



# 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 – Suite 270

Hybrid Meeting  
July 13, 2022

## FINAL AGENDA

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

A. Chairman’s Welcome

*Chair*

2:05 p.m. 2. ACTION ITEMS

B. Public comment

C. Approval of Commission Meeting Minutes – June 8, 2022

*Commission*

D. Act 247 Reviews – June 2022 Applications

*Act 247 Team*

1) Subdivision and Land Development Plan Reviews (12)

- |                           |                |
|---------------------------|----------------|
| 1) Caln Township          | LD-05-22-17224 |
| 2) Caln Township          | SD-05-22-17220 |
| 3) Charlestown Township   | SD-05-22-17211 |
| 4) City of Coatesville    | LD-05-22-17227 |
| 5) City of Coatesville    | SD-06-22-17232 |
| 6) East Nantmeal Township | LD-06-22-17229 |
| 7) London Grove Township  | LD-05-22-17198 |
| 8) Spring City Borough    | LD-05-22-17215 |
| 9) Tredyffrin Township    | SD-05-22-17219 |
| 10) Tredyffrin Township   | SD-06-22-17230 |
| 11) Valley Township       | LD-05-22-17222 |
| 12) West Vincent Township | SD-05-22-17216 |

2) Comprehensive Plan, Zoning and Subdivision Ordinance  
Amendment, Miscellaneous Reviews (12)

- |                           |                |
|---------------------------|----------------|
| 1) East Coventry Township | ZA-05-22-17204 |
| 2) New Garden Township    | SA-05-22-17218 |
| 3) New Garden Township    | ZA-05-22-17217 |
| 4) New Garden Township    | ZM-05-22-17212 |
| 5) Pennsbury Township     | ZA-05-22-17213 |
| 6) Sadsbury Township      | SA-06-22-17231 |
| 7) Upper Uwchlan Township | ZA-05-22-17223 |
| 8) Uwchlan Township       | SA-05-22-17208 |
| 9) Uwchlan Township       | ZA-05-22-17206 |
| 10) Uwchlan Township      | ZA-05-22-17207 |
| 11) West Caln Township    | CA-05-22-17210 |
| 12) Westtown Township     | CP-04-22-17173 |

- E. Act 537 Reviews- June 2022 Applications *Carrie Conwell*
  - 1) Major Applications (1)  
Pocopson Township – Pocopson Elementary School Connection to Sheeder Tract  
Wastewater Treatment Plant - Consistent
  - 2) Minor Applications (4)  
East Vincent Township; 506 Park/150 S. Wall Street; 21-6-12; Consistent  
Honey Brook Township; Horace Helm; 22-4-95; Consistent  
Willistown Township; Wright Residence SFTF; 54-4-16.1; Somewhat Consistent

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

- F. Agricultural Development Council Update *Hillary Krummrich*
- G. Sustainability Division Update *Rachael Griffith*
- H. Multimodal Transportation Planning Division Update *Brian Styche*
  - 1) Bicycle/Pedestrian Safety Campaign *Eric Quinn*
- I. Design & Technology Division Update *Paul Fritz*
  - 1) Landscaping with Native Plants eTool
  - 2) Retaining Wall Design Standards eTool
- J. Community Planning Division Update *Bill Deguffroy*
- K. Director’s Report *Brian O’Leary*

4:00 p.m. 4. ADJOURNMENT

# Action Items

# Public Comment



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MINUTES: Regular Monthly Meeting  
Chester County Planning Commission

Hybrid - GSC Room 351  
June 8, 2022

MEMBERS PRESENT IN PERSON: Michael Heaberg, Chair; Nate Cline, Vice-Chair; Roberta Cosentino; Stephanie Duncan; Matt Hammond.

MEMBERS PRESENT VIA ZOOM: Dr. Doug Fasick; Molly Morrison; Angie Thompson Lobb.

STAFF PRESENT IN PERSON: Brian O'Leary, Executive Director; Carol Stauffer, Assistant Director; Beth Cunliffe; Bill Deguffroy; Paul Fritz; Rachael Griffith; Gene Huller; Benny Nein; Marina Rullo, Intern; Alex Sankaran; James Steuteville, Intern; Brian Styche; Suzanne Wozniak.

STAFF PRESENT VIA ZOOM: Glenn Bentley; Chris Bittle; Wes Bruckno; Kate Clark; Carrie Conwell; Paul Farkas; Hillary Krummrich; Jake Michael; Eric Quinn; Joe Shanley; Elle Steinman.

VISITORS PRESENT IN PERSON: There were no visitors.

VISITORS PRESENT VIA ZOOM: Megan Kawamoto

## 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, June 8, 2022 was called to order at 2:00 P.M. by Chair Michael Heaberg.

## ACTION ITEMS:

Public Comment: There were no public comments

## Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE MAY 11, 2022 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. HAMMOND, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

## Act 247 Reviews:

### Subdivision and Land Development Reviews – May 2022:

There were nineteen (19) Subdivision and Land Development Reviews prepared in May.

A MOTION TO APPROVE THE NINETEEN (19) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MR. HAMMOND, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: SD-04-22-17172; LD 04 22 17170.

Mr. Cline recused himself from the following applications: SD-04-22-17172; LD 04 22 17170.

Comprehensive Plan, Zoning and Subdivision Ordinance Amendments, Miscellaneous Reviews – May 2022:

There were ten (10) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, and Miscellaneous Reviews prepared in May.

A MOTION TO APPROVE THE TEN (10) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MR. CLINE, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

There was one (1) major Act 537 review for the month of May 2022.

A MOTION TO APPROVE THE ONE (1) MAJOR ACT 537 REVIEW FOR MAY 2022 WAS MADE BY MR. CLINE, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

There were two (2) minor Act 537 reviews for the month of May 2022.

A MOTION TO APPROVE THE TWO (2) MINOR ACT 537 REVIEWS FOR MAY 2022 WAS MADE BY MR. CLINE, SECONDED BY DR. FASICK, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Heaberg recused himself from the East Whiteland application.

DISCUSSION AND INFORMATION ITEMS:

Community Planning Division Update:

Mr. Deguffroy reported on current municipal assistance, historic preservation, housing, and economic development projects within the Community Planning Division. There are currently 28 municipal assistance projects that staff is either monitoring or preparing.

The Town Tours and Village Walks kick-off event will be held in West Chester on June 9, 2022. The theme this year is “Founding Mothers and Fathers”. There are nine tours planned for this summer in West Chester, Kennett Square, Eagle, Willistown, Coatesville, Tredyffrin, Yellow Springs, Malvern, and West Bradford Township (Marshallton), which will conclude the series on August 18th. The tours this year are all in person and no registration is required except for the July 7th bus tour in Willistown that does require advance registration.

Thornbury Township Subdivision and Land Development Ordinance and Official Map Update:

Ms. Clark presented an overview of the Thornbury Township subdivision and land development ordinance and an official map update. Through the Vision Partnership Program, Thornbury Township was awarded an in-kind grant of \$23,352 (70%) for CCPC to serve as their consultant to update their 1983 SLDO and 1996 official map. The contract term was from January 2021 to June 2022, and both were completed six months ahead of schedule in December 2021.

Primary revisions included general modernized updates as well as additional design standards for landscaping, lighting, trails, scenic corridors, and tree preservation.

The updated official map reflects existing items from the 1996 official map as well as priority items identified during the Comprehensive Plan update such as traffic calming, scenic corridors, and potential trails.

#### Agricultural Development Council Update:

Ms. Krummrich reported that the 2022 Farm Guide is now available online or in a hard copy version. Over 9,000 copies were printed, and most have been distributed to partners, libraries, and businesses. The online version can be found here <https://www.chescofarming.org/FarmGuide.cfm>

#### Sustainability Division Update:

Ms. Griffith reported that the division is working with the Design & Technology division to create outreach materials for a municipal outreach campaign around bolstering their open space preservation programs.

The Farm Tour series finished up on May 21st with a total of approximately 60 attendees across three events.

Ms. Griffith introduced Marina Rullo, a student in Penn's Master's of Environmental Studies, who began working on an internship for her capstone project, which is to further define the metrics for the Climate Action Plan.

Work continued on the Cluster Subdivision Design Guide, which should be completed by the end of June, and the Sewer/Water inventory interactive map should be completed by the end of summer.

The Environmental and Energy Advisory Board (EEAB) Clean Energy Subcommittee held a meeting on May 18th. The next EEAB meeting is July 27, 2022.

Ms. Griffith gave an update on the Open Space Municipal Outreach project. This project involves collaboration with Chester County land trusts to do targeted outreach to municipalities. There are over 3,000 undeveloped parcels of ten acres or more totaling more than 86,000 acres. The goal is to help municipalities use all available tools to ensure their open space programs are as effective as possible for achieving their open space preservation goals.

#### Multimodal Transportation Division Update:

Planning Commission staff participated in the Transportation Management Association of Chester County's (TMACC) "Bike to Work" event on Thursday, May 19, 2022 and The Greater Valley Forge TMA's event on Friday, May 20, 2022. Both events promote the bicycle as an option for commuting to work.

The public comment period for the Draft Delaware Valley Regional Planning Commission (DVRPC) FY2023 Transportation Improvement Program (TIP) for Pennsylvania opened on May 27, 2022. The TIP outlines the region's federally funded transportation improvement priorities and is required for the region to receive and spend federal transportation dollars. There will be a virtual public meeting held on June 16, 2022, at 7 pm. People will have the opportunity to provide comments until June 28, 2022.

Mr. Styche introduced new staff member Alex Sankaran who has started in the Planner II position with an immediate focus on public transportation projects.

#### Design and Technology Division Update:

Mr. Fritz reported that for the month of May 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. Preparation of eTool updates continued, including a new eTool about retaining walls. Research for the work program's Village Preservation Guide also continued.

The GIS staff assisted Community Planning with mapping requests, historic atlas updates, and work program projects.

The Graphics team assisted with various work program projects, including imagery for the Cluster Subdivision Design Guide update and layout design for municipal outreach materials.

Director's Report:

Mr. O'Leary introduced James Steuteville who is a student at West Chester University completing an internship with the Planning Commission and working on a transportation sidewalk analysis and economic studies.

The first meeting of the America250 PA Chester County Commission was held on June 2, 2022 at the Chester County History Center in West Chester.

The Schuylkill River Passenger Rail Authority (SRPRA) will meet officially in July. SRPRA will help facilitate the restoration of passenger rail service between Reading and Philadelphia and will be supported with equal representation from Berks, Montgomery, and Chester Counties.

Public Comment:

There were no public comments.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:09 PM. WAS MADE BY MR. HAMMOND, SECONDED BY MR. CLINE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,



Brian N. O'Leary, AICP  
Secretary

BNO/slw

# Act 247 Reviews



# Subdivision & Land Development



# Act 247 Reviews of Proposed Development

during June 2022

## 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
-  Not Consistent with Landscapes3
-  Not Consistent with Landscapes3

## Landscapes3

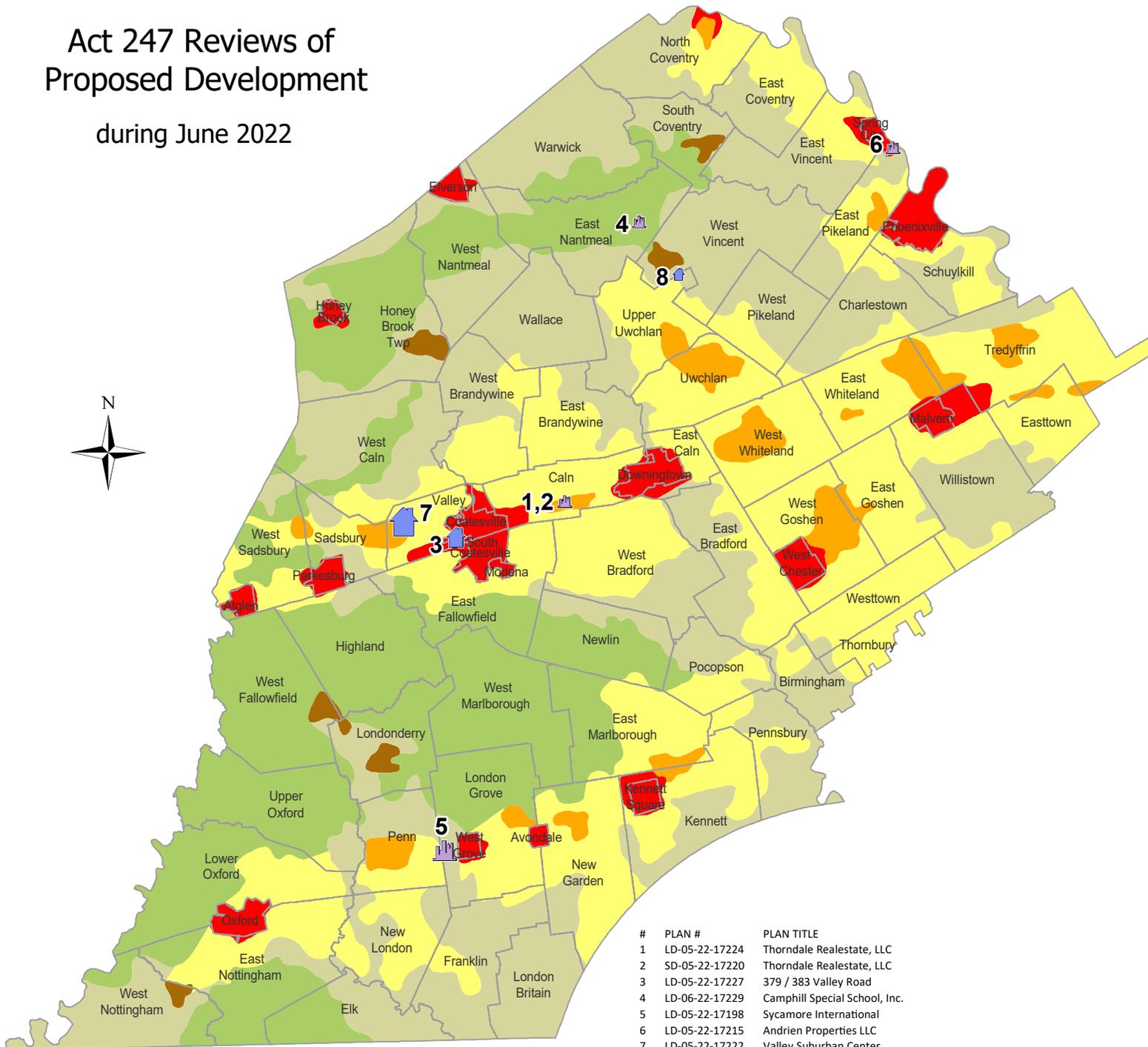
### Growth Areas

-  Urban Center
-  Suburban Center
-  Suburban
-  Rural Center

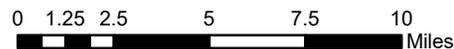
### Rural Resource Areas

-  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	LD-05-22-17224	Thorndale Realestate, LLC
2	SD-05-22-17220	Thorndale Realestate, LLC
3	LD-05-22-17227	379 / 383 Valley Road
4	LD-06-22-17229	Camphill Special School, Inc.
5	LD-05-22-17198	Sycamore International
6	LD-05-22-17215	Andrien Properties LLC
7	LD-05-22-17222	Valley Suburban Center
8	SD-05-22-17216	Subdivision for Construction of Single Family Dwelling - 595 Fellowship Road



## Subdivision and Land Development Reviews 6/1/2022 to 6/30/2022

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)
Caln Township	LD-05-22-17224	Thorndale Realestate, LLC	6/8/2022	10.52	Commercial Commercial	3	4,554	Commercial Restaurant Commercial Retail	2		Yes
Caln Township	SD-05-22-17220	Thorndale Realestate, LLC	6/8/2022	10.52	Commercial Commercial	3		Commercial Retail Commercial Restaurant			Yes
Charlestown Township	SD-05-22-17211	Rosemary & Charles Philips	6/2/2022	8.44	Agricultural Single Family Residential	2		Agricultural Farm/Pasture Land Residential Single Family Residential		0	Yes
City of Coatesville	LD-05-22-17227	379 / 383 Valley Road	6/15/2022	0.43	Apartment	9		Residential Apartment		0	Yes
City of Coatesville	SD-06-22-17232	379 / 383 Valley Road	6/24/2022	0.43	Apartment	1		Residential Apartment		0	Yes
East Nantmeal Township	LD-06-22-17229	Camphill Special School, Inc.	6/15/2022	57.80	Institutional	1	1,775	Institutional School	1	0	Yes
London Grove Township	LD-05-22-17198	Sycamore International	6/1/2022	15.25	Industrial	1	25,200	Industrial Unique	1		Yes
Spring City Borough	LD-05-22-17215	Andrien Properties LLC	6/2/2022	1.09	Industrial	1	3,040	Industrial Warehouse	1		Yes
Tredyffrin Township	SD-05-22-17219	Walter Smith Property	6/22/2022	1.36	Single Family Residential	2		Residential Single Family Residential		0	Yes
Tredyffrin Township	SD-06-22-17230	Long - Costello	6/22/2022	1.95	Single Family Residential	2		Residential Single Family Residential		0	Yes
Valley Township	LD-05-22-17222	Valley Suburban Center	6/22/2022	56.51	Townhouse	100		Residential Townhouse		2,172	Yes
West Vincent Township	SD-05-22-17216	Subdivision for Construction of Single Family Dwelling - 595 Fellowship Road	6/10/2022	5.00	Single Family Residential	2		Residential Single Family Residential			Yes

<b>Grand Totals of Subdivision and Land Development Reviews</b>	<b>12</b> Reviews	<b>169.30</b> Acres	<b>127</b> Lots/Units	<b>34,569</b> Non-Res. Sq. Feet	<b>5</b> Non-Res. Bldgs.	<b>2,172</b> Linear Feet Roadway
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There are **12** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

## Unofficial Sketch Plan Evaluations 6/1/2022 to 6/30/2022

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

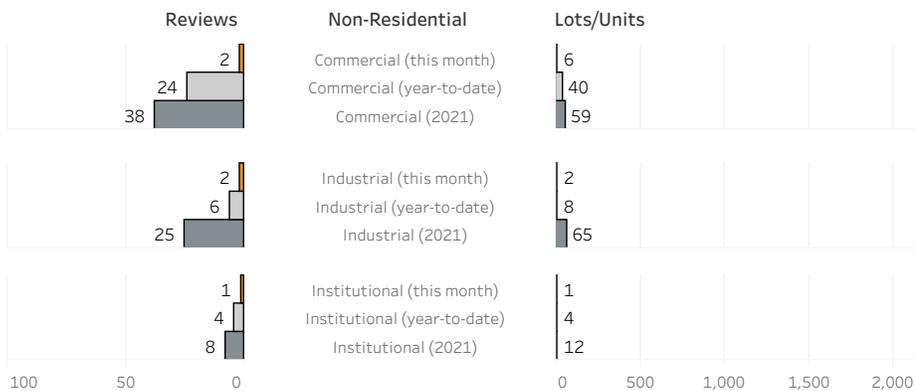
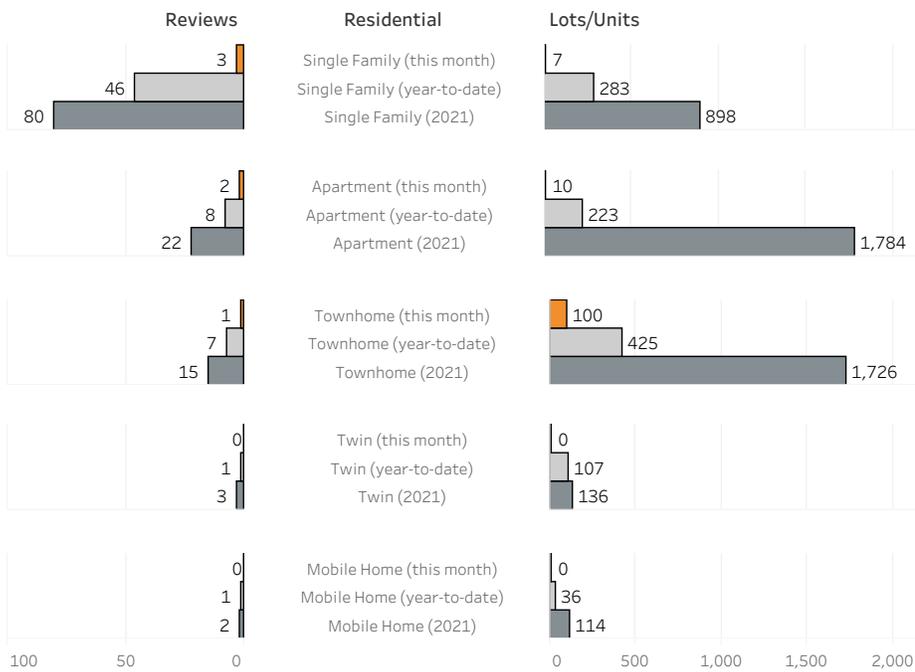
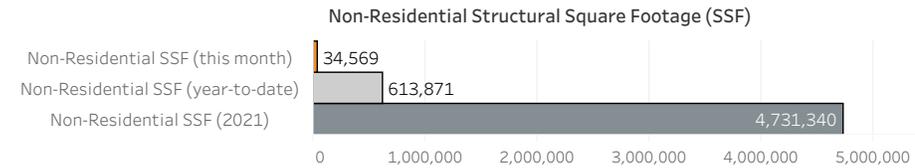
6/1/2022 to 6/30/2022

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 and Land Development Applications

June 2022



# Subdivision & Land Development Letters





# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

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

June 8, 2022

Kristen Denne, Manager  
Caln Township  
253 Municipal Drive  
Thorndale, PA 19372

Re: Preliminary/Final Subdivision and Land Development Plan - Proposed Commercial  
Redevelopment (Phase 2) - Thorndale Real Estate, LLC  
# Caln Township - SD-05-22-17220, LD-05-17224

Dear Ms. Denne:

A preliminary/final subdivision and land development plan entitled "Thorndale Real Estate, LLC", prepared by Landcore Engineering Consultants PC and dated May 13, 2022, was received by this office on May 31, 2022. 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:	Northeast intersection of Lincoln Highway (Business Route 30) and North Bailey Road
Site Acreage:	10.52 acres (area to be reconstructed)
Lots/Units:	1 lot/3 units
Non-Res. Square Footage:	4,554 total square feet in two proposed buildings; 740 square foot addition to existing building
Proposed Land Use:	Retail, Restaurant
New Parking Spaces:	377 spaces (currently existing)
Municipal Land Use Plan Designation:	Thorndale Village/Mixed Use
UPI#:	39-4-110.4

**PROPOSAL:**

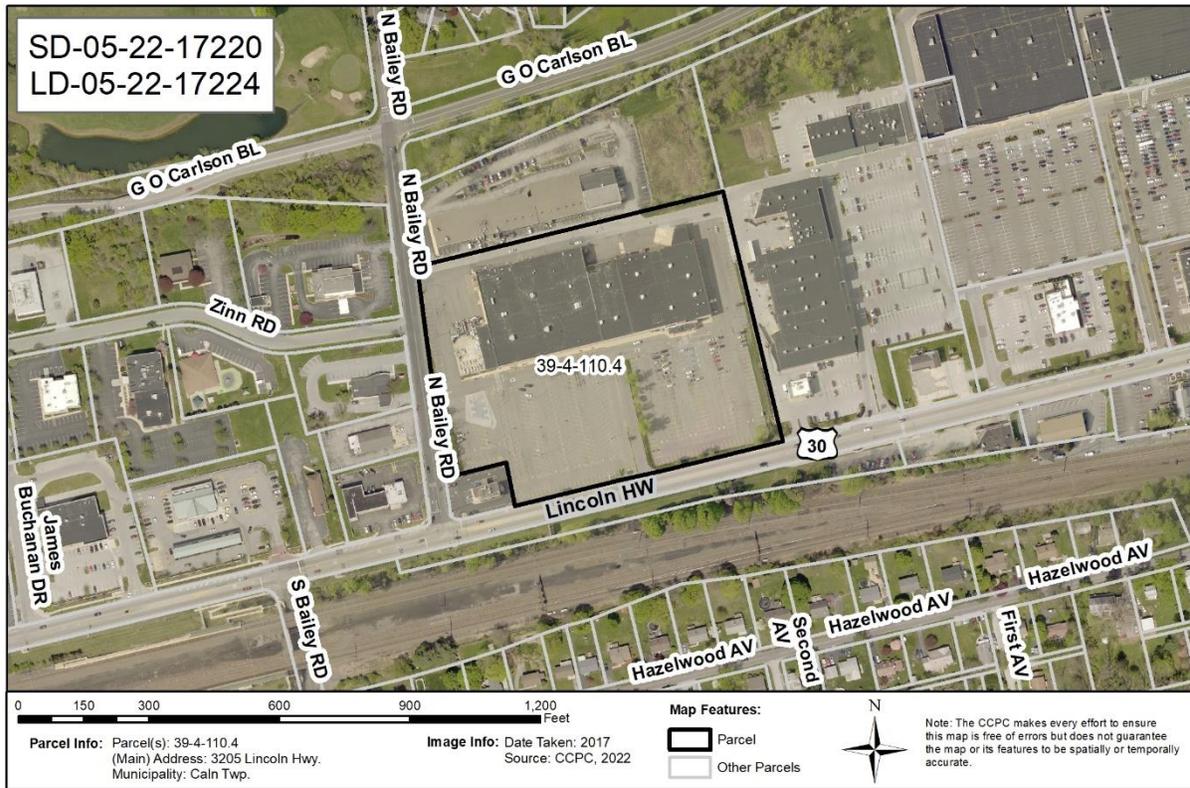
The applicant proposes the creation of three lots and the construction of two structures; one totaling 2,336 square feet and the second totaling 2,208 square feet, as well as a 740 square foot addition to an existing structure on the site that will be renovated onto a grocery store and a commercial facility. The site, which is served by public water and sewer facilities, is located in the Caln Township TV-1 and the Lincoln Highway Overlay zoning districts.

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

**COUNTY POLICY:**

**LANDSCAPES:**

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

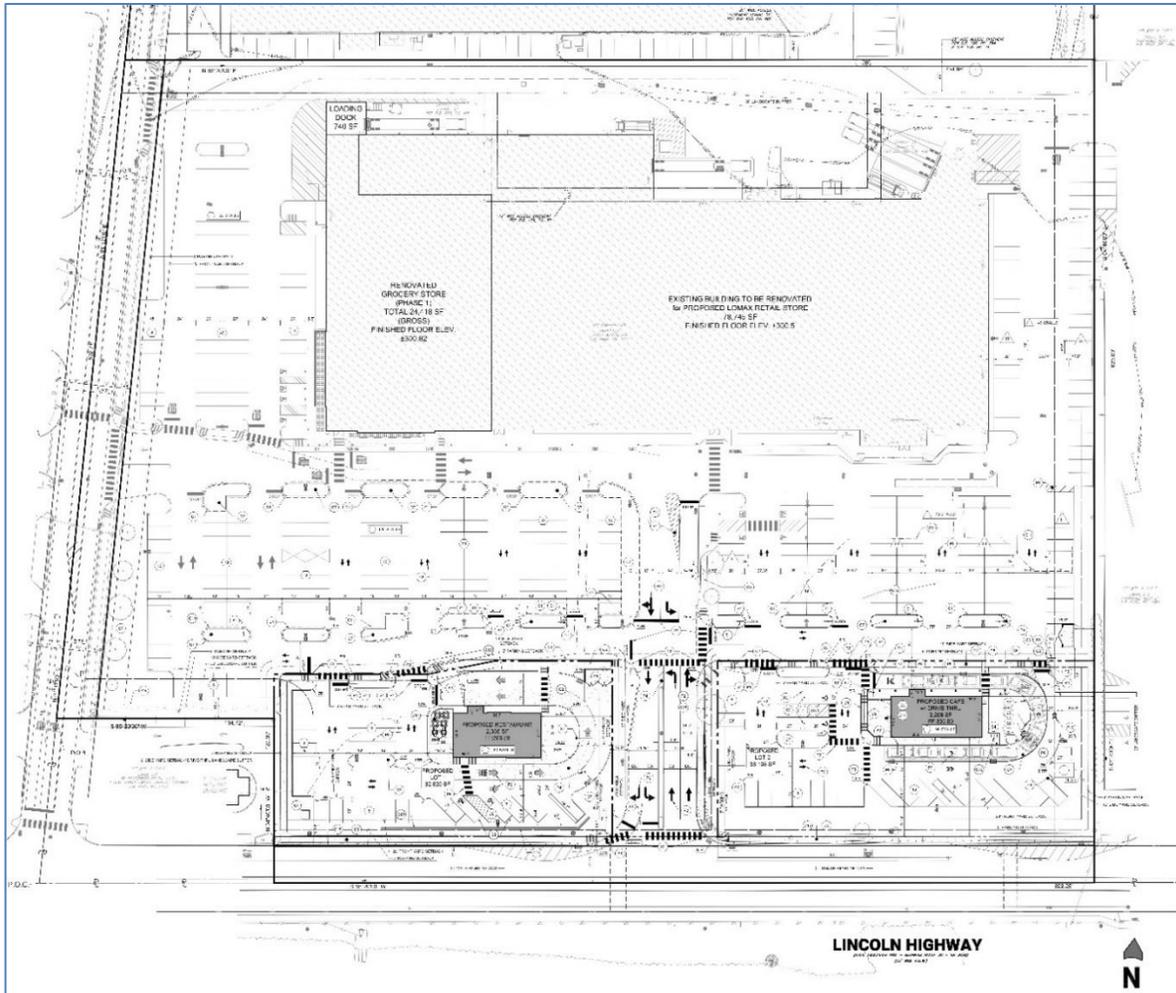


**WATERSHEDS:**

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).

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 Proposed Commercial Redevelopment (Phase 2)-Thorndale Real Estate, LLC  
Preliminary/Final Subdivision and Land Development Plan*

**PRIMARY ISSUES:**

3. We suggest that the applicant provide a driveway connection to Zinn Road to the west and consider a potential driveway connection to the commercial site to the east at a location closer to Lincoln Highway, because that may permit vehicles to pass from the applicant’s site to adjacent sites without the need to enter and exit Lincoln Highway.
4. The applicant should integrate vehicle access to the commercial site located on the northeast side of the intersection of Lincoln Highway and North Bailey Road (UPI # 39-4-110.2). Integrating access between this site and the applicant’s site would increase the efficiency and safety of pedestrian, bicycle, and vehicle circulation.

Page: 4

Re: Preliminary/Final Subdivision and Land Development Plan – Proposed Commercial  
Redevelopment (Phase 2)-Thorndale Real Estate, LLC  
# Caln Township - SD-05-22-17220, LD-05-17224

5. We recommend that the applicant provide additional landscaping along Lincoln Highway. Additional plantings of adequate height and density would help visually buffer views of the parking areas from Lincoln Highway. We also recommend a larger setback for the proposed development to allow additional landscaping and a wider planted buffer between the proposed sidewalk and Lincoln Highway.
6. Additional landscaping should also be considered for the interior parking area; *Landscapes3* recommends that developments in the **Suburban Center Landscape** include extensive landscaping in parking areas (page 37). Landscaping in parking lots provides numerous benefits, including cleaner air, visual buffers, and increased aesthetic quality. The parking areas can also include innovative stormwater management designs, such as rain gardens. We also recommend providing landscape strips at least ten feet wide at least every fourth row of parking aisles.
7. The proposed restaurant on Lot 1 has two drive-through lanes, but the cafe on Lot 2 has only one. The Township should verify that the vehicle circulation on Lot 2 will not be compromised by the provision of only one drive-through lane.
8. The existing building that is proposed for renovation 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/>.
9. A bus stop shelter is located on Lincoln Highway in the vicinity of this site; the applicant should contact SEPTA regarding any necessary improvements to this bus stop.

**ADMINISTRATIVE ISSUES:**

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.
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 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.

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Re: Preliminary/Final Subdivision and Land Development Plan – Proposed Commercial  
Redevelopment (Phase 2)-Thorndale Real Estate, LLC  
# Caln Township - SD-05-22-17220, LD-05-17224

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

Sincerely,

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

Wes Bruckno, AICP  
Senior Review Planner

cc: Landcore Engineering Consultants PC  
Thorndale Real Estate, LLC  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Mark E. Cassel, AICP, Director of Service Planning, SEPTA  
Chester County Conservation District



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
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June 2, 2022

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

Re: Final Subdivision - Rosemary & Charles Philips  
# Charlestown Township - SD-05-22-17211

Dear Ms. Csete:

A Final Subdivision Plan entitled "Rosemary & Charles Philips", prepared by Chester Valley Engineers, and dated May 10, 2021, was received by this office on May 23, 2022. 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 Hollow Road, east of Charlestown Road
Site Acreage:	8.44
Lots/Units:	2 lots
Proposed Land Use:	Farm/Pastureland, Single Family Residential
Municipal Land Use Plan Designation:	Low Density Residential
UPI#:	35-4-45.4, 35-4-45.3

## **PROPOSAL:**

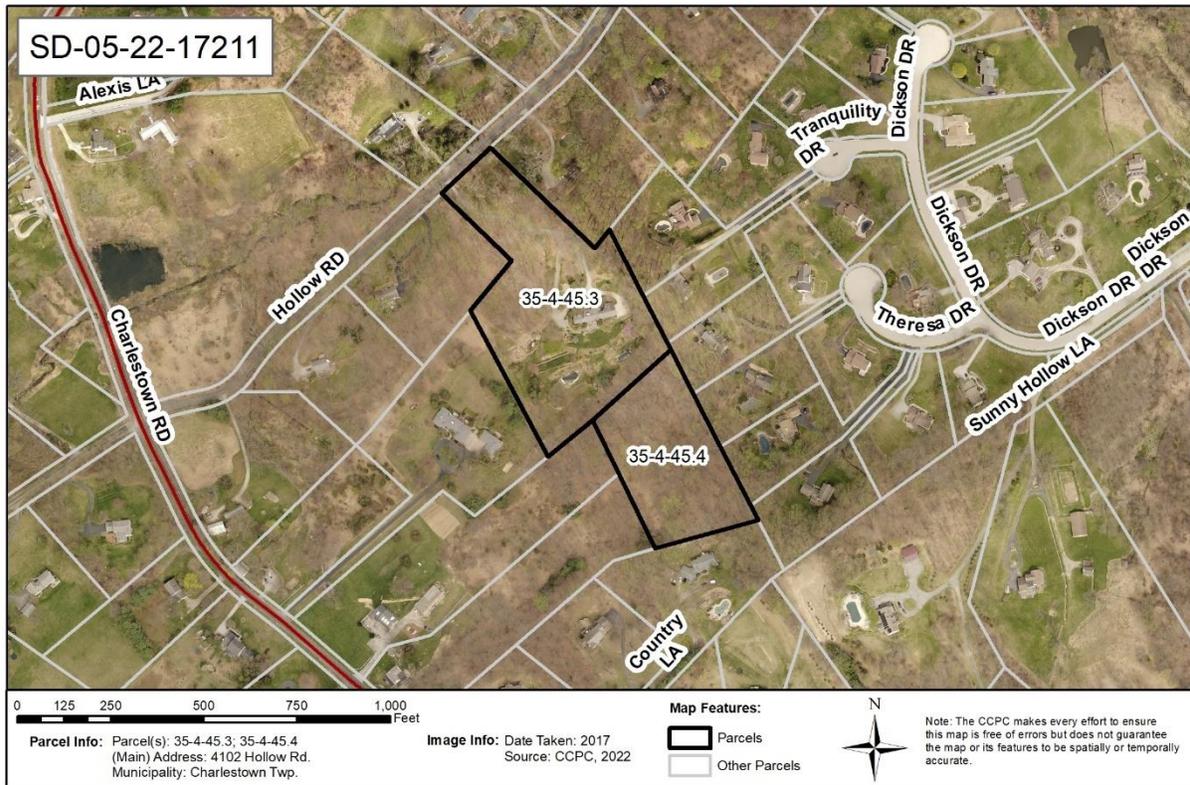
In order to complete the requirements of a former subdivision plan, approved in the 1980s, the applicant proposes the consolidation of the two existing lots into a single 8.44 acre lot and the subsequent resubdivision to the current configuration. This will permit the conveyance of the smaller parcel. No new water supply or sewer service is proposed. The site 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**.

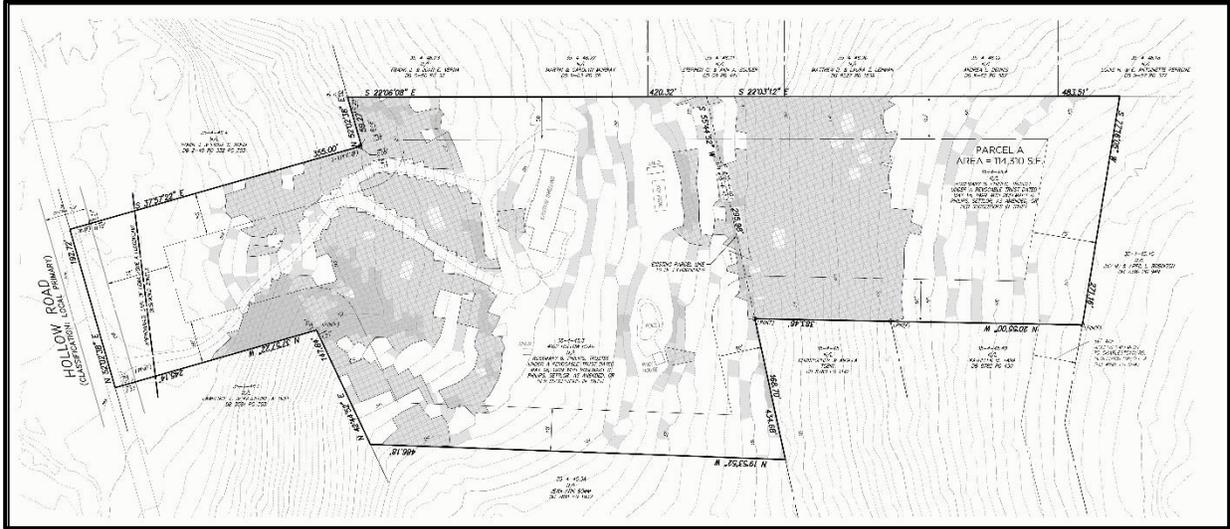


**PRIMARY ISSUES:**

2. The applicant and the Township should ensure that the administrative requirements are conducted in the correct sequence to avoid replicating the issues that resulted in this submission.

**ADMINISTRATIVE ISSUES:**

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



*Detail of the subdivision and resubdivision plan*

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

Glenn Bentley  
Senior Review Planner

cc: Rosemary B. Philips, Trustee  
Chester Valley Engineers, 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

June 24, 2022

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

Re: Preliminary/Final Land Development and Subdivision - 379 / 383 Valley Road Land Development  
 # City of Coatesville - SD-06-22-17232

Dear Mr. Logan:

A preliminary/final land development and subdivision plan entitled "379 / 383 Valley Road Land Development", prepared by Edward B. Walsh and Associates, Inc. and dated November 9, 2021, was received by this office on May 31, 2022. 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 Valley Road, (State Route 372)
Site Acreage:	0.43 acres
Units:	9 apartments
Proposed Land Use:	Apartment
New Parking Spaces:	14 spaces
Municipal Land Use Plan Designation:	Lower Intensity Development
UPI#:	16-9-325, 16-9-326

**PROPOSAL:**

The applicant proposes the construction of nine apartments and 14 parking spaces, and the merger of two lots. The site, which will be served by public water and public sewer facilities, is located in the City of Coatesville RN-4 zoning district.

**RECOMMENDATION:** The County Planning Commission recommends that the issues raised in this letter should be addressed and all City 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 **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 and 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 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.

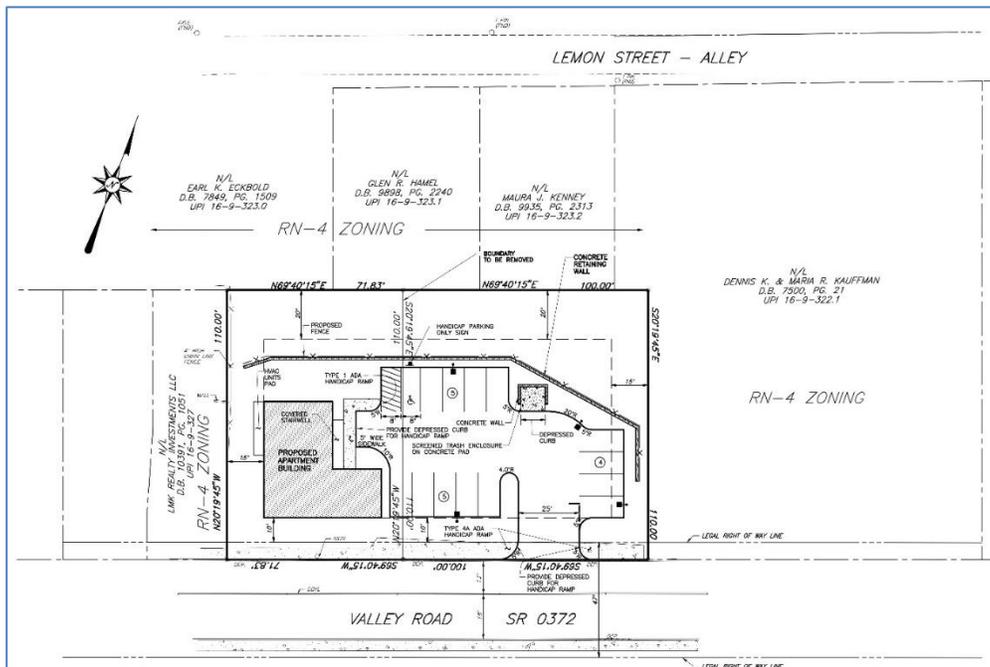
**Watersheds** can be accessed at [www.chesco.org/water](http://www.chesco.org/water).

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:**

3. We recommend that the applicant strive to incorporate architectural features that are compatible and consistent with the existing architecture in the area, including exterior materials and textures, roof pitch, and door and window design. We also suggest that the applicant provide an entrance door to that faces Valley Road to ensure a visual and pedestrian relationship to street. A walkway from the sidewalk to a front door should also be incorporated.
4. We suggest that the applicant provide additional landscaping along the west side of the structure.
5. The City Fire Marshal should verify the design and location of all proposed fire-protection facilities.
6. The City Engineer should review the design of the proposed retaining wall.
7. The plan should include the County Planning Commission Review signature block.



***Detail of 379 / 383 Valley Road Land Development  
Preliminary/Final Land Development and Subdivision Plan***

**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>.

Page: 4

Re: Preliminary/Final Land Development and Subdivision - 379 / 383 Valley Road Land Development

# City of Coatesville - SD-06-22-17232

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 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,

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: Edward B. Walsh and Associates, Inc.  
Valley Road Partners, LLC  
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

June 15, 2022

Susan Rutherford, Secretary/Treasurer  
East Nantmeal Township  
3383 Conestoga Road  
Glenmoore, PA 19343

Re: Preliminary/Final Land Development - Camphill Special School, Inc.  
# East Nantmeal Township - LD-06-22-17229

Dear Ms. Rutherford:

A preliminary/final land development plan entitled "Camphill Special School, Inc.", prepared by Site Engineering Concepts LLC and dated May 18, 2022, was received by this office on June 1, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

**PROJECT SUMMARY:**

Location:	West side of Nantmeal Road, south of Horseshoe Trail
Site Acreage:	57.80 acres
Units:	1 structure proposed
Non-Res. Square Footage:	1,775 square feet
Proposed Land Use:	School
New Parking Spaces:	No new spaces
Municipal Land Use Plan Designation:	Educational/Institutional
UPI#:	24-5-84.1-E

**PROPOSAL:**

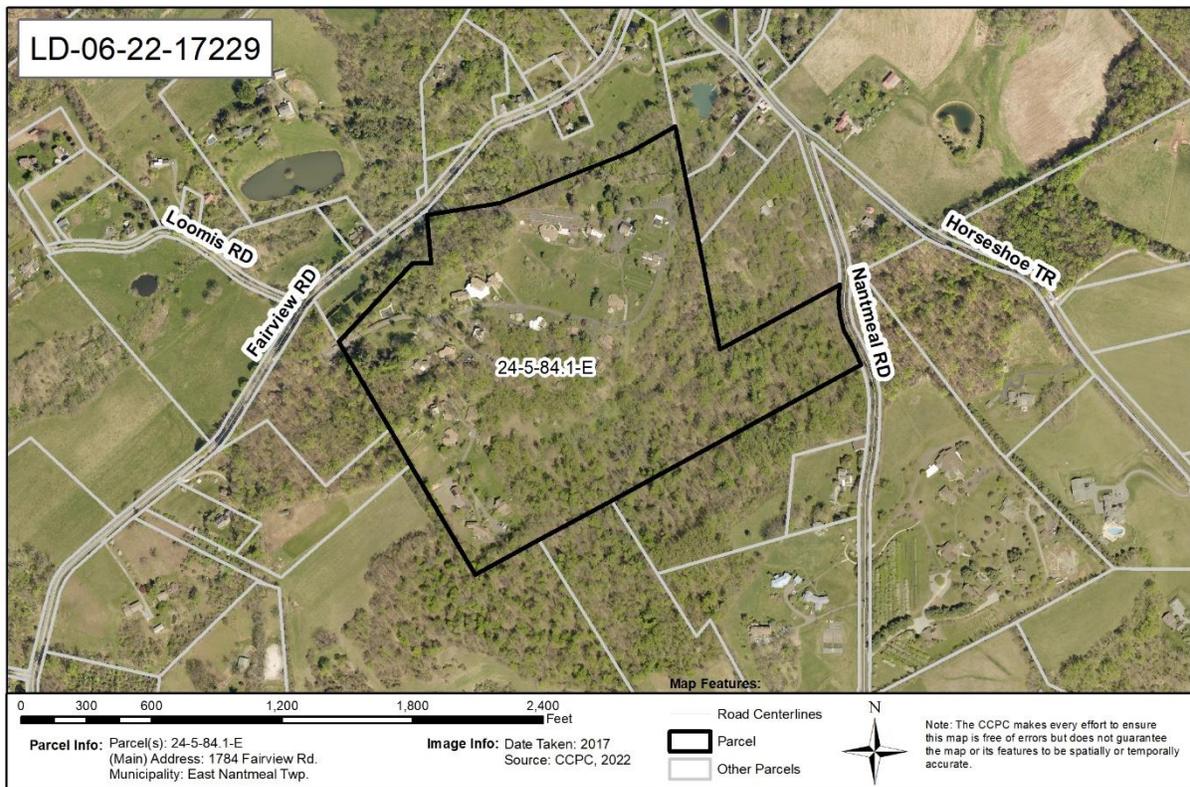
The applicant proposes the construction of a 1,775 square foot building addition. The site, which is served by on-site water and sewer facilities, is located in the East Nantmeal Township EL Educational/Institutional zoning district.

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

**COUNTY POLICY:**

**LANDSCAPES:**

1. The 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 is consistent with the objectives of the **Rural Landscape**.



**WATERSHEDS:**

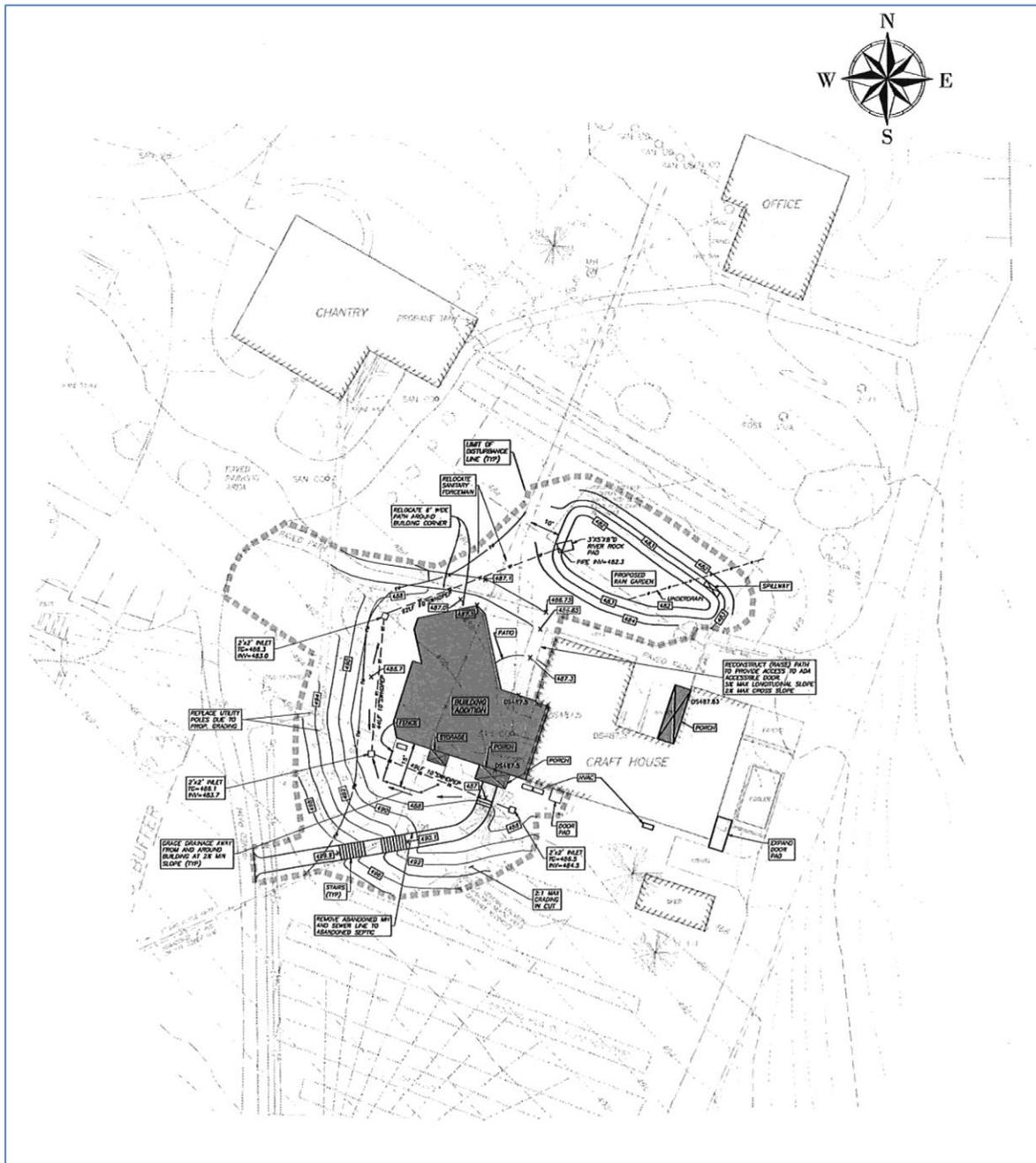
2. **Watersheds**, the water resources component of [Landscapes2](#), indicates the proposed development is located within the French Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are:
  - implement comprehensive stormwater management,
  - protect water quality from nonpoint source pollutants, and
  - protect vegetated riparian corridors

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

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:**

3. The planned stormwater infrastructure, including the rain garden, can provide an excellent opportunity to demonstrate to students the principles and practices of low impact stormwater management, design, and maintenance, and the importance of watershed stewardship. We encourage the applicant to use this project as an educational resource for students and visitors by creating informational signage, and designing site-specific stormwater curriculum and projects that can be implemented in science classes.



*Detail of Camphill Special School, Inc.  
Preliminary/Final Land Development Plan*

Page: 4  
Re: Preliminary/Final Land Development - Camphill Special School, Inc.  
# East Nantmeal Township - LD-06-22-17229

ADMINISTRATIVE ISSUES:

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

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of East Nantmeal 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: Site Engineering Concepts LLC  
Chester County Health Department  
Chester County Conservation District



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O’Leary, AICP  
Executive Director

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

June 1, 2022

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

Re: Preliminary/Final Land Development - Sycamore International  
# London Grove Township - LD-05-22-17198

Dear Mr. Battin:

A Preliminary/Final Land Development Plan entitled "Sycamore International", prepared by Towne Square Engineering, and dated April 22, 2022, was received by this office on May 12, 2022. 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 Baltimore Pike, west of South Guernsey Road
Site Acreage:	15.25
Lots/Units:	1 lot
Non-Res. Square Footage:	25,200
Proposed Land Use:	Unique
New Parking Spaces:	25
Municipal Land Use Plan Designation:	Industrial/Light Industrial
UPI#:	59-7-38.1

**PROPOSAL:**

The applicant proposes the construction of a 25,200 square foot industrial building addition, and 25 parking spaces. The project site, which will be served by onsite water and onsite 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 and all Township issues should be resolved before action is taken on this land development plan.**

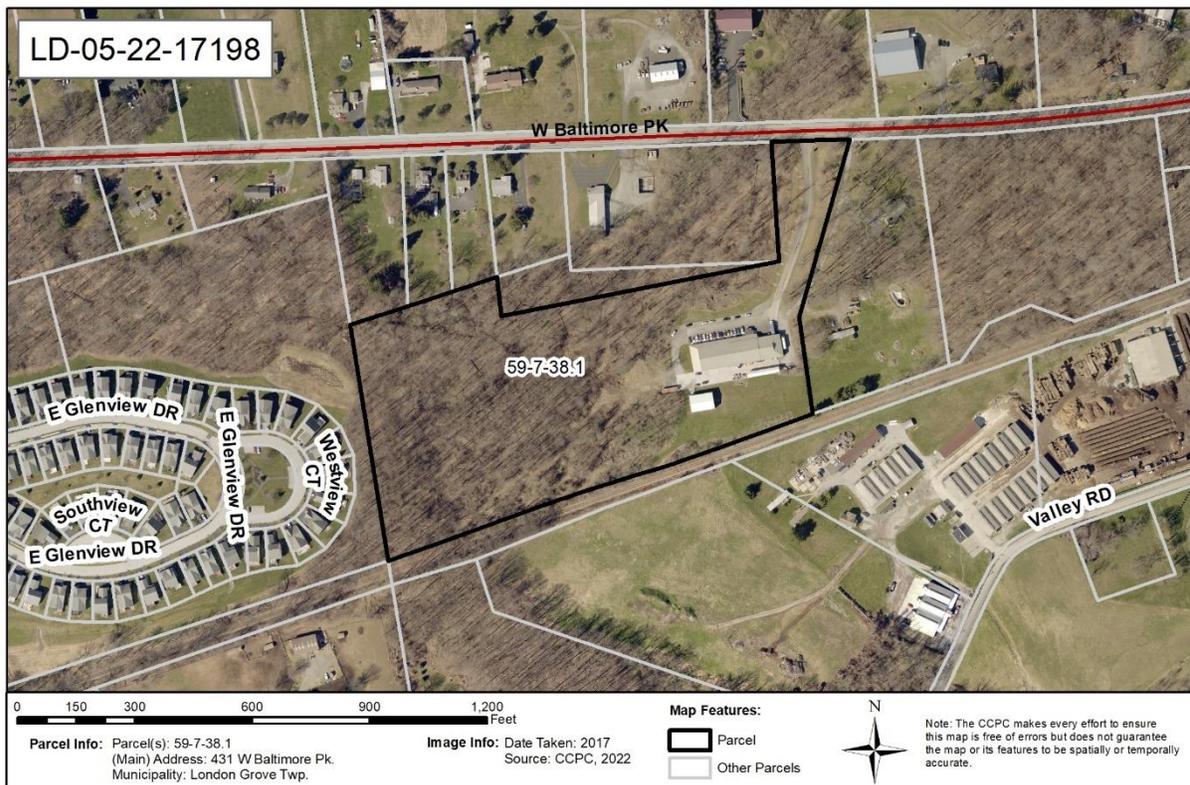
**BACKGROUND:**

1. The Chester County Planning Commission has previously reviewed a final land development proposal for this site. That review, CCPC# LD-03-17-14791, dated March 22, 2017, addressed the construction of an 8,200 square foot industrial building addition on the south side of the existing building, and 15 parking spaces. Our records indicate that the plan was approved by the Township on April 18, 2017.

**COUNTY POLICY:**

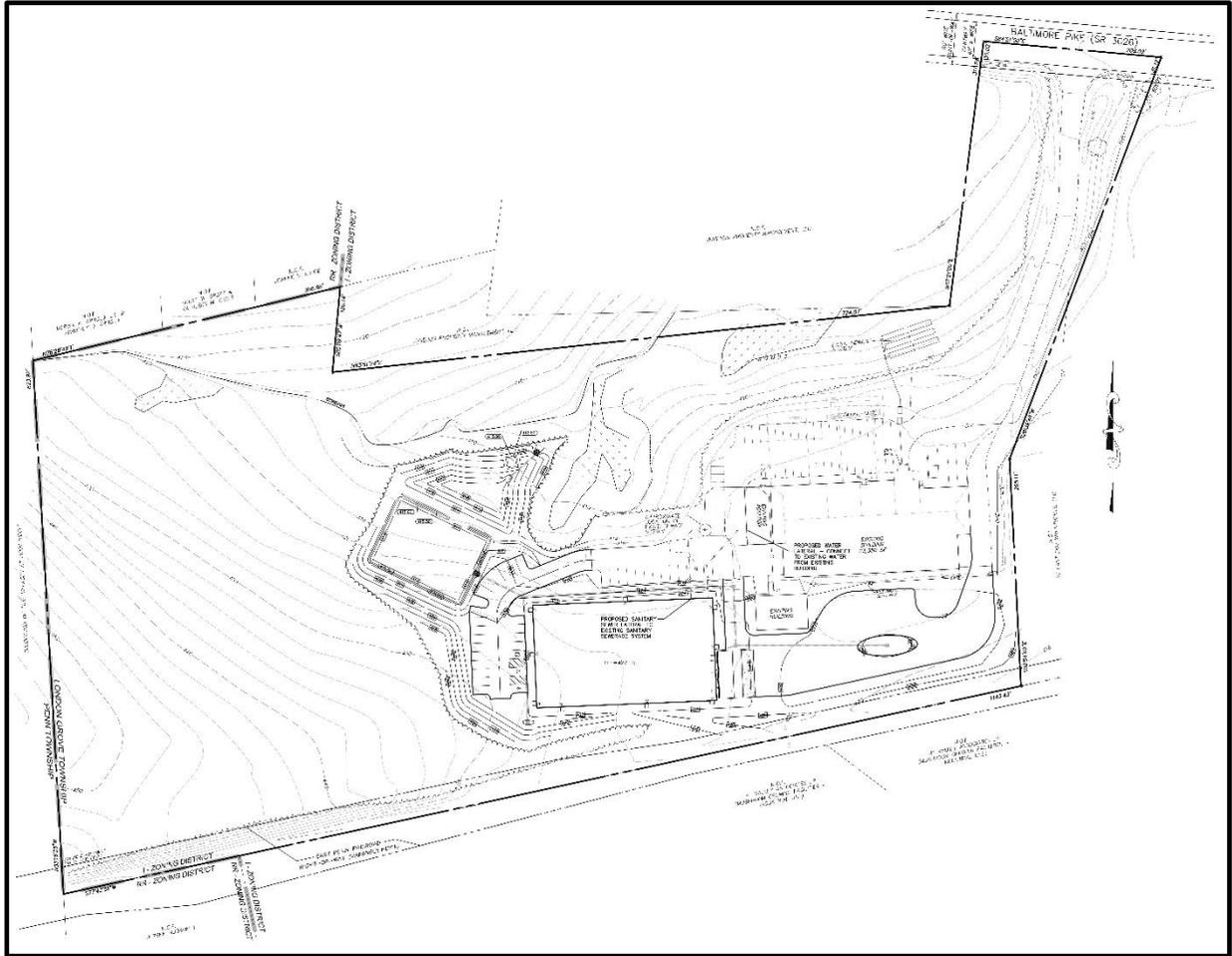
**LANDSCAPES:**

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



**WATERSHEDS:**

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



*Detail of Sheet of the plan*

**PRIMARY ISSUES:**

**Natural Features Protection:**

4. The installation of the planned stormwater detention basin and rain garden will necessitate vehicular and construction equipment access and ground disturbance within 50 feet of delineated wetlands. Additionally, the outlet from the planned stormwater detention basin will discharge into wooded areas adjacent to delineated wetlands and upslope of a stream channel.

The applicant should ensure appropriate energy dissipation measures are installed at the outlet of the stormwater detention basin to prevent scour and erosion at the discharge point to reduce the delivery of sediment to these areas. Suggested dissipation measures include installing a riprap apron, a small stilling basin, or level-lip spreader.

Disturbance adjacent to wetlands increases the risk of introducing invasive species that can spread prolifically throughout wetland systems and downstream riparian areas. This can alter species composition, ecological communities, and local hydrology. The applicant should take precautions to minimize the risk of spreading invasive species, such as Phragmites, Japanese hops, mile-a-minute, and purple loosestrife, into these sensitive areas. Precautions could include the following: removing and washing soils and debris from construction equipment, erosion

control fabric, and clothing prior to entering this area; promptly stabilizing and reseeding disturbed areas to prevent the establishment of invasive species; and conducting post-construction treatment to promptly remove any invasive species introduced during the construction process.

5. The creation of the new parking area to the west of the planned building will result in the creation of steep slopes upgradient of two stormwater intakes. The applicant should ensure that these slopes are promptly stabilized after grading is completed to prevent the delivery of sediment to these inlets and to the rain garden. These slopes should be regularly inspected until sufficient vegetative cover has been established. The applicant should consider planting these slopes with native herbaceous ground-covering plants, like wild bergamot, wild blue phlox, shrubby cinquefoil, or other plants adapted to the site conditions, to stabilize the bank and reduce mowing maintenance.

Stormwater Considerations:

6. The design of the Stormwater Management Plan should minimize the removal of trees as much as possible.
7. The Post-Construction Stormwater Management Plans show that a large rain garden will be used to manage the water quality runoff volume from the new impervious cover. The applicant should consider planting this rain garden with a low-maintenance native rain garden seed mix to promote evapotranspiration and to provide habitat for pollinators and other wildlife species.
8. The applicant should consider creating a one-page summary document that details the inspection and maintenance requirements and planting plans for the planned rain garden. This information should be provided to the property owner and to any property management companies that will be responsible for the long-term maintenance of this features to ensure that this system continues to function as designed. This document should also be recorded at the Chester County Recorder of Deeds to ensure that this information remains accessible to future responsible parties.
9. The Post Construction Stormwater Management Plans show that two of the inlets draining new parking areas (labeled as item 7 and 8 on the PCSM plan sheets) will be located in non-paved areas. The applicant should consider utilizing amended soils and/or planting native species around these inlets to promote infiltration and evapotranspiration and to facilitate additional removal of pollutants from parking lot runoff.

ADMINISTRATIVE ISSUES:

10. The Township should ensure that the submission meets any and all Landscaping requirements as applicable.
11. The Chester County Planning Commission does not endorse the use of on-site water or sewer for commercial or industrial uses, due to the potential for high wastewater flows and the contamination of groundwater resources. We recommend that the applicant connect to public systems when it becomes available in consideration of potable water safety and water supply dependability.

Page: 5

Re: Preliminary/Final Land Development - Sycamore International

# London Grove Township - LD-05-22-17198

12. 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>.
13. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

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

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: Sycamore International, Inc.  
Towne Square Engineering, Attn: David B. Kegerize, P.E.  
Chester County Health Department  
Chester County Conservation District  
Chester County Water Resources Authority, Attn: Cory Trego



# 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

June 2, 2022

Dennis Rittenhouse, Manager  
Spring City Borough  
6 S. Church Street  
Spring City, PA 19475

Re: Preliminary Land Development - Andrien Properties LLC  
# Spring City Borough - LD-05-22-17215

Dear Mr. Rittenhouse:

A preliminary land development plan entitled "Andrien Properties LLC", prepared by All County and Associates, Inc., and dated April 22, 2021, was received by this office on May 23, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

**PROJECT SUMMARY:**

Location:	east side of South Main Street, south of Gay Street
Site Acreage:	1.09
Lots/Units:	1 lot
Non-Res. Square Footage:	3,040
Proposed Land Use:	Warehouse
New Parking Spaces:	9
Municipal Land Use Plan Designation:	Industrial
UPI#:	14-7-125

**PROPOSAL:**

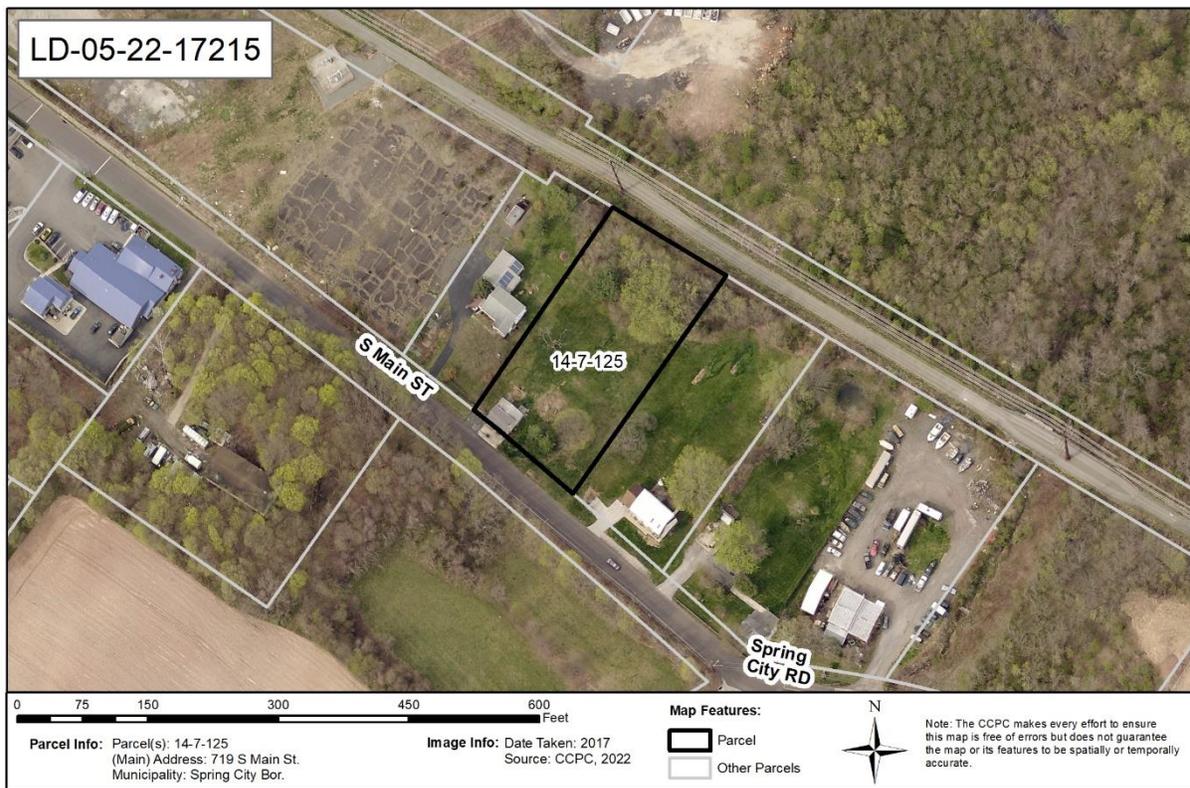
The applicant proposes the construction of a 3,040 square foot industrial building. The project site, which will be served by onsite water and public sewer, is located in the I-Industrial zoning district.

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

**COUNTY POLICY:**

**LANDSCAPES:**

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



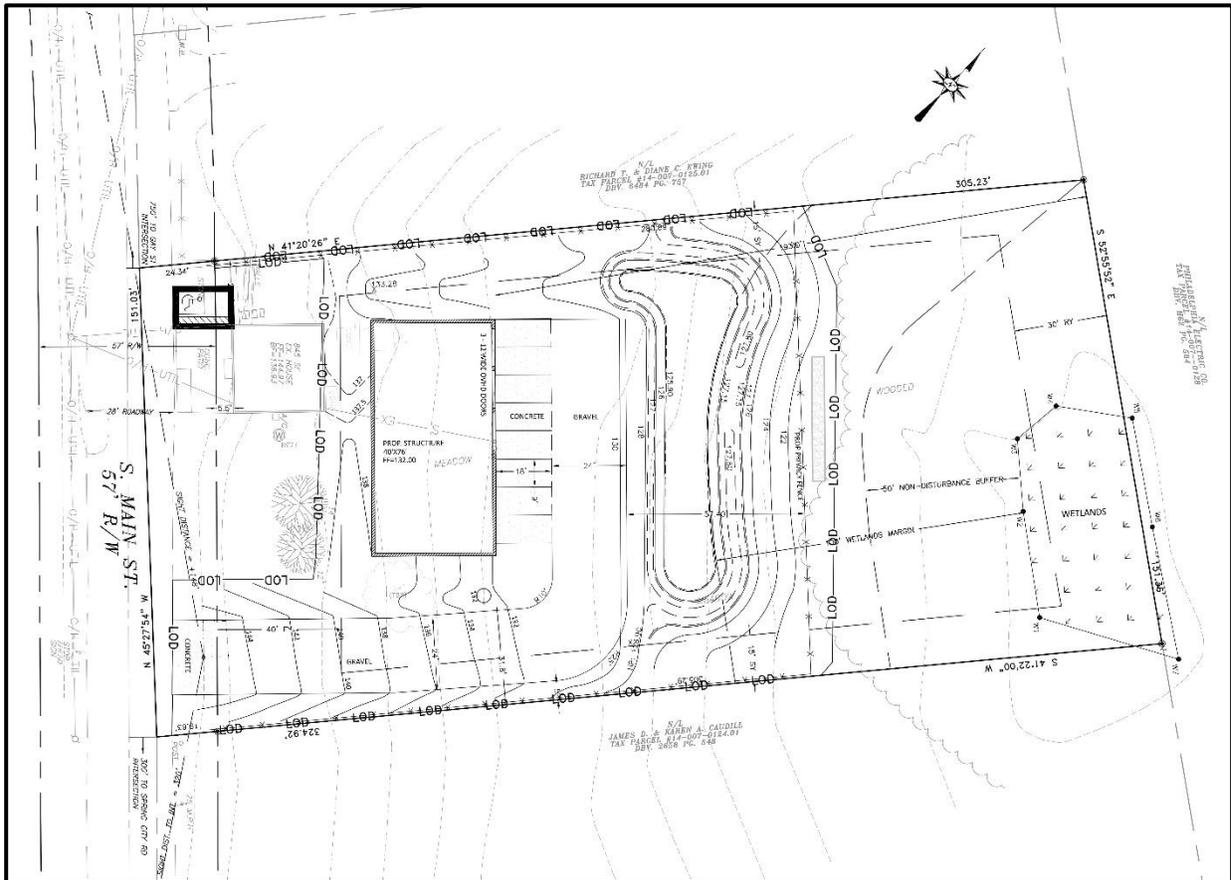
**WATERSHEDS:**

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

**PRIMARY ISSUES:**

3. The rear property line of this lot abuts Chester County's Schuylkill River Trail. The existing topography on this lot slopes towards the trail corridor, as indicated on the plan and by the presence of an area of wetlands located at the rear corner of the lot. While we acknowledge that the design

of the site places the proposed stormwater management facility between the developed area and the trail corridor, we note that the level spreader overflow will flow towards the wetlands and trail corridor. The applicant should contact Chester County Parks + Preservation to discuss measures that could be constructed to direct excess flow to the nearest drainpipe that traverses the corridor to avoid disturbance of the foundation of the trail.



*Detail of Sheet 2 of the plan*

4. The plan proposes a gravel driveway and parking area to serve the industrial building, the Borough should verify that a gravel surface is appropriate for the slope and delivery trucks using the driveway.
5. The plan indicates that the 24 inch tree located between the proposed driveway and industrial building is to be removed. We recommend that the applicant consider preservation of this tree to help screen the proposed building from the adjoining residential use and South Main Street; this may require minor relocation of the building to the west and the driveway to the east. Preservation of this tree will have positive effects on stormwater runoff, help prevent soil erosion along the west side of the driveway and shade the eastern end of the building during the summer months. We would also suggest the addition of street trees along the lot frontage and landscaping the side yards to buffer the adjoining residential uses from views of the new development.

Page: 4  
Re: Preliminary Land Development - Andrien Properties LLC  
# Spring City Borough - LD-05-22-17215

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

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

Sincerely,



Glenn Bentley  
Senior Review Planner

cc: Andrien Properties, LLC  
All County & Associates, Inc.  
Chester County Health Department  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
David Stauffer, Chester County Parks + Preservation  
Brian Styche, Chester County Planning Commission  
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

June 22, 2022

Erin McPherson, Director of Planning and Zoning  
Tredyffrin Township  
1100 Duportail Road  
Berywn, PA 19312

Re: Final Subdivision - Walter Smith Property  
# Tredyffrin Township – SD-05-22-17219

Dear Ms. McPherson:

A Final Subdivision Plan entitled "Walter Smith Property", prepared by Pennoni Associates Inc., and dated May 3, 2022, was received by this office on May 31, 2022. 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 North Valley Forge Road, north of Timber Lane
Site Acreage:	1.36
Lots/Units:	2 Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Residential - Low Density
UPI#:	43-5R-2, 43-10D-73

**PROPOSAL:**

The applicant proposes the conveyance of a 2,447.17 square foot portion of UPI# 43-5R-2 to UPI# 43-10D-73. No development activity is proposed as part of the current plan submission. The project site is located in the R-1 Residence zoning district.

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



**COUNTY POLICY:**

**LANDSCAPES:**

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

**PRIMARY ISSUES:**

2. The site plan identifies an existing 50 foot wide right-of-way for this section of North Valley Forge Road. The County Planning Commission's [Multimodal Circulation Handbook](#) (2016 Update) classifies North Valley Forge Road as a minor collector road. The Handbook (page 183) recommends an 80 foot-wide right-of-way for minor collector roads to accommodate future road and infrastructure improvements. We suggest that the Township determine if any additional right-of-way should to be reserved for this section of North Valley Forge Road. The Handbook is available online at [www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm).

**ADMINISTRATIVE ISSUES:**

3. We acknowledge that this subdivision plan will address an encroachment issue between the two parcels. However, the site plan also appears to indicate that a fence and pavement area on UPI# 43-10D-73 extend onto an adjoining parcel (UPI# 43-10D-73.1A). Additionally, the site plan appears to indicate that a portion of the existing driveway on this adjoining parcel extends into the area proposed to be conveyed to UPI# 43-10D-73. If these encroachments issues are valid, the applicant and the adjoining property owner should use this opportunity to resolve these issues.
4. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Tredyffrin 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: Pennoni Associates, Inc.  
Walter K. & Stephanie E. Smith



# 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

June 22, 2022

Erin McPherson, Director of Planning and Zoning  
Tredyffrin Township  
1100 Duportail Road  
Berywn, PA 19312

Re: Final Subdivision - Long - Costello  
# Tredyffrin Township – SD-06-22-17230

Dear Ms. McPherson:

A Final Subdivision Plan entitled "Long - Costello", prepared by Associated Engineering Consultants Incorporated, and dated May 31, 2022, was received by this office on June 14, 2022. 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.

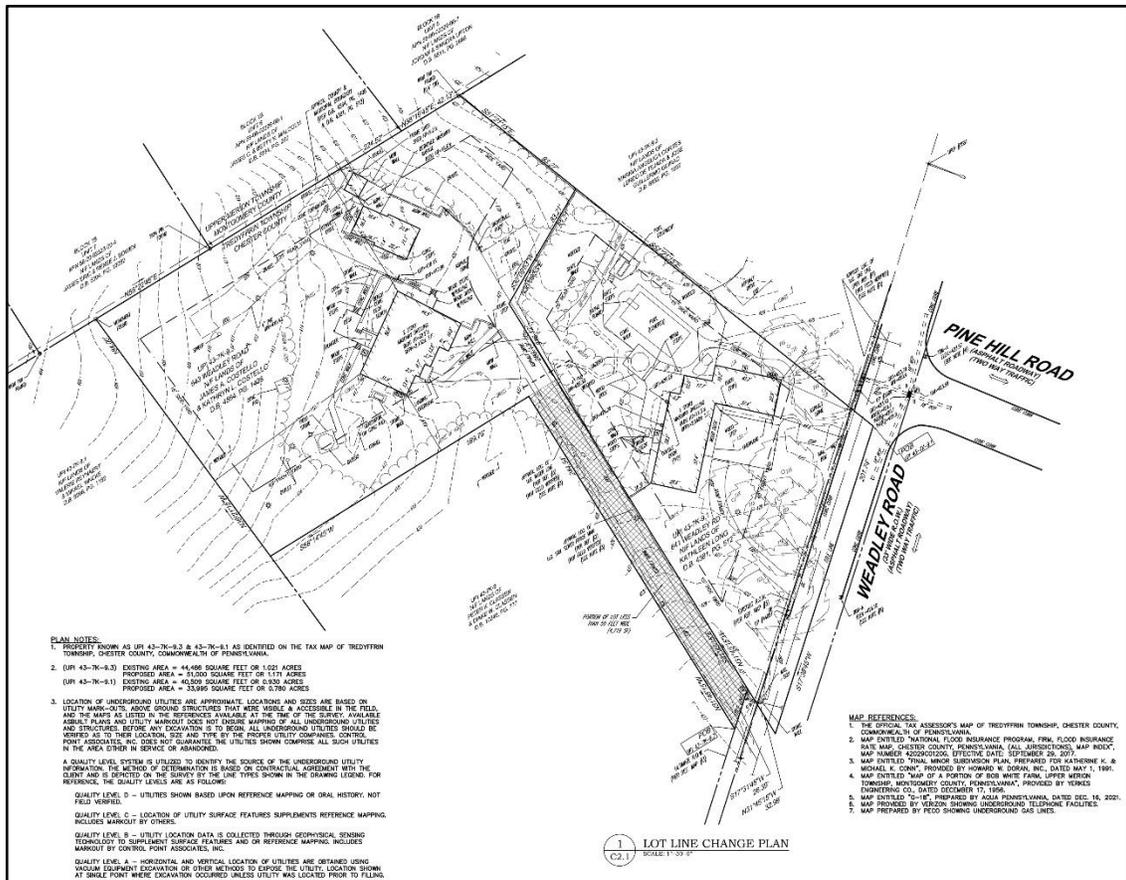
**PROJECT SUMMARY:**

Location:	the west side of Weadley Road, south of Pine Hill Road
Site Acreage:	1.95
Lots/Units:	2 Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Residential - Low Density
UPI#:	43-7K-9.3, 43-7K-9.1

**PROPOSAL:**

The applicant proposes the conveyance of an 0.15 acre portion of UPI# 43-7K-9.1 to UPI# 43-7K-9.3. No development activity is proposed as part of the current plan submission. The project site is located in the R-1 Residence zoning district.

**RECOMMENDATION: The Chester County Planning Commission has no planning issues with this subdivision application. All Township issues should be resolved before action is taken on this plan.**



Site Plan Detail, Sheet 3: Final Subdivision - Long - Costello

**COUNTY POLICY:**

**LANDSCAPES:**

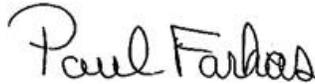
1. The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium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

**ADMINISTRATIVE ISSUES:**

2. 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 Tredyffrin 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: Kathleen Long  
Kathryn Lynn & James A. Costello  
Associated Engineering Consultants Incorporated



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

June 22, 2022

Scott Piersol, Secretary/Treasurer  
Valley Township  
890 West Lincoln Highway, PO Box 467  
Coatesville, PA 19320

Re: Final Land Development Plan - Valley Suburban Center  
# LD-05-22-17222 - Valley Township

Dear Mr. Piersol:

A final land development plan entitled "Valley Suburban Center", prepared by Nave Newell Inc. and dated April 29, 2022, was received by this office on May 27, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development plan for your consideration.

### **PROJECT SUMMARY:**

Location: North side of Lincoln Highway (State Business Route 30), east side of Airport Road (State Route 3097)  
Site Acreage: 27 acres, including approximately 10 open space acres  
Lots: 1 lot  
Proposed Land Use: 100 townhouses  
Municipal Land Use Plan Designation: Suburban  
UPI#: 38-02-48.2 38-02-48.4

### **PROPOSAL:**

The applicant proposes the construction of 100 townhouses and 2,172 feet of roadway. The site, which will be served by public water and sewer facilities, is located in the Valley Township Suburban Center Mixed Use Development zoning district.

**RECOMMENDATION:** The County Planning Commission previously reviewed earlier versions of this plan, and our last review was submitted to the Township in a letter dated March 19, 2018; refer to CCPC # LD-03-18-15304. Several of our previous comments on that plan are repeated in this letter.

### BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a subdivision proposal for this site. That review, CCPC# SD-01-17-14661, dated February 1, 2017, proposed the adjustment of the lot lines separating three lots to create two lots.

Previously, the Chester County Planning Commission also reviewed another subdivision. That review, CCPC# 5055-9, dated September 5, 2003, addressed the subdivision of this tract to facilitate the construction of 98 townhouses, 192 apartment units and 54,000 square feet of commercial area in five structures. The County Planning Commission also reviewed an associated land development plan for this site; CCPC #5055-10, dated September 5, 2003.

The County Planning Commission then reviewed a subdivision and land development for this site, and our comments were submitted to the Township in a letter dated November 8, 2017; refer to CCPC # SD-10-17-15141, LD-10-17-15143. The County Planning Commission subsequently reviewed a subdivision and land development for this site, and our comment were submitted to the Township in a letter dated March 19, 2018; refer to CCPC # LD-03-18-15304.

### COUNTY POLICY:

#### LANDSCAPES:

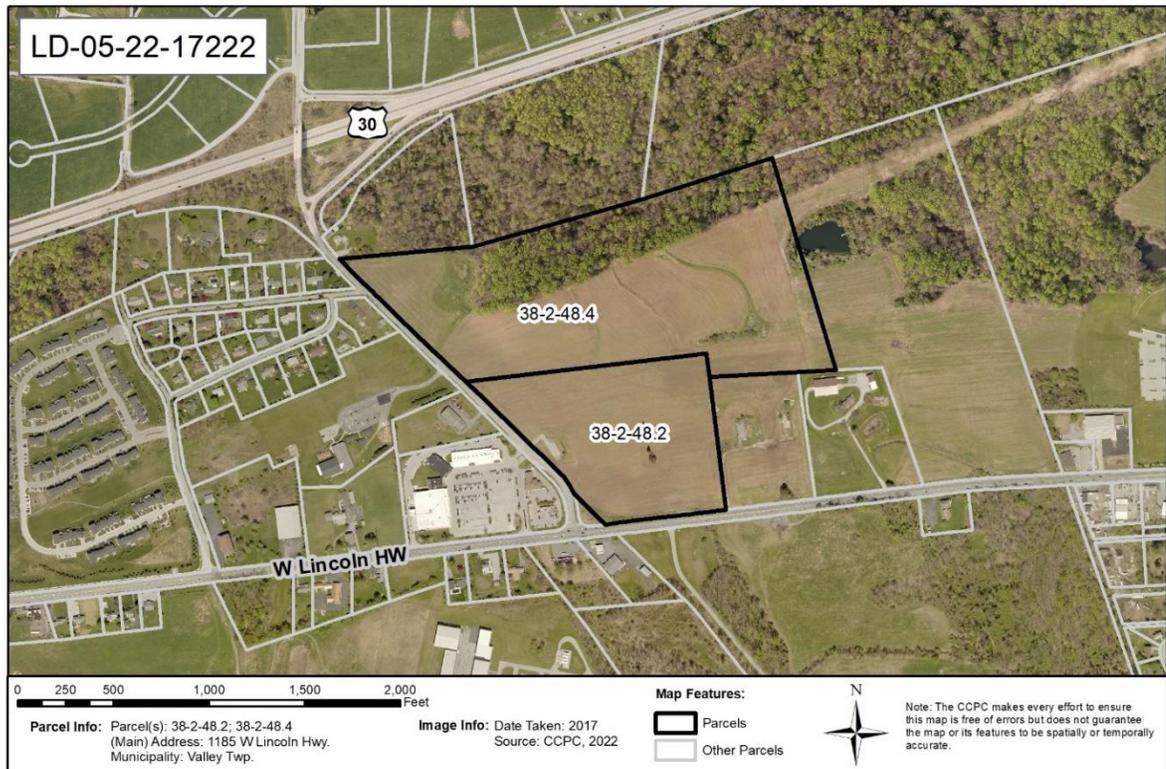
2. The site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density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

#### WATERSHEDS:

3. **Watersheds**, the water resources component of [Landscapes2](#), 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).

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.



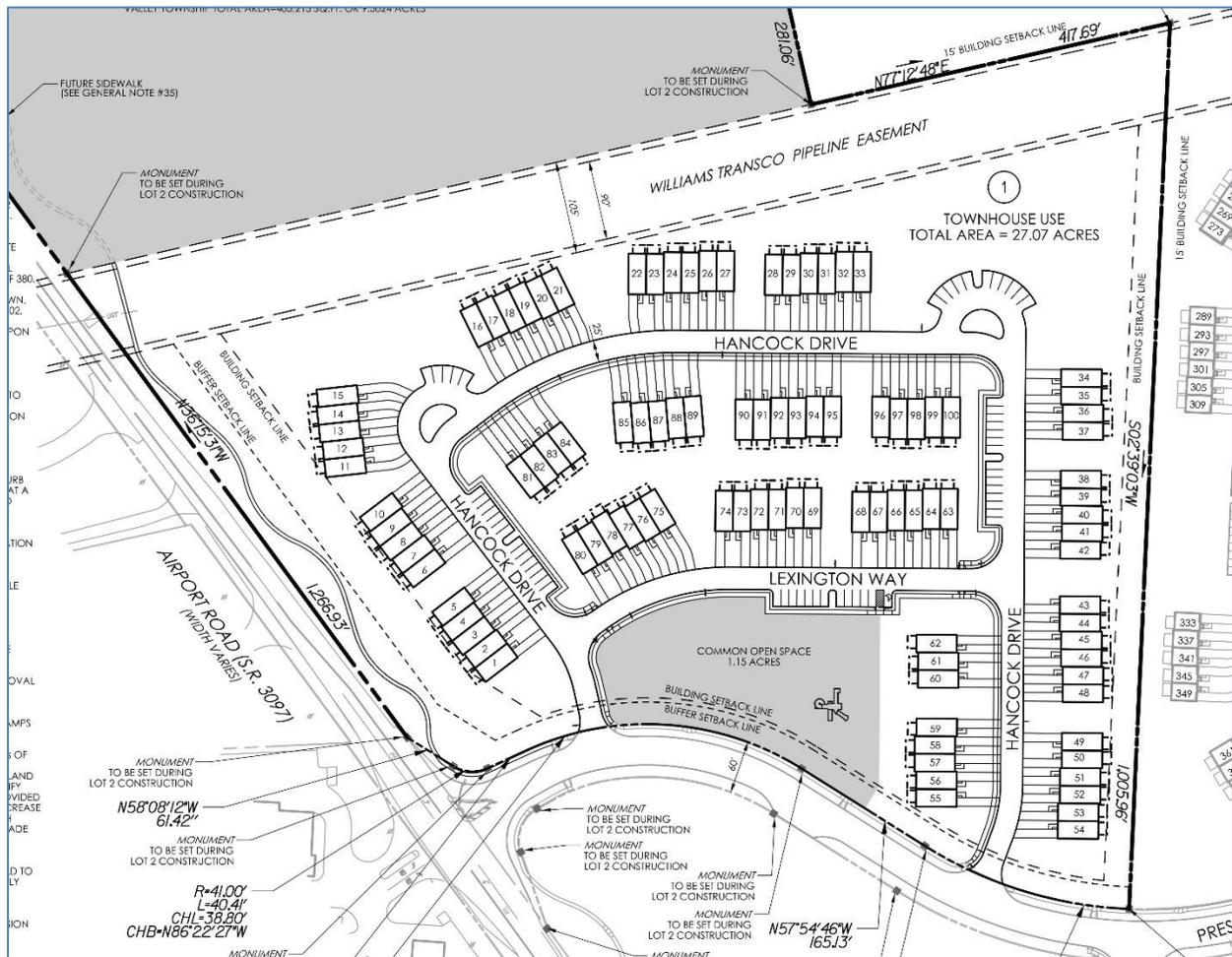
PRIMARY ISSUES:

4. The County Planning Commission's Multi-Modal Circulation Handbook (2016 Update), which is available online at [www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm), classifies Lincoln Highway (State Business Route 30), as a Major Arterial roadway, and Airport Road (State Route 3097) as a Minor Collector road. The Handbook (page 183) recommends an 80 foot-wide right-of-way for both Major Arterial roads and Minor Collector roads 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 roads. We suggest that these areas be identified as dedicated rights-of-way.

We also recommend that the applicant contact PennDOT regarding plan for the reconstruction of the Route 30 Bypass and its Airport Road intersection.

5. We also suggest that the applicant and the Township work to create a continuous and safe pedestrian connection between this development and the Airport Village Shopping Center to the south and west across Airport Road. There does not appear to be any signalization where the proposed Prescott Road meets Airport Road directly across from the Airport Village Shopping Center entrance, but because this will be a new intersection, a pedestrian crossing should be installed here. There should also need to be some pedestrian improvements within the shopping center property to make a continuous connection.
6. We suggest that the applicant attempt to provide some centralized open space area in the site; such as in the area between Lexington Way and Hancock Drive.

7. The applicant should also strive to create architectural details that will soften the uniform setbacks of the houses from Lexington Way and Hancock Drive, such as by varying the garage setbacks, or by providing overhangs.
8. The applicant and the Township should verify that the building setback line along Hancock Drive will permit the addition of rear balconies or patios as shown on the plan; it appears that some balconies or patios may intrude into the building setback line. We also suggest that extensive landscaping be provided along Hancock Drive to screen the rear yard areas of the houses in this area.



**Detail of Valley Suburban Center  
 Land Development Plan**

9. We endorse the installation of sidewalks into the plan, but recommend that sidewalks be provided on both sides of the roads. Sidewalks are an essential design element for new construction in the **Suburban Landscape**. We suggest that special attention be focused on facilitating pedestrian access from this site to the retail areas to the south, and particularly to the west of this site, as well as to the school area to the east and along Lincoln Highway. We commend the applicant for providing a sidewalk to the open space to the north of the site.

10. This development is along the Coatesville Link bus route. We suggest that the applicant provide a bus shelter along Lincoln Highway
11. The Township Engineer should verify that the design and capacity of the proposed stormwater facilities conforms to ordinance provisions. The applicant and the Township could also consider “naturalizing” the stormwater management basins by adding additional landscaping or vegetative screening to soften the appearance of the facilities, or even incorporate these facilities into the site’s other amenities. The planned stormwater infrastructure will provide an excellent opportunity to demonstrate to students the principles and practices of low impact stormwater management, design, and maintenance, and the importance of watershed stewardship. We encourage the applicant to use this project as an educational resource for students and visitors by creating informational signage, and designing site-specific stormwater curriculum and projects that can be implemented in science classes.
12. 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.

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.

13. The site is crossed by a gas transmission pipeline operated by Williams Transco. The applicant 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.landscapes2.org/pipeline/Safety.cfm>.

The applicant should contact Williams Transco to obtain use restrictions associated with this existing gas transmission pipeline right-of-way. The details and any use restrictions associated with this right-of-way should be incorporated into the deeds of all lots and affected parcels. The applicant should provide the Township with appropriate documentation that Williams Transco has reviewed and approved the proposed land development.

14. The proposed development may also result in on-site population that is located within 1,000 feet or less of a transmission pipeline. The application should include verification that:
- (a) The applicant has contacted the pipeline operator(s) and has provided the pipeline operator(s) with documentation detailing the proposed development activity and where the activity is to take place;
  - (b) The applicant has made sufficient access to the pipeline available to the pipeline operator(s) for routine maintenance and emergency operations in conjunction with existing easements; and
  - (c) The pipeline operator(s) has reviewed the documents for compatibility with continued or proposed safe operation of the transmission pipeline(s).

The size and intensity of the proposed development and its proximity to a major transmission pipeline may result in designation or expansion of a High Consequence Area (HCA). The US Department of Transportation's Pipelines and Hazardous Materials Safety Administration guidelines require pipeline operators to map HCAs for new pipelines and update existing HCAs. Location within an HCA requires that pipeline operators meet a higher standard of safety. For additional information about the implications of an HCA, see this page on the CCPC Pipeline Information Center: <https://www.chescoplanning.org/pic/HCA.cfm>.

We recommend that any habitable development be set back consistent with the guidelines provided in accordance with the "Potential Impact Radius" shown in the graph located at the Chester County Pipeline Information Center: [www.chescoplanning.org/pic/introduction.cfm](http://www.chescoplanning.org/pic/introduction.cfm).

15. The applicant should verify that the proposed land development plan is consistent with all Federal Aviation Administration requirements due to the proximity of the G.O. Carlson Airport.
16. The applicant should verify whether this plan will also include a subdivision.

#### ADMINISTRATIVE ISSUES:

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.
18. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.

Page: 7

Re: Final Land Development Plan - Valley Suburban Center

# LD-05-22-17222 - Valley Township

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of 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: Nave Newell Inc.  
Valley Square Development, LP  
Chester County Health Department  
Matthew Miele, District Permits Manager, PennDOT  
Francis J. Hanney, P.E., 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

June 10, 2022

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

Re: Final Subdivision - 595 Fellowship Road  
# West Vincent Township - SD-05-22-17216

Dear Ms. Shillenn:

A final subdivision plan entitled "Subdivision for Construction of Single Family Dwelling - 595 Fellowship Road", prepared by Hopkins and Scott Inc, and dated May 5, 2022, was received by this office on May 31, 2022. 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 Conestoga Road (Route 401), east of Black Horse Road
Site Acreage:	5.00
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Rural
UPI#:	32-2-10.1, 25-7-19.1

**PROPOSAL:**

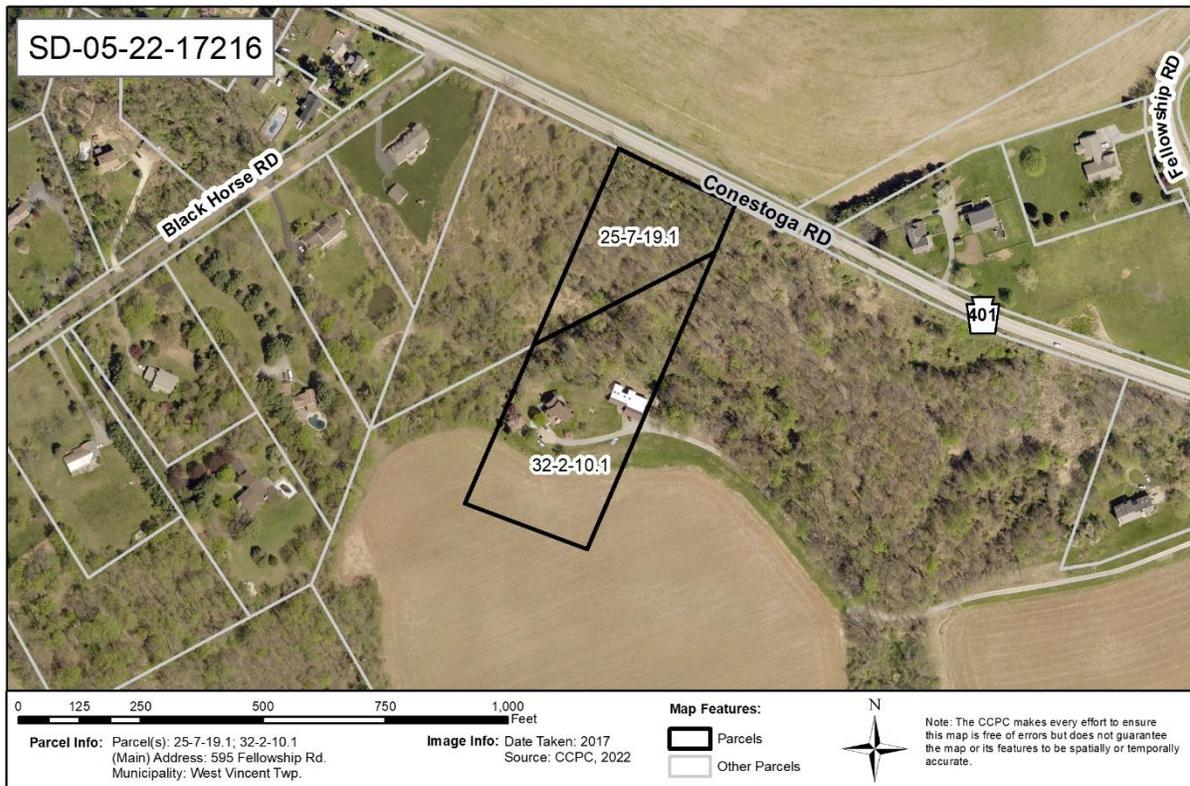
The applicant proposes the creation of 2 lots. The project site, which will be served by onsite water and onsite sewer, is located in the R-2 Residential zoning district.

**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:**

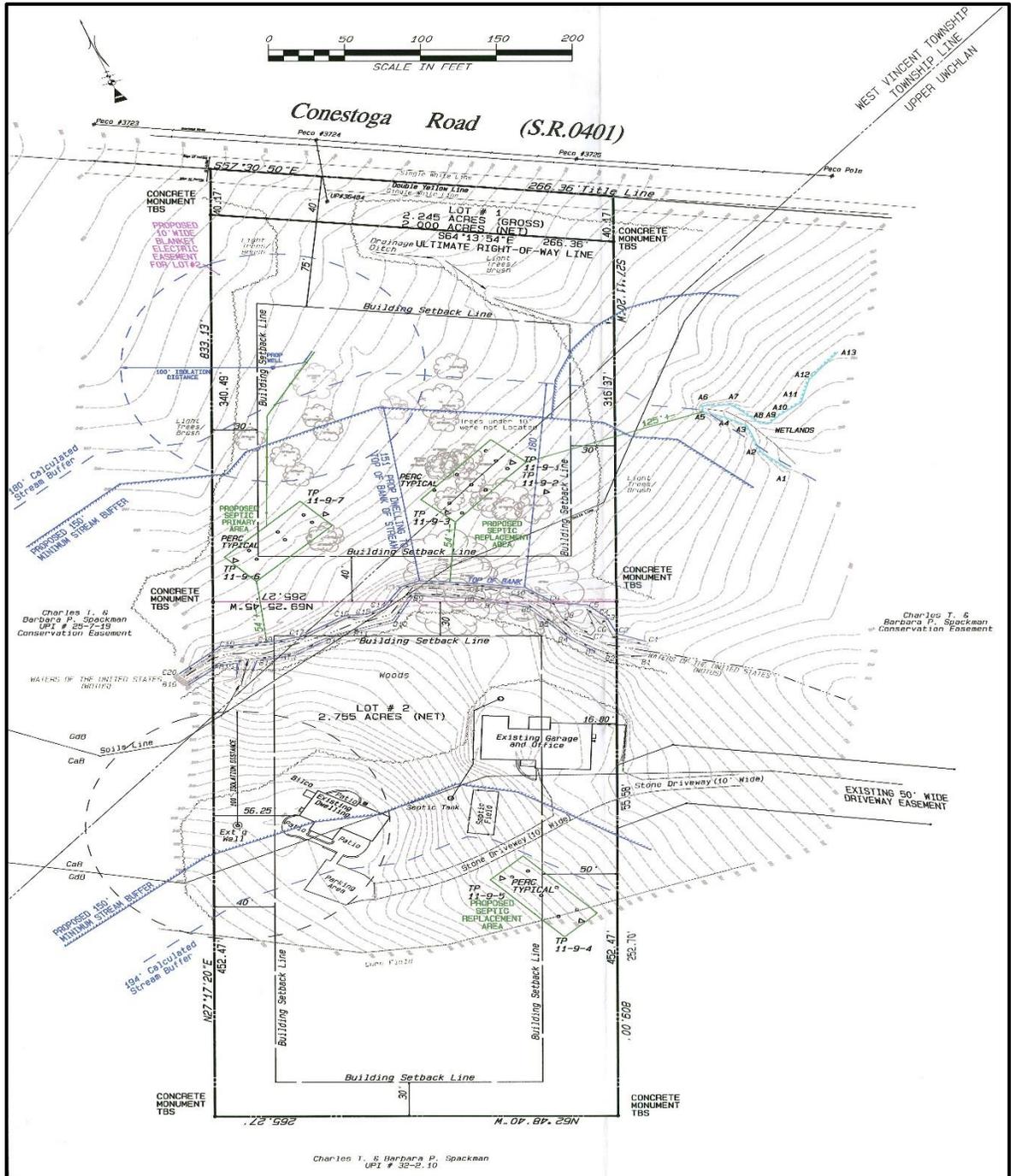
1. The project site is located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context 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 2022 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)/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.

- The Township should verify that the proposed driveway design is consistent with all applicable ordinance requirements.



*Detail of Sheet 1 of the plan*

- It appears the woodlands located along Conestoga Road include dead or dying ash trees and invasive species. Emerald ash borer may be the cause of the dying or dead trees. Ash trees killed by emerald ash borer become extremely brittle and break easily. Although dead trees can provide valuable habitat for woodland animal and plant species, it is recommended that dead

Page: 4  
Re: Final Subdivision - 595 Fellowship Road  
# West Vincent Township - SD-05-22-17216

ash trees be felled to protect people, domesticated animals, and property. We also recommend any invasive species be removed in the woodlands as is feasible. More on invasive plants can be found in the Planning Commission's eTool Landscaping with Native Plants:  
<https://www.chescoPlanning.org/MuniCorner/eTools/72-NativePlants.cfm>

ADMINISTRATIVE ISSUES:

5. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
6. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

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

Sincerely,



Glenn Bentley  
Senior Review Planner

cc: Charles D. & Patricia M. Spackman  
Hopkins & Scott  
Chester County Health Department  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Chester County Conservation District  
Upper Uwchlan Township, Gwen A. Jonik, Township Secretary

# Proposed Plan and Ordinance Reviews





# ORDINANCE PROPOSALS

6/1/2022 to 6/30/2022

The staff reviewed proposals for:	Total
Comprehensive Plans	1
Curative Amendments	1
Subdivision and Land Development Ordinance (SLDO) Amendments	3
Zoning Map Amendments	1
Zoning Ordinance Amendments	6
<b>TOTAL REVIEWS</b>	<b>12</b>

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Coventry Township	ZA-05-22-17204	6/10/2022	<p><b>Proposed - Zoning Ordinance Amendment</b></p> <p>Amending the R-1, R-2 and R-3 Districts to change the minimum lot sizes, depending on the provision of public utilities, and permit clustering in the R-2 District at 2 dwellings per acre</p>	Consistent
New Garden Township	SA-05-22-17218	6/10/2022	<p><b>Proposed - SLDO Amendment</b></p> <p>The proposed amendment adds a subsection Section 170-49.2 to the Subdivision and Land Development Ordinance, which references Appendix F, which is also added to the SLDO by this amendment. The Appendix is entitled Manual of Design Standards for Mixed Use Development and Streetscape Standards Along Route 41 and Route 7 in the UD District.</p>	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
New Garden Township	ZA-05-22-17217	6/10/2022	<b>Proposed - Zoning Ordinance Amendment</b> The proposed zoning ordinance amendment includes: new and revised definitions in Section 200-9, replacement of the Unified Development District provisions of Section 200-54 through 200-59 and the addition of Appendix A The Manual of Design Standards for Mixed Use Development and for Streetscape Enhancements along Route 41 and Route 7 in the UD district.	<b>Consistent</b>
New Garden Township	ZM-05-22-17212	6/10/2022	<b>Proposed - Zoning Map Amendment</b> The proposed zoning map amendment would revise the zoning for seven parcels from R-4 to UD-Unified Development. These parcels are located on the north side of Sheehan Road.	<b>Consistent</b>
Pennsbury Township	ZA-05-22-17213	6/10/2022	<b>Proposed - Zoning Ordinance Amendment</b> The proposed amendment adds three definitions, revises two definition and removes and replaces Section 162-2045 - Solar Energy Systems. Accessory Solar Energy Systems are permitted in all zoning districts either by right or by conditional use.	<b>Consistent</b>
Sadsbury Township	SA-06-22-17231	6/17/2022	<b>Proposed - SLDO Amendment</b> landscaping material and parking lot standards	<b>Consistent</b>
Upper Uwchlan Township	ZA-05-22-17223	6/6/2022	<b>Proposed - Zoning Ordinance Amendment</b> Amend the Zoning Map and Eliminate the F-1 and F-2 Flexible Development Overlay Districts, but grandfather previously-approved plans	<b>Consistent</b>
Uwchlan Township	SA-05-22-17208	6/10/2022	<b>Proposed - SLDO Amendment</b> General landscaping requirements - required native species	<b>Consistent</b>
Uwchlan Township	ZA-05-22-17206	6/10/2022	<b>Proposed - Zoning Ordinance Amendment</b> Requirements governing Town Center Uses	<b>Consistent</b>
Uwchlan Township	ZA-05-22-17207	6/10/2022	<b>Proposed - Zoning Ordinance Amendment</b> Designate the correlated color temperature for LED sources.	<b>Consistent</b>
West Caln Township	CA-05-22-17210	6/3/2022	<b>Proposed - Curative Amendment</b> Minimum lot size for the keeping of horses for transportation is deleted	<b>Consistent</b>
Westtown Township	CP-04-22-17173	6/1/2022	<b>Proposed - Comprehensive Plan</b> The Township proposes to amend Chapter 7, Open Space, Parks, Recreation, and Trails, of its Comprehensive Plan, by specifically identifying the preservation of the Crebilly Farm as a top priority, along with amending its Future Land Use map.	<b>Consistent</b>

**MUNICIPALITY**

**FILE NO.**

**REVIEW  
DATE**

**TOPIC**

**LANDSCAPES3  
CONSISTENCY**

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

June 10, 2022

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

Re: Zoning Ordinance Amendment - Amending the R-1, R-2 and R-3 Districts Regarding Lot Sizes,  
Clustering in the R-2 District  
# East Coventry Township - ZA-05-22-17204

Dear Mr. Kraynik:

The Chester County Planning Commission has reviewed the proposed East Coventry Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on May 11, 2022. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

## DESCRIPTION:

1. East Coventry Township proposes the following amendments to its Zoning Ordinance:
  - A. The minimum lot size in the R-1 Residential District is increased from  $\frac{3}{4}$  acre to one acre with the provision of public sewer facilities;
  - B. The minimum lot area in the R-2 Residential District is changed to permit 1.33 dwellings per acre when both public water and public sewer facilities are provided, and two dwellings per acre will be permitted by conditional use when clustering is used;
  - C. The minimum lot area in the R-3 Residential District is amended to permit not more than three dwelling units per acre where public sanitary sewer and public water facilities are provided; and
  - D. The R-3 Residential District is amended to permit, by conditional uses, adult communities and clustered single-family detached residential developments not to exceed three dwelling units per acre.

## LANDSCAPES:

2. The R-1, R-2 and R-3 Residential Districts in East Coventry Township are generally 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 East Coventry Township Zoning Ordinance amendment is consistent with the objectives of the **Suburban Landscape**.

Page: 2

Re: Zoning Ordinance Amendment - Amending the R-1, R-2 and R-3 Districts Regarding Lot Sizes,  
Clustering in the R-2 District

# East Coventry Township - ZA-05-22-17204

COMMENTS:

3. We recommend that the Township ensure that the minimum lot size requirements proposed in this amendment are consistent with the Township's Act 537 Sewage Facilities Plan policies.
4. We endorse the opportunity to create clustered residential communities in the R-3 District. The Township may review the Chester County Planning Commission's eTool on cluster development at: <https://www.chescoplanning.org/MuniCorner/eTools/26-ClusterDev.cfm>

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

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

Sincerely,

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

Wes Bruckno, AICP  
Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

June 10, 2022

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

Re: Subdivision and Land Development Ordinance Amendment – Appendix F  
# New Garden Township - SA-05-22-17218

Dear Ms. Reiner:

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 May 24, 2022. We offer the following comments to assist in your review of the proposed Subdivision and Land Development Ordinance Amendment.

## DESCRIPTION:

1. Township proposes the following amendments to its Subdivision and Land Development Ordinance:
  - A. Adding a subsection 170-49.2 to the ordinance referencing Appendix F.
  - B. Adding Appendix F, entitled Manual of Design Standards for Mixed Use Development and Streetscape Standards Along Route 41 and Route 7 in the UD District. The Manual addresses: Building arrangement, street network, parking location, drive-through facilities, pedestrian gathering areas and connectivity, street trees, streetlights, sidewalks and crosswalks, streetscape amenities, bus shelters and attached dwellings and multifamily dwellings.
  - C. This submission was accompanied by associated zoning map and zoning ordinance amendments, which were reviewed separately as ZM-05-22-17212 and ZA-05-22-17217.

## BACKGROUND:

2. The Chester County Planning Commission recently reviewed a previous version of the proposed subdivision and land development ordinance amendment. That review, CCPC# SA-02-22-17106, was dated March 17, 2022.

Page: 2

Re: Subdivision and Land Development Ordinance Amendment – Appendix F

# New Garden Township - SA-05-22-17218

COMMENTS:

3. The Manual of Design Standards includes illustrations of real world examples of innovative designs for a wide variety of uses that are permitted in the UD-Unified Development zoning district. We recommend that the Township use these standards as a starting point for a library of innovative real world design solutions that could be used in discussions with applicants considering investment/development in the UD district.

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

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



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

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

June 10, 2022

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

Re: Zoning Ordinance Amendment – Definitions, Revised UD provisions and add Appendix A  
# New Garden Township - ZA-05-22-17217

Dear Ms. Reiner:

The Chester County Planning Commission has reviewed the proposed zoning ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on May 24, 2022. 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. Adding 12 new definitions and revising five existing definitions in Section 200-9.
  - B. Removing and replacing the existing provisions applicable to the UD-Unified Development zoning district of Section 200-54 through Section 200-59.
  - C. Adding Appendix A – Manual of Design Standards for Mixed Use Development and for Streetscape Enhancements Along Route 41 and Route 7 in the UD District.
  - D. This submission was accompanied by an associated zoning map amendment and a subdivision and land development ordinance amendment, both of which will be reviewed separately.

## BACKGROUND:

2. The Chester County Planning Commission recently reviewed a previous version of the proposed zoning ordinance amendment. That review, CCPC# ZA-02-22-17105, was dated March 17, 2022. The current submission represents a reduction in the scope of the zoning ordinance amendment and in the extent of the associated map amendment. The current submission does not include any language related to amendments to the HC-Highway Commercial zoning district.

**LANDSCAPES:**

3. The area of the Township involved in this amendment is located along the Route 41 and Route 7 corridors which are primarily in the **Suburban** 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.

**COMMENTS:**

4. The proposed use regulations of Section 200-56 appear to include most of the uses listed in the previous version of this amendment, but the details of how the uses are permitted is streamlined making the provisions easier for an applicant to understand and easier for the Township to administer.
5. These regulations could encourage Mixed Use Development in the UD district by providing incentives that increase residential density as listed in Section 200-57.B(12). The Township should consider including a bonus for the provision of a percentage of affordable residential units and/or accessory dwelling units in appropriate locations. If the maximum gross density for Single family detached dwellings is three units per gross acre and the minimum lot size is 7,500 square feet, there should be space on each lot to accommodate an accessory dwelling unit in the rear yards with alley access or above garages sited on an alley.
6. In Section 200-57.B subsection (9) has been omitted and in subsection (12) the "...increase..." should read "increased". In subsection 12(a), the word "...about..." should read "above".
7. There may be a slight discrepancy between the density of Single family detached dwellings in the by right use of Section 200-56.A(23), which states less than three dwelling units per gross acre and 200-57.C(1)(a), which indicates a Maximum gross density equal to three (3) dwelling units per gross acre.
8. The units (feet) are omitted in Section 300-58.A (1)(a) in the first sentence after the number "300".
9. The parameters of the provision in Section 200-58.N (7)(a) related to the size of Pedestrian Gathering Areas (PGA) are unclear. We suggest that the language be revised to read three thousand square feet or 2 percent of the gross tract area, whichever is greater. This would mean that lots under 3.443 acres would use the three thousand square feet measure and lots greater than that area would use the two percent measure.
10. We recommend that the twenty (20) percent figure for native species plant material to be used in the landscaping should be increased to improve the likelihood of survival of the landscaping. Appropriately selected native species are adapted to the local climate and conditions and are more likely to survive when properly maintained. For additional information on the use of Native Plants see: <https://www.chescoplanning.org/MuniCorner/eTools/72-NativePlants.cfm>

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

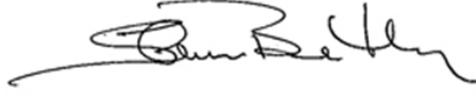
Page: 3

Re: Zoning Ordinance Amendment – Definitions, Revised UD provisions and add Appendix A

# New Garden Township - ZA-05-22-17217

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

Sincerely,

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

Glenn Bentley  
Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

June 10, 2022

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

Re: Zoning Map Amendment – Seven Parcels from R-4 Residential to UD-Unified Development  
# New Garden Township - ZM-05-22-17212

Dear Ms. Reiner:

The Chester County Planning Commission has reviewed the proposed Zoning Map Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on May 18, 2022. We offer the following comments to assist in your review of the proposed Zoning Map Amendment.

## DESCRIPTION:

1. The Township proposes the following amendments to its zoning map:
  - A. The zoning designation for seven parcels located at the north side of Sheehan Road is revised from R-4 Residential to UD-Unified Development.
  - B. The map amendment submission was accompanied by a zoning ordinance amendment and a subdivision and land development ordinance amendment; these have been reviewed separately as:  
ZA-05-22-17217 and SA-05-22-17218.

## BACKGROUND:

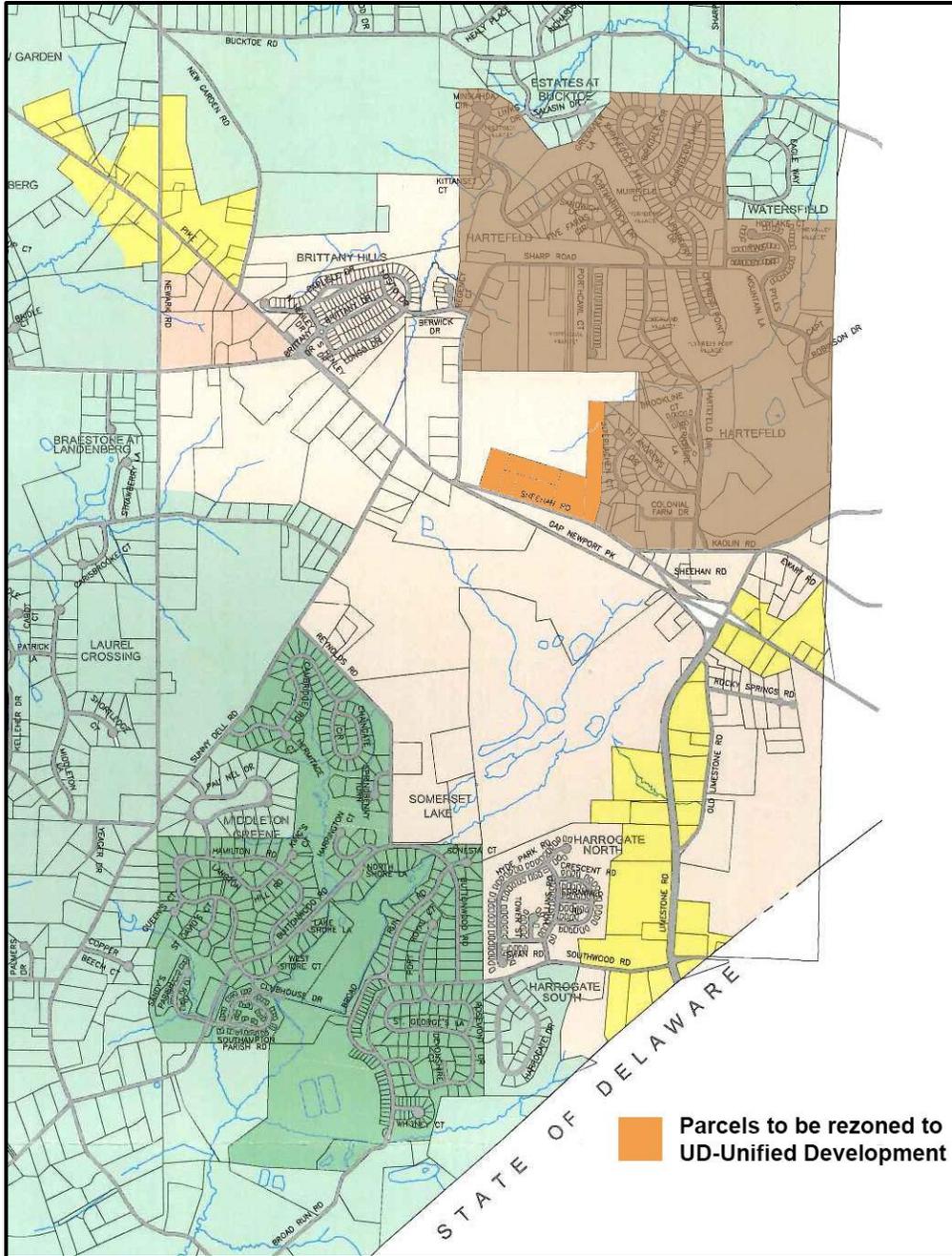
2. The County Planning Commission recently reviewed an earlier zoning map amendment proposal. That review CCPC# ZM-02-22-17099, dated March 17, 2022, proposed rezoning 97 parcels that are currently zoned H/C-Highway Commercial, R-1 Residential and R-4 Residential to UD-Unified Development. That rezoning would have extended the UD district to the north along the Route 41 corridor to Avondale Borough.

## LANDSCAPES:

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

COMMENTS:

4. The extent of the proposed map change has been significantly scaled back from that proposed in the previous review, which is more consistent with the recommendations for the UD district contained in the Township’s 2018 Comprehensive Plan and for the **Suburban Landscape in Landscapes3**.



Page: 3

Re: Zoning Map Amendment – Seven parcels from R-4 Residential to UD- Unified Development  
# New Garden Township - ZM-05-22-17212

**RECOMMENDATION: The County Planning Commission supports the adoption of the proposed zoning ordinance map 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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June 10, 2022

Kathleen Howley, Township Manager  
Pennsbury Township  
702 Baltimore Pike  
Chadds Ford, PA 19317

Re: Zoning Ordinance Amendment – Solar Energy Systems  
# Pennsbury Township - ZA-05-22-17213

Dear Ms. Howley:

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 May 18, 2022. 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. Four new definitions are added, and two existing definitions are revised in Section 162-202.
  - B. The existing Solar Energy Systems provisions in Section 162-2045 are removed and replaced with new provisions entitled Solar Energy Systems.
  - C. Accessory Solar Energy Systems are permitted by right when roof mounted systems are not visible from the street adjacent to the property, if this is not the case such systems are permitted by conditional use.
  - D. The Criteria and Standards applicable to Solar Energy Systems are listed.

## COMMENTS:

2. The County Planning Commission supports the development and use of alternative energy systems through policies in both *Landscapes3* and the Chester County Climate Action Plan. We note that the Township's proposed ordinance amendment addresses issues beyond the scope of much of the ordinance language on this topic that we have reviewed in the last five years. The proposed language would increase the costs of installing an Accessory Solar Energy System possibly to the point of dissuading residents from making the switch to Solar Energy. We suggest that the Township reconsider its provisions imposing the use of the conditional use process based on aesthetic measures and requiring: a structural engineer's report, a topographic survey, underground cabling, a notarized and recorded Glare Affidavit, a limit of the surface area of 750 square feet for ground mounted systems, visual impact mitigation and the abandonment and decommissioning procedures.

Page: 2  
Re: Zoning Ordinance Amendment – Solar Energy Systems  
# Pennsbury Township - ZA-05-22-17213

3. We suggest that the Township review the model Solar Ordinance of the Delaware Valley Regional Planning Commission, which is available at:  
<https://www.dvrpc.org/energyclimate/modelordinance/solar>  
Additional information on solar and other alternative energy systems can be viewed on the Chester County Planning Commission website at:  
<https://www.chescoplanning.org/uandi/CleanEnergy.cfm>

**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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June 17, 2022

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

Re: Subdivision and Land Development Ordinance Amendment – Landscape Material Measurement Standards and Parking Lot Landscaping Design  
# Sadsbury Township - SA-06-22-17231

Dear Ms. Shank:

The Chester County Planning Commission has reviewed the proposed Sadsbury Township 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 June 2, 2022. We offer the following comments to assist in your review of the proposed Sadsbury Township Subdivision and Land Development Ordinance amendment.

## DESCRIPTION:

1. Sadsbury Township proposes the following amendments to its Subdivision and Land Development Ordinance:
  - A. Amend the definitions of DBH - Diameter at Breast Height, Riparian Buffer (and Zone 1 Interior Riparian Buffer and Zone 2 Outer Riparian Buffer);
  - B. Amend the riparian buffer standards; and
  - C. Amend the parking standards regarding landscaping and access.

## COMMENTS:

2. Proposed Section 418D.1., "Parking Areas" is confusing because it appears to conflate regulations regarding raised landscape islands with curbing at parking ingress and egress areas. A clearer regulation could read, "Landscaped islands shall be at least ten feet wide. Points of ingress and egress to parking lots shall be defined by curbing, which shall also extend along the entire perimeter of the parking area."
3. Proposed Section 418D.2. could be too limiting; we suggest that an interior landscaped island should be permitted to be more than the length of one parking space when the island is located at two rows of parking spaces.
4. We endorse the adoption of the riparian buffer standards.

Page: 2

Re: Subdivision and Land Development Ordinance Amendment – Landscape Material  
Measurement Standards and Parking Lot Landscaping Design  
# Sadsbury Township - SA-06-22-17231

**RECOMMENDATION: The Commission recommends that the issues raised in this letter be addressed before action is taken on this proposed Sadsbury Township Subdivision and Land Development Ordinance amendment.**

We request an official copy of the decision made by the Sadsbury 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 "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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West Chester, PA 19380-0990  
(610) 344-6285 Fax (610) 344-6515

June 6, 2022

Gwen A. Jonik, Secretary  
Upper Uwchlan Township  
140 Pottstown Pike  
Chester Springs, PA 19425

Re: Zoning Ordinance Amendment - Amend the Zoning Map and Eliminate the F-1 and F-2 Flexible Development Overlay Districts  
# Upper Uwchlan Township - ZA-05-22-17223

Dear Ms. Jonik:

The Chester County Planning Commission has reviewed the proposed Upper Uwchlan Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on May 27, 2022. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

## DESCRIPTION:

1. The Township proposes to amend the zoning map and ordinance to eliminate the F-1 and F-2 Flexible Development Overlay districts, and add a new Section 200-72 to address the area and bulk regulations for subdivisions that have been approved using the Flexible Development Overlay regulations. A revised zoning map was included as part of the submission to the County Planning Commission (identified as "Exhibit A" in the submission).

## BACKGROUND:

2. The Chester County Planning Commission previously reviewed an amendment eliminate the F-1 and F-2 Flexible Development Overlay districts, and our comments were forwarded to the Township in a letter dated May 16, 2022 (refer to CCPC ZA-05-22-17195).

## COMMENTS:

3. In our previous review of this amendment, we suggested that the Township ensure that other options in the Zoning Ordinance will still provide appropriate opportunities for innovative designs and developments that protect important environmental features.
4. The Township could also consider adjusting the current flexible/open space development option regulations, such as a reduction in minimum tract size, to make them more suited to the remaining Township sites that may be appropriate for this option. The Chester County Planning Commission's eTool on Cluster Development can also be consulted for other regulation considerations, at <https://www.chescoplanning.org/MuniCorner/eTools/26-ClusterDev.cfm>

Page: 2

Re: Zoning Ordinance Amendment - Amend the Zoning Map and Eliminate the F-1 and F-2 Flexible Development Overlay Districts

# Upper Uwchlan Township - ZA-05-22-17223

5. The new Section 200-72 to the amendment appears to be necessary to permit developments that were approved under the F-1 and F-2 Flexible Development Overlay district regulations to proceed under the regulations that applied at the time of approval.

**RECOMMENDATION: Upper Uwchlan Township should consider the comments in this letter and in our review letter of May 16, 2022 (refer to CCPC ZA-05-22-17195) 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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West Chester, PA 19380-0990  
(610) 344-6285 Fax (610) 344-6515

June 10, 2022

Tara Giordano, Zoning Officer  
Uwchlan Township  
715 North Ship Road  
Exton, PA 19341

Re: Subdivision and Land Development Ordinance Amendment – Landscaping Standards  
# Uwchlan Township - SA-05-22-17208

Dear Ms. Giordano:

The Chester County Planning Commission has reviewed the proposed Uwchlan Township 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 May 11, 2022. We offer the following comments to assist in your review of the proposed Subdivision and Land Development Ordinance amendment.

## DESCRIPTION:

1. Uwchlan Township proposes the following amendments to its Subdivision and Land Development Ordinance relating to landscaping, including the following notable requirements:
  - A. Any part or portion of any tract which is not occupied by buildings or structure or other permitted impervious or semipervious surfaces shall be landscaped according to a landscape plan approved by the Township or shall be left in its natural state (e.g. forest, meadow or hedgerow);
  - B. No invasive plant species are permitted (as defined by the U.S. Departments of Interior National Park Service Invasive Plant Atlas); and
  - C. Minimum plant sizes are included.

## COMMENT:

2. We endorse the option for allowing landscape areas to be maintained in a natural state, such as in a meadow condition. This can increase biodiversity, decrease stormwater runoff, reduce expenses relating to mowing and related fuel use, and limit the unnecessary application of herbicides, pesticides and fertilizers.
3. The Township can review additional information on natural landscaping in the Chester County Planning Commission's eTool on Landscaping with Native Plants, at:  
<https://www.chescoplanning.org/MuniCorner/eTools/72-NativePlants.cfm>

Page: 2

Re: Subdivision and Land Development Ordinance Amendment – Landscaping Standards

# Uwchlan Township - SA-05-22-17208

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

We request an official copy of the decision made by the Uwchlan 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 "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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June 10, 2022

Tara Giordano, Zoning Officer  
Uwchlan Township  
715 North Ship Road  
Exton, PA 19341

Re: Zoning Ordinance Amendment - PCID Planned Commercial Industrial Development District  
# Uwchlan Township - ZA-05-22-17206

Dear Ms. Giordano:

The Chester County Planning Commission has reviewed the proposed Uwchlan Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on May 11, 2022. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

## DESCRIPTION:

Uwchlan Township proposes to amend Zoning Ordinance Section 508.11, regarding the PCID Planned Commercial Industrial Development District, to include the following:

“The Master Plan of Eagleview 2021 depicts Town Center and Town Center II. There shall be no further lands designated as Town Centers within Eagleview development.”

Other minor language changes are also included that do not substantially affect the meaning of this Section.

## COMMENT:

The Chester County Planning Commission endorses the opportunity for mixed use developments in **Suburban** and **Suburban Center Landscapes** areas as designated by [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 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 Town Center concept is consistent with the Suburban Center Landscape.

Page: 2

Re: Zoning Ordinance Amendment - PCID Planned Commercial Industrial Development District  
# Uwchlan Township - ZA-05-22-17206

We encourage the Township to continue other opportunities for innovative mixed use developments such as those that have been developed in the Town Center. The Township can review recommendations in the County Planning Commission's mixed use development eTool, at:

<https://www.chescoplanning.org/MuniCorner/eTools/25-MixedUse.cfm>

**RECOMMENDATION: Uwchlan Township should act on the proposed zoning ordinance amendment according to its land use policies.**

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

Sincerely,

A handwritten signature in 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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(610) 344-6285 Fax (610) 344-6515

June 10, 2020

Tara Giordano, Zoning Officer  
Uwchlan Township  
715 North Ship Road  
Exton, PA 19341

Re: Zoning Ordinance Amendment – Outdoor Lighting  
# Uwchlan Township - ZA-05-22-17207

Dear Ms. Giordano:

The Chester County Planning Commission has reviewed the proposed Uwchlan Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on May 11, 2022. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

## DESCRIPTION:

1. Uwchlan proposes to update its outdoor lighting regulations in its Zoning Ordinance, including addressing the correlated color temperature for LED outdoor lighting sources:
  - A. For non-horizontal surfaces, the use of fixtures that are not “full cut-off” shall be permitted only with the approval of the Board of Supervisors, based upon acceptable glare control. Fixtures that do not exceed specified lumen outputs would be exempt from the requirements.
  - B. LEDs shall have correlated color temperatures that do not exceed a rating of 3000 Kelvin. For special lighting applications that require more accurate color rendition, the Township may permit ratings up to but not exceeding 4000 Kelvin. This requirement shall also apply to existing lights such as high-pressure sodium or metal halide that are to be converted to LED sources.

## COMMENTS:

2. We commend the Township for addressing contemporary illumination technology. We suggest that the Township Engineer review the regulations to ensure that they can be interpreted and enforced efficiently.
3. We suggest that the Township consider how it can encourage existing outdoor lamps that use older technology to be converted using compliant LED technology when a subdivision or land development, or a building permit, is not required.
4. The Township may review the Chester County Planning Commission’s eTool on outdoor lighting, at: <https://www.chescoplanning.org/MuniCorner/eTools/30-OutdoorLighting.cfm>

Page: 2  
Re: Zoning Ordinance Amendment – Outdoor Lighting  
# Uwchlan Township - ZA-05-22-17207

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

Sincerely,

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

Wes Bruckno, AICP  
Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

June 3, 2022

Kim Milane-Sauro, Assistant Township Manager  
West Caln Township  
721 West Kings Highway  
Coatesville, PA 19320

Re: Curative Amendment – Keeping of Horses for Transportation  
# West Caln Township - CA-05-22-17210

Dear Ms. Milane-Sauro:

The Chester County Planning Commission has reviewed the proposed West Caln Township curative amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609.1(a). The referral for review was received by this office on May 17, 2022. We offer the following comments to assist in your review of the proposed curative amendment.

## DESCRIPTION:

1. The proposed West Caln Township curative amendment proposes to add a new Section 1212.D to the Township Zoning Ordinance to specify that the provisions in this Section are not to be interpreted to prohibit the keeping of horses on any size lot if those horses are the primary means of transportation for the landowners or residents of the lot. Other Township ordinances and regulations which govern the health, sanitation, and safety shall be followed.

## BACKGROUND:

2. The Chester County Planning Commission had previously reviewed a proposed West Caln Township Zoning Ordinance amendment on May 2, 2022 (refer to CCPC 05-22-17194). Part of that proposed amendment related to the keeping of animals in the General Regulations section.

## COMMENTS:

3. The Township should be aware that some provisions of Section 1212, which are not proposed to be amended as part of this curative amendment, may make it difficult to comply with the proposed new Section 1212.D. For example, smaller lots may have difficulty meeting the required setbacks in Section 1212.B.5:

“The storage or stock-piling of manure or other odor or dust producing substance shall not be permitted within one hundred (100) feet of any abutting property or public right-of-way, closer than one hundred (100) feet to any wells, springs, sinkholes, on slopes adjacent to any ponds and streams, or within any swale or drainageway.”

Page: 2

Re: Curative Amendment – Keeping of Horses for Transportation

# West Caln Township - CA-05-22-17210

4. We note that the Township will be addressing standards specifically relating to the keeping of horses for transportation, as part of a full zoning ordinance update and as recommended by the 2020 Comprehensive Plan. However, we suggest that the Township consider permitting the keeping of horses for transportation by special exception rather than by-right, because the special exception process will help the Township address specific issues that could affect the keeping of horses on small lots. For example, the Board could consider how many horses should be kept on a lot, how setbacks should be established, where grazing areas should be maintained, and other site-specific issues. The special exception process will permit the Township Zoning Hearing Board to impose reasonable conditions on applications. Such a requirement is authorized under Section 912.1 of the Pennsylvania Municipalities Planning Code, which states that "... the board may attach such reasonable conditions and safeguards, in addition to those expressed in the [zoning] ordinance, as it may deem necessary to implement the purposes of this act and the zoning ordinance."

**RECOMMENDATION: West Caln Township should consider the comments contained in this letter before acting on the proposed curative amendment.**

We request an official copy of the decision made by the West Caln Township Board of 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

cc: Kimberly Venzie, West Caln Township Solicitor



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

June 1, 2022

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

Re: Comprehensive Plan Amendment: Chapter 7 - Open Space, Parks, Recreation, and Trails; and  
Future Land Use Map  
# Westtown Township – CP-04-22-17173

Dear Ms. Dobbs:

The Chester County Planning Commission has reviewed the proposed Comprehensive Plan amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 301.3. The referral for review was received by this office on April 19, 2022. We offer the following comments to assist in your review of the proposed amendment.

## DESCRIPTION:

1. The Township proposes to amend Chapter 7, Open Space, Parks, Recreation and Trails, of its 2019 Comprehensive Plan, by specifically identifying the preservation of the Crebilly Farm, a 322.36 acre tract situated on the west side of Route 202, between Street Road (Route 926) and West Pleasant Grove Road, as a top priority. Page 7-8 states that the Township should seek to preserve the Crebilly Farm through fee simple acquisition or conservation easements, as appropriate, to retain this land as open space and for passive recreation. It is also identified on page 7-5 that, in the event that Crebilly Farm can be protected as open space through acquisition or conservation easements, the Township should develop a plan for trails and other suitable amenities throughout the site to increase resident access to passive recreation.

The Township also proposes to amend the Future Land Use map, by changing the future land use designation of the eastern area of the Crebilly Farm tract from Neighborhood Conservation to Open Space (the western portion of the Crebilly Farm tract is located within the Open Space and Greenway designations).

## BACKGROUND:

2. The County Planning Commission has previously reviewed two conditional use applications for the development of the Crebilly Farm tract, the latest of which, CCPC# CU-09-19-16071, dated October 18, 2019, addressed the creation of 319 residential lots (184 single family lots and 135 townhouse lots), and 196.94 acres of open space. It is our understanding that, on September 8, 2021, the Westtown Township Board of Supervisors denied this conditional use application.

**LANDSCAPES:**

3. While the eastern portion of the Crebilly Farm tract is located within the **Suburban Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan, the central and western portions are located in the **Rural Landscape** and **Brandywine Battlefield** Overlay designations. Additionally, the **Natural Landscape** designation extends across the entire tract.

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. Furthermore, the Suburban land use patterns guidance in the Planning Principles section identifies “diverse agricultural activities” as an appropriate land use in the Suburban 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.

*Landscapes3* recognizes the Brandywine Battlefield as an overlay area on the Landscapes Map. Development within or adjacent to the Brandywine Battlefield should preserve key lands, adaptively reuse historic resources, and apply context-sensitive design to integrate with distinctive cultural features and the nationally significant cultural landscape.

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 Comprehensive Plan amendment is consistent with the goals and objectives of *Landscapes3*.

**COMMENTS:**

4. The Township should clearly identify in its Comprehensive Plan whether the intended land use policy is for agricultural activities to potentially remain on the Crebilly Farm site as well as passive recreation.

We note that Oakbourne Park in Westtown Township is a local example where agriculture and public trails work in tandem; we suggest that the Township also review the following examples for managing public trails within an agricultural site to consider how these two uses can be compatible within a public recreation area:

- Springton Manor Farm: <https://www.chesco.org/4627/Springton-Manor-Farm>; and
- Norristown Farm Park: <https://montcopa.org/874/Norristown-Farm-Park>.

**RECOMMENDATION: The County Planning Commission commends the Township on its efforts for preserving the Crebilly Farm tract. The Township should consider the comments contained in this review prior to taking action on this Comprehensive Plan Amendment.**

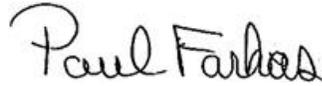
Page: 3

Re: Comprehensive Plan Amendment: Chapter 7 - Open Space, Parks, Recreation, and Trails; and  
Future Land Use Map

# Westtown Township – CP-04-22-17173

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

Sincerely,

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

Paul Farkas  
Senior Review Planner

# Act 537 Reviews

Chester County Planning Commission  
July 13, 2022

## ENVIRONMENTAL PLANNING ACTIVITIES

### *Sewage Facilities Planning*

#### MAJOR REVISIONS TO MUNICIPAL PLANS:

##### **Pocopson Elementary School to Sheeder Tract Connection – Pocopson Township**

#### MINOR REVISIONS TO MUNICIPAL PLANS:

##### **East Vincent Township, 506 Park/150 S. Wall Street**

The applicant is proposing a residential development of 14 townhouses (plus two existing homes) on 5.5 acres. The site is located at the intersection of Park and Wall Streets. The amount of wastewater for the project is 3,430 gpd. The project is to be served by a public sewage disposal system operated by Spring City Borough. This project is designated as an Urban Landscape and is consistent with *Landscapes3*.

##### **Honey Brook Township, Horace Helm**

The applicant is proposing a residential development of 1 additional lot (one existing) on 8.2 acres. The site is located on Talbotville Road near the intersection with Supplee Road. The amount of wastewater to be generated for the project is 500 gpd. The project is to be served by an individual on-lot sewage disposal system. This project is designated as an Agricultural Landscape and is consistent with *Landscapes3*.

##### **Willistown Township, Wright Residence Small Flow Treatment Facility**

The applicant is proposing a residential small flow treatment facility for an existing residence on 2 acres. The site is located on Buttonwood Road and Grubbs Mill Road. The amount of wastewater for the project is 600 gpd. The project is to be served by an individual stream discharge system, due to the failure of the existing system and no viable replacement area or nearby public system access. This project is designated as a Rural Landscape and is somewhat consistent with *Landscapes3*.

**TOPIC: Environmental**

**Item: Pocopson Township – Pocopson Elementary School to Sheeder Tract WWTP- Consistent**

Background

This Plan Update was prepared to decommission the Pocopson Elementary School wastewater treatment system and to connect to the Sheeder Tract Wastewater Treatment Plant, which is owned and operated by DELCORA.

Discussion

The Act 537 Plan is consistent with the goals of *Landscapes3*, as no new development is being proposed, and the connection to the public system will alleviate ongoing nitrate issues. Further, this proposed connection is located within a growth area, which is consistent with Connect Objective F, which promotes the provision of public sewer within growth areas.

*Watersheds* objective 7.2 of Goal 7 states, “concentrate planned utility service areas to support designated growth areas.” The project proposed is located partially within a designated growth area, no new development is proposed, and the connection will address existing nitrate issues, all of which are consistent with *Watersheds*.

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

Action Requested

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

7/13/2022

# Major Revisions



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

June 14, 2022

Megan Kawamoto, PE  
Castle Valley Consultants, Inc.  
10 Beulah Road  
New Britain, PA 18901  
[mkawamoto@casval.com](mailto:mkawamoto@casval.com)

Re: Pocopson Elementary School Connection to Sheeder WWTP, Pocopson Township

Dear Ms. Kawamoto:

The Chester County Planning Commission (Planning Commission) has reviewed the Draft 537 for Pocopson Elementary School, dated March 2022 as required by Section 71.31(b) of the Pennsylvania Sewage Facilities Act (Act 537). The Plan was prepared by Castle Valley Consultants, Inc. and was received on April 27, 2022. As proposed, the selected alternative is to discontinue the use of the current on-lot system and connect the elementary school to the Sheeder Tract Wastewater Treatment Plant, operated by the Delaware County Regional Authority (DELCORA).

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

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

1. *Landscapes3* Map:

*Landscapes3* designates the area proposed for connection to the Sheeder Tract system as being located within both the Rural and Suburban Landscapes. We also acknowledge that the current system is experiencing nitrogen issues in excess of DEP limits. The Planning Commission finds the proposal to be consistent with the Map of *Landscapes3* (2018).

2. *Landscapes3* Plan:

As presented, the area proposed to connect to the Sheeder Tract Wastewater Treatment Plant is located partially within a designated growth area, and is consistent with *Landscapes3* Connect Objective F, which states, "Coordinate water and sewage facilities planning with land use planning so that development is directed toward designated growth areas with adequate and well-maintained infrastructure."

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

The selected alternative for Pocopson Elementary School is to connect to the Sheeder Tract's Wastewater Treatment Plant and to discontinue the use of their individual system, which has experienced ongoing issues with nitrates. The proposed alternative is consistent with *Landscapes3* Connect Goal, "Advance efficient, reliable, and innovative transportation, utility, and communications infrastructure systems that responsibly serve thriving and growing communities." As proposed, this connection is consistent with *Landscapes3*.

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

*Watersheds*, the water resources element of the County comprehensive plan, identifies Objective 7.2 of Goal 7, "concentrate planned utility service areas to support designated growth areas." The Pocopson Elementary School, according to the Landscapes Map, is located within both the Suburban and Rural Landscape. The connection of this area to the Sheeder Tract sewer system is consistent with the objectives of *Watersheds*, as both sites are developed.

D. General Comment:

According to the National Pipeline Mapping System (NMPS), a portion of the study area is located within areas potentially containing pipelines operated by TransCanada/Columbia Gas. While the location of this corridor does not preclude development along the pipeline corridor itself, there may be special steps that can avoid negative impacts or interactions between the public and the pipeline. The Planning Commission recommends contacting the pipeline operator to coordinate construction activities. Contact information for the operators can be found on the Chester County Pipeline Information Center website <http://www.landscapes2.org/pipeline/Operators.cfm>.

Thank you for the opportunity to offer comments on this Plan. We hope that these comments will be of assistance as you prepare for submission of this planning document to the PA DEP. If you have any questions, please contact me at 610-344-6285 or [cconwell@chesco.org](mailto:cconwell@chesco.org).

Sincerely,



Carrie J. Conwell, AICP  
Senior Environmental Planner

cc: Elizabeth Mahoney, PaDEP  
Ryan Oxenford, Chester County Health Department  
Susan Simone, Pocopson Township

# Minor Revisions



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

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

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

Project Name & Municipality 506 Park Road & 150 South Wall Street, East Vincent Township

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

1. Date plan received by county planning agency. May 12, 2022
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency June 16, 2022

**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 Urban Center Landscape. The vision for the Urban Center Landscape is historic downtown and established neighborhoods serving as civic, economic and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Public sewer systems are encouraged in this landscape.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency <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 Schuylkill River Watershed. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact:
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known historical or archaeological resources be impacted by this project? <b>Not Known.</b> If yes, describe impacts
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Is there a county or areawide zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	10. Does this proposal meet the zoning requirements of the ordinance? <b>N/A</b>

Yes	No	SECTION C. AGENCY REVIEW (continued)
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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 PlannerSignature: Date: 6/16/2022Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

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

This project was reviewed under Act 247 as Case Number SD-03-22-17131.

PC53-06-22-17240

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  
Marc Petrucelli, Site Contact  
Catherine Ricardo, East Vincent Township  
Allan Zimmerman, Commonwealth Engineers, 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 Horace Helm, Honey Brook Township

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

1. Date plan received by county planning agency. May 10, 2022
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency June 16, 2022

**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 <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 East Branch Brandywine Creek. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact:
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known historical or archaeological resources be impacted by this project? <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: 6/14/2022Name 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.

PC53-06-22-17239

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  
Horace Helm, Site Contact  
Warren Obenski, Honey Brook Township  
Jeff Miller, 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 Kurt Wright, Willistown Township

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

1. Date plan received by county planning agency. June 07, 2022
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency June 21, 2022

**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 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 proposed method of wastewater disposal is inconsistent with Objective E for PROTECT, which promotes groundwater recharge. However, based on the information provided with the planning module, it appears that there is no feasible alternative to the use of stream discharge, due to the lack of public sewers in the area and lack of any possible subsurface replacement area on the site. The use of stream discharge should be avoided whenever possible, through the use of infiltration or land use application.</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 <u>*Landscapes3 Protect Recommendation 6 promotes innovative practices for improved water quality, including land application systems, such as spray and drip irrigation, to reduce effluent and pollution loads to streams. Based on the information provided with this Planning Module, it appears that there is no feasible alternative to the use of stream discharge, due to the lack of public sewers in the area and the lack of any possible sub-surface replacement areas on the site.</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 <u>*Based on the information provided with this planning module, it appears that there is no feasible alternative to the use of stream discharge, due to the lack of public sewers in the area and the lack of any possible sub-surface replacement areas on the site. According to Landscapes3, stream discharges should be avoided whenever possible, through the use of infiltration and land application.</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: 6/21/2022Name 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.

PC53-06-22-17243

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  
 Kurt Wright, Site Contact  
 Sally Slook, Willistown Township  
 Paul Rosone, PR Environmental Designs, Inc.

# Discussion and Information Items



# Agricultural Development Council Update



# Sustainability Division Update



## Sustainability Division

Monthly Activities Report – June 2022

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**Summary:** Work continued on the municipal open space outreach initiative: draft outreach materials were prepared and sent to the land conservancies for comment.

Work also continued on the following projects:

- Climate Action Plan metrics, executive summary, and implementation guides
- Cluster Subdivision Design Guide
- Sewer Service Area interactive map

The Sustainability Division also organized a staff training on Conservation Subdivision Design and Ordinances, which was led by staff of Natural Lands. Other county and municipal planners attended the training, as well.

Lastly, the Sustainability Division is working to establish a county affiliate group of Keep PA Beautiful. We are in the process of defining the scope of this group and formalizing the agreement with Keep PA Beautiful. In the coming months we will develop a webpage and social media and will form a Working Group / Steering Committee to contribute to the initiative.

**Environmental and Energy Advisory Board:** The Clean Energy Subcommittee held a meeting on 6/15. The group has developed a prioritized list of potential projects that they will present to the full EEAB at the July meeting. The Environmental Subcommittee held a meeting on 6/22 to provide feedback and ideas for CCPC's Tree and Woodland Protection work program item.

**Pipelines:** Dredging activities related to the August 2020 incident, where drilling fluid and mud were discharged into Ranger Cove at Marsh Creek Lake, are continuing and are anticipated to be completed in the next few weeks. Restoration will occur in phases starting from lake access and leading up to the dewatering area. Dredged material is being removed from the site, and as restoration occurs, it is anticipated that the land will be turned back over to the farming activity that had been taking place on the site.

On June 16, the PA Public Utility Commission fined Sunoco \$51,000 for violations related to disruptions as part of pipeline construction through the Glen Riddle Station Apartments in Middletown Township, Delaware County.

# Multimodal Transportation Planning Division



# Multimodal Transportation Planning Division

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June 2022

## DVRPC TCDI Awards

On June 23<sup>rd</sup>, the DVRPC Board approved the list of projects selected to receive awards from the FY23 Transportation & Community Development Initiative (TCDI) program. Thirty-three (33) applications were received requesting \$2.8M from an available \$1.2M in program funds. Thirteen (13) of those submissions were selected for awards, including two in Chester County:

- Chester County Planning Commission - Public Transportation Plan Update, Phase Two - \$60,000
- Borough of Oxford – SALDO and Zoning Update - \$100,000

A complete list of the FY23 program awards and recipients may be found here: <https://dvrpc.org/tcdi/>



## Bridge Investment Program

The Federal Highway Administration (FHWA) released a Notice of Funding Opportunity (NOFO) on June 10<sup>th</sup> for the Bridge Investment Program (BIP), a competitive funding program created by the passage of the Infrastructure Investment and Jobs Act / Bipartisan Infrastructure Law (IIJA/BIL). The program has three categories: Planning; Large Bridge Projects (>\$100M); and, Bridge Projects (<\$100M). The Facilities Department and their consultant bridge engineer through the county Bridge Management Program are investigating the potential to submit for a Planning project, which has an application deadline of July 25<sup>th</sup>. One of the primary goals of the BIP is to reduce the number of poor condition bridges. Chester County owns 91 roadway bridges, 29 of which are currently rated in poor condition.



## Bike Ped Safety Campaign

The MTP Division has been working the past few months on the development of a social media bicycle / pedestrian safety campaign. This CCPC Work program project is the result of a concept that MTP lanner Eric Quinn proposed to and was approved by Commissioner Josh Maxwell following a cyclist fatality. Eric will be delivering a presentation at the Board meeting summarizing the campaign which is slated to be launched in early to mid July.

# 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:** June 30, 2022  
**Re:** Planning Commission Board Meeting Monthly Report

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For the month of June, 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. Preparation of eTool updates continued. Research also continued for the work program's Village Preservation Guide.

The GIS staff assisted Community Planning with mapping requests, historic atlas updates, and work program projects.

The Graphics team assisted with various work program projects, including imagery for the for the County's Pedestrian and Bicycle Safety Campaign and materials for Clean and Sustainable Energy outreach.

# Community Planning

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

# Community Planning Municipal Assistance Projects

July 2022

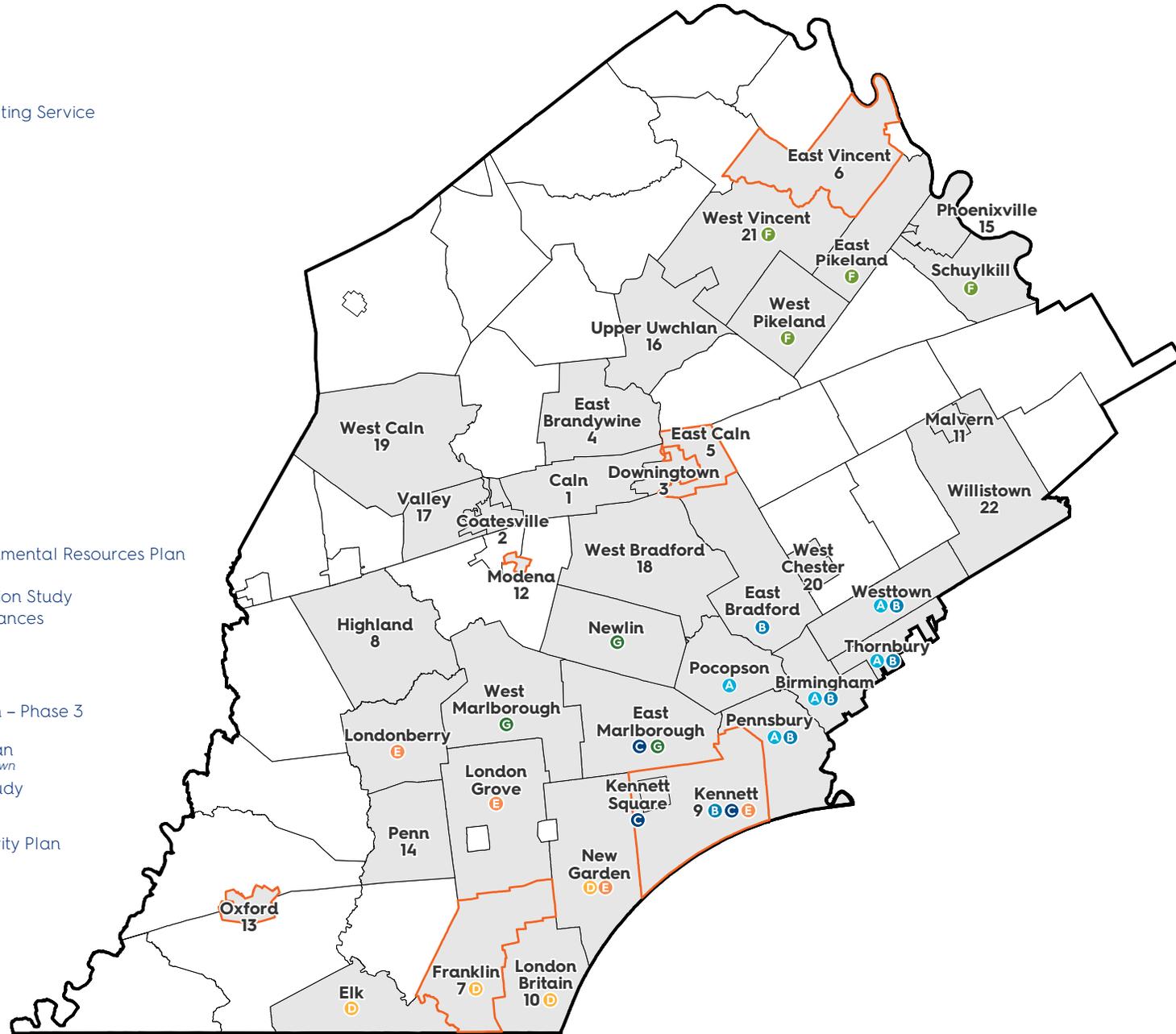
- Municipality with Ongoing VPP Project
- Municipality with Planning Commission Consulting Service

## Single-Municipality Projects

1. Caln Zoning Ordinance
2. Coatesville Zoning Ordinance
3. Downingtown Comprehensive Plan
4. East Brandywine Comp Plan & Official Map
5. East Caln Comprehensive Plan
6. East Vincent Zoning Ordinance
7. Franklin Comprehensive Plan
8. Highland Comprehensive Plan
9. Kennett Zoning Ordinance
10. London Britain SLDO
11. Malvern Comprehensive Plan
12. Modena Comprehensive Plan
13. Oxford Comprehensive Plan
14. Penn Comprehensive Plan
15. Phoenixville Comprehensive Plan
16. Upper Uwchlan Active Transportation Plan
17. Valley – W. Lincoln Highway Corridor Master Plan
18. West Bradford Open Space, Recreation, & Environmental Resources Plan
19. West Caln Zoning
20. West Chester – Economic Benefits of Rail Restoration Study
21. West Vincent Forest/Woodlands Protection Ordinances
22. Willistown Comprehensive Plan

## Multi-Municipal Projects

- A** Brandywine Battlefield Strategic Landscapes Plan – Phase 3  
*Birmingham, Pocopson, Pennsbury, Thornbury, Westtown*
- B** Brandywine Battlefield Heritage Interpretation Plan  
*Birmingham, East Bradford, Kennett, Pennsbury, Thornbury, Westtown*
- C** Longwood Gardens Connector Trail Feasibility Study  
*East Marlborough, Kennett, Kennett Square*
- D** Mason-Dixon Line/  
Arc Corner Heritage Interpretation and Connectivity Plan  
*Elk, Franklin, London Britain, New Garden*
- E** Route 41 Corridor Improvement Study  
*Kennett, Londonberry, London Grove, New Garden*
- F** Clean Energy Transition Plan  
*East Pikeland, Schuylkill, West Pikeland, West Vincent*
- G** Unionville Area Regional Comprehensive Plan  
*East Marlborough, Newlin, West Marlborough*



# COMMUNITY PLANNING REPORT

July 2022 (Activities as of 6/30/22)

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: 80%      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 pulled together the full draft of the zoning ordinance and distributed it to the Task Force for review at their February meeting. Since that time, the consultant has been meeting with the Township administration to work out some of the regulatory details. The consultant is expected to distribute the revised draft prior to the Task Force meeting on June 7<sup>th</sup>. The Township will require a six-month extension to finalize the ZO and complete the adoption process.

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

Percent Completed: 50%      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 January 12 and Feb. 7, 2022 meetings discussed some recommended changes to the TND Districts. Future meetings will change from making revisions to the text to review of and recommendations of items/issues to consider for each section. The March and April meetings focused on Signs. May and June meetings focus on Definitions and the Administration Article. All areas have been covered so the work will transition to review and clarification on text modifications prior to providing recommendations to the City Council.

**3. Downingtown – Comprehensive Plan**

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

The Borough wishes to update its comprehensive plan that was last updated in 2013 and amended in 2015. The borough has not yet selected a project consultant

**4. East Brandywine Township – Comprehensive Plan and Official Map Update**

Percent Completed: 75%      Contract Term: 5/21 – 4/23      Consultant: Tom Comitta & Assoc./Brandywine Conservancy      Monitor: Jeannine Speirs

The Township is updating their existing comprehensive plan, which was adopted in 2009, and updating 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. *Chapter drafts were reviewed. Revised draft was prepared and reviewed by Task Force, and next draft is ready for joint Township Planning Commission/Board review before entering 247 review.*

**5. East Caln Township – Comprehensive Plan**

Percent Completed: 0%      Contract Term: 6/22 – 5/24      Consultant: Chester County Planning Commission      Monitor: Chris Patriarca

The township is updating their comprehensive plan to address a variety of issues facing the township. The plan will be in a more implementable format.

**6. East Vincent – Zoning Ordinance**

Percent Completed: 5%      Contract Term: 4/22 – 3/24      Consultant: Chester County Planning Commission      Monitor: Kate Clark

The Township will be developing an updated zoning ordinance with the Planning Commission acting as the consultant through the county consulting services portion of the Vision Partnership Program. *The June 2022 meeting focused on reviewing the procedures for completed articles, additional definitions, and the nonconformance standards article. Definitions will be reviewed monthly throughout the process. The next meeting is scheduled for July 20<sup>th</sup>.*

**7. Franklin Township – Comprehensive Plan**

Percent Completed: 95%      Contract Term: 4/20 – 9/22      Consultant: Chester County Planning Commission      Lead Planner: Jeannine Speirs

This is an implementable Comp Plan having six priority subject areas - agricultural retention, trails/pedestrian connections, resources as green infrastructure, roads/other community infrastructure, and Kemblesville as a destination. 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 Connectivity Plan that has been funded. *Full draft of the Comp Plan document is completed and the Plan is in for 247 review. A 6-month extension has been approved to accommodate the 247 review process and adoption.*

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

Percent Completed: 85%      Contract Term: 2/21 – 1/23      Consultant: Brandywine Conservancy      Monitor: Chris Patriarca

Formal Act 247 referral of the draft plan is expected in June.

**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: 90%      Contract Term: 7/20 – 12/22      Consultant: Brandywine Conservancy      Monitor: Kate Clark

Specific sections of the ordinance are being edited by the Township Solicitor and Planning Commission. The ordinance will be submitted for Act 247 Review once the review is completed by the Township Planning Commission and Board of Supervisors. A 6-month extension has been approved to accommodate the final township and county VPP review as well as municipal acceptance of the plan.

**11. Malvern Borough – Comprehensive Plan**

Percent Completed: 90%      Contract Term: 9/20 – 8/22      Consultant: Brandywine Conservancy      Monitor: Kevin Myers

The topics covered to date include: background data and mapping, community survey (500+ responses), community vision, natural resources, housing, historic resources, parks and recreation, future land use, economic development, and transportation. *The Borough Planning Commission recommended the draft plan to Borough Council for adoption and Council plans to approve sending the draft plan for Act 247/VPP review at their June 21, 2022 meeting.*

**12. Modena Borough – Comprehensive Plan**

Percent Completed: 85%      Contract Term: 4/21 – 3/23      Consultant: Chester County Planning Commission      Lead Planner: Chris Patriarca

Fully formatted draft plan has been completed. Timing of the formal Act 247 referral and plan adoption is under discussion with the Borough.

**13. Oxford Borough – Comprehensive Plan**

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

Oxford Borough has retained the Planning Commission to develop a new comprehensive plan that will also address all required elements of a revitalization plan within the overall Plan. The Borough presented the draft Plan Objectives and Actions at a public open house on April 28<sup>th</sup> and discusses the results of a Plan Action Prioritization Exercise at the May 26<sup>th</sup> Task Force meeting. Plan Chapters will be developed and distributed for review and comment at the Task Force’s July, August, and September meetings.

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

Percent Completed: 5%      Contract Term: TBD      Consultant: Brandywine Conservancy      Monitor: Mark Gallant

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. The Kick-off meeting was held in-person at the Penn Township building on May 25<sup>th</sup>.

**15. Phoenixville Borough – Comprehensive Plan**

Percent Completed: 100%      Contract Term: 8/20 – 7/22      Consultant: Herbert, Rowland, and Grubic      Monitor: Chris Patriarca

*Borough Council adopted the updated comprehensive plan at their June meeting.*

**16. Upper Uwchlan Township – Active Transportation Plan**

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

This project will identify priority recommendations and implementation strategies to create a more complete active transportation network in the fast-growing township of Upper Uwchlan. The project team will employ a robust public engagement process in its effort to identify key gaps and priority opportunities. Upon completion, the township will have a clear and specific roadmap for achieving its vision for a connected network of active transportation facilities. The township has selected McMahon Associates as the lead project consultant with support from the Brandywine Conservancy.

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

Percent Completed: 45%      Contract Term: 8/21-7/23      Consultant: Pennoni and Thomas Comitita 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 Comitita Associates. The last Task Force meeting was held on April 21, 2022 where the consultant presented draft goals, recommendations and Actions. The Task Force meeting scheduled for May 24<sup>th</sup> was cancelled and the Township will put the project on hold for a month or two as they work through several development applications that may impact the draft policies of the plan. They expect to meet with the Task Force again in a few months.

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

Percent Completed: 95%      Contract Term: 5/20 – 10/22      Consultant: Brandywine Conservancy      Monitor: Kate Clark

The plan was presented at the June Planning Commission meeting. The Planning Commission recommended the plan to the Board of Supervisors for their consideration. A 6-month extension has been approved to accommodate the final township and county VPP review as well as municipal acceptance of the plan.

**19. West Caln Township – Zoning Ordinance Update**

Percent Completed: 0%      Contract Term: TBD      Consultant: Sarcinello Planning & GIS Services      Monitor: Kate Clark

This project will update and overhaul the Township’s 2006 Zoning Ordinance to make it more user friendly and to implement the recently adopted (2021) Comprehensive Plan, to the extent possible. The 2021 Comprehensive Plan was partially funded by a VPP grant. The extent of its implementation with respect to these zoning ordinance updates will be based on the level of public support for proposed changes. The township has selected a project team consisting of Sarcinello Planning and Ray Ott & Associates. *West Caln Township and the consultant have submitted a draft scope of work to CCPC for review.*

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

Percent Completed: 90%      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>. A presentation of the draft study was made at the 2/9/2022 Borough meeting. Additional modifications were made based on task force input prior to a final report being issued. The VPP review is complete, awaiting acceptance by the Borough and reimbursement package.

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

Percent Completed: 35%      Contract Term: 3/22 – 2/23      Consultant: Theurkauf Design & Planning      Monitor: Kate Clark

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. At the May meeting, the task force reviewed sections of municipal ordinances targeted for revision to better protect woodlands and to regulate timber harvesting through an enhanced Penn State model ordinance and a recommended best practices appendix. *The next meeting is scheduled for June 23<sup>rd</sup>.*

**22. Willistown Township – Comprehensive Plan**

Percent Completed: 50%      Contract Term: 1/21-12/22      Consultant: Gaadt Perspectives      Monitor: Kate Clark

The Task Force met in May to receive a project status update and to review the “Protecting Community Values” draft plan chapter. The next Task Force meeting will be held in July and will review additional draft plan chapters and mapping.

**MULTI-MUNICIPAL**

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

Percent Completed: 40%      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. Technical report is being drafted.

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

Percent Completed: 95%      Contract Term: 2/20 – 7/22      Consultant: Brandywine Conservancy      Monitor: Jeannine Speirs

This plan will build from previous efforts to finalize locations for Heritage Centers, identify key sites for public interpretation purposes, develop interpretation 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 was in December. A 6-month extension has been approved to accommodate final townships and county VPP review and municipal acceptance of the plan. A VPP grant review is being completed. *Municipal plan acceptance letters are being undertaken.*

**25. Kennett Township, Kennett Square Borough, and East Marlborough Township – Longwood Gardens Connector Trail Feasibility Study**  
Percent Completed: 0%      Contract Term: TBD      Consultant: McMahon Associates      Monitor: Kevin Myers

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. *The kickoff meeting was held on June 13, 2022. The consultant will be conducting interviews with key stakeholders and groups as well as field work. The next meeting is anticipated in September 2022.*

**26. 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. Scope of work is being prepared.

**27. 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.

**28. Phoenixville Area Townships – Clean Energy Transition Plan**  
Percent Completed: 25%      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. The consultant has been completing interviews with municipal administration and analysis of existing municipal facilities as related to energy use. The municipal representatives have been discussing outreach strategies that include tabling at municipal events through the Spring, Summer, and Fall of 2022.

**29. Unionville Area Region – Comprehensive Plan Update**  
Percent Completed: 5%      Contract Term: 4/22 – 3/24      Consultant: Brandywine Conservancy      Monitor: Chris Patriarca

*An initial kickoff meeting for the project was held in June. The Conservancy will be developing updates to all the background data and inventories through July.*

## **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. Kennett Township (subdivision and land development ordinance)
3. West Sadsbury Township (comprehensive plan)
4. East Bradford Township (zoning ordinance)
5. Oxford Region (anticipated – regional comprehensive plan)
6. Spring City (comprehensive plan)
7. Kennett Square Borough (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)
- 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)
- West Whiteland Township – Streetscape Plan (September 2021)
- Downingtown Borough – Comprehensive Plan Update (September 2021/March 2022)
- West Caln – Zoning (October 2021)
- West Nottingham – Corridor Study (November 2021)
- Upper Uwchlan – Trail Master Plan (January 2022)
- Tredyffrin – Historic Preservation Plan (February 2022)

## HISTORIC PRESERVATION

- **Town Tours** – A series of free educational programs on historic towns, neighborhoods, and other items on interest in Chester County.  
Staff: Bill Deguffroy, support from Nancy Shields, along with Jeannine Speirs and Joe Shanley.  
External Partners: CCHPN and individual site organizers/municipalities/municipal historical commissions  
Status: The Town Tour Kickoff at the Chester County History Center was held on June 9<sup>th</sup> with a total of 190 people in attendance. A full listing of tours can be found on the Planning Commission website: <https://chescoplanning.org/Historic/TownTours/Introduction.cfm>
- **Training** – Conduct and support training for historical commissions, committees, and HARBs, often in coordination with CCHPN.  
Staff: support from Nancy Shields and Jeannine Speirs.  
External Partners: CCHPN, PHMC  
Status: 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: Jeannine Speirs (interim lead) 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: Jeannine Speirs serves on this committee. Reviews are ongoing for renovations to apartments for homeless families at 128 E. Chestnut Street, in West Chester Borough, for the CYWA, at 423 Lincoln Highway East, in Coatesville, and for a senior housing development in Phoenixville that involves proposed building demolition. Preliminary approval letters have been sent to DCD for the Coatesville and West Chester projects. Final approval for these projects is contingent on receiving design detail and final drawings.
  - County-owned Bridges/Facilities: 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, North Reed Road #134. Cultural Review reports are completed for Warwick Furnace Road #199 and Dutton Mill Road #157. The Camp Bonsul/Rudolph and Arthur Covered Bridge, #26, 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, the Roundabout and State Road 41/State Road 841, Roundabout in Chatham Village, London Grove Twp. and an expanded parking lot at the Parkesburg train station.

- Other activity (planning /technical assistance) with potential regulatory element: Fricks Lock/Schuylkill River/Parkerford Trailhead Development and resources impacted by work on the Coatesville-Downingtown Bypass in the vicinity of its intersection with PA Rt. 10 in Sadsbury Township.
  - 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: Various Staff  
 External Partners: Vary by project  
 Projects with ongoing activity:
    - Gardner-Beale House (Coatesville)
    - Kemblesville demolition by neglect
    - Friends of Barnard House/Barnard House
    - 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: Brian O’Leary 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:
    - America’s 250<sup>th</sup>: Commissioner Kichline serves on the statewide committee. The first America 250PA Chester County committee meeting was held on June 2<sup>nd</sup>. Officers will be selected at the next meeting scheduled for July 12<sup>th</sup>.
    - Iron and Steel Heritage Partnership: The partnership is focusing on coordination with Heritage Tourism planning. The group will hold its Annual Meeting in mid-May.
    - Underground Railroad: Long-term effort regarding Harriet Tubman Byway/walking trail
    - Rural History Confederation: no current activity.
    - Heritage Centers: Along with Marshallton Heritage Center, Kennett Heritage Center is now open, and plans are underway for one at Strode’s Barn, as well as 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. A regional Heritage Interpretive and Connectivity Plan is funded under VPP (Above #28) for the Mason-Dixon/Delaware Arc Corner area, which will identify possible places for Heritage Centers and Interpretive Sites along with connections between them and other amenities.

- **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: 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, East Nantmeal, and Kennett .
- **Adaptive Reuse Design Guide** – development of a guide specific to adaptive reuse  
Staff: Mark Gallant led with support from Jeannine Speirs and Joe Shanley  
External Partners: Advisory Committee for the project  
Status: A second Advisory Committee meeting was held in June 2021. 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  
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 and Connectivity 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 CCPC is helping to lead) and Battlefield Heritage Centers and Interpretive Sites (that were identified through CCPC’s battlefield planning work and refined via the above referenced Heritage Interpretation and Connectivity Plan).

## 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 online presentation of reinvestment development tool for municipalities.
- **Non-Residential Construction Report** – 2022 (2021 data) report posted.
- **State of the County Economy Report** –2021 report posted. Presented at the Chester County Economic Development Council breakfast on February 25<sup>th</sup>, 2022.

## HOUSING

- **Housing Choices Committee** – Spring meeting held May 3.
- **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** – Preparing guide for online publication
- **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. Beginning planning for fall 2022 event.
- **Residential Construction Report** – 2022 (2021 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.
- **Commissioners' Housing** – *Finalizing initial research and recommendations of county programs to support housing.*
- **Presentations** – A+ Homes presentations completed in April at Valley Township and Phoenixville Regional Planning Committee, May for Oxford Borough, June for Kennett Township, and July for the Chester County Managers' Consortium.

## 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.); Avondale consideration of commercial uses in the R-2 District; Parkesburg for implementation coordination and potential grant funding; West Grove zoning amendments based on comp plan recommendations (breweries, mixed use zoning, parking requirements); Downingtown (signs, parking, TND); Kennett Square for NVF zoning; 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 (now Kennett Collaborative), the Western Chester County Chamber of Commerce, and 2<sup>nd</sup> Century Alliance. Attended the Western Chester County COG 1/26/2022 and 2/23/2022.
- **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 through coordination with CCDCIS and ESRI.

- **Urban Center Webpage** –No recent activity. The 2021 UCF video was added to the website.
- **Urban Center Forum** –The agenda and video of the 2021 Urban Centers Forum has been added to the website. Planning for 2022 UCF underway. Communication initiated with Spring City to host 2022 UCF.
- **Urban Centers Improvement Inventory** –The 2022 UCII update is underway. A draft 2022 UCII was made available in early February 2022. All 2022 UCII coordination is complete and the final 2022 UCII has been posted.
- **Urban Centers Survey** – A SurveyMonkey survey has been completed. Working on outreach to urban centers managers, staff, council, and planning commission.
- **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. 2022 CRP discussions are underway prior to the program getting underway later this year.
- **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 9:30am, 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. DVRPC will provide additional announcements about the upcoming TCDI round on February 1<sup>st</sup>. A webinar for the upcoming TCDI round was held February 14<sup>th</sup> at 9:30am on Zoom. Project review and scoring will be completed by the May 27, 2022 submission deadline. TCDI review committee meeting was held May 31<sup>st</sup>.
- **Presentations:** Attended the Western Chester County COG 1/26/2022 and presented a CCPC overview on 2/23/2022. Attended the 5/3/2022 Avondale Borough Council meeting along with Brian O’Leary.

# Director's Report