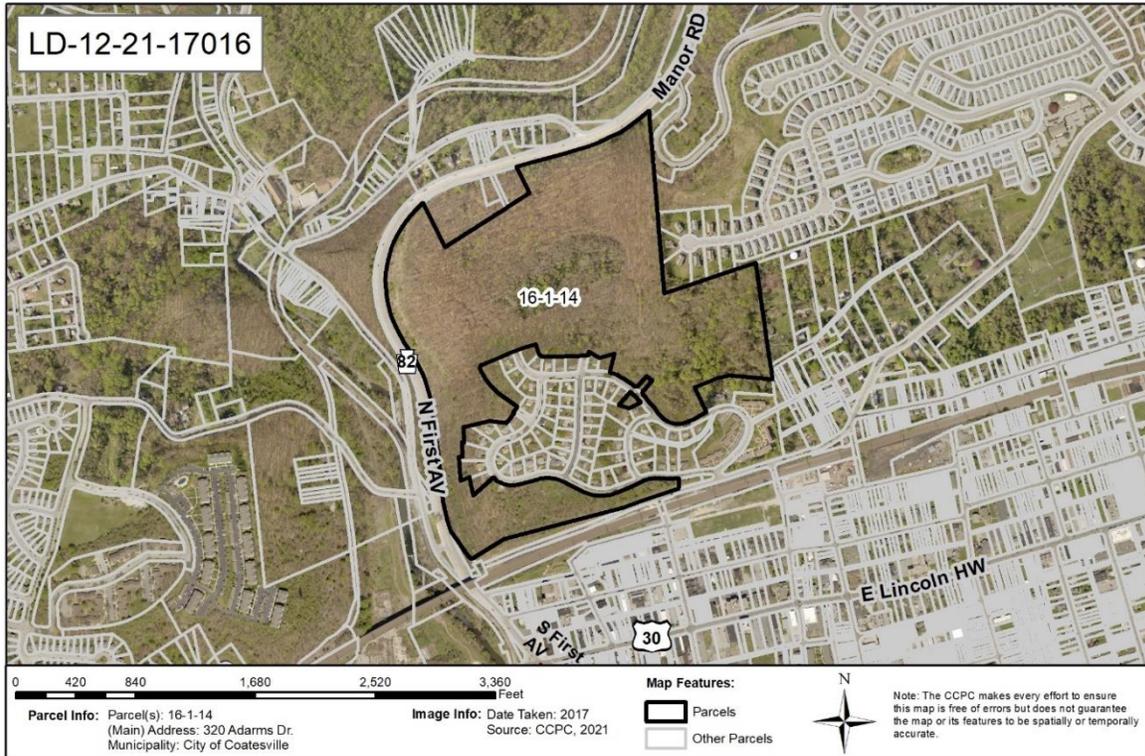


**Detail of "Brandywine View"  
2005 Land Development Plan**

**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**.



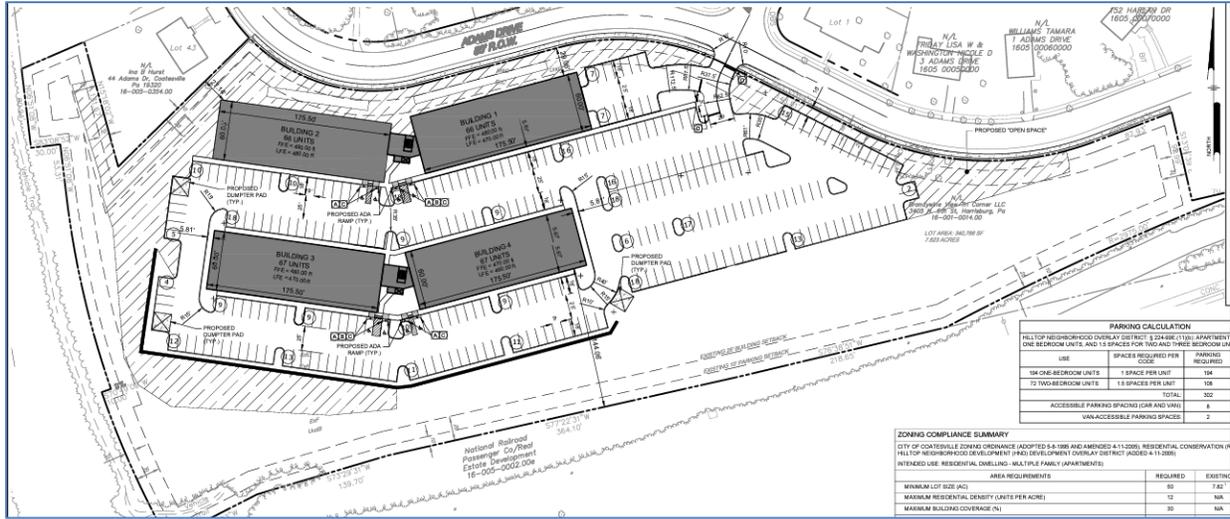
### **WATERSHEDS:**

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

3. 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.



*Detail of the Current Brandywine View Apartments Preliminary Land Development Plan*

**PRIMARY ISSUES:**

**Ordinance Compliance:**

4. As noted above, the applicant’s October 10, 2021 submission letter to the City states that “...the attached Environmental Impact Assessment Report was created for the overall approved development that includes the eighty (80) plus acres above Dulles Drive to the north.” We recommend that the City verify how the 80-acre parcel relates to the current proposal, and whether it may have previously been considered as part of the open space for the existing development to the north.
5. It is also unclear how the development meets the parcel size requirements for the HND Overlay District. The applicant is showing 7.82 acres for this development but the HND Overlay District appears to require a minimum of 50 acres. The City should clarify whether the applicant is basing the density calculations on 74.46 acres instead of 7.82 acres. The City should determine if a subdivision plan will be required.

We note that Section 244-99B.(2) of the HND Overlay District requires a minimum tract size of 50 acres.

Also< Section 244-99D.(1) of the HND Overlay district is as follows:

(1) Residential density: The maximum density of the residential component of an HND development shall not exceed 12 dwelling units per acre.

6. The City should verify that the applicant is meeting the HND Overlay District’s open space and recreational area requirements. The proposed open space areas are peripherally-located and do not appear useable.

Section 244-99D.(7) of the HND Overlay district is as follows:

- (7) Minimum open space: Within the twenty-five-percent minimum green area, not less than one-half thereof (12 1/2% of the tract area, including the perimeter buffer area) shall be set aside for buffers and active and/or passive recreational areas (including "pocket parks" within the development area).
7. The applicant should indicate if this development is to be a phase of a larger HND plan. If this is a phased development, the applicant may need to follow specified design guidelines. Section 244-99F.(1)(i) of the HND Overlay district is as follows:
    - (i) Manual of design guidelines. At the time of land development plan submission for each phase or stage of development, a manual of design guidelines shall be submitted to illustrate the proposed design excellence, architectural excellence, and related construction excellence for the proposed architectural, streetscape, and landscape features. (Applicants are encouraged to submit components of the design guidelines as interim work products and sketches prior to formal submission.) Said manual shall be consistent with the applicable General Design Principles set forth in Exhibit B of Article XVIII *Editor's Note: Exhibit B is included at the end of this chapter.* and shall be submitted for approval by City Council, which approval shall not be unreasonably denied provided it complies with the applicable aforementioned general design principles.

Section 244-99G. of the HND Overlay district is as follows is as follows:

- G. The following provisions shall apply in the case of a development pursuant to this article which is proposed to be constructed over a period of years, in order to encourage the flexibility of housing density, intensity and type of nonresidential uses, as intended by this article:
    - (1) Pursuant to the staging/phasing plan, each phase or section may vary from the density, intensity of use, and/or permitted uses established for the entire HND development.
    - (2) A greater concentration of density or intensity of land use is permitted within separate phases or sections, irrespective of whether such phases are earlier or later in the development than others.
    - (3) The developer, with approval of City Council, shall also have the right to revise the location of open spaces so that flexibility of development, which is a prime objective of this article, can be maintained.
8. The City should verify that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization. Areas of steep and moderate slopes should be protected from disturbance that may cause erosion and flooding, as well as negatively impact water quality, wildlife habitat, slope stability, and scenic views.
  9. The plan and aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. If development or earth disturbance is going to encroach upon existing woodlands, the removal of trees should be limited to the minimum area needed for the buildings 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.

Design Comments:

10. The area to the north consists of much lower-density residential developments, including single-family dwellings. We suggest that the applicant conduct a shadow analysis to predict how the proposed multi-story buildings will affect the neighborhood to the north.
11. The parking at the eastern section of the site is somewhat remote from the buildings. We suggest that the applicant consider reorienting the buildings to create more convenient pedestrian access from the parking areas.
12. We suggest the applicant consider eliminating at least one of the proposed buildings or reconfigure the buildings to limit environmental impacts and provide more usable and centralized open space and recreational areas. Reconfiguring the buildings to allow parking underneath would decrease the footprint for the required parking, provide room for usable open space, and limit the environmental effects on the site, such as on the steep slopes and woodlands.

For example, the applicant could place the buildings in terraces and locate parking under the structures. Also, the applicant should consider the potential to break up the four large structures into more smaller structures that would create less site disturbance and visual effects on the areas to the north. Orienting the buildings in a north-south configuration could also reduce site disturbance and visual effects.

13. The applicant has requested a waiver from landscaping requirements at some parking areas. We suggest that the City carefully evaluate these waiver requests.

Stormwater Management:

14. The Post Construction Stormwater Management Plans indicate that subsurface infiltration practices will be utilized to manage a portion of the site’s stormwater runoff. The applicant should submit the Operations and Management Plan for the stormwater facilities to the City, which should be reviewed by the municipal engineer. To ensure this system continues to function as designed, the applicant and/or those responsible for future maintenance should strictly adhere to the inspection schedule included in the Operation and Maintenance Plan. Appropriate pre-treatment Best Management Practices (BMPs) should be installed to remove sediment and other debris from runoff before it discharges to the planned subsurface infiltration system. Sediment, oil, grease, or other debris should be regularly removed from these pretreatment BMPs.

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

Access and Circulation:

15. The primary objective of the County Planning Commission's Chester County Public Transportation Plan (2014) is to provide an affordable, reliable, and accessible public transportation network to offer mobility, encourage favorable land use patterns, sustain the environment, and alleviate congestion within designated growth areas. Therefore, the applicant and the City should consider providing a location for future public transit stop on this site. The Plan is available online at: <http://www.chescoplanning.org/Transportation/PTP.cfm>.
16. "Connect" Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas. Therefore, we recommend that direct pedestrian access, including crosswalk areas, be provided from the buildings to the adjacent roads. Pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system in the **Urban Center Landscape**.
17. PennDOT's Design Manual 2 - Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act (ADA) recommend that sidewalks be a minimum of 5 feet in width. Additional information on this topic is provided in the Pedestrian Facilities Design Element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: [www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm](http://www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm).
18. We suggest that the City's review of this plan submission would benefit from the preparation of a traffic impact study and a review of the potential impacts posed by this project. We also recommend that the applicant work with the City and SEPTA to determine how pedestrians may travel to the proposed relocated Coatesville Train Station, including the use of bicycles. 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)

Additional information on bus stops and public transit 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). Therefore, the applicant should consider providing dedicated bicycle parking at the site. Bicycle racks should be located in visible areas near building entrances and/or areas of pedestrian activity such as bus shelters, and they should be located under a shelter or building overhang to provide shelter from the elements. Additional information on this topic is provided in the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: [www.chesco.org/documentcenter/view/27029](http://www.chesco.org/documentcenter/view/27029).

The City and the applicant should contact SEPTA and AMTRAK regarding potential access to the train station.

Other Comments:

19. We suggest that the applicant and City 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>.

Page: 8  
Re: Preliminary Land Development - Brandywine View Apartments  
# City of Coatesville - LD-12-21-17016

Additional information on housing affordability is available online at this Chester County Planning Commission's eTool:

<https://www.chescoplanning.org/MuniCorner/eTools/34-AffordableHomes.cfm>

20. The City Fire Marshal should verify the design and location of all proposed fire-protection facilities.

ADMINISTRATIVE ISSUES:

21. 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.
22. 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>.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of the City of Coatesville. 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: Pennoni Associates Inc.  
Brandywine View Tri Corner LLC  
Mark E. Cassel, AICP, Director of Service Planning, SEPTA  
Chester County Conservation District



# THE COUNTY OF CHESTER



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December 13, 2021

David Kraynik, Manager  
East Coventry Township  
855 Ellis Woods Road  
Pottstown, PA 19465

Re: Final Subdivision and Land Development Plan - Coventry Chase Townhomes (Painter Tract B)  
# East Coventry Township - LD-12-21-17006

Dear Mr. Kraynik:

A final subdivision and land development plan entitled "Coventry Chase Townhomes (Painter Tract B)", prepared by Commonwealth Engineers, Inc., dated June 24, 2021 and revised November 24, 2021, was received by this office on November 29, 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 plan for your consideration.

**PROJECT SUMMARY:**

Location:	North of East Cedarville Road (State Route 1034), east side of Ellis Woods Road
Site Acreage:	42.30 acres
Lots:	112 townhouse lots
Proposed Land Use:	Townhouse
Municipal Land Use Plan Designation:	Undeveloped or Agricultural Parcels Within Sewer and Water Service Area (Page 7-7 of the 2003 East Coventry Township Comprehensive Plan recommends development in this area)
UPI#:	18-4-41.1

**PROPOSAL:**

The applicant proposes the creation of 112 lots for a townhouse development. The site, which will be served by public water and public sewer facilities, is located in the East Coventry Township R-3 Residential zoning district.

**BACKGROUND:**

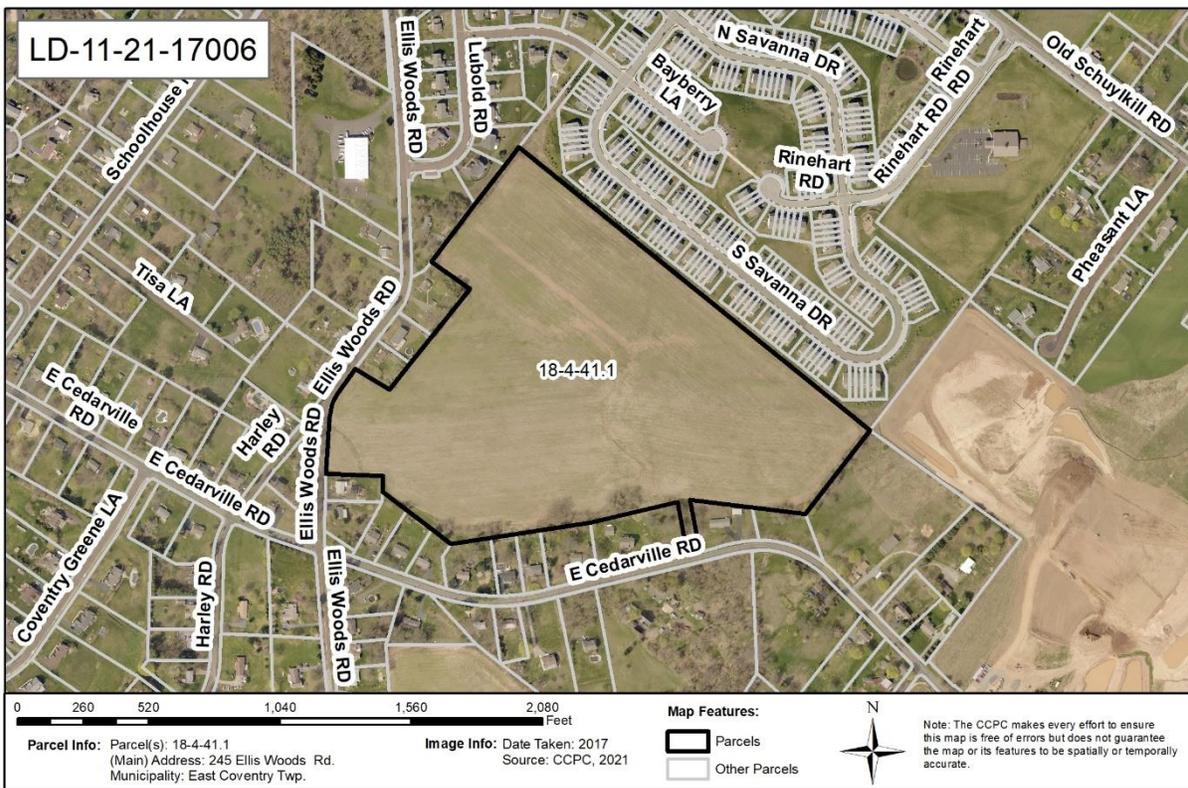
The Chester County Planning Commission reviewed an earlier version of this plan, and our comments were forwarded to the Township in a letter dated August 11, 2021 (refer to CCPC # SD-07-21-16833, LD-07-21-16837).

In that review, we recommended that the Township and the applicant re-evaluate the current design of the proposed main entrance to the site at the intersection of Ellis Woods Road and Harley Road. The entrance is at a three-way intersection, and may be confusing for motorists and could be potentially dangerous. The current plan includes some changes to the radii at the Ellis Woods Road and Harley Road intersection, but the intersection design remains awkward.

We also suggested that second and third access roads can be provided from South Savanna Drive, where a future access point had apparently been anticipated, as well as from East Cedarville Road. Adding more access roads will distribute vehicle traffic and potentially reduce congestion, as well as make parcel deliveries more convenient.

This letter also reiterates the comments in our earlier letter of August 11, 2021.

**RECOMMENDATION:** The County Planning Commission recommends that the issues raised in our letter of August 11, 2021 be addressed. Furthermore, we recommend that the Township not move forward with this plan until a full secondary access is provided and an alternative configuration of the intersection at Ellis Woods Road and Harley Road is considered to improve safety.



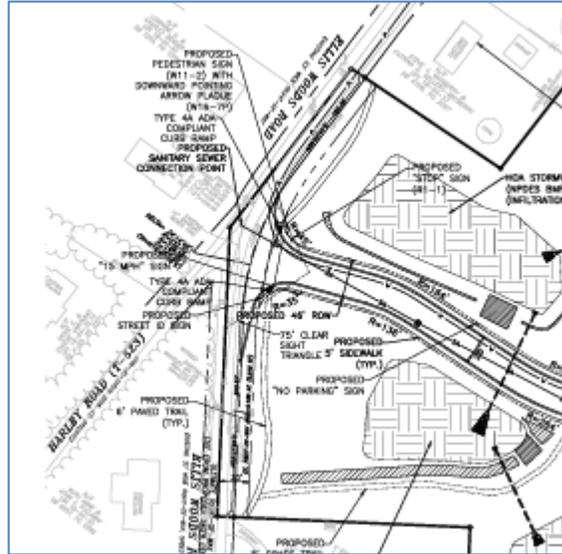
**COUNTY POLICY:**

**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



requested a waiver from the Township Subdivision and Land Development Ordinance's requirement that a single-access street not be used whenever a through street is available. We suggest that second and third access roads can be provided from South Savanna Drive, where a future access point had apparently been anticipated, as well as from East Cedarville Road. Adding more access roads will distribute vehicle traffic and potentially reduce congestion, as well as make parcel deliveries more convenient.



*Proposed Site Access at  
Ellis Woods Road and Harley Road.*

5. 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 Ellis Woods Road and East Cedarville Road (State Route 1034) as minor collectors. The Handbook (page 183) recommends 80 foot-wide rights-of-way for minor collectors to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate rights-of-way to be reserved for these roadways. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT as appropriate.
6. We suggest that the Township Engineer review and comment on the applicant's traffic impact study.
7. We commend the applicant for proposing walking trails. We recommend that all trail corridor location and design details be incorporated into the final plan, and that all trails be constructed prior to the Township issuing any building occupancy permits for this development. We also recommend that all-weather materials be used in the construction of the trails instead of grass as proposed by the applicant. All-weather materials should accommodate a wider variety of uses and be handicapped-accessible. We also suggest that the applicant consider providing a trail at the rear sides of the lots facing the central open space area, to increase the accessibility of this area.

It also appears that one or more of the trails leads off-site. We endorse the potential connection of the trails on the site to any existing or proposed off-site trails, and commend the applicant for anticipating such connections. The Township and the applicant should work together to ensure such future trail connections, especially to the East Coventry Elementary School.

Additionally, the Township should consider a comprehensive sidewalk installation program in this area, and the applicant should agree to install sidewalks along East Cedarville Road and Ellis Woods

Road as part of any such future program. Sidewalks are an essential design element for new construction in the **Suburban Landscape**. “Connect” Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas.

8. General Note 14 mentions a dog park. The applicant should indicate whether this park will be available to the public or only to residents of the development.
9. The applicant has requested a waiver from the Township Subdivision and Land Development Ordinance’s requirement for a fiscal impact analysis, referring to a provision in Subdivision and Land Development Ordinance Section 22-306.3.D(3) stating that a fiscal impact analysis will not be necessary for a “by-right” plan. However, Subdivision and Land Development Ordinance Section 22-306.3.B.(1) does appear to require such an analysis for proposed residential developments of more than 10 dwellings, and does not include an exemption for “by-right” proposals. Therefore, Section 22-306.3.B.(1) appears to supersede Section 22-306.3.D(3). If the Township agrees with this interpretation, the applicant should then provide a more-compelling reason for this waiver request.
10. We suggest that the applicant and Township consider providing a percentage of affordably-priced housing units within the proposed development. “Live” Objective B of *Landscapes3* is to accommodate housing at costs accessible to all residents. Additionally, the County recently launched the A+ Homes initiative, that focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at: <https://www.chescoplanning.org/Housing/aPlusHomes.cfm>.
11. We suggest that some of the stormwater basins and environmentally-sensitive areas on the site can serve as recreational amenities if they are provided with pedestrian access such as trails. The applicant should consider “naturalizing” the stormwater management basin by adding additional landscaping/vegetative screening to soften the appearance of the facilities. The applicant and Township should also ensure that suitable access for equipment or vehicles is provided to perform the routine maintenance and repairs of the stormwater management system.
12. The plan indicates that a Homeowners’ Association (HOA) will be responsible for the proposed common facilities and areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any common-held amenities should be written into the 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.
13. Several design elements of the townhouse buildings and their yard areas should be enhanced. The applicant should attempt to introduce more variation in the townhouses’ setbacks to reduce their regimentation. The applicant should also consider the use of different pavement materials (such as block or stamped pavement) where driveways meet the roads to reduce the visual dominance of the driveways and to soften their visual impacts. The visual prominence of the garage doors should be minimized as much as possible. For example, treatments to garage doors could include windows or other decorative features, using a paint color other than white to complement the facade, and providing a separate roof canopy for shading and definition from the remaining facade. Furthermore, front doors should be designed with a visually prominent feature such as a portico, overhang or patio.

Page: 6

Re: Final Subdivision and Land Development Plan - Coventry Chase Townhomes (Painter Tract B)  
# East Coventry Township - LD-12-21-17006

14. The applicant should clarify whether the open space areas will be designated as one lot or multiple lots.

ADMINISTRATIVE ISSUES:

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. A Pennsylvania Department of Transportation permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
17. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, and the Assessment Office.

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

Sincerely,



Wes Bruckno, AICP  
Senior Review Planner

cc: Commonwealth Engineers, Inc.  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Chester County Conservation District



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

December 1, 2021

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

Re: Preliminary/Final Subdivision - David G. & Mattie R. Blank  
# East Nottingham Township - SD-11-21-16982

Dear Ms. Scheese:

A Preliminary/Final Subdivision Plan entitled "David G. & Mattie R. Blank", prepared by Regester Associates, Inc., and dated November 2, 2021, was received by this office on November 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:	west side of Barren Road, south of Media Road
Site Acreage:	84.05
Lots/Units:	2 lots
Proposed Land Use:	Open Space Conservation
Municipal Land Use Plan Designation:	Agricultural
UPI#:	69-7-101, 69-7-100

**PROPOSAL:**

The applicant proposes the creation of 2 lots. The project site is located in the R-1 Residential/Agricultural zoning district. No new sewage disposal or water supply is proposed.

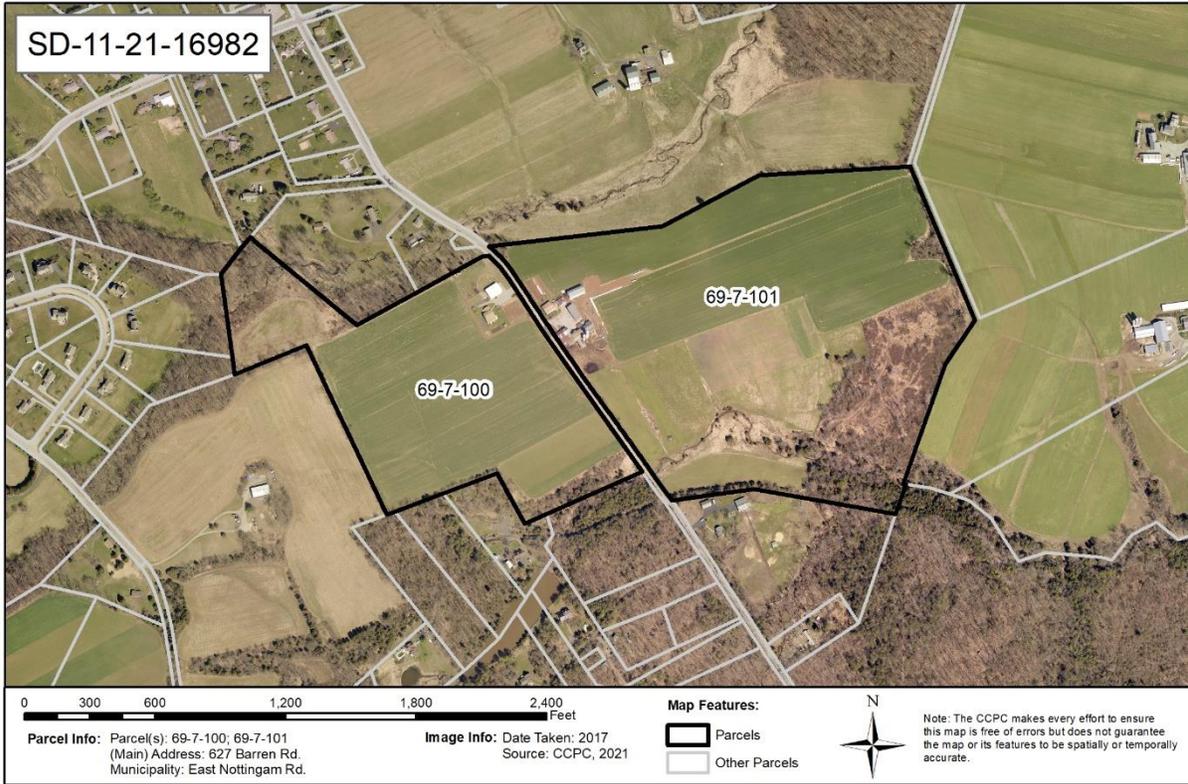
**RECOMMENDATION:** The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this subdivision plan.

**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.** These parcels are designated Agricultural on the Future Land Use Map in the Oxford Region Multimunicipal Comprehensive Plan. The proposed activity is consistent with this designation.



PRIMARY ISSUES:

2. It does not appear that the land of the proposed subdivision is part of the County Agricultural Land Preservation Program. We recommend that the applicant and or the new owner contact the Chester County Department of Open Space Preservation (telephone #610-344-5656) for information on the advantages of being in the program and how lands under the agricultural conservation easement are protected. If the applicant is interested in participating in the County Land Preservation Program, they should initially contact the Township to add the parcels to the Township's Agricultural Security Area Program; this is a prerequisite to participation in the County Program.

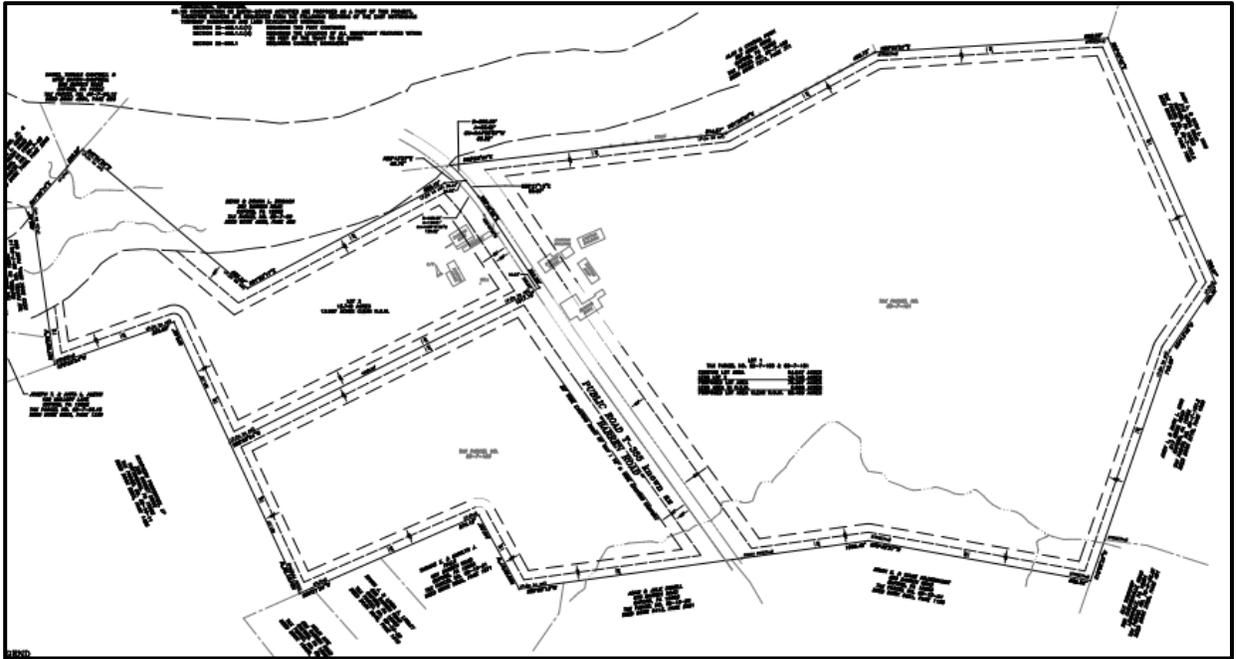
ADMINISTRATIVE ISSUES:

3. 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.
4. 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).

Page: 3

Re: Preliminary/Final Subdivision - David G. & Mattie R. Blank

# East Nottingham Township - SD-11-21-16982



*Detail of Sheet 1 of the subdivision plan*

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

Sincerely,

Glenn Bentley  
Senior Review Planner

cc: David G. & Mattie R. Blank  
Register Associates, Inc.  
Chester County Assessment Office



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O’Leary, AICP  
Executive Director

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

December 15, 2021

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

Re: Preliminary Land Development - Evergreen Landscaping, Inc.  
# East Whiteland Township – LD-11-21-16976

Dear Mr. Barner:

A Preliminary Land Development Plan entitled "Evergreen Landscaping, Inc.", prepared by JMR Engineering LLC, and dated November 1, 2021, was received by this office on November 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 land development for your consideration.

**PROJECT SUMMARY:**

Location:	south end of South Malin Road, south of Route 30
Site Acreage:	6.26
Lots/Units:	1 Lot
Non-Res. Square Footage:	7,200
Proposed Land Use:	Industrial Warehouse
New Parking Spaces:	24
Municipal Land Use Plan Designation:	Residential - Medium Density, adjoining Industrial
UPI#:	42-4-321

**PROPOSAL:**

The applicant proposes the construction of a 6,000 square foot garage, a 1,200 square foot shed, material storage bays, and 24 parking spaces, for a landscaping company. The project site, which will be served by public water and public sewer, is located in the I Industrial zoning district.

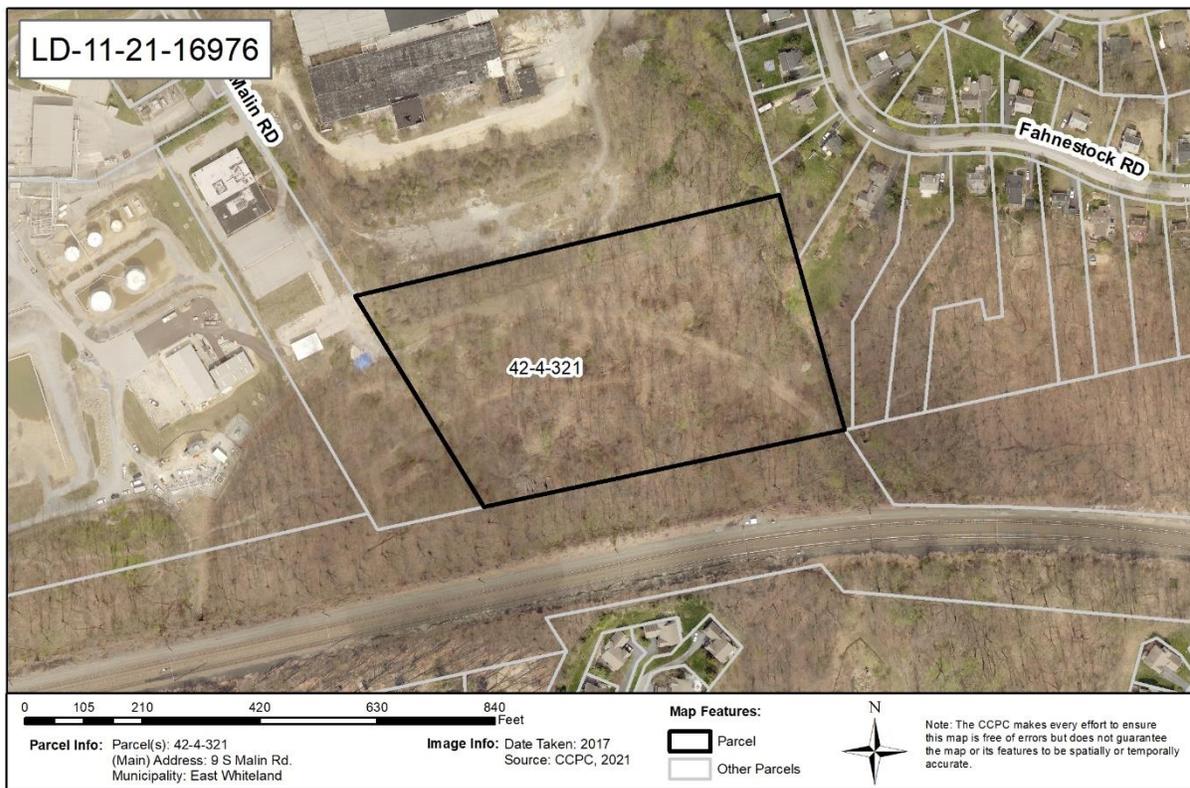
**RECOMMENDATION:** The County Planning Commission recommends that the issues raised in this letter should be addressed, particularly regarding the design of the stormwater management facilities and the adjoining former Bishop Tube site to the north (which is discussed in comment #8 on page 4), and all Township issues should be resolved before action is taken on this land development plan.

**BACKGROUND:**

1. The Chester County Planning Commission previously reviewed a land development proposal that included this parcel as part of the site for the Malin Road residential development. CCPC# LD-

2-15-11279, dated March 9, 2015, addressed the construction of 264 townhouse units and a 3,000 square foot community center on a 23.17 acre site (UPI# 42-4-321, 42-4-321.1, and 42-4-321.2). It is our understanding that, on February 10, 2021, East Whiteland Township granted preliminary land development plan approval for the construction of 86 townhouse units on UPI# 42-4-321.2, for a plan dated September 22, 2018 and last revised October 18, 2020 (this plan was not reviewed by the County Planning Commission).

2. Subsequently, the County Planning Commission reviewed a zoning map amendment petition to change the zoning designation of UPI# 42-4-321 and 42-4-321.1, which are no longer part of the Malin Road residential development, from RRD Residential Revitalization to I Industrial (CCPC# ZM-02-21-16647, dated March 24, 2021). According to our records, this zoning map amendment was adopted by the Township on April 14, 2021.

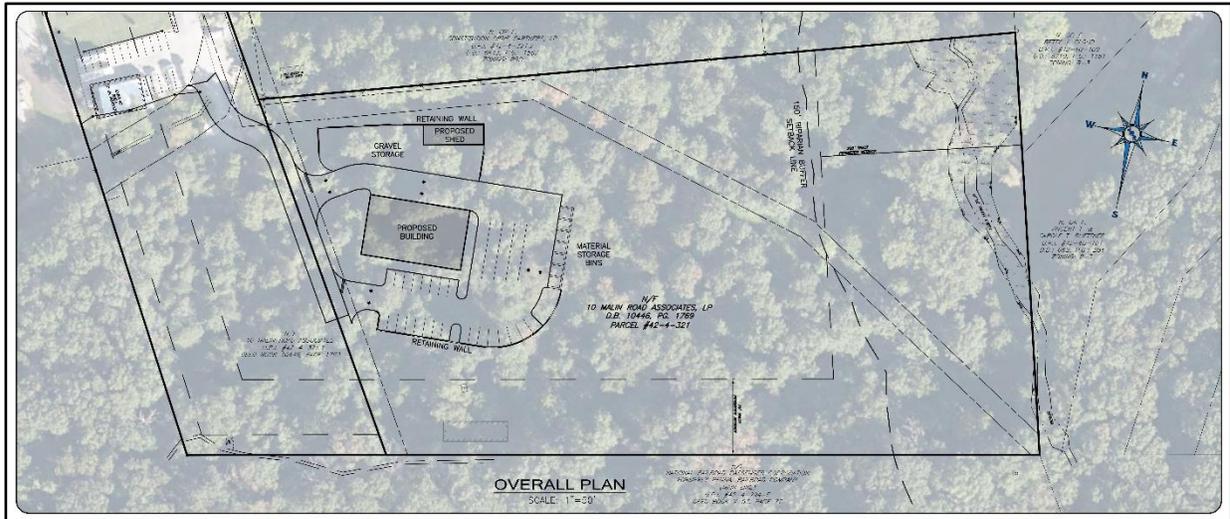


### COUNTY POLICY:

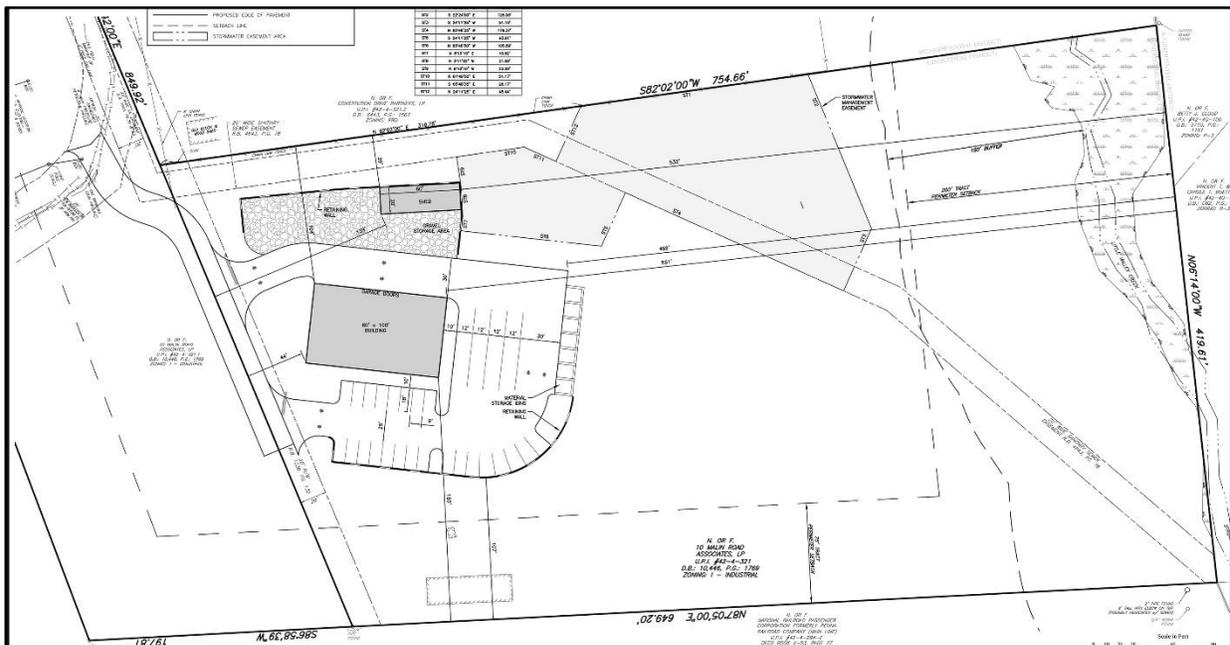
#### LANDSCAPES:

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

While the proposed use is appropriately located in a **Suburban Landscape** designation, careful consideration is required of any development activity on this site due to its existing physical and environmental characteristics. In particular, the adjoining parcel to the north (UPI# 42-4-321.2), which was formally the site of the Bishop Tube Company, has been subject to remediation pertaining to groundwater, soil, and surface water contamination from this previous use, the details of which are provided online at:  
<https://www.dep.pa.gov/About/Regional/SoutheastRegion/Community%20Information/Pages/Bishop-Tube.aspx>.



Site Plan Detail, Sheet 1: Preliminary Land Development - Evergreen Landscaping



Site Plan Detail, Sheet 2: Preliminary Land Development - Evergreen Landscaping

WATERSHEDS:

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

PRIMARY ISSUES:

Access and Circulation:

5. Vehicular access to this site will be provided from the adjoining parcel to the west (UPI#42-4-321.1). The details of this access arrangement should be incorporated into the deeds of both parcels.
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 this site is located on the north side of the National Railroad Passenger Corporation railroad corridor (UPI# 42-4-294-E), south of the Pennsylvania Lines LLC railroad corridor (UPI# 42-4-223-E). Vehicular access from Route 30 on South Malin Road travels underneath an existing railroad overpass.

Stormwater Management:

7. 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).
8. The proposed development is located adjacent to and up-gradient of the former Bishop Tube Facility, a site with recorded soil and groundwater contamination that is included in the PA DEP Act 2 program. Sampling conducted by PA DEP has found elevated levels of Contaminants of Concern (COC) including chlorinated solvents, such as Trichloroethene (TCE), and other organic and inorganic compounds in both soil media and groundwater downgradient of the proposed land development. Previous surface water sampling by PA DEP in Little Valley Creek on the site of this proposed development did not yield detectable levels of TCE; however, given the existing groundwater contamination plume downgradient of this property, the applicant should demonstrate that the concentrated infiltration of stormwater at the planned BMPs will not increase the mobilization of any Contaminants of Concern.

If the applicant demonstrates that the proposed infiltration facilities will not increase the mobilization of Contaminants of Concern, the applicant should submit appropriate infiltration testing results that are consistent with the requirements included in Section 170-306 of the Township Zoning Ordinance.

9. According to the Waiver Requests table on Sheet 2, the applicant is requesting four waivers from the provisions of the Township Subdivision and Land Development Ordinance, along with requesting two waivers from the conveyance and system design standards for stormwater management set forth in Section 170-310 of the Township Code. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

We note that one of the requested waivers from the stormwater management standards is a waiver from Section 170-310.C.6(a), which requires a minimum diameter of eighteen inches (18”) for outlet pipes. This design standard is included to prevent clogging and to improve the ease of pipe inspections. The Township should only approve this waiver if the applicant demonstrates that the drainage area to a given stormwater facility is less than one acre.

10. Soil and geologic maps suggest that the site is underlain by crystalline rocks of the Octoraro Formation; however, the boundary between the Octoraro Formation and the carbonate Conestoga Formation is located adjacent to this site on the south end of the Bishop Tube property. Boundaries between carbonate formations and other geologic formations are often prone to sinkhole formation. Given the generalized nature of soil and geologic maps, the applicant should evaluate the site for potential sinkholes and should confirm that the underlying geologic conditions are not prone to sinkhole formation to ensure that the proposed infiltration BMPs will not result in subsidence. If subsurface geotechnical analyses determines that the required infiltration volumes listed in Section 170-306 of the Township’s Stormwater Management Ordinance cannot be met, we encourage the applicant to consider innovative stormwater practices, such as [the Managed Release Concept](#), to reduce the volume of stormwater discharged to Little Valley Creek.
11. 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).

Natural Features Protection:

12. The plan and 2021 aerial photography indicate that a portion of the site is wooded. The Existing Features and Conservation Plan (Sheet 3) shows that over 50 mature trees will be removed from the site, including at least ten trees with a diameter at breast height (DBH) exceeding 20 inches. The planned removal of trees and installation of new impervious surfaces will result in an increased volume of stormwater runoff. Infiltration of this runoff will be concentrated at the location of the planned stormwater BMPs. Given the project’s location in an Exceptional Value and wild reproducing trout watershed and its close proximity to an area of known soil and groundwater contamination, the applicant should minimize the removal of trees on the property to the greatest extent possible to reduce the volume of stormwater generated.
13. Section 175-41.C.4 of the Township Subdivision and Land Development Ordinance (SLDO) notes that only twenty percent (20%) of existing trees on a site can be removed, and eighty percent (80%) of existing trees should be retained. The applicant should demonstrate that the planned tree removal does not exceed this threshold. If the planned removal exceeds this threshold, a waiver from this section should be sought.
14. Section 175-41.C.4(a) of the Township SLDO requires that trees removed during development should be replaced on a tree-for-tree basis; plantings required by buffering and landscaping requirements should not be considered when calculating replanting requirements.

15. The Landscaping Plan shows that 24 Douglass Fir trees will be planted to satisfy Township landscaping requirements. Douglass Fir trees in southeastern Pennsylvania have been significantly impacted by a fungal disease that causes Swiss Needle Cast. The applicant should consider replacing these trees with more disease-resistant native evergreen species, such as American holly, Eastern red cedar, or Eastern white pine.
16. It is identified on Sheet 2 that the applicant has received conditional use approval to construct roads and parking lots within the steep slope conservation district. Prior to granting final plan approval, the Township should verify that any conditions of approval are incorporated into the final plan, the details of which should be identified on the plan.
17. 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.

Transmission Pipeline:

18. The site plan indicates that a portion of the proposed driveway on the adjoining parcel to the west will be located within a transmission pipeline corridor right-of-way. While the site plan contains a plan note identifying the approximate location of abandoned eight inch (8") high pressure petroleum pipeline(s) within this right-of-way, it is our understanding that there are at least two pipelines located within this right-of-way, one of which is currently in service and operated by Sunoco Pipeline L.P. The applicant and Township should ensure that the current status and owner/operator of the pipelines are identified on the plan. In addition, the pipeline operators should be contacted regarding the proposed development.

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>.

Design Issues:

19. The site plan depicts the location of a gravel storage area in the northwestern corner of the project site. Consideration should be given to providing additional landscaping/vegetative screening in this area, given its location uphill from the adjoining parcel to the north, which is proposed for multifamily residential (townhouse) development.

Page: 7

Re: Preliminary Land Development - Evergreen Landscaping, Inc.

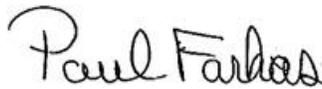
# East Whiteland Township – LD-11-21-16976

ADMINISTRATIVE ISSUES:

20. 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>.
21. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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: Evergreen Landscaping  
Nauset Real Estate LLC  
JMR Engineering LLC  
10 Malin Road Associates, LP  
Chester County Conservation District  
Chester County Water Resources Authority



# 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

December 17, 2021

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

Re: Preliminary Subdivision and Land Development - Knickerbocker Redevelopment  
# East Whiteland Township – SD-11-21-16986 and LD-11-21-16989

Dear Mr. Barner:

A Preliminary Subdivision and Land Development Plan entitled "Knickerbocker Redevelopment", prepared by DL Howell & Associates, Inc., and dated November 10, 2021, was received by this office on November 18, 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 plan for your consideration.

**PROJECT SUMMARY:**

Location:	south side of Lapp Road, west of Old Morehall Road
Site Acreage:	176.70
Lots/Units:	5 Existing Lots; 1 Proposed Lot
Non-Res. Square Footage:	0
Proposed Land Use:	280 Residential Units (204 townhouse and 76 twin units)
Municipal Land Use Plan Designation:	"Open Space / Office/Business Park," and Office/Business Park
UPI#:	42-4-25.2, 42-4-30, 42-4-25.1, 42-4-42, 42-4-19

**PROPOSAL:**

The applicant proposes the consolidation of five existing parcels into one parcel, along with the construction of 280 residential units. The site plan also depicts the location of a conceptual amenity area with 48 parking spaces, a tot lot area, and 114 visitor parking spaces. The project site, which will be served by public water and public sewer, is located in the RMH Medium-High Density Residential zoning district.

This tract includes the site of the former Knickerbocker Landfill. It is our understanding, according to a November 25, 2019 letter from the United States Environmental Protection Agency (US EPA) Region III, the site has been archived from the Superfund Enterprise Management System (SEMS) inventory because, following site evaluation activities, EPA determined that conditions at the site did not warrant further federal Superfund involvement, and that EPA is not taking additional Superfund investigatory, cleanup, or enforcement actions at this site.

**RECOMMENDATION: While the County Planning Commission recognizes that this is a challenging site to redevelop, the current plan submission does not appear to comply with the submission requirements in the Township Code (which is further discussed in comment #5). Additionally, the current plan submission does not provide any information pertaining to secondary/emergency access to this site. The Township should not take action on this preliminary plan submission, until the applicant has provided a complete copy of the plan submission and all required impact studies/reports, for review by the Township and the County Planning Commission.**

**BACKGROUND:**

1. The Chester County Planning Commission previously reviewed two zoning map amendment petitions to change the zoning of this site to RMH Medium-High Density Residential, the latest of which occurred on August 6, 2021 (CCPC# ZM-07-21-16814). This zoning map amendment petition included a concept plan depicting the construction of 269 residential units on this site, in accordance with the RMH district standards. The Commission stated in its recommendation of this review letter that the zoning map amendment is not consistent with *Landscapes3*, the County Comprehensive Plan, because it does not appear that this location is suitable for the residential density allowed by the proposed zoning due to its existing physical and environmental characteristics.

The County Planning Commission also reviewed an amendment to the maximum tract density standards of the Township’s RMH district, which would lower the maximum permitted density from 12.0 to 7.0 dwelling units per developable acre (CCPC# ZA-07-21-16813, dated August 6, 2021). According to our records, both of these amendments were approved by the Township on August 11, 2021.

2. The County Planning Commission also reviewed a final subdivision plan which proposed to subdivide the remnant portions of UPI # 42-4-30 and UPI# 42-4-42 situated on the south side of Route 202 from the northern portions of these two parcels (CCPC# SD-10-20-16495, dated November 4, 2020). As of December 16, 2021, we have no record that East Whiteland Township has granted final plan approval for this subdivision plan.

**COUNTY POLICY:**

**LANDSCAPES:**

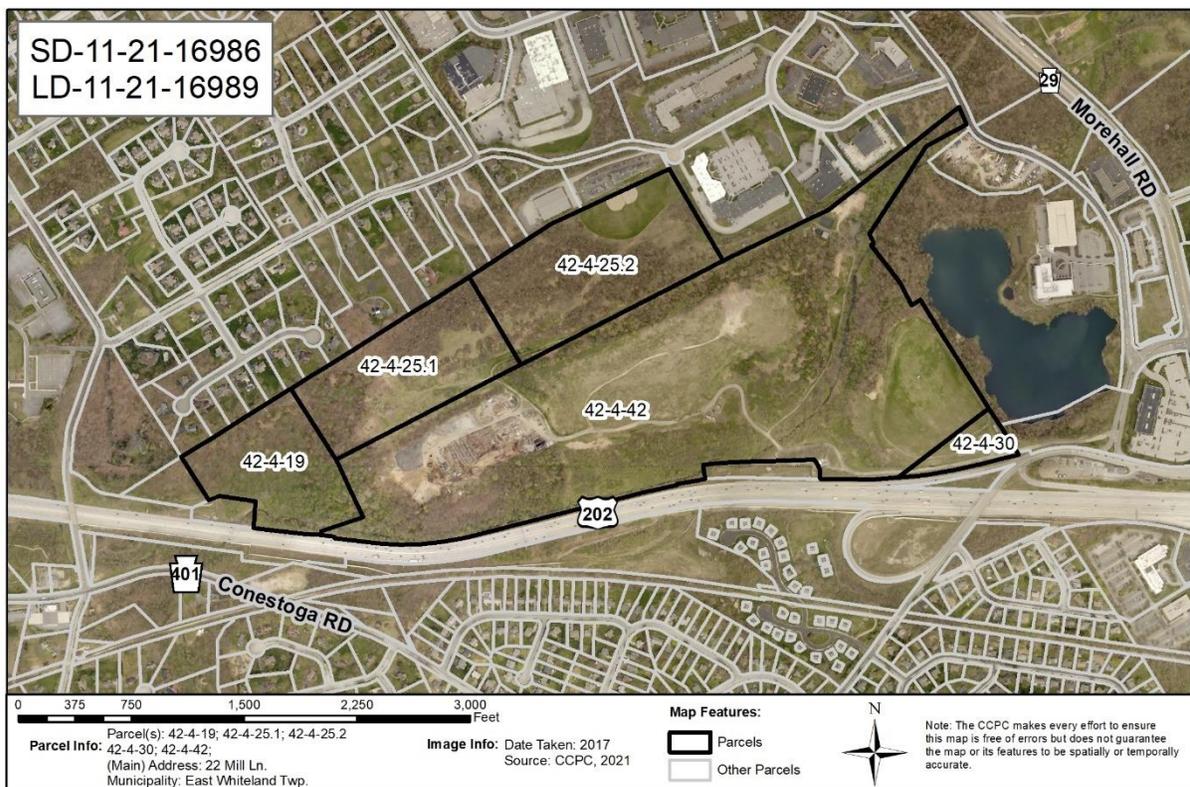
3. While the easternmost portion of the tract is located in a **Suburban Center Landscape** designation, the remainder of the tract is located in a **Suburban Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. Additionally, the portion of the tract situated along the 100-year floodplain corridor is located in a **Natural Landscape** Overlay designation. 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 vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. As an overlay of all other landscapes, the county’s **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should

be subject to limited disturbance. Conservation practices should protect and restore these natural resources.

While multifamily residential development is appropriately located in both the Suburban and Suburban Center Landscapes designations, the proposed development is not consistent with **Landscapes3**, because it does not appear that this location is suitable for the residential density permitted by the recently adopted zoning standards due to its existing physical and environmental characteristics.

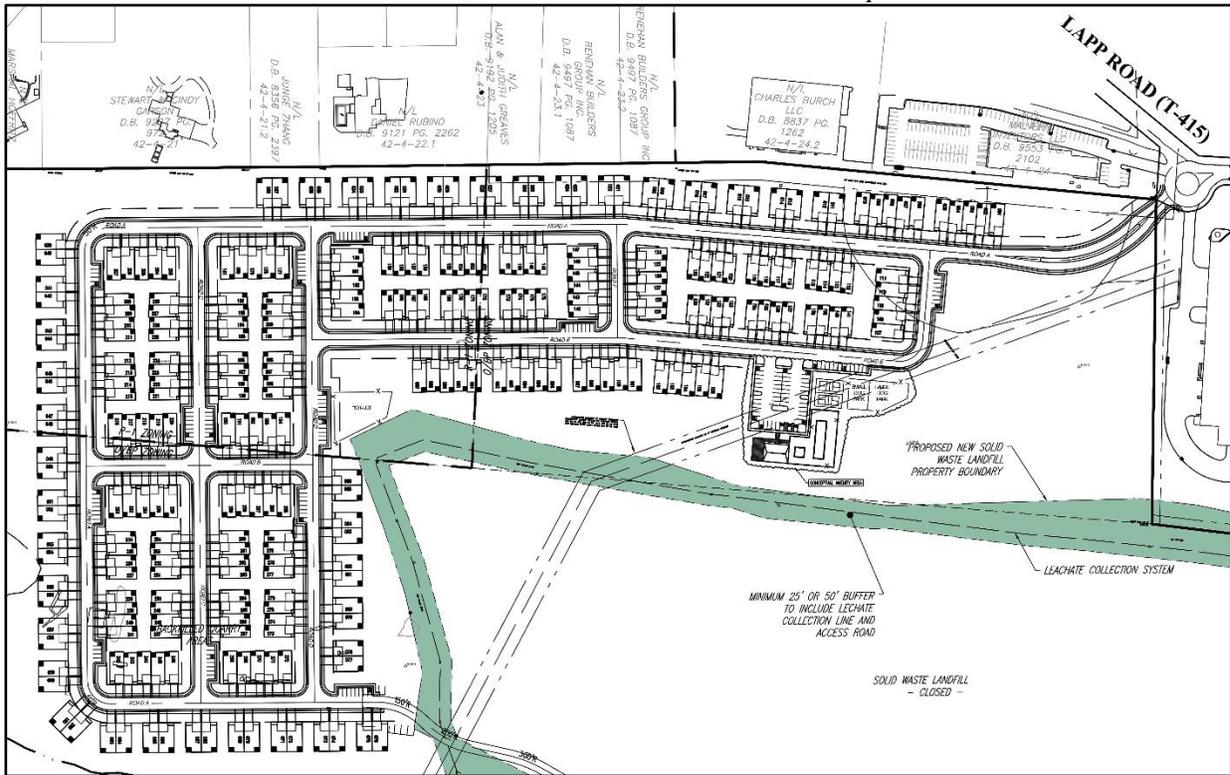
WATERSHEDS:

4. **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).





Site Plan Detail, Sheet 2: Knickerbocker Redevelopment



Closeup - Site Plan Detail, Sheet 2: Knickerbocker Redevelopment

PRIMARY ISSUES:

Compliance with Township Submission Requirements:

5. Only 37 of the 72 plan sheets identified in the Sheet List Table on Sheet 1 were included with the plan submission received by the County Planning Commission on November 18, 2021. We note that the sheets not provided for our review included the Future Lapp Road Improvement Plan, Post-Construction Stormwater Management Plan, Erosion Control Plan, vehicle turning plan, lighting plan, and landscaping plan. It is also our understanding that, as of November 16, 2021, the required impact studies and stormwater management reports/calculations have not been provided to the Township. The Township should not take action on this preliminary plan submission, until the applicant has provided a complete copy of the plan submission and all required impact studies/reports, for review by the Township and the County Planning Commission. If these requirements are not met by the applicant, then the Township should deny the preliminary plan.

Transmission Pipeline:

6. The site plan depicts the location of an eight inch oil pipeline easement through the central portion of the tract which, according to the pipeline maps provided in the [Chester County Pipeline Information Center](#) website, 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. Additionally, we recommend that the setbacks for habitable development be determined in consultation with the pipeline operator and in consideration of the type of product and diameter of the transmission pipeline on the project site. More information about pipeline safety can be found at the County Pipeline Information Center at: <http://www.chescoplanning.org/pic/introduction.cfm>.

Access and Circulation:

7. The concept plan included with the previous zoning map amendment submission depicted the location of an emergency access road extending to the west, on an adjoining parcel, to Mill Road. Additionally, the concept plan indicated that an existing connector road on the site, which appears to extend to West Liberty Boulevard, would be improved, the design of which is to be determined during land development. However, while the current plan submission depicts that vehicular access will be provided from Lapp Road, no information was provided as about secondary/emergency access connections to this site. This should be clarified by the applicant. Major developments should have two fully improved access points for proper traffic distribution, movement of service vehicles, and for the provision of emergency services. Additional information about this topic is provided in the Emergency Access design element of the County Planning Commission's [Multimodal Circulation Handbook \(2016 Update\)](#), which is available online at: [www.chesco.org/DocumentCenter/View/27034](http://www.chesco.org/DocumentCenter/View/27034).
8. We suggest that the Township's review of the proposed development activity would benefit from the preparation of a traffic impact study and a review of the potential impacts posed by this project.
9. 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.

Page: 6

Re: Preliminary Subdivision and Land Development - Knickerbocker Redevelopment

# East Whiteland Township – SD-11-21-16986 and LD-11-21-16989

10. We endorse the installation of sidewalks, which are an essential design element for new construction in the Suburban and Suburban Center Landscapes.
11. While the prior concept plan depicted the location of public nature trails, and a future multi-use recreation trail, no information about these trails is shown on the current plan submission. This should be clarified by the applicant.

Map 1: Township Trails Plan in the Township's Comprehensive Plan depicts the location of a proposed facilities corridor from Old Morehall Road to Mill Road that traverses the project site. This pedestrian corridor extends to the Sidley Road connector trail, which will provide a connection to parks and community facilities located on the south side of Route 202. Additionally, it is our understanding that the Township is currently working on an update to its Parks, Recreation and Open Space Plan. The draft Plan, which outlines the general desire for a natural surface path following the Valley Creek corridor, along with the need to provide a multi-modal connection between Old Morehall Road and Mill Lane to connect key recreational resources in the Township, states that the designation of the natural surface path and the design of the multi-use trail should be done in conjunction with any proposed development of the Knickerbocker Tract. The location and design of all pedestrian facilities should be generally consistent with the recommendations set forth in the Township's Comprehensive Plan, and Parks, Recreation and Open Space Plan.

#### Design Issues:

12. The site plan depicts the location of a conceptual amenity area and a tot lot. The applicant should clearly identify the proposed uses/activities that are envisioned for these areas.
13. We suggest that the townhouses include a mix of building materials, window treatments, and protrusions, like porches, to create visual interest and a more varied streetscape.
14. The Project Narrative indicates that the eastern portion of the site is currently used as a golf driving range (we note that the generalized location of these facilities is provided on Sheets 2 and 8). The applicant should clearly indicate if the golf driving range will continue to operate on this site, and if so, the details of the operation, including the specific location of all facilities, should be identified on the plan.
15. As stated in our review of the previous zoning map amendment petition (CCPC# ZM-07-21-16814, dated August 6, 2021), it is our understanding that a Phase 1 Environmental Site Assessment, comprised of two separate documents for Areas A and B of the project site, was prepared by RT Environmental Services, Inc. We note that both documents recommend that vapor barriers and passive venting systems be installed beneath all structures that are proposed to be constructed on the subject property, to prevent potential methane impacts to occupants at the site. Additionally, the Environmental Assessment for Area A (which generally corresponds to the central and western portion of the overall project site) recommends conducting a subsurface investigation via the installation of auger borings in the western fill area of the subject property proposed for redevelopment in order to determine if there are any environmental concerns associated with the fill materials. The applicant should demonstrate that this proposal meets all applicable standards set forth in these documents.

#### Stormwater Management:

16. 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). We note the current preliminary plan only depicts the generalized location where stormwater management facilities will be located on the site.

17. 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).
18. Given the site's historic use as a municipal landfill and subsurface geologic conditions that are conducive to surface water-groundwater exchange, concentrated infiltration of stormwater runoff poses an elevated risk of groundwater contamination. To reduce this risk, stormwater should be managed using numerous, small stormwater control measures to reduce the volume of stormwater directed to each. A geotechnical evaluation should be completed to determine site constraints at the location of each proposed infiltration practice, such as the presence of contaminated soil or groundwater or the presence of carbonate geology.
19. If subsurface investigation determines that the required infiltration volumes listed in Section 170-306 of the Township's Stormwater Management Ordinance cannot be met, we encourage the applicant to consider innovative stormwater practices, such as the Managed Release Concept, to reduce the volume of stormwater discharged to Valley Creek. Additional information on this topic is available online at: [http://files.dep.state.pa.us/Water/BPNPSM/StormwaterManagement/ConstructionStormwater/Managed\\_Release\\_Concept.pdf](http://files.dep.state.pa.us/Water/BPNPSM/StormwaterManagement/ConstructionStormwater/Managed_Release_Concept.pdf).
20. The applicant should consider incorporating principals of conservation development design, such as increased street trees and a more even distribution of green space interspersed within the planned developed areas, to further reduce the impacts of development on Valley Creek, an Exceptional Value stream.

Natural Features Protection:

21. The site contains land within the 100 year floodplain. 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.
22. The prior concept plan contained a plan note that an existing culvert stream crossing will be evaluated by a structural engineer, and will be replaced if needed. Valley Creek has a "Migratory Fishes" designated use. This stream supports wild brown trout, which can move significant distances upstream in search of adequate thermal, foraging, and spawning habitat. If this structure is deemed structurally deficient, any replacement structure should be designed to allow for the upstream passage of aquatic organisms.
23. Significant streambank erosion along Valley Creek adjacent to areas previously used as a landfill has resulted in inputs of trash and other debris into Valley Creek. The applicant should evaluate the fluvial geomorphologic impacts of any alterations to the riparian areas that result from stream

crossing modifications or grading on adjacent land to ensure that this erosion is not exacerbated. If planned activities could impact stream channel stability, appropriate streambank protection and stabilization practices should be incorporated to reduce inputs of sediment and former landfill refuse.

24. The site is underlain by carbonate geology in which the presence or potential may exist for formation and/or expansion of solution channels, sinkholes, and other karst features. These features can present risk of collapse and groundwater contamination that often can be overcome and avoided with careful stormwater management design. The location, type, and design of stormwater facilities and best management practices (BMPs) should be based on a site evaluation conducted by a qualified licensed professional that ascertains the conditions relevant to formation of karst features, and the PA BMP Manual or other design guidance acceptable to the Municipal Engineer.
25. 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.
26. 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.
27. The project site contains extensive steep slope areas. If any development activity occurs in these areas, then the Township should verify that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization. Areas of steep and moderate slopes should be protected from disturbance that may cause erosion and flooding, as well as negatively impact water quality, wildlife habitat, slope stability, and scenic views.

ADMINISTRATIVE ISSUES:

28. The Act 247 County Referral Form 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

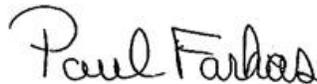
Page: 9  
Re: Preliminary Subdivision and Land Development - Knickerbocker Redevelopment  
# East Whiteland Township – SD-11-21-16986 and LD-11-21-16989

by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance.

29. 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>.
30. According to County Tax Assessment records, UPI# 42-4-25.1 and 42-4-25.2 appear to be subject to an Act 515 covenant. We advise the applicant to contact the Chester County Tax Assessment Office (telephone #610-344-6105) regarding this plan submission.
31. The site plan depicts the location of an existing cell tower site located within a 2,500 square foot lease area in the southern portion of the site. The details of this lease area should be incorporated into the deed of the proposed lot.
32. The site plan depicts the location of prior zoning district boundaries that no longer apply to this site. For clarity purposes, we recommend that these boundaries be removed from the plan.
33. The location map on Sheet 1 does not accurately depict the location of the project site. This should be corrected by the applicant.
34. 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: DP Whiteland, LLC  
D.L. Howell & Associates, Inc.  
Joseph A. Rubino  
Chester County Conservation District  
Chester County Assessment Office  
Chester County Water Resources Authority



# THE COUNTY OF CHESTER



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Josh Maxwell  
Michelle Kichline

Brian N. O’Leary, AICP  
Executive Director

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West Chester, PA 19380-0990  
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December 17, 2021

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

Re: Preliminary Subdivision - 62-72 Central Avenue  
# Easttown Township – SD-11-21-16991

Dear Mr. Briggs:

A Preliminary Subdivision Plan entitled "62-72 Central Avenue", prepared by JMR Engineering, LLC, and dated October 28, 2021, was received by this office on November 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.

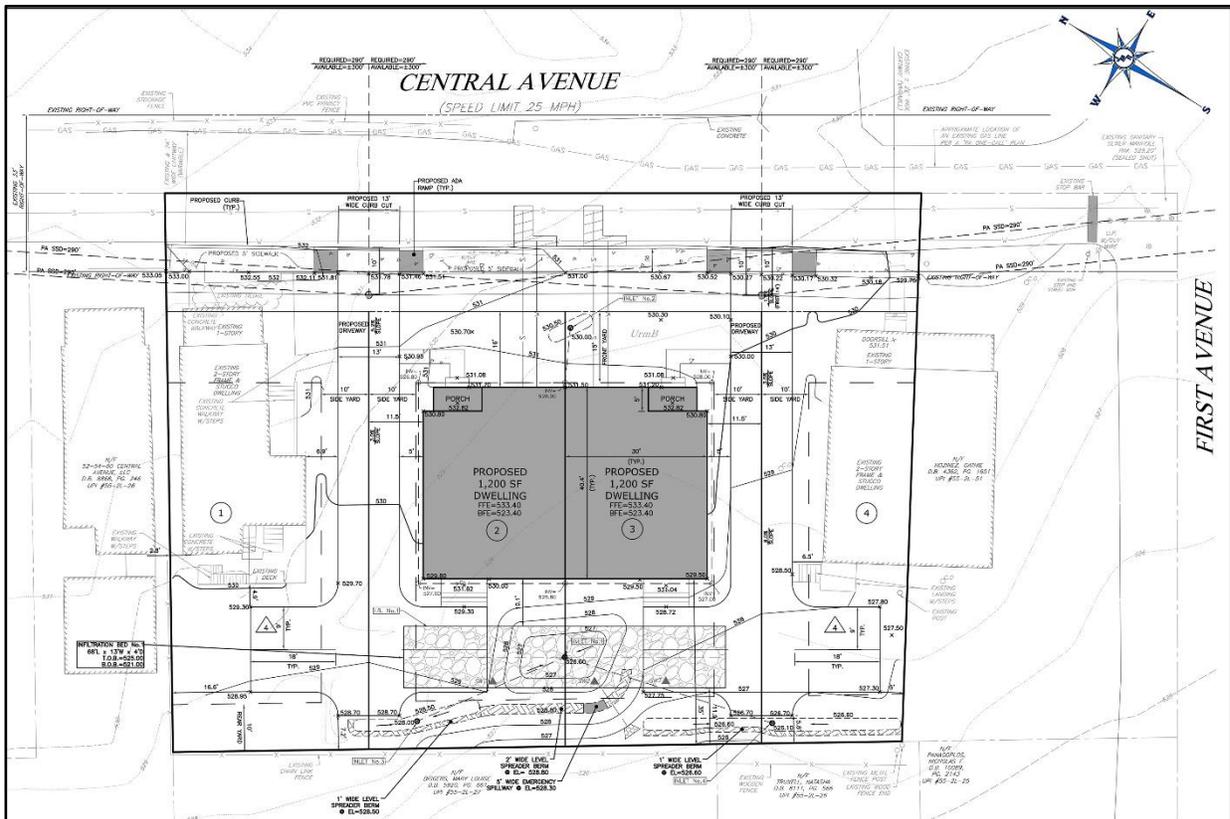
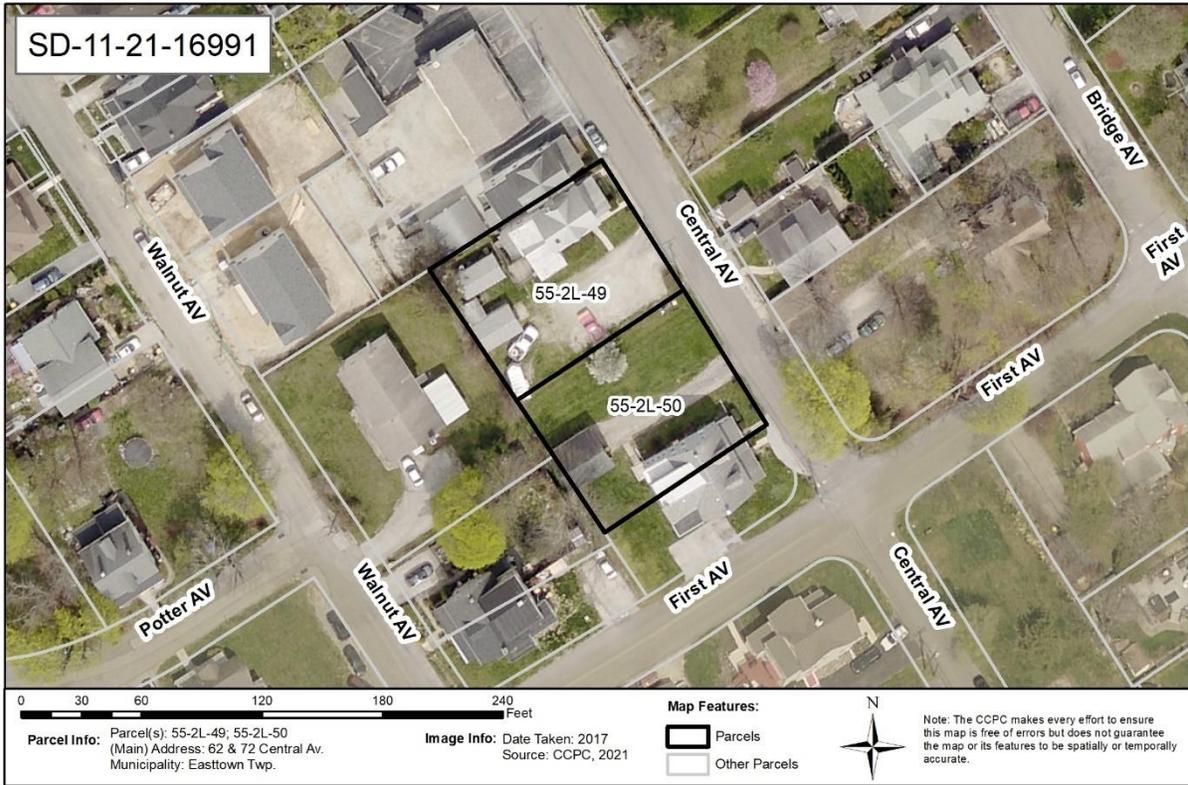
**PROJECT SUMMARY:**

Location:	west side of Central Avenue, north of First Avenue
Site Acreage:	0.33
Lots/Units:	2 Existing Lots; 4 Proposed Lots
Non-Res. Square Footage:	0
Proposed Land Use:	4 Residential Lots
Municipal Land Use Plan Designation:	Village of Berwyn
UPI#:	55-2L-50, 55-2L-49

**PROPOSAL:**

The applicant proposes the creation of 4 lots. The existing dwellings will remain on Lot 1 and 4, and a twin dwelling unit will be constructed on Lot 2 and Lot 3. The project site, which will be served by public water and public sewer, is located in the VT Village Transition 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 4: Preliminary Subdivision - 62-72 Central Avenue

**COUNTY POLICY:**

**LANDSCAPES:**

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

**WATERSHEDS:**

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

**PRIMARY ISSUES:**

3. Map 3-4: Historic Resources in the Township's 2018 Comprehensive Plan indicates that UPI# 55-2L-50, and the adjoining parcel to the south (UPI# 55-2L-51), contain historic resources. The applicant and Township should work to mitigate any negative impacts on the integrity of these existing historic resources. "Appreciate" Objective A of [Landscapes3](#), the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at: [www.chescoplanning.org/Landscapes3/1c-Appreciate.cfm](http://www.chescoplanning.org/Landscapes3/1c-Appreciate.cfm).
4. We endorse the installation of sidewalks. Sidewalks are an essential design element in the Suburban Center Landscape.

**ADMINISTRATIVE ISSUES:**

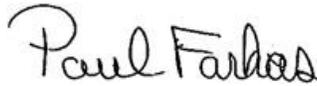
5. Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
6. The site plan indicates that the individual property owner will be responsible for the ownership and maintenance of all stormwater management facilities on their lot. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill the operation and maintenance requirements for these facilities.

Page: 4  
Re: Preliminary Subdivision - 62-72 Central Avenue  
# Easttown Township – SD-11-21-16991

7. While the Waivers table on Sheet 2 appears to indicate that the applicant is requesting a waiver from the plan content requirements of the Township Subdivision and Land Development Ordinance, the section number provided in this waiver request (Section 410-24B) does not correspond to an existing section in the Township Code, which is available online at: <https://ecode360.com/EA3052>. This should be clarified by the applicant. 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. While Plan Note 4 on Sheet 2 indicates that the project site is comprised of five existing lots, as shown on Sheet 3-Existing Features & Demo Plan, this appears to be a reference to the total number of premises/tracts identified in the deeds of the existing parcels, rather than the number of parcels identified in current County mapping records. This should be clarified by the applicant.
9. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of 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: Michael Young  
JMR Engineering, LLC  
Jammsy1 LLC



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O’Leary, AICP  
Executive Director

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West Chester, PA 19380-0990  
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December 15, 2021

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

Re: Preliminary/Final Subdivision and Land Development - 215-219 West Lancaster Avenue Vehicle Inventory Improvements  
# Easttown Township – SD-11-21-16992 and LD-11-21-16988

Dear Mr. Briggs:

A Preliminary/Final Subdivision and Land Development Plan entitled "215-219 West Lancaster Avenue Vehicle Inventory Improvements", prepared by T & M Associates, and dated November 2, 2020, was received by this office on November 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 and land development for your consideration.

**PROJECT SUMMARY:**

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

**PROPOSAL:**

The applicant proposes to expand its automobile sales business, by consolidating three parcels totaling 1.02 acres into one parcel, along with the construction of a parking area for inventory storage. The existing building on UPI# 55-3J-12.3 will be removed. The site plan indicates that 18 parking spaces will be provided, in addition to the inventory storage area, on the 1.02 acre site. No new sewage disposal or water supply is proposed as part of the current plan submission. The project site is located in the PBO Planned Business Office zoning district.

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



**BACKGROUND:**

1. While the Act 247 County Referral Form identifies this submission as a new proposal, the Chester County Planning Commission previously reviewed a subdivision and land development proposal for this site, which addressed the consolidation of the three existing parcels into one parcel, along with the construction of a parking lot containing 17 parking spaces on the western portion of the site (CCPC# SD-07-20-16418 and LD-07-20-16420, dated August 20, 2020). We have no record that this prior plan submission has been approved by the Township.

In our previous review, we suggested that the applicant and Township consider the development of an integrated vehicular access and parking plan for the entire site, with vehicular access provided from two, rather than three, driveway entrances. We acknowledge, and endorse, that the current plan submission indicates that vehicular access will be provided from two driveway entrances, and a 17 foot wide access drive will be provided between the existing parking area and proposed inventory storage area, which will allow vehicles to be moved throughout the site without entering Lancaster Avenue.

Additionally, while the prior plan submission indicated that conditional use approval was requested to allow for an automobile sales use on the property, and to permit parking in the front yard, the current plan indicates that conditional use approval is only being requested to allow for the automobile sales use (this issue is further discussed in comment #4).

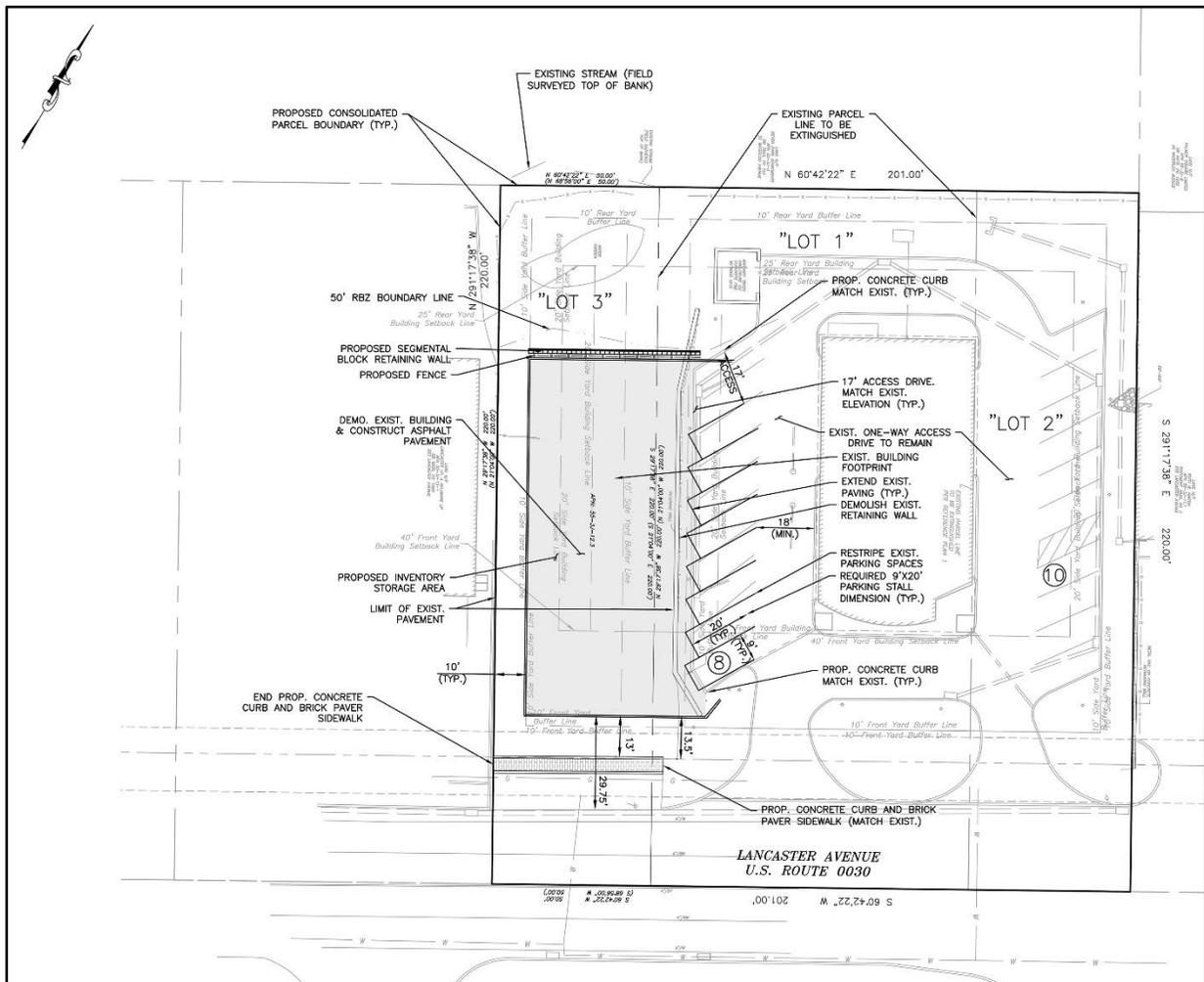
**COUNTY POLICY:**

**LANDSCAPES:**

- The project site is located within the **Suburban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. The proposed plan submission is consistent with the objectives of 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 4: 215-219 West Lancaster Avenue Vehicle Inventory Improvements

Page: 4

Re: Preliminary/Final Subdivision and Land Development - 215-219 West Lancaster Avenue Vehicle Inventory Improvements  
# Easttown Township – SD-11-21-16992 and LD-11-21-16988

PRIMARY ISSUES:

4. According to the Conditional Use Request table on Sheet 2, the applicant is requesting conditional use approval to allow for an automotive sales use on the property. The final plan should accurately note the date and any conditions set as part of the conditional use approval, and the Township should verify that all applicable conditions of approval have been incorporated into the final plan.
5. We acknowledge, and endorse, the plan indicates that the sidewalk path will be extended to the adjoining parcel to the west. Sidewalks are an essential design element in the Suburban Center Landscape.
6. The applicant should identify if any outdoor lighting will be provided for the proposed parking area. A lighting plan was not included with the plan submission to the County Planning Commission.
7. While we acknowledge the Landscape Plan (Sheet 6) indicates that landscaping will be provided on the south and west sides of the proposed inventory storage area, we recommend that additional landscaping be provided on the south side of the proposed inventory area to further screen the view of parked vehicles from Lancaster Avenue.

ADMINISTRATIVE ISSUES:

8. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
9. The site plan depicts the location of a block retaining wall and a fence to the immediate north of the proposed inventory storage area. The design details of the retaining wall and the fence should be provided for the review of the Township.
10. The site plan includes two separate Waiver Requests tables. While six waivers from the provisions of the Township Subdivision and Land Development Ordinance are identified on Sheet 2, only four waiver requests are identified on Sheet 4. This should be corrected by the applicant. 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.
11. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

Page: 5

Re: Preliminary/Final Subdivision and Land Development - 215-219 West Lancaster Avenue Vehicle  
Inventory Improvements

# Easttown Township – SD-11-21-16992 and LD-11-21-16988

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

Sincerely,

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

Paul Farkas  
Senior Review Planner

cc: Rockhill Real Estate XI, LP  
Lamborghini Philadelphia  
Maserati of the Main Line  
T & M Associates



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

December 10, 2021

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

Re: Final Subdivision - Willard A. Boyes  
# Highland Township - SD-11-21-17005

Dear Ms. Davis:

A final subdivision plan entitled "Willard A. Boyes", prepared by Concord Land Planners and Surveyors, Inc. and dated November 21, 2021, was received by this office on November 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 Gum Tree Road (State Route 3043), south of Acker Road  
Site Acreage: 34.00 acres  
Lots/Units: 3 lots  
Proposed Land Use: Single Family Residential  
Municipal Land Use Plan Agricultural Preservation  
UPI#: 45-6-68.4, 45-6-68.8, 45-6-68

**PROPOSAL:**

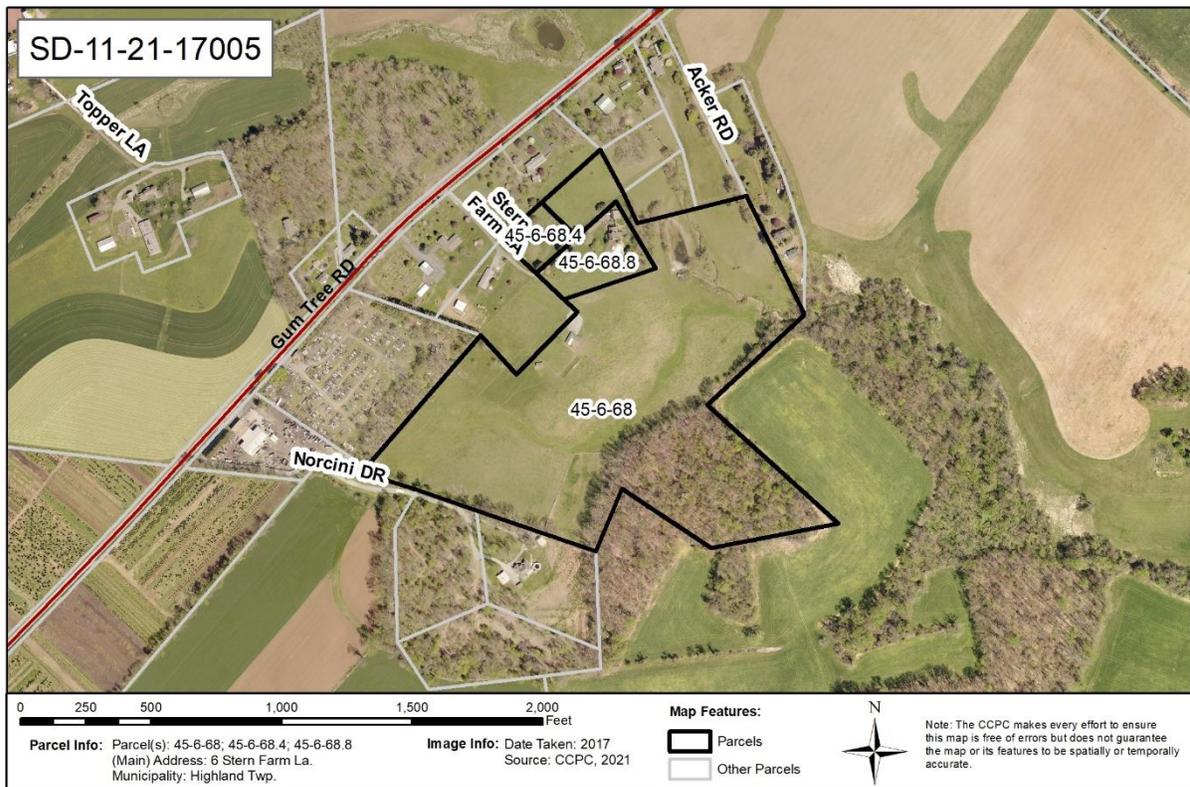
The applicant proposes the adjustment of the lot lines separating three lots. The site, which is served by on-site water and on-site sewer facilities, is located in the Highland Township Agricultural zoning district. The site contains two dwellings but no further development is proposed by this subdivision.

**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:**

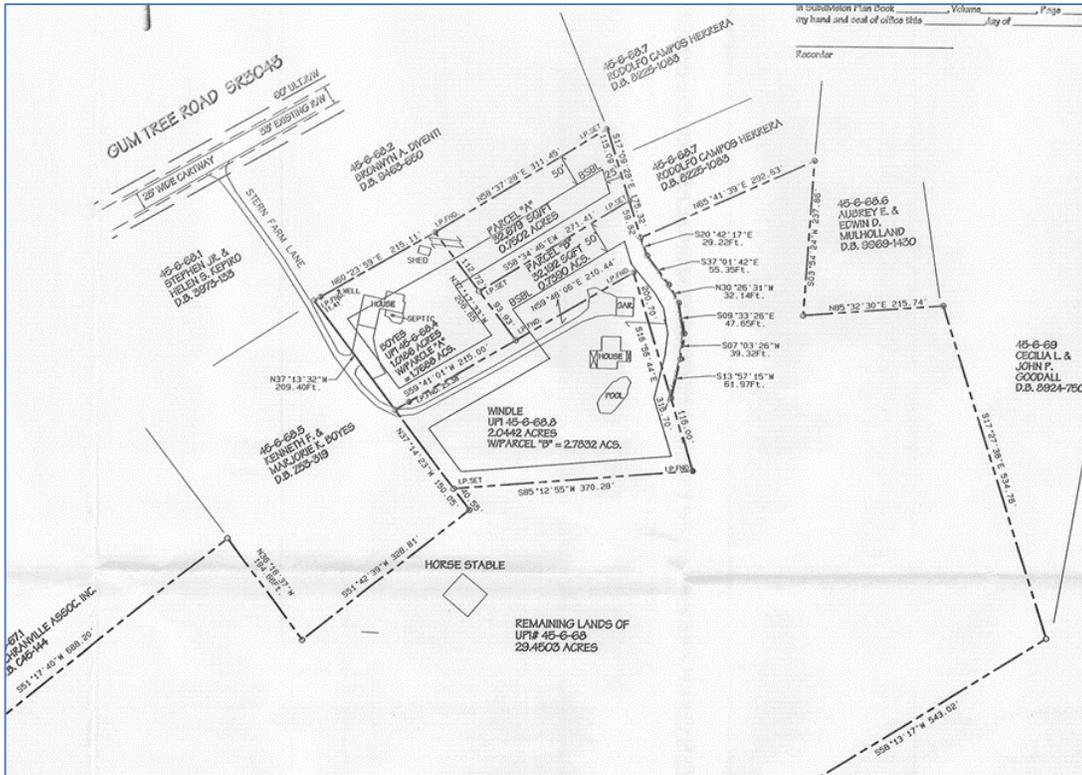
**LANDSCAPES:**

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 Township should consider asking the applicant to more-fully identify the on-lot septic disposal areas for both lots.
3. Due to the location of this site within the Agricultural [Landscapes3](#) designation and the Agricultural zoning district, the applicant should consider deed-restricting the tract from further non-agricultural development. The applicant may contact the Chester County Department of Parks + Preservation regarding this matter, at: <https://www.chesco.org/4498/Parks-Preservation>. Information on agricultural conservation easements is available at: <https://www.chescoplanning.org/MuniCorner/eTools/47-AgEasements.cfm>



**Detail of Willard A. Boyes  
 Final Subdivision Plan**

**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*

Wes Bruckno, AICP  
 Senior Review Planner

cc: Concord Land Planners and Surveyors, Inc.  
 Chester County Health Department  
 Willard A. Boyes, Kenneth Boyes ET AL



# THE COUNTY OF CHESTER



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Executive Director

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December 13, 2021

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

Re: Final Subdivision - Levi E. Riehl Subdivision  
# Honey Brook Township - SD-11-21-17008

Dear Mr. Landes:

A final subdivision plan entitled "Levi E. Riehl Subdivision", prepared by Impact Engineering Group and dated November 10, 2021, was received by this office on December 3, 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 Mount Pleasant Road, east side of Rock Road
Site Acreage:	66.61 acres
Lots:	2 lots
Non-Res. Square Footage:	8,800 square feet
Proposed Land Use:	Agricultural
Municipal Land Use Plan Designation:	Rural/Agriculture
UPI#:	22-9-16

**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 Honey Brook Township Agricultural zoning district.

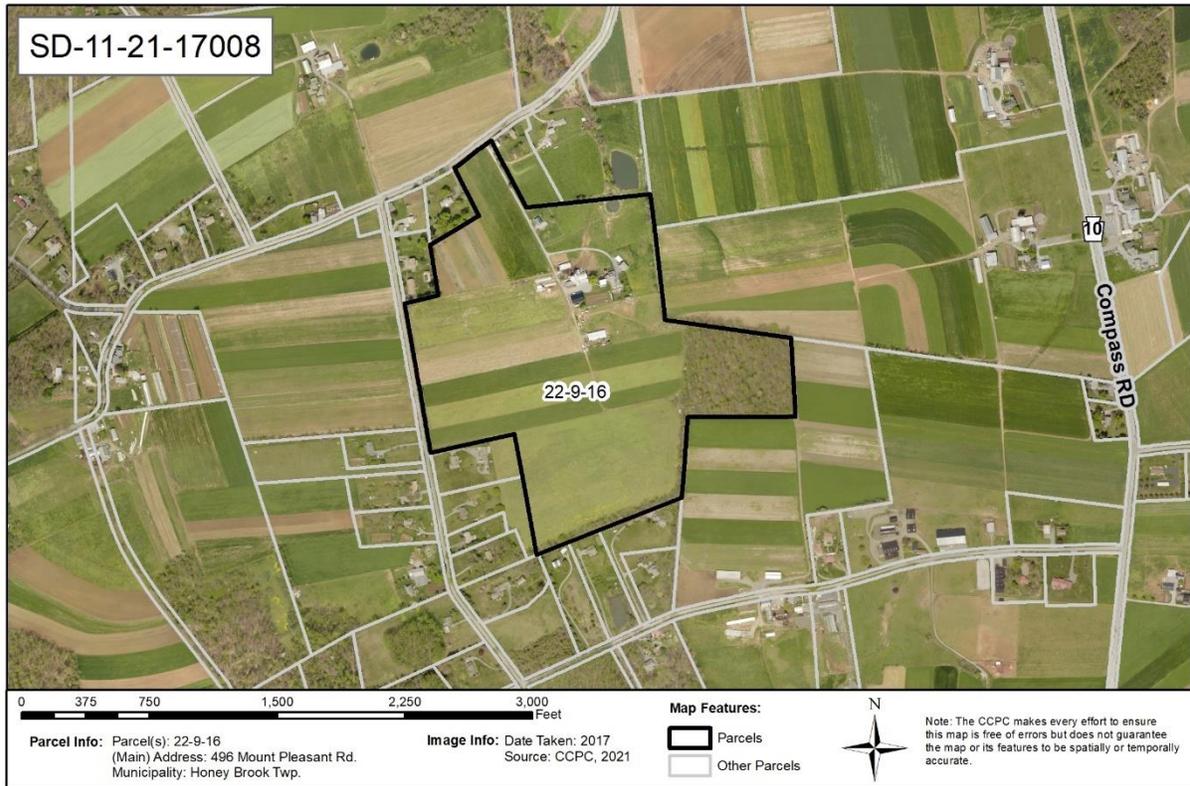
**RECOMMENDATION:** The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this subdivision plan.

**COUNTY POLICY:**

**LANDSCAPES:**

1. The 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**.



### WATERSHEDS:

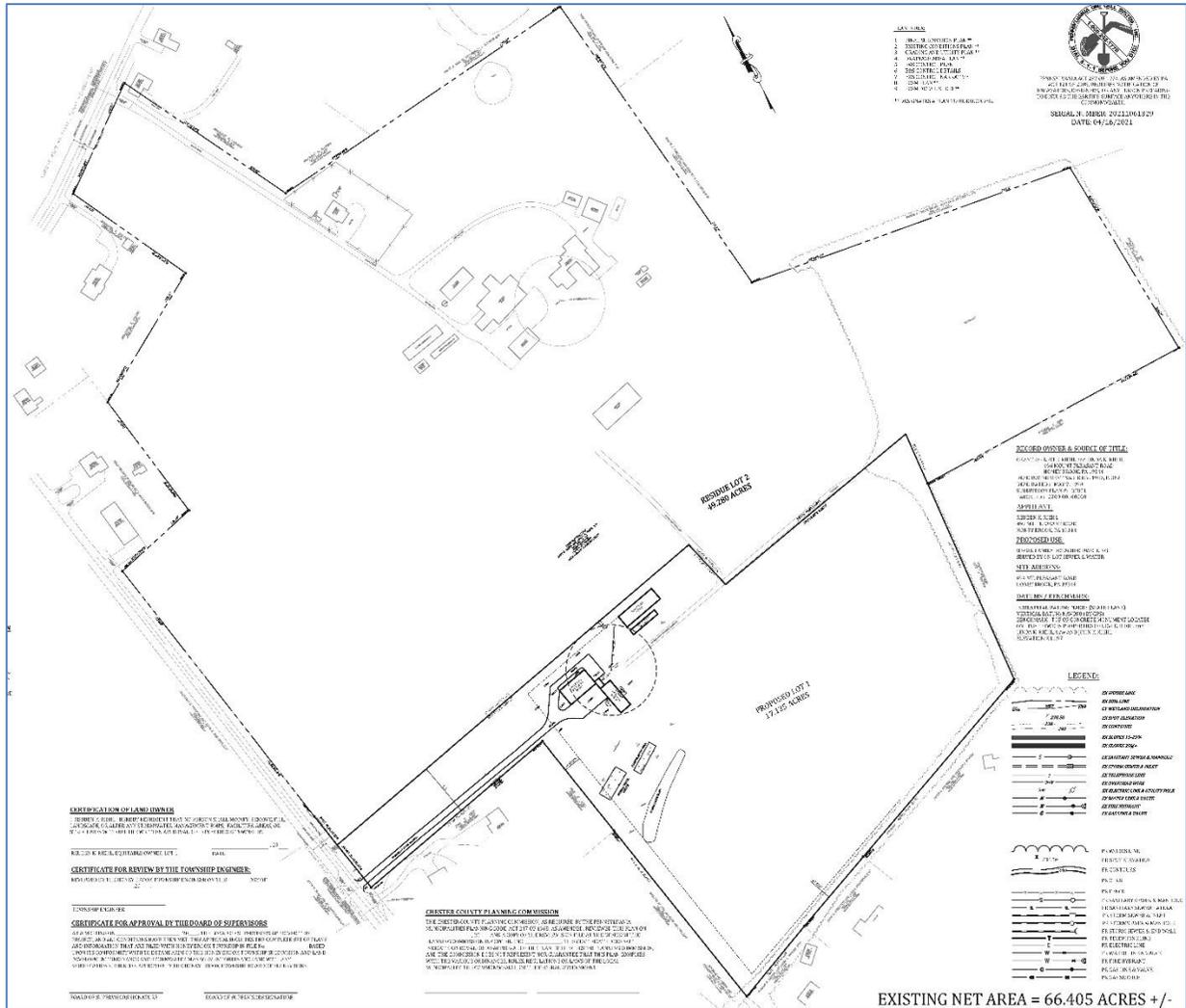
2. *Watersheds*, the water resources component of *Landscapes3*, indicates the proposed development is located within the Doe Run subbasin of the Brandywine Creek watershed. *Watersheds'* highest priority land use objectives within this watershed are:

- 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. The applicant’s plan shows a proposed pole barn and other structures. The Township should determine whether this plan requires a land development review.
5. The plan shows septic systems in proximity to a stormwater basin. We recommend that septic system drainfields be located at least 50 feet from stormwater facilities, so the facilities will not present a threat to the septic system’s sub-surface structures.



**Detail of Levi E. Riehl Subdivision  
 Final Subdivision Plan**

- 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/>.

- Due to the location of this site within the [Landscapes3](#) designation and the Honey Brook Township Agricultural zoning district, the applicant should consider deed-restricting the tract from further non-agricultural development. The applicant may contact the Chester County

Page: 4  
Re: Final Subdivision - Levi E. Riehl Subdivision  
# Honey Brook Township - SD-11-21-17008

Department of Parks + Preservation regarding this matter, at:  
<https://www.chesco.org/4498/Parks-Preservation>. Information on agricultural conservation easements is available at:  
<https://www.chescoplanning.org/MuniCorner/eTools/47-AgEasements.cfm>

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

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

Sincerely,



Wes Bruckno, AICP  
Senior Review Planner

cc: Impact Engineering Group  
Chester County Health Department  
Anthony Antonelli, District Permits Manager, PennDOT  
Levi E. Riehl and Linda K. Riehl  
Chester County Conservation District



# THE COUNTY OF CHESTER



COMMISSIONERS  
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Brian N. O’Leary, AICP  
Executive Director

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

December 1, 2021

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

Re: Preliminary/Final Subdivision - Goddard 157 E. Avondale Road  
London Grove Township - SD-11-21-16973

Dear Mr. Battin:

A preliminary/final subdivision plan entitled "Goddard 157 E. Avondale Road", prepared by Crossan-Raimato, Inc. and dated October 7, 2021, was received by this office on November 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: north side of E Avondale Road, west of Wickerton Road/State Route 841  
Site Acreage: 12.43 acres  
Lots: 1 lot to be transferred to an adjacent tract  
Proposed Land Use: Open Space Conservation  
UPI#: 59-11-5

**PROPOSAL:**

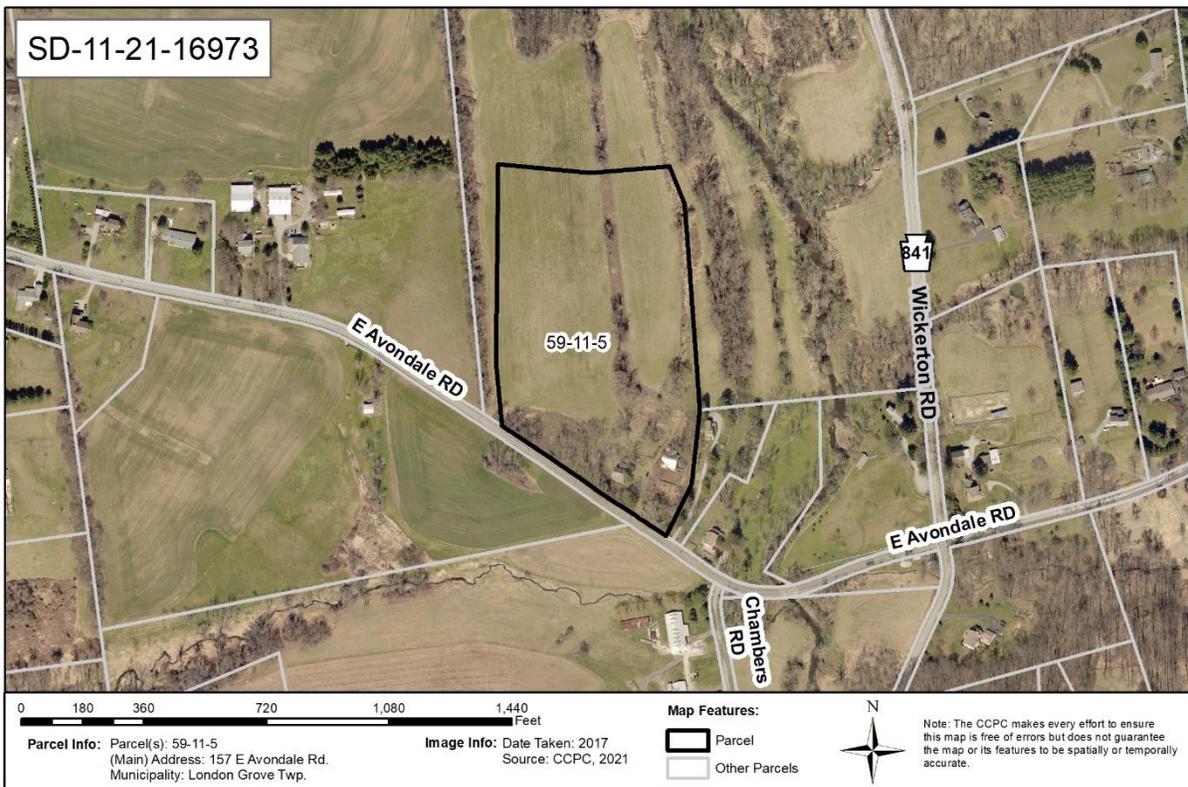
The applicant proposes the transfer of a 10.49-acre tract (Parcel 1B) to the adjoining “Goddard Park” parcel owned by the Township, and is to become part of the Park. A 2.0-acre parcel containing a dwelling (Parcel 1A) will remain. No additional construction is proposed by this subdivision. The site, which will be served by on-site water and sewer facilities, is located in the London Grove Township RR zoning district.

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

**COUNTY POLICY:**

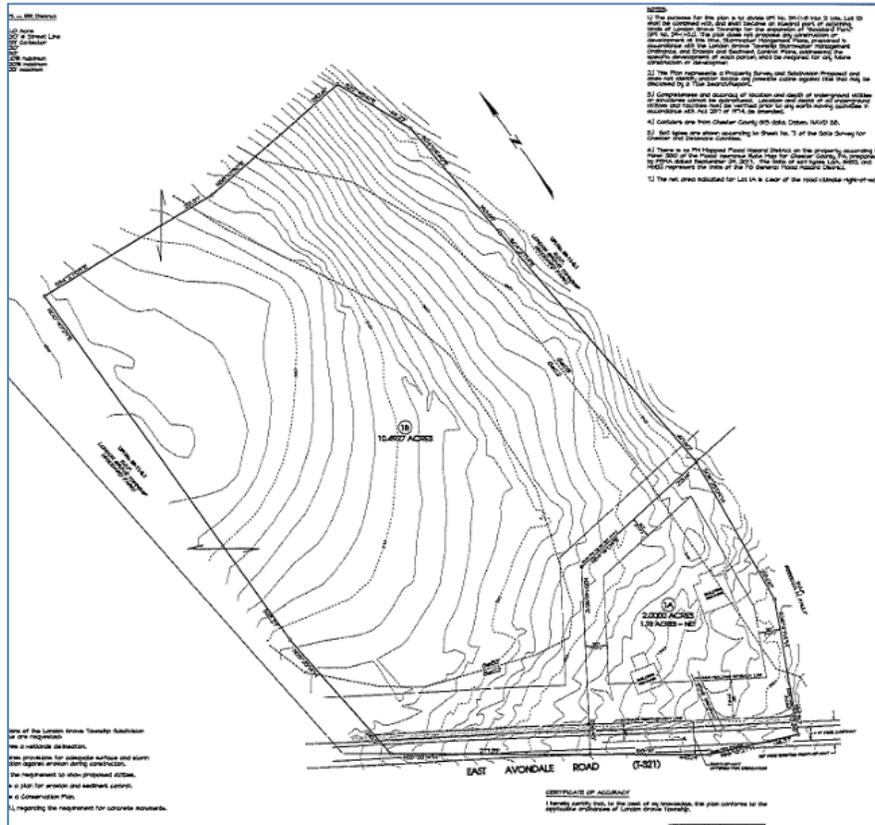
**LANDSCAPES:**

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



**PRIMARY ISSUES:**

2. The Township should ensure that the remaining lot can accommodate a potential secondary on-lot sewage disposal system in the event that the primary system needs to be replaced.
3. We recommend that the 10-acre lot that is proposed to be transferred to the adjacent tract be deed-restricted from future development.



***Detail of Goddard 157 E. Avondale Road  
 Preliminary/Final Subdivision Plan***

**ADMINISTRATIVE ISSUE:**

4. 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, the Assessment Office, and the Health Department.

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

Sincerely,

*Wes Bruckno*

Wes Bruckno, AICP  
 Senior Review Planner

cc: Crossan-Raimato, Inc.  
 Chester County Health Department  
 Estate of Steve and Marna Goddard



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

December 1, 2021

Scott Piersol, Township Manager  
Valley Township  
1145 West Lincoln Highway, PO Box 467  
Coatesville, PA 19320

Re: Preliminary/Final Land Development - Cleveland Cliffs Steel  
# Valley Township - LD-11-21-16968

Dear Mr. Piersol:

A preliminary/final land development plan entitled "Cleveland Cliffs Steel", prepared by D.L. Howell & Associates, Inc. and dated October 18, 2021, was received by this office on November 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 Valley Road (State Route 372), south of the municipal boundary with the City of Coatesville and north of the municipal boundary of East Fallowfield Township
Site Acreage:	139.94 acres
Lots/Units:	3 lots; one structure addition
Non-Res. Square Footage:	120,000 square feet
Proposed Land Use:	Addition to Existing Industrial Facility
New Parking Spaces:	No new spaces
Municipal Land Use Plan Designation:	Economic Development
UPI#:	38-5-55, 38-5-54-E, 38-5-53

**PROPOSAL:**

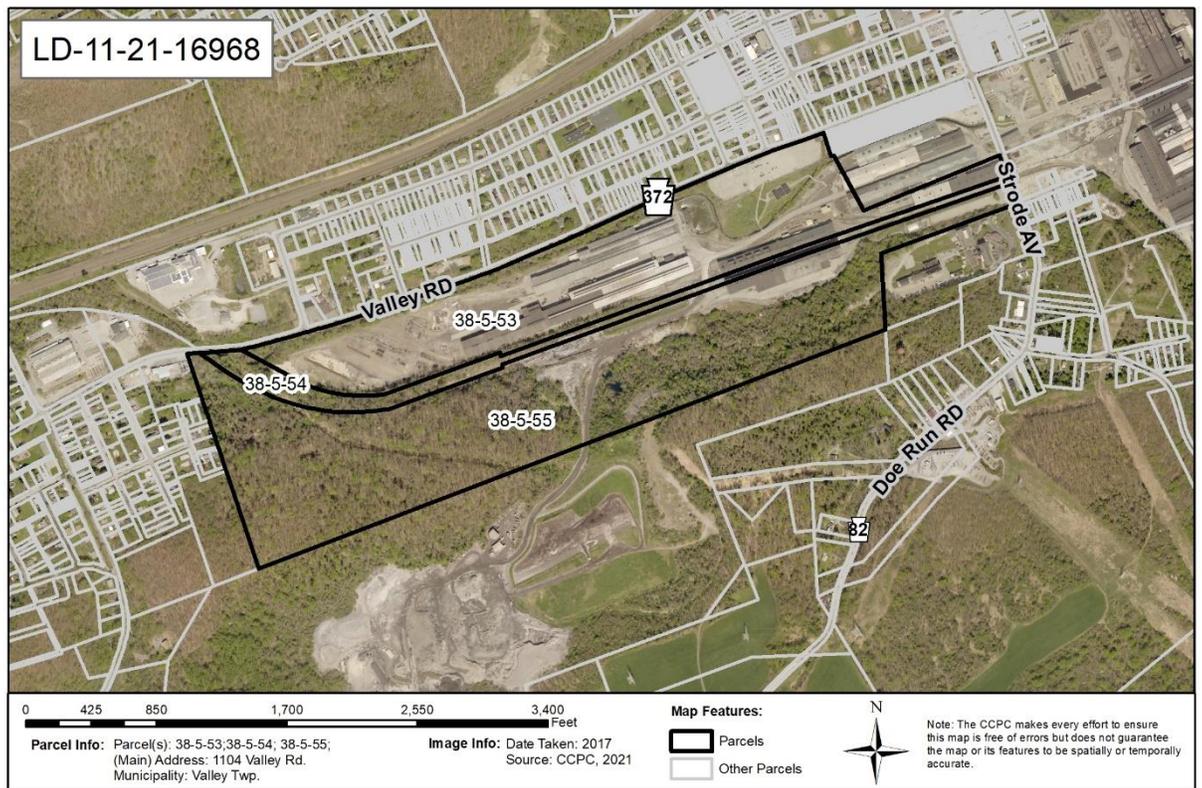
The applicant proposes the construction of a 120,000 square foot industrial building addition. The site, which is served by public water and public sewer facilities, is located in the Valley Township I-Industrial zoning district. The plan indicates that no additional parking is required. A conditional use approval for the site was granted by the Township on October 19, 2021.

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

**COUNTY POLICY:**

**LANDSCAPES:**

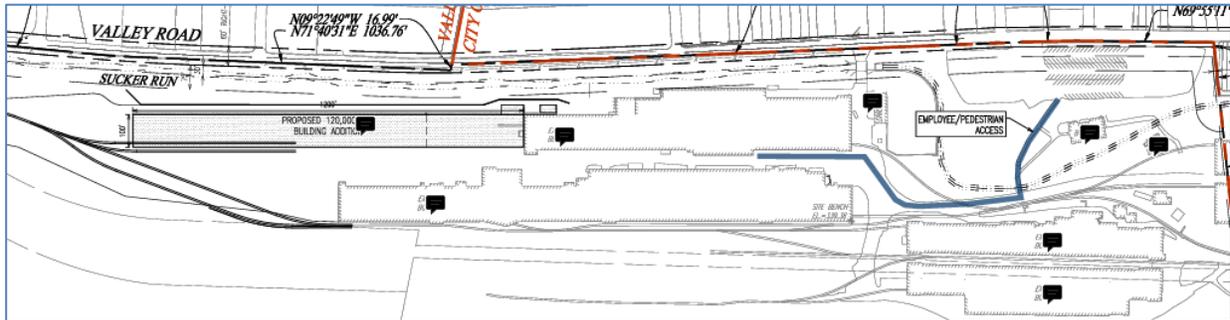
1. The site is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town 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 Brandywine Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are:
  - reduce stormwater runoff,
  - restore water quality of "impaired" streams, and
  - protect vegetated riparian corridors.

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



*Detail of Cleveland Cliffs Steel  
Preliminary/Final Land Development Plan*

PRIMARY ISSUES:

3. Conditional Use Order 3 requires that the area between the Sucker Run and the retaining wall shall be vegetated with plantings to the maximum extent practicable as determined by the Township Engineer. We endorse this provision because it will help sustain the riparian buffer in this area.
4. The plan indicates a variance was granted on September 9, 2021 to allow an alternate parking tabulation. We suggest the applicant and the Township further evaluate the anticipated parking demand for this facility, and determine whether all of the existing parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.
5. 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 Valley Road (State Route 372) as a major collector. The Handbook (page 183) recommends an 80 foot-wide right-of-way for major collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Valley Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
6. The proposed addition 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/>.

Page: 4  
Re: Preliminary/Final Land Development - Cleveland Cliffs Steel  
# Valley Township - LD-11-21-16968

7. The proposed route for the Chester Valley Trail West is in the vicinity of the applicant's facility. We encourage the applicant and the Township to work towards the extension of this important trail system.

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 Pennsylvania Department of Transportation permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
10. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, and the Assessment Office.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Valley 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: D.L. Howell & Associates, Inc.  
Cleveland Cliffs Plate, LLC  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Chester County Conservation District  
Scott M. Swichar, East Fallowfield Manager  
James Logan, City of Coatesville Manager



# THE COUNTY OF CHESTER



COMMISSIONERS  
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Josh Maxwell  
Michelle Kichline

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Executive Director

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

December 20, 2022

Scott Piersol, Township Manager  
Valley Township  
1145 West Lincoln Highway  
Coatesville, PA 19320

Re: Preliminary Land Development and Subdivision Plan - 1220-1224 & 1226 Lincoln Highway  
# Valley Township – LD-12-21-17022, SD-12-21-17023

Dear Mr. Piersol:

A preliminary land development and subdivision plan entitled "1220-1224 & 1226 Lincoln Highway", prepared by Pennoni Associates Inc. and dated June 21, 2021, was received by this office on December 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 land development and subdivision plan for your consideration.

**PROJECT SUMMARY:**

Location:	South side of West Lincoln Highway (State Route 3070), north of Washington Lane
Site Acreage:	1.96 acres
Lots/Units:	1 building addition; consolidation of two lots into one lot
Non-Res. Square Footage:	4,288 square feet
Proposed Land Use:	Office building
New Parking Spaces:	15 new spaces
Municipal Land Use Plan Designation:	Suburban Center
UPI#:	38-1-22, 38-2-157

**PROPOSAL:**

The applicant proposes the construction of a 4,288 square foot office building addition and the consolidation of two lots into one lot, and the addition of 15 parking spaces at an existing commercial facility. The site, which is served by on-site water and public sewer facilities, is located in the Valley Township NCO Neighborhood Commercial Office zoning district.

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

**COUNTY POLICY:**

**LANDSCAPES:**

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



**WATERSHEDS:**

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

Page: 3

Re: Preliminary Land Development and Subdivision Plan - 1220-1224 & 1226 Lincoln Highway  
# Valley Township – LD-12-21-17022, SD-12-21-17023

3. 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.

**PRIMARY ISSUES:**

4. 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 Lincoln Highway (State Route 3070) as a major arterial. The Handbook (page 183) recommends a 150 foot-wide right-of-way for major arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of West Lincoln Highway. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
5. The Post Construction Stormwater Management Plans indicate that subsurface infiltration practices will be utilized to manage a portion of the site's stormwater runoff. The applicant should submit the Operations and Management Plan for the stormwater facilities to the Township, which should be reviewed by the municipal engineer. To ensure this system continues to function as designed, the applicant and/or those responsible for future maintenance should strictly adhere to the inspection schedule included in the Operation and Maintenance Plan. Appropriate pre-treatment Best Management Practices (BMPs) should be installed to remove sediment and other debris from runoff before it discharges to the planned subsurface infiltration system. Sediment, oil, grease, or other debris should be regularly removed from these pretreatment BMPs.
6. Subsurface infiltration stormwater management practices are not appropriate for areas that will receive runoff with high sediment loads. Particular care should be taken during construction to prevent compaction of the soil below the system and to minimize the delivery of sediment to this system from construction runoff. The applicant should ensure that sufficient observation wells and access points are incorporated into the design and are located in areas that will remain easily accessible. These access points should be designed to allow for the occasional removal of accumulated sediment.
7. We suggest that the applicant integrate the proposed additional parking into the existing parking area on the site (i.e., by adding more spaces to the existing parking area) and avoid constructing the second driveway to the west. The existing access onto Lincoln Highway appears to be suitable for two-way access. Eliminating the western driveway will reduce construction costs and stormwater runoff from the paved area.



*Detail of 1220-1224 & 1226 Lincoln Highway  
 Preliminary Land Development and Subdivision Plan*

8. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
9. “Connect” Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas. We recommend that the applicant and the Township cooperate on future sidewalk installation projects in this area. We endorse the incorporation/installation of sidewalks into the plan. Sidewalks are an essential design element for new construction in the **Suburban Landscape**.

Page: 5

Re: Preliminary Land Development and Subdivision Plan - 1220-1224 & 1226 Lincoln Highway  
# Valley Township – LD-12-21-17022, SD-12-21-17023

10. Chester County’s “Chester Valley Trail West” report identified this area along West Lincoln Highway as a “potential future connection”, which would involve sidewalks at a minimum and potentially bike lanes to connect to the Trail. More information on the Chester Valley Trail is available at page 124 of this pdf: <https://www.chesco.org/DocumentCenter/View/48196/CVTW-FINAL?bidId=> We request the Township and the applicant cooperate with the Chester County Planning Commission on this issue.
11. The plan does not appear to show proposed landscaping. The Township should verify that the plan conforms to Township Ordinance landscape and screening requirements. *Landscapes3* recommends that developments in the **Suburban Landscape** include extensive landscaping in parking areas. We suggest that the applicant consider maximizing the use of native tree, shrub, and herbaceous species in the planting areas. We also note that the proposed driveway to the west appears to be located on the western lot line, leaving little opportunity for landscaping.
12. 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. This is also important due to the proximity of the G.O. Carlson Airport.

ADMINISTRATIVE ISSUES:

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 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 Pennsylvania Department of Transportation permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
15. A minimum of five copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

Page: 6

Re: Preliminary Land Development and Subdivision Plan - 1220-1224 & 1226 Lincoln Highway  
# Valley Township – LD-12-21-17022, SD-12-21-17023

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

Wes Bruckno, AICP  
Senior Review Planner

cc: Pennoni Associates Inc.  
Albert P. Abdala  
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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December 10, 2021

Linda Formica, Township Secretary  
West Brandywine Township  
198 Lafayette Road  
West Brandywine, PA 19320

Re: Preliminary/Final Land Development and Subdivision - Banquet Facility  
# West Brandywine Township: LD-11-21-16996, SD-11-21-17000

Dear Ms. Formica:

A preliminary/final land development and subdivision plan entitled "Banquet Facility", prepared by D.L. Howell and Associates, Inc. and dated October 29, 2021, was received by this office on November 18, 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 and subdivision plan for your consideration.

**PROJECT SUMMARY:**

Location:	Southeast intersection of North Manor Road (State Route 82) and Horseshoe Pike (State Route 322)
Site Acreage:	24.80 acres
Lots/Units:	1 lot proposed
Non-Res. Square Footage:	18,748 square feet
Proposed Land Use:	Conference Center
New Parking Spaces:	143 spaces
Municipal Land Use Plan Designation:	Suburban Site-Responsive Development
UPI#:	29-4-4.1, 29-4-4

**PROPOSAL:**

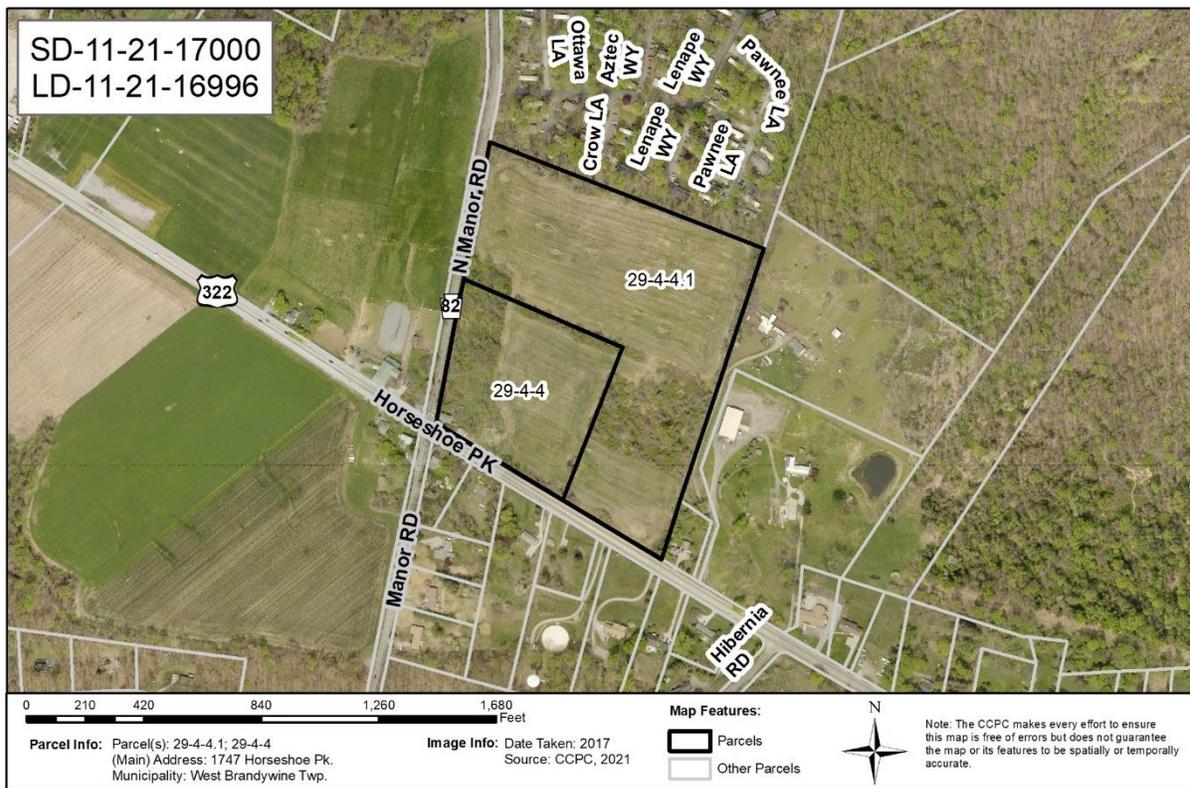
The applicant proposes the construction of a 18,748 square foot commercial building, 143 parking spaces, and the merger of two lots. The site, which will be served by public water and on-site sewer facilities, is located in the West Brandywine Township R-2 Rural zoning district. The applicant received a West Brandywine Township conditional use approval for this plan on August 5, 2021.

**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 and subdivision plan.**

**COUNTY POLICY:**

**LANDSCAPES:**

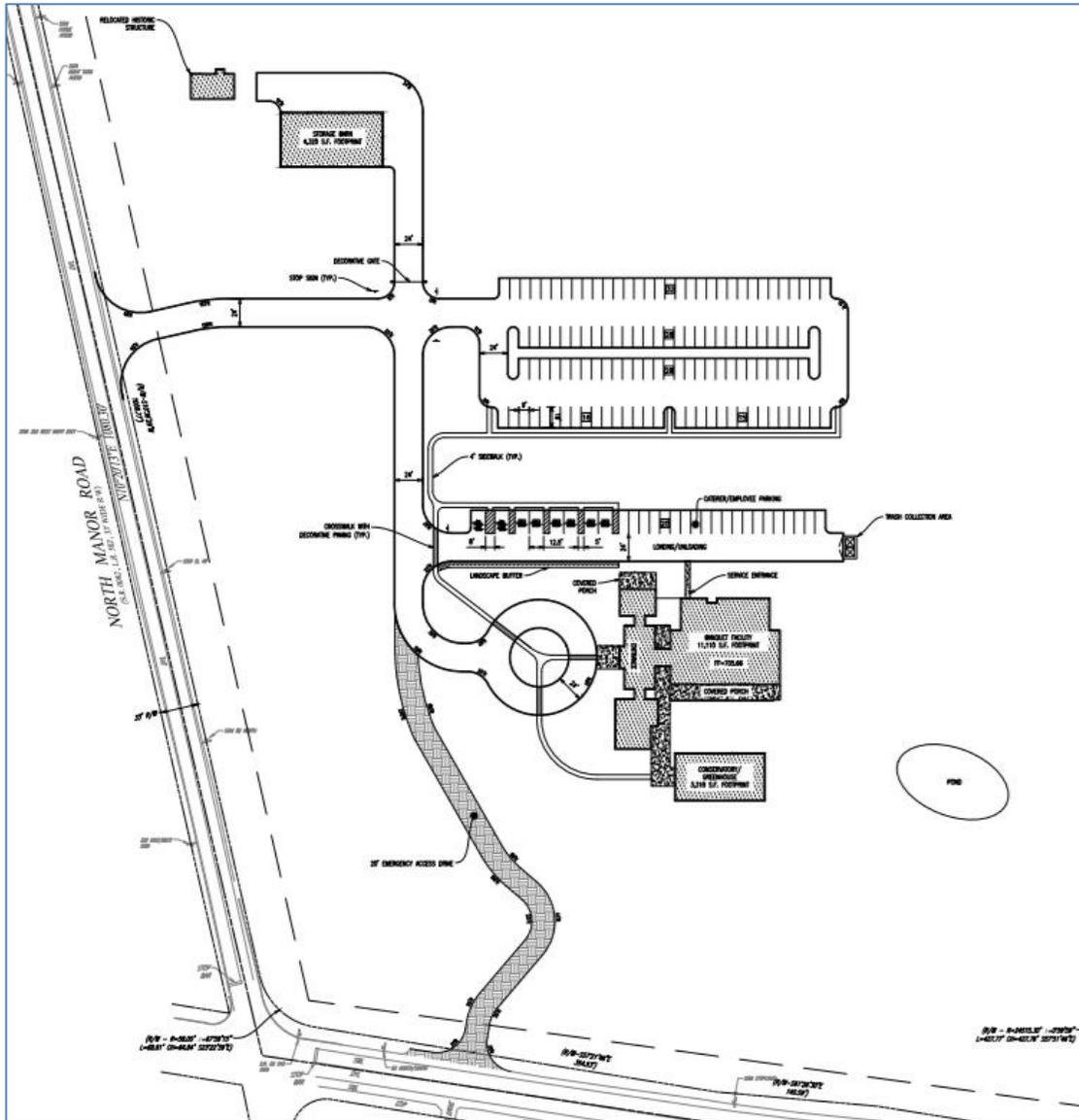
1. The site is located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. This landscape consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas 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 land development and subdivision could be more consistent with the objectives of the **Rural Landscape** if the suggestions in this review were incorporated into the plan.



**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).
3. 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.



*Detail of Banquet Facility  
Preliminary/Final Land Development and Subdivision Plan*

PRIMARY ISSUES:

4. The plan does not appear to include proposed landscaping. The Township should ensure that the Township's landscaping regulations are met. Also, the applicant should retain as much of the existing wooded areas and hedgerows on the site as possible.
5. We suggest that the site's stormwater management basin can offer an opportunity for creating a site amenity if a trail access and landscaping can be provided. The shape and related landscaping in and around the basin should reflect natural characteristics.

Page: 4

Re: Preliminary/Final Land Development and Subdivision - Banquet Facility

# West Brandywine Township: LD-11-21-16996, SD-11-21-17000

6. The applicant should provide islands in the northern parking lot, with a through sidewalk to improve pedestrian access. More landscaping within the parking area will be desirable, such as a planting island for every 15 parking spaces. We note that the West Brandywine Township Subdivision and Land Development Ordinance includes specific landscaping requirements for parking lots in Section 167-66.1E.(9).
7. The plan shows a relocation of a Class II Historic Structure to another location on the site. The structure is a house, currently positioned on the northeast corner of North Manor Road and Horseshoe Pike. The other three corners of North Manor Road and Horseshoe Pike are also occupied by Class II Structures that are houses similar in scale to the one proposed for relocation. These houses form what was historically a hamlet at the intersection. The structure's current location does not appear to interfere with the proposed driveway access at the new facility. Consideration should be given to keeping the structure in its current location for reuse unless relocating it is necessary for future intersection improvements, in which case we suggest relocating the house to a new location as near to the intersection as possible to preserve the historic context of the hamlet at the intersection. We recommend that the Township Historic Commission review and comment on the proposed relocation. The applicant should also explain the building's future use.
8. 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 North Manor Road (State Route 82) as a minor arterial and Horseshoe Pike (State Route 322) as a major arterial. The Handbook (page 183) recommends a 100 foot-wide right-of-way for minor arterial roads and a 150 foot-wide right-of-way for major arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for these sections of North Manor Road and Horseshoe Pike. We suggest that these areas be identified as dedicated rights-of-way, and be offered for dedication to PennDOT.

The Pennsylvania Department of Transportation has plans to provide left turn lanes on State Route 322 for turning movements on to State Route 82 ("Horseshoe Pike and Manor Road Intersection, MPMS# 110949"). The applicant and the Township Engineer should coordinate with PennDOT regarding the plans for this site.

#### 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 Pennsylvania Department of Transportation permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.

Page: 5

Re: Preliminary/Final Land Development and Subdivision - Banquet Facility

# West Brandywine Township: LD-11-21-16996, SD-11-21-17000

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

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

Sincerely,

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: D.L. Howell and Associates, Inc.  
Phillip Charles Stein and Florence A. Angle  
Chester County Health Department  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Chester County Conservation District



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O’Leary, AICP  
Executive Director

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

December 9, 2021

Dale Barnett, Manager  
West Brandywine Township  
198 Lafayette Road  
Coatesville, PA 19320

Re: Final Subdivision - Mary Jane Swisher & Harry R. Miller Jr. Et Al  
# West Brandywine Township - SD-11-21-16987

Dear Mr. Barnett:

A final subdivision plan entitled "Mary Jane Swisher & Harry R. Miller Jr. Et Al", prepared by Commonwealth Engineering, Inc., dated September 16, 2021 and revised on October 28, 2021, was received by this office on November 12, 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 side of East Kings Highway State Route 340), east of Manor Road (State Route 82)  
Site Acreage: 21.60 acres  
Lots: 2 lots proposed  
Proposed Land Use: Single Family Residential  
Municipal Land Use Plan Designation: Suburban Site-Responsive Development  
UPI#: 29-8-19.2, 29-8-19

**PROPOSAL:**

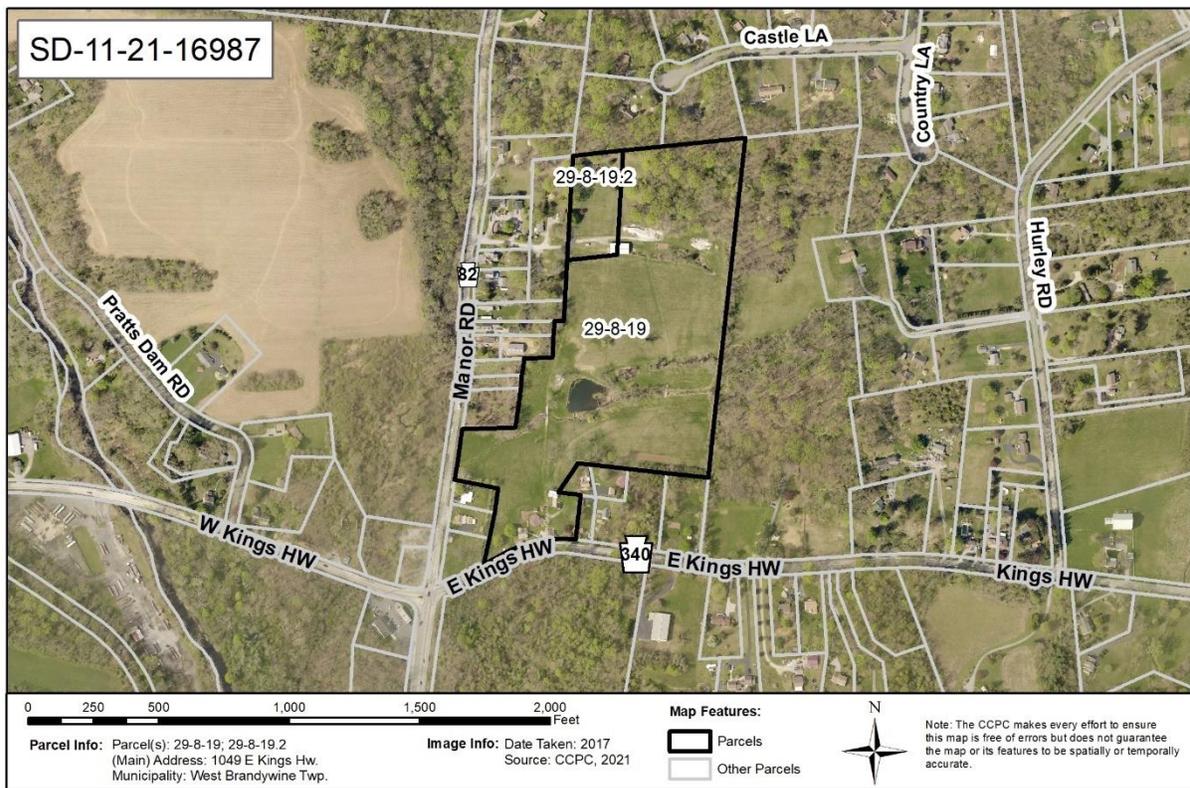
The applicant proposes the creation of two lots. A separate lot will be merged into one of the applicant’s lots. The site, which is served by on-site water and sewer facilities, is located in the West Brandywine Township R-2 Rural Residential zoning district. The site contains dwellings and other structures, 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:**

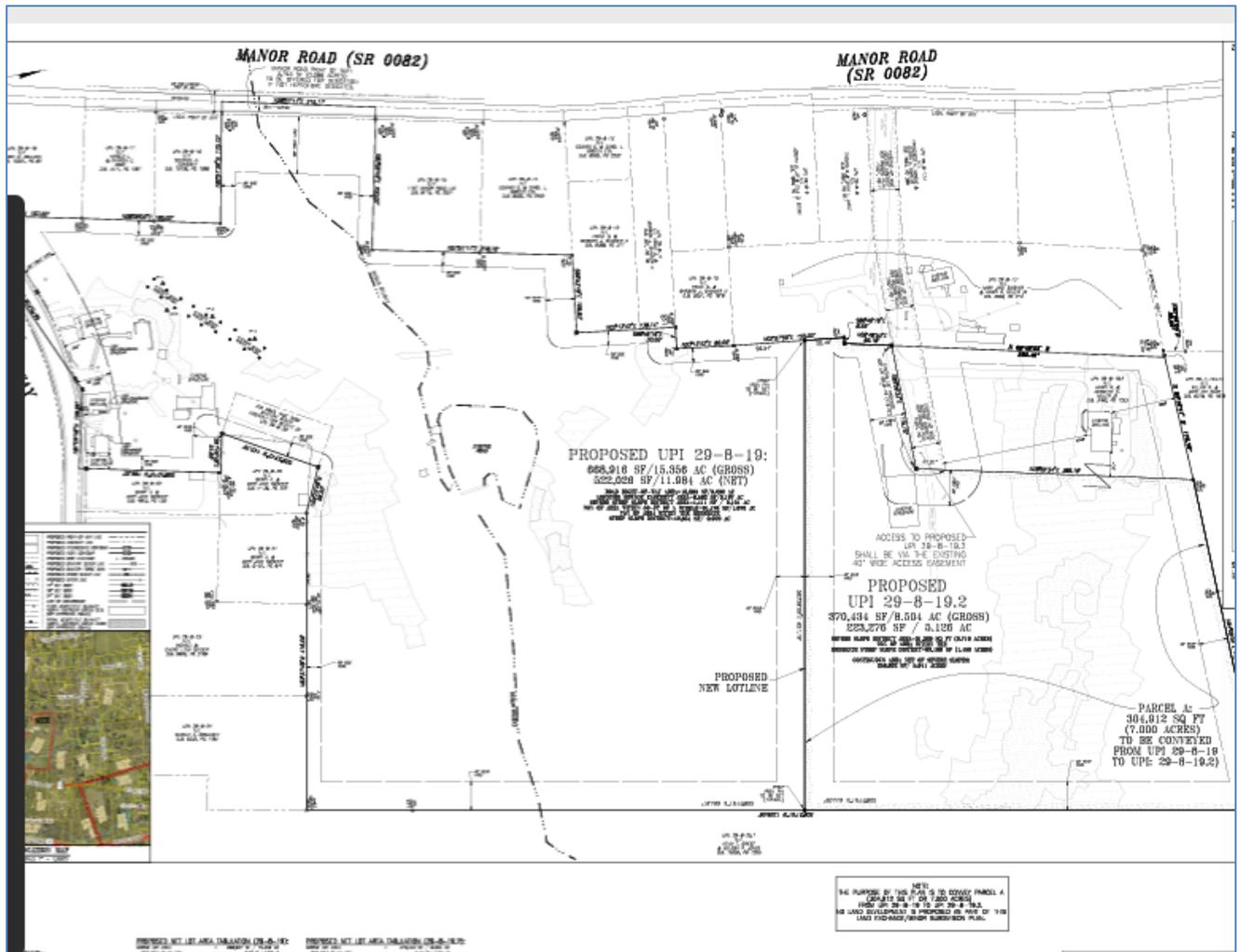
**LANDSCAPES:**

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



**PRIMARY ISSUES:**

2. If development is being considered for the site, we encourage the applicant to submit a sketch plan for any future development. A sketch plan would be particularly useful in helping identify the best location for an access easement to Proposed UPI #29-8-19.2 that is sensitive to steep slopes, surface water, and other features that are important to protect in the West Brandywine Township R-2 Rural Residential zoning district.
3. As noted above, access to Proposed UPI # 29-8-19.2 is over an easement. The deeds to the affected lots should reflect the terms of the easement.



*Detail of Mary Jane Swisher & Harry R. Miller Jr. Et Al  
Final Subdivision Plan*

4. 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 East Kings Highway (State Route 340) as a major arterial and Manor Road (State Route 82) as a minor arterial. The Handbook (page 183) recommends an 150 foot-wide right-of-way for major arterial roads and 100 foot-wide right-of-way for minor arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for these sections of East Kings Highway and Manor Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.

ADMINISTRATIVE ISSUES:

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

Page: 4

Re: Final Subdivision - Mary Jane Swisher & Harry R. Miller Jr. Et Al  
# West Brandywine Township - SD-11-21-16987

6. A Pennsylvania Department of Transportation permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.

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

Sincerely,

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

Wes Bruckno, AICP  
Senior Review Planner

cc: Commonwealth Engineering, Inc.  
Mary Jane Swisher and Harry R. Miller Jr.  
Chester County Health Department  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT



# 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

December 22, 2021

Kevin Gore, Director of Building, Housing & Codes Enforcement  
West Chester Borough  
401 E. Gay Street  
West Chester, PA 19380

Re: Preliminary/Final Land Development – W.C. Orthodontics  
# West Chester Borough – LD-12-21-17017

Dear Mr. Gore:

A Preliminary/Final Land Development Plan entitled "W.C. Orthodontics", prepared by D.L. Howell and Associates, Inc., and dated August 19, 2021, was received by this office on December 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:**

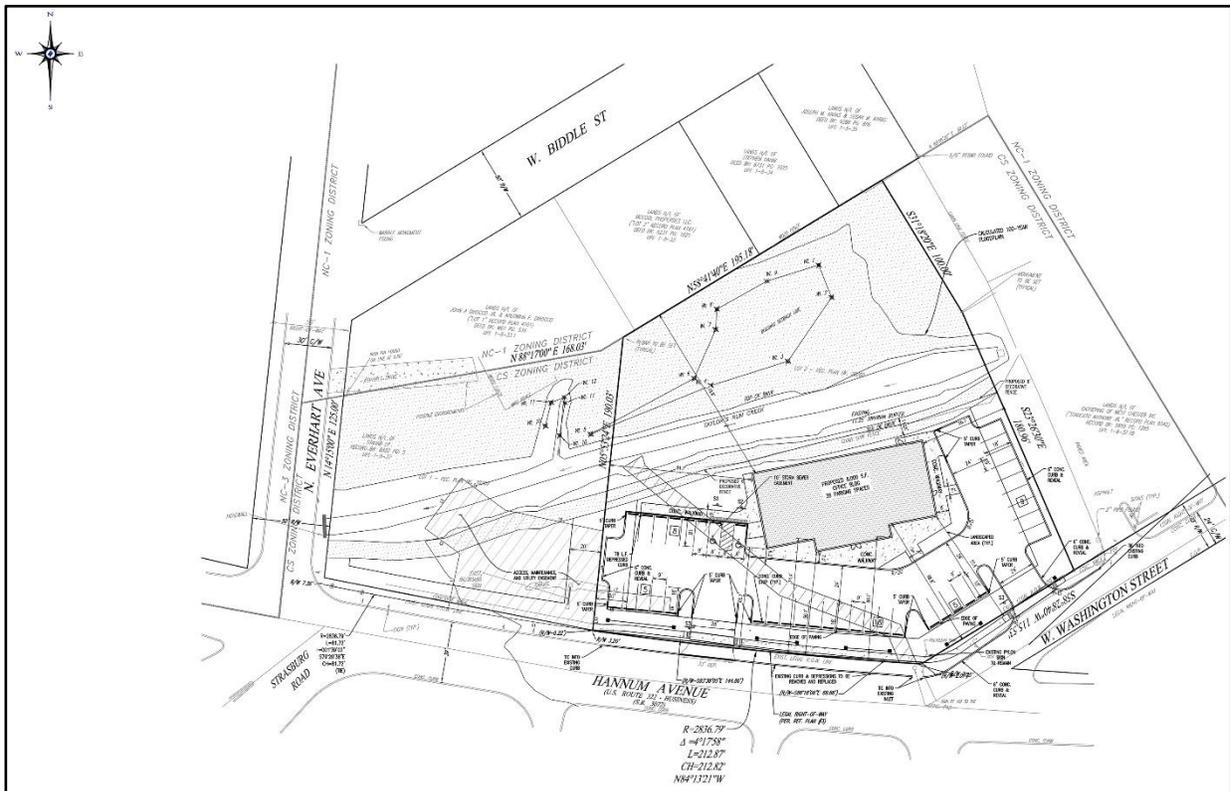
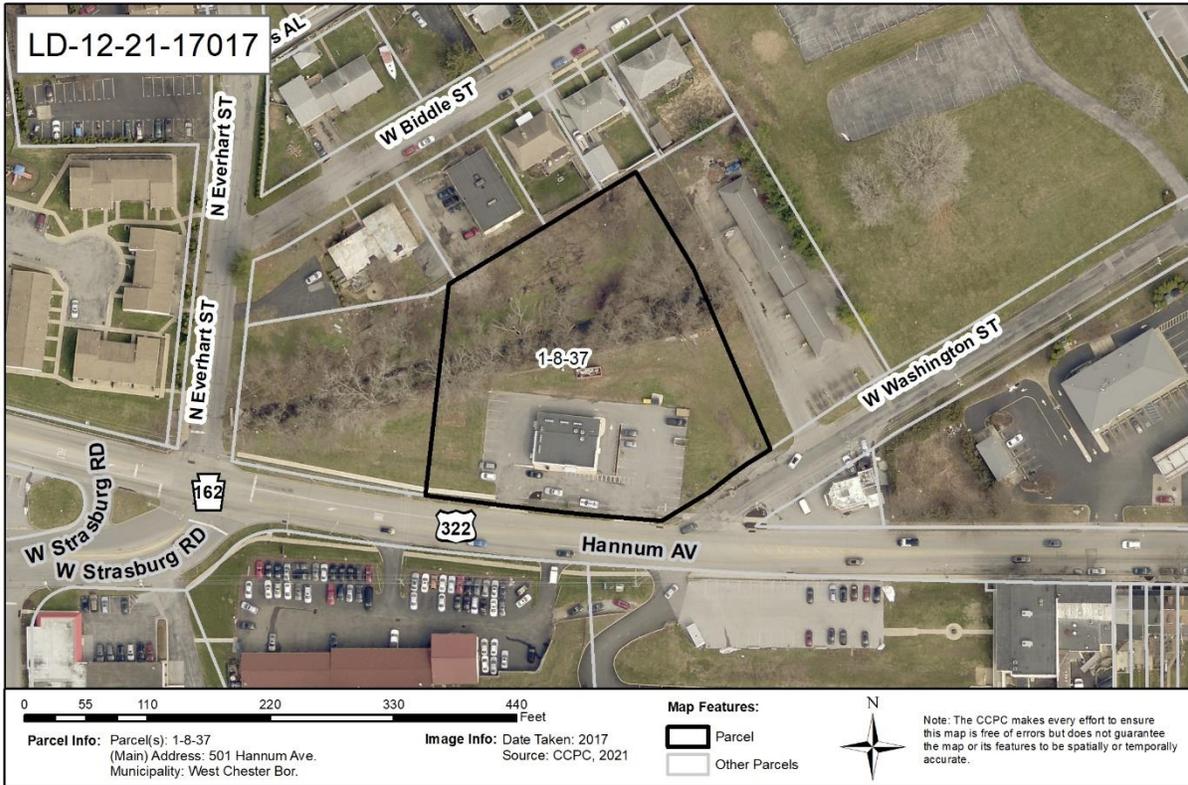
Location:	north side of Hannum Avenue, east of North Everhart Street
Site Acreage:	1.50
Lots/Units:	1 Lot
Non-Res. Square Footage:	6,000
Proposed Land Use:	Commercial Office Building
New Parking Spaces:	38
Municipal Land Use Plan Designation:	Commercial
UPI#:	1-8-37

**PROPOSAL:**

The applicant proposes the construction of a 6,000 square foot commercial office building, and 38 parking spaces. The existing building on the site will be removed. Vehicular access will be provided from Hannum Avenue and North Washington Street. The project site, which will be served by public water and public sewer, is located in the CS Commercial Service zoning district.

While the Variances Requested table on Sheet 2 indicates that the applicant is requesting variances from the maximum front yard setback and required parking space standards of the Borough Zoning Ordinance, it is our understanding that, on November 8, 2021, these variances were granted by the Borough Zoning Hearing Board.

**RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, particularly the alternative site design discussed in comment #4, and all Borough issues should be resolved before action is taken on this land development plan.**



**BACKGROUND:**

1. The Chester County Planning Commission has previously reviewed a subdivision proposal for this site. That review, CCPC# SD-03-17-14753, dated March 23, 2017, which addressed the creation of two lots from a 2.14 acre site, was approved by the Borough on September 20, 2017. The current land development plan proposes the redevelopment of Lot 2 of the previously approved plan.

**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. While the proposed use is appropriately located in an **Urban Center Landscape**, careful consideration of the proposed development activity is required due to Taylor’s Run Creek traversing the central portion of the project site.

**WATERSHEDS:**

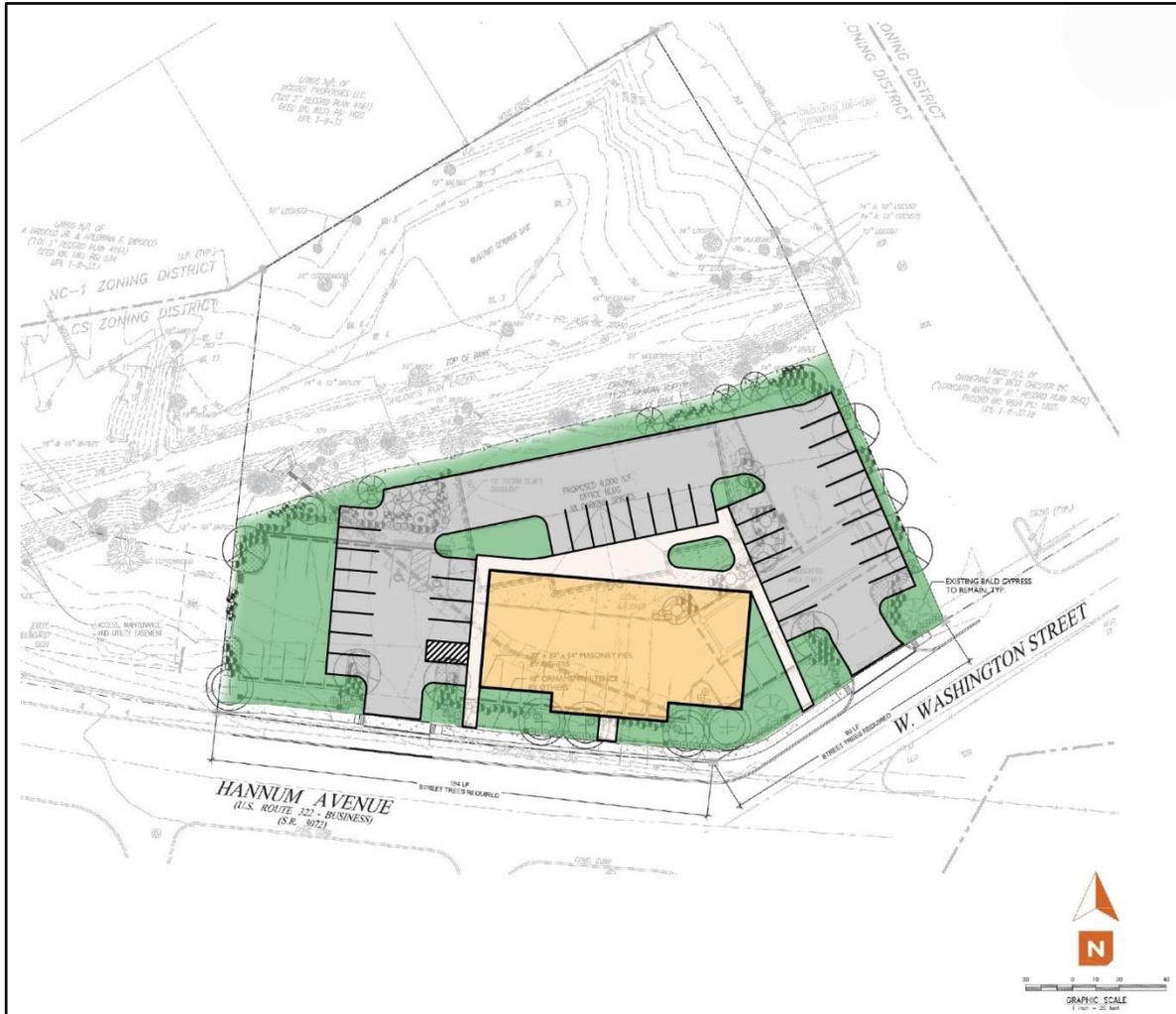
3. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Taylor Run subbasin of the Brandywine Creek watershed. **Watersheds’** highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water 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:**

Design Issues:

4. While we acknowledge that the Borough Zoning Hearing Board has already granted a variance from the maximum front yard standards of the Borough Zoning Ordinance, we suggest that the applicant and the Borough consider an alternative site design, as shown in the graphic provided on page 4, with the proposed building situated along the front of the property, with parking located to the rear of the building. [Landscapes3](#) recommends that parking in the **Urban Center Landscape** be located behind buildings or in garages (page 35).
5. While we acknowledge that the current site has two curb cuts, the proposed curb cut on West Washington Street appears to have potential safety issues due to its proximity to the Hannum Avenue/West Washington Street intersection, and the awkward alignment to the curb cut across the street. The Borough engineer should confirm that the location of this curb cut meets all design and safety standards. Consideration should also be made to provide a vehicle connection to the adjacent lot to the east. A plan for a future connection and shared access with the adjacent lot would address concerns about multiple curb cuts from these two properties along West Washington Street.
6. The Borough should verify that the design of the proposed outdoor lighting plan (Sheet 10) conforms to Borough ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

7. We acknowledge, and endorse, the installation of sidewalks along with the planting of street trees, both of which are essential design elements in the Urban Center Landscape.



*Alternative Site Design (for illustrative purposes only)*  
*(Base Drawing – Sheet 11, Preliminary/Final Land Development Plan, prepared by prepared by D.L. Howell and Associates, Inc., and dated August 19, 2021)*

Natural Features Protection:

8. The plan depicts the location of a “calculated” floodplain elevation. The Borough engineer should review the applicant’s calculated floodplain boundary findings. Although it does not appear that any development activity will encroach into the calculated floodplain area, we note that the County Planning Commission does not support development in the floodplain, and FEMA and the 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.
9. 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

Page: 5  
Re: Preliminary/Final Land Development – W.C. Orthodontics  
# West Chester Borough – LD-12-21-17017

Water Act (1977) and the Department of Environmental Protection under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management.

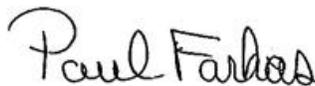
10. The plan and 2021 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. If development or earth disturbance is going to encroach upon existing woodlands, the removal of trees should be limited to the minimum area needed for the 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.

ADMINISTRATIVE ISSUES:

11. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
12. While the Required Parking table on Sheet 2 indicates that 40 parking spaces will be provided, the site plan depicts the location of 38 spaces. This should be clarified by the applicant.
13. 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.
14. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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



Paul Farkas  
Senior Review Planner

cc: 501 Hannum Avenue, LLC  
D.L. Howell and Associates, Inc.  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT



# 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

December 3, 2021

Kevin Gore, Director of Building, Housing & Codes Enforcement  
West Chester Borough  
401 E. Gay Street  
West Chester, PA 19380

Re: Preliminary/Final Subdivision - 339 W. Gay Street  
# West Chester Borough – SD-10-21-16942

Dear Mr. Gore:

A Preliminary/Final Subdivision Plan entitled "339 W. Gay Street", prepared by D.L. Howell and Associates, Inc., and dated September 17, 2021, was received by this office on November 3, 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.

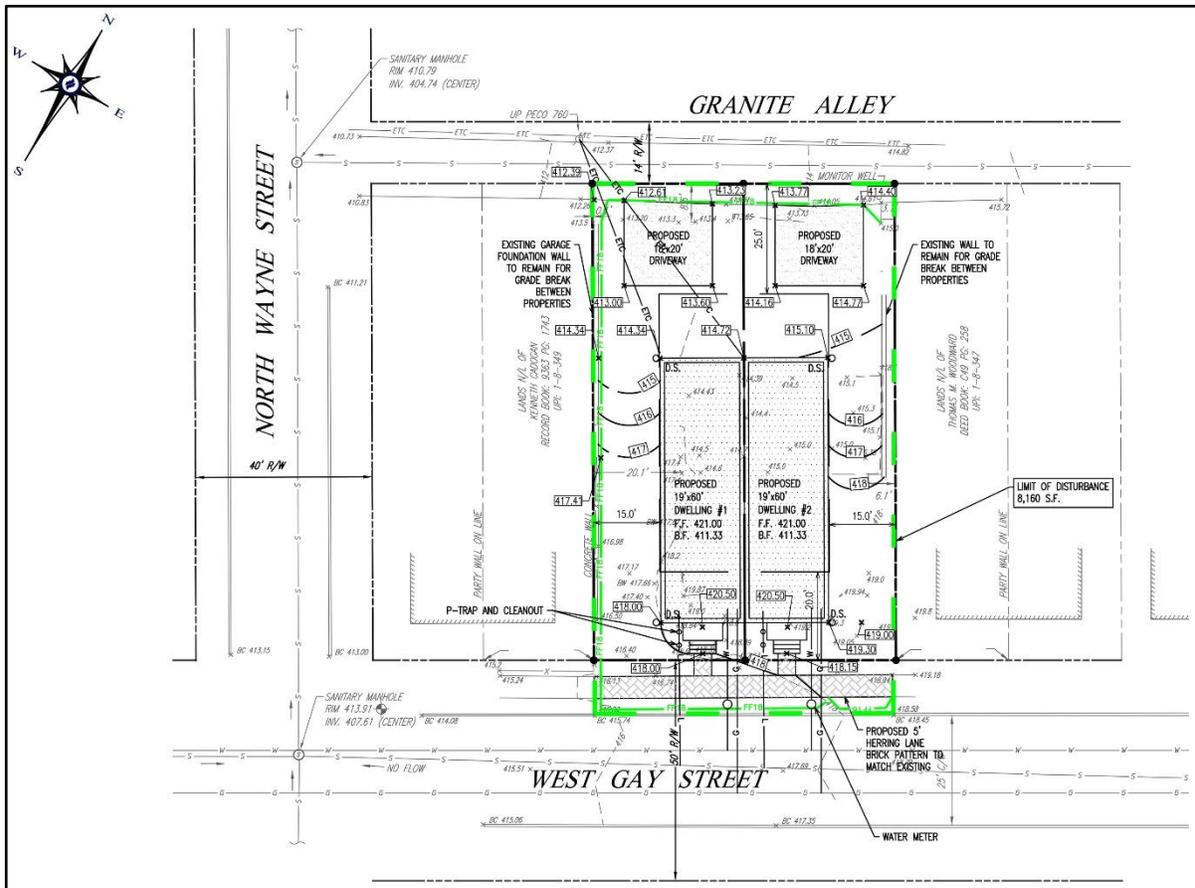
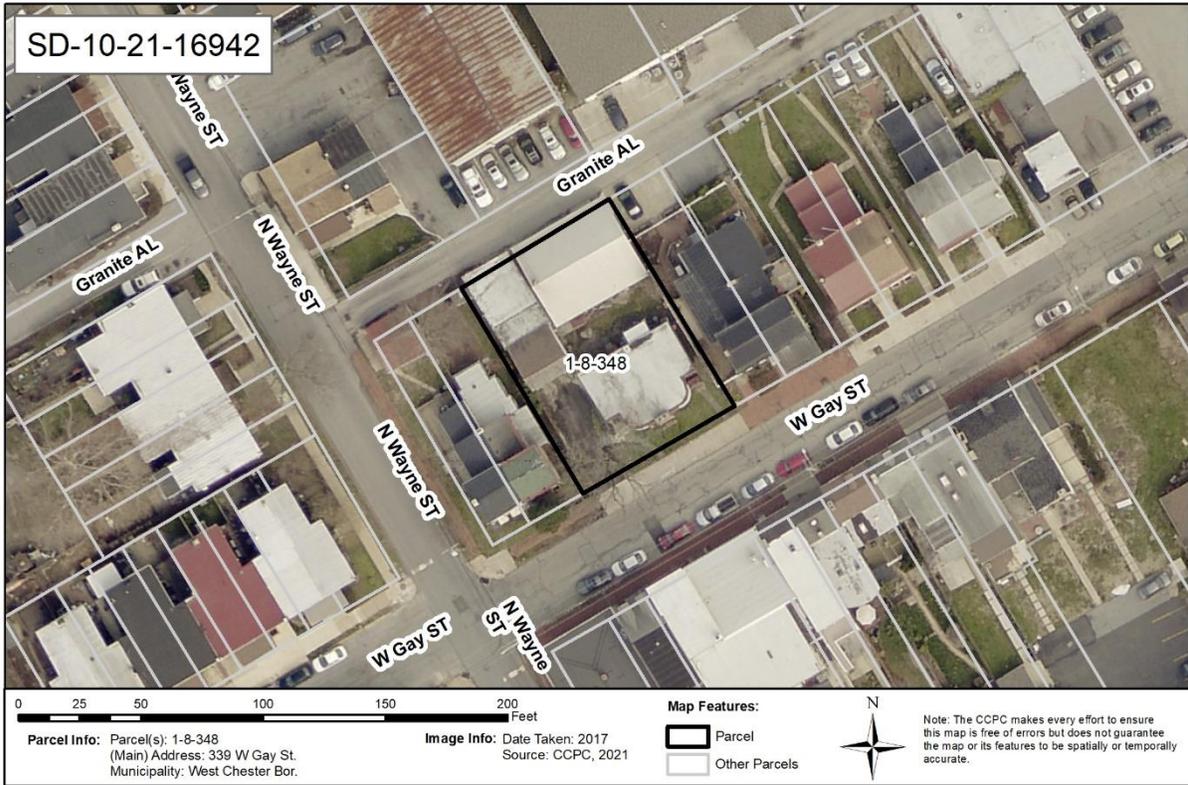
**PROJECT SUMMARY:**

Location:	north side of West Gay Street, east of North Wayne Street
Site Acreage:	0.17
Lots/Units:	2 Proposed Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Twin Residential Units
Municipal Land Use Plan Designation:	Medium Density Neighborhood Conservation
UPI#:	1-8-348

**PROPOSAL:**

The applicant proposes the creation of 2 lots. The existing dwelling and accessory buildings will be removed, and one dwelling unit will be constructed on each lot. Vehicular access to both lots will be provided from Granite Alley. The project site, which will be served by public water and public sewer, is located in the NC-2 Neighborhood Conservation zoning district.

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



**COUNTY POLICY:**

**LANDSCAPES:**

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

**WATERSHEDS:**

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

3. Map 2: Historic Resources Inventory in the Borough's 2011 Historic Preservation Plan indicates that the adjoining parcels to the east and to the west, along with several parcels on the south side of West Gay Street, contain historic resources that contributed to the 2005 West Chester Borough National Register Historic District Boundary increase. The applicant and Borough should ensure that the design of the proposed development respects the design, materials, and massing of the neighboring historic resources. "Appreciate" Objective A of [Landscapes3](#), the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character.
4. We acknowledge, and endorse, that the design of the Landscape Plan (Sheet 5) includes the planting of street trees, which are an essential design element in the Urban Center Landscape.

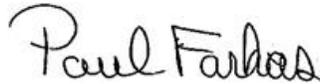
**ADMINISTRATIVE ISSUES:**

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

Page: 4  
Re: Preliminary/Final Subdivision - 339 W. Gay Street  
# West Chester Borough – SD-10-21-16942

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

Sincerely,

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

Paul Farkas  
Senior Review Planner

cc: D.L. Howell and Associates, Inc.  
Michael J. Hazley 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  
P. O. Box 2747  
West Chester, PA 19380-0990  
(610) 344-6285 Fax (610) 344-6515

December 3, 2021

Kevin Gore, Director of Building, Housing & Codes Enforcement  
West Chester Borough  
401 E. Gay Street  
West Chester, PA 19380

Re: Preliminary/Final Subdivision – 15, 17 S. Poplar Street  
# West Chester Borough – SD-11-21-16977

Dear Mr. Gore:

A Preliminary/Final Subdivision Plan entitled "15, 17 S. Poplar Street", prepared by D.L. Howell and Associates, Inc., and dated October 15, 2021, was received by this office on November 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 subdivision for your consideration.

**PROJECT SUMMARY:**

Location:	east side of South Poplar Street, south of East Market Street
Site Acreage:	0.06
Lots/Units:	2 Existing Lots; 1 Proposed Lot
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Medium Density Neighborhood Conservation
UPI#:	1-6-14, 1-6-15

**PROPOSAL:**

The applicant proposes the consolidation of two existing lots totaling 0.06 acres into a single lot, along with the construction of a single family residence on the proposed lot. The project site, which will be served by public water and public sewer, is located in the NC-2 Neighborhood Conservation zoning district.

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



**COUNTY POLICY:**

**LANDSCAPES:**

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

**WATERSHEDS:**

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

**PRIMARY ISSUES:**

3. We endorse the installation of sidewalks, along with the planting of a street tree, both of which are essential design elements in the Urban Center Landscape.

**ADMINISTRATIVE ISSUES:**

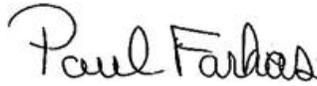
4. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
5. The Waiver Requested Note on Sheet 1 indicates that the applicant is requesting a waiver from Section 306 of the Borough Stormwater Management Ordinance, from providing infiltration on the site. Sheet 4 - PCSWM & O&M Plan indicates that an underground detention bed will be constructed for the proposed residence. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
6. The site plan states that the property owner will be responsible for the ownership and maintenance of all stormwater management facilities on this lot. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill the operation and maintenance requirements for these facilities.
7. Sheet 2 – Decision and Order indicates that, on August 9, 2021, the Borough Zoning Hearing Board granted four variances and/or special exceptions from the Borough Zoning Ordinance for this proposal, with six conditions of approval. These conditions of approval include that the garage proposed by the applicant must be and remain a viable parking unit in accordance with the Borough Zoning Ordinance (condition #3), the applicant shall not park any vehicles in the driveway on Poplar Street leading to the garage (condition #4), and the proposed dwelling shall not be used as a student home (condition #5). Prior to granting final plan approval, the Borough should verify that the plan conforms to the decision issued by the Borough Zoning Hearing Board.

Page: 4  
Re: Preliminary/Final Subdivision – 15, 17 S. Poplar Street  
# West Chester Borough – SD-11-21-16977

8. 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 Chester 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,



Paul Farkas  
Senior Review Planner

cc: The First DeBaptiste Family Limited Partnership  
D.L. Howell and 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  
P. O. Box 2747  
West Chester, PA 19380-0990  
(610) 344-6285 Fax (610) 344-6515

December 10, 2021

Kevin Gore, Director of Building, Housing & Codes Enforcement  
West Chester Borough  
401 E. Gay Street  
West Chester, PA 19380

Re: Preliminary Subdivision and Land Development - Redevelopment for Multi-Family Apartment Complex (250 East Market Street)  
# West Chester Borough – SD-11-21-16983 and LD-11-21-16984

Dear Mr. Gore:

A Preliminary Subdivision and Land Development Plan entitled Redevelopment for Multi-Family Apartment Complex (250 East Market Street), prepared by D.L. Howell and Associates, Inc., and dated November 4, 2021, was received by this office on November 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 plan for your consideration.

**PROJECT SUMMARY:**

Location:	west side of South Franklin Street, between East Market Street and East Barnard Street
Site Acreage:	2.51
Lots/Units:	2 Existing Lots/1 Proposed Lot
Non-Res. Square Footage:	0
Proposed Land Use:	219 unit apartment building
New Parking Spaces:	235
Municipal Land Use Plan Designation:	Town Center
UPI#:	1-9-561, 1-9-370

**PROPOSAL:**

The applicant proposes the consolidation of two existing parcels totaling 2.51 acres into one parcel, along with the construction of a 219 unit apartment building. The existing buildings on the site will be removed. The Zoning Information table on Sheet 1 indicates that the building will be 60 feet high. Vehicular access will be provided on South Franklin Street and East Barnard Street. The project site, which will be served by public water and public sewer, is located in the TC Town Center and HO-60 Height Overlay zoning districts. A Traffic Impact Study, prepared by McMahon Associates, Inc., dated November 2021, was included with the plan submission to the County Planning Commission.

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

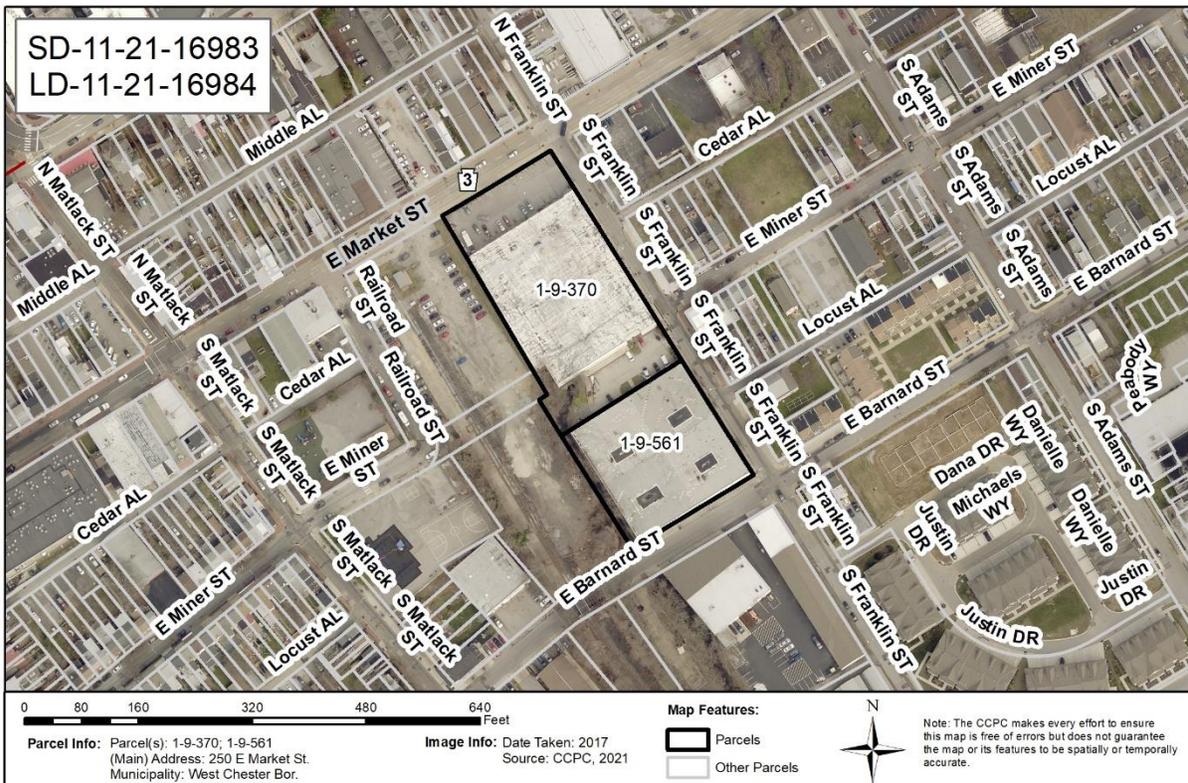
**COUNTY POLICY:**

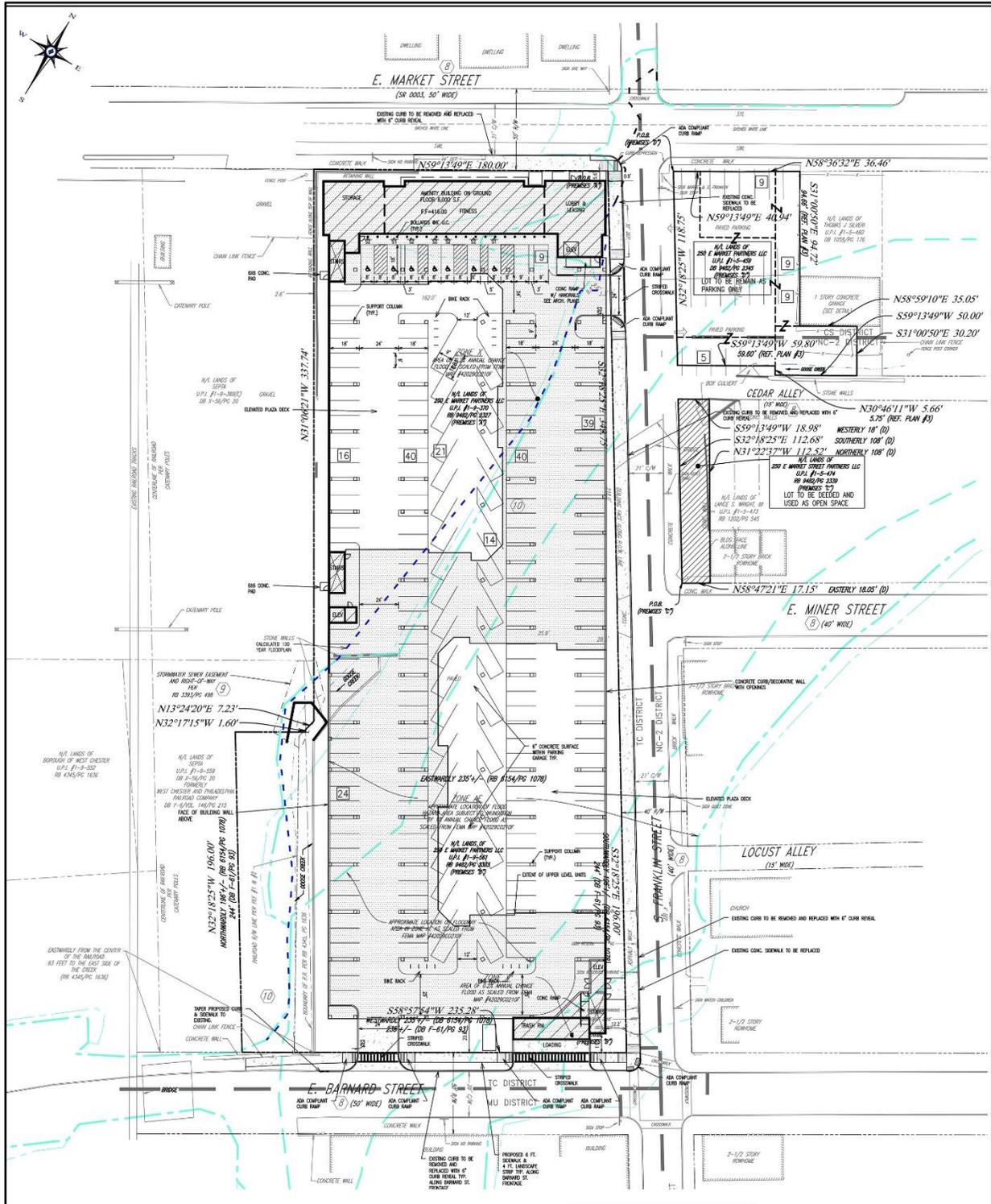
**LANDSCAPES:**

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

**WATERSHEDS:**

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





Site Plan Detail, Sheet 2: Preliminary Subdivision and Land Development - Redevelopment for Multi-Family Apartment Complex (250 East Market Street)

Page: 4

Re: Preliminary Subdivision and Land Development - Redevelopment for Multi-Family Apartment Complex (250 East Market Street)

# West Chester Borough – SD-11-21-16983 and LD-11-21-16984

PRIMARY ISSUES:

3. While the Zoning Information table on Sheet 1 indicates that the building will be 60 feet high, building elevations were not included with the plan submission received by the Commission on November 10, 2021. The County Planning Commission encourages the use of stepbacks for floors above three stories in height on the north, east, and south sides of the proposed building. In addition to reducing the mass of the building, stepbacks after three or four stories would help the building fit in with adjacent lower scale residential buildings, allow sunlight to reach street level, and minimize impacts on the pedestrian environment. Stepbacks also present opportunities for exterior spaces such as terraces.
4. While we acknowledge, and endorse, that sidewalks and striped crosswalks will be provided, we recommend that the existing sidewalk width on East Market Street be maintained, in order to extend the existing street character in this section of East Market Street. We also encourage sidewalk width wider than the standard five foot width around the rest of the building to relate better to the scale of the building and the likely increase in pedestrian traffic in the area. Additionally, in no instances shall the sidewalk width be reduced to less than five feet in width to avoid obstructions such as utility poles.
5. The applicant and the Borough should consider providing dedicated bicycle parking. Bicycle racks should be located in visible areas near building entrances and/or areas of pedestrian activity such as bus shelters, and they should be located under a shelter or building overhang to provide shelter from the elements. Additional information on this topic is provided in the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: [www.chesco.org/documentcenter/view/27029](http://www.chesco.org/documentcenter/view/27029).
6. 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>.
7. For clarity purposes, the applicant should indicate what design considerations, if any, have been incorporated into this project to take into account the adjoining rail corridor site. We note that the Borough’s Comprehensive Plan & Urban Center Revitalization Plan states that planning for mass transit should include efforts to re-establish commuter rail service in the Borough (page 34).

ADMINISTRATIVE ISSUES:

8. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality. We acknowledge that the Stormwater Management Report, prepared by D.L. Howell & Associates, Inc., dated November 4, 2021, indicates that the permanent BMP’s proposed for this site includes a green/vegetated roof. The County Planning Commission endorses the use of innovative stormwater management practices.

Page: 5

Re: Preliminary Subdivision and Land Development - Redevelopment for Multi-Family Apartment Complex (250 East Market Street)  
# West Chester Borough – SD-11-21-16983 and LD-11-21-16984

9. While it is our understanding that the Borough Zoning Hearing Board granted variances and special exceptions for this project on November 11, 2019, only the conditions of approval are identified on Sheet 1. For clarity purposes, the applicant should provide the complete Zoning Hearing Board decision on the site plan.

Prior to granting final plan approval, the Borough should verify that the plan conforms to the decision issued by the Borough Zoning Hearing Board. We note that condition #3.a states that the applicant's requested variance from the requirements of Section 112-67.A(4) to permit new construction and development within 50 feet landward from the top bank of any watercourse is granted provided that supporting documents are supplied from PA DEP/Army Corps of Engineers for Pennsylvania's Clean Streams Act and other applicable rules and regulations, and from FEMA for no-rise certificate and pre-and post-development elevation certificates and analysis of water flow in floodplain and flood way.

10. For clarity purposes, the applicant and Borough should indicate whether the re-designed culvert on the project site provides any relief from regional flooding.
11. The plan indicates that, in addition to 203 on-lot (garage) parking spaces, 32 off-lot parking spaces will be provided on the southeast corner of East Market Street and South Franklin Street (UPI# 1-5-459). The details of this off-site parking arrangement, including the length of time of this arrangement, should be provided on the approved plan.
12. A plan note on Sheet 2 indicates that UPI# 1-5-474, located on the east side of South Franklin Street between Cedar Alley and East Miner Street, is to be deeded and used as open space. The details of this open space arrangement should be incorporated into the deeds of the appropriate lots.
13. The applicant should verify the accuracy of the metes and bounds shown for UPI# 1-9-561. The information presented on the plan does not match the parcel configuration in the County Lands Records System.
14. 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>.
15. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

Page: 6

Re: Preliminary Subdivision and Land Development - Redevelopment for Multi-Family Apartment Complex (250 East Market Street)

# West Chester Borough – SD-11-21-16983 and LD-11-21-16984

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

Sincerely,

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

Paul Farkas  
Senior Review Planner

cc: 250 East Market Partners LLC  
J. Loew Property Management, Inc.  
D.L. Howell and Associates, Inc.  
Chester County Conservation District



# THE COUNTY OF CHESTER



COMMISSIONERS  
 Marian D. Moskowitz  
 Josh Maxwell  
 Michelle Kichline  
  
 Brian N. O’Leary, AICP  
 Executive Director

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

December 10, 2021

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

Re: Final Subdivision - M. Roy & Gretchen Jackson  
 # West Marlborough Township - SD-11-21-16967

Dear Ms. Walton:

A final subdivision plan entitled "M. Roy & Gretchen Jackson", prepared by Regester Associates, Inc., and dated October 21, 2021, was received by this office on November 23, 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:	northeast corner of Rt. 926 & Big Spring Road
Site Acreage:	292.80
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Agriculture and Conservation.
UPI#:	48-7-30, 48-7-20.13

**PROPOSAL:**

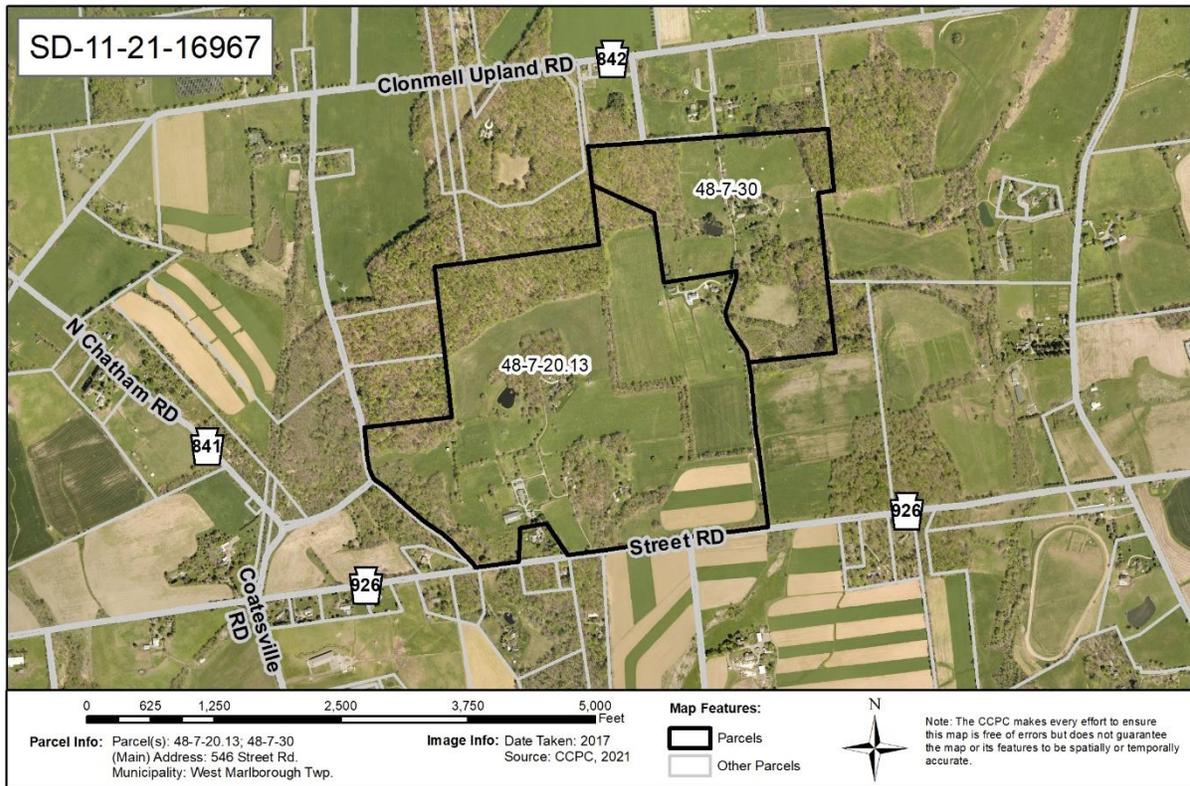
The applicant proposes the reconfiguration of the two existing lots. The project site is located in the Agriculture/Conservation zoning district. No new sewage disposal or water supply is proposed.

**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**.



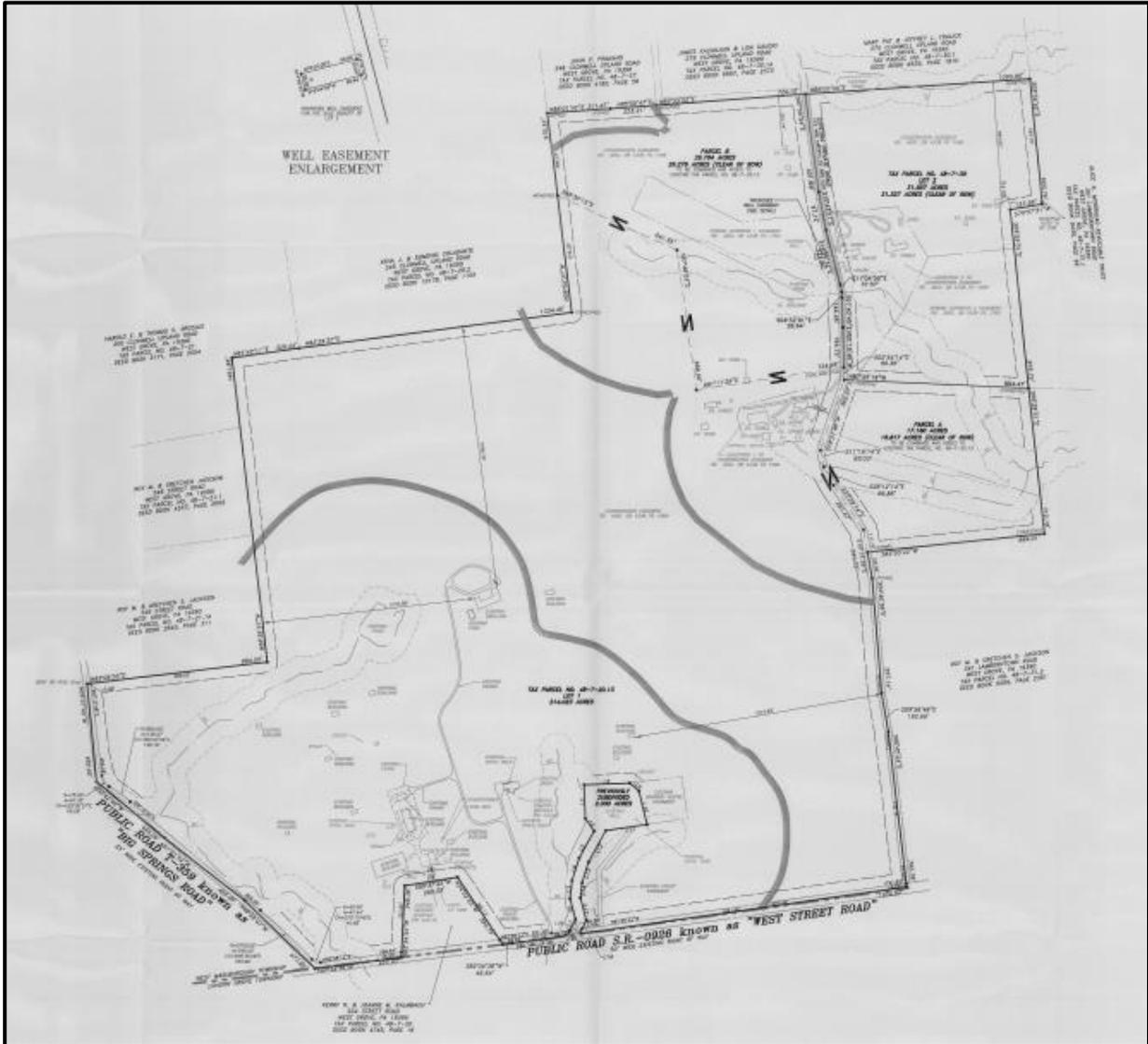
**PRIMARY ISSUES:**

2. Details of any access easements required to ensure perpetual access to these parcels should be incorporated into the deeds of the new parcels.
3. The applicant should contact Chester County Parks + Preservation to inform them of the proposed subdivision activity related to Agricultural Conservation Easements on these parcels (telephone 610-344-5656).

**ADMINISTRATIVE ISSUES:**

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

5. 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).



*Detail of Sheet 2 of the plan*

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

Page: 4

Re: Final Subdivision - M. Roy & Gretchen Jackson

# West Marlborough Township - SD-11-21-16967

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

Sincerely,

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

Glenn Bentley  
Senior Review Planner

cc: M. Roy & Glenda Jackson  
Register Associates, Inc.  
Chester County Assessment Office  
Evan L. Martin, Chester County Parks + Preservation



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O’Leary, AICP  
Executive Director

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

December 1, 2021

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

Re: Preliminary/Final Land Development and Subdivision Plan - Project Keystone  
# West Sadsbury Township - LD-11-21-16974, SD-11-21-16975

Dear Ms. Mammarella:

A Preliminary/Final land development and subdivision plan entitled "Project Keystone", prepared by GHD, dated October 30, 2021, and last revised on November 19, 2020, was received by this office on November 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 land development and subdivision for your consideration.

**PROJECT SUMMARY:**

Location:	North side of Lower Valley Road (State Route 372), west of South Lenover Road
Site Acreage:	43.00 acres
Units:	1 structure
Non-Res. Square Footage:	300 square feet addition
Proposed Land Use:	Industrial
Parking Spaces:	191 spaces
Municipal Land Use Plan Designation:	Suburban
UPI#:	36-7-3

**PROPOSAL:**

The applicant proposes to add a 300 square foot building addition and 191 parking spaces as part of the redevelopment of a former industrial facility. The site, which will be served by public water and public sewer, is located in the West Sadsbury Township I-Industrial zoning district.

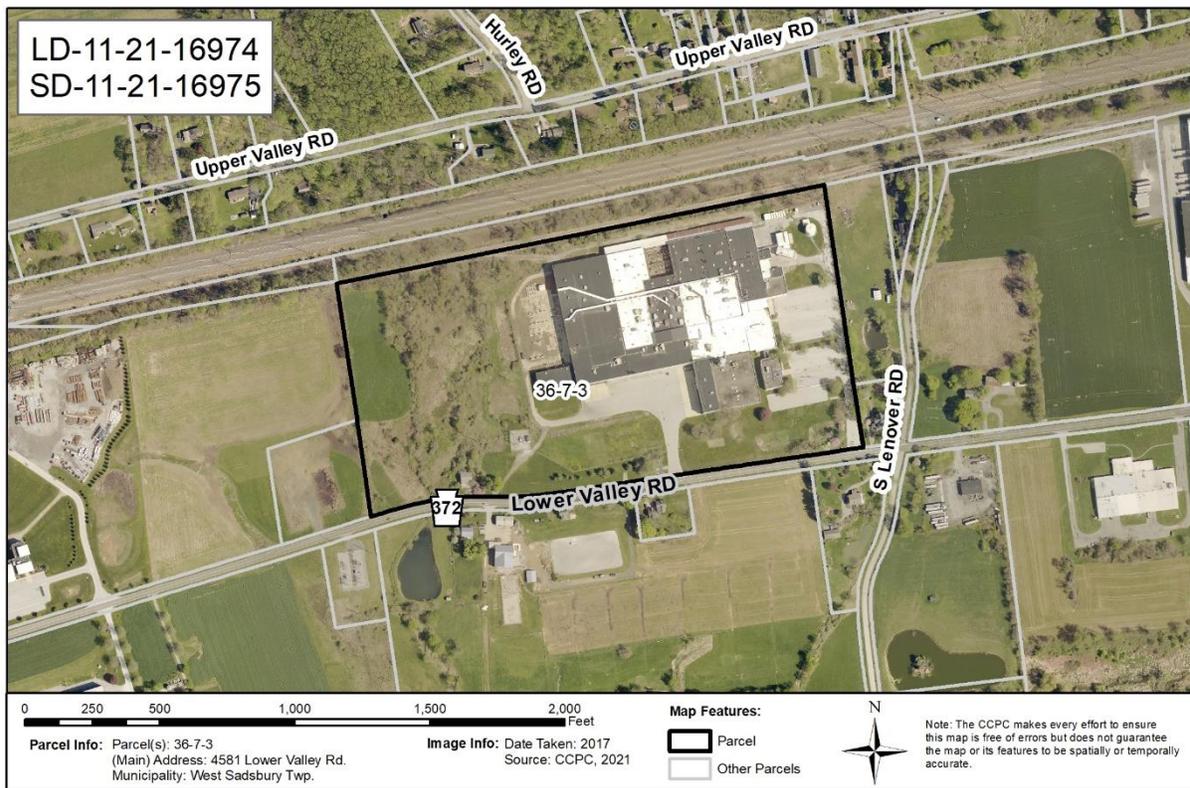
**RECOMMENDATION:** The County Planning Commission recommends that the issues raised in this letter should be addressed and all West Sadsbury Township issues should be resolved before action is taken on this land development and subdivision plan.

The Chester County Planning Commission endorses the reuse of existing industrial facilities, and commends the applicant and the Township for this proposal.

**COUNTY POLICY:**

**LANDSCAPES:**

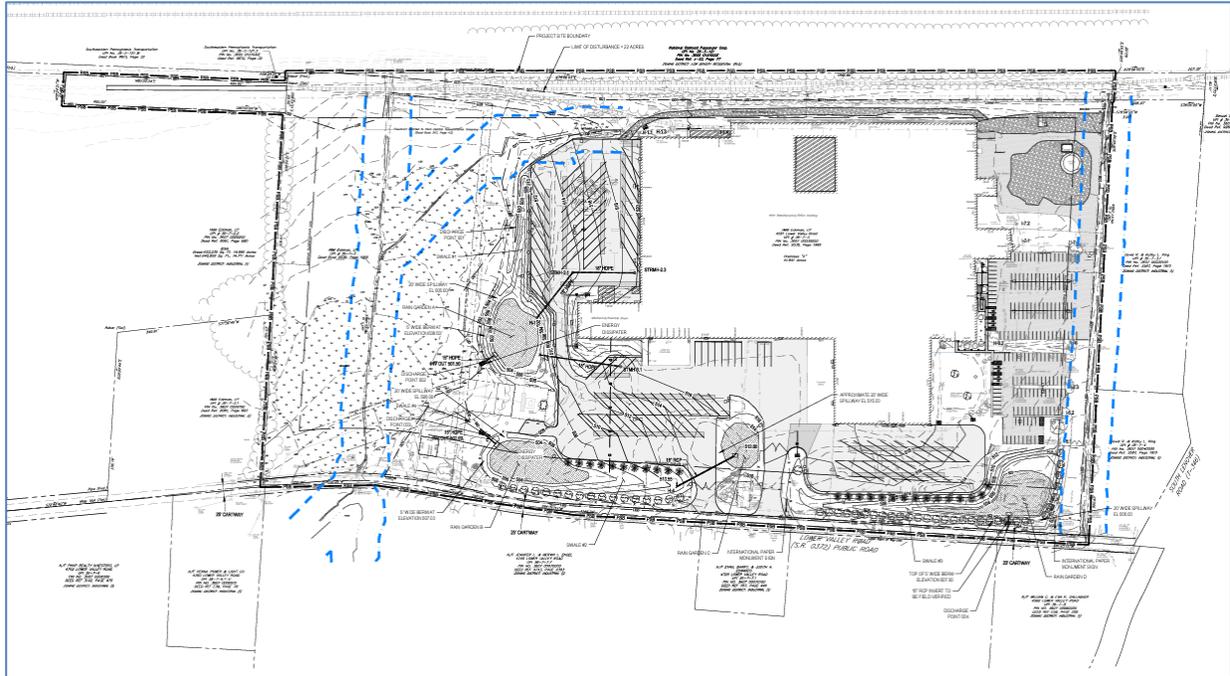
1. The site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density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



**WATERSHEDS:**

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

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



*Detail of Project Keystone  
Preliminary/Final Land Development and Subdivision Plan*

**PRIMARY ISSUES:**

3. The Project Keystone Post Construction Stormwater Management Plan for this site, dated August 12, 2021, indicates that “International Paper (IP) is proposing to redevelop a former industrial plant located at 4581 Lower Valley Road (SR 372). The total acreage of the site is 43 acres, which includes an approximately 0.8 acre parcel of land that is being conveyed from IP’s neighbor to accommodate a rail extension to the northwest of the site”. The Act 247 Referral form that was submitted with the application indicates that the plan includes a subdivision, but only one parcel is identified (UPI#: 36-7-3). The applicant should identify the 0.8 acre parcel.
4. 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 South Limestone Road (State Route 372) as a major collector. The Handbook (page 183) recommends an 80 foot-wide right-of-way for major collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of South Limestone Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
5. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
6. The building includes a roof area 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

Page: 4

Re: Preliminary/Final Land Development and Subdivision Plan - Project Keystone

# West Sadsbury Township - LD-11-21-16974, SD-11-21-16975

“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/>.

7. 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.
8. A new entrance appears to be shown on Lower Valley Road. A Pennsylvania Department of Transportation permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
9. We suggest that the applicant and the Township take this opportunity to evaluate the anticipated parking demand for this facility, and determine whether all of the proposed parking spaces will be necessary. (Many of the parking areas appear to be designed for rucks.) If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve. The reserve spaces could be paved 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.
10. We recommend that the applicant retain as much of the wooded area on the site as possible. Existing trees on site provide significant storm water management.

#### ADMINISTRATIVE ISSUES:

11. 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>.
12. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, and the Assessment Office.

Page: 5

Re: Preliminary/Final Land Development and Subdivision Plan - Project Keystone

# West Sadsbury Township - LD-11-21-16974, SD-11-21-16975

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

Sincerely,

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

Wes Bruckno, AICP  
Senior Review Planner

cc: GHD  
International paper, c/o James Baumer  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Chester County Conservation District



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O’Leary, AICP  
Executive Director

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

December 13, 2021

John Granger, Interim Manager  
West Vincent Township  
729 Saint Matthews Road  
Chester Springs, PA 19425

Re: Final Subdivision - 1972 and 1830 St. Matthews Road.  
# West Vincent Township - SD-11-21-16998

Dear Mr. Granger:

A Final Subdivision Plan entitled "1972 and 1830 St. Matthews Road.", prepared by Site Engineering Concepts LLC, and dated November 11, 2021, was received by this office on November 29, 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 St. Matthews Road, west of Kimberton Road  
Site Acreage: 106.00  
Lots/Units: 2 lots  
Proposed Land Use: Single Family Residential  
Municipal Land Use Plan Designation: Low Density Residential & Rural  
UPI#: 25-5-35, 25-5-18.6

**PROPOSAL:**

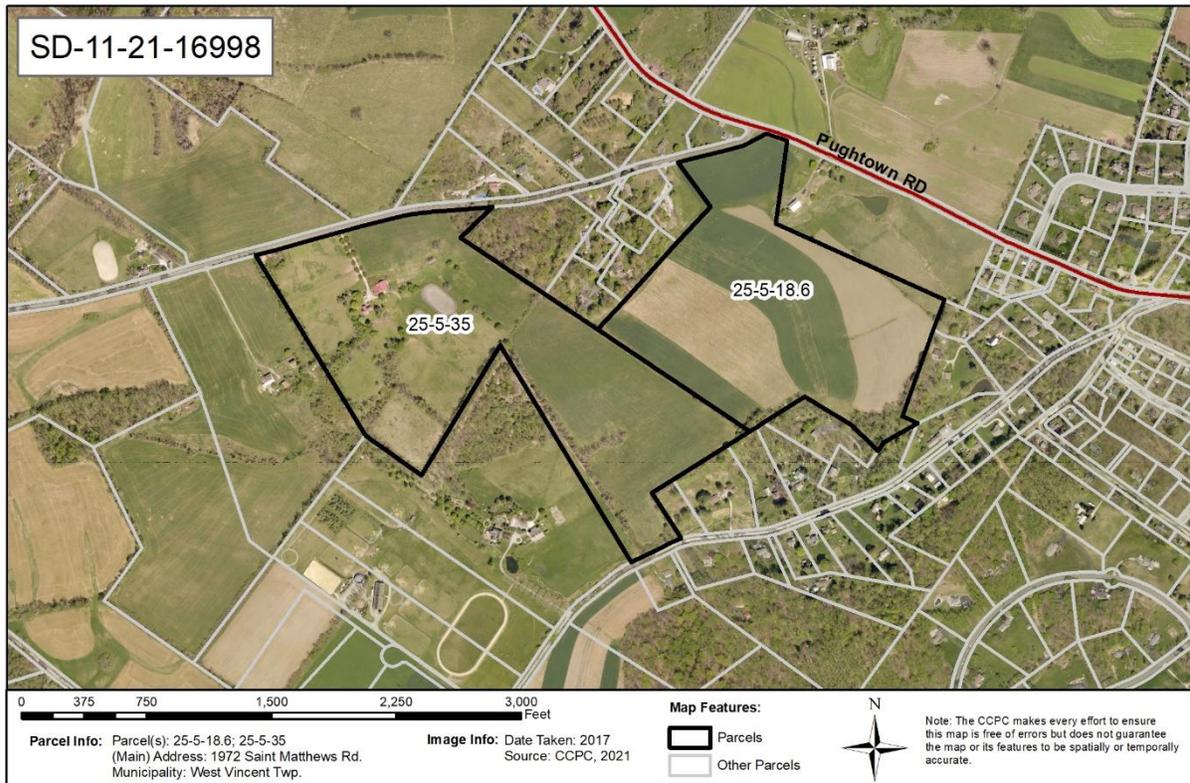
The applicant proposes the revision of the location of the property between two existing lots. The project site is located in the R-2 Residential zoning district. No new sewage disposal or water supply is proposed.

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

**COUNTY POLICY:**

**LANDSCAPES:**

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

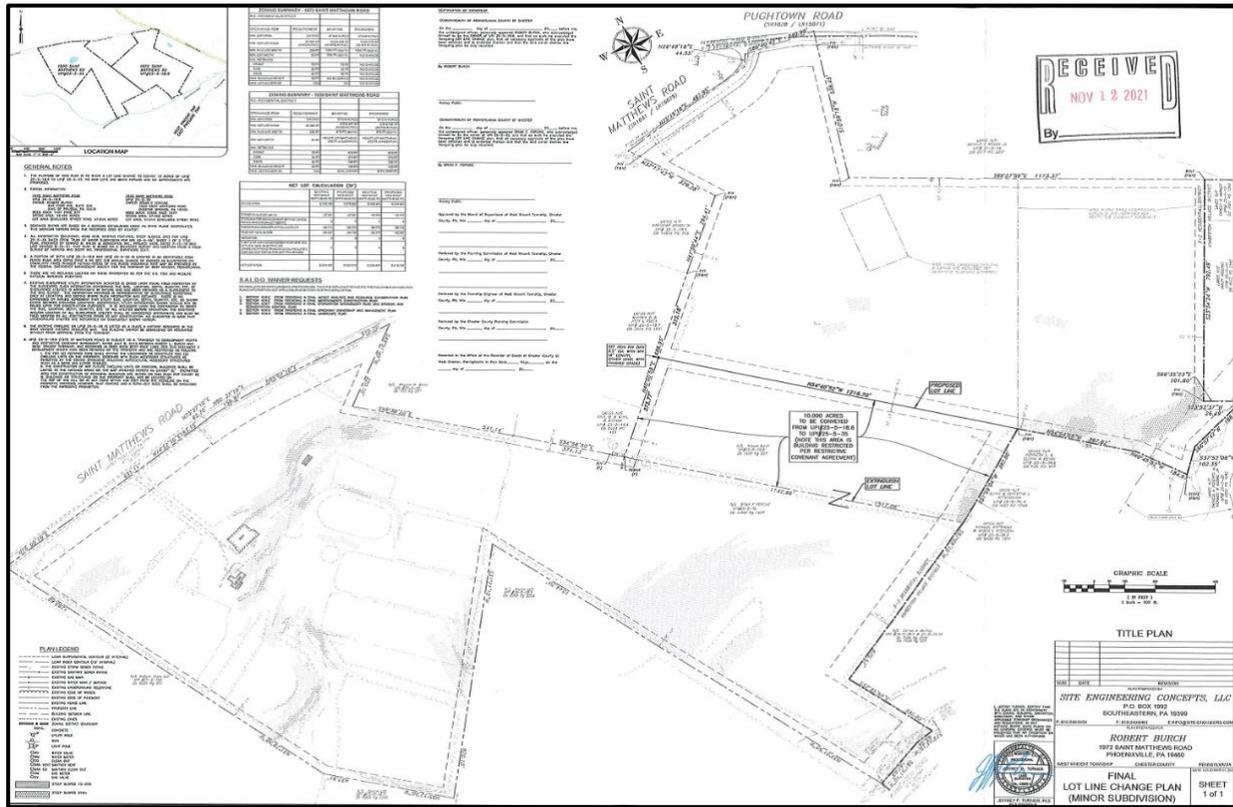


**PRIMARY ISSUES:**

2. It does not appear that either parcel involved in the proposed subdivision is part of the County Agricultural Land Preservation Program. We recommend that the applicant and or the new owner contact the Chester County Department of Open Space Preservation (telephone #610-344-5656) for information on the advantages of being in the program and how lands under the agricultural conservation easement are protected. If the applicant is interested in participating in the County Land Preservation Program, they should initially contact the Township to add the parcels to the Township's Agricultural Security Area Program; this is a prerequisite to participation in the County Program.

**ADMINISTRATIVE ISSUES:**

3. According to County Tax Assessment records, the land of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: [www.chesco.org/256/Act-319---Clean-Green](http://www.chesco.org/256/Act-319---Clean-Green).



Detail of Sheet 1 of the plan

4. The applicant is requesting five waivers from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
5. 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.

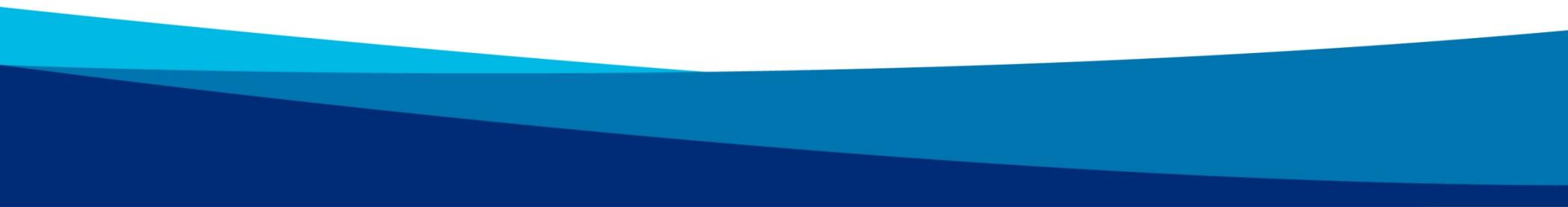
This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of West Vincent Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you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

Sincerely,

Glenn Bentley  
Senior Review Planner

cc: Robert Burch & Brian F. Forcine  
SITE Engineering Concepts, LLC  
Chester County Assessment Office

# Proposed Plan and Ordinance Reviews





# ORDINANCE PROPOSALS

## 12/1/2021 to 12/31/2021

The staff reviewed proposals for:	Total
Comprehensive Plans	1
Miscellaneous Ordinance (Misc.) Amendments	1
Official Maps	1
Subdivision and Land Development Ordinance (SLDO) Amendments	3
Subdivision and Land Development Ordinance (SLDO) Updates	1
Zoning Ordinance Amendments	10
<b>TOTAL REVIEWS</b>	<b>17</b>

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
All Of County	MA-12-21-17015	12/29/2021	Proposed - Misc Amendment Draft model stormwater management ordinance	Consistent
Avondale Borough	ZA-11-21-16993	12/13/2021	Proposed - Zoning Ordinance Amendment small wireless facilities	Consistent
Charlestown Township	ZA-12-21-17021	12/10/2021	Proposed - Zoning Ordinance Amendment The proposed zoning ordinance amendment would add Laboratory for Scientific Research and Development to those uses permitted by conditional use in the NC-2 Neighborhood Commercial 2 zoning district, add a definition for the use to Section 27-202 Definitions and also adds Flex Space to the uses permitted by conditional use in the NC-1 district.	Consistent
East Caln Township	ZA-12-21-17010	12/6/2021	Proposed - Zoning Ordinance Amendment Lot coverage in residential districts	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Caln Township	ZA-12-21-17011	12/6/2021	<b>Proposed - Zoning Ordinance Amendment</b> Parking of commercial vehicles on residential properties	Not Relevant
Honey Brook Borough	ZA-11-21-16997	12/6/2021	<b>Proposed - Zoning Ordinance Amendment</b> Small wireless ordinance	Consistent
Kennett Township	SA-12-21-17018	12/22/2021	<b>Proposed - SLDO Amendment</b> Written and Graphic Design Guidelines for the TND district.	Consistent
Phoenixville Borough	ZA-11-21-16985	12/9/2021	<b>Proposed - Zoning Ordinance Amendment</b> The proposed amendment would increase the minimum lot size for a parcel proposing a new building type on the block located in the RI-Residential Infill zoning district from 1 acre to 8 acres.	Consistent
Thornbury Township	OM-10-21-16956	12/3/2021	<b>Proposed - Official Map</b> The Township proposes to update its Official Map and Official Map Ordinance (Chapter 37 of the Township Code). This Update was prepared under the Chester County Vision Partnership Program (VPP).	Consistent
Thornbury Township	SO-10-21-16955	12/3/2021	<b>Proposed - SLDO Update</b> The Township proposes to update its Subdivision and Land Development Ordinance. This Update was prepared under the Chester County Vision Partnership Program (VPP).	Consistent
Tredyffrin Township	ZA-11-21-16994	12/7/2021	<b>Proposed - Zoning Ordinance Amendment</b> The Township proposes to add "short-term rental" to the list of uses permitted by special exception in the C-2 Commercial and TCD Town Center zoning districts. The County Planning Commission reviewed an earlier version of this amendment on November 12, 2021 (CCPC# ZA-10-21-16961).	Consistent
Warwick Township	ZA-11-21-16972	12/1/2021	<b>Proposed - Zoning Ordinance Amendment</b> Short term rental uses, temporary commercial events, and temporary construction trailers	Consistent
West Grove Borough	CP-11-21-16978	12/3/2021	<b>Proposed - Comprehensive Plan</b> Updated Borough Comprehensive Plan	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
West Vincent Township	SA-11-21-16981	12/7/2021	<p><b>Proposed - SLDO Amendment</b></p> <p>Adding a subsection to Section 315.47.C excluding lands set-aside for public recreational use and any fee-in-lieu shall be in addition to the required greenway lands and not include any greenway lands. In Section 315.53.C a new subsection is added (14) excludes any areas used for sewage disposal or stormwater management from being included within any area designated as required greenway land.</p>	Inconsistent
West Vincent Township	ZA-11-21-16980	12/7/2021	<p><b>Proposed - Zoning Ordinance Amendment</b></p> <p>The proposed amendment deletes two sections related to uses and improvements permitted to be sited on Greenway lands. These include: water supply, sewage disposal systems and stormwater Best Management Practices (BMPs).</p>	Inconsistent
West Whiteland Township	SA-11-21-16969	12/2/2021	<p><b>Proposed - SLDO Amendment</b></p> <p>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. The Commission reviewed an earlier version of this amendment on September 23, 2021 (CCPC# SA-08-21-16874).</p>	Not Relevant
West Whiteland Township	ZA-11-21-16970	12/2/2021	<p><b>Proposed - Zoning Ordinance Amendment</b></p> <p>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. The Commission reviewed an earlier version of this amendment on September 23, 2021 (CCPC# ZA-08-21-16873).</p>	Not Relevant

**TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 14**  
**TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 12**

# Ordinance Review Letters





# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

December 13, 2021

Rebecca A. Brownback, Avondale Borough Secretary  
110 Pomeroy Avenue  
PO Box 247  
Avondale, PA 19311

Re: Zoning Ordinance Amendment – Wireless Communications Facilities  
# Avondale Borough - ZA-11-21-16993

Dear Ms. Brownback:

The Chester County Planning Commission has reviewed the proposed Avondale 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 November 15, 2021. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

## DESCRIPTION:

Avondale Borough proposes to amend its Zoning Ordinance to specify that its regulations regarding wireless communications facilities are to comply with state and federal laws, and to specify that “Small Wireless Facilities” as defined by the Federal Communications Commission are governed by a separate Borough ordinance and associated design criteria. The amendment appears to be intended to comply with the “Small Wireless Facilities Deployment Act”, Pennsylvania Act 50 of 2021. The amendment also includes the following:

- a. The amendment includes definitions of Antenna, Base Station, Co-Location, Communications Equipment Building, Data Collection Unit (DCU), Distributed Antenna Systems (DAS), FCC, Non-Tower Wireless Communications Facility (Non-Tower WCF), Substantially Change or Substantial Change (Where Related to Wireless Communications Facilities), Tower-Based Wireless Communications Facility (Tower-Based WCF), Wireless Communications, Wireless Communications Facility (WCF), Wireless Communications Facility Applicant (WCF Applicant), Wireless Communications Facility, Height, and Wireless Support Structure;
- b. Non-Tower Wireless Communications Facilities are to be permitted in all districts by-right;
- c. Design and removal standards are included for Non-Tower as well as Tower-Based Wireless Communications Facilities, including locational requirements and co-location requirements;
- d. Non-Tower Wireless Communications Facilities may not be located on specified historic structures;
- e. Application and review time periods are specified; and

Page: 2

Re: Zoning Ordinance Amendment – Wireless Communications Facilities

# Avondale Borough - ZA-11-21-16993

- f. Streetscape improvements are required for wireless communications facilities proposed within the right-of-way of State Route 41.

**RECOMMENDATION: The Borough should adopt this amendment in accordance with the recommendations of the Borough Solicitor.**

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 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  
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Josh Maxwell  
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Executive Director

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

December 10, 2021

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

Re: Zoning Ordinance Amendment – Laboratory for Scientific Research Use  
# Charlestown Township - ZA-12-21-17021

Dear Ms. Csete:

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 December 6, 2021. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
  - A. Add “Laboratory for Scientific Research and Development” to those uses permitted by conditional use in the NC-2 Neighborhood Commercial 2 zoning district
  - B. Add a definition for the “Laboratory for Scientific Research and Development” use to Section 27-202 Definitions, and
  - C. Add “Flex Space” to the uses permitted by conditional use in the NC-1 Neighborhood Commercial 1 zoning district.

BACKGROUND:

2. The County Planning Commission recently reviewed a previous version of this amendment. That review ZA-10-21-16939 was dated November 4, 2021. The previous version did not include the definition or the addition of “Flex Space” in the NC-1 district.

LANDSCAPES:

3. The zoning district where the proposed use will be located is 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 amendment is consistent with the objectives of the **Suburban Landscape**.

Page: 2

Re: Zoning Ordinance Amendment – Laboratory for Scientific Research Use

# Charlestown Township - ZA-12-21-17021

COMMENTS:

4. The Township should consider creating a list of requirements to be addressed in the conditional use submission related to the safety of residents and emergency service workers and chemical storage, usage and disposal at such facilities. The Township may already have these kinds of provisions available regulating uses in its Industrial districts.
5. We have no comments on the addition of the Flex Space use to those uses permitted by conditional use in the NC-1 Neighborhood Commercial 1 zoning district.

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

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

Sincerely,

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

Glenn Bentley  
Senior Review Planner



# THE COUNTY OF CHESTER



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Marian D. Moskowitz  
Josh Maxwell  
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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

December 29, 2021

Seung Ah Byun, PhD., P.E., Executive Director  
Chester County Water Resources Authority  
Government Services Center, Suite 260  
601 Westtown Road, P.O. Box 2747  
West Chester, PA 19380-0990

RE: Final Draft: Updated “County-wide Act 167 Stormwater Management Model Ordinance”  
# MA-12-21-17015 – Chester County Water Resources Authority

Dear Dr. Byun:

The Chester County Planning Commission has reviewed the proposed final draft of the updated “County-wide Act 167 Stormwater Management Model Ordinance”, prepared by the Chester County Water Resources Authority according to the public review and comment provisions of Pennsylvania Act 167, Section 6(c). We offer the following comments to assist in your review of the proposed Stormwater Management Model Ordinance.

## DESCRIPTION:

1. The updated County-wide Act 167 Stormwater Management Model Ordinance has been prepared by the County Water Resources Authority to comply with the requirements of Pennsylvania Act 167, the Pennsylvania Stormwater Management Act, and to ensure the County’s model ordinance is consistent with the stormwater management standards included in Pennsylvania Department of Environmental Protection’s (PA DEP) 2022 Model Stormwater Management Ordinance. Municipal Separate Storm Sewer System (MS4) municipalities are required to update their existing ordinances to be consistent with PA DEP’s model ordinance by September 30, 2022.

## LANDSCAPES:

2. [Landscapes3](#) is the 2018 Chester County Comprehensive Plan. *Landscapes3* contains Goals that relate to the proposed County-wide Act 167 Stormwater Management Model Ordinance, as well as the goals that the model ordinance intends to advance:
  - The *Landscapes3* “Preserve Goal” seeks to “Advance the protection and stewardship of open space, farmland, and natural and cultural features to realize economic, ecological, and quality of life benefits.” The safe management of stormwater in Chester County, as proposed by the model ordinance, is directly consistent with this “Preserve Goal.”
  - The *Landscapes3* “Protect Goal” seeks to “Protect and restore critical natural resources to ensure a resilient environment that supports healthy communities”. The county’s natural environment is integral to the high quality of life enjoyed by residents and visitors and serves

as a foundation for our vibrant economy. Protecting our environment by properly managing stormwater provides significant and wide-ranging benefits.

In addition, Objective E under the *Landscapes3* “Protect Goal” seeks to “Promote groundwater recharge, stormwater runoff and pollution reduction, flood mitigation and resiliency, and water quality improvement and protection to support safe and healthy communities.” The management of stormwater in Chester County as proposed by the model ordinance, is also directly consistent with this “Protect Goal.”

- The *Landscapes3* “Prosper Goal” seeks to “Grow our economic strength through developing and sustaining a skilled workforce, adaptable work areas, supportive infrastructure, and a culture of innovation, and engaged communities”. The appropriate management of stormwater in Chester County, as proposed by the model ordinance, is consistent with the “Prosper Goal” because inadequate stormwater management infrastructure will have adverse effects on the County’s economy and workforce. The effective management of stormwater management in Chester County will also require the engagement of all of the County’s citizens and its communities.

*Landscapes3* also includes “Implementation – How we Protect” policies that relate to the proposed Stormwater Management Model Ordinance:

- “Implementation – How we Protect” Policy 2 is to: “Provide and assist municipalities to update and enhance natural resource protection policies and regulations.” This Implementation Policy is further expanded in *Landscapes3* to provide direct municipal planning assistance to meet local and county resource protection goals. The proper management of stormwater management in Chester County will help directly advance this implementation measure.
- “Implementation – How We Protect” Policy 3 “Enhance countywide water resources planning” also proposes to “Revise Chester County’s water resources plan Watersheds to update the science-based integrated water resources planning and countywide stormwater plan to address future growth.” The proper management of stormwater in Chester County as proposed by the model ordinance directly advances this implementation measure.
- Implementation – How We Protect” Policy 5 “Enhance stormwater technical assistance and collaboration” proposes to enhance technical assistance to municipalities and partners to address stormwater and polluted runoff issues. With the Chester County Water Resources Authority serving as the lead County agency, enhanced coordination and technical assistance can be provided to municipalities for addressing stormwater, Municipal Separate Sewer System requirements (MS4), and pollution and Total Maximum Daily Load (TMDL) issues. The proper management of stormwater in Chester County directly advances this implementation measure.
- “Implementation – How we Protect” Policy 7 is to: “Encourage restoration and stewardship of land and resources.” The proper management of stormwater management in Chester County will also help implement this implementation measure.

COMMENT:

3. To assist in the Stormwater Management Ordinance’s implementation and to increase its effectiveness, we recommend that the adopted Ordinance be widely promoted to all Chester County municipal officials and citizens.

Page: 3

RE: Final Draft: Updated "County-wide Act 167 Stormwater Management Model Ordinance"

# MA-12-21-17015

**RECOMMENDATION: The County Planning Commission supports the adoption of the Stormwater Management Model Ordinance.**

We request a copy of the final decision regarding the adoption of the model ordinance.

Sincerely,

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

Wes Bruckno, AICP  
Senior Review Planner

cc: Cory Trego, Chester County Water Resources Authority



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

December 6, 2021

Barbara Kelly, Manager  
East Caln Township  
110 Bell Tavern Road  
Downingtown, PA 19335

Re: Zoning Ordinance Amendment – Lot Coverage, Permitted Structural Extensions, Nonconforming Structures  
# East Caln Township - ZA-12-21-17010

Dear Ms. Kelly:

The Chester County Planning Commission has reviewed the proposed East Caln 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 December 1, 2021. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

## DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
  - A. Maximum building coverage regulations are clarified to apply to all lots;
  - B. Lots that are nonconforming regarding minimum lot area are permitted to have 3,267 square feet of lot coverage, and a maximum impervious coverage of 4,900 square feet;
  - C. In the R-2 District, a structural alteration, extension or addition may exceed the minimum yard requirements, provided it does not exceed the existing nonconforming setbacks. No special exception shall be required for such an alteration, extension or addition, where the nonconformity is limited to yard setbacks;
  - D. Similar provisions are applied to building coverage and/or impervious coverage; no special exception is required for a structural alteration, extension or addition so long as the alteration, extension or addition is in compliance with other applicable regulations in the Ordinance, and the nonconformity is limited to building coverage and/or impervious coverage; and
  - E. All other area, height, width, yard, and coverage requirements, any structural alteration, extension or addition to an existing lawful nonconforming structure shall be in compliance with the requirements for the R-2 Zoning District.

## COMMENT:

2. The proposed regulations appear to facilitate the minor extensions of existing building features such as decks and patios, especially in older developments, and can increase flexibility and convenience for the Township's residents.

Page: 2

Re: Zoning Ordinance Amendment – Lot Coverage, Permitted Structural Extensions,  
Nonconforming Structures

# East Caln Township - ZA-12-21-17010

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

Sincerely,

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

Wes Bruckno, AICP  
Senior Review Planner



# THE COUNTY OF CHESTER



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

December 6, 2021

Barbara Kelly, Manager  
East Caln Township  
110 Bell Tavern Road  
Downingtown, PA 19335

Re: Zoning Ordinance Amendment - Parking of Commercial Vehicles on Residential Properties  
# East Caln Township - ZA-12-21-17011

Dear Ms. Kelly:

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 December 1, 2021. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

## DESCRIPTION:

1. East Caln Township proposes the following amendments to its Zoning Ordinance:
  - A. No more than two commercial vehicles may be parked overnight on any property whose primary use is residential, provided that such vehicles are parked off the street on a paved surface in a side or rear yard and are primarily driven by a resident of the premises, and
  - B. Examples of commercial vehicles are included in the draft ordinance.

## COMMENTS:

2. We agree that the parking of commercial vehicles on residential properties should be regulated because they can cause conflicts with neighboring properties. However, the draft Ordinance identifies commercial vehicles partially by their ownership status, such as "...a vehicle owned, leased or used by a business, corporation, association, partnership, or the sole proprietorship of any entity conducting business." The ownership status of a vehicle does not directly relate to how it may affect neighbors, and some of the vehicles otherwise classified as "commercial" in the ordinance may be privately owned but not used for a commercial business. Therefore, we suggest the following:
  - The Township should regulate vehicles by physical standards, such as weight class, size, length, etc., instead of by their ownership classification.
  - The Township should consider how it will regulate a commercial-type vehicle that is not operated by its owner, but by an employee who parks the vehicle on the owner's lot.

Page: 2

Re: Zoning Ordinance Amendment - Parking of Commercial Vehicles on Residential Properties

# East Caln Township - ZA-12-21-17011

- The Township should consider whether two commercial-type vehicles on a residential lot will reduce the available parking for other vehicles on the lot.
- Commercial vehicles that are permitted to be parked in residential districts should be properly registered and licensed.
- The Township should also determine how a trailer (without a cab) will be regulated under this ordinance.
- The Township should consider whether trucks with refrigeration units will be permitted to operate overnight.
- The Township should consider a setback requirement for parked commercial vehicles; we suggest using similar setbacks for sheds and other similar accessory structures.

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

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

Sincerely,

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

Wes Bruckno, AICP  
Senior Review Planner



# THE COUNTY OF CHESTER



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

December 6, 2021

Janis A. Rambo, Secretary  
Honey Brook Borough  
PO Box 249  
Honey Brook, PA 19344

Re: Zoning Ordinance Amendment - Small Wireless Facilities  
# Honey Brook Borough - ZA-11-21-16997

Dear Ms. Rambo:

The Chester County Planning Commission has reviewed the proposed Honey Brook Borough Zoning Ordinance amendments as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on November 16, 2021. We offer the following comments to assist in your review of the proposed Borough Zoning Ordinance amendments.

## DESCRIPTION:

1. Honey Brook Borough proposes the following amendments to its Zoning Ordinance:
  - A. The Borough Zoning Ordinance is to be amended to specify that "Small Wireless Communications Facilities", as defined by the Federal Communications Commission, are to be governed by a separate Borough ordinance (i.e., not within the Zoning Ordinance);
  - B. Timing of approvals of communications antennas and wireless communications facilities (i.e., not including "Small Wireless Communications Facilities") are to be processed in accordance with state and federal law;
  - C. The Borough may assess permit fees related to actual costs in reviewing and processing applications for approval of wireless communications facilities as set forth in fee schedules; and
  - D. A specific provision states that the Borough's regulations of wireless communications facilities are intended to comply with federal and state laws and regulations.

## BACKGROUND:

2. The Chester County Planning Commission reviewed an earlier proposed Small Wireless Facilities Zoning Ordinance amendment, which was submitted to the County on October 22, 2021. Our comments on that submission were forwarded to the Borough in a letter dated November 16, 2021 (refer to CCPC # ZA-10-21-16960). We have no further comments.

Page: 2

Re: Zoning Ordinance Amendment - Small Wireless Facilities

# Honey Brook Borough - ZA-11-21-16997

**RECOMMENDATION: Honey Brook Borough should adopt this amendment in accordance with the recommendations of the Borough Solicitor.**

We request an official copy of the decision made by the Honey Brook 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



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December 22, 2021

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

Re: Subdivision and Land Development Ordinance Amendment – Written and Graphic Design  
Guidelines for the TND Infill Zoning District  
# Kennett Township - SA-12-21-17018

Dear Mr. Ratliff:

The Chester County Planning Commission has reviewed the proposed Subdivision and Land Development Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on December 2, 2021. We offer the following comments to assist in your review of the proposed Subdivision and Land Development Ordinance Amendment.

## DESCRIPTION:

1. The Township proposes to add a new subsection to Article V – Design Standards to its Subdivision and Land Development Ordinance. The proposed subsection addresses Design Standards for the TND -Traditional Neighborhood Development Infill zoning district and is presented in a written and graphic format.

## COMMENTS:

2. At the time of writing, the proposed TND Infill zoning district provisions have not been finalized, so these Design Guidelines cannot be reviewed in their final context. We can however review their appropriateness for new and redevelopment scenarios within the **Urban Center and Suburban Center Landscapes** of those portions of Kennett Township that surround Kennett Borough. The TND Infill district will be permitted in these Landscapes and the proposed Design Guidelines are consistent with the recommendations for these Landscapes.
3. The General Manual of Written and Graphic Design Guidelines presents a comprehensive set of design recommendations that are applicable to the development and redevelopment of the residential and commercial mixture of uses that are the foundation of Traditional Neighborhood Development. The document explains the Township's vision for the TND Infill district then presents the guidelines in a logical sequence that starts with the community and site layout, building arrangement, proceeds to community circulation strategies and culminates with discussion of aesthetic issues related to architecture, streetscapes, landscaping and public spaces.

Page: 2

Re: Subdivision and Land Development Ordinance Amendment – Written and Graphic Design  
Guidelines for the TND zoning district  
# Kennett Township - SA-12-21-17018

4. The recommendations are descriptive without being prescriptive, which should give developers an understanding of the Township's vision for the TND Infill district in broad terms; this offers flexibility without creating lists of rigid specifications, color palates and design themes that could result in monotonous residential developments.

**RECOMMENDATION: The Township should reserve action on the adoption of the proposed Design Guidelines until the provisions establishing the TND Infill zoning district have been approved by the Board of Supervisors.**

We request an official copy of the decision made by the Township Supervisors, as required by Section 505(b) 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: Diane Hicks, Kennett Township Director of Planning and Zoning  
Jeannine Speirs, Chester County Planning Commission



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

December 9, 2021

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

Re: Zoning Ordinance Amendment – Minimum lot size for new building types in the RI-Residential Infill district.  
# Phoenixville Borough - ZA-11-21-16985

Dear Mr. Boelker:

The Chester County Planning Commission has reviewed the proposed zoning ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on November 10, 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:

The proposed amendment would revise the wording of Section 27-301.B to increase the minimum parcel size for lots in the RI-Residential Infill zoning district where the applicant proposes a new building type for that block. The current tract area is listed as one acre, the amendment would increase the minimum parcel size to eight acres. The provision includes an example of how the provision would be applied.

## LANDSCAPES:

2. The RI-Residential Infill zoning district 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 zoning ordinance amendment is consistent with the objectives of the **Urban Center Landscape**.

Page: 2

Re: Zoning Ordinance Amendment – Minimum lot size for New building types in the RI-Residential Infill district.

# Phoenixville Borough - ZA-11-21-16985

COMMENTS:

3. It is our understanding that the intent of the proposed language is to preserve the integrity of the form-based zoning adopted by the Borough. If the Borough is considering significant changes in how they permit new development, we recommend that they reserve major zoning amendments until the new Comprehensive Plan is complete, so that proposed changes will be consistent with the Comprehensive Plan.

**RECOMMENDATION: The Borough should consider the comment 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



# THE COUNTY OF CHESTER



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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

December 3, 2021

Teresa DeStefano, Planning Commission Secretary  
Thornbury Township  
800 East Street Road  
West Chester, PA 19382

Re: Official Map Update  
# Thornbury Township – OM-10-21-16956

Dear Ms. DeStefano:

The Chester County Planning Commission has reviewed the proposed Official Map as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 408(b). The referral for review was initially received by this office on October 20, 2021, and a revised version of the Official Map Ordinance was received on November 5, 2021. We offer the following comments to assist in your review of the proposed Official Map.

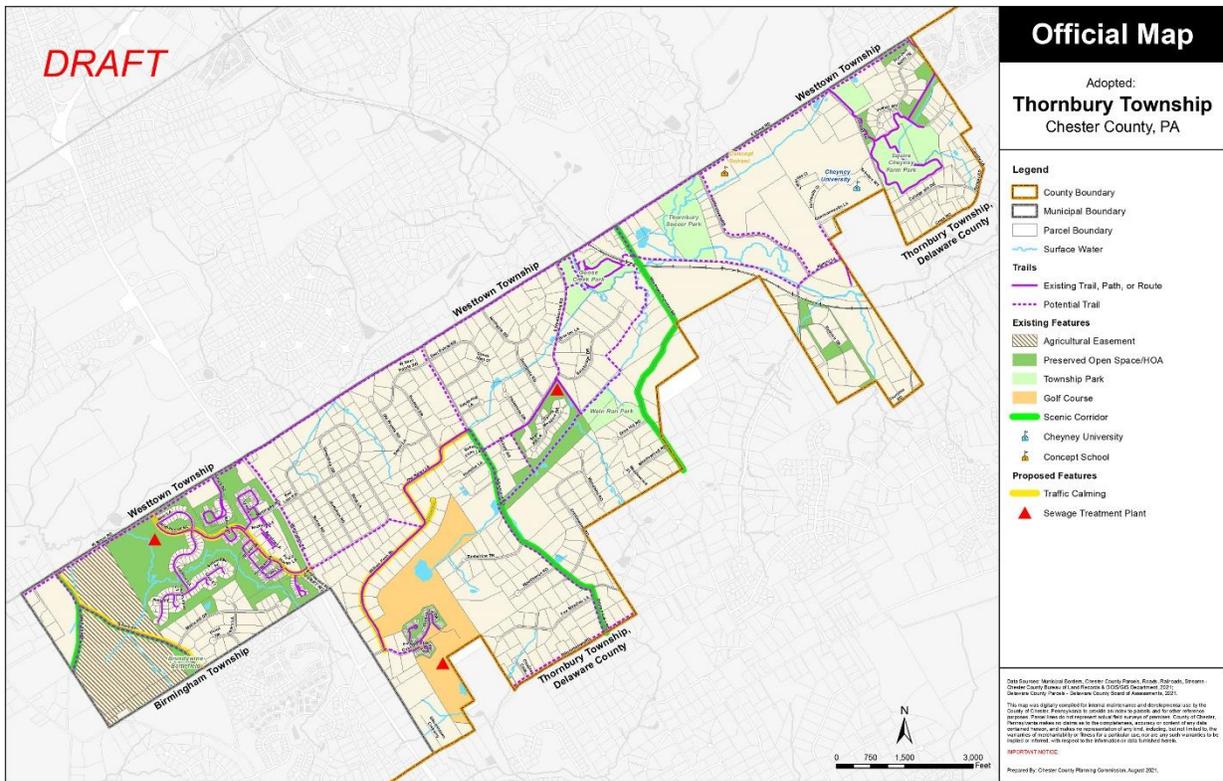
## DESCRIPTION:

1. The Township proposes to update its Official Map and Official Map Ordinance (Chapter 37 of the Township Code). According to our records, the current Official Map was last updated on September 19, 2000. The proposed Official Map, dated August 2021, depicts the following features:
  - A. Trails:
    - a. Existing Trail, Path, or Route; and
    - b. Potential Trail.
  - B. Existing Features:
    - a. Agricultural Easement;
    - b. Preserved Open Space/HOA;
    - c. Township Park;
    - d. Golf Course;
    - e. Scenic Corridor;
    - f. Cheyney University; and
    - g. Concept School.
  - C. Proposed Features:
    - a. Traffic Calming; and
    - b. Sewage Treatment Plant.

This Update was prepared under the Chester County Vision Partnership Program (VPP), funded in part through a grant from the Chester County Board of Commissioners.

**LANDSCAPES:**

- Thornbury Township is located within the **Suburban, Rural, and Natural Landscape** designations of **Landscapes3**, the 2018 County Comprehensive Plan. The majority of the Township is located within the Suburban Landscape; the vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The westernmost area of the Township is located within 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. 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 Official Map Update is consistent with the goals and objectives of **Landscapes3**.



**COMMENTS:**

- We commend Thornbury Township for its ongoing use of the Official Map as an implementation tool for its land planning policy, along with its trail corridor planning efforts shown on the Official Map. Connect Objective C of **Landscapes3** is to provided universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas, and develop multi-use trails to interconnect all communities.

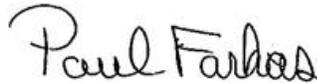
Page: 3  
Re: Official Map Update  
# Thornbury Township – OM-10-21-16956

4. The Township may want to consider the delineation of proposed open space reservations in future amendments to the Official Map.
5. We recommend that Township Board of Supervisors signature blocks be added to the official map, to indicate the date of adoption.
6. To assist in the Official Map's implementation, we recommend that all members of the Township Board of Supervisors, Planning Commission, and Zoning Hearing Board be provided with official copies of the map after adoption.

**RECOMMENDATION: The Township should be commended for their ongoing use of the Official Map as part of its land use regulation system. The County Planning Commission supports the adoption of the proposed Official Map, after consideration of the comments in this letter.**

We request an official copy of the decision made by the Board of Supervisors, as required by Section 408(c) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,



Paul Farkas  
Senior Review Planner



# THE COUNTY OF CHESTER



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Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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December 3, 2021

Teresa DeStefano, Planning Commission Secretary  
Thornbury Township  
800 East Street Road  
West Chester, PA 19382

Re: Subdivision and Land Development Ordinance Update  
# Thornbury Township – SO-10-21-16955

Dear Ms. DeStefano:

The Chester County Planning Commission has reviewed the proposed Subdivision and Land Development Ordinance Update as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on October 20, 2021. We offer the following comments to assist in your review of the proposed Update.

## DESCRIPTION:

1. The Township proposes to update its Subdivision and Land Development Ordinance (SLDO). This SLDO Update was prepared under the Chester County Vision Partnership Program (VPP), funded in part through a grant from the Chester County Board of Commissioners.

## COMMENTS:

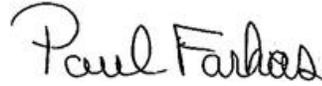
2. We endorse the Township's efforts in preparing this ordinance update. The text is well written, and the graphics incorporated into the document are very easy to interpret.
3. Section 115-303.D.5 states that the official submission of a preliminary plan shall include a copy of the application, preliminary plan, and all supporting plans and information in pdf and CAD (.dwg or .dxf) format, or as otherwise specified by the Township Engineer. The County Planning Commission endorses the incorporation of digital submission requirements into municipal Subdivision and Land Development Ordinances, particularly at the preliminary plan stage, as this creates increased efficiency in sharing plan information amongst municipal offices, along with (long-term) efficiency gains in sharing plan information with county and state offices.

**RECOMMENDATION: We endorse the Township's efforts in preparing this update, and support the adoption of the proposed Subdivision and Land Development Ordinance Update.**

Page: 2  
Re: Subdivision and Land Development Ordinance Update  
# Thornbury Township – SO-10-21-16955

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

Sincerely,

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

Paul Farkas  
Senior Review Planner



# THE COUNTY OF CHESTER



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Josh Maxwell  
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Executive Director

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December 7, 2021

Erin McPherson, Director of Planning and Zoning  
Tredyffrin Township  
1100 DuPortail Road  
Berwyn, PA 19312

Re: Zoning Ordinance Amendment - Short-term Rentals  
# Tredyffrin Township – ZA-11-21-16994

Dear Ms. McPherson:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on November 16, 2021. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
  - A. Amend the existing definitions of the terms family and motel in Section 208-6;
  - B. Add a definition for the term short-term rental to Section 208-6 (“Any dwelling unit utilized as a single-family dwelling rented for the purpose of overnight lodging for a period of thirty (30) days or less”);
  - C. Add “short-term rental (as part of a dwelling in a multi-use development)” to the list of uses permitted by special exception in the C-2 Commercial district;
  - D. Add short-term rental to the list of uses permitted by special exception in the TCD Town Center district; and
  - E. Amend the off-street parking space requirements in Section 208-103C, by adding a requirement that “at least 2 parking or garage spaces for every dwelling unit therein” be provided for a short-term rental.
  
2. It is our understanding that, on August 16, 2021, the Tredyffrin Township Board of Supervisors adopted Resolution 2021-18, a resolution pursuant to Section 609.2 of the PA MPC, which indicates that the Board of Supervisors has determined that the Zoning Ordinance, or portions thereof, may be substantially invalid for failing to: (1) provide adequate definitions for hotels, motels and other short-term rental uses; and (2) provide adequate available land to be developed as hotels, motels and short-term rentals.

BACKGROUND:

3. The County Planning Commission reviewed an earlier version of this zoning amendment on November 12, 2021 (CCPC# ZA-10-21-16961). We note that, while the prior amendment proposed to add short-term rentals to the list of uses permitted by special exception in the C-1 and C-2 districts, the current amendment proposes to add short-term rentals to the list of uses permitted by special exception in the C-2 and TCD districts. Additionally, the number of required

Page: 2  
Re: Zoning Ordinance Amendment - Short-term Rentals  
# Tredyffrin Township – ZA-11-21-16994

parking spaces has been reduced from 2.5 to 2. Furthermore, amended definitions for the terms family and motel have been added to the draft Ordinance.

COMMENTS:

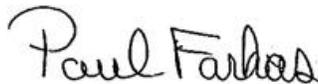
4. We recommend that the Township review the Short-term Rentals Planning eTool on the County Planning Commission's website for additional issues to consider as part of this amendment or a future amendment, such as the maximum number of nights a residence can be rented per year, nuisance regulations, signage restrictions, and ownership restrictions. This eTool is available online at:  
<https://www.chescoplanning.org/MuniCorner/eTools/15-ShortTermRentals.cfm>.

The Township should also consider registration requirements, in order for the Township to track where short-term rentals are located. Furthermore, the Township should determine whether short-term rental restrictions should include only shared rooms and private rooms, and/or whether rental of the entire home should be permitted.

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

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

Sincerely,



Paul Farkas  
Senior Review Planner



# THE COUNTY OF CHESTER



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Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

December 1, 2021

Joan Grimley, Secretary/Administrator  
Warwick Township  
2500 Ridge Road  
Elverson, PA 19520

Re: Zoning Ordinance Amendment - Short Term Rental Uses, Temporary Commercial Events, and Temporary Construction Trailers  
Warwick Township - ZA-11-21-16972

Dear Ms. Grimley:

The Chester County Planning Commission has reviewed the proposed Warwick 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 November 4, 2021. We offer the following comments to assist in your review of the proposed Warwick Township Zoning Ordinance amendment.

## DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
  - A. Proposed revisions and additions of the following definitions:  
Dwelling, Recurring Temporary Commercial Event, Short Term Rental Use, and Temporary Commercial Event;
  - B. Adding Short Term Rental Use as a permitted principal use in the B-1 Business District and in the B-2 Business District (which is limited to a 30 consecutive day limit in the definition);
  - C. Adding Temporary Commercial Event as a conditional use in the B-1 Business District and in the B-2 Business District, subject to specific regulations; and
  - D. Regulate Temporary Construction Trailers in Section 1910 General Provisions, subject to specific regulations.

## COMMENTS:

2. The definition for Short Term Rental Use includes references to Airbnb and VRBO. We suggest that these abbreviations be expanded to refer to the specific land uses that they describe.
3. We recommend that the Township review the Short-term Rentals Planning eTool on the County Planning Commission's website for additional issues to consider as part of this amendment or a future amendment, such as the maximum number of nights a residence can be rented per year, nuisance regulations, signage restrictions, and ownership restrictions. This eTool is available online at: <https://www.chescoplanning.org/MuniCorner/eTools/15-ShortTermRentals.cfm>.

Page: 2

Re: Zoning Ordinance Amendment - Short Term Rental Uses, Temporary Commercial Events, and Temporary Construction Trailers  
# Warwick Township - ZA-11-21-16972

4. The Township's enforcement of the 30 consecutive day limit on Short Term Rentals, which is to be permitted by-right, may be difficult in the absence of an application stating the beginning and ending date of the short-term rental use, as well as the identification of the short-term occupant.

The Township may therefore consider registration requirements to track where short-term rentals are located. Furthermore, the Township should determine whether short-term rental restrictions could include shared rooms.

5. The definition for Temporary Commercial Event refers to for-profit events. We suggest that the profit status of an activity is not relevant to the land use, because for-profit and non-profit land uses can have similar effects on the surrounding areas.
6. The Township may wish to ask the Township's first responders to review Temporary Commercial Event applications.
7. The proposed regulations relating to Temporary Commercial Events require applicants to certify that the landowner has notified the owners of all abutting properties of the event. The Township should clarify the means of this certification, for example, whether a verbal notification would be adequate.
8. The regulations for Temporary Commercial Events include the following provision:

"To the extent that past events or uses of the Temporary Commercial Event by the landowner have generated issues and/or legitimate complaints about matters of public health or safety, the Zoning Officer may require an applicant file a permit for future events, and impose conditions designed to mitigate the public health, safety and welfare impacts."

9. The Township should clarify the meaning of "...file a permit...", i.e., whether this provision requires an applicant to apply for a permit or submit some other notification. Also, a provision in this paragraph implies a presumption that future events sponsored by an applicant may result in "...issues and/or legitimate complaints...", similar to those associated with the applicant's previous activities. We are unsure whether such a presumption and the additional requirements it will impose on an applicant are permitted under the Pennsylvania Municipalities Planning Code, and whether the Township Zoning Officer has the discretion to make such an assumption. The Township Solicitor should specifically review this provision.

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

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

Sincerely,



Wes Bruckno, AICP  
Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
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Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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December 3, 2021

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

Re: West Grove Comprehensive Plan  
Act 247 and Vision Partnership Program Review  
VPP Contract #19888 - Act 247 Review #: CP-11-21-16978

Dear Mr. McCummings:

The referral for review was received by this office on November 4, 2021. This letter serves as both the official Act 247 review pursuant to the provisions of Section 301.3 of the Pennsylvania Municipalities Planning Code, and the Vision Partnership Program (VPP) Review required by Section 8.5 of the VPP Grant Manual dated January 2020.

This review notes the project's consistency with *Landscapes3*, with the VPP Grant Contract (dated September 17, 2020) and Scope of Work. Kevin Myers served as the VPP Grant Monitor for this project. ***Consistency with Landscapes3 and the VPP Grant Contract are required prior to VPP grant reimbursement.***

## **DESCRIPTION:**

1. West Grove Borough has developed an Updated Comprehensive Plan using an issue-based approach to address the following:
  - Land Use
  - Economic Development
  - Environmental Resources
  - Community Facilities
  - Energy Conservation and Sustainability
  - Parks and Recreation
  - Transportation
  - Housing
  - Cultural Resources

For both the issue-based topics and priorities, the Plan provides a list of goals and objectives, policy recommendations, and implementation strategies. The recommendations are supported by an implementation plan that provides a path to implementation outlining time frame, identification of responsible parties, and partners/funding sources.

The Plan is well-organized and user-friendly with clear mapping and photos to help the reader visualize the plan content. A summary of the public process and outreach is included in Chapter 1 and the survey results are clearly presented in Appendix B for anyone who would like to access that information. This plan serves as both the Comprehensive Plan and the Urban Center Revitalization Plan (UCRP), with the elements of the UCRP found within multiple areas of the document. Appendix A includes a checklist that documents which specific policies and actions are addressing the required elements of a UCRP.

### **CONSISTENCY with LANDSCAPES3:**

2. *Landscapes3*, the Chester County Comprehensive Plan, was adopted in 2018. According to *Landscapes3*, West Grove Borough is classified primarily as an Urban Center Landscape.

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

The Land Use Plan is well-organized and provides an overview of each of the nine land use categories. The Borough's future land use areas are consistent with *Landscapes3* **Urban Center** designation:

Urban Center – The Borough's Town Center, Highway Commercial, and Industrial land use categories support a variety of flexible commercial, light industrial, manufacturing, office, and mixed-use development including a mix of housing that is appropriate for an urban center. The various residential land use categories support a range of housing types and the Greenway and Public Common land use categories support parks and recreation areas, open space, and natural areas.

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

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

- West Grove Recommendation ER-4: ER-4 Establish ordinances for mature tree and woodland resource protection (Section 3.2).
- West Grove Recommendation ER-6: ER-6 Implement programs to prevent, eradicate, and control invasive plant species (Section 3.2).
- West Grove Recommendation ER-7: ER-7 Install stormwater best management practices (BMPs) at public facilities, parking lots, on Borough roads, and encourage private property owners to do likewise (Section 3.3).
- West Grove Recommendation PR-1: PR-1 Create a Borough Master Parks Plan to coordinate improvements to Memorial Park, Harmony Park, and the Veterans Memorial (Sections 8.4 and 8.8).

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

- West Grove Recommendation ER-2: ER-2 Evaluate Borough riparian buffer ordinances and revise to increase protection (Section 3.2).
- Policy Recommendations: West Grove should consider revising the zoning ordinance to require a minimum riparian buffer of 35 feet for enhanced flood protection, streambank stabilization, and pollutant filtration. (pg. 3.9)

**Landscapes3 - Appreciate Objective B:** Protect historic town centers and villages for continued prominence in our future growth and sense of place.

- West Grove Recommendation CR-1: CR-1 Create a Historical and Cultural Commission (Section 10.3).
- West Grove Recommendation CR-2: CR-2 Create an official inventory of Historic Resources (Section 10.3).
- West Grove Recommendation CR-3: CR-3 Create zoning provisions to promote the protection of historic resources (Section 10.3).

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

- West Grove Recommendation LU-6: LU-6 Modify zoning map and ordinances for the Multifamily Residential Area (Section 2.3). Modify architecture and streetscape standards to integrate multifamily development with the fabric of the broader community. Consider reducing minimum apartment unit size to facilitate affordable housing.
- Policy Recommendation: Consider amending ordinances to include the following: Allow broader application of accessory dwellings in association with existing single family dwellings. (pg. 5.11)

**Landscapes3 – Prosper Objective C:** Support redevelopment and strategic infrastructure investment to maximize community assets, capitalize on existing infrastructure, and provide areas for residential and commercial growth.

- West Grove Recommendation CF-1: CF-1 Pursue needed upgrades to municipal sewer system and treatment plant (Section 7.2).
- West Grove Recommendation LU-2: LU-2 Modify zoning map and ordinances for Town Center Area (Section 2.3). Prepare and adopt amendments as necessary to create appropriate mixed use, density, and design requirements for the Town Center.
- West Grove Recommendation LU-6: LU-6 Modify zoning map and ordinances for the Multifamily Residential Area (Section 2.3). Modify architecture and streetscape standards to integrate multifamily development with the fabric of the broader community. Consider reducing minimum apartment unit size to facilitate affordable housing.

- West Grove Recommendation LU-11: LU-11 Pursue innovative strategies for improvement of brownfield sites and underutilized buildings (Section 2.4).
- Consider zoning incentives that provide density and use advantages over ordinary development, streamlined permitting and review processes, and other financial and regulatory incentives to revitalization projects to transform blight into vibrant and sustainable new development.

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

- West Grove Recommendation PR-7: PR-7 Create pedestrian links that connect municipal parks to existing and proposed sidewalks and trails to enhance access to schools, parks, and other amenities within and beyond the Borough (Sections 8.5, 8.6, and 8.8).
- West Grove Recommendation PR-8: PR-8 Implement The Circuit bicycle trail system in West Grove (Sections 8.6 and 8.8).
- West Grove Recommendation T-3: T-3 Improve missing pedestrian access linkages within the Borough (Section 9.4).
- West Grove Recommendation T-5: T-5 Improve pedestrian and bicycle access linkages between the Borough and London Grove Township (Section 9.4).

On pages 1.5-1.6, the Draft Plan references *Landscapes3* and other County planning efforts as “Regional Policy” and recognizes West Grove as one of Chester County’s Urban Center landscapes.

Chapter 12 provides consistency statements with *Landscapes3* and the London Grove Township Comprehensive Plan.

### **REQUIRED AND SUGGESTED REVISIONS**

3. No specific revisions are required.

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

4. The West Grove Borough Comprehensive Plan is consistent with the VPP Grant Contract and has addressed the tasks listed in the Scope of Work (Appendix B, dated June 19, 2020). In addition, the plan appears to be in conformance with the Municipalities Planning Code. Appendix A provides an overview of how the draft plan serves to meet both and updated municipal comprehensive plan as well as an urban centers revitalization plan through a listing of each of the required components with cross-referencing how each is met by the draft plan.

### **COMMENTS:**

To assist in the Plan’s implementation, we recommend that all members of the Borough Council be provided with copies of the plan after adoption and the plan be placed prominently on the Borough website. The following are suggested edits for increased user readability and comprehension:

Page: 5

Re: West Grove Comprehensive Plan  
Act 247 and Vision Partnership Program Review  
VPP Contract #19888 - Act 247 Review #: CP-11-21-16978

5. Consider including acreages on Figures 2.2-1 and 2.3-1 in addition to percentages of existing and future land use.
6. Consider including some form of Map 2, Future Land Use, in Chapter 2 so the reader is not required to flip to the Maps in the back to at least view some form of the map for reference. Note: this applies to all chapters – it may be beneficial to incorporate smaller versions of key maps in each chapter and reference the larger versions at the end. Note Chapter 3 contains numerous such maps.
7. In all chapters, under Implementation Strategies, for clarification and referencing consider rephrasing as follows (example from page 2.15): “The following Implementation Strategies in addition to the policy recommendations in the text above, will implement the goals and objectives of the Land Use Plan.” Otherwise, there could appear to be two sets of “policy recommendations”. One set within the text as well as the “Implementation Strategies” at the end of each chapter. Clear differentiation may be worthwhile and important for a reader not familiar with the plan to understand the Implementation Strategies at the end of each chapter are supplemented and expounded upon by the “policy recommendations” in the text preceding each set of Implementation Strategies and to make sure there is clarity with respect to these terms.
8. In coordination with comment #3 above, consider adding the words “See policy recommendations in...” for each of the section references in the Implementation Strategies so this is clear to the reader. For example, LU-1 on page 2.15 could be changed to read as follows: “LU-1 Design and facilitate public improvements to define the Public Common as the Borough’s center of civic life and activity (See policy recommendations in Section 2.3).”
9. Where there is a Policy Recommendation (within the text) or Implementation Strategy (at the end of a chapter) that has more than one subpoint, consider numbering these for ease of reference (A, B, C for example). The Policy Recommendation on pages 5.8/5.9 and Implementation Strategies in the Economic Development Chapter, ED-1, ED-2, etc. on page 6.16 are examples where numbering might be helpful.
10. In Section 8.2 we recommend including both Chester County’s Nottingham and Wolf’s Hollow Parks as Sub-Regional Parks that are easily accessible from West Grove Borough.

**RECOMMENDATION: Based on our review, the proposed plan is consistent with *Landscapes3* and the VPP Scope of Work. The Comprehensive Plan Update Task Force was thoughtful in their decision-making throughout the update, resulting in a proposed Comprehensive Plan that should serve the Borough well over the course of the plan’s planning horizon. Upon adoption, the Borough may apply for reimbursement under Section 8.7 of the VPP Grant Manual, January 2019.**

Page: 6  
Re: West Grove Comprehensive Plan  
Act 247 and Vision Partnership Program Review  
VPP Contract #19888 - Act 247 Review #: CP-11-21-16978

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

Sincerely,

A handwritten signature in black ink, appearing to read 'William Deguffory', written in a cursive style.

William Deguffory, AICP  
Community Planning Director

cc: David Prosser, West Grove Borough Council Chair  
Ed Theurkauf, Theurkauf Design and Planning, LLC  
Kevin Myers, Urban Planner, Chester County Planning Commission  
Glenn Bentley, Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

PLANNING COMMISSION  
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December 7, 2021

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

Re: Zoning Ordinance Amendment – Uses and Improvements sited on Greenway Lands  
# West Vincent Township - ZA-11-21-16980 & SA-11-21-16981

Dear Ms. Shillenn:

The Chester County Planning Commission has reviewed the proposed zoning ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on November 10, 2021. We offer the following comments to assist in your review of the proposed zoning ordinance amendment.

## DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
  - A. Deleting Section 390-122.G that permits the siting of water supply, sewage disposal systems and stormwater best management practices (BMPs) on greenway lands.
  - B. Deleting Section 390-123.E related to land set-asides for public recreational use and the fee-in-lieu alternative.
2. The Township proposes the following amendments to its Subdivision and Land Development Ordinance:
  - C. A new subsection is added to Section 315-47.C, which addresses land set-asides for public recreational use and any fee-in-lieu required shall be in addition to, and not included in, any required greenway land.
  - D. A new subsection is added to Section 315-53.C, which addresses the exclusion of uses and improvements such as sewage disposal or stormwater management from being sited in any area that is designated as greenway land

## COMMENTS:

3. County Planning Commission staff recently addressed issues related to this amendment in a Memorandum to the Township Manager. We included the following points related to wastewater treatment facilities being sited within Greenway areas for the Township to consider prior to taking action on this amendment:

- Permitting sewage facilities (or a portion of them) in open space allows for alternative cluster subdivision designs versus conventional subdivisions. Prohibiting this use completely in the open space may steer developers toward conventional large lot subdivision design with individual on-lot systems. Prohibiting all sewage facilities from counting towards open space could also direct developers towards the use of stream discharge systems or encourage extension of public sewer to non-growth designated areas. Neither of these options contribute to groundwater recharge within the watershed. Stream discharge systems can also impact stream quality.
- Even though all the open space area in which the facilities are located may not be accessible to the public, it can still contribute to the protection of view sheds and natural features within a subdivision. Note that drip systems can be installed in wooded areas and some areas of subsurface facilities may still be usable for passive recreation and some types of active recreation areas.
- When used in alternative subdivision designs (such as cluster subdivisions), land used for sewage facilities can help conserve open space, reduce impacts on environmental resources, and provide pervious surfaces. Community open space used for sewage facilities can also enhance open space and greenway networks.
- Permitting individual off-lot facilities in the open space (versus individual on-lot systems) allows for their placement in areas with most suitable soils and helps ensure the long-term viability of subsurface sewage disposal systems and future malfunctioning systems.

4 . Alternatives to fully prohibiting subsurface sewage facilities systems in open space.

The following approaches have been used by other municipalities to address wastewater management facilities in open space areas. These approaches may also have applicability to the allowance of stormwater management facilities in open space.

- Specify a maximum percentage of community open space which can be occupied by sewage facilities systems. Other municipalities who regulate open space in this manner require approximately 15-50% of open space to be free of sewage facilities.
- Permit facilities in open space if a surplus of the minimum required open space has been provided (the systems could then occupy the percentage of additional open space dedicated to the development).

Page: 3

Re: Zoning Ordinance Amendment – Uses and Improvements sited on Greenway Lands

# West Vincent Township - ZA-11-21-16980 & SA-11-21-16981

- Require review and approval by the Board of Supervisors, Township engineer, and other applicable officials for any sewage facility systems proposed to be in open space.
  - Consider establishing criteria for permitting sewage facilities systems in open space to achieve certain planning goals such as the protection of environmental resources and scenic viewsheds and expansion of greenway networks.
5. The proposed zoning ordinance amendment will also prohibit water supply and stormwater management facilities from Greenway lands. Development infrastructure for both of these improvements can be locationally specific, but it can also be designed to be visually unintrusive such as a wellhead for potable water supply; stormwater BMPs such as subsurface detention facilities can be essentially invisible above ground.
6. If the Township has particular reasons for adopting these measures, the CCPC would be happy to discuss this issue further with the Township.

**RECOMMENDATION: We recommend that West Vincent Township consider potential unintended consequences before making the proposed change and consider other approaches to address this issue.**

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

Sincerely,

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

Glenn Bentley  
Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

December 2, 2021

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

Re: Subdivision and Land Development Ordinance and Zoning Ordinance Amendments – Plan Review Requirements and Plan Review Processes  
# West Whiteland Township – SA-11-21-16969 and ZA-11-21-16970

Dear Mr. Weller:

The Chester County Planning Commission has reviewed the proposed Subdivision and Land Development Ordinance (SLDO) and Zoning Ordinance Amendments as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a) and 609(e), respectively. The referral for review was received by this office on November 3, 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 SLDO:
  - A. Adopt amended versions of Article II: Procedure for Development Plans, and Article III: Plan Requirements;
  - B. Amend several sections in Article IV: Subdivision and Land Development Design Standards; and
  - C. Amend Section 281-55: As-built plans.
2. The Township also proposes the following amendments to its Zoning Ordinance:
  - A. Amend Section 325-42, which shall be renamed “Traffic Impact Study”;
  - B. 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;
  - C. 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
  - D. Amend Section 325-125: Amendments.

Page: 2

Re: Subdivision and Land Development Ordinance and Zoning Ordinance Amendments – Plan Review Requirements and Plan Review Processes  
# West Whiteland Township – SA-11-21-16969 and ZA-11-21-16970

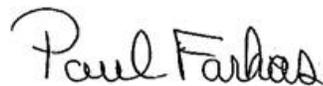
COMMENTS:

3. The County Planning Commission reviewed an earlier version of these amendments on September 23, 2021 (CCPC# ZA-08-21-16873 and SA-08-21-16874). We acknowledge that the revisions to the proposed ordinance language, which are generally minor in nature, include removing notations to prior amendments adopted by the Township, which addresses the concerns identified in comments #4 and #8 of our previous review letter.
4. While the prior submission indicated that existing Sections 325-44 and 325-44.1 of the Zoning Ordinance would be renumbered as Sections 325-43 and 325-44, respectively, the current submission does not indicate that these sections will still be renumbered. This should be clarified by the Township.
5. The section number on page 40 of the draft Ordinance incorrectly identifies that the historic resource impact study standards are set forth in Section 281-92, rather than Section 325-92. Additionally, the section number on page 42 incorrectly identifies that the conditional use standards are set forth in Section 281-124, rather than Section 325-124. These issues should be corrected by the Township.

**RECOMMENDATION: The County Planning Commission supports the adoption of the proposed amendments after consideration of the comments in this review letter.**

We request an official copy of the decision made by the Township Supervisors, as required by Sections 505(b) and 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

# Act 537 Reviews

# Act 537 Reviews for Chester County

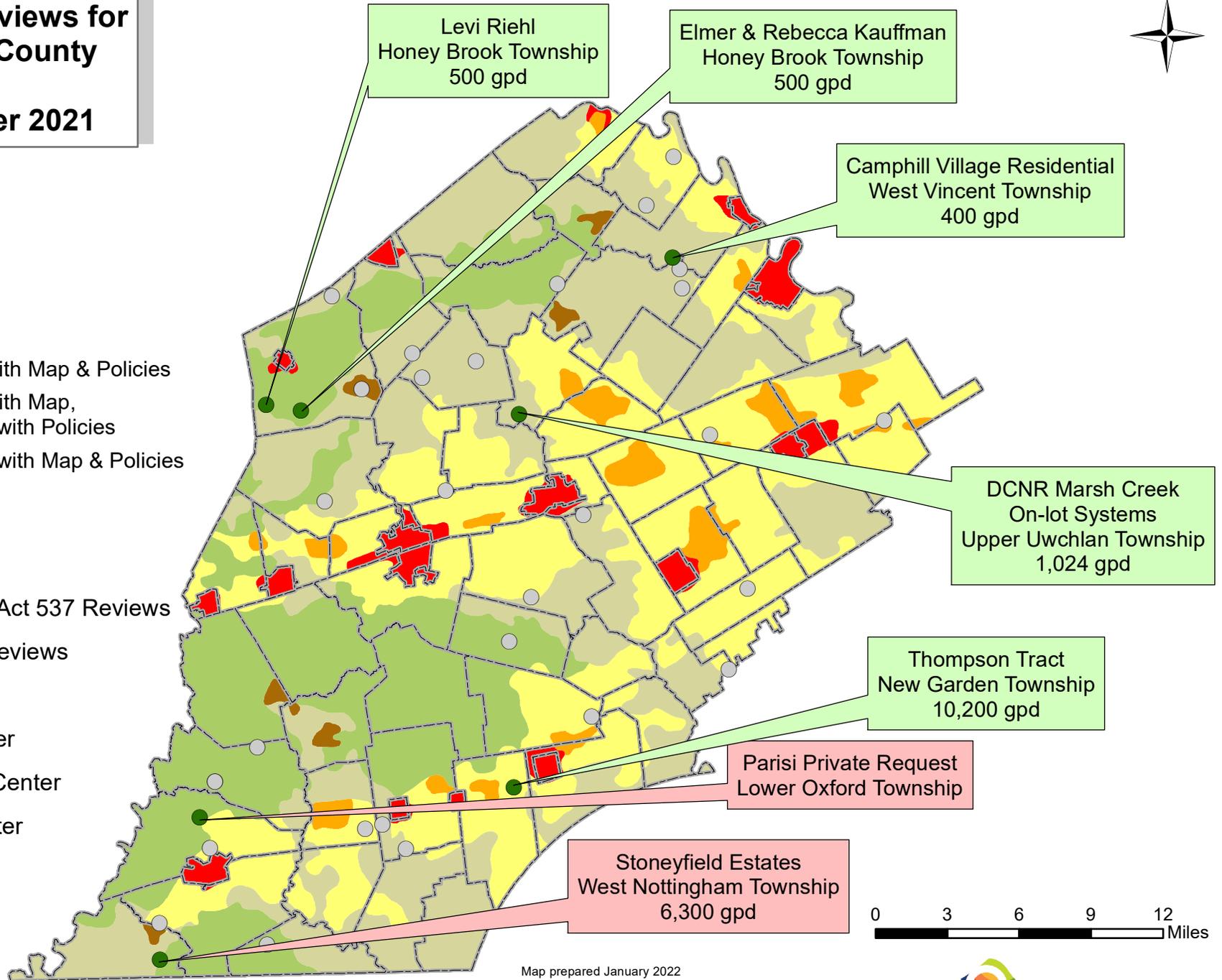
December 2021



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

## Legend

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



Map prepared January 2022  
 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:

**None**

#### MINOR REVISIONS TO MUNICIPAL PLANS:

##### **Honey Brook Township, Elmer & Rebecca Kauffman**

The applicant is proposing an additional residential dwelling on 105 acres. The site is located on Beaver Dam Road, before the intersection with Treeline Drive. The amount of wastewater to be generated for the project is 500 gpd. The project is to be served by on-lot sewage disposal systems. This project is designated as an Agricultural Landscape and is consistent with *Landscapes3*.

##### **Honey Brook Township, Levi Riehl**

The applicant is proposing an additional residential lot on 17 acres (from an existing 66-acre parcel). The site is located Mount Pleasant Road, near the intersection with PA 10. The amount of wastewater to be generated for the project 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*.

##### **Lower Oxford Township, Parisi - Private Review**

The private request seeks to revise the Lower Oxford/OASA Act 537 Plan to extend public sewer to a proposed 74-lot residential development on approximately 91 acres. The site is located on Street Road, Union School Road and Jackson School Roads. This project is designated as an Agricultural Landscape and is inconsistent with *Landscapes3*.

##### **New Garden Township, Thompson Tract**

The applicant is proposing a residential subdivision of 51 lot on 76 acres. The site is located Thompson Road, beyond the intersection with Baltimore Pike. The amount of wastewater to be generated for the project is 10,200 gpd. The project is to be served by a public sewage disposal system. This project is designated as a Suburban Landscape and is consistent with *Landscapes3*.

##### **Upper Uwchlan Township, DCNR Marsh Creek State Park On-lot Systems**

The applicant is proposing the installation of two on-lot systems for existing buildings on 1,784 acres. The site is located on the west side of the Reservoir at the comfort station and the horse stable near the West Boat Launch. The amount of wastewater to be generated for the project is 1,024 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*.

##### **West Nottingham Township, Stoneyfield Estates**

The applicant is proposing an age restricted residential development of 42 manufactured homes on 32 acres. The site is located on Stoney Lane, beyond the intersection with E. Ridge Road. The amount of wastewater to be generated for the project is 6,300 gpd. The project is to be served by a community on-lot sewage disposal system. This project is designated as an Agricultural and Rural Landscape and is inconsistent with *Landscapes3*.

**West Vincent Township, Camphill Village Residential**

The applicant is proposing a residential development of 1 dwelling on 332 acres. The site is located on Pughtown Road. The amount of wastewater to be generated for the project is 400 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*.

Action Requested

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

1/12/2022



**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 Elmer B. & Rebecca K. Kauffman, Honey Brook Township

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

1. Date plan received by county planning agency. November 24, 2021
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency December 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?<br><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?<br>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?<br>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 watersheds or sub-watershed that have a stream use designated as High Quality Waters - the West Branch Brandywine Creek and Two Log Run. 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: <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?<br>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><br>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)**

11. Have all applicable zoning approvals been obtained? **N/A**
12. Is there a county or areawide subdivision and land development ordinance? **No**
13. Does this proposal meet the requirements of the ordinance? **N/A**  
If no, describe which requirements are not met
14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?  
If no, describe inconsistency
15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? **Not known** If yes, describe
16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?  
If yes, is the proposed waiver consistent with applicable ordinances. **Not Known**  
If no, describe inconsistencies
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? 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.

18.

Name, Title and signature of person completing this section:

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

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

Date: 12/14/2021Name 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 subject parcel in this Planning Module has an easement held by the Chester County Department of Parks and Preservation. We recommend contacting them to ensure that the proposed development is in compliance with the easement.

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.

PC53-12-21-17027

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  
Elmer & Rebecca Kauffman, Site Contact  
Steven Landes, Honey Brook Township  
Edgar Jeffris, Concord Land Planners & Surveyors, 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 Levi E. Riehl, Honey Brook Township

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

1. Date plan received by county planning agency. October 15, 2021
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency December 06, 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:
<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: 12/6/2021Name 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.

A project with the same parcel number (UPI) was reviewed under PA Act 247 as Case Number SD-08-20-16434.

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.

PC53-12-21-17020

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  
Levi Riehl, Site Contact  
Steven Landes, Honey Brook Township  
Jason Shaner, Impact Engineering Group



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

December 10, 2021

Kelly Sweeney  
Sewage Planning Specialist II  
PA DEP, Southeast Region  
2 E. Main Street  
Norristown, PA 19401

Re: Private Request to Revise Official Sewage Facilities Plan, Parisi Tract, Lower Oxford Township

Dear Ms. Sweeney:

The Chester County Planning Commission (CCPC) has reviewed the Private Request to Revise the Official Sewage Facilities Plan for the Parisi Tract, as required by the Pennsylvania Sewage Facilities Act (Act 537). The information provided to our office was prepared by James Tupitza, Esquire, and was received on November 24, 2021. This private request was prepared to request that public sewer service be provided to Chester County UPI 56-3-53.5 and 5-3-53.5A in Lower Oxford Township.

The Planning Commission supports the comments that are submitted by the Chester County Health Department in their forthcoming letter.

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

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

1. *Landscapes3* Map:

*Landscapes3* designates the area in question as being located within the Agricultural Landscape, and as such, we find the extension of public sewer service to the areas in question to be inconsistent with the Landscapes Map of *Landscapes3* (2018). 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.

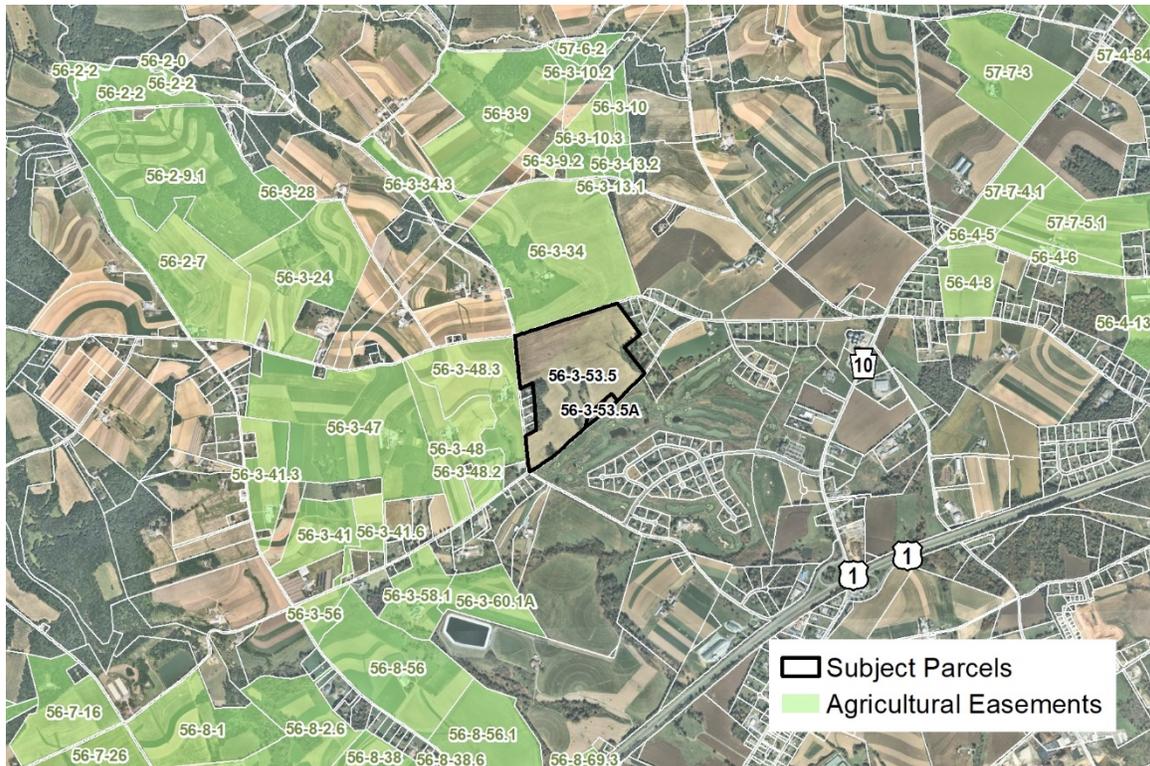
2. *Landscapes3* Plan:

As presented, the area requested to be served by the Oxford Area Sewer Authority is located outside of a designated growth area. Therefore, it is inconsistent 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."

### 3. Prime Agricultural Land Preservation:

The project will disturb a significant amount of prime agricultural land which is inconsistent with the Landscapes3 Vision for Agriculture which seeks to support very limited growth, and growth that is primarily related to agricultural uses in an effort to preserve prime agricultural soils and farming operations. As presented, the area in question is located within the local Agricultural Security Area and is immediately adjacent to or with close proximity to several agricultural easements. According to our records preserved parcels located within one mile of the subject parcel include:

- 56-3-48.3
- 56-3-48
- 56-3-47
- 56-3-34
- 56-3-10.3
- 56-3-10
- 56-3-10.2
- 56-3-9
- 56-3-34.3
- 56-3-24
- 56-3-47
- 56-3-41.3
- 56-3-41
- 56-3-41.6
- 56-3-60.1A
- 56-3-58.1
- 56-3-56
- 56-3-56.1



4. Act 537 Sewage Facilities Plan:

According to the information we have on file, the subject parcel is not included in the Oxford Area Sewer Authority's public sewer service area, and is not included in Zones 1-4, which were the areas for future expansion (10 years and beyond). It is included in the area identified as Restricted Land Use/OLDS. It is also approximately one mile from the Limestone Road future service area.

Thank you for the opportunity to offer comments and hope that they will be of assistance. If you have any questions, please contact me at 610-344-6285.

Sincerely,

A handwritten signature in cursive script that reads "Carrie J. Conwell".

Carrie J. Conwell, AICP  
Senior Environmental Planner



**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 THOMPSON TRACT, New Garden Township

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

1. Date plan received by county planning agency. October 14, 2021
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency December 08, 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 Suburban Landscape. The vision for the Suburban Landscape is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Both on-lot and public sewer systems are supported in this landscape.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency
<input type="checkbox"/>	<input checked="" 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 significant amount of prime agricultural land which is inconsistent with the Landscapes3 Vision for Agriculture which seeks to support very limited growth, and growth that is primarily related to agricultural uses in an effort to preserve prime agricultural soils and farming operations.</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: <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)
-----	----	--------------------------------------

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| <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 type="checkbox"/>            | <input checked="" type="checkbox"/> | 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?<br>If no, describe inconsistency <u>As proposed, this project is inconsistent with the New Garden Township Act 537 Plan, which designates this area for on-lot sewage disposal.</u>  |
| <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: 12/8/2021Name 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.

This project was previously reviewed under Act 247 as Case Number SD-09-20-16475.

PC53-12-21-17024

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  
Richard Meadows, Short Brothers, Inc.  
Ramsey Reiner, New Garden Township  
Spence Andrews, New Garden Township  
Daniel Hudson, 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 Marsh Creek On-Lot Systems, Upper Uwchlan Township

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

1. Date plan received by county planning agency. November 01, 2021
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency December 16, 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 High Quality Waters - the Marsh Creek 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: <u>*Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, and it appears there may be development activities encroaching upon them. Prior to construction occurring on this site, the applicant should contact both the U.S. Army Corps of Engineers and the PA DEP to determine if the proposed activity will require a permit.</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)**

11. Have all applicable zoning approvals been obtained? **N/A**
12. Is there a county or areawide subdivision and land development ordinance? **No**
13. Does this proposal meet the requirements of the ordinance? **N/A**  
If no, describe which requirements are not met
14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?  
If no, describe inconsistency
15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? **Not known** If yes, describe
16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?  
If yes, is the proposed waiver consistent with applicable ordinances. **Not Known**  
If no, describe inconsistencies
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? 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.

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICPTitle: Environmental PlannerDate: 12/16/2021

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

Name 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.

PC53-12-21-17029

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  
Jason Li, PA Department of Conservation and Natural Resources  
Gwen Jonik, Upper Uwchlan Township  
Heather Myers, GHD



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

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

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

Project Name & Municipality Stoneyfield Estates, West Nottingham Township

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

1. Date plan received by county planning agency. October 05, 2021
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency December 01, 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 type="checkbox"/>	<input checked="" 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>	3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met: <u>The Planning Commission recognizes that the proposal is for the expansion of an existing manufacture home development. Nonetheless, this proposal is inconsistent with the vision for both the Rural and Agricultural Landscapes, as both support very limited future growth and very limited growth primarily related to agricultural uses.</u>
<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 type="checkbox"/>	<input checked="" 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 significant amount of prime agricultural land which is inconsistent with the Landscapes3 Vision for Agriculture which seeks to support very limited growth, and growth that is primarily related to agricultural uses in an effort to preserve prime agricultural soils and farming operations.</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: <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: 12/1/2021Name 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.

This project was previously reviewed under PA Act 247 as Case Numbers LD12-14-10960 and SD-12-14-10960.

PC53-11-21-17007

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  
Diane Smith, Martins Community  
Candace Miller, West Nottingham Township  
Jamie Sundermier, Value Engineering, 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 Residential, West Vincent Township

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

1. Date plan received by county planning agency. November 08, 2021
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency December 15, 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 French Creek 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)
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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: 12/15/2021Name 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.

PC53-12-21-17028

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  
Mark Ohi, Camphill Village Kimberton Hills  
John Granger, West Vincent Township  
David 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:

William R. Shoemaker, Chair  
Willistown Township  
Board of Supervisors  
688 Sugartown Road  
Malvern, PA 19355

Date:

December 6, 2021

Parcel:

54-6-52.4J

Acreage\*:

4.0

Owner(s)\*:

Westview Capital Investments,  
LLC

\*According to County Tax Assessment Records

### Review Timetable

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

### Soils

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

Comments:

**Local Planning**

1. Does the municipal zoning for the parcel allow agriculture? Yes  No   
Comments: **The parcel is located in the RU- Rural zoning district, agriculture is permitted by right under the designation Farm Use.**

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 as Rural/Agricultural on the Township Comprehensive Plan Future Land Use map.**

3. Does the proposed agricultural use of the parcel comply with *Landscapes3*, the Chester County Comprehensive Plan? Yes  No   
Comments: **The parcel is sited within the Rural Landscape.**

**Agricultural Lands**

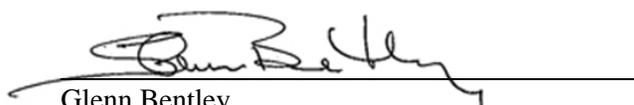
1. Is the parcel enrolled in a farmland protection program? Act 515  Act 319  None

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

3. Is the parcel “viable farmland” as defined by Act 43? Yes  No   
Comments: **Although this parcel is less than 10 acres, it is “viable farmland.”**

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

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

  
Glenn Bentley  
Senior Review Planner

GPB  
cc: Cathy Rubenstone, Township P.C. Chair  
Jake Michael, CCPC  
Geoff Shellington, Chester County Open Space Preservation 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

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

TO:

William R. Shoemaker, Chair  
 Willistown Township  
 Board of Supervisors  
 688 Sugartown Road  
 Malvern, PA 19355

Date:

December 6, 2021

Parcel:

54-6-52.4H

Acreage\*:

4.6

Owner(s)\*:

Ryan M. Heenan

\*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: **The parcel is located in the RU- Rural zoning district, agriculture is permitted by right under the designation Farm Use.**

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 as Rural/Agricultural on the Township Comprehensive Plan Future Land Use map.**

3. Does the proposed agricultural use of the parcel comply with *Landscapes3*, the Chester County Comprehensive Plan? Yes  No   
Comments: **The parcel is sited within the Rural Landscape.**

**Agricultural Lands**

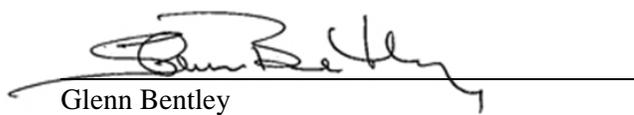
1. Is the parcel enrolled in a farmland protection program? Act 515  Act 319  None

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

3. Is the parcel “viable farmland” as defined by Act 43? Yes  No   
Comments: **Although this parcel is less than 10 acres, it is “viable farmland.”**

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

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

  
Glenn Bentley  
Senior Review Planner

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

# Discussion and Information Items



# Design and Technology



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

## MEMORANDUM

**To:** Chester County Planning Commission  
**From:** Paul Fritz, Director, Design & Technology Division  
**Date:** December 31, 2021  
**Re:** Planning Commission Board Meeting Monthly Report

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For the month of December, 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 began compiling year end plan review data.

The GIS staff assisted with community mapping requests, historic atlas updates, and work program projects. A draft interactive map of the county's natural resources was completed.

The Graphics team worked on various projects, including flyers and web related imagery. A final draft of the Suburban Landscapes Design Guide was completed.

# Community Planning



# Community Planning

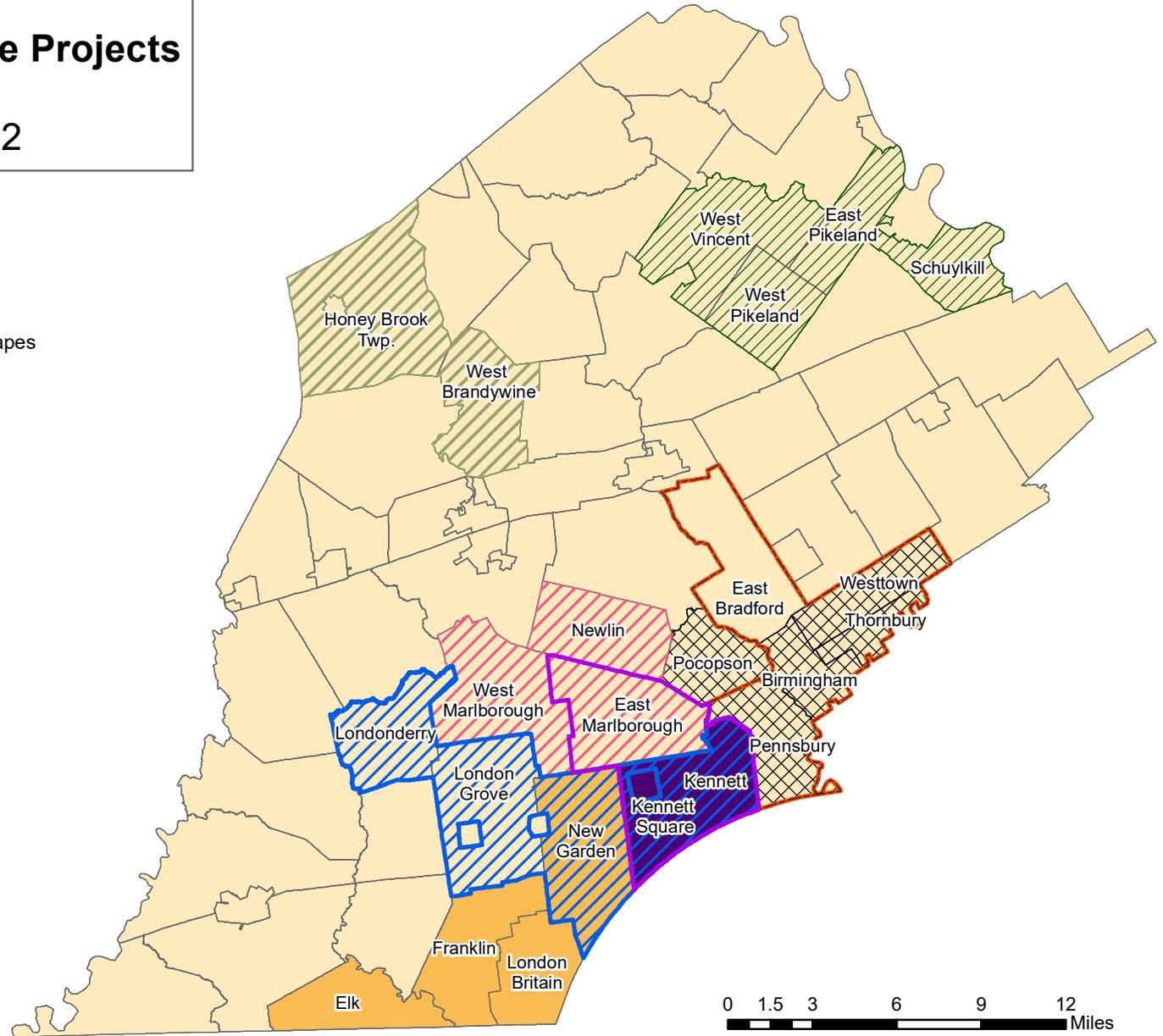
## Regional Municipal Assistance Projects

January 2022



### Regional Projects

-  Brandywine Battlefield Heritage Interpretation Plan
-  Brandywine Battlefield Strategic Landscapes Plan Phase 3
-  Kennett Square/Kennett Township Regulatory Updates
-  Icedale Trail Feasibility Study
-  Unionville Area Comprehensive Plan Update
-  Clean Energy Transition Study
-  Longwood Gardens Connector Trail Feasibility Study
-  Mason-Dixon Line/Arc Corner Heritage Interpretation and Connectivity Plan
-  Route 41 Corridor Improvement Study



0 1.5 3 6 9 12 Miles

Sources: Municipalities - Chester County DCIS/GIS; VPP Tracking created by CCPC, 2022.



# Community Planning

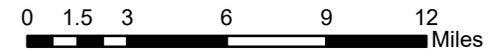
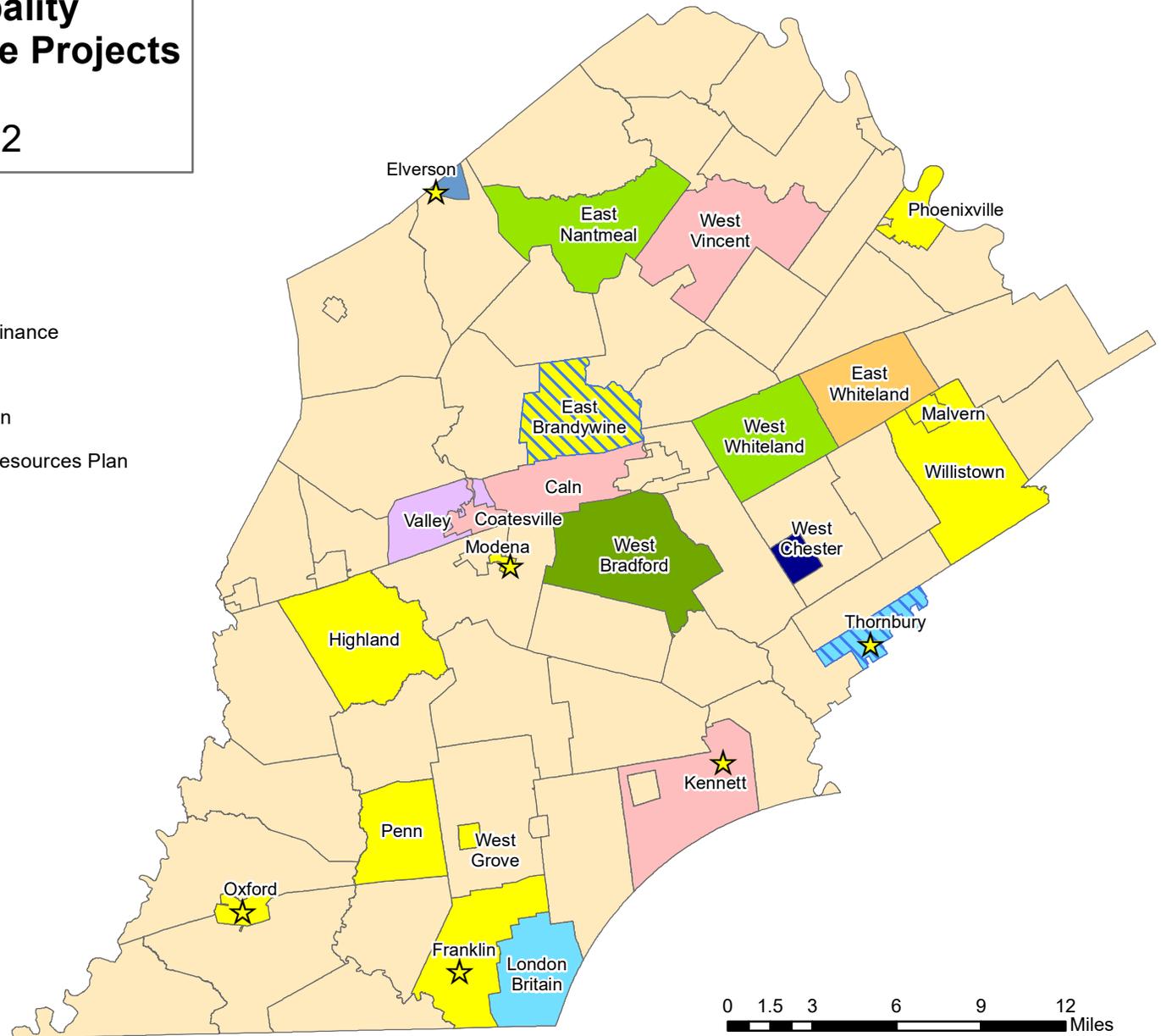
## Single Municipality Municipal Assistance Projects

January 2022



### Single Municipality Projects

-  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



Sources: Municipalities - Chester County DCIS/GIS; VPP Tracking created by CCPC, 2022.



# COMMUNITY PLANNING REPORT

January 2022 (Activities as of 12/31/21)

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: 75%      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 develop a full draft of the Zoning Ordinance. The consultant distributed draft materials that were discussed at the October 5<sup>th</sup> Task Force Meeting that include proposed zoning map revisions, area and bulk regulations, and proposed graphics to better convey design objectives and requirements. *The consultant is now pulling together the full draft of the zoning ordinance and will distribute it to the Task Force for review at the February meeting.*

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

Percent Completed: 10%      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>. The Sept. and Oct. 13<sup>th</sup> meetings were spent reviewing potential changes to the various TND Overlay Districts. The Nov. meeting covered Natural, Historic, and Floodplain overlay districts. The next meeting will be in January 2022 with the task force given specific items to review ahead of that meeting.

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

Percent Completed: 15%      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. Project meetings have begun. *Survey and a public input meeting have been completed. Inventory and land use have been discussed.*

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

Percent Completed: 75%      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. *Survey mapping along with Historic Resources Atlas mapping is being undertaken.*

**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 granted by the Board of Commissioners to complete the Board of Supervisors and subsequent Act 247/VPP review through Spring 2022.*

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

Percent Completed: 100%      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. Following our last meeting with the Task Force the Act 247 draft of the Plan was submitted for Act 247 Review in accordance with Act 247 and distributed to the Borough and posted on the Borough website for public review. The Public Information Meeting was held on November 16<sup>th</sup> where a short presentation was followed by an open house for public comment and/or questions. *The Elverson Active Transportation Plan was adopted as an amendment to the borough’s comprehensive plan at a Borough Council meeting on December 7<sup>th</sup>.*

**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: 70%      Contract Term: 2/21 – 1/23      Consultant: Brandywine Conservancy      Monitor: Chris Patriarca

*Brandywine is compiling the full draft plan for review at the February 2022 Task Force meeting.*

**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: 75%      Contract Term: 7/20 – 6/22      Consultant: Brandywine Conservancy      Monitor: Kate Clark

*The Task Force has finished their review of the second draft of the SLDO. The SLDO will be presented to the Board of Supervisors at their December meeting.*

**11. Malvern Borough – Comprehensive Plan**

Percent Completed: 65%      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. *A full draft plan was provided which was discussed at the November 17, 2021 meeting and review and comment will continue at the next meeting on January 19, 2022. Staff will provide written comments (via PDF) prior to the next meeting.*

**12. Modena Borough – Comprehensive Plan**

Percent Completed: 50%      Contract Term: 4/21 – 3/23      Consultant: Chester County Planning Commission      Lead Planner: Chris Patriarca

*The Task Force met in December to discuss the draft economic development chapter.*

**13. Oxford Borough – Comprehensive Plan**

Percent Completed: 40%      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. Following an extensive public outreach effort which included open houses, a public survey, stakeholder interviews, and several informal gatherings, CCPC Staff presented the results of all the public outreach and draft Plan objectives to the Task Force on November 9th. *The next meeting will be held at the end of January where the Task Force will discuss draft plan objectives and recommendations.*

**14. Penn Township – Comprehensive Plan Update**

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

The township is proposing a major update to the Penn Township Comprehensive Plan (2012) to better align the township plan with Landscapes3, incorporate recommendations from their Act 209 plan, consider zoning changes from 2019, and account for significant growth and development over the last decade.

**15. Phoenixville Borough – Comprehensive Plan**

Percent Completed: 65%      Contract Term: 8/20 – 7/22      Consultant: Herbert, Rowland, and Grubic      Monitor: Chris Patriarca

The full draft document is under review by Borough staff. Once their comments are addressed a full draft plan will be brought back to the Task Force for review and comment.

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

Percent Completed: 90%      Contract Term: 1/21 – 6/22      Consultant: Chester County Planning Commission      Lead Planner: Kate Clark

*The SLDO and Official Map have undergone Act 247 Review. The SLDO and Official Map were adopted at the December 21<sup>st</sup> Board of Supervisors meeting.*

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

Percent Completed: 20%      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 was held on October 26<sup>th</sup> where the consultant team presented the overall project schedule. *The 2<sup>nd</sup> Task Force meeting was held on December 28<sup>th</sup> and the consultant presented an outline of their research findings.*

**18. 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.

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

Percent Completed: 20%      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. The kick-off meeting was held on October 13<sup>th</sup>. Note that this project will advance quickly as the background materials have already been compiled by the consultant. Once the report is complete there will likely be only one task force meeting followed by a public meeting prior to the study being finalized.

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

Percent Completed: 90%      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>. A task force meeting was held on Oct. 28<sup>th</sup> to review the full plan. *The 247/VPP review is complete and the plan will be considered for adoption in December or January.*

**21. West Vincent Township – Forest Protection Ordinances**

Percent Completed: 0%      Contract Term: TBD      Consultant: Theurkauf Design & Planning      Monitor: TBD

The township is proposing Zoning and SLDO amendments to enhance protection of critical forest resources within the Hopewell Big Woods and within EV and HQ designated watersheds.

**22. 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 survey forms and is starting to update Township history.

**23. Willistown Township – Comprehensive Plan**

Percent Completed: 15%      Contract Term: 1/21-12/22      Consultant: Gaadt Perspectives      Monitor: Kate Clark

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

**MULTI-MUNICIPAL**

**24. 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. Field work is underway.

**25. Brandywine Battlefield Group – BB Heritage Interpretation Plan**

Percent Completed: 90%      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. Last Advisory Committee meeting occurred in November. *Last public meeting is in December.*

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

Percent Completed: 75%      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. For the last several months, the consultant has been working with landowners along the existing trail alignment, including Sunoco. There was also a short

delay due to a change in lead planners. The townships have received a contract extension to complete the Study and accommodate the adoption process. The last Task Force meeting was held on October 20th where the consultant presented the preferred trail alignment, results of landowner outreach, trail surface options, and a conceptual sketch for Icedale Meadows Park. A Public Information Meeting was held on November 17<sup>th</sup> where the same information that was presented at the October Task Force meeting was presented to the public to an overall positive reaction. *The consultant is now working on the final draft of the study and will present it to the Task Force in early 2022.*

**27. 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 #8 : Kennett Township - Zoning Ordinance)

**28. Kennett Township, Kennett Square Borough, and East Marlborough Township – Longwood Gardens Connector Trail Feasibility Study**

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

The three municipalities are proposing to perform an analysis and recommend bicycle and/or pedestrian facilities to connect the Kennett area to Longwood Gardens. This project builds off of the Southern Chester County Circuit Trail Feasibility Study (completed by CCPC) to better refine and determine the feasibility of constructing community connections. This project also is timed well with Longwood Gardens undertaking a master plan exercise. Longwood Gardens is also committed to provide match for the project.

**29. London Britain, Franklin, Elk, and New Garden Townships – Mason-Dixon Line/Arc Corner Heritage Interpretation and Connectivity Plan**

Percent Completed: 0%      Contract Term: TBD      Consultant: Brandywine Conservancy      Monitor: Jeannine Speirs

The four townships are proposing to prepare a plan that will promote thematic and physical heritage interpretation and connectivity between key natural, cultural, historic, and agricultural sites within the Mason-Dixon Planning area. *This project specifically builds on Franklin’s Comp Plan policy as well as policy in the other three communities.*

**30. London Grove, New Garden, Londonderry, and Kennett Townships – Route 41 Corridor Improvement Study**

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

The five municipalities are proposing a corridor plan which places community needs and values at its center. The project would begin with a regional visioning process. Then, conceptual design solutions would be identified to address traffic and safety issues to help the communities achieve their vision.

**31. Phoenixville Area Townships – Clean Energy Transition Plan**

Percent Completed: 0%      Contract Term: 11/21 – 4/23      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 project kickoff meeting is to be held on November 29, 2021.

### 32. Phoenixville Region – Comprehensive Plan Update

Percent Completed: 100%

Contract Term: 3/20 – 2/22

Consultant: Theurkauf Design and Planning

Monitor: Bill Deguffroy

The Regional Comprehensive Plan has been adopted by all municipalities.

### 33. Unionville Area Region – Comprehensive Plan Update

Percent Completed: 0%

Contract Term: TBD

Consultant: Brandywine Conservancy

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)
- West Caln – Zoning (October 2021)
- West Nottingham – Corridor Study (November 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.  
External Partners: CCHPN and individual site organizers/municipalities/municipal historical commissions  
Status:  
Planning for 2022 Town Tours is underway. *Town Tours are being planned as in-person events in 2022. Municipalities received applications for the 2022 tours on November 22<sup>nd</sup> with a January 14, 2022 deadline to apply.* The goal is for ten Town Tours between June and August.
- **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: CPHN, 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 ongoing for renovations to apartments for homeless families at

- 128 E. Chestnut Street, in West Chester Borough and for the CYWA, at 423 Lincoln Highway East, in Coatesville.
  - 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; Elkview Road/Lincoln #35; Seven Stars Road #190; Old Schuylkill Road/Pigeon Creek #207, Allerton Road #111. Cultural Review reports are underway for Warwick Furnace Road #199 and Dutton Mill Road #157. This projects typically require a Section 106 or PA History Code review process. The Camp Bonsul/Rudolph and Arthur Covered Bridge, in Elk Township, 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 for the Hatfield House in Hibernia Park.
  - 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 Twp.
  - 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 Resolution has been approval by the County Commissioners
  - 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 at the Glenmore Reserve 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  
 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 assisting on a PHMC/CLG funded project (Driving Tour) that East Marlborough received funding for and Battlefield Park Associates is managing. Project is being completed with the support of the Task Force and to mesh with and tie together the Battlefield Heritage Interpretive Signage Project that the Sons of the Revolution is funding and helping to lead and Battlefield Heritage Centers and Interpretive Sites.*

## 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** – *Completing final text and preparing for distribution.*

## HOUSING

- **Housing Choices Committee** – Committee met on October 12 to discuss the November housing forum, recent housing updates/initiatives, and future work program projects.
- **Costs of Housing** – Final report is available on the CCPC website as of November 2021.
- **Housing for an aging population** – Final report is available on the CCPC website as of November 2021.
- **Missing Middle Housing** – *Finalizing draft text and land analysis of area allowing Missing Middle Housing.*
- **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 was held on November 18<sup>th</sup> 4pm-6pm and focused 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** – None at this time.

## 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); West Grove – potential assistance with PA DCNR C2P2 Grant for parks master plan. 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 has held both in person at Oxford Borough Hall and virtually, via Zoom on Tuesday, October 26, from 4:00 pm – 6:00 pm. The title was “Great, Green, Growing Small Towns,” which discussed green infrastructure such as transportation projects, street trees, and stormwater improvements to keep Chester County’s Urban Centers thriving into the future. Roughly 40 people attended in person (including staff) along with 43 people virtually. 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** –The 2022 UCII update was sent to urban centers on November 4<sup>th</sup> and the portal will remain open until the end of day December 31, 2021.
- **Urban Centers Survey** – A SurveyMonkey survey has been completed. Working on outreach to urban centers managers, staff, council, and planning commission. Due to last quarter budgets, UCII update, and new elected officials, stronger messaging and communication regarding the survey will likely wait until after the new year.
- **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. CRP awards were approved by the Commissioners and letters were sent on November 9, 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



# Environment & Infrastructure

# Environment & Infrastructure Division

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December 2021

## PA DCNR Community Conservation Partnerships Program (C2P2) Awards

On December 30<sup>th</sup>, PA Governor Wolf announced the 2021 C2P2 awards which include an investment of \$70 million toward 317 projects across the Commonwealth. Recipients in Chester County include:

- Atglen Borough, \$250,000, Development of Atglen Borough Park.
- **Chester County, \$60,000, Prepare a Countywide Trail Plan.**
- Chester County Commissioners Water Resource Authority, \$80,000, Prepare an update to the 2002 River Conservation Plan.
- East Bradford Township, \$1,200,000, Payment toward the acquisition of approximately 156 acres along Skelp Level Road for a new township park.
- East Brandywine Township, \$59,800, Rehabilitation and further development of Bondsville Mill Park.
- East Pikeland Township, \$607,400, Development of Hidden River Park and Preserve.
- East Vincent Township, \$300,000, Development of Independence Park
- Elk Township, \$754,300, Payment toward the acquisition of approximately 162 acres along Chesterville Road for an addition to the White Clay Creek Preserve.
- Malvern Borough, \$250,000, Further development of Randolph Woods Nature Preserve Park.
- New Garden Township, \$250,000, Rehabilitation and further development of St. Anthony's in the Hills Park.
- New Garden Township, \$582,000, Payment toward the acquisition of approximately 105 acres along McCue Road and Church Road for a new township park.
- The Land Conservancy for Southern Chester County, \$315,000, Payment toward a conservation and trail easement on approximately 100 acres in Kennett Township, Chester County for open space and trail connection.
- Tredyffrin Township, \$1,025,000, Rehabilitation and further development of Wilson Farm Park
- West Vincent Township, \$250,000, Development of Opalanie Park
- Westtown Township, \$1,500,000, Further development of Osbourne Park



- Willistown Conservation Trust, Inc., \$500,000, Payment toward the acquisition of approximately 12 acres for an addition to the Kirkwood Preserve.
- Willistown Conservation Trust, Inc., \$25,400, Further development of Rushton Woods Preserve

**Chester County C2P2 total: \$8,008,900.**

The press release and full listing of C2P2 awards statewide may be found here:

[https://www.media.pa.gov/pages/dcnr\\_details.aspx?newsid=812](https://www.media.pa.gov/pages/dcnr_details.aspx?newsid=812) \

## US 30 Bypass Reconstruction Project – Eastern Section Virtual Open House

PennDOT opened the Virtual Open House on December 6<sup>th</sup> that will remain open through January 7<sup>th</sup> where alternatives for all of the interchanges and mainline roadway will be available for public review and input at [www.us30-chesco.com](http://www.us30-chesco.com). Hard copies of these plans are also available for review at the Caln and East Caln municipal buildings during the same time period. The Eastern Project Area (Section CER) is the portion of the bypass east of, and including the Reeceville Road interchange that will provide for additional roadway capacity. Portions of the bypass west of Reeceville Road are not capacity adding and are farther along in the design and engineering process having preferred alternatives for those interchanges already selected.



This Open House has received much attention in the social media sphere. Carolyn Oakley has reported that the Facebook post we made on December 7<sup>th</sup> to promote the Open House received 25 likes, 11 comments and 91 shares and overall had 22,398 impressions and engagement of 5,144. Impressions for other postings might hit 1,500 (at most) and are usually in the hundreds.

## Pipelines Update

The following occurred since the last Board meeting:

- According to a StateImpact PA (NPR) article, Energy Transfer has indicated that Mariner East pipeline construction is anticipated to be completed in the first quarter of 2022. <https://stateimpact.npr.org/pennsylvania/2021/12/24/mariner-east-pipeline-is-set-to-be-completed-in-2022-after-years-of-environmental-damage-and-delays/>

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>

## Environmental and Environment and Energy Advisory Board (EEAB) Updates

- The EEAB will have their first meeting of the year on January 26, 2022 and will be discussing their work program for the coming year.
- The Sustainability Director position was included in the approved 2022 budget and we hope to have that position filled as soon as possible. This position will be housed in the Planning Commission and is anticipated to work closely with the EEAB.

# Director's Report

# Public Comment