



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
January 11, 2023

AGENDA

- 2:00 p.m. 1. CALL TO ORDER
- A. Chair’s Welcome *Chair*
2. PUBLIC COMMENT *Chair*
- 2:10 p.m. 3. ACTION ITEMS
- B. Appointment of the 2023 Officers *Commission*
- C. Appointment of VPP Subcommittee *Commission*
- D. Approval of Commission Meeting Minutes – December 14, 2022 *Commission*
- E. Act 247 Reviews – December 2022 Applications *Act 247 Team*
- 1) Subdivision and Land Development Plan Reviews (16)
- | | |
|-------------------------------|----------------|
| 1. Downingtown Borough | SD-11-22-17471 |
| 2. East Fallowfield Township | SD-12-22-17479 |
| 3. East Goshen Township | SD-10-22-17420 |
| 4. East Nantmeal Township | LD-12-22-17478 |
| 5. East Vincent Township | SD-11-22-17445 |
| 6. London Grove Township | LD-11-22-17460 |
| 7. New London Township | SD-11-22-17473 |
| 8. Pennsbury Township | SD-11-22-17467 |
| 9. Phoenixville Borough | LD-11-22-17455 |
| 10. Tredyffrin Township | LD-11-22-17450 |
| 11. Tredyffrin Township | SD-11-22-17451 |
| 12. Upper Uwchlan Township | LD-11-22-17446 |
| 13. West Fallowfield Township | LD-11-22-17470 |
| 14. West Goshen Township | LD-11-22-17444 |
| 15. West Vincent Township | LD-11-22-17456 |
| 16. West Vincent Township | SD-11-22-17453 |
- 2) Comprehensive Plan, Zoning and Subdivision Ordinance
Amendment, Miscellaneous Reviews (16)
- | | |
|-----------------------------|----------------|
| 1. Avondale Borough | SA-11-22-17459 |
| 2. Avondale Borough | ZA-11-22-17449 |
| 3. East Brandywine Township | OM-11-22-17474 |
| 4. Kennett Square Borough | SA-12-22-17481 |
| 5. Kennett Township | ZO-11-22-17466 |
| 6. London Britain Township | SO-11-22-17440 |
| 7. London Grove Township | ZA-11-22-17454 |
| 8. Modena Borough | CP-09-22-17376 |
| 9. Tredyffrin Township | ZM-11-22-17468 |
| 10. Uwchlan Township | MU-11-22-17452 |

- 11. Valley Township SA-11-22-17461
- 12. Valley Township SA-11-22-17464
- 13. Valley Township ZA-11-22-17462
- 14. Valley Township ZA-11-22-17463
- 15. West Goshen Township ZA-11-22-17465
- 16. West Whiteland Township ZA-11-22-17477

F. Act 537 Reviews- December 2022 Applications

Carrie Conwell

- 1) Major Applications (0)
- 2) Minor Applications (3)
 - 1. East Brandywine Township, McCausland/Plan Subdivision; 30-5-144.5; Consistent
 - 2. Lower Oxford Township; Mitchell Glenn; 56-7-42.1; Consistent
 - 3. Phoenixville Borough, Steelworks; 15-9-82; Consistent

2:25 p.m. 4. DISCUSSION AND INFORMATION ITEMS

G. Sustainability Division Update

Rachael Griffith

H. Multimodal Transportation Planning Division Update

Brian Styche

I. Design & Technology Division Update

Paul Fritz

J. Community Planning Division Update

Bill Deguffroy

- 1) Missing Middle Housing

Libby Horwitz

K. Agricultural Development Council Update

Hillary Krummrich

L. Director's Report

Brian O'Leary

- 1) 2022 Year in review

4:00 p.m. 5. ADJOURNMENT

Action Items

Appointment of 2023 Officers



Appointment of VPP Subcommittee



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MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid - GSC Suite 351 East
December 14, 2022

MEMBERS PRESENT IN PERSON: Michael Heaberg, Chair; Nate Cline, Vice Chair; Matt Hammond.

MEMBERS PRESENT VIA ZOOM: Doug Fasick; Stephanie Duncan; Angie Thompson-Lobb; Molly Morrison.

STAFF PRESENT IN PERSON: Brian O'Leary, Executive Director; Carol Stauffer, Assistant Director; Paul Fritz; Rachael Griffith; Gene Huller; Nancy Shields; Brian Styche; Jake Michael; Sally Warren.

STAFF PRESENT VIA ZOOM: Chris Bittle; Wes Bruckno; Carrie Conwell; William Deguffroy; Paul Farkas; Beth Cunliffe; Ann Lane.

VISITORS PRESENT IN PERSON: Al Wright, East Fallowfield Township.

VISITORS PRESENT VIA ZOOM: Qiong Liu

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person in the Government Services Center Suite 351 East and via Zoom audio/video on Wednesday, December 14, 2022 was called to order at 2:04 P.M. by Chair Michael Heaberg.

Public Comment: There were no public comments.

PRESENTATION:

Sara Shick, West Vincent Township's Board of Supervisors Vice-Chair, introduced Edward Theurkauf of Theurkauf Design & Planning who was the consultant for West Vincent's adopted Forest Protection Ordinance project. Mr. Theurkauf reported that two thirds of the Township's land area is within the Hopewell Big Woods. They revised the ordinance to protect interior forest habitats that were impacted by agriculture and development. Three Natural Heritage Areas were also protected. Their overall goal was to create open space that forms contiguous greenway areas. Specimen and heritage tree ordinances were also revised. Lastly, they revised the Timber Harvesting ordinance that was inconsistent with ACRE.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE NOVEMBER 9, 2022 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. HAMMOND, SECONDED BY MR. CLINE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Approval of 2023 Planning Commission Meeting Schedule:

A MOTION TO APPROVE THE 2023 PLANNING COMMISSION MEETING SCHEDULE WAS MADE BY MR. CLINE, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Appointment of 2023 Officers Nominating Committee:

A MOTION TO APPOINT DR. FASIC, MR. HAMMOND, AND MS. DUNCAN AS THE MEMBERS OF THE 2023 OFFICERS NOMINATING COMMITTEE WAS MADE BY MR. CLINE, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews – November 2022:

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

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

Mr. Hammond recused himself from the following applications: LD-10-22-17416; SD-10-22-17415; CU-09-22-17386; LD-09-22-17372; SD-09-22-17373.

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

There were seventeen (17) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, and Miscellaneous Reviews prepared in November.

A MOTION TO APPROVE THE SEVENTEEN (17) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MS. MORRISON, SECONDED BY DR. FASICK, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

Ms. Conwell presented the Commission with one (1) major and two (2) minor Act 537 reviews for the month of November 2022.

A MOTION TO APPROVE THE ONE (1) MAJOR ACT 537 REVIEW FOR NOVEMBER 2022 WAS MADE BY MR. HAMMOND, SECONDED BY MS. THOMPSON-LOBB, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

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

Approval of 2023 Work Program and Communications Program:

A MOTION TO APPROVE THE 2023 WORK PROGRAM AND COMMUNICATION PROGRAM WAS MADE BY MS. MORRISON, SECONDED BY MR. CLINE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

Agricultural Development Council Update:

Ms. Lane reported ADC's current main project is that they are working on a proposal to guide the implementation of the Agricultural Economic Development Plan with partners and ADC board members. Ms. Lane is also laying the groundwork for next spring's farm guide.

Sustainability Division Update:

Ms. Griffith reported that unique municipal open space inventory documents will be emailed over the next couple of months to around 10 municipalities at a time for the open space outreach project. Ms. Griffith noted that they have been working collaboratively on this project with the land trusts and conservancies. Municipalities identified to have exceptional potential for future preservation will be offered a meeting.

Ms. Griffith reported that she and Carrie Conwell attended the Keep PA Beautiful's PA Litter Summit hosted by Keep Pennsylvania Beautiful. The first official event of Keep Chester County Beautiful was a clean-up event in West Vincent Township. Groups hosting events are encouraged to register their events on the Keep Pennsylvania Beautiful's website under the name of the Keep Chester County Beautiful affiliate creating a single location for volunteer event information.

Ms. Griffith also reported that they have started to inventory solar ordinances in each municipality, identifying which municipalities have an accessory use versus a more utility scale solar ordinance. Several staff attended TMACC's EV Summit last month where she facilitated the Fleet Transition Panel. Lastly, Ms. Griffith reported that the Clean Energy Subcommittee of the Environmental and Energy Advisory Board met a couple of times last month planning the Solar Stakeholder Roundtable event.

Multimodal Transportation Division Update:

Mr. Styche reported that staff has been working on facilitation of the West Chester Rail Restoration project. The West Chester Rail Restoration committee gave a presentation asking CCPC to facilitate discussion on the West Chester Metro, which would use a train shuttle from West Chester to Wawa. Under this proposal, the Railroad Development Corporation would operate battery powered cars. Currently, SEPTA leases the line to West Chester borough who subleases to Four States Railway, an excursion railroad. A January 2023 meeting is planned with the regulating agencies to go over current issues.

Mr. Styche reported that division staff took a field trip to Safe Harbor to view a recently opened trail on a trestle bridge that is very similar to the one south of Downingtown. In addition, Steve Buck is working on the Countywide Trails Master Plan and developing a public trail user survey to be released in mid-January 2023.

The Public Transportation Plan steering committee held their kickoff meeting, where they reviewed SEPTA's Bus Revolution proposal.

Patty Quinn is working on the Transportation Improvement Inventory two-year cycle for TIP updates.

Mr. Michael reported that the Understanding Social Equity webpage will go live this week and can be found at <https://www.chescoplanning.org/Demographics/SocialEquity/>. The webpage information was initially gathered to help grant applicants answer the question 'How does your project promote social equity?'. The webpage also provides resource links, data, and mapping to anyone interested in social equity data, and focuses on; Demographic Data, Housing, Economy and Employment, Education, Transportation and Infrastructure, and Environment. Another component of the webpage is mapping, which will be added early next year.

Mr. Michael also reported that the census webpage is updated two times a year in the spring and the fall. The latest census data was delayed, so the chescoplanning.org webpages will be updated in January 2023 with 2021 census data, which was released this fall. Some of the 2020 census data was not gathered and is noted on the webpage.

Design and Technology Division Update:

Mr. Fritz reported that their division has been busy assisting other Planning Commission divisions and a new technical service specialist employee will start next week. Mr. Fritz reminded board members that early next year, Paul Farkas will give his annual review and will clarify what the plan and ordinance submittal numbers mean, while providing more detail on trends. Mr. O'Leary pointed out that the non-residential square footage numbers are significantly less than last year but are higher than other recent years. Mr. O'Leary went on to point out that townhouses jumped up in number last month, although proposed residential units will be down significantly from last year.

Community Planning Division Update:

Mr. Deguffroy thanked Sara Shick and Edward Theurkauf for presenting on West Vincent's forest protection ordinance and pointed out that this is a good example of how the Vision Partnership Program (VPP) can address specific issues. Mr. Deguffroy noted that there are no updates to the Municipal Assistance Projects map, but the following projects were finished in November: Modena Borough's Comprehensive Plan was adopted on November 28; and Highland Township's Comprehensive Plan was adopted November 8.

Mr. Deguffroy went on to report that the November Housing Forum was successful and covered the following topics: need for housing diversity in communities; factors that contribute to rising cost of building new housing; zoning changes that might reduce cost of construction; definition of "Affordable" and "Attainable"; and how affordably priced housing and diverse housing typologies fit into the existing community character.

Lastly, Mr. Deguffroy reminded the board that Chris Patriarca and Libby Horwitz are holding focus groups on housing initiatives. Mr. Deguffroy extended an offer to meet with the board regarding the A+ Homes status with regard to the Commissioners' housing initiative. The online form is still available for input.

Director's Report:

Mr. O'Leary introduced Sally Warren, the Planning Commission's new administrative staff member. Mr. O'Leary also reminded the board that comments are due Friday, December 16 for SEPTA's Bus Revolution proposal. Lastly, Mr. O'Leary announced that Barry Seymour, DVRPC's Executive Director, is retiring. Ariella Maron has been appointed as DVRPC's new Executive Director.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:25 PM. WAS MADE BY MR. HAMMOND, SECONDED BY MR. CLINE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,

A handwritten signature in blue ink that reads "Brian N. O'Leary". The signature is written in a cursive style with a long, sweeping tail on the letter 'y'.

Brian N. O'Leary, AICP
Secretary

BNO/ncs

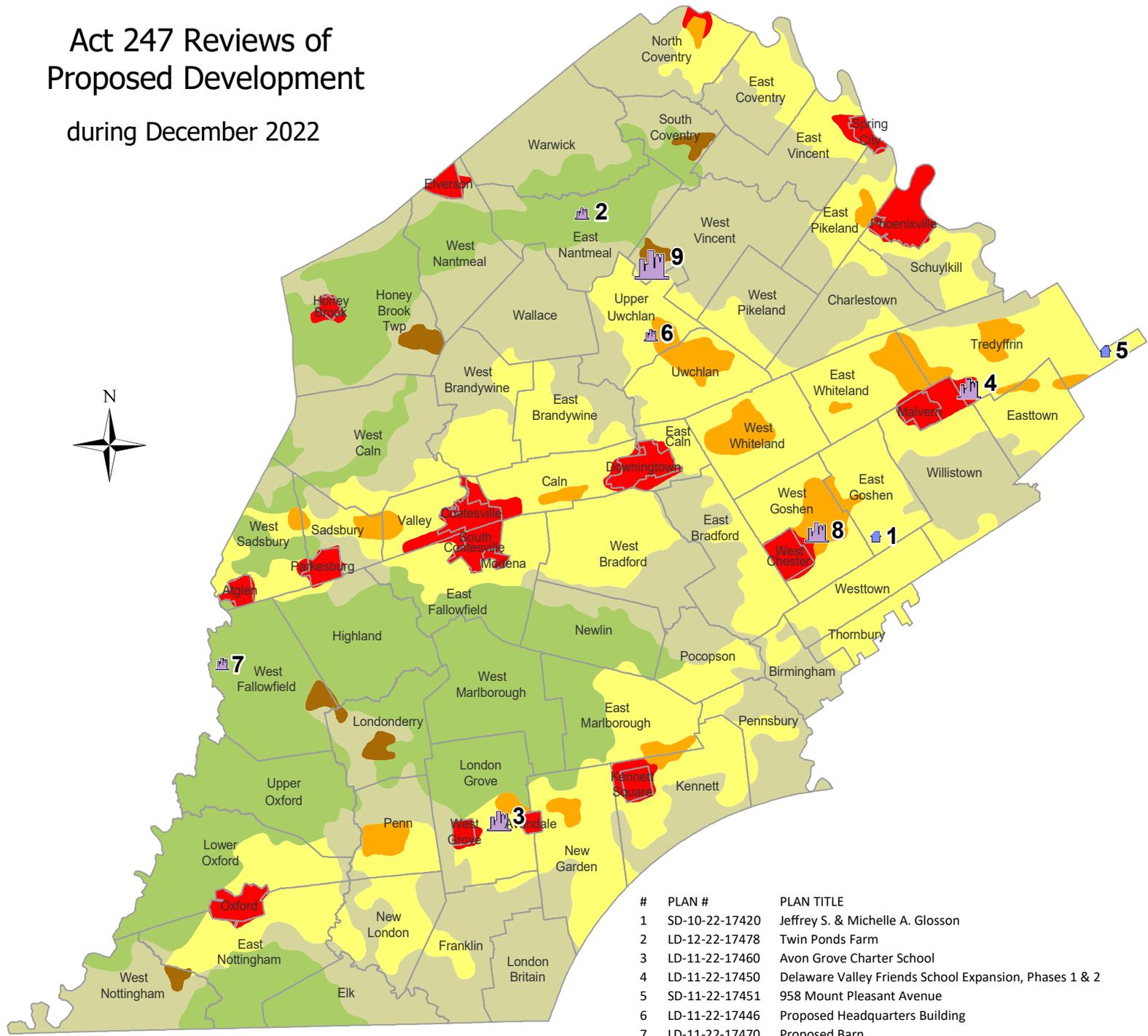
Act 247 Reviews



Subdivision & Land Development



Act 247 Reviews of Proposed Development during December 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

Landscapes³

Growth Areas

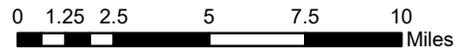
- Urban Center
- Suburban Center
- Suburban
- Rural Center

Rural Resource Areas

- Rural
- Agricultural

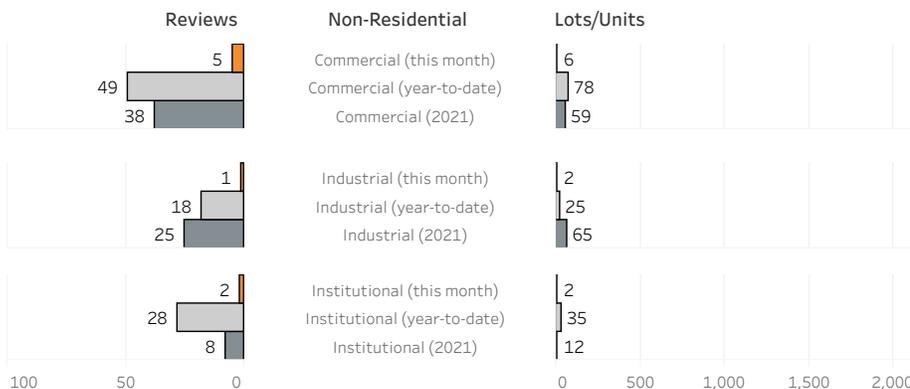
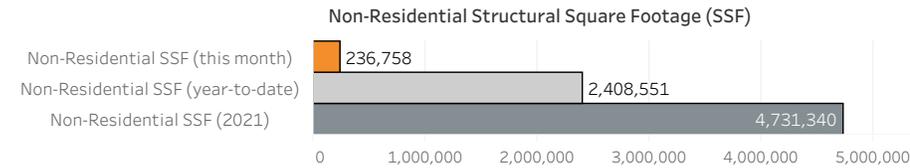
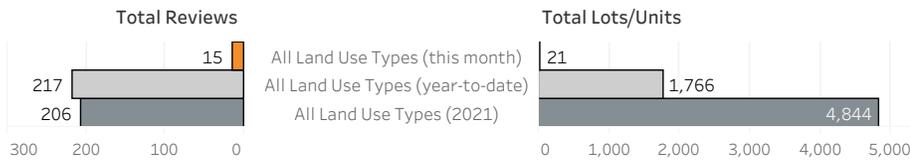
Note: Excludes lot line revisions, lot consolidations, second reviews, sketch plans, and surface parking, UNLESS those reviews cited unique or significant community impacts.

#	PLAN #	PLAN TITLE
1	SD-10-22-17420	Jeffrey S. & Michelle A. Glosson
2	LD-12-22-17478	Twin Ponds Farm
3	LD-11-22-17460	Avon Grove Charter School
4	LD-11-22-17450	Delaware Valley Friends School Expansion, Phases 1 & 2
5	SD-11-22-17451	958 Mount Pleasant Avenue
6	LD-11-22-17446	Proposed Headquarters Building
7	LD-11-22-17470	Proposed Barn
8	LD-11-22-17444	West Goshen Shopping Center Redevelopment
9	LD-11-22-17456	Pothouse-Kimberton, LLC Self Storage



Subdivision and Land Development Applications

December 2022



Subdivision and Land Development Reviews 12/1/2022 to 12/31/2022

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes ³ (Yes, No, N/R)
Downingtown Borough	SD-11-22-17471	16 & 32 Downing Ave.	12/16/2022	1.32	Single Family Residential	2		Residential Single Family Residential			Yes
East Fallowfield Township	SD-12-22-17479	Coatesville Asphalt Plant	12/7/2022	152.33	Industrial	2		Industrial Manufacturing		0	Yes
East Goshen Township	SD-10-22-17420	Jeffrey S. & Michelle A. Glosson	12/9/2022	2.00	Single Family Residential	2		Residential Single Family Residential			Yes
East Nantmeal Township	LD-12-22-17478	Twin Ponds Farm	12/22/2022	47.61	Commercial	1	6,185	Commercial Unique	1		Yes
East Vincent Township	SD-11-22-17445	Nicholas A. & Christine Colyvas	12/1/2022	0.17	Single Family Residential	1		Residential Single Family Residential			Yes
London Grove Township	LD-11-22-17460	Avon Grove Charter School	12/20/2022	21.74	Institutional	1	81,784	Institutional Educational Facility	1		Yes
New London Township	SD-11-22-17473	John W. Price, Jr. and Stephania Price	12/20/2022	10.48	Single Family Residential	2		Residential Single Family Residential			Yes
Pennsbury Township	SD-11-22-17467	1011 & 1021 Baltimore Pike	12/20/2022	7.67	Single Family Residential	1		Residential Single Family Residential			Yes
Tredyffrin Township	LD-11-22-17450	Delaware Valley Friends School Expansion, Phases 1 & 2	12/15/2022	8.18	Institutional	1	21,739	Institutional Addition to Existing	1		Yes
Tredyffrin Township	SD-11-22-17451	958 Mount Pleasant Avenue	12/20/2022	0.44	Twin	2		Residential Twin			Yes
Upper Uwchlan Township	LD-11-22-17446	Proposed Headquarters Building	12/20/2022	3.15	Commercial	1	8,400	Commercial Office Building	1		Yes
West Fallowfield Township	LD-11-22-17470	Proposed Barn	12/12/2022	2.52	Agricultural	1	1,200	Agricultural Unique	1		Yes
West Goshen Township	LD-11-22-17444	West Goshen Shopping Center Redevelopment	12/2/2022	33.47	Commercial Commercial	2	15,450	Commercial Fast Food Commercial Addition to Existing	2	0	Yes

Subdivision and Land Development Reviews 12/1/2022 to 12/31/2022

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)
West Vincent Township	LD-11-22-17456	Pothouse-Kimberton, LLC Self Storage	12/16/2022	5.31	Commercial	1	102,000	Commercial Unique	1		Yes
West Vincent Township	SD-11-22-17453	Pothouse-Kimberton, LLC Self Storage	12/16/2022	5.31	Commercial	1		Commercial Lot Consolidation			Yes
Grand Totals of Subdivision and Land Development Reviews		15 Reviews		301.70 Acres		21 Lots/Units	236,758 Non-Res. Sq. Feet		8 Non-Res. Bldgs.	0 Linear Feet Roadway	

There are **15** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to *Landscapes3*.

Unofficial Sketch Plan Evaluations 12/1/2022 to 12/31/2022

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)
Phoenixville Borough	LD-11-22-17455	Paradise Village	12/20/2022	5.79	Apartment Commercial	202	13,275	Residential Apartment Commercial Retail	2	803	Yes
Grand Totals of Unofficial Sketch Evaluations		1 Reviews		5.79 Acres		202 Lots/Units	13,275 Non-Res. Sq. Feet		2 Non-Res. Bldgs.	803 Linear Feet Roadway	

There are **1** sketch plans consistent, **0** sketch plans inconsistent, and **0** sketch plans with no relevance to **Landscapes3**.

Conditional Use Reviews 12/1/2022 to 12/31/2022

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 & Land Development Letters





THE COUNTY OF CHESTER



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December 16, 2022

Millie Byerly, Assistant Borough Secretary
Downingtown Borough
4 West Lancaster Avenue
Downingtown, PA 19335

Re: Preliminary/Final Subdivision - 16 & 32 Downing Ave.
Downingtown Borough - SD-11-22-17471

Dear Ms. Byerly:

A preliminary/final subdivision plan entitled "16 & 32 Downing Ave.", prepared by Edward B. Walsh and Associates, Inc. and dated October 4, 2022, was received by this office on December 7, 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:	Southwest intersection of Downing Avenue and West Pennsylvania Avenue
Site Acreage:	1.32 acres
Lots:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Medium Density Residential
UPI#:	11-7-298, 11-7-297

PROPOSAL:

The applicant proposes the adjustment of the lot line separating two lots. The site contains two dwellings and other structures, and no additional development is proposed by this subdivision. The site, which is served by public water and sewer facilities, is located in the Downingtown Borough R-4 zoning district.

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

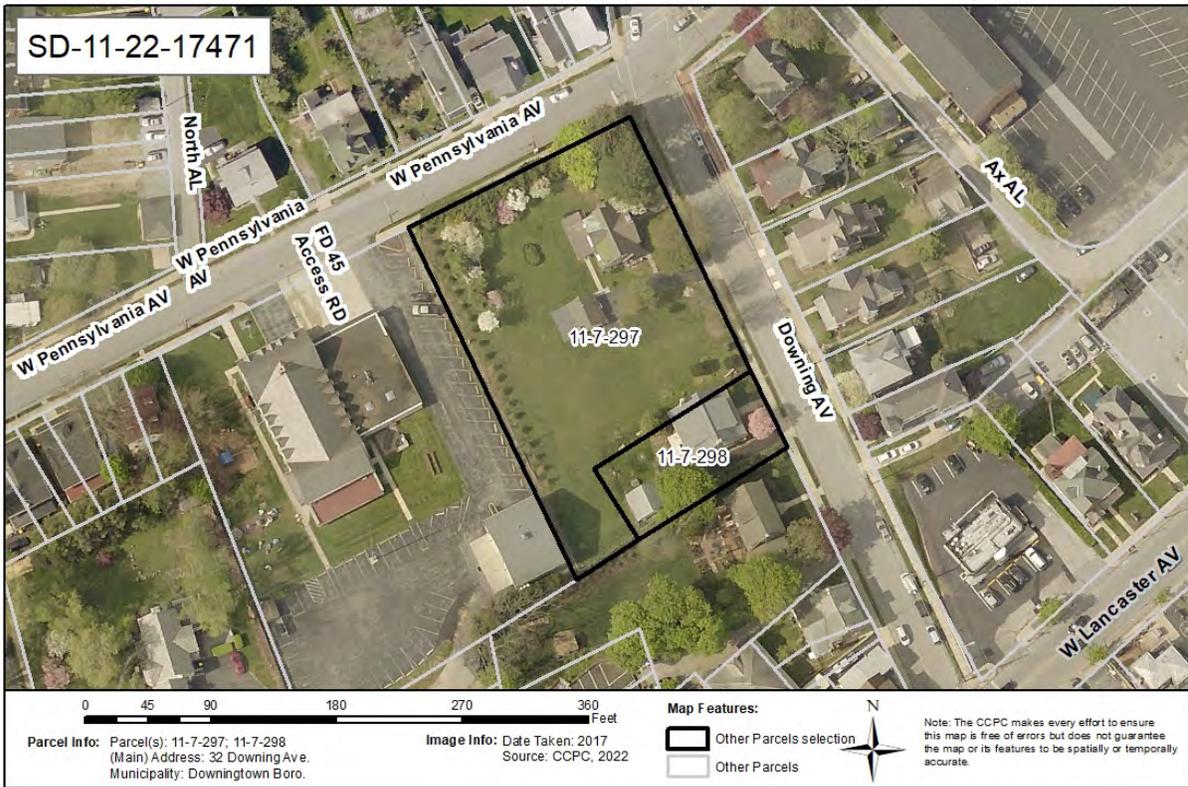
COUNTY POLICY:

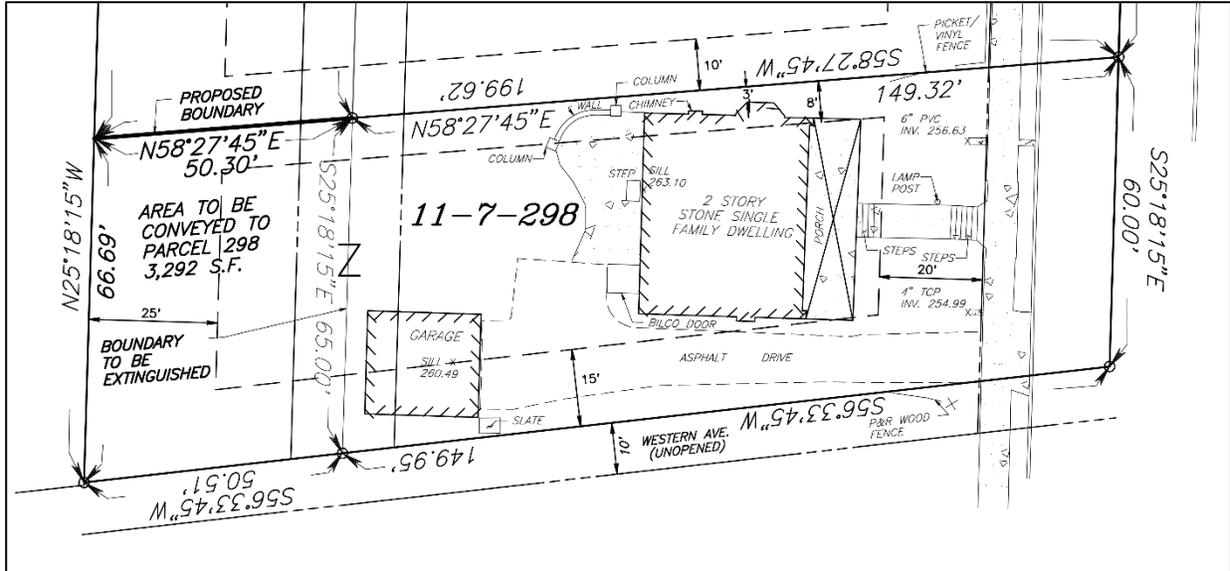
LANDSCAPES:

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. The proposed subdivision is consistent with the objectives of the **Urban Center Landscape**.

PRIMARY ISSUE:

2. The proposed subdivision appears to result in a more logical and usable lot layout.





**Detail of - 16 & 32 Downing Ave.
 Preliminary/Final Subdivision Plan**

ADMINISTRATIVE ISSUE:

3. 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 Downingtown 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,

Wes Bruckno

Wes Bruckno, AICP
 Senior Review Planner

cc: Edward B. Walsh and Associates, Inc.
 Beth & Jeffrey Valocchi



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December 7, 2022

Sue Sereditch, Secretary
East Fallowfield Township
2264 Strasburg Road
East Fallowfield, PA 19320

Re: Final Subdivision - Coatesville Asphalt Plant
East Fallowfield Township - SD-12-22-17479

Dear Ms. Sereditch:

A final subdivision plan entitled "Coatesville Asphalt Plant", prepared by Navarro & Wright, dated February 8, 2022 and last revised August 23, 2022, was received by this office on December 2, 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: North side of Doe Run Road (State Route 82)
Site Acreage: 152.33 acres
Lots: 2 lots proposed
Proposed Land Use: Asphalt plant
Municipal Land Use Plan Designation: O-I Office-Industrial
UPI#: 47-4-68

PROPOSAL:

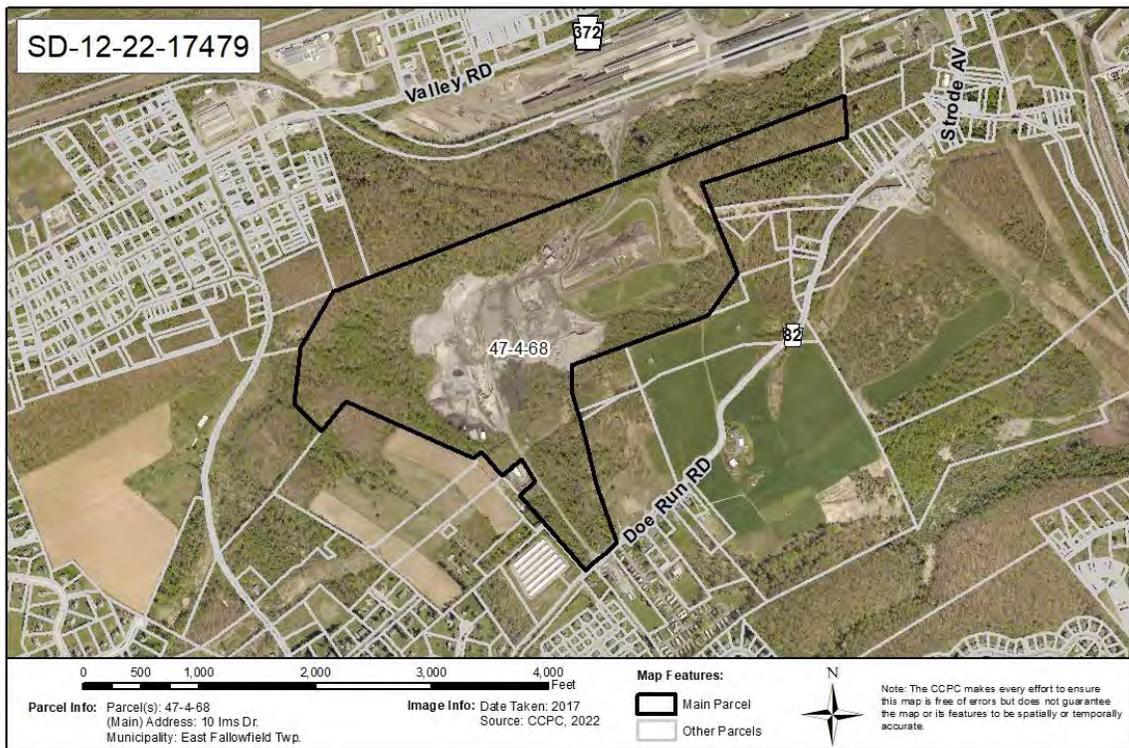
The applicant proposes the creation of two lots. The site is occupied by an asphalt manufacturing facility and the plan does not show additional construction or changes to the site’s water or sewer facilities. The site is located in the East Fallowfield Township O-I Office I-Industrial and the MU Multi-use zoning districts.

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

COUNTY POLICY:

LANDSCAPES:

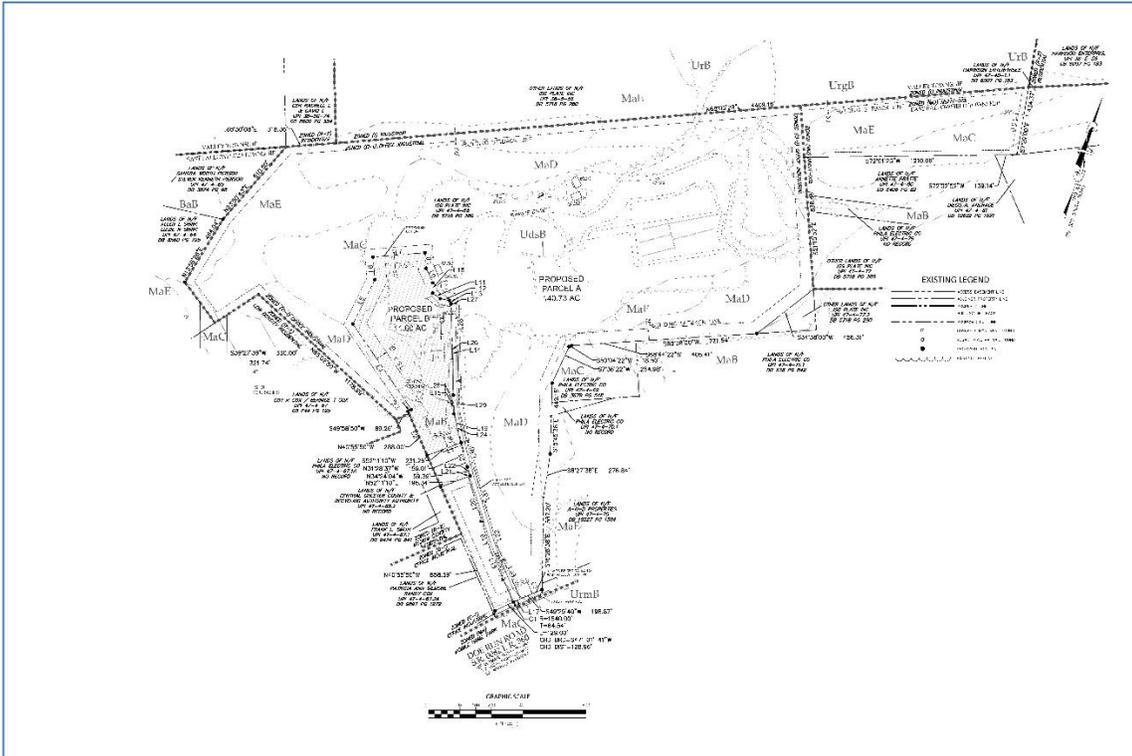
1. The site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density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



PRIMARY ISSUES:

2. The County Planning Commission's [Multimodal Circulation Handbook](#) (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Doe Run Road (State Route 82) as a minor arterial. The Handbook (page 183) recommends an 80 foot-wide right-of-way for minor arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Doe Run Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
3. The applicant should share with the Township any plans for additional development on the site, and clarify the locations of any existing or proposed sewer and water facilities.

4. The Chester County Planning Commission's Certificate of Approval block on the plan should indicate that the County Planning Commission has reviewed the plan, not approved it, and the signature should reference the County Planning Commission Secretary, not the Engineer.



***Detail of Coatesville Asphalt Plant
Final Subdivision Plan***

ADMINISTRATIVE ISSUES:

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

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

Sincerely,

Wes Bruckno, AICP
Senior Review Planner

cc: Navarro & Wright
Chester County Health Department
Cleveland-Cliffs Plate, LLC



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

December 9, 2022

Derek Davis, Manager
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Re: Preliminary Subdivision - Jeffrey S. & Michelle A. Glosson
East Goshen Township – SD-10-22-17420

Dear Mr. Davis:

A Preliminary Subdivision Plan entitled "Jeffrey S. & Michelle A. Glosson", prepared by Yerkes Associates Inc., and dated June 1, 2022, and last revised on September 14, 2022, was received by this office on November 18, 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.

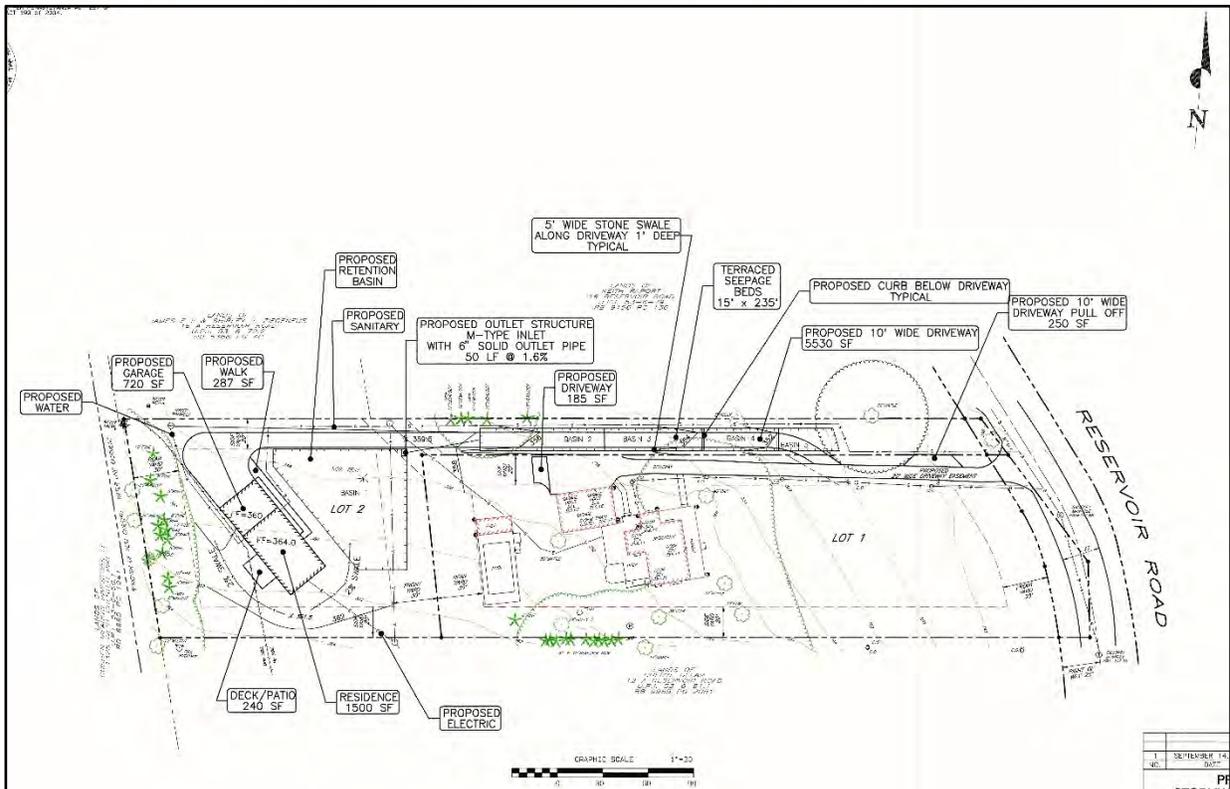
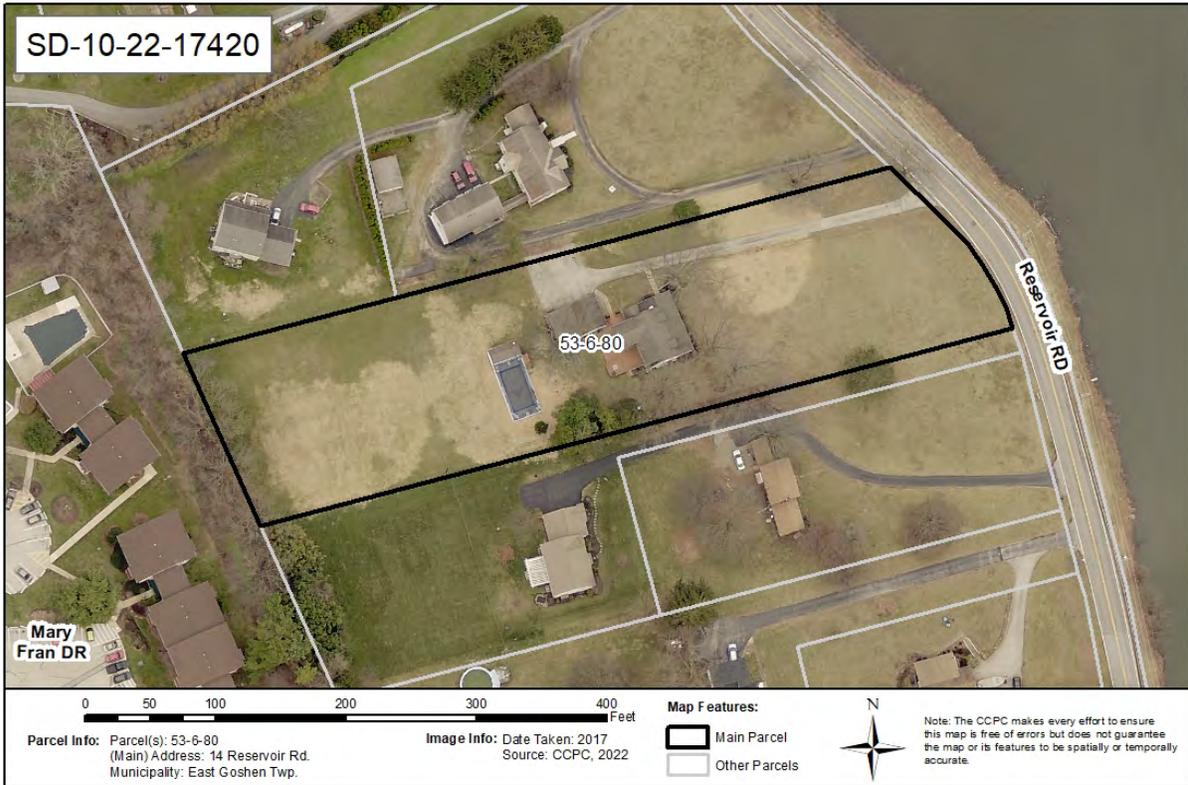
PROJECT SUMMARY:

Location:	west side of Reservoir Road, north of West Chester Pike
Site Acreage:	2.00
Proposed Land Use:	2 Single Family Residential Lots
Municipal Land Use Plan Designation:	Medium Density Residential
UPI#:	53-6-80

PROPOSAL:

The applicant proposes the creation of 2 single family residential lots. The existing residence will remain on Lot 1. Plan Note 8 on Sheet 1 indicates that a variance was granted on July 21, 2021, pertaining to the required width of the pole portion of the flag lot (Lot 2) being reduced from 40 feet to 24 feet. The project site, which will be served by public water and public sewer, is located in the R-3 Medium Density Suburban Residential zoning district.

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



Site Plan Detail, Sheet 3: Preliminary Subdivision - Jeffrey S. & Michelle A. Glosson

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

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

PRIMARY ISSUES:

3. Vehicular access to Lot 2 will be provided from the existing driveway entrance on Lot 1. The details of this shared access arrangement should be incorporated into the deeds of both lots.
4. The site contains land within the 100 year flood plain. Although it does not appear that any development activity will encroach into the floodplain, we note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems.
5. 2013 soils data indicates that the site contains areas of predominantly hydric (wet) soils (Ha Hatboro) which have limitations to development. These limitations include drainage problems due to low permeability, low runoff rates and sub-surface saturation. When construction takes place on these soils, it interferes with the natural drainage of the land. If construction occurs on this site, on-site alterations to existing drainage patterns should be carefully inspected by the Township Engineer to ensure that off-site drainage conditions are not negatively affected.

ADMINISTRATIVE ISSUES:

6. 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.

Page: 4
Re: Preliminary Subdivision - Jeffrey S.& Michelle A. Glosson
East Goshen Township – SD-10-22-17420

7. Sheet 1 depicts the location of a 20 foot width electric service easement for Lot 1 that is situated on Lot 2. The details of this easement should be incorporated into the deeds of both lots.
8. The site plan depicts the location of a proposed retention basin on Lot 2. Ongoing efforts by the municipality may be needed to educate the homeowner(s) so that they can fully understand and fulfill the operation and maintenance requirements for these facilities.
9. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Jeffrey S. and Michelle A. Glosson
Yerkes Associates, Inc.



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

December 22, 2022

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

Re: Final Land Development - Twin Ponds Farm
East Nantmeal Township - LD-12-22-17478

Dear Ms. Rutherford:

A final land development plan entitled "Twin Ponds Farm", prepared by DL Howell & Associates, Inc. and dated November 17, 2022, was received by this office on December 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:	South side of Nantmeal Road and the east side of Templin Road
Site Acreage:	47.61 acres
Lots:	1 lot
Non-Res. Square Footage:	6,185 square feet
Proposed Land Use:	Equestrian
New Parking Spaces:	5 spaces
Municipal Land Use Plan Designation:	Agricultural Preservation
UPI#:	24-4-48

PROPOSAL:

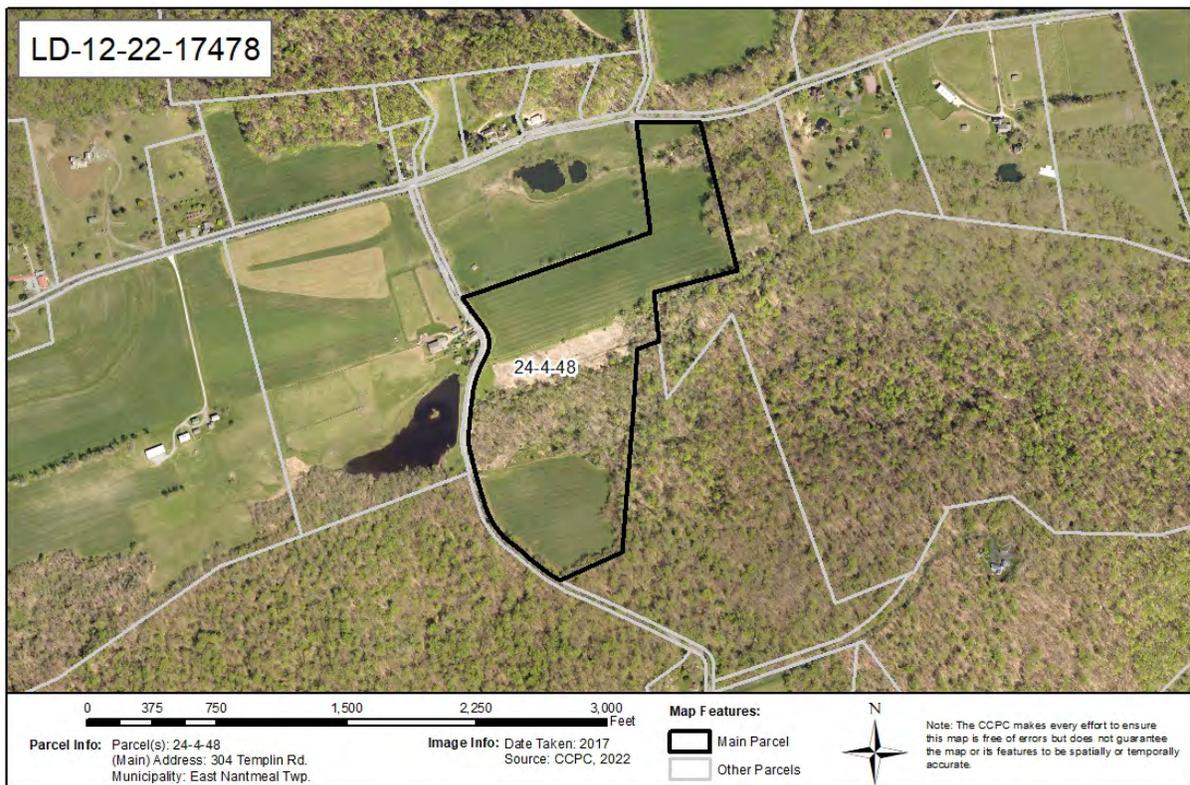
The applicant proposes the construction of a 6,185 square foot stable, equestrian paddocks and associated fields and five parking spaces, as well as 39,204 square feet of impervious surfaces. The site, which will be served by on-site water and on-site sewer facilities, is located in the East Nantmeal Township Agricultural Preservation zoning district.

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

COUNTY POLICY:

LANDSCAPES:

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



WATERSHEDS:

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

3. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.

Water Resources Information:

4. East Nantmeal Township
South French Creek, French Creek Watershed, Schuylkill River
FEMA: All proposed development is located in FEMA Zone X, Area of Minimal Flood Hazard
MS4 community: N/A
TMDL: None
Impairments for South Branch French Creek: Aquatic Life – Source-Agriculture, Cause-Siltation
Designated use: Exceptional Value, Migratory Fishes

Natural Features Protection:

5. In the stormwater management notes, RECEIVING SURFACE WATERS (Sheet 8) identifies South French Creek as an Exceptional Value (EV) stream, however the High Quality Watershed Notes state that the “project is located in a High Quality Watershed.” This should be revised to state that the project is located in an EV watershed and should be protected as such.
6. Since the tributaries flowing through the site are designated as Exceptional Value, the applicant should consider enhancing the riparian buffer with native woodland species along both stream sections on the northern and southern sections of the site. East Nantmeal Township’s code (Article V section 274-19 permits “vegetation installation and management in accordance with an approved landscape plan and riparian buffer zone management plan.”)
7. General PCSM Notes, Item 8 (Sheet 8) states “Stoney Creek: Classified as warm water fishes (WWF).” The applicant should revise this to identify South French Creek as classified to as migratory fishes.
8. The applicant should ensure the proper management of paddock areas to reduce soil compaction and erosion, and pollution from manure.

Stormwater Considerations:

9. The applicant should consider installation of stormwater BMPs closer to the sources of runoff, such as roof leaders, and treated closer to the source rather than being directed to a stormwater inlet.
10. The recommended fertilizer to be applied under Permanent Seeding Specifications is a slow-release fertilizer rather than a commercial fertilizer. If fertilizer application will continue, the applicant should develop a fertilizer program that minimizes runoff of nutrients to stormwater BMPs and other areas of overland flow.
11. The proposed seepage beds/rain gardens and their designs should be clearly identified with details on the PCSWM Plan.

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 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.



*Detail of Twin Ponds Farm
Final Land Development Plan*

PRIMARY ISSUES:

13. The site is located in the East Nantmeal Township Agricultural Preservation zoning district, and is designated in the East Nantmeal Township Comprehensive Plan's Future Land Use Plans as Agricultural Preservation. The site is also within the **Agricultural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. Therefore, we suggest that the applicant consider preserving this site from further non-agricultural development through a conservation easement. Information on conservation easements is available in the Chester County Planning

Page: 5
Re: Final Land Development - Twin Ponds Farm
East Nantmeal Township - LD-12-22-17478

Commission's eTool, at [eTools: Conservation Easements \(chescoplanning.org\)](http://chescoplanning.org). More information is available from the Chester County Department of Parks+Preservation, at: [Parks + Preservation | Chester County, PA - Official Website \(chesco.org\)](http://Parks + Preservation | Chester County, PA - Official Website (chesco.org))

14. The signature block on the plan should refer to the Chester County Planning Commission, not the Chester County Planning Department.
15. The applicant should indicate whether any outdoor lighting will be provided. If so, East Nantmeal Township should verify that the design and location of any proposed outdoor lighting conforms to the Township's requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses. All lighting should be downward-pointing to limit "skyglow" and reduce glare on surrounding roads. In general, the applicant should use the minimum amount of light intensity that is necessary to safely illuminate the facility.

ADMINISTRATIVE ISSUES:

16. 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>.
17. 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: Twin Ponds Farm
DL Howell & Associates, Inc.
Moose Meadows Properties, LLC, c/o Terry Bentley
Chester County Health Department
Chester County Conservation District
Chester County Water Resources Authority



THE COUNTY OF CHESTER



COMMISSIONERS
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 Brian N. O’Leary, AICP
 Executive Director

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

December 1, 2022

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

Re: Final Subdivision - Nicholas A. & Christine Colyvas
 # East Vincent Township - SD-11-22-17445

Dear Ms. Ricardo:

A Final Subdivision Plan entitled "Nicholas A. & Christine Colyvas", prepared by Bercek & Associates, and dated August 29, 2022, was received by this office on November 7, 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 Old Schuylkill Road, east of the Township line
Site Acreage:	0.17
Lots/Units:	1
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Rural Low Density
UPI#:	21-1-47, 21-1-46

PROPOSAL:

The applicant proposes the consolidation of two existing lots into a single lot. The project site, which will be served by public water and on-site sewer is located in the MR-Medium Density 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 **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**.

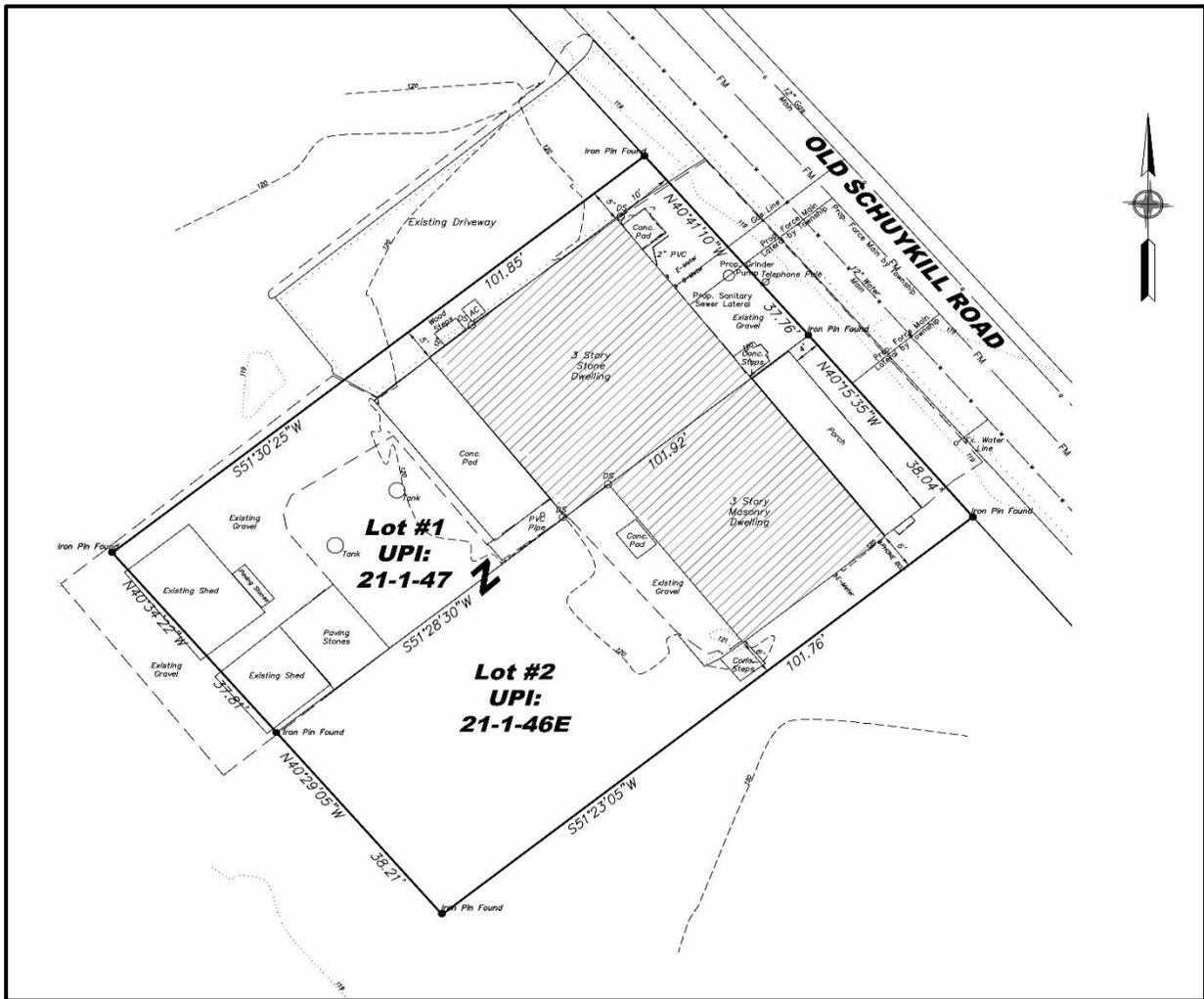


PRIMARY ISSUES:

2. The site of this subdivision is in the Parker Ford Historic District and adjacent to the historic Parker Ford Tavern. We note from aerial and ground level photography that one of the dwellings on this site has been rehabilitated. The APPRECIATE Goal of **Landscapes3** seeks to “Preserve the historic resources and landscapes that define our cultural heritage to inspire the future through tangible connections to our shared past” we encourage the applicants in all efforts to preserve and rejuvenate this historic resource of our County. While we note that this subdivision activity does not specifically indicate that the other half of the twin dwelling will also be rehabilitated, we hope that this is the case.
3. The Act 247 County Referral form indicates that the site is served by public sewer service, however the plan indicates that the Force Main in Old Schuylkill Road is proposed with proposed laterals serving both dwellings. Because of the age of the existing on-site sewer systems, failure of existing on-site sewer systems in this vicinity and a combined area of both parcels of only 7,728 square feet,

we recommend that these dwellings connect to the public sewer system. While this issue may not preclude the proposed subdivision activity, the Township should not issue a use and occupancy permit for the unoccupied dwelling until public sewer service is available.

Additionally, if public sewer service infrastructure was available this should make restoration of the adjoining historic Parker Ford Tavern a more viable undertaking for the Township.



Detail of the subdivision plan

ADMINISTRATIVE ISSUES:

4. We note that the driveway and parking area serving the occupied dwelling appears to be located on the adjoining Parker Ford Tavern lot. We recommend that this plan include a parking and driveway easement that would formalize this arrangement and any future maintenance requirements. Details of the location and maintenance of the easement should be incorporated into the deed of the combined lots.
5. The applicant is requesting eight (8) waivers from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

Page: 4
Re: Final Subdivision - Nicholas A. & Christine Colyvas
East Vincent Township - SD-11-22-17445

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: Nicholas A. & Christine Colyvas
Bercek & Associates
Chester County Health Department



THE COUNTY OF CHESTER



COMMISSIONERS
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Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

December 20, 2022

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

Re: Preliminary/Final Land Development - Avon Grove Charter School
London Grove Township - LD-11-22-17460

Dear Mr. Battin:

A preliminary/final land development plan entitled "Avon Grove Charter School", prepared by Site Engineering Concepts LLC and dated November 9, 2022, was received by this office on November 17, 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:	North side of State Road, east of Meadow Woods Lane
Site Acreage:	21.74 acres
Lots:	1 lot
Non-Res. Square Footage:	81,784 square feet
Proposed Land Use:	Educational Facility
New Parking Spaces:	97 spaces
Municipal Land Use Plan Designation:	Commercial
UPI#:	59-8-89-E

PROPOSAL:

The applicant proposes the construction of educational buildings and additions totaling 81,784 square feet, athletic fields and other structures, and 97 parking spaces. Three modular buildings will be demolished. The site, which is served by public water and public sewer, is located in the London Grove Township RR zoning district.

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

COUNTY POLICY:

LANDSCAPES:

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

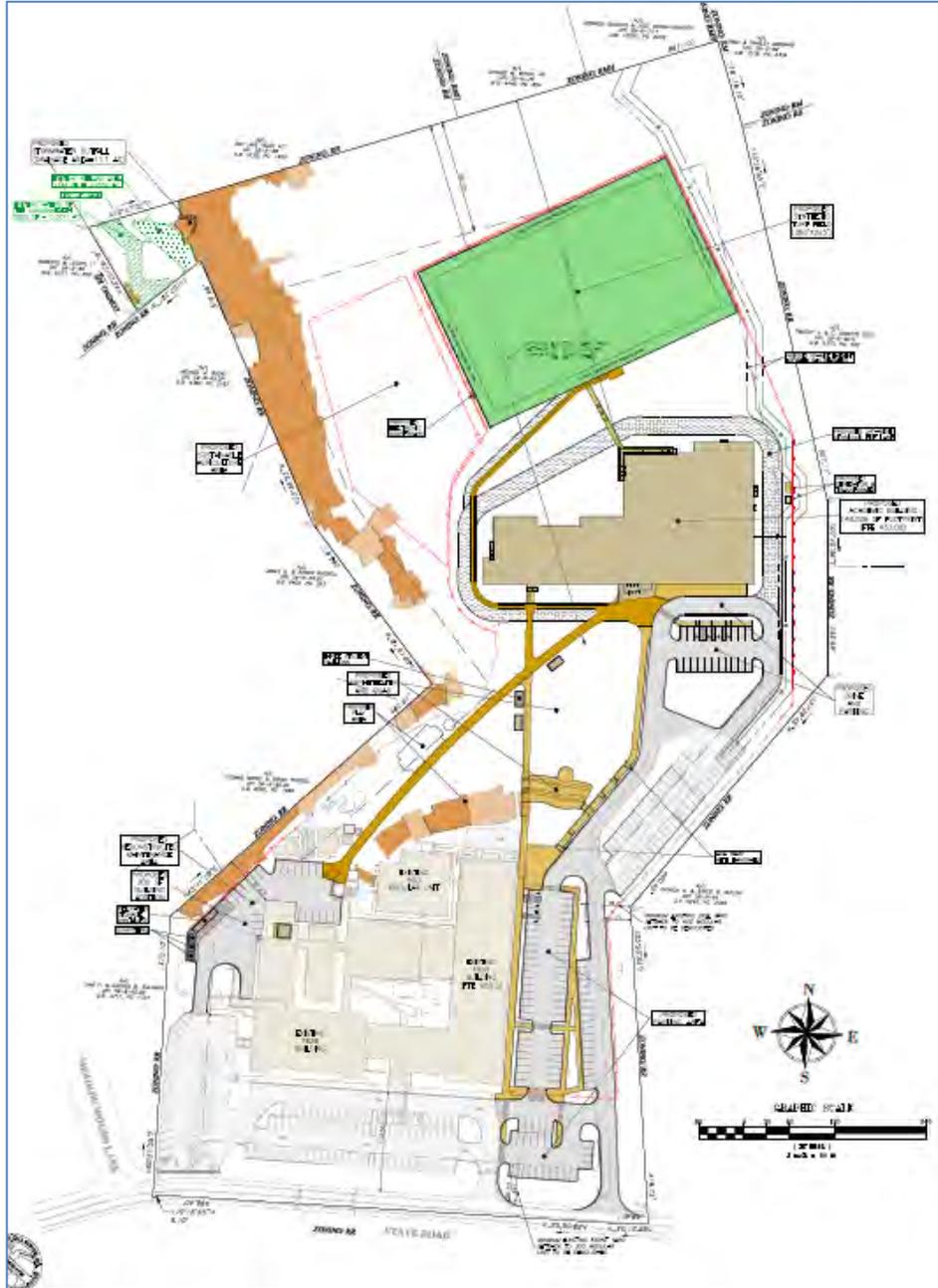


WATERSHEDS:

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

Watersheds can be accessed at www.chesco.org/water.

3. Land disturbance and land development activities that occur within Chester County must comply with the ***County-wide Act 167 Stormwater Management Plan for Chester County, PA*** (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.



***Detail of Avon Grove Charter School
Preliminary/Final Land Development Plan***

PRIMARY ISSUES:

4. We recommend that the applicant avoid removing as many of the mature trees on the site as possible. The removal of wooded areas can reduce infiltration and evapotranspiration of stormwater and can result in the generation of additional stormwater runoff that will need to be managed through the construction of the planned stormwater Best Management Practices (BMPs). The applicant should minimize the removal of trees on the property to the greatest extent possible to reduce the volume of stormwater generated.
5. An asphalt paved walkway is located near Elphin Road along the south side of State Road. We recommend that school make improvements to connect to this walkway to improve connections to the school, such as with a designated marked crosswalk and appropriate signage. The applicant should also investigate the provision of a pedestrian connection to the Meadow Woods Lane subdivision.
6. The Stormwater Management Plans indicate that subsurface infiltration practices will be utilized to manage a portion of the site's stormwater runoff. The applicant should submit the Operations and Management Plan for the stormwater facilities to the Township, which should be reviewed by the municipal engineer. To ensure this system continues to function as designed, the applicant and/or those responsible for future maintenance should strictly adhere to the inspection schedule included in the Operation and Maintenance Plan. Appropriate pre-treatment 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.
7. Subsurface infiltration stormwater management practices are not appropriate for areas that will receive runoff with high sediment loads. Particular care should be taken during construction to prevent compaction of the soil below the system and to minimize the delivery of sediment to this system from construction runoff. The applicant should ensure that sufficient observation wells and access points are incorporated into the design and are located in areas that will remain easily accessible. These access points should be designed to allow for the occasional removal of accumulated sediment.
8. The site includes large roof areas that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at: <https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>. Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.

Page: 5
Re: Preliminary/Final Land Development - Avon Grove Charter School
London Grove Township - LD-11-22-17460

ADMINISTRATIVE ISSUES:

9. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
10. A minimum of 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 London Grove Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Site Engineering Concepts LLC
Avon Grove Charter School
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

December 20, 2023

Maureen Zdun, Township Secretary
New London Township
902 State Road
West Grove, PA 19390

Re: Final Subdivision - John W. Price, Jr. and Stephania Price
New London Township - SD-11-22-17473

Dear Ms. Zdun:

A final subdivision plan entitled "John W. Price, Jr. and Stephania Price", prepared by Crossan Raimato, Inc., and dated November 14, 2022, was received by this office on December 9, 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: on the north side of West Avondale Road, east of State Road
Site Acreage: 10.48
Lots/Units: 2 lots
Proposed Land Use: Single Family Residential
Municipal Land Use Plan Designation: Residential
UPI#: 71-2-7, 71-2-6.1A

PROPOSAL:

The applicant proposes the creation of 2 lots. The project site, which is be served by on-site water and sewer, is located in the LI-Limited Industrial - Non Industrial Use zoning district.

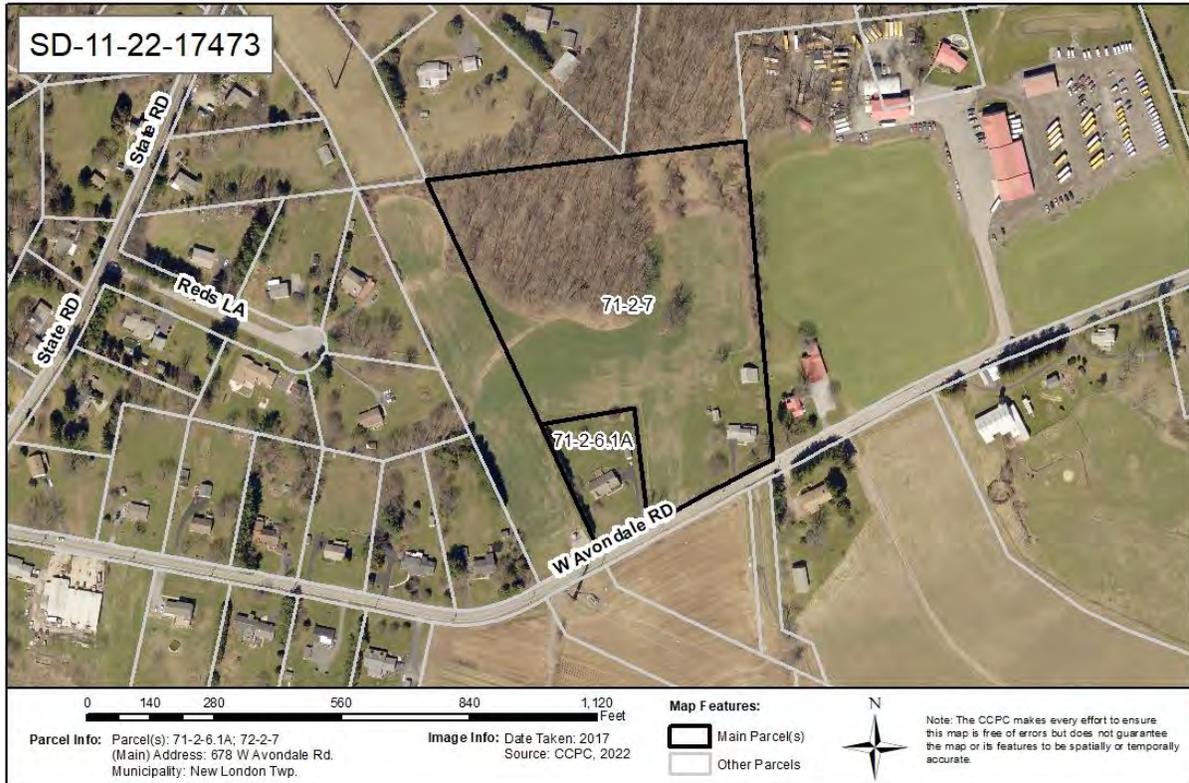
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this subdivision plan.

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**.

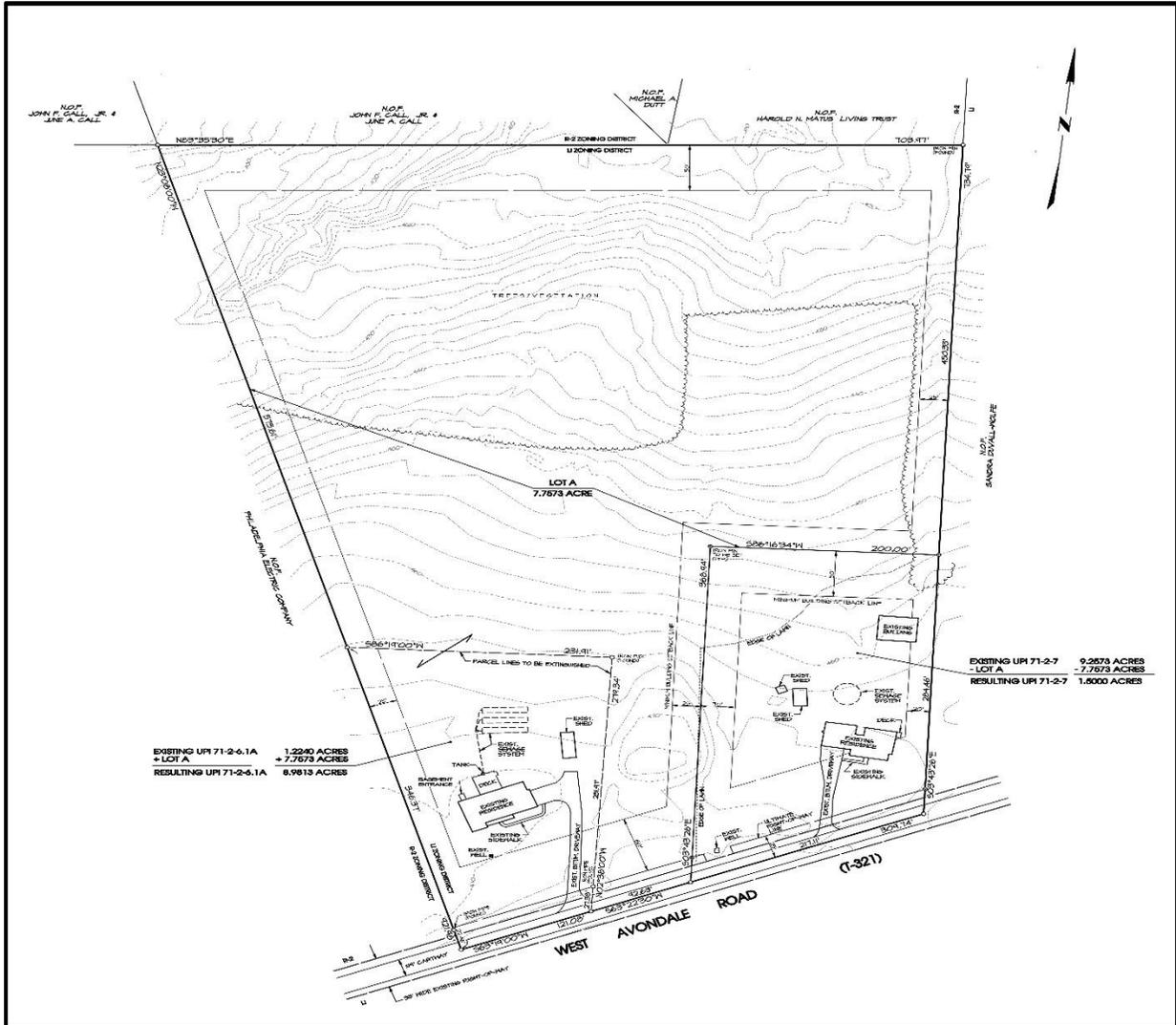


PRIMARY ISSUES:

2. We recommend that the applicants dedicate the area within the Ultimate Right-of-Way across the frontage of the proposed lots. Additional right-of-way can be used to accommodate future roadway and utility service improvements.

ADMINISTRATIVE ISSUES:

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

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

Sincerely,

Glenn Bentley
Senior Review Planner

cc: John W. Price, Jr. and Stephania Price
Crossan-Raimato, Inc.



THE COUNTY OF CHESTER



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

December 20, 2022

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

Re: Final Subdivision - 1011 & 1021 Baltimore Pike
 # Pennsbury Township - SD-11-22-17467

Dear Ms. Howley:

A final subdivision plan entitled "1011 & 1021 Baltimore Pike", prepared by Howell Kline Surveying LLC, and dated October 21, 2022, was received by this office on November 28, 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:	northeast corner of Parkersville Road and Baltimore Pike
Site Acreage:	7.67
Lots/Units:	1 lot
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	V-Village
UPI#:	64-3-38.1, 64-3-38.1A, 64-3-38

PROPOSAL:

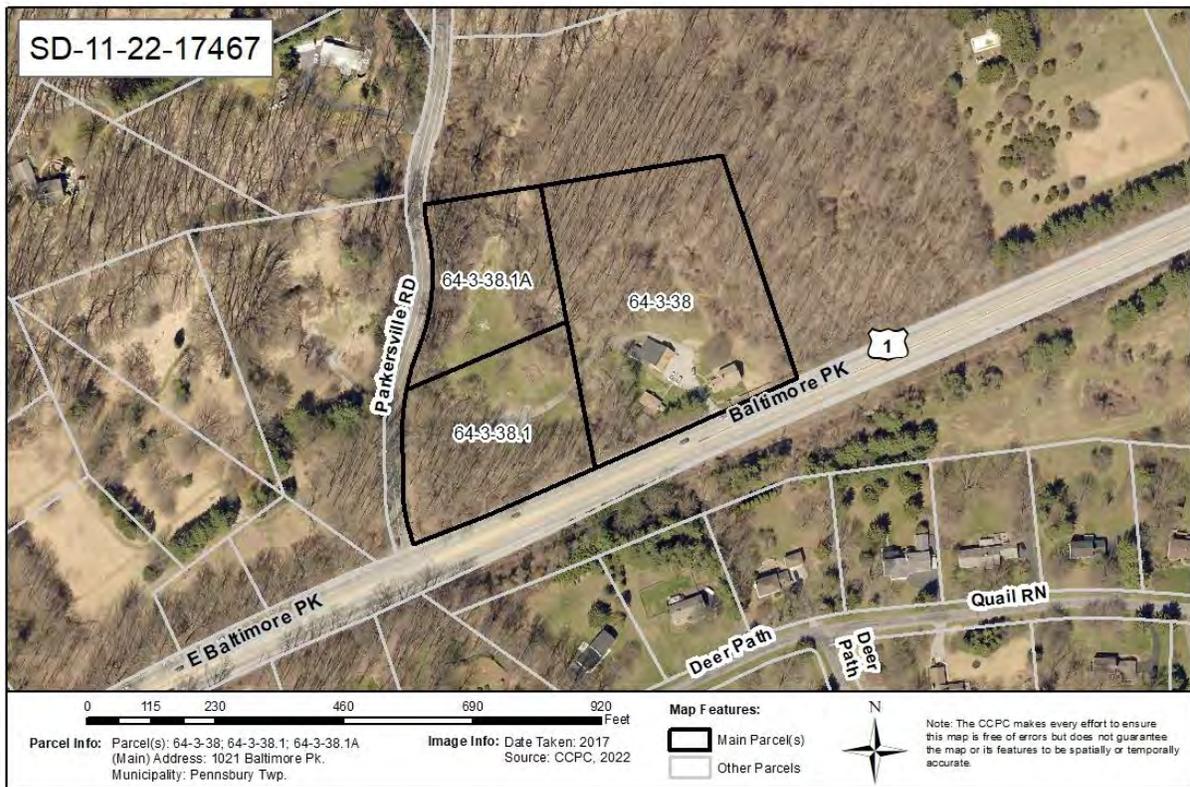
The applicant proposes the consolidation of three existing lots into a single 7.67 acre lot. The project site is located in the R-1 Residential zoning district. No new sewage disposal or water supply is proposed.

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

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **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**.

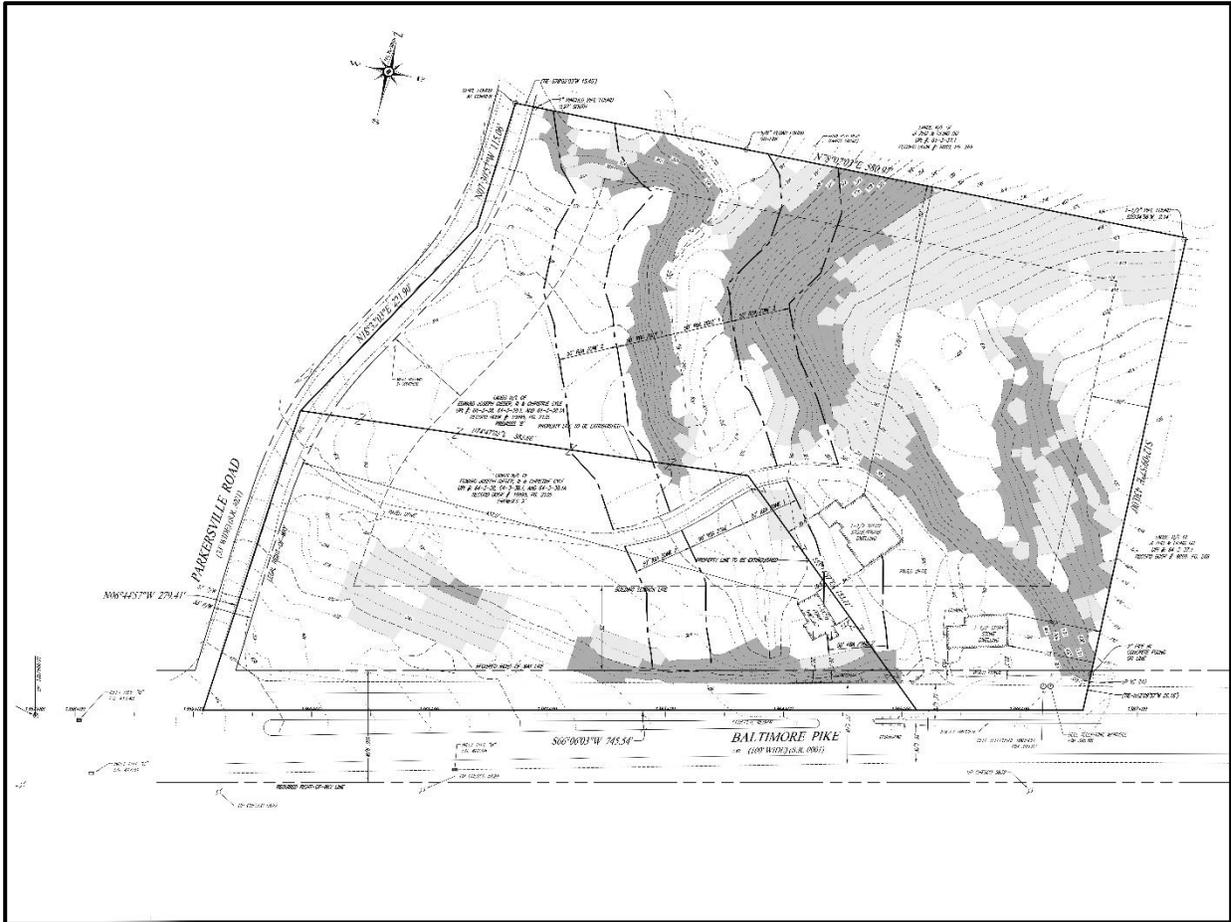


PRIMARY ISSUES:

2. If development is being considered, we encourage the applicant to submit a sketch plan addressing any future development. A sketch plan allows the applicant to take advantage of County and municipal expertise and consider design recommendations prior to preparing a fully engineered preliminary or final plan.

ADMINISTRATIVE ISSUES:

3. 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 Deed and the Assessment Office.



Detail of the subdivision plan

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Pennsbury 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: Edward Geider and Christine Cyle
Howell Surveying, Attn: Joe Russella



THE COUNTY OF CHESTER



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Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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601 Westtown Road
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December 20, 2022

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

Re: Sketch Plan - Paradise Village
Phoenixville Borough - LD-11-22-17455

Dear Mr. Boelker:

An Unofficial Sketch Plan entitled "Paradise Village", prepared by Bercek and Smith Engineering Inc., and dated July 22, 2022, was received by this office on November 16, 2022. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code (MPC) as amended, our comments are offered as a planning service at the request of Phoenixville Borough. This review focuses primarily upon design and procedural-related issues and concerns to assist the applicant and Phoenixville Borough in its review of this proposal prior to the official submission. This review does not replace the need for an official referral by Phoenixville Borough of a preliminary or final plan, as required by the Pennsylvania Municipalities Planning Code.

PROJECT SUMMARY:

Location:	East side of Paradise Street, north of Wheatland Street
Site Acreage:	5.79
Lots/Units:	202
Non-Res. Square Footage:	13,275
Proposed Land Use:	Apartment, Retail
New Parking Spaces:	307
Municipal Land Use Plan Designation:	Mixed Use
UPI#:	15-8-24, 15-8-22

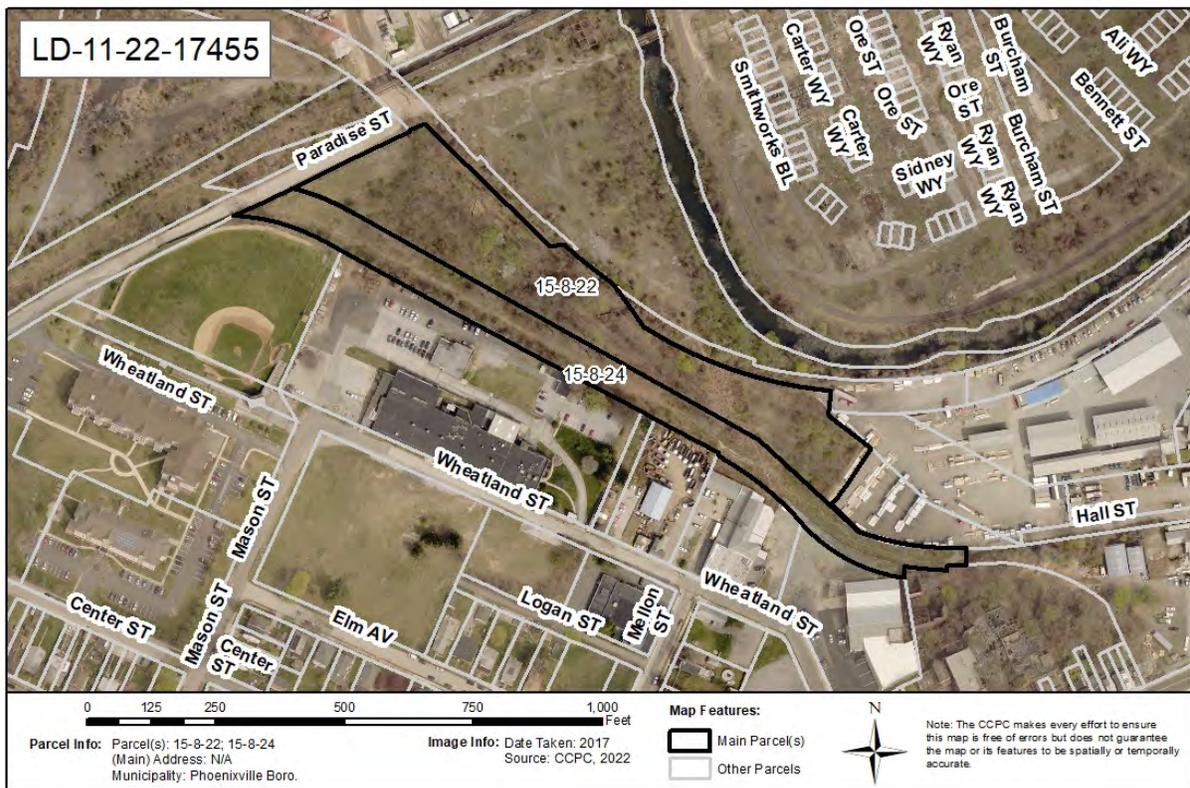
PROPOSAL:

The applicant proposes the construction of a mixed used building with 200 residential units, 2 retail spaces totaling 13,275 square feet, parking for 307 vehicles and 803 linear feet of new road (Hall Street). The project site, which will be served by public water and public sewer, is located in the MG-Mixed Use Growth and MI-Mixed Use Infill zoning districts. The site is designated Mixed Use on the Phoenixville Regional Comprehensive Plan Future Land Use map.

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

LANDSCAPES:

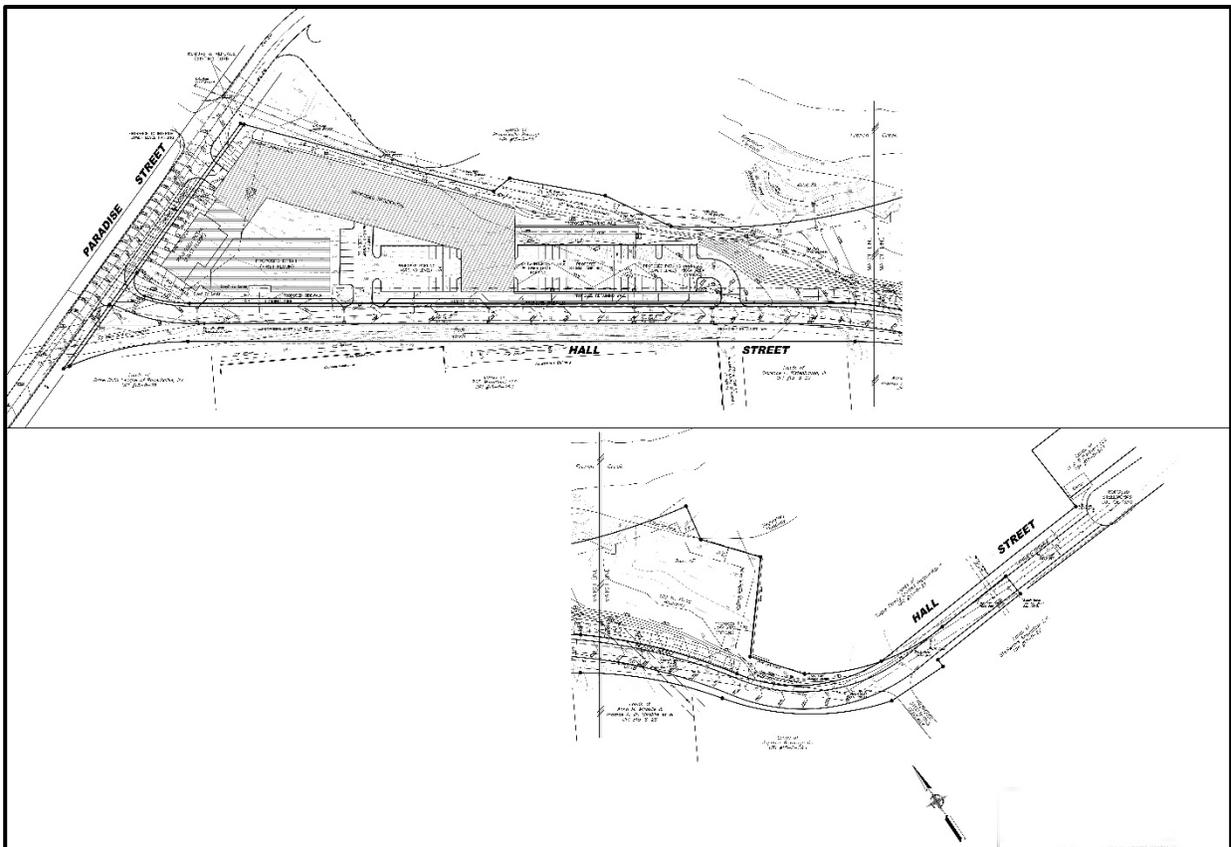
1. The project site is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional 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**.



Comments:

2. The submitted sketch plan contains a limited amount of information on the proposed mixed use development. Additional information and building elevations were gathered from the Borough's New Development Projects Under Review page on the Phoenixville Borough website.
3. Sheet 1 of the Sketch Plan and aerial photography indicates that the site consists of steep slopes that are almost entirely wooded with areas within the 100 year flood boundary at the eastern end of the site. A 20 foot-wide electric easement crosses the site at the eastern end and follows the northern property line to Paradise Street.

4. The plan should indicate if the new section of Hall Street will carry one-way or two-way traffic movements and accommodate on street parking. We note that a fairly narrow cartway (22') is shown on the plan, which should act to reduce the average speed on a two-way street but may not have the same effect on a one-way street. The final design of Hall Street should include traffic calming measures to ensure that speeding is suppressed.
5. It appears that the sidewalk on the north side of Hall Street extends along the full frontage of the development site to provide a pedestrian connection with downtown Phoenixville. The Borough should ensure that this sidewalk is constructed all the way to the Bridge Street intersection. The Borough and the applicant should discuss the need for crosswalks across Hall Street at Paradise Street and at appropriate locations to the east.
6. The plan does not indicate if the ground level parking and the lower level parking are interconnected under the building. If they were connected it would permit residents to use any of the three access points to access the parking from Hall Street (2) or Paradise Street (1). It would also improve egress during emergency situations.



Detail of Sheet 2 of the Sketch Plan

7. This site is close to the nexus of existing and proposed trails. The applicant and the Borough should discuss creating links from this site to these trails.

Page: 4
Re: Sketch Plan - Paradise Village
Phoenixville Borough - LD-11-22-17455

8. The kiosk area sited on the north side of Hall Street appears to be a great way to activate the pedestrian experience. These areas should be designed so that the pedestrian traffic is not impeded by kiosk activity.
9. While it appears that many of the existing trees at this site will be removed, we encourage the Borough and the applicant to preserve as many trees as possible to stabilize slopes, aid in stormwater management and provide landscape greenery.
10. The Borough and the applicant should consider minor revisions to the design of the intersection of Paradise and Hall Streets that would accommodate access to future redevelopment of the vacant and industrial parcels on the north side of Paradise Street.
11. We appreciate the opportunity to be a party to the design process prior to engineering and the associated costs which may preclude design revisions. If you have any questions in regard to this review, we will be glad to discuss this project at your convenience. The County Planning Commission staff is also available to meet with the applicant and the Borough to discuss this project in further 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: Paradise Development, LLC
Bercek & Associates



THE COUNTY OF CHESTER



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Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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December 15, 2022

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

Re: Preliminary/Final Land Development - Delaware Valley Friends School Expansion,
Phases 1 & 2
Tredyffrin Township – LD-11-22-17450

Dear Ms. McPherson:

A Preliminary/Final Land Development Plan entitled "Delaware Valley Friends School Expansion, Phases 1 & 2", prepared by Chester Valley Engineers, Inc., and dated November 3, 2022, was received by this office on November 15, 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.

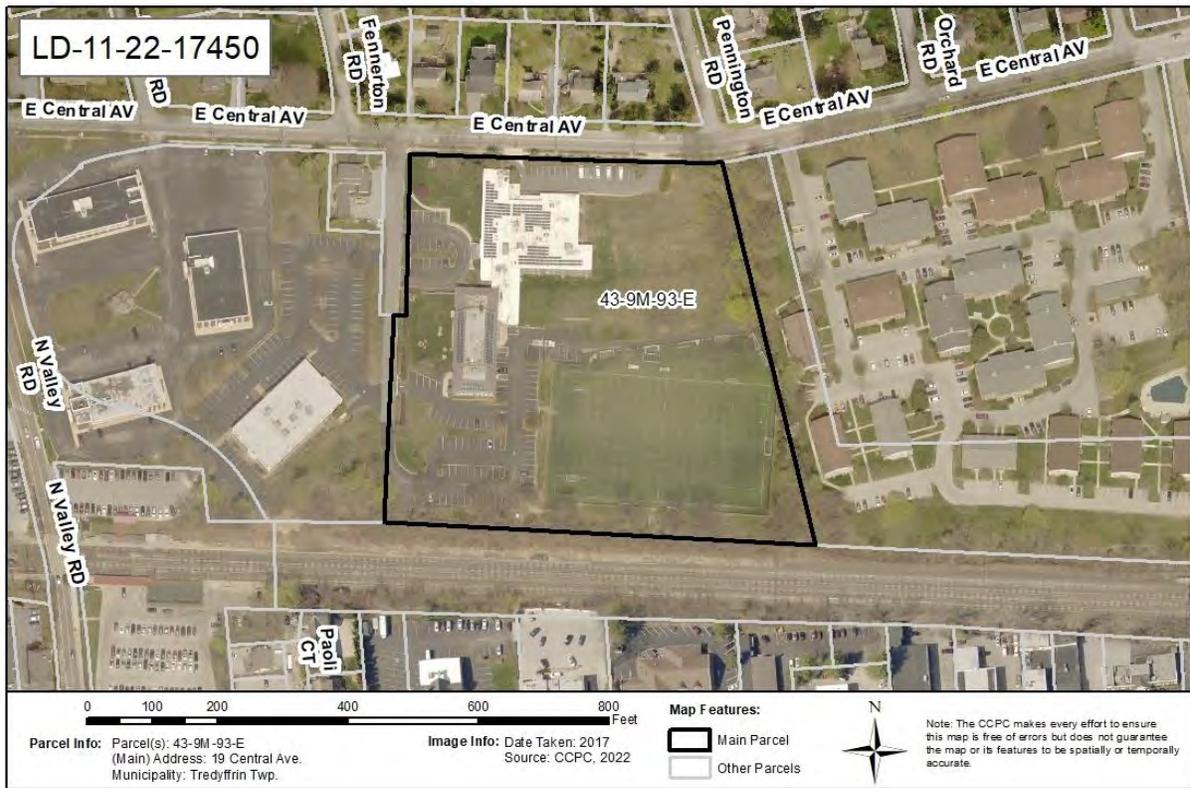
PROJECT SUMMARY:

Location:	the south side of East Central Avenue between Fennerton Road and Pennington Road
Site Acreage:	8.18
Lots/Units:	1 Lot
Non-Res. Square Footage:	21,739
Proposed Land Use:	Three building additions to existing school
New Parking Spaces:	37
Municipal Land Use Plan Designation:	Rail Station Mixed Use
UPI#:	43-9M-93-E

PROPOSAL:

The applicant proposes the phased construction of three building additions totaling 21,739 square feet, and 37 additional parking spaces, for the existing school. No new sewage disposal or water supply is proposed as part of this project. The project site is located in the TCD Town Center zoning district. A Transportation Impact Study, prepared by Traffic Planning and Design, Inc., and dated November 2, 2022, was included with the plan submission. The study indicates that the proposed expansion will accommodate an enrollment increase of up to 290 students. Additionally, while the Plan Development Plan Sheet Index on Sheet 1 indicates that the complete plan submission consists of 75 sheets, only 50 of the 75 sheets were provided for our review.

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



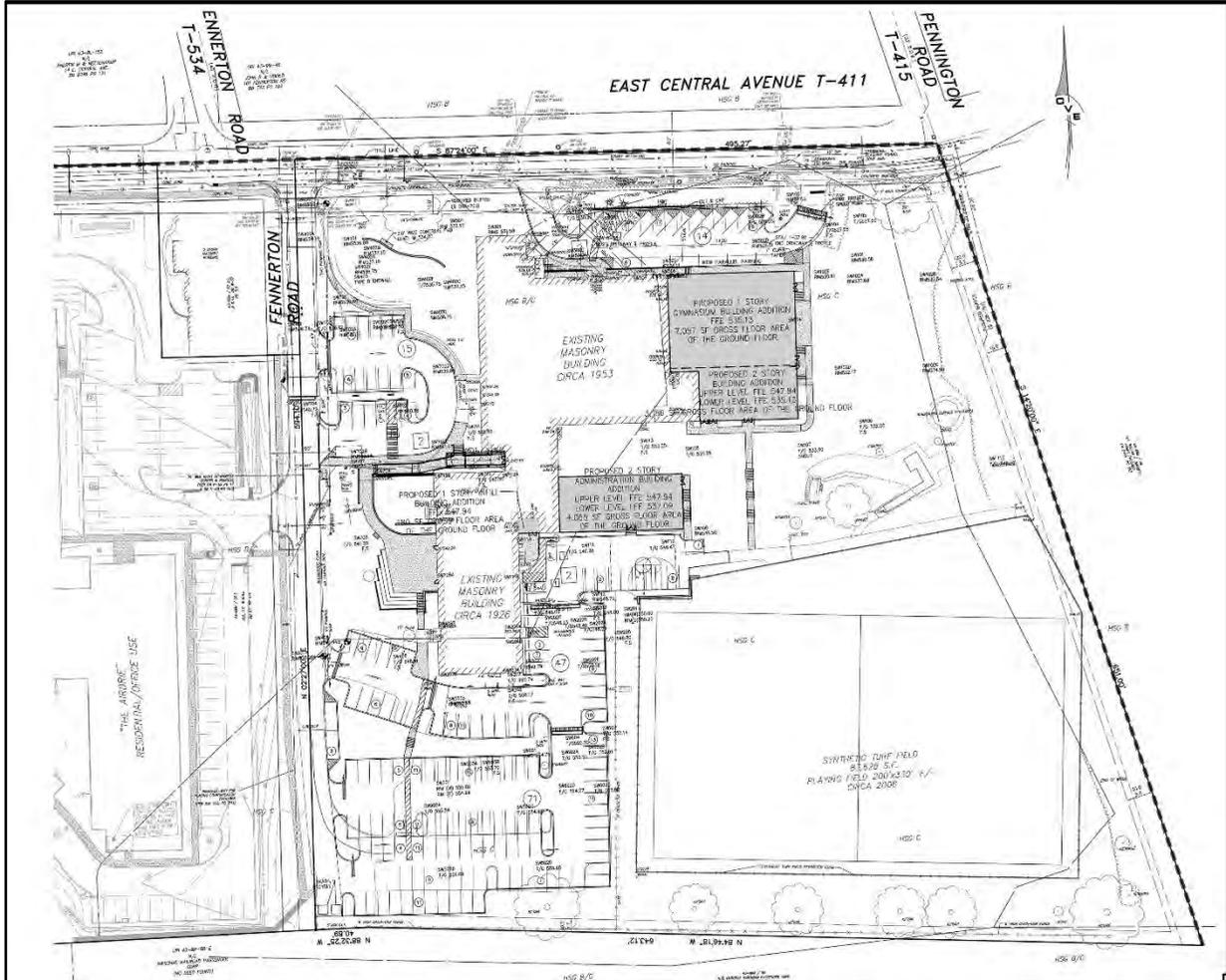
COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **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 Little Valley Creek subbasin of the Valley Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of "impaired" streams, and protect/enhance historic, cultural and recreational resources. **Watersheds** can be accessed at www.chesco.org/water.



Site Plan Detail, Sheet 2: Preliminary/Final Land Development - Delaware Valley Friends School Expansion, Phases 1 & 2

PRIMARY ISSUES:

Access and Circulation:

3. We commend the applicant for providing crosswalks within the proposed parking areas.

Zoning Hearing Board Decision:

4. Sheet 3 indicates that, on February 24, 2022, the Township Zoning Hearing Board granted special exception approval to expand the legally existing nonconforming education use, along with six variances for this project, with 12 conditions of approval. Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by the Township Zoning Hearing Board. We note that condition #2 states that the applicant shall construct stormwater management facilities for not only the proposed building and parking area additions, but also the existing building and parking area, excluding the existing synthetic turf field.

Page: 4
Re: Preliminary/Final Land Development - Delaware Valley Friends School Expansion,
Phases 1 & 2
Tredeyffrin Township – LD-11-22-17450

Stormwater Management:

5. Land disturbance and land development activities that occur within the (East) Valley Creek watershed must comply with the applicable stormwater management ordinance standards as approved in the *Valley Creek Watershed Act 167 Stormwater Management Plan* (February 2011).
6. The applicant should consider additional pretreatment practices to the North, East, Middle, and South Stormwater Management basins similar to the proposed rain garden (for the Northwest SWM) to address water quality from stormwater runoff. Other alternatives aside from rain gardens for pretreatment of stormwater to remove sediment and debris can be addressed with filter strips, forebays, and swales.
7. The plans show that stormwater runoff from buildings will be directed into subsurface infiltration facilities. The applicant should ensure that all roof drains have appropriate measures (e.g., leaf traps, gutter guards, or regular cleanouts) to prevent clogging by unwanted debris, and include requirements for regular inspection and cleaning of these features in the operations and management plan to ensure this system functions as designed and with minimal disturbance to surrounding uses.
8. Several of the planned subsurface stormwater basins will be located under parking areas. The applicant should ensure that the observation access and cleanout points are located in areas that will be easily accessible for inspection. Access points should not be located within planned parking spaces, but rather should be located in planned drive lanes or other areas closed to parking.
9. Little Valley Creek is an Exceptional Value stream that has been listed as impaired largely due to urban stormwater runoff. Flooding and damage from stormwater runoff in the Little Valley and Valley Creek watersheds have been exacerbated over the past several years due to the increased frequency of intense precipitation events. Given the significant increase of new impervious cover and the removal of mature trees, the applicant should consider the following actions to increase infiltration and evaporation of stormwater:
 - a. Utilizing permeable paving materials in suitable locations, such as the planned sidewalks and parking areas, to increase infiltration and decrease runoff volumes.
 - b. Installing green roofs on at least a small section of the proposed buildings. Green roofs reduce the volume of stormwater runoff while also providing an aesthetic outdoor educational resource and reducing heating and cooling costs.
 - c. Incorporating raingardens, additional vegetated islands, or concrete planters into the parking lot designs. These features can reduce runoff volumes by increasing infiltration and promoting evapotranspiration while offering aesthetic benefits to the property.
10. General Note 20 on Sheet 3 states “future land development application(s) would need to provide only additional stormwater controls needed to comply with then current stormwater regulations for the improvements proposed at the time of such future land development application(s).” The applicant should note that current stormwater regulations require management of stormwater runoff based on regulated impervious areas, cumulatively.

Page: 5

Re: Preliminary/Final Land Development - Delaware Valley Friends School Expansion,
Phases 1 & 2

Tredeyffrin Township – LD-11-22-17450

11. The plan does not include a Post-Construction Stormwater Management Long Term Operation and Maintenance Plan.
 - a. PA DEP's 2022 Model Stormwater Management Ordinance for municipal separate storm sewer system (MS4s) (Section 802) requires inspections of stormwater BMPs:
 - i. Annually for the first 5 years;
 - ii. Once every 3 years thereafter; and
 - iii. During or immediately after the cessation of a 10-year or greater storm.

MS4 municipalities are required to adopt stormwater regulations consistent with PADEP's model ordinance.

- b. Municipalities are required to adopt stormwater regulations consistent with the 2022 countywide Act 167 Stormwater Model Ordinance. The model ordinance (Section 706) has two options for both municipal inspection (Option 1) and landowners' inspection (Option 2). Under the County's model stormwater ordinance, municipalities must include the requirement to inspect BMPs after the cessation of a 25-year storm event and:
 - Option 1 – if a municipality opts to conduct inspections, the municipality has the option to request that the owner of a BMP complete an inspection after a 10-year storm event; or
 - Option 2 – if a municipality requires the owner of a BMP to be responsible for inspections, a municipality can require inspections after each 10-year event, but inspection reports are only required to be submitted if requested by the municipality.

Natural Features Protection:

12. The Overall Existing Conditions, Natural Features and Conservation Plan shows that a portion of the site includes mature trees, some of which will be removed during construction. The removal of these trees will significantly reduce infiltration and evapotranspiration of stormwater and will result in the generation of additional stormwater runoff that will need to be managed through the construction of the planned stormwater BMPs. Given the project's location in an Exceptional Value watershed and habitat for migratory fishes, the applicant should minimize the removal of trees on the property to the greatest extent possible to reduce the volume of stormwater generated.
13. Given the development/redevelopment of roadways, parking areas, and sidewalks, the applicant should consider establishing a de-icing plan and material storage area that minimizes the volume of de-icing chemicals and pollutants that will directly infiltrate to the groundwater or runoff to streams. Monitoring results throughout Chester County, and particularly within the Valley Creek watershed, show rapid increases in baseline chloride concentrations, and pronounced spikes in chloride levels are often observed after winter precipitation events. Reducing chloride runoff from all pavement sources as well as roads is increasingly needed to minimize impacts to water resources.

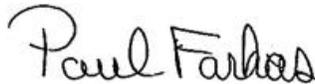
Page: 6
Re: Preliminary/Final Land Development - Delaware Valley Friends School Expansion,
Phases 1 & 2
Tredyffrin Township – LD-11-22-17450

ADMINISTRATIVE ISSUES:

14. The site plan depicts the location of several retaining walls. The Township should verify that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization. Additional information on this issue is provided in the County Planning Commission's Retaining Wall Design Standards Planning eTool, which is available online at:
<https://www.chescoplanning.org/MuniCorner/eTools/74-RetainingWalls.cfm>.
15. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
16. A 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: Chester Valley Engineers, Inc.
Delaware Valley Friends School
Chester County Conservation District
Chester County Water Resources Authority



THE COUNTY OF CHESTER



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

December 20, 2022

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

Re: Final Subdivision - 958 Mount Pleasant Avenue
Tredyffrin Township – SD-11-22-17451

Dear Ms. McPherson:

A Final Subdivision Plan entitled "958 Mount Pleasant Avenue", prepared by Inland Design, and dated October 21, 2022, was received by this office on November 21, 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.

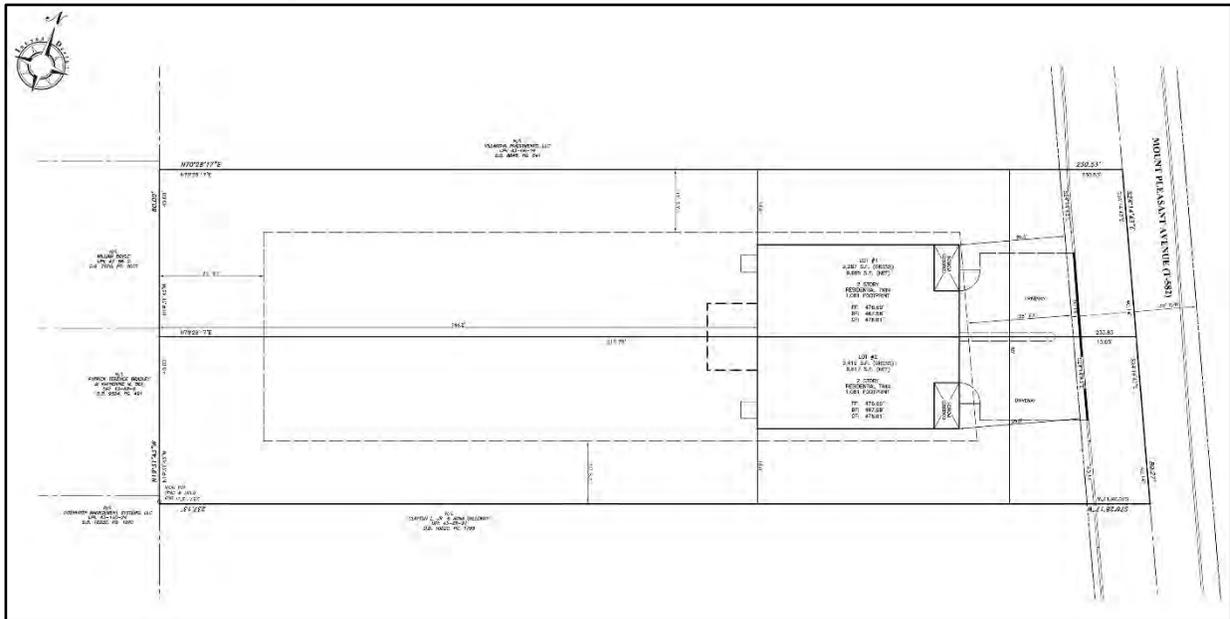
PROJECT SUMMARY:

Location:	west side of Mount Pleasant Avenue, north of Upper Gulph Road
Site Acreage:	0.44
Lots/Units:	2 proposed lots
Non-Res. Square Footage:	0
Proposed Land Use:	Residential (twin units)
Municipal Land Use Plan Designation:	Residential - Medium Density
UPI#:	43-6R-20

PROPOSAL:

The applicant proposes the creation of two residential lots. A twin unit will be constructed on each lot. The project site, which will be served by public water and public sewer, is located in the R-4 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

Page: 3
Re: Final Subdivision - 958 Mount Pleasant Avenue
Treddyffrin Township – SD-11-22-17451

growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The proposed subdivision is consistent with the objectives of the **Suburban Landscape**.

PRIMARY ISSUES:

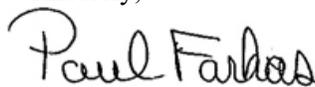
2. It is our understanding that a one-car garage will be provided, along with two parking spaces in the front of each unit. We suggest that the applicant and Township investigate the feasibility of an alternative to this front yard parking arrangement. Limiting the visibility of off-street parking through side yard or rear yard parking and landscaping creates more attractive development appearance from the public right-of-way because the entry to the dwelling becomes the prominent feature rather than the garage door. Additional information on this topic is provided in the County Planning Commission's Suburban Landscapes Design Guide (page 27), which is available at: <https://www.chescoplanning.org/MuniCorner/pdf/SuburbanDesignGuide.pdf>.

ADMINISTRATIVE ISSUES:

3. *Watersheds*, the water resources component of *Landscapes3*, indicates the proposed development is located within the Crow Creek watershed. 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.
4. The Conditions of Special Exemptions table indicates that the applicant obtained special exception approval for this project on September 22, 2022, with five conditions of approval. Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by the Township Zoning Hearing Board.
5. The BMP Operations and Maintenance Procedures table on Sheet 10 indicates that the individual property owner will be responsible for the ownership and maintenance of all stormwater management facilities on their lot. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill the operation and maintenance requirements for these facilities.
6. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Treddyffrin 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: ABH Builders Inc.
Inland Design



THE COUNTY OF CHESTER



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Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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West Chester, PA 19380-0990
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December 20, 2022

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

Re: Preliminary Land Development - Proposed Headquarters Building
Upper Uwchlan Township - LD-11-22-17446

Dear Ms. Jonik:

A preliminary land development plan entitled "Proposed Headquarters Building", prepared by Wilkinson & Associates, Inc. and dated November 1, 2022, was received by this office on December 7, 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 Park Road, north of the Pennsylvania Turnpike
Site Acreage:	3.15 acres
Lots:	1 lot
Non-Res. Square Footage:	8,400 square feet
Proposed Land Use:	Office Building
New Parking Spaces:	28 spaces
Municipal Land Use Plan Designation:	Village
UPI#:	32-3-67

PROPOSAL:

The applicant proposes the construction of an 8,400 square foot commercial building and 28 parking spaces. The site, which will be served by public water and public sewer, is located in the Upper Uwchlan Township LI zoning district.

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



COUNTY POLICY:

LANDSCAPES:

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

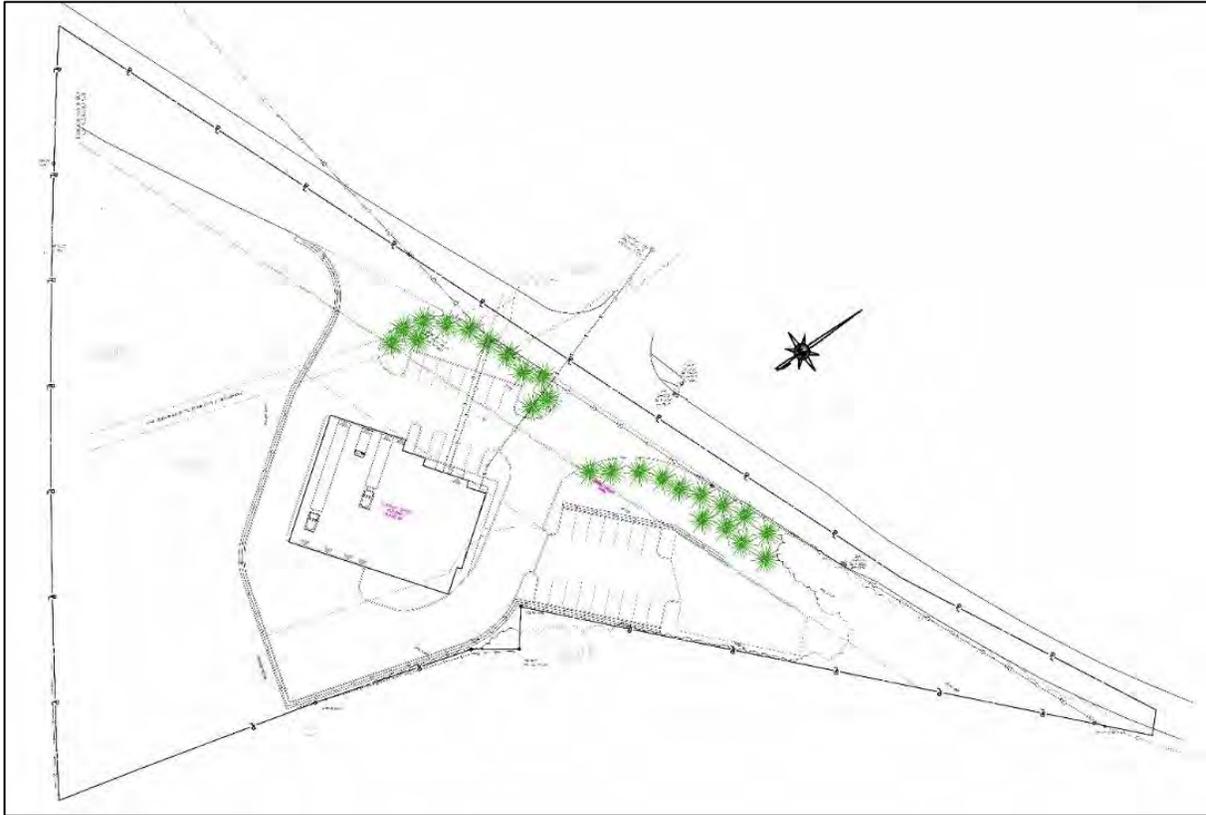
WATERSHEDS:

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

3. Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.



***Detail of Proposed Headquarters Building
Preliminary Land Development Plan***

PRIMARY ISSUES:

4. The applicant should verify the correct location of the site on the zoning map inset.
5. We recommend that the applicant provide more landscaping at the eastern portion of the site, especially near the proposed parking area. The addition of shade trees around the parking lot would enhance air quality and reduce stormwater runoff. The landscaping plan should also identify proposed plant material. It appears evergreen trees will be planted along the road frontage, but it is not clear. Evergreen trees would provide useful screening of the proposed development, but the selected species should be hardy enough to tolerate roadway conditions (i.e., salt) so they do not suffer from discolored foliage, leaf burn, or stunted growth.
6. The Township Engineer should review the design of the eastern entrance/exit on Park Road, because it appears to be excessively wide and its eastern radius appears to be unusually large. The Township Engineer should also comment whether the site requires two access/exit points on Park Road, or of only one is appropriate.
7. Park Road is classified as a “Minor Collector” road in Map 5 “Roadway Functional Classification” in the 2014 Uwchlan Township Comprehensive Plan. Tables 11 and 12 of the Comprehensive Plan also describe the construction of Phase 4 of the Park Road Trail. The applicant and the Township should coordinate any planned improvements to Park Road pursuant to the Township’s transportation and trail policies.

8. The applicant and the Township should contact the Pennsylvania Turnpike Commission regarding the Turnpike Commission's planned improvements.
9. The plan shows 28 parking spaces. We suggest that the applicant and the Township evaluate the anticipated parking demand for this facility, and determine whether all of the proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.
10. "Connect" Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas. The Township should determine whether a sidewalk should be incorporated into the plan. Sidewalks are an essential design element for new construction in the **Suburban Center Landscape**.
11. The signature block should be revised to indicate that this proposal will be reviewed by the Chester County Planning Commission, not approved.
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 Chester County Planning Commission's Pipeline Information Center Mapping Application, at: [Pipeline Information Center Mapping Application \(arcgis.com\)](http://www.chescoplanning.org/pic/operators.cfm) appears to show a Transcanada/Columbia Gas Transmission, LLC pipeline in the vicinity of the tract. The applicant's plan also shows the approximate location of a 10' wide Lighttower easement.

If this represents the Transcanada/Columbia Gas Transmission, LLC pipeline, we suggest that the applicant contact the pipeline operator to ensure that the application does not result in any encroachments into the pipeline right-of-way. It is recommended that the plan include the field survey location of the pipeline, the size, material and depth (if known), and the type of product typically being transported through the pipeline. Pipeline operator contact information is located on the pipeline markers within the easement and can also be found at the Chester County Pipeline Information Center Pipeline Operators page: <http://www.chescoplanning.org/pic/operators.cfm>.

Applicants should be aware that the actual location of the pipeline may not always be within the center of the easement or right-of-way. To minimize risks before and during construction, the project designer should contact the Pennsylvania One Call Center at 811 or <http://www.pa1call.org/pa811>, consistent with the provisions of Section 4(2) of Act 287 (Underground Utility Protection Act), prior to finalizing the design. The PA One Call Center should also be contacted at least three business days, but not more than 10 days, prior to any excavation. More information about pipeline safety can be found at the Chester County Pipeline Information Center at: <http://www.chescoplanning.org/pic/introduction.cfm>.

14. The proposed building includes a roof area that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "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/>.
15. The applicant should indicate whether any construction materials will be stored outside at the site.
16. The Township should verify that the design and location of any proposed outdoor lighting conforms to Township ordinance requirements and that light trespass onto adjacent properties does not occur. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses. Lighting should be downward-pointing to limit "skyglow" and reduce glare on surrounding roads. In general, the applicant should use the minimum amount of light intensity that is necessary to safely illuminate the facility.

ADMINISTRATIVE ISSUES:

17. 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>.
18. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, and the Assessment Office.

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Re: Preliminary Land Development - Proposed Headquarters Building
Upper Uwchlan Township - LD-11-22-17446

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Wilkinson & Associates, Inc.
P.J Reilly Contracting Co., Inc.
Chester County Conservation District



THE COUNTY OF CHESTER



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December 12, 2022

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

Re: Preliminary/Final Land Development - Proposed Barn
West Fallowfield Township - LD-11-22-17470

Dear Ms. Wheeler:

A preliminary/final land development plan entitled "Proposed Barn", prepared by Mowery Environmental LLC and dated October 26, 2022, was received by this office on November 29, 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: North side of Schoff Road, east of General Steele Drive
Site Acreage: 2.52 acres
Lots: 1 lot
Non-Res. Square Footage: 1,200 square feet
Proposed Land Use: Agricultural
UPI#: 44-3-3.4H

PROPOSAL:

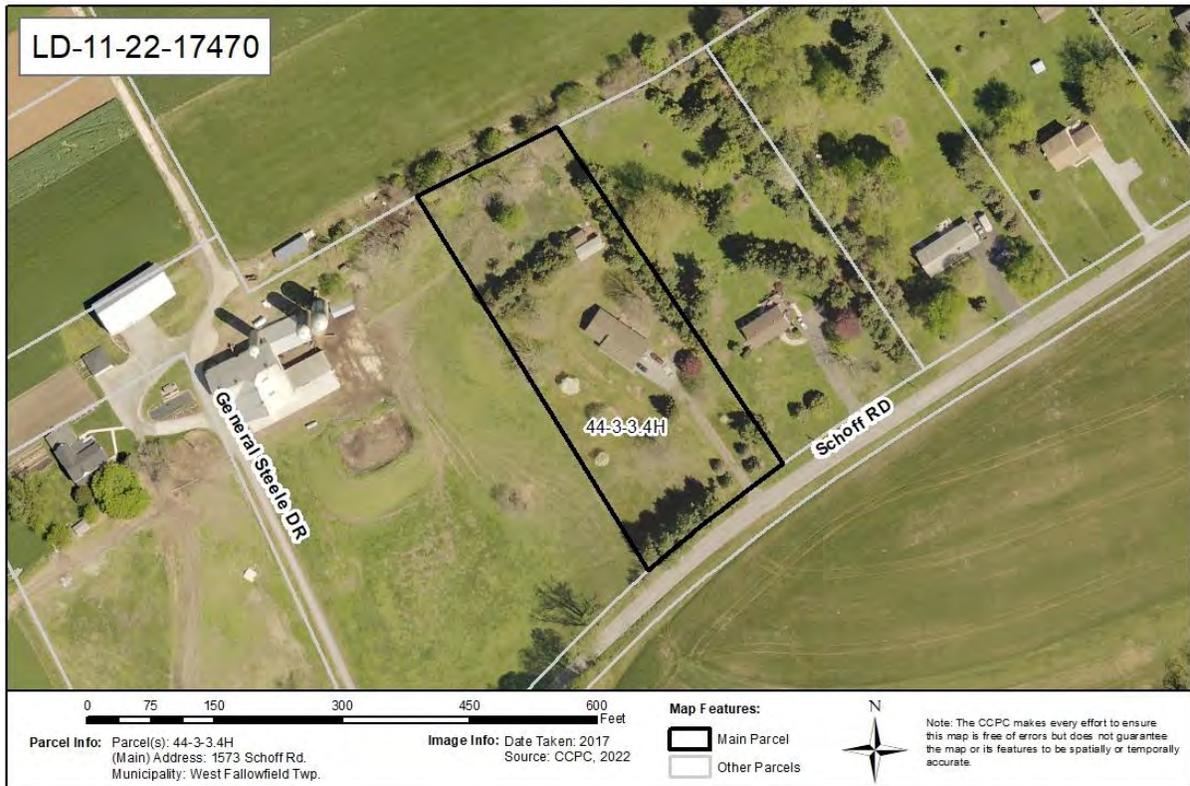
The applicant proposes the construction of a 1,200 square foot “barn/garage” building. The site, which is served by on-site water and on-site sewer facilities, is located in the West Fallowfield Township Agriculture zoning district.

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

COUNTY POLICY:

LANDSCAPES:

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

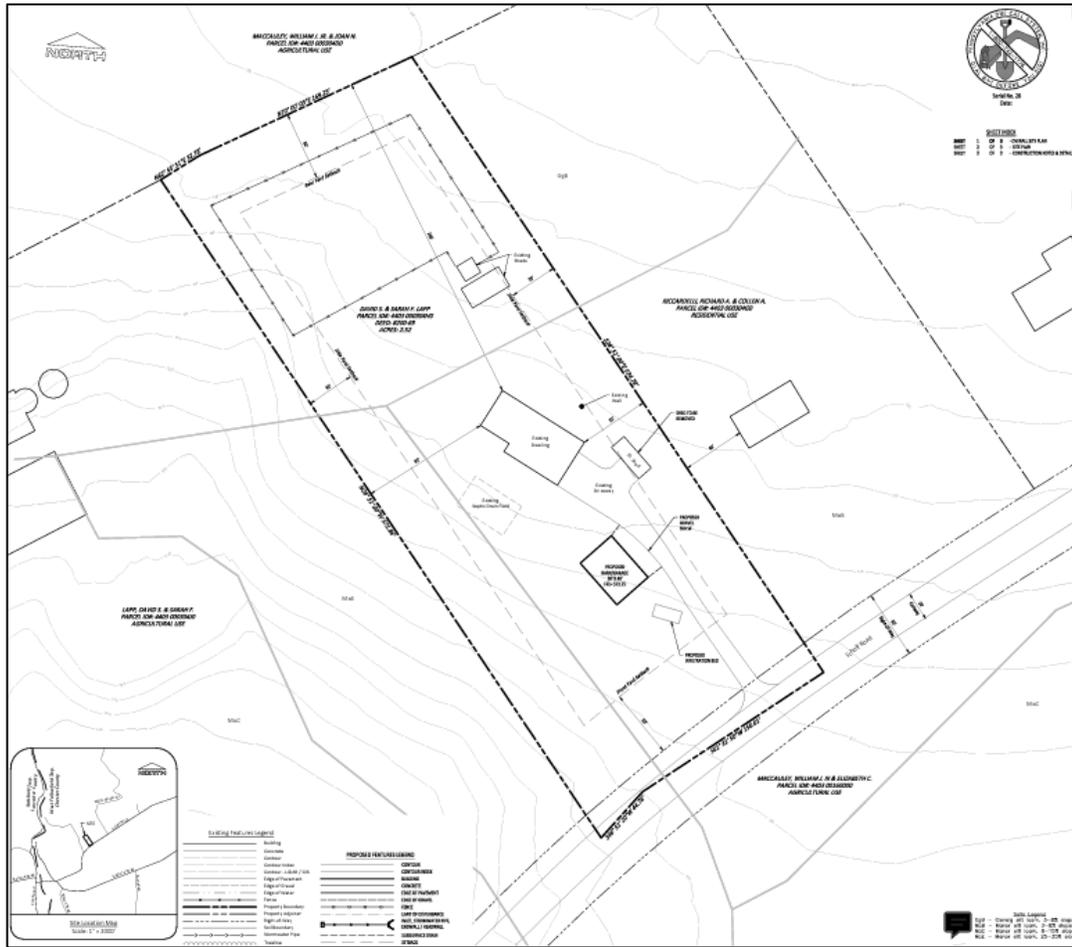


WATERSHEDS:

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

Watersheds can be accessed at www.chesco.org/water.

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 Barn”
 Preliminary/Final Land Development Plan**

PRIMARY ISSUES:

3. The 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 Township 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.

Page: 4
Re: Preliminary/Final Land Development - Proposed Barn
West Fallowfield Township - LD-11-22-17470

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Mowery Environmental LLC
David S. and Sarah F. Lapp
Chester County Health Department
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
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Michelle Kichline

Brian N. O’Leary, AICP
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December 2, 2022

Christopher Bashore, Manager
West Goshen Township
1025 Paoli Pike
West Chester, PA 19380

Re: Preliminary/Final Land Development - West Goshen Shopping Center Redevelopment
West Goshen Township – LD-11-22-17444

Dear Mr. Bashore:

A Preliminary/Final Land Development Plan entitled "West Goshen Shopping Center Redevelopment", prepared by T & M Associates, and dated October 3, 2022, was received by this office on November 4, 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.

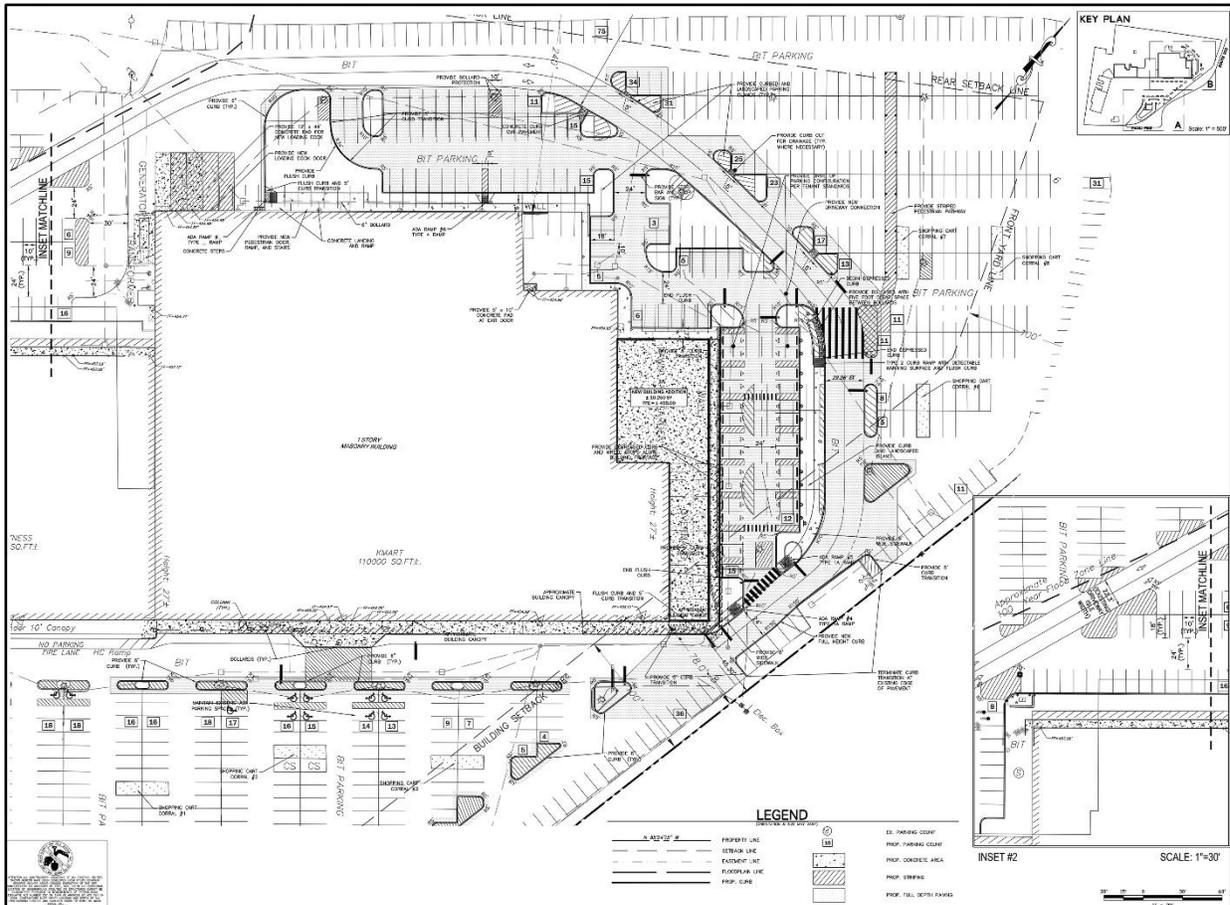
PROJECT SUMMARY:

Location:	the north side of Paoli Pike, east of Turner Lane
Site Acreage:	33.47
Lots/Units:	1 Existing Lot
Non-Res. Square Footage:	15,450
Proposed Land Use:	Fast Food Restaurant, and an addition to an existing building
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Paoli Pike Corridor Mixed-Use/Redevelopment Area
UPI#:	52-5-45.1

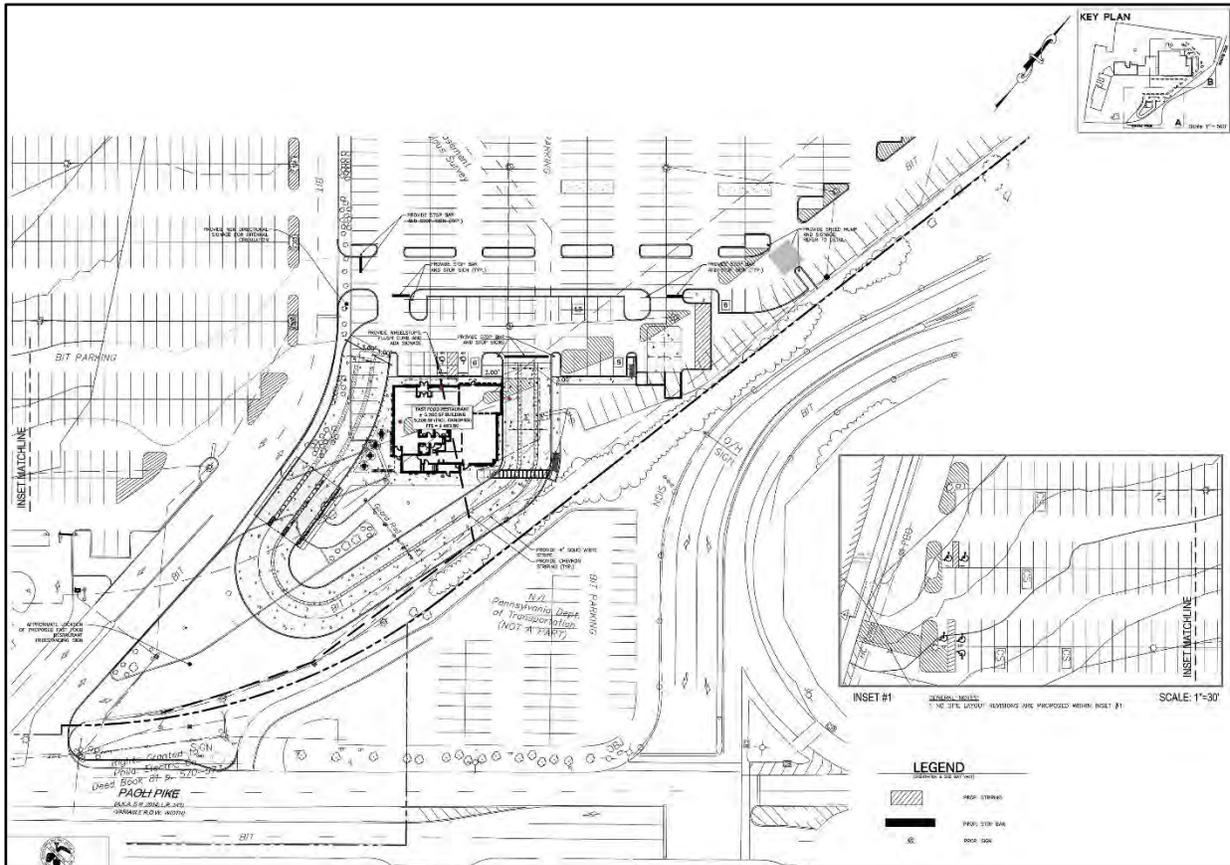
PROPOSAL:

The applicant proposes the construction of a 10,250 square foot addition to the existing 110,000 square foot building formerly occupied by K-Mart, along with the construction of a 5,200 square foot fast food restaurant with drive-through service situated on the east side of the eastern shopping center entrance along Paoli Pike. The project site, which is served by public water and public sewer, is located in the C-2 Commercial Shopping Center zoning district. A Transportation Impact Study, prepared by McMahon Associates, and dated September 12, 2022, was included with the plan submission.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, particularly the access and circulation issues discussed in comments #4 through #10, and all Township issues should be resolved before action is taken on this land development plan.



Site Plan Detail, Sheet 13 (Proposed Building Addition)



Site Plan Detail, Sheet 14 (Proposed Fast-Food Restaurant)

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a land development proposal for this site. That review, CCPC# LD-4-12-5909, dated May 15, 2012, which addressed the demolition of a 41,200 square foot section of existing retail and restaurant space, and subsequent construction of a 46,000 square foot addition to house an LA Fitness health club and spa, was approved by the Township on July 11, 2012.

COUNTY POLICY:

LANDSCAPES:

2. The project site is located within the **Suburban Center Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. The redevelopment of the existing shopping center complex is appropriately located within a **Suburban Center Landscape** designation.

WATERSHEDS:

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

PRIMARY ISSUES:

Access and Circulation:

4. The following improvements are recommended in the Transportation Impact Study prepared for this project:
 - Provide a separate westbound 13-foot wide right-turn lane along Paoli Pike with 75 feet of storage and a 50-foot bay taper at the eastern site access on Paoli Pike;
 - Provide "do not block driveway" and pavement markings along the westbound approach of Paoli Pike at the eastern site access;
 - Optimize the existing traffic signal timings at the Paoli Pike western site access; and
 - Restripe Turner Lane to provide a separate 10-foot wide southbound left-turn lane with 100 feet of storage and a 75-foot bay taper.

Both the Township engineer and PennDOT should review the findings of this study. In particular, Township officials should determine if additional on-site improvements are required to facilitate safe vehicular access from the main (western) shopping center entrance to the proposed fast-food restaurant (vehicular traffic will need to traverse the existing parking area to get to and from the fast-food restaurant).

5. While we acknowledge Sheet 13 indicates that sidewalks and crosswalk areas are being provided on the east side of the proposed building addition, we recommend that the applicant and Township consider providing additional marked crosswalks, intra-lot sidewalks, and traffic calming measures throughout the shopping center complex to improve pedestrian safety. Traffic calming devices could include a change in pavement texture, pattern, or material for crosswalks and additional posted speed limit signage.
6. The project site is situated within the Paoli Pike Corridor Mixed-Use/Redevelopment Area, as shown on Map 12 in the Township's 2019 Comprehensive Plan. The Township should ensure that the design of this proposal is generally consistent with the recommendations set forth in the Township's Comprehensive Plan for this area of the Township. We note that the Comprehensive Plan recommends sidewalks be provided along Paoli Pike, from the adjoining Park & Ride site to the east extending westwards to downtown West Chester, along with a bike lane.
7. There is an existing bus stop on the east side of the main (western) shopping center entrance at its intersection with Paoli Pike and North Concord Road. We recommend that the applicant and Township, in consultation with SEPTA, consider providing a bus shelter at this location. Additional information on this topic is provided in the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: www.chesco.org/documentcenter/view/27031.

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Re: Preliminary/Final Land Development - West Goshen Shopping Center Redevelopment
West Goshen Township – LD-11-22-17444

8. We suggest that the applicant and Township, in consultation with PennDOT, consider providing a safe, direct, and continuous walkway connection from the park and ride lot to the shopping center, as identified on pages 25-27 of the County Planning Commission's 2016 Enhancing the Transit Environment document. We also note that this document recommends that a curbed concrete pad bus stop area be provided within the park and ride lot. This document is available online at: <https://www.chesco.org/DocumentCenter/View/34285>.
9. While we note that there is existing bicycle parking in the shopping center complex, we suggest that the applicant and Township determine if any additional dedicated bicycle parking is required. Additional information on this topic is provided in the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: www.chesco.org/documentcenter/view/27029.
10. We suggest that the applicant consider providing electric vehicle (EV) charging stations within the shopping center complex. The stations can be located nearest the building to reduce costs for extending electrical lines, or they can be located at light poles. The provision of charging stations for electric vehicles can help increase the marketability of the facility, and some facilities have offered charging stations near building entrances as site amenities. Charging stations can encourage the wider acceptance of electric vehicles. Additional information on this topic is provided in the County Planning Commission's Electric Vehicles eTool, which is available online at: <https://www.chesoplanning.org/MuniCorner/eTools/19-ev.cfm>.

Design Issues:

11. While we acknowledge that the Parking Requirements table on Sheet 2 indicates that the applicant is providing the required number of parking spaces for this development, we suggest that the applicant and Township investigate the feasibility of reserve parking areas throughout the development to reduce stormwater runoff.
12. While we acknowledge, and endorse, that additional landscaping will be provided within the immediate areas of the proposed development activity, as shown on Sheets 22 and 23, the applicant and Township should consider providing additional landscaping throughout the existing parking areas. Landscaping and shade trees make parking lots more aesthetically pleasing while mitigating urban heat island effect and reducing stormwater runoff. Specifically, we recommend expanding and landscaping existing parking lot islands and adding more islands with shade trees to maximize tree canopy coverage over the parking areas. *Landscapes3* recommends that developments in the **Suburban Center Landscape** include extensive landscaping in parking areas (page 37). Additional information on this topic is provided in the County Planning Commission's Suburban Center Landscapes Design Guide (pages 30-31), which is available online at: <https://www.chesoplanning.org/MuniCorner/PDF/SuburbanCenterDesignGuide.pdf>.
13. The Township should verify that the design of the proposed outdoor lighting plan (Sheets 24 and 25) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

Stormwater Management:

14. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.

15. The shopping center complex 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/>.

Natural Features Protection:

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

ADMINISTRATIVE ISSUES:

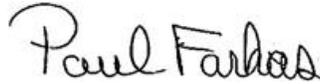
17. It is our understanding that, on July 28, 2022, the Township Zoning Hearing Board granted three variances for this project, with three conditions of approval. Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by the Township Zoning Hearing Board.
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>.
19. Several plan sheets (e.g., Sheets 13 and 14) display the proposed improvements on top of existing conditions, which makes it difficult to interpret these plan sheets. For clarity purposes, we suggest that the applicant remove the existing conditions from those areas on the plan sheets where the proposed improvements are located.
20. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

Page: 7

Re: Preliminary/Final Land Development - West Goshen Shopping Center Redevelopment
West Goshen Township – LD-11-22-17444

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: Capital Enterprises, Inc.
T&M Associates
Chester County Conservation District
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Mark E. Cassel, AICP, Director of Service Planning, SEPTA



THE COUNTY OF CHESTER



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Executive Director

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

December 16, 2022

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

Re: Preliminary Subdivision and Land Development - Pothouse-Kimberton, LLC Self Storage
West Vincent Township – SD-11-22-17453, LD-11-22-17456

Dear Ms. Shillenn:

A preliminary subdivision and land development plan entitled "Pothouse-Kimberton, LLC Self Storage", prepared by Commonwealth Engineers Inc, and dated November 3, 2022, was received by this office on November 21, 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 for your consideration.

PROJECT SUMMARY:

Location:	East side of Pottstown Pike (State Route 100), south of Conestoga Road
Site Acreage:	5.31 acres
Lots/Units:	2 lots; to be separated by a road
Non-Res. Square Footage:	102,000 square feet
Proposed Land Use:	Self-storage
New Parking Spaces:	7 spaces
Municipal Land Use Plan Designation:	Mixed Use (2021 Phoenixville Regional Comprehensive Plan)
UPI#:	25-6-70, 25-6-84

PROPOSAL:

The applicant proposes to create two lots, and the construction of a 102,000 square foot self-storage building addition and seven parking spaces. The site, which will be served by on-site water and sewer facilities, is located in the West Vincent Township LVCC-Ludwig's Village Commercial Center and P/I Planned Light Industrial zoning district.

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

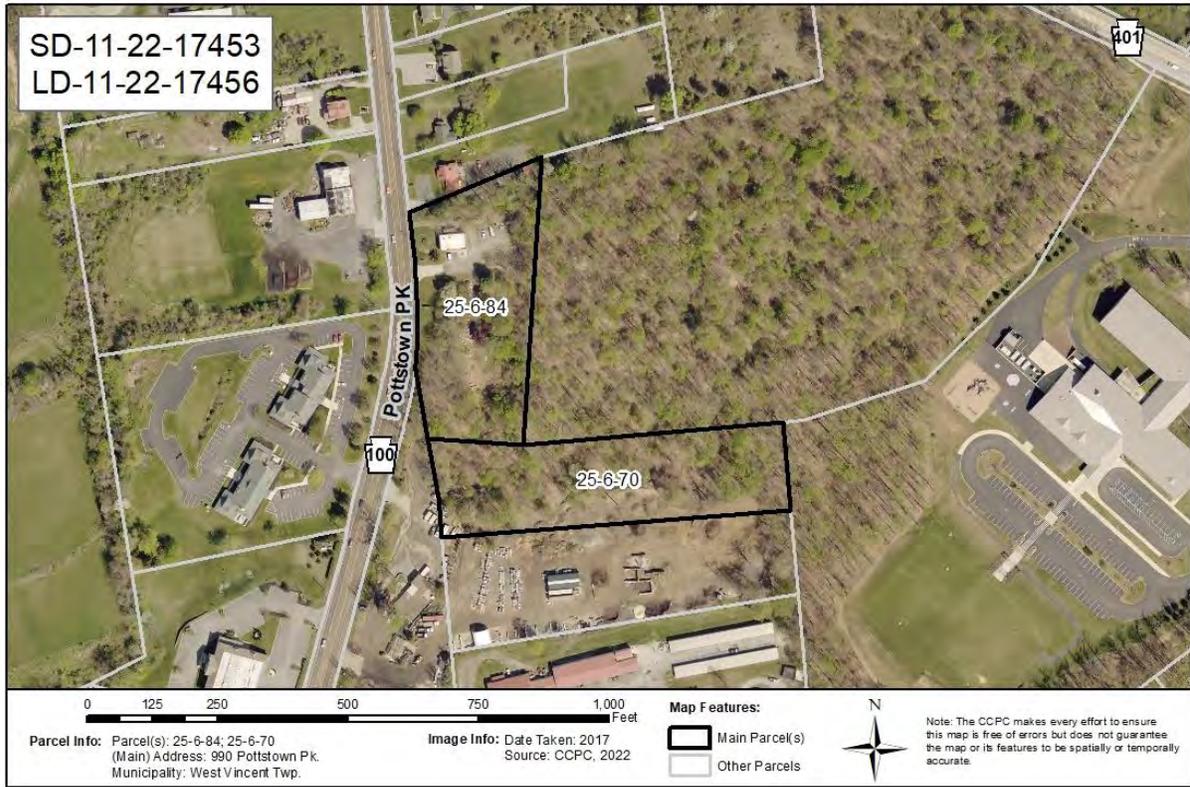
BACKGROUND:

1. The Chester County Planning Commission previously reviewed a preliminary/final subdivision and land development plan for this site entitled "Pothouse-Kimberton, LLC Urgent Care", prepared by Commonwealth Engineers Inc, and dated December 29, 2021, which proposed the revision of the location of the property line between two existing lots and the construction of additions to an existing building to create a 1,943 square foot medical office building. Our comments on that submission were submitted to the Township in a letter dated February 11, 2022 (refer to CCPC # SD-01-22-17057 & LD-01-22-17055).

COUNTY POLICY:

LANDSCAPES:

2. The site is located within the **Rural Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. This landscape often evolves from a village at an historic crossroads that has expanded over time. The vision for the **Rural Center Landscape** is as a community focal point for the surrounding rural and agricultural areas that accommodates limited growth, with transportation infrastructure and amenities provided at a village scale and character. The proposed subdivision and land development are consistent with the objectives of the **Rural Center Landscape**.



WATERSHEDS:

3. ***Watersheds***, the water resources component of ***Landscapes3***, indicates the proposed development is located within the *Black Horse Creek Watershed* 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.
4. Land disturbance and land development activities that occur within Chester County must comply with the ***County-wide Act 167 Stormwater Management Plan for Chester County, PA*** (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.

WATER RESOURCES INFORMATION:

West Vincent Township
Black Horse Creek Watershed, Brandywine Creek, Christina River Basin
FEMA: Proposed development located in FEMA Zone X, minimal flood hazard
MS4 community: YES
TMDL: Christina River Basin High Flow and Low Flow TMDLs
Impairments for Black Horse Creek: N/A
Designated use: High Quality, Trout Stocking, Migratory Fishes

Natural Features Protection:

5. Item 12 in General Notes should indicate that Black Horse Creek is a High Quality stream. Under 25 Pa. Code 93, the High Quality existing use designation for a waterbody merits more protection against degradation than use designations of Trout Stocking and Migratory Fishes.
6. The existing site conditions sheet shows wooded areas consisting currently of mature trees, much of which will be removed during construction. The removal of the site's wooded area will significantly reduce infiltration and evapotranspiration of stormwater and will result in the generation of additional stormwater runoff that will need to be managed through the construction of the planned stormwater Best Management Practices. Given the project's location in a High Quality stream area and a trout stocking and migratory fishes watershed, the applicant should minimize the removal of trees on the property to the greatest extent possible to reduce the volume of stormwater generated.

Stormwater Considerations:

7. Due to the development of new paved and parking areas, the applicant should consider establishing a de-icing plan and material storage area that minimizes the volume of de-icing chemicals and pollutants that will directly infiltrate to the groundwater or runoff to streams. Monitoring results throughout Chester County, show rapid increases in baseline chloride concentrations, and pronounced spikes in chloride levels are often observed after winter precipitation events. Reducing chloride runoff from all pavement sources as well as roads is increasingly needed to minimize impacts to water resources.

Page: 4

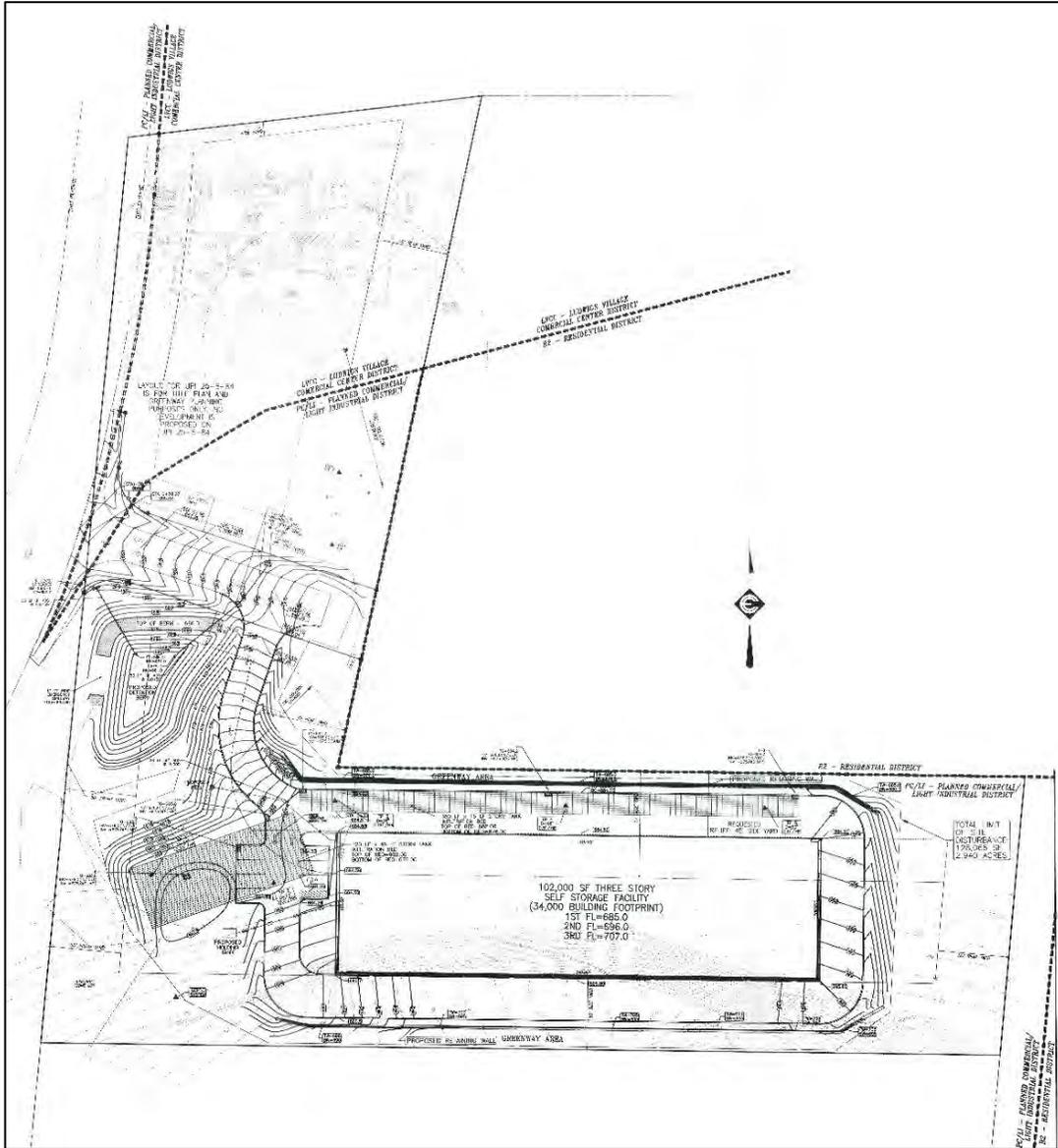
Re: Preliminary Subdivision and Land Development - Pothouse-Kimberton, LLC Self Storage
West Vincent Township – SD-11-22-17453, LD-11-22-17456

8. The applicant should ensure that the infiltration beds include modules for trapping sediment and debris and cleanouts.
9. The applicant should consider including native meadow and other low-growing dense vegetation and additional to grasses for the permanent vegetation of the infiltration beds and swales. Features of naturalized basins, including naturalized low-flow channels and seeding with native plant species, can increase water storage, facilitate greater evapotranspiration, increase nutrient uptake and sediment reduction, and provide additional wildlife habitat.
10. Black Horse Creek is a High Quality stream. Due to the significant increase of new impervious cover and the removal of mature trees, the applicant should consider the following actions to increase infiltration and evaporation of stormwater:
 - a. Utilizing permeable paving materials in suitable locations, such as the planned sidewalks and parking areas, to increase infiltration and decrease runoff volumes.
 - b. Installing green roofs on at least a section of the proposed buildings. Green roofs reduce the volume of stormwater runoff while also reducing heating and cooling costs.
 - c. Incorporating raingardens, additional vegetated islands, or concrete planters into the parking lot designs. These features can reduce runoff volumes by increasing infiltration and promoting evapotranspiration while offering aesthetic benefits to the property.
11. The BMP Facility Schedule of Inspections on Sheet 7 references bi-monthly inspections and “immediately following any significant rainfall event.” We suggest that if the landowner is responsible for inspections, inspections should also occur during or immediately after the cessation of a 10-year or greater storm event.

DESIGN ISSUES:

Overall Design and Municipal Policies:

12. Chapter 7 of the 2005 Ludwig’s Corner Master Plan contains extensive community design plan recommendations, including pedestrian connectivity, a village green, a mixed-use area, and other planning and design principles. The applicant should elaborate on how this proposal advances the Township’s policies for this area. The applicant and the Township should also work closely regarding the design of the proposed east-west road within the site, and its connection to the parcel to the east.
13. The 2021 Phoenixville Regional Comprehensive Plan includes transportation and trail improvement plans for this area, as well as a proposed trailhead/commuter parking area as shown on Map 9, Transportation Plan. We encourage the applicant to work with the Township to help implement the Township’s transportation improvement plans. A pathway or sidewalk to other destinations in this **Rural Center Landscape** could enhance mobility opportunities and provide a more active and interconnected environment. The Township and the applicant should also consider improving the Route 100 streetscape, such as with the use of landscaping, curbing and sidewalks.



Detail of Pothouse-Kimberton, LLC Self Storage Preliminary Subdivision and Land Development Plan

- Map 10 in the 2021 Phoenixville Regional Comprehensive Plan identifies this area as within the West Vincent Highland Historic District. The applicant should utilize designs that will help the structure fit within the Historic District. We encourage the applicant to use variations in setbacks, appropriate colors, windows if possible, and additional landscaping. We also note that the applicant has requested a side yard variance, which will reduce the area between the structure and the adjacent R2 Residential District. In addition, the applicant has identified “greenway” areas on the plan, but these areas appear to have little practical value and the greenway area to the south has no additional landscaping. We encourage the Township and the applicant to create greenway areas that can help mitigate the effects of a three-story commercial structure in a Historic District and near a Residential zoning district.

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Re: Preliminary Subdivision and Land Development - Pothouse-Kimberton, LLC Self Storage
West Vincent Township – SD-11-22-17453, LD-11-22-17456

15. The Township and the applicant should review the Chester County Planning Commission’s eTool on *Self-Storage Facilities* for design recommendations; available at: [eTools: Self-Storage Facilities \(chescoplanning.org\)](https://www.chescoplanning.org/eTools/Self-Storage-Facilities). This eTool includes images of self-storage facility designs that help to mitigate the effects of the bulk of such structures, such as:



This 96,000 square foot self-storage facility blends into its rural setting in Gallatin, Tennessee. The building has three stories and 645 climate-controlled units. Image courtesy of Storelocal Gallatin, TN.

We strongly recommend the use of pitched roofs, roof overhangs, variations of wall surface materials, landscaping, windows, cupolas, distinctive entrance designs to provide character and other decorative elements to help mitigate the scale of these structures.

The Township and applicant should also review the Chester County Planning Commission's *Rural Center Landscapes Design Guide*, page 21, for more design guidance on building character for larger footprint buildings, at:

<https://www.chescoplanning.org/MuniCorner/pdf/RuralCenterDesignGuide.pdf>

16. The West Vincent Township Subdivision and Land Development Ordinance **Section 315-51 Planning and design standards for resource conservation** contains regulations regarding protection of woodlands and other sensitive environmental resources. We recommend that the applicant and the Township ensure that these standards are observed.
17. The site plan depicts the location of two new retaining walls. The Township should verify that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization. Areas of steep and moderate slopes should be protected from disturbance that may cause erosion and flooding, as well as negatively impact water quality, wildlife habitat, slope stability. Additional information on this issue is provided in the County Planning Commission’s *Retaining Wall Design Standards* Planning eTool, which is available online at:
<https://www.chescoplanning.org/MuniCorner/eTools/74-RetainingWalls.cfm>.

Other Comments:

18. The Act 247 referral form that was submitted by the Township indicates that on-site water and sewer facilities are proposed. 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 in consideration of potable water safety and water supply dependability.

19. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Pottstown Pike as a Major Arterial road. The Handbook (page 183) recommends a 150 foot-wide right-of-way for Major Arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Pottstown Pike (Route 100). We suggest that this area be identified as a dedicated right-of-way and be offered for dedication to PennDOT.
20. The plan shows that wooded areas will be removed. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The removal of trees should be limited to the minimum area needed for the building and support facilities. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.
21. The Township's emergency service providers should be requested to review the plan to ensure that safe access and egress is provided for this site. We recommend the applicant and Township refer to the Emergency Access design element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update) in its design of the emergency access connections. This design element is available online at: www.chesco.org/DocumentCenter/View/27034.
22. The proposed building includes large roof areas that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at: <https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>. Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.

ADMINISTRATIVE ISSUES:

23. 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>.
24. 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.

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Re: Preliminary Subdivision and Land Development - Pothouse-Kimberton, LLC Self Storage
West Vincent Township – SD-11-22-17453, LD-11-22-17456

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,

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: Pothouse-Kimberton, LLC Self-Storage
Commonwealth Engineers, Inc.
Chester County Water Resources Authority
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District

Proposed Plan and Ordinance Reviews





ORDINANCE PROPOSALS

12/1/2022 to 12/31/2022

The staff reviewed proposals for:	Total
Comprehensive Plans	1
Miscellaneous Ordinance (Misc.) Updates	1
Official Maps	1
Subdivision and Land Development Ordinance (SLDO) Amendments	4
Subdivision and Land Development Ordinance (SLDO) Updates	1
Zoning Map Amendments	1
Zoning Ordinance Amendments	6
Zoning Ordinance Updates	1
TOTAL REVIEWS	16

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Avondale Borough	SA-11-22-17459	12/7/2022	Proposed - SLDO Amendment Avondale Borough is proposing to codify its Subdivision and Land Development Ordinance and make some minor amendments.	Consistent
Avondale Borough	ZA-11-22-17449	12/7/2022	Proposed - Zoning Ordinance Amendment Avondale Borough proposes to recodify its Zoning Ordinance and make some minor amendments.	Consistent
East Brandywine Township	OM-11-22-17474	12/9/2022	Proposed - Official Map Official Map Update.	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Kennett Square Borough	SA-12-22-17481	12/9/2022	Proposed - SLDO Amendment The proposed Subdivision and Land Development ordinance revision adds maintenance and operation uses to those uses that funded by Fee-in-Lieu charges.	Consistent
Kennett Township	ZO-11-22-17466	12/15/2022	Proposed - Zoning Ordinance Update Kennett Township has submitted a significantly updated Zoning Ordinance.	Consistent
London Britain Township	SO-11-22-17440	12/9/2022	Proposed - SLDO Update London Britain Township has submitted an update of their Subdivision and Land Development Ordinance.	Consistent
London Grove Township	ZA-11-22-17454	12/13/2022	Proposed - Zoning Ordinance Amendment The proposed zoning ordinance amendment adds convenience stores to those uses permitted by conditional use in the CV-Chatham Village Overlay district, addresses other retail uses and outdoor seating at restaurants, and signage at convenience stores with vehicle fueling stations and other uses.	Inconsistent
Modena Borough	CP-09-22-17376	12/22/2022	Proposed - Comprehensive Plan Modena Borough Comprehensive Plan Update	Consistent
Tredyffrin Township	ZM-11-22-17468	12/21/2022	Proposed - Zoning Map Amendment The Township has received a zoning map amendment petition to change the zoning designation of UPI# 43-9M-193 and a portion of UPI# 43-9M-204 from R2 Residence to C-1 Commercial.	Consistent
Uwchlan Township	MU-11-22-17452	12/16/2022	Proposed - Misc Update Sale of 240.9 acre DASH parcel on Lionville Station Road	Consistent
Valley Township	SA-11-22-17461	12/7/2022	Proposed - SLDO Amendment Requires clear sight triangles at driveways	Consistent
Valley Township	SA-11-22-17464	12/9/2022	Proposed - SLDO Amendment Plan submission, distribution and related requirements.	Not Relevant
Valley Township	ZA-11-22-17462	12/7/2022	Proposed - Zoning Ordinance Amendment Requires clear sight triangles at driveways - references SLDO requirement	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Valley Township	ZA-11-22-17463	12/16/2022	<p data-bbox="919 126 1451 159">Proposed - Zoning Ordinance Amendment</p> <p data-bbox="919 175 1682 261">Accessory Residential Quarters, Increase By-Right Building Area in the Industrial Zone, Update Multiple-Family Residential Overlay Table, and other miscellaneous provisions</p>	Consistent
West Goshen Township	ZA-11-22-17465	12/16/2022	<p data-bbox="919 277 1451 310">Proposed - Zoning Ordinance Amendment</p> <p data-bbox="919 326 1703 500">The Township proposes to permit, by conditional use, an assisted living facility and a miniwarehouse/self-storage facility in the C-3 Limited Highway Commercial district. It is our understanding that the purpose of this amendment is to allow for the construction of an assisted living facility and a self-storage facility at 943 South High Street (UPI# 52-7-29, 52-7-29.2, 52-7-29.3 and 67-4B-1).</p>	Consistent
West Whiteland Township	ZA-11-22-17477	12/21/2022	<p data-bbox="919 516 1451 548">Proposed - Zoning Ordinance Amendment</p> <p data-bbox="919 565 1703 678">The Township proposes to add "data center" to the list of uses permitted in the Township's O/L Office/Laboratory district. Other amendments to the Zoning Ordinance include the addition of a definition for "power generating facility," which shall be permitted as an accessory use to a data center.</p>	Consistent

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 15
TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 14

Ordinance Review Letters





THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION
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December 7, 2022

Becky Brownback, Secretary
Avondale Borough
P.O. Box 247
Avondale, PA 19311

Re: Zoning & Subdivision and Land Development Ordinances – Codification and Amendments
Avondale Borough - ZA-11-22-17449 & SA-11-22-17459

Dear Ms. Brownback:

The Chester County Planning Commission has reviewed the proposed Zoning & Subdivision and Land Development Ordinance Codification and Amendments as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e) & 505(a). The referral for review was received by this office on November 9, 2022. We offer the following comments to assist in your review of the proposed Zoning & Subdivision and Land Development Ordinance Amendments.

DESCRIPTION:

1. The Borough proposes the following amendments to its Zoning Ordinance:
 - A. A definition for the term “FORESTRY” is added to Section 430-7.
 - B. The “Airport Hazard Zone Overlay District” has been added to the list of Overlay districts in Section 430.9B(1).
 - C. Subsection 430-14A(4)(e) related to by-right uses permitted in the R-1 zoning district is amended to read: “No-impact home-based business and home occupation.”
 - D. The original provision addressing “No-impact home-based business” of Subsection 430-14A(6) is deleted.
 - E. The introductory paragraph of Section 430-14B is revised to indicate the following uses are permitted by conditional use, not special exception, and a reference to the Section outlining these procedures, Section 430-111, is added. A new use “Limited impact home occupation” is added in subsection B(8).
 - F. A maximum height provision for Accessory Structures of 16 feet is added to Section 430-16.
 - G. Subsection 430-19A(6)(e) related to by-right uses permitted in the R-2 zoning district is amended to read: “No-impact home-based business and home occupation.”

- H. The original provision addressing “No-impact home-based business” of Subsection 430-19A(8) is deleted.
- I. The introductory paragraph of Section 430-19B is revised to indicate the following uses are permitted by conditional use, not special exception, and a reference to the Section outlining these procedures, Section 430-111, is added. The existing provision of Section 430-19B (7) Personal Service Shops is deleted and three new uses Limited impact home occupation, Townhouses gross density development, and Commercial uses within a pre-existing building with frontage on Pennsylvania Avenue are added in subsections B(7), (8) and (9).
- J. The original provision of Section 430-19C, Uses permitted by conditional use, is deleted.
- K. A maximum height provision for Accessory Structures of 16 feet is added to Section 430-21.
- L. Subsection 430-26A(4)(e) related to by-right uses permitted in the R-3 zoning district is amended to read: “No-impact home-based business and home occupation.”
- M. The introductory paragraph of Section 430-26B is revised to indicate the following uses are permitted by conditional use, not special exception, and a reference to the Section outlining these procedures, Section 430-111, is added. A new use “Limited impact home occupation” is added in subsection B(2).
- N. A new subsection 430-27.1 is added addressing height regulations in the R-3 zoning district.
- O. Subsection 430-29A(5)(e) related to by-right uses permitted in the FD-Flexible Use zoning district is amended to read: “No-impact home-based business and home occupation.”
- P. The original provision of Section 430-29A(7) Uses permitted by-right is deleted.
- Q. The wording of introductory paragraph of Subsection 430-29B is revised.
- R. The original provision of Section 430-29C Uses permitted conditional use is deleted.
- S. The introductory paragraph of Section 430-34B is revised to indicate the following uses are permitted by conditional use. A reference to the Section outlining these procedures, Section 430-111, is added and a new subsection B(11) is added permitting Limited-impact home occupations. A new use “Limited impact home occupation” is added in subsection B(2).
- T. A maximum height provision for Accessory Structures of 16 feet is added to Section 430-35E.
- U. The introductory paragraph of Section 430-39B is revised to indicate the following uses are permitted by conditional use. A reference to the Section outlining these procedures, Section 430-111, is added.
- V. The original provision of Section 430-39C Uses permitted by conditional use, is deleted.
- W. A maximum height provision for Accessory Structures of 16 feet is added to Section 430-40(A)(5).
- X. The introductory paragraph of Section 430-43B is revised to indicate the following uses are permitted by conditional use. A reference to the Section outlining these procedures, Section 430-111, is added.

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Re: Zoning & Subdivision and Land Development Ordinance – Codification and Amendments
Avondale Borough - ZA-11-22-17449 & SA-11-22-17459

- Y. A reference to Pennsylvania Code is revised in Section 430-61E(4).
 - Z. The wording of Section 430-72.B related to off-street parking is revised.
 - AA. Section 430-72F is revised related to shared off-street parking requirements is revised.
 - BB. A reference to Pennsylvania Code is revised in Section 430-75D(4).
2. The Borough proposes the following amendments to its Subdivision and Land Development Ordinance:
- A. Section 375-16E is revised to clarify the procedure related to recording approved plans.
 - B. Removal of a reference related to the Propane and Liquefied Petroleum Gas Act in Section 375-49B(1).
 - C. Revise the wording of Section 375-57I to clarify provisions related to the return of financial security for completed improvements.

CODIFICATION AND AMENDMENTS:

We commend the Borough for completing this significant update of the Borough Code of Ordinances. The proposed amendments to both the Zoning Ordinance and Subdivision and Land Development Ordinance reviewed by the County Planning Commission are appropriate. The following, mostly minor, comments are suggestions that we identified while reading through both ordinances.

ZONING ORDINANCE COMMENTS:

- 3. The Borough should ensure that all definitions that are common to the Zoning Ordinance and the Subdivision and Land Development Ordinance are consistent in both documents.
- 4. The wording of the definition of the term “Adult Care Facility” should be revised to indicate that these facilities do not only care for “...older adults.”
- 5. We suggest revising the wording of Section 430-75D(1) Exceptions, to indicate that alerting persons to an emergency and responding to an emergency, which could involve heavy equipment, power tools etc., qualifies as an exception.
- 6. The Borough should consider revising the three (3) inch fence setback standards for side and rear yards in Section 430-76. We suggest that the 3 inch setback precludes any maintenance of the fence on the far side, also we suggest that such a small setback would usually require a survey of the property line and very accurate lot line mark out making constructing a fence a more expensive proposition.
- 7. We suggest a minor revision to the wording of Section 430-134(16)a, so that the provision reads “Ground-mounted equipment associated **with**, or connected **to**...”

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Re: Zoning & Subdivision and Land Development Ordinance – Codification and Amendments

Avondale Borough - ZA-11-22-17449 & SA-11-22-17459

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS:

8. The Borough should consider adding language to Section 375-13B(2) that indicates when County Planning Commission input in the form of a submitted Sketch Plan review is to be considered by the Borough Planning Commission or Council.
9. The Plan Requirements of Article III appear to be oriented towards the submission of paper plans, the Borough should consider adding language to address digital submissions.
10. Section 375-14C(8) references the Chester County Soil and Water Conservation District Office. This reference should be revised to Chester County Conservation District.
11. Related to the sidewalk regulations of Section 375-27A, we recommend a minimum sidewalk width of five (5) feet which is the PennDOT standard width for two way travel and to better accommodate wheelchair users. In the same section the slope standard of Section 375-27A(6) presents a figure that equals a 100% slope, which is incorrect and should be revised.
12. There is a slight inconsistency with the definition of the term “Monument” and the description of a Monument in Section 375-34, which indicates that a “steel” monument can be utilized, while the definition in Section 375-69 only lists concrete and stone monuments, which are much more commonly used.
13. We suggest a minor revision in the definition of Public Grounds so that (2) reads “Sites of publicly owned buildings and facilities”.
14. In the definition of “Review” in Section 375-69, we recommend a revision to indicate that the County Planning Commission only reviews plans, it does not approve or disapprove the plans reviewed.

RECOMMENDATION: After consideration of the above comments, the County Planning Commission supports the adoption of the proposed zoning and subdivision and land development ordinance amendments.

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

Sincerely,



Glenn Bentley
Senior Review Planner

cc: Kimberley P. Venzie, Borough Solicitor

THE COUNTY OF CHESTER

COMMISSIONERS

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Brian N. O'Leary, AICP
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December 9, 2022

Luke Reven, Township Manager
East Brandywine Township
1214 Horseshoe Pike
Downingtown, PA 19335

Re: East Brandywine Township Official Map Update:
Act 247 and Vision Partnership Planning Grant - Combined Review
VPP Contract #: 20713
Act 247 review #: OM-11-22-17474

Dear Mr. Reven:

The referral for review was received by this office on November 23, 2022. The Chester County Planning Commission has reviewed the proposed East Brandywine Township Official Map update as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 408(b). This letter also serves the Vision Partnership Review required by Section 7.3 of the Vision Partnership Program Grant Manual dated January 2020.

This review notes the project's consistency with *Landscapes3* and with the Vision Partnership Program (VPP) Grant Contract (dated June 1, 2022) and Scope of Work, as well as providing additional comments for consideration by the municipality prior to adoption. Jeannine Speirs served as the VPP Grant Monitor for this project. ***Consistency with Landscapes3 and the VPP Grant Contract are required prior to VPP grant reimbursement.***

DESCRIPTION:

The proposed Official Map update, dated June 6, 2022 and revised October 11, 2022 depicts physical features such as streams and water bodies, parcels, existing and proposed trails, as well as:

- Proposed roads in the Guthriesville Village area
- Proposed Guthriesville Village parking
- Existing and proposed trails
- Land proposed for future conservation easements
- Existing public and private recreation areas and other municipal land

The submission also included a draft ordinance repealing the 2011 Official Map and adopting the proposed 2022 Official Map update (including map and related ordinance).

CONSISTENCY WITH LANDSCAPES3:

Landscapes3, the Chester County Comprehensive Plan (2018) designates the Township as a largely **suburban landscape** with a **rural landscape** in the eastern part of the Township. There are **Natural landscapes** throughout the Township and a **historic landscape** in Guthriesville village.

- **Suburban Landscape** - The vision for Suburban landscapes is predominantly residential

Page: 2

Re: East Brandywine Township Official Map Update:
Act 247 and Vision Partnership Planning Grant - Combined Review
VPP Contract #: 20713
Act 247 review #: OM-11-22-17474

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.

- **Rural Landscape** - The vision is predominantly open and wooded lands, with villages, farms, and residential areas, and having very limited growth at low density. Preservation and conservation of land, agriculture, historic buildings, and natural resources is a focus. This landscape is mainly served by rural roads that may have bicycling opportunity and on-lot sewer and water systems.
- **Historic Landscape** - As an overlay of all other landscapes, the county's historic landscapes consist of National Historic Landmarks and National Register historic districts, as well as villages, boroughs, and a city. Continued preservation of these resources is a high priority. Development within or adjacent to historic resources, including villages, should apply context-sensitive design to integrate with distinctive cultural features.
- **Natural 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 Township Official Map update is consistent with *Landscapes3's* goal area policies, as follows:

- **Preserve** - The Township Official Map update supports *Landscapes3's* Preserve policies by considering and indicating proposed lands for future conservation easements and depicting existing public and private parkland, and other municipal land.
- **Protect** - The Township Official Map update supports *Landscapes3's* Protect policies by striving to conserve additional lands that may also simultaneously contain and protect natural resources.
- **Appreciate** - The Township Official Map update supports *Landscapes3's* Appreciate policies by depicting the existing Bondsville Mill Park and planning for connections that could support Guthriesville village.
- **Prosper** - The Township Official Map update supports *Landscapes3's* Prosper policies by proposing roads and parking in the Guthriesville Village area to assist with implementation of the Comprehensive Plan's Guthriesville village concept.
- **Connect** - The Township Official Map update supports *Landscapes3's* Connect policies through recommendations for: building on Guthriesville village as a pedestrian hub with trail connections, implementing the East-West Trail Plan, continuing to identify trail connections throughout the Township, and identifying road connections in the village area.

CONSISTENCY WITH VPP GRANT CONTRACT AND SCOPE OF WORK:

The Official Map update has addressed the tasks in the VPP Scope of Work (Appendix B, dated March 30, 2021).

Page: 3

Re: East Brandywine Township Official Map Update:
Act 247 and Vision Partnership Planning Grant - Combined Review
VPP Contract #: 20713
Act 247 review #: OM-11-22-17474

OTHER COMMENTS:

The proposed East Brandywine Official Map aligns with the East Brandywine Township Comprehensive Plan update, particularly with the proposed improvements to the Guthriesville Village area. The proposed Official Map is also consistent with *Landscapes3*.

- To assist in the Official Map's implementation, all members of the East Brandywine Township Board of Supervisors, Planning Commission, and Zoning Hearing Board should be provided with official copies after adoption.
- Applicants for subdivisions and land developments should also be provided with copies of the Official Map.
- To help with the Map's readability, the Map legend should indicate whether the roads, roundabout, and loop are designated only for the Guthriesville area, or for other parts of the Township also.
- References to the Official Map in the Official Map Ordinance should only refer to the date of the Map's preparation.

RECOMMENDATION:

Based on our review, the proposed Official Map update is consistent with *Landscapes3* and the VPP Scope of Work. We recommend the Township address the issues raised under "Other Comments" prior to finalizing the plan document and adoption. Upon adoption, the Township may apply for reimbursement under Section 9.0 of the VPP Grant Manual dated January 2020.

East Brandywine Township should be commended for their efforts in introducing the updated Official Map into its land use regulation system. The County Planning Commission supports the adoption of the proposed East Brandywine Township Official Map update.

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

Sincerely,



William Deguffroy, AICP
Community Planning Director

WG/JS/WB

CC: Kyle Scribner, Chair, Board of Supervisors
Bruce Rawlings, Chair, Planning Commission
Jennifer Leister Reitz, Thomas Comitta Assoc.
Tom Comitta, Thomas Comitta Assoc.
Jeannine Speirs, CCPC



THE COUNTY OF CHESTER



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Executive Director

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December 9, 2022

Terry Dugan
Code Enforcement Officer
Kennett Square Borough
120 Marshall Street
Kennett Square, PA 19348

Re: Subdivision and Land Development Ordinance Amendment – Park and Recreational Fee-in-Lieu funds
Kennett Square Borough - SA-12-22-17481

Dear Ms. Dugan:

The Chester County Planning Commission has reviewed the proposed Subdivision and Land Development Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on December 6, 2022. We offer the following comments to assist in your review of the proposed Subdivision and Land Development Ordinance Amendment.

DESCRIPTION:

1. The Borough proposes the following amendments to its Subdivision and Land Development Ordinance:
 - A. The proposed Subdivision and Land Development ordinance revision adds maintenance and operation to those uses that can be funded by Park and Recreational Fee-in-Lieu monies.

COMMENTS:

2. The proposed amendment is consistent with the provisions of the Pennsylvania Municipalities Planning Code and increases the utility of these funds.
3. The Borough should verify the codification of the proposed amendment. As submitted, the revision is to Section 18-7.1(E)(2)(F). Our review using the on-line version of the Subdivision and Land Development Ordinance places the amendment at Section 18-7.1(e)(2)(F).

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

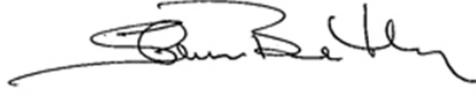
Page: 2

Re: Subdivision and Land Development Ordinance Amendment – Fee-in-Lieu funds

Kennett Square Borough - SA-12-22-17481

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

Brian N. O'Leary, AICP
Executive Director

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December 15, 2022

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

Re: Zoning Ordinance Update
Kennett Township - ZO-11-22-17466

Dear Mr. Ratliff:

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

DESCRIPTION:

1. The Township proposes a comprehensive update of the Zoning Ordinance; we note that the language of Commercial Zoning District, was previously updated and reviewed by this office February 8, 2022, as CCPC# ZA-01-22-17081.

COMMENTS:

2. We commend the Township for its efforts in creating this document, which encompasses regulation of the concepts and topics presented in its 2015 Comprehensive Plan. This ordinance represents the culmination of extensive research and incorporates many leading edge land use concepts in an effort to constructively balance development and preservation. The ordinance is thorough, well written and well presented, it should effectively serve the Township for many years.
3. To assist with familiarization of the Ordinances provisions, we recommend that all members of the Board of Supervisors, the Township Planning Commission, and Zoning Hearing Board, be provided with official copies after adoption.

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

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". The signature is fluid and cursive, with a long horizontal stroke extending to the left.

Glenn Bentley
Senior Review Planner

cc: Diane Hicks, Kennett Township Director of Planning and Zoning
Jeannine Speirs, Chester County Planning Commission

London Britain SLDO – Errata Sheet

December 9, 2022

Please find listed below a list of non-substantive revisions for the Township to consider prior to taking action on the proposed Subdivision and Land Development Ordinance.

- **General consistency note:** In some instances Pennsylvania Department of Transportation is abbreviated as PADOT, in others it is abbreviated as PennDOT.
- **p. 6, Section 200 – Interpretation of Terms:** The Township should consider including a statement that, if a term is not defined or is defined in a very specialized manner in the ordinance, then the standard dictionary definition of the term applies. This is illustrated by the term “Attenuate”, which in Section 201 is specific to stormwater management.
- **p. 23, “Principal Use” Definition:** The “U” in “Use” should be capitalized
- **General consistency note:** There is inconsistency between the use of the terms “Stormwater Management” and “Storm Water Management”. A word search should be done to ensure consistency.
- **p. 46: § 304.D.6:** Does the sentence relating to no new application fees for revised submissions apply if there is a substantial change in the application (such as number or configuration of units)? This may benefit from clarification
- **p. 65: § 404.E.1:** The final landscape plan asks for trees of 10”+ DBH to be indicated, but most other required plans in the SLDO require trees of 8”+ DBH to be indicated – it may be beneficial to have this consistent throughout the ordinance
- **p. 67: § 500.G:** This is a repeat of § 103.C
- **Appendix A:** The Township should consider relocating the Subdivision and Land Development Fees, so that any revisions to the fees would not require the Township to follow the ordinance amendment procedure as required by the MPC.
- **Appendix M:** If possible, the Township should improve the quality of the graphics in the Illustrated Design Principles in Appendix M to increase the sharpness and contrast of the linework.



THE COUNTY OF CHESTER



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Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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December 9, 2022

Carolyn Matalon, Secretary
London Britain Township
81 Good Hope Road
Landenberg PA 19350

Re: Subdivision and Land Development Ordinance Update
Act 247 and Vision Partnership Program Review
VPP Contract #19729
Act 247 Review # - SA-11-22-17440

Dear Ms. Matalon:

The referral for review was received by this office on November 1, 2022. This letter serves as both the official Act 247 review pursuant to the provisions of Section 301.3 of the Pennsylvania Municipalities Planning Code, and the Vision Partnership Program (VPP) Review required by Section 7.3 of the VPP Grant Manual dated January 2020.

This review notes the project's consistency with *Landscapes3*, with the VPP Grant Contract (dated February 21, 2020) and Scope of Work. Kate Clark served as the VPP Grant Monitor for this project. ***Consistency with Landscapes3 and the VPP Grant Contract are required prior to VPP grant reimbursement.***

DESCRIPTION:

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

CONSISTENCY WITH LANDSCAPES3:

2. ***Landscapes3***, the Chester County Comprehensive Plan, was adopted in 2018. According to ***Landscapes3***, London Britain Township is almost entirely located within the **Rural Landscape**. There is a small area of **Suburban Landscape** on the far eastern portion of Township adjacent to New Garden Township. Additionally, Strickersville Village in the Township is designated as a **Significant Historic Landscape**.

The **Rural Landscape** consists of significant areas of open space, critical natural areas, and cultural resources along with related support services. The vision for the **Rural Landscape** is very limited development of scattered villages, farms, and residential uses, occurring at very low densities to preserve critical natural areas. The proposed subdivision and land development ordinance is consistent with the objectives of the **Rural Landscape**.

The vision for the **Suburban Landscape** is predominantly residential communities with locally oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing types and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The proposed subdivision and land development ordinance is consistent with the objectives of the **Suburban Landscape**.

The vision for the **Significant Historic Landscape** overlay is to preserve the county's historic landscapes with respect to preservation, adaptive reuse, and context sensitive design, as well as interpretation and education efforts. The proposed comprehensive plan is consistent with the objectives of the **Significant Historic Landscape**.

CONSISTENCY WITH VPP GRANT CONTRACT AND SCOPE OF WORK:

1. The amendments are consistent with the VPP Grant Contract and have addressed the tasks listed in the Scope of Work (Appendix B, dated February 21, 2020).

OTHER COMMENTS:

2. We endorse the Township's efforts in preparing this ordinance update, particularly the addition of riparian buffer protection standards.
3. On page 7, concerning the definition of "Agriculture", the Township may want to verify if the current definition as it relates to mushroom composting meets Pennsylvania ACRE standards.
4. On page 7, concerning the definition of "Alley", the Township should review the definition to determine if it would preclude the construction of garages/auxiliary dwelling units with access from an alley.
5. On page 101 Section 524.N, we recommend that the minimum width for sidewalks in this section be increased to five (5) feet.
6. As part of the overall document review, several non-substantive, suggested corrections were identified. These corrections can be found under a separate memorandum, attached to this letter.

RECOMMENDATION: Based on our review, the proposed plan is consistent with *Landscapes3* and the VPP Scope of Work. Upon adoption, the Township may apply for reimbursement under Section 9.0 of the VPP Grant Manual, January 2020.

Page: 3

Re: Subdivision and Land Development Ordinance Update

London Britain Township - VPP Contract #19729 247 Review - SA-11-22-17440

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

Sincerely,

A handwritten signature in black ink, appearing to read "W. Deguffroy". The signature is fluid and cursive, with a large initial "W" and a long, sweeping tail.

William Deguffroy, AICP
Community Planning Director

cc: Sarah Sharp, Brandywine Conservancy
Brian Sachs, Board of Supervisors Chair
Kate Clark, Chester County Planning Commission



THE COUNTY OF CHESTER



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December 13, 2022

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

Re: Zoning Ordinance Amendment – Convenience Stores & Other retail uses
London Grove Township - ZA-11-22-17454

Dear Mr. Battin:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on November 16, 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. The definition of “Convenience store” is revised, the definitions of “Use, retail products” and “Use-retail service” are deleted, and new definitions of “Personal service establishment” “Fuel Canopy”, “Sign, Fuel Canopy” and “Sign, Price” are added to Section 27-202 Definitions.
 - B. Retail store and Personal service establishment are added to those uses permitted by conditional use in the Chatham Overlay zoning district.
 - C. Convenience store is added to those uses permitted by conditional use in the Chatham Overlay zoning district.
 - D. The provision of Section 27-1002.1.C is revised to add outdoor seating as an accessory use to Restaurants and fast food restaurants providing indoor seating and service.
 - E. Convenience store is added as a by right use to the C-Commercial zoning district.
 - F. Outdoor activities associated with all permitted commercial uses including, but not limited to, seating, special events and play areas is deleted as a use permitted by conditional use in the C-Commercial zoning district, and the section number is reserved.
 - G. The provisions of Section 27-1002.2.E are revised, to indicate that Outdoor seating at restaurants and fast food restaurants is not considered an Outdoor activity.
 - H. Convenience store is added as a by right use to the I-Industrial zoning district.
 - I. A new subsection 27-1844 is added to the General Design and Performance Standards addressing Convenience stores. The provisions address canopies over the gas pumps, location of the gas pumps, ingress and egress from the facility and internal circulation, outdoor display of products, on-site trash storage, parking and facility lighting.

Page: 2

Re: Zoning Ordinance Amendment – Convenience Stores & Other retail uses

London Grove Township - ZA-11-22-17454

- J. A new subsection is added to Part 22 Signs, proposed Section 27-2208/A Sign for a Convenience Store with Vehicle Fueling Stations and/or Car Wash addresses the type, number and size of signs at these facilities.

BACKGROUND:

2. The County Planning Commission has previously reviewed an earlier version of the proposed zoning ordinance amendment. That review, ZA-03-22-17134, dated March 28, 2022, addressed convenience stores with vehicle fueling stations and other retail uses.

COMMENTS:

3. Sections 7 and 10 of the amendment add Convenience Stores as a by right use in the C-Commercial and I-Industrial zoning districts subject to the provisions of a new subsection (27-1844) the General Design and Performance Standards (Part 18) addressing Convenience Stores. The introductory paragraph of Section 27-1844 indicates that Convenience Stores are permitted by right in the C-Commercial and I-Industrial zoning district. This is an appropriate location for an auto-oriented intensive use because these zoning districts are served by Route 41 and Old Baltimore Pike.
4. The Appreciate Goal of Landscapes³ is to “Preserve the historic resources and landscapes that define out cultural heritage to inspire the future through tangible connections to our shared past.” Chatham Village is one of those resources. In the 18th Century, Chatham was a coaching stop on the Gap-Newport Pike, the second oldest turnpike in Pennsylvania. The village provided overnight accommodation, dining and entertainment for weary travelers. The layout and surviving historic structures still retain a sense of the 18th Century village.

The proposed zoning amendment would add Convenience Stores to those uses permitted by conditional use in the Chatham Overlay district. The Chatham Overlay district includes approximately 55 parcels, that are tightly clustered around the intersection of PA Routes 41 and 841. This district is essentially the core of the village and contains the majority of the historic resources. We suggest that permitting Convenience Stores in this district is inconsistent with the Purpose and Specific Intent and the Specific Goals for Chatham Village as stated in Section 27-902 of the London Grove Zoning Ordinance and with the Appreciate Goal of *Landscapes³*.

We also note that a contemporary Convenience Store with vehicle fueling stations and a potential car wash would require a parcel of 2 to 3 acres, to accommodate the store, carwash, parking, accessways and stormwater management. This could require consolidation of several smaller lots and removal of the existing structures to create a parcel large enough to accommodate a convenience store. The addition of such an intensive use has the potential to irreparably damage the historic village and its context.

RECOMMENDATION: The County Planning Commission recommends that the proposed zoning ordinance amendment be denied because of the potential negative effects of siting a convenience store in the CV-Chatham Overlay zoning district. We have no issues with permitting village scale commercial uses in Chatham and allowing convenience stores in the Commercial and Industrial districts where they would be more appropriately sited.

Page: 3

Re: Zoning Ordinance Amendment – Convenience Stores & Other retail uses

London Grove Township - ZA-11-22-17454

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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December 22, 2022

Victoria Cloud, Secretary
Modena Borough
PO Box 116
5 Woodland Avenue
Modena, PA 19358

Re: Comprehensive Plan Update
Modena Borough - CP-09-22-17376

Dear Ms. Cloud:

The Chester County Planning Commission has reviewed the proposed Modena Borough Comprehensive Plan update (May 5, 2022 Draft) 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 September 20, 2022. We offer the following comments to assist in your review of the proposed Comprehensive Plan update.

DESCRIPTION:

Modena Borough proposes to adopt a new Comprehensive Plan. According to our records, the Borough's current Comprehensive Plan was adopted in 2004. This Comprehensive Plan Update was prepared under the Chester County Vision Partnership Program (VPP), funded in part through a grant from the Chester County Board of Commissioners.

LANDSCAPES:

Modena Borough is located within the **Urban Center Landscape** designations of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. 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 Comprehensive Plan update is consistent with the goals and objectives of *Landscapes3*.

COMMENTS:

1. We endorse the Borough's efforts in preparing the Comprehensive Plan update. The Plan is well written and illustrated, contains extensive background information that is conveniently located in the Appendix, and Chapter 7 provides guidance on ordinance recommendations for implementing the Plan.

Page: 2
Re: Comprehensive Plan Update
Modena Borough - CP-09-22-17376

2. *Connect Objective E of Landscapes3* is to promote safe, sustainable, and resilient energy and communications systems at the local, regional, and national level. The Comprehensive Plan update promotes the policies of *Objective E* regarding sustainable practices, historic preservation and green infrastructure which includes promoting environmental protections and energy conservation, along with ensuring that zoning requirements do not preclude the implementation of renewable energy systems throughout the Borough.
3. To assist in the Plan's implementation, we recommend that all members of the Board of Commissioners, the Borough Planning Commission, and Zoning Hearing Board, be provided with official copies after adoption.

RECOMMENDATION:

We endorse the Borough's efforts in preparing this update, along with the plan recommendations, and support the adoption of the proposed Comprehensive Plan Update. 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,



Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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Brian N. O'Leary, AICP
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December 21, 2022

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

Re: Zoning Map Amendment - UPI# 43-9M-193 and a portion of UPI# 43-9M-204, R2 Residence to C-1 Commercial
Tredyffrin Township – ZM-11-22-17468

Dear Ms. McPherson:

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 November 22, 2022. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township has received a zoning amendment petition to change the zoning designation of UPI# 43-9M-193 (0.51 acres) and a portion of UPI# # 43-9M-204 (1.11 acres), situated on the east side of Leopard Road south of Lancaster Avenue, from R2 Residence to C-1 Commercial.

BACKGROUND:

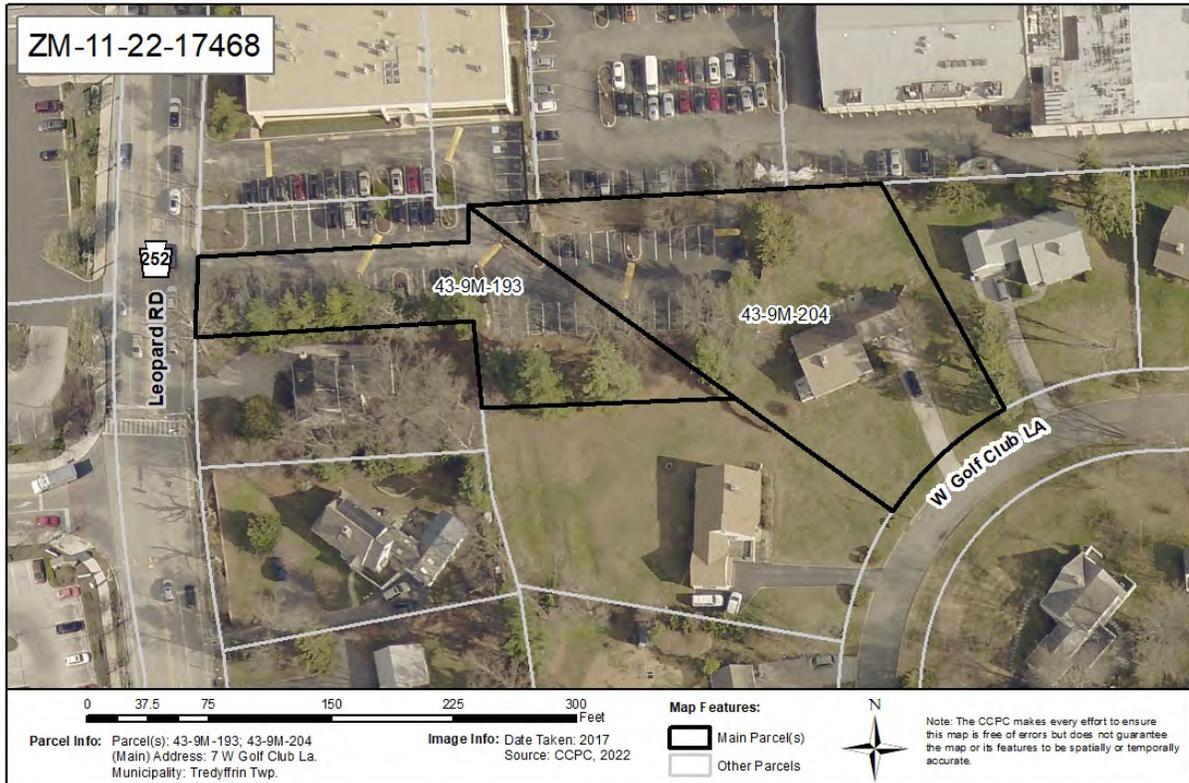
2. The County Planning Commission recently reviewed a final subdivision plan submission involving these parcels. CCPC# SD-10-22-17427, "Hardware Center Inc.", dated November 18, 2022, addressed the consolidation of five parcels (UPI# 43-9M-193, 43-9M-194, 43-9M-195, 43-9M-204, and 43-9M-204.1) into two parcels; the existing commercial building would be located on Parcel A (1.59 acres), and the existing single family residence would be located in Parcel B (0.5 acres). As of December 19, 2022, we have no record of the Township taking action on this subdivision plan submission. We note that the purpose of this zoning map amendment is for Parcel A of the prior subdivision plan submission to be located within one zoning designation in its entirety (UPI# 43-9M-194, 43-9M-195, and 43-9M-204.1 are located in the C-1 district).

AREA EVALUATION:

The following land use planning policies and regulations are relevant to the site of the proposed zoning map amendment:

3. Adjacent Zoning: The land to the north is zoned C-1 Commercial. The land to the east and to the south is zoned R2 Residence. The land on the west side of Leopard Road is zoned either C-1 Commercial or C-2 Commercial.

4. Municipal Comprehensive Plan: The Future Land Use map in the Township’s 2021 Comprehensive Plan indicates that the area that is proposed to be rezoned C-1 Commercial is located in a Residential – Medium Density Designation; we note that the remaining acreage of Parcel A, and the adjoining land to the north, is located in a General Commercial designation. The adjoining land to the east and to the south is located in a Residential – Medium Density Designation.

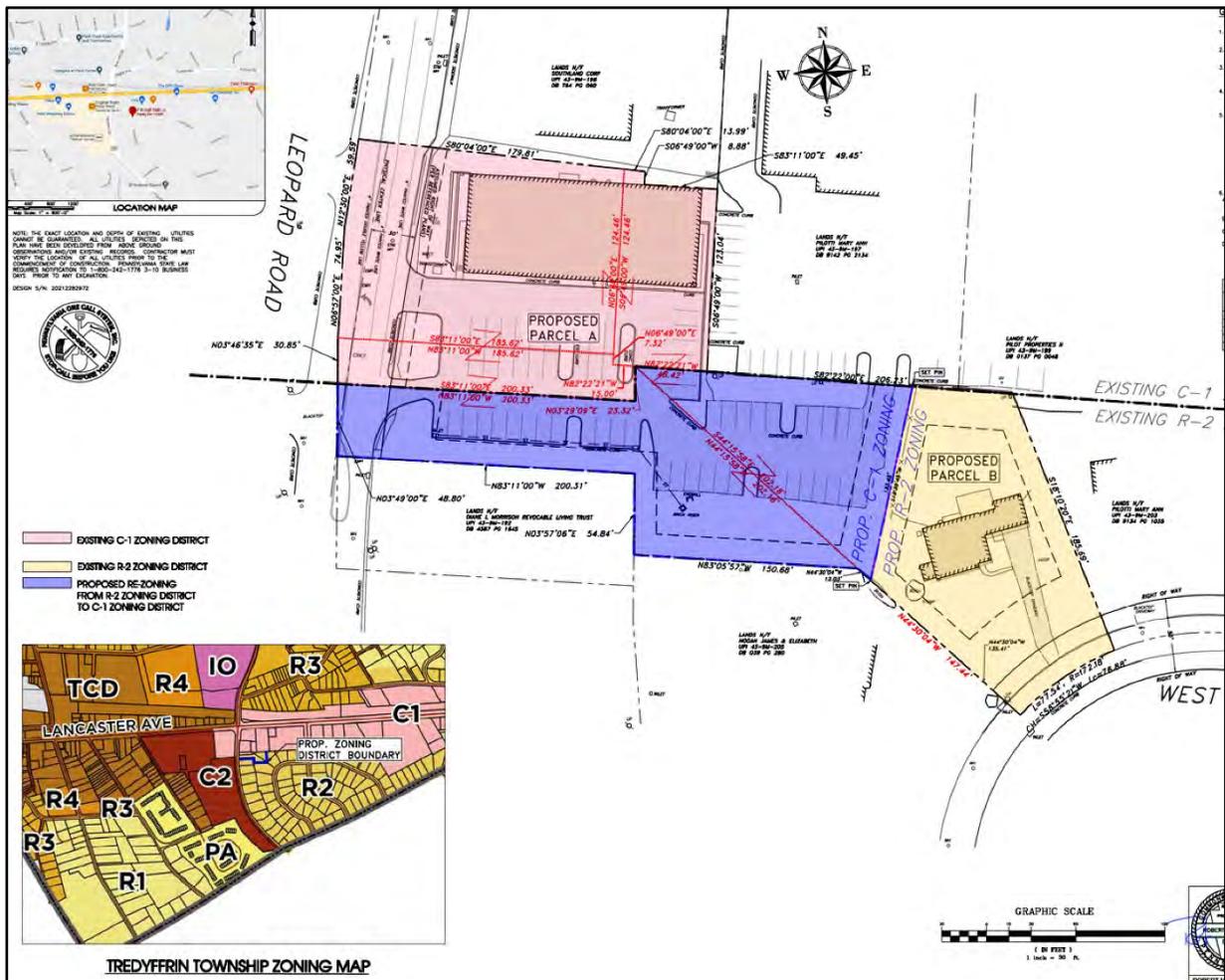


LANDSCAPES:

5. 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.

We note that the list of uses permitted by-right in the Township’s C-1 District includes the following: bank or other financial institution, club or lodge, day care, fraternity or sorority house, health club, manufacturer’s representative or catalog ordering establishment, medical/dental office, office, outdoor seating, park, parking structure (principal use of lot), personal service establishment, retail store, and restaurant. Additionally, the list of uses permitted by special exception includes: amusement facility; indoor; bed-and-breakfast, business or private school, governmental or public utility use, mortuary, parking lot (principal use of lot), and veterinary clinic.

While the list of uses permitted by-right and by special exception in the Township’s C-1 Commercial zoning district are appropriately located in a **Suburban Landscape** designation, any future development/redevelopment of the site may not be consistent with the housing goals and objectives of **Landscapes3** if more intensive commercial development extends into the existing residential neighborhood (currently, only the existing parking area of proposed Parcel A is located in the existing residential district). One of the core principles of **Landscapes3** is to provide for diverse and affordable housing meeting the needs of all residents. Strong neighborhoods with a diversity of housing options that are affordable across all incomes are a cornerstone for community well-being (page 88).



Detail, Exhibit C: Zoning Map Amendment Plan

COMMENTS:

6. Prior to taking action on this zoning map amendment petition, the Township should assess whether the zoning map amendment is generally consistent with its municipal Comprehensive Plan, as set forth in Section 603(j) of the PA Municipalities Planning Code. It is identified on page 88 of the Township’s 2021 Comprehensive Plan that both the LDR Residential – Low Density and MDR Residential – Medium Density areas of the Township should continue the land use pattern of the established neighborhoods, and that any proposed infill development and/or redevelopment should generally be consistent with existing neighborhood scale, and not detract

Page: 4

Re: Zoning Map Amendment - UPI# 43-9M-193 and a portion of UPI# 43-9M-204, R2 Residence to C-1 Commercial

Treddyffrin Township – ZM-11-22-17468

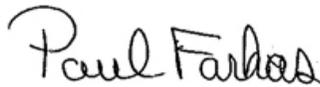
from what makes these areas livable today. If adopted, this zoning map amendment would make it possible for more intensive commercial development to occur on this site in the future.

7. Prior to taking action on this amendment petition, the Township should ensure that they have met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the PA Municipalities Planning Code (PA MPC).
8. The applicant and Township should both ensure that the correct UPI-Uniform Parcel Identifier numbers are identified in the draft ordinance and all associated materials. We note that, while the amendment petition states that this zoning map amendment applies to both UPI# 43-9M-193 and a portion of UPI# 43-9M-204, only UPI# 43-9M-193 is referenced in the draft ordinance provided for the County Planning Commission's review. Additionally, the document header in the applicant's petition incorrectly identifies UPI# 43-9M-204.1, rather than 43-9M-204, as one of the two parcels.

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



Paul Farkas
Senior Review Planner

cc: Hardware Center, Inc.



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

December 16, 2022

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

Re: Downingtown Area School District - Sale of District Property
Uwchlan Township - MU-11-22-17452

Dear Ms. Giordano:

The Chester County Planning Commission has reviewed the proposed sale of a parcel owned by the Downingtown Area School District as submitted pursuant to the provisions of Section 305 of the Pennsylvania Municipalities Planning Code. This submission was received by the County Planning Commission on November 16, 2022. We offer the following comments to assist in your review of the submission.

DESCRIPTION:

1. The Downingtown Area School District proposes to sell an approximately 240-acre tract located along both sides of Lionville Road (UPI# 33-1-25, 33-1-26, 33-1-27, 33-1-28, and 33-1-28.1). The tract is located in the Uwchlan Township RR-Rural Residential and in the PIC-Planned Industrial Commercial Development Zoning Districts. An undated court filing included with the submission to the Chester County Planning Commission indicates that the tract contains three dilapidated dwellings and four deteriorating farm structures.

BACKGROUND:

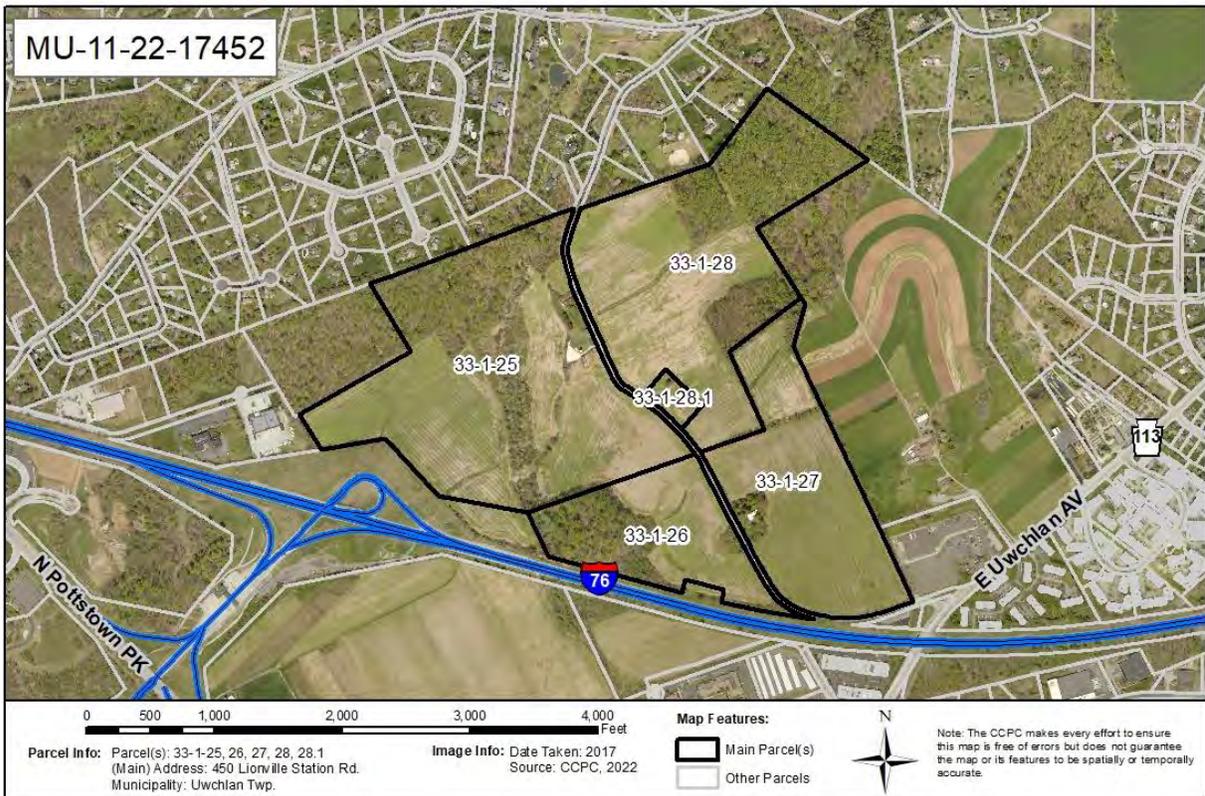
2. The Chester County Planning Commission previously reviewed a proposal by the Downingtown Area School District to sell this parcel. Our comments on that earlier proposal were forwarded to the applicant in a letter dated August 5, 2014. The Chester County Planning Commission's review letter of August 5, 2014 stated that the sale of the tract was appropriate. (The current proposal is to sell the tract to a different buyer.)

MUNICIPAL COMPREHENSIVE PLAN AND ZONING:

3. The Future Land Use Plan in the Uwchlan Township 2020 Comprehensive Plan places the school district tract within the Commercial/Industrial designation. The parcel is located in the Uwchlan Township R-2 Residential zoning district.

LANDSCAPES:

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



COMMENTS:

- The applicant's submission indicated that there is a deteriorated dwelling located on the west side of Lionville Road that is designated as a Class 1 Certified Historic Structure by Uwchlan Township. The submission states that the structures on the site will all be demolished. We recommend that the School District Township work with the Township Historical Commission to document the historic structure and record its characteristics.
- The applicant and the Township should contact the Pennsylvania Turnpike Commission regarding the Turnpike Commission's planned improvements.

Page: 3
Re: DOWNTOWN AREA SCHOOL DISTRICT - SALE OF DISTRICT PROPERTY
UWCHLAN TOWNSHIP - MU-11-22-17452

7. The DOWNTOWN AREA SCHOOL DISTRICT should be satisfied that it will not need this parcel for any future use. We note that the Delaware Valley Regional Planning Commission has projected population increases for the municipalities of the school district. These municipal population projections are available online at: <https://chescoplanning.org/Resources/Data/10-3.cfm>

We appreciate the opportunity to comment on this proposal.

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: DOWNTOWN AREA SCHOOL DISTRICT



THE COUNTY OF CHESTER



COMMISSIONERS
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Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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December 9, 2022

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

Re: Subdivision and Land Development Ordinance Amendment – Plan Submission Standards,
Design Requirements
Valley Township SA-11-22-17464

Dear Ms. Rambo:

The Chester County Planning Commission has reviewed the proposed Valley 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 November 17, 2022. We offer the following comments to assist in your review of the proposed Subdivision and Land Development Ordinance amendment.

DESCRIPTION:

1. Valley Township proposes the following amendments to its Subdivision and Land Development Ordinance:
 - A. Plan processing procedures are revised for preliminary and final plans (12 copies of the preliminary plan: six full-size copies and six 11 inch by 17 inch copies, and four copies of all reports, notifications and certifications as specified, all in electronic .pdf format);
 - B. Distribution requirements are revised (Township staff shall distribute the preliminary plan to the Township Planning Commission, Engineer, Zoning Officer, County Planning Commission, County Health Department and, if deemed necessary, Township Solicitor or other officials);
 - C. Plan certification procedures are revised (after approval and/or conditional approval of the final plan, the applicant shall submit to the Township four paper sets of final plans with signatures; signed by the Township Planning Commission, Township Engineer and the Board of Supervisors);
 - D. Required plan information and plan size is specified (no smaller than 11 by 17 inches and no larger than 34 by 44 inches, with a key map as necessary);
 - E. A computer-aided drafting file with required information is to be provided;
 - F. Sidewalks are to be required at subdivisions and land developments with frontage along West Lincoln Highway;
 - G. Subsection 22-615.4.C.(4) is to be removed (it currently reads “The use of floodlights and wall-mounted luminaires (wall packs) shall not be permitted to illuminate parking areas unless it can be proven to the satisfaction of Valley Township that the employment of no other means is possible.”) and
 - H. Sewage disposal and water supply requirements are revised.

Page: 2
Re: Subdivision and Land Development Ordinance Amendment – Plan Submission Standards,
Design Requirements
Valley Township SA-11-22-17464

The Chester County Planning Commission concurrently received an unrelated amendment to the Valley Township Subdivision and Land Development Ordinance (addressing the required provision of a clear sight triangle) and our comments on that amendment were separately forwarded to the Township in a letter dated December 7, 2022; refer to SA-11-22-17461.

COMMENTS:

2. If the Township removes Subsection 22-615.4.C.(4), restricting the use of floodlights and wall-mounted luminaires at parking areas, the Township should ensure that the Township Subdivision and Land Development Ordinance's current Sections 22-615.B. (Luminaire Design) and 22-615.C. (Control of Glare) will permit the Township to adequately address and prevent light trespass and skyglow. The Chester County Planning Commission's eTool on Outdoor Lighting contains suggestions on this topic, at: [eTools: Outdoor Lighting \(chescoplanning.org\)](https://www.chescoplanning.org/eTools/OutdoorLighting)
3. We endorse the requirement for sidewalks to be constructed at subdivisions and land developments with frontage along West Lincoln Highway. "Connect" Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas. Sidewalks are an essential design element for new construction in the **Suburban** and **Suburban Center Landscape**.

Future public improvements such as sidewalks are often proposed in a municipal official map, prepared under the provisions of Article IV of the Pennsylvania Municipalities Planning Code. The official map is described in the Chester County Official Map eTool, at: [eTools: Official Map \(chescoplanning.org\)](https://www.chescoplanning.org/eTools/OfficialMap). The Township may wish to consider the preparation of an official map to address future improvements such as roads, parks, open space areas, flood control areas, and other public facilities.

4. The Township Engineer should verify that the plan's format submission requirements will be appropriate as technology and digital recordkeeping processes evolve and improve.

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

We request an official copy of the decision made by the Valley Township Board of Commissioners, 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,



Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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December 7, 2022

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

Re: Zoning Ordinance Amendment – Clear Sight Triangle
Valley Township - ZA-11-22-17462

Dear Ms. Rambo:

The Chester County Planning Commission has reviewed the proposed Valley Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on November 17, 2022. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

DESCRIPTION:

1. Valley Township proposes to amend its Zoning Ordinance to require that driveways and access drives shall be located, constructed, and maintained so that a clear sight triangle is provided in accordance with the design standards set forth in the Valley Township Subdivision and Land Development Ordinance.

BACKGROUND:

2. The Chester County Planning Commission reviewed a proposed amendment to the Valley Township Subdivision and Land Development Ordinance that related to clear sight triangles for driveways and access drives, and our comments on that amendment were separately forwarded to the Township dated December 7, 2022 (refer to CCPC# SA-11-22-17461). In that letter we recommended that the Township Engineer verify that the proposed clear sight triangle requirement can be adequately applied in areas where vertical curves may cause obstructions.

RECOMMENDATION: Valley Township should consider the comment in our letter of December 7, 2022 (refer to CCPC# SA-11-22-17461) before acting on the proposed zoning ordinance amendment.

Page: 2
Re: Zoning Ordinance Amendment – Clear Sight Triangle
Valley Township - ZA-11-22-17462

We request an official copy of the decision made by the Valley Township Board of Commissioners, 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 style with a long horizontal stroke at the end.

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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December 16, 2022

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

Re: Zoning Ordinance Amendment - Accessory Residential Quarters, Increase By-Right Building Area in the Industrial Zone, Update Multiple-Family Residential Overlay Table
Valley Township - ZA-11-22-17463

Dear Ms. Rambo:

The Chester County Planning Commission has reviewed the proposed Valley Township Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on November 17, 2022. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

DESCRIPTION:

1. Valley Township proposes the following amendments to its Zoning Ordinance:
 - A. Adding definitions for “accessory residential quarters attached” and “accessory residential quarters detached”;
 - B. “Accessory residential quarters attached” “accessory residential quarters detached” and “accessory residential quarters detached” are to be permitted as an accessory use to a single-family detached dwelling in the C, R-1, and R-2 zones subject to specified criteria;
 - C. Removing a provision in the Industrial Zone relating to “Accessory Permitted Storage Height” (Such facilities can be developed in any side or rear yard to within 50 feet of any property line);
 - D. Increasing the by-right building area in the Industrial Zone;
 - E. The Multiple-Family Residential Overlay District Table is amended by replacing “Minimum Density” in the header of the third column with “Maximum Density”; and
 - F. Other miscellaneous provisions.

BACKGROUND:

2. The Chester County Planning Commission concurrently received unrelated amendments to the Valley Township Subdivision and Land Development Ordinance and to the Township Zoning Ordinance, and our comments on those amendments are separately forwarded to the Township (refer to SA-11-22-17461, ZA-11-22-17462, and SA-11-22-17464).

COMMENTS:

3. The County Planning Commission supports the development of non-traditional housing in appropriate areas, including accessory dwelling units, to address a wider range of housing needs. Additionally, Chester County has established the A+ Homes initiative, which focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at: <https://www.chescoplanning.org/Housing/aPlusHomes.cfm>.
4. The definitions of “accessory residential quarters attached” and “accessory residential quarters detached” are appropriate. We suggest that the Township also consider whether non-family caregivers can be permitted for temporary occupancy in the accessory residential quarters and consider the ongoing need to track and enforce the family member requirement after the accessory residential unit is created.
5. Proposed Section 27-302.V(1)(a)(iii), relating to “accessory residential quarters attached” states that “the lot owner must reside within the principal dwelling” and the same requirement applies to “accessory residential quarters detached”. In some cases, it may be appropriate for an older family member who is the lot owner to live in the Accessory Residential Quarters because the smaller quarters may require less maintenance.
6. Some of the requirements relating to the Accessory Residential Quarters may be difficult to enforce, specifically proposed Section 27-302.V(1)(a)(vii), stating: “There shall be an interior door that connects and provides unrestricted access between the Accessory Residential Quarters Attached and the principal dwelling, *and the door shall not have a lock.*” (emphasis added). It is also unclear why such a provision would be needed or desirable for privacy of the occupant.
7. The Chester County Planning Commission’s eTool on Accessory Dwelling Units contains additional suggestions in this topic, at: [eTools: Accessory Dwelling Units \(chescoplanning.org\)](https://www.chescoplanning.org/eTools/AccessoryDwellingUnits). This eTool suggests that municipalities may consider regulating Accessory Dwelling Units by special exception, so unique issues considerations such as neighborhood compatibility, compatibility with the existing dwelling, landscaping, safety, emergency access, and privacy.

Regulating Accessory Residential Quarters by special exception will allow the Valley Township Zoning Hearing Board to impose conditions on applications for Accessory Residential Quarters, specifically, the Zoning Hearing Board would also be permitted to “...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance.” (Pennsylvania Municipalities Planning Code, Section 912.1). In addition, Regulating Accessory Residential Quarters by special exception may allow enforcement to be more effective because the owner of the quarters will agree, in writing, to comply with any conditions imposed by the Zoning Hearing Board.

However, regulating Accessory Residential Quarters by special exception will impose additional costs on applicants, so the Township should seek to balance the greater degree of control with the ability to provide more affordable housing options.

8. The amendment relating to deleting the “Accessory Permitted Storage Height” provision in the Industrial Zone is appropriate because it removes a potential ambiguity arising from the following Section in the Ordinance, which also addresses accessory structure height.

Page: 3

Re: Zoning Ordinance Amendment - Accessory Residential Quarters, Increase By-Right Building Area in the Industrial Zone, Update Multiple-Family Residential Overlay Table
Valley Township - ZA-11-22-17463

9. The introductory section of the submission references an amendment to “increase the by-right building area in the industrial zone”; it is unclear where the language relating to this matter is located in the submission.
10. We have no comments on the remainder of the proposed amendment.

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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December 7, 2022

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

Re: Subdivision and Land Development Ordinance Amendment – Clear Sight Triangle Standards
Valley Township SA-11-22-17461

Dear Ms. Rambo:

The Chester County Planning Commission has reviewed the proposed Valley 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 November 17, 2022. We offer the following comments to assist in your review of the proposed Subdivision and Land Development Ordinance amendment.

DESCRIPTION:

Valley Township proposes an amendment to its Subdivision and Land Development Ordinance requiring that driveways be located and constructed so that a clear sight triangle can be provided (as depicted in an attached diagram in the amendment), and conforming to specified dimensions. (The Chester County Planning Commission concurrently received a related amendment to the Valley Township Zoning Ordinance, and our comments on that amendment are separately forwarded to the Township in a letter dated December 7, 2022; refer to ZA-11-22-17462.)

COMMENT:

The Township Engineer should verify that the proposed requirement can be adequately applied in areas where vertical curves may cause obstructions.

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

We request an official copy of the decision made by the Valley Township Board of Commissioners, 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,

Wes Bruckno, AICP
Senior Review Planner



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December 16, 2022

Christopher Bashore, Manager
West Goshen Township
1025 Paoli Pike
West Chester, PA 19380

Re: Zoning Ordinance Amendment – Assisted Living Facility and Miniwarehouse/Self-Storage Facility, C-3 Limited Highway Commercial District
West Goshen Township – ZA-11-22-17465

Dear Mr. Bashore:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on November 17, 2022 from the Township Solicitor. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. West Goshen Township proposes the following amendments to the Township Zoning Ordinance:
 - A. Add Section I to Section 84-24, the use regulations of the C-3 Limited Highway Commercial District. The proposed standards would permit, by conditional use, an assisted living facility and a miniwarehouse/self-storage facility in the C-3 District, in accordance with the standards set forth in Sections 84-25, 84-26, and 84-27, with the added provision that the maximum building height may be increased up to four stories, not to exceed 50 feet if the minimum green area (landscaped) is increased to 25 percent minimum (we note that the current maximum building height in the C-3 District is three stories, not to exceed 35 feet);
 - B. Change the maximum lot coverage of the C-3 District set forth in Section 84-25.E from 30 percent to 35 percent;
 - C. Delete Section 84-25.E, the floor area ratio standard of the C-3 District, and renumber existing Sections 84-25.F through 84-25.L as 84-25.E through 84-25.K, respectively;
 - D. Amend the building setback line standards of the C-3 District; which includes changing the minimum setback from 40 feet to 50 feet for any building, and eliminating the reference to “or parking area” from this section (this issue is further discussed in comment #5); and
 - E. Amend the minimum parking space requirements for an assisted living facility currently set forth in Section 84-55.I(2).
2. It is our understanding that the purpose of this zoning amendment is to allow for the construction of an assisted living facility and a self-storage facility at 943 South High Street (UPI# 52-7-29, 52-7-29.2, 52-7-29.3 and 67-4B-1, approximately 8.02 acres). The existing hotel on this site would be demolished. Our comments about future development considerations for this site commence on page 3 of this review letter.

LANDSCAPES:

3. According to our copy of the Township Zoning Map, adopted on September 17, 2019, there are two C-3 zoning designations in the Township: the east side of South High Street at the Westtown Township border; and the north side of West Chester Pike between North Five Points Road and Chatwood Avenue. As proposed, this amendment would allow the uses in both of these C-3 Districts, not just the South High Street area. The South High Street designation is located in the within the **Suburban Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The zoning designation on the north side of West Chester Pike is located within the **Suburban Center Landscape** designation.

The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources.

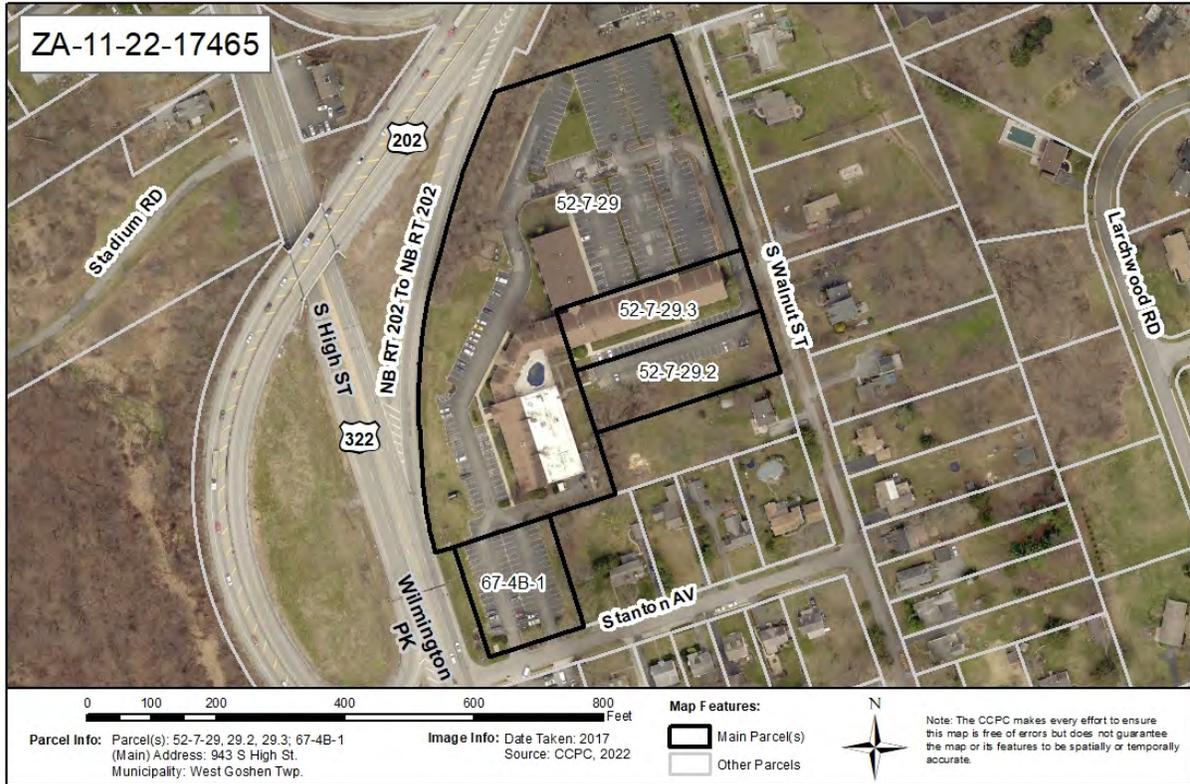
Assisted living facilities and self-storage storage facilities are appropriate uses in **Suburban Landscape** and **Suburban Center Landscape** designations. [Landscapes3](#), the 2018 County Comprehensive Plan, projects 146,000 new county residents between 2015 and 2045, with the senior population anticipated to nearly double during this timeframe. "Live" Objective C of [Landscapes3](#) supports safe and accessible places for people of all ages and abilities, from children through seniors, through the development of affordable housing, community facilities, and amenities.

COMMENTS – ZONING ORDINANCE AMENDMENT:

4. There does not appear to be specific design criteria or other supplemental use standards for miniwarehouse/self-storage facilities in the Township's zoning ordinance. If this is correct, then the Township should consider the development of design criteria for miniwarehouse/self-storage facilities as part of this amendment submission. The design criteria should address issues such as building design, landscape design, lighting design, illegal activity, maintenance, along with identifying items that are prohibited from storage, such as flammable liquids, highly combustible or explosive materials, toxic or radioactive materials, or hazardous chemicals or other hazardous materials. Additional information on this topic is provided in the County Planning Commission's [Self-Storage Facilities Planning eTool](#), which is available at: <https://www.chescoplanning.org/MuniCorner/eTools/70-SelfStorage.cfm>.
5. Proposed Section 84-25.E states that the building setback line shall be a minimum of 50 feet, "provided that if the proposed lot and building are contiguous to a residential use, the first 25 feet contiguous to the lot line must be planted and permanently maintained as a buffer area." As currently written, the wording in this section is not very clear. It sounds like it is the first 25 feet along the contiguous lot line, instead of 25 feet in depth, that must be maintained as a buffer area. We suggest that the Township consider restating this provision to require that, where the proposed

Re: Zoning Ordinance Amendment – Assisted Living Facility, and Miniwarehouse/Self-Storage Facility, C-3 Limited Highway Commercial District
West Goshen Township – ZA-11-22-17465

use is contiguous to a residential zone or zoning district, a planted buffer 25 feet in depth should be permanently maintained.

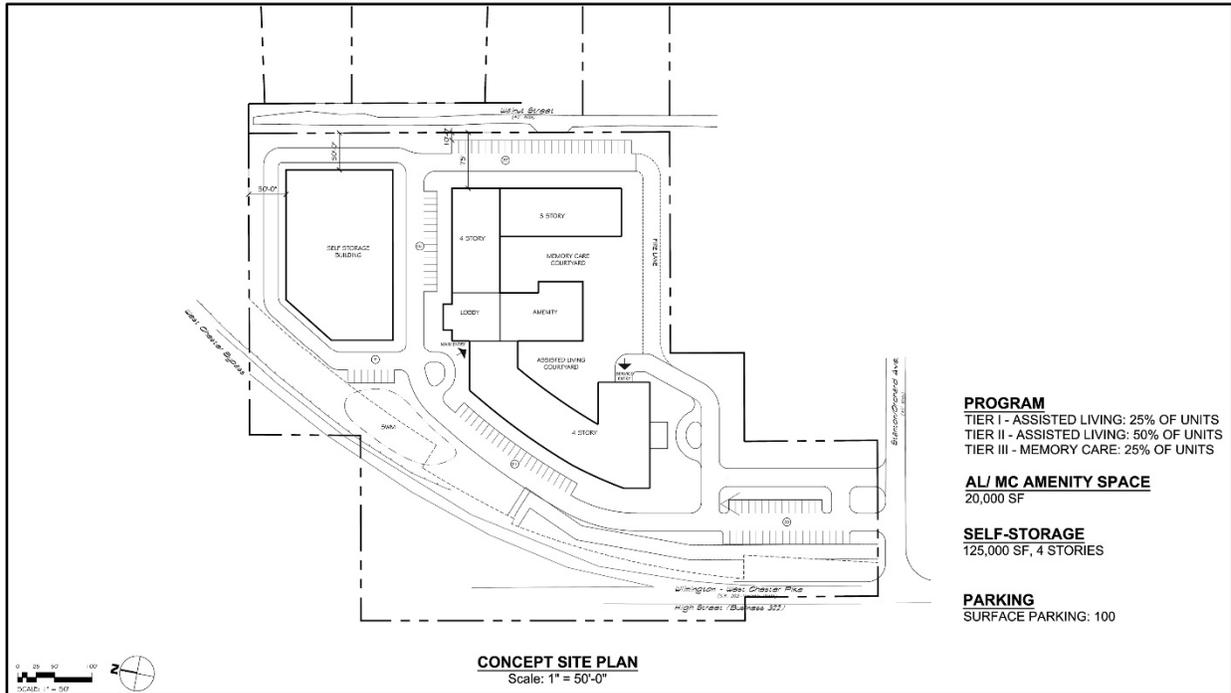


FUTURE DEVELOPMENT CONSIDERATIONS, 943 SOUTH HIGH STREET SITE:

A concept site plan, entitled “West Chester Gateway,” prepared by Barton Partners, dated November 9, 2022, was provided by the Township as part of this zoning amendment submission. The applicant proposes the construction of a 3-story/4-story assisted living facility, and a 4-story 125,000 square foot self-storage facility (the square footage of the assisted living facility is not provided). No information is provided pertaining to water or sewer facilities for this site.

We offer the following comments to assist the applicant and Township in its review of any future development activity on this site:

6. The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The proposed uses are appropriately located in a Suburban Landscape designation.
7. Pedestrian access (sidewalks and crosswalk areas) should be provided from the proposed assisted living facility to the adjoining sidewalk network. Pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system in the Suburban Landscape.



Detail - Concept Site Plan (prepared by Barton Partners, dated November 9, 2022)

8. The concept site plan depicts the location of two entrances off of Stanton Avenue. If one way circulation is not proposed for these entrances, then we suggest that the applicant and Township consider removing the eastern entrance, and investigate the feasibility of providing emergency access for this site from Walnut Street instead. Additional information on this topic is provided in the Emergency Access design element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: www.chesco.org/DocumentCenter/View/27034.
9. The Township's emergency service providers should be requested to review the plan to ensure that they can safely navigate the proposed development when completed, and access the facilities to address on-site emergencies.
10. There is an existing Transportation Improvement Program (TIP) funded project for the Route 202/High Street interchange in West Goshen and Westtown Townships, entitled 'US 202 and High Street Interchange' (MPMS# 118024). One component of the work is to permit both Route 202 northbound lanes to use the right exit to remain on northbound 202 with the addition of one lane on the inside of the Route 202 northbound ramp, which would be nearest to be proposed redevelopment. While the project description states that it will not require additional right-of-way, the project has not yet begun preliminary engineering. We recommend that the applicant and Township contact PennDOT to determine if any additional right-of-way is required for this project. Additional information on TIP is available at: <https://www.dvrpc.org/tip/pa>.
11. We recommend that the onsite parking located to the immediate west of South Walnut Street be flipped so that the parking spaces are located on the building side of this parking area, in order to improve pedestrian safety and avert headlights from parked cars shining into the residences across the street. The potential for headlight glare can also be mitigated with the heavy use of evergreen plantings.

Page: 5

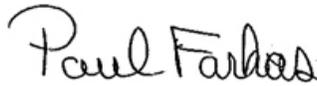
Re: Zoning Ordinance Amendment – Assisted Living Facility, and Miniwarehouse/Self-Storage Facility, C-3 Limited Highway Commercial District
West Goshen Township – ZA-11-22-17465

12. Due to the proximity of the proposed buildings, we recommend that the applicant use similar building materials and/or architectural details to create a cohesive development identity.
13. A portion of the site, which includes the proposed driveway entrances on Stanton Avenue, is situated in Westtown Township. West Goshen Township should coordinate its review of the proposed development activity with Westtown Township.
14. While a plan note indicates that 100 surface parking spaces will be provided, the concept site plan depicts the location of 103 parking spaces. This should be clarified by the applicant.

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

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Riley Ripper Hollin & Colagreco
Maggie Dobbs, AICP, Director of Planning and Zoning, Westtown Township



THE COUNTY OF CHESTER



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December 21, 2022

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

Re: Zoning Ordinance Amendment - Data Centers
West Whiteland Township – ZA-11-22-17477

Dear Mr. Weller:

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 initially received by this office on November 30, 2022; a revised version of this amendment was received on December 8, 2022. We offer the following comments to assist in your review of the proposed amendment that we received on December 8, 2022.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Add definitions for the terms “Data Center” and “Power Generating Facility” to Section 325-8;
 - B. Renumber existing subsections (6) and (7) of Section 325-15.B, the use regulations of the O/L Office/Laboratory District, as subsections (7) and (8), respectively;
 - C. Add “Data Center” to the list of permitted uses in the O/L District (proposed Section 325-15.B(6));
 - D. Amend new Section 325-15.B(7), pertaining to accessory uses in the O/L District, by adding the following language:
 - A power generating facility shall be permitted as an accessory use to a data center.
 - A tower-based communication facility shall be permitted as an accessory use to a data center subject to the provisions of Article XXII.
 - E. Amend the maximum structure height standards for the O/L District set forth in Section 325-15.C(9);
 - F. Add minimum parking space requirements for a data center (1 space for 10,000 square feet of floor area) to Section 325-39.H(6); and
 - G. Amend the development regulations for tower-based wireless communications facilities located outside rights-of-way set forth in Section 325-137.A, by adding that such tower-based wireless communications facilities may be located in the O/L Office/Laboratory District as a by-right accessory use to a data center.

COMMENTS:

2. According to our copy of the Township Zoning Map, there are three O/L Office Laboratory zoning district designations in the Township. The largest O/L district, which is generally situated on the north and south side of the Route 30 corridor at the West Whiteland/East Whiteland Township border, is located within the **Suburban Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The O/L district at the southeast corner of Route 202 and King Road is located in a **Suburban Landscape** designation, and the O/L district located on the north side of the West Lincoln Highway west of Whitford Road is located in a **Suburban Center Landscape** designation.

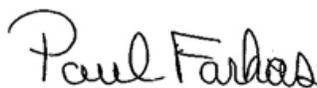
The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. 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. Data centers are an appropriate use in the Suburban and Suburban Center Landscapes.

3. We suggest that the Township, as part of this amendment process, determine if any additional noise requirements should be included in the Township Code for data centers, as some are known to emit a constant humming sound.
4. We suggest that the Township consider allowing data centers and associated uses in the Township's I-2 General Industrial district, in addition to the O/L district.
5. While Section 325-15.B(7) is proposed to be renumbered as Section 325-15.B(8), the introductory language in Section 325-15.B contains a reference to Section 325-15.B(7), which is not proposed to be amended as part of this ordinance. We suggest, for consistency purposes, that the Township consider amending the introductory language in Section 325-15.B as part of this amendment.
6. The Township should verify the accuracy of the proposed section reference set forth in Section 5 of the draft ordinance. It appears that the correct location of the proposed ordinance language is Section 325-137.A(1)(c), rather than Section 325-137.A(c).

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

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

Sincerely,



Paul Farkas
Senior Review Planner

Act 537 Reviews

Act 537 Reviews for Chester County

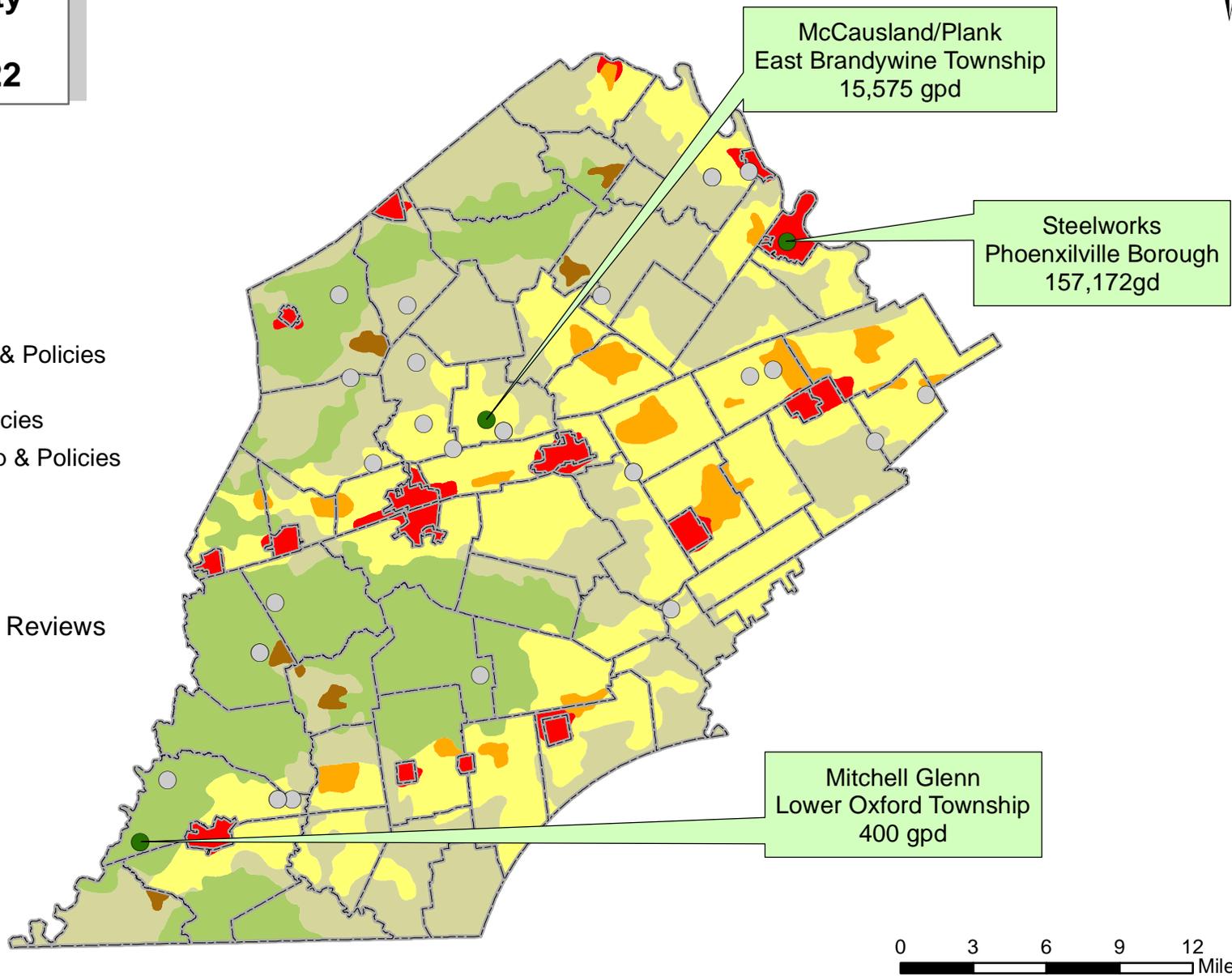
December 2022



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

Legend

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



Map prepared January 2023

Data Sources:

Act 537 Review - created by Chester County Planning Commission, 2018;

Landscapes3 - Chester County Municipalities - Chester County DCIS/GIS;

Planning Commission, November 29, 2018.



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 McCausland Plank Tract, East Brandywine Township

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

1. Date plan received by county planning agency. November 01, 2022
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency December 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 Suburban Landscape. The vision for the Suburban Landscape is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Both on-lot and public sewer systems are supported in this landscape.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact: <u>Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, although it does not appear that any proposed development activity will encroach upon them. The applicant should be aware that placement of fill in wetlands is regulated by Section 404 of the Clean Water Act (1977) and PA DEP Chapter 105 Rules and Regulations.</u>
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known historical or archaeological resources be impacted by this project? Not Known. If yes, describe impacts
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Is there a county or areawide zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	10. Does this proposal meet the zoning requirements of the ordinance? N/A

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? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan? If no, describe inconsistency
<u>As proposed, this project is inconsistent with the East Brandywine Township Act 537 Plan, which designates this area for on-lot systems, as the method of treatment. We do note that this project proposes to dispose of treated effluent on-site, and that this project is adjacent to the boundary of the East Brandywine Township Municipal Authority's public sewer service area.</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? Not known If yes, describe |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? If yes, is the proposed waiver consistent with applicable ordinances. Not Known
If no, describe inconsistencies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>We note that on August 17, 2022, the Chester County Board of Commissioners adopted a resolution to amend the County-wide Act 167 Stormwater Management Plan for Chester County, PA to replace the 2013 model ordinance. Municipalities with MS4 permits should be consistent with the updated County-wide Model Ordinance by September 30, 2022, per PA DEP requirements. Because the municipal updates are still underway, individual municipalities should be consulted to determine the stormwater ordinance currently in effect in their municipality. For more information and updates on this process please visit the Chester County Water Resources Authority at http://www.chesco.org/water</u> |

18.

Name, Title and signature of person completing this section:

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

Signature: _____

Date: 12/16/2022Name 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 Numbers SD-04-22-17172 and LD-04-22-17170, and was consistent with *Landscapes3*.

PC53-12-22-17496

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
Scott Risbon, Site Contact
Luke Reven, East Brandywine Township
Richard Dunn, Ebert Engineering Inc.





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

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

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

Project Name & Municipality Mitchell K. Glenn, Lower Oxford Township

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

1. Date plan received by county planning agency. October 21, 2022
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency December 14, 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 checked="" type="checkbox"/>	<input type="checkbox"/>	3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact:
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known historical or archaeological resources be impacted by this project? Not Known. If yes, describe impacts
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Is there a county or areawide zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	10. Does this proposal meet the zoning requirements of the ordinance? N/A

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? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
If yes, is the proposed waiver consistent with applicable ordinances. Not Known
If no, describe inconsistencies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>We note that on August 17, 2022, the Chester County Board of Commissioners adopted a resolution to amend the County-wide Act 167 Stormwater Management Plan for Chester County, PA to replace the 2013 model ordinance. Municipalities with MS4 permits should be consistent with the updated County-wide Model Ordinance by September 30, 2022, per PA DEP requirements. Because the municipal updates are still underway, individual municipalities should be consulted to determine the stormwater ordinance currently in effect in their municipality. For more information and updates on this process please visit the Chester County Water Resources Authority at http://www.chesco.org/water</u> |

18.

Name, Title and signature of person completing this section:

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

Signature: _____

Date: 12/14/2022Name 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.

This project was reviewed under Act 247, as Case Number SD-10-22-17431, as consistent with the Rural Landscape.

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

PC53-12-22-17493

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
Mitchell Glenn, Site Contact
Deborah Kinney, Lower Oxford
Edgar Jeffris, Concord Land Planners & Surveyors, Inc.



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

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

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

Project Name & Municipality Steelworks, Phoenixville Borough

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

1. Date plan received by county planning agency. October 17, 2022
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency December 12, 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 |
| <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? Not Known.
If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

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? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
If yes, is the proposed waiver consistent with applicable ordinances. Not Known
If no, describe inconsistencies |
| <input 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>We note that on August 17, 2022, the Chester County Board of Commissioners adopted a resolution to amend the County-wide Act 167 Stormwater Management Plan for Chester County, PA to replace the 2013 model ordinance. Municipalities with MS4 permits should be consistent with the updated County-wide Model Ordinance by September 30, 2022, per PA DEP requirements. Because the municipal updates are still underway, individual municipalities should be consulted to determine the stormwater ordinance currently in effect in their municipality. For more information and updates on this process please visit the Chester County Water Resources Authority at http://www.chesco.org/water</u> |

18.

Name, Title and signature of person completing this section:

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

Signature: _____

Date: 12/12/2022Name 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 previously reviewed under Act 247 as Case Number LD-04-21-16717 and SD-04-21-16718 and was determined to be consistent with Landscapes3.

PC53-12-22-17483

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
Cathi Pellegrino, Site Contact
E. Jean Krack, Phoenixville Borough
Thomas Ludgate, Ludgate Engineering Corporation

Discussion and Information Items



Sustainability Division

Monthly Activities Report – December 2022

Summary:

- Chester County Environmental and Energy Advisory Board hosted a Solar Stakeholders Roundtable discussion that featured three panel discussions with policy makers, solar installers, utility representatives and others. Approximately 35 people attended in person and 15 online to discuss and learn about the various barriers in PA and Chester County that can keep individuals, businesses and other property owners from going solar. This also helped advance Chester County's process of seeking SolSmart certification.
- Sustainability Director facilitated a workshop with County department heads most involved in implementing actions in the Climate Action Plan. The workshop helped to familiarize department heads with the actions in the plan in which they might be involved and to provide an opportunity to think about potential goals for each department. The workshop resulted in a plan for working collaboratively on Plan implementation moving forward.
- Assisted Chester County Facilities Dept. in applying for a grant for electric vehicle charging stations.
- Work continued on existing and planned sewer service area mapping project.
- Work continued on municipal open space outreach project.
- Began collecting and compiling data for Climate Action Plan metrics. Hope to have metrics data on CCPC's website by late winter.
- Wrote support letters for over 20 municipal applications to the PA DCED Small Water and Sewer grant program and ARPA H2O program, also administered by PA DCED.

Multimodal Transportation Planning Division



Multimodal Transportation Planning Division

December 2022

DVRPC appoints new Executive Director

The Delaware Valley Regional Planning Commission (DVRPC) Board, at their December 7th meeting confirmed Ariella Maron as its new Executive Director. Ariella replaces Barry Seymour who led the commission for the past sixteen years. For more information on both Ariella and Barry, please see the DVRPC press release: <https://www.dvrpc.org/executivedirector>



Rural Road Safety

One topic the MTP Division will be addressing in 2023 is rural road safety as part of our Transportation Outreach in Rural & Agricultural Communities work program project with the Ag Development Council. According to the Federal Highway Administration (FHWA):

“In 2012, 19 percent of the US population lived in rural areas but rural road fatalities accounted for 54 percent of all fatalities. Even with reductions in the number of fatalities on the roadways, fatality rate in rural areas is 2.4 times higher than the fatality rate in urban areas.”



MTP staff will be evaluating Chester County reported accident data as well as soliciting info from the local ag communities and municipalities on any specific locations as part of this outreach project. Other topics to be addressed in this outreach project include highway maintenance training opportunities, Dirt & Gravel Roads programs, Complete Streets, and other transportation/safety related issues identified by the rural/ag communities that need to be addressed. We may also have an opportunity to address rural road safety through DVRPC if they successfully acquire funding sought through the Safe Streets For All competitive program created by the IJA/BIL to author a Regional Vision Zero 2050 Action Program. This outreach project may be kicking off as soon as this February, and we will keep you posted on any news or planned events.

Design and Technology



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

MEMORANDUM

To: Chester County Planning Commission
From: Paul Fritz, Director, Design & Technology Division
Date: December 31, 2022
Re: Planning Commission Board Meeting Monthly Report

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

The 247 planners reviewed and processed plan and ordinance submittals. Research for the work program's Village Preservation Guide also continued.

The GIS staff assisted Community Planning with municipal mapping requests, historic atlas updates, and work program projects, including maps for the woodland conservation municipal outreach project.

The Graphics team assisted with various work program projects, including the graphic layout for eTool updates, a video on senior housing cost challenges, and a logo for the Agricultural Development Council to promote the Farm Tales program.

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 are smooth and flow from left to right across the bottom of the page.

Community Planning Municipal Assistance Projects

January 2023

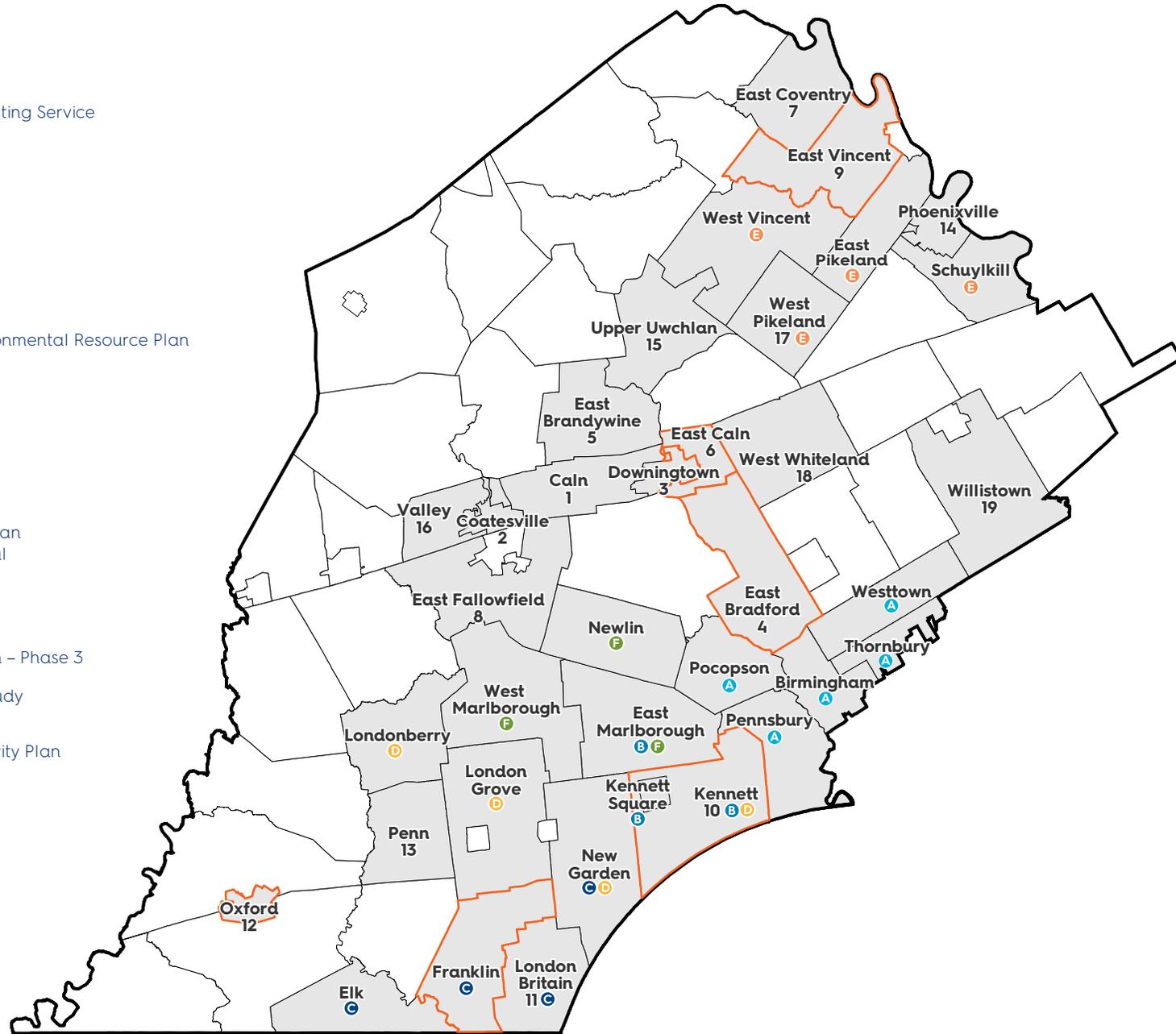
- Municipality with Ongoing VPP Project
- Municipality with Planning Commission Consulting Service

Single-Municipality Projects

1. Caln Zoning Ordinance
2. Coatesville Zoning Ordinance
3. Downtown Comprehensive Plan
4. East Bradford Zoning
5. East Brandywine Comp Plan & Official Map
6. East Caln Comprehensive Plan
7. East Coventry Land Use Assumptions Report
8. East Fallowfield Open Space, Recreation, & Environmental Resource Plan
9. East Vincent Zoning Ordinance
10. Kennett Zoning Ordinance
11. London Britain SLDO
12. Oxford Comprehensive Plan
13. Penn Comprehensive Plan
14. Phoenixville Zoning Ordinance
15. Upper Uwchlan Active Transportation Plan
16. Valley – W. Lincoln Highway Corridor Master Plan
17. West Pikeland Parks, Recreation, & Open Space Plan
18. West Whiteland Parks Wayfinding Signage Manual
19. Willistown Comprehensive Plan

Multi-Municipal Projects

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



COMMUNITY PLANNING REPORT

January 2023 (Activities as of 12/31/22)

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: 75% Contract Term: 8/20 – 1/23 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 and removing the complicated and numerous overlay districts. *After several months of working and reworking a form-based zoning scenario, the consultant distributed a full draft of the Zoning Ordinance for discussion at the August 2022 Task Force meeting. After several months of internal discussion involving the township manager, solicitor, and ZO, the draft ordinance was presented to the Board of Commissioner's for their consideration. At issue, the form-based zoning that the consultant had developed over the first 12-18 months of the project. The BOC was not in favor of the zoning technique and, as a result, the Township's solicitor will revise the draft text over the next several months. The Township will submit a request for their 2nd extension and complete the zo with the help of the Township solicitor and guidance from the grant monitor.*

2. City of Coatesville – Zoning Ordinance Update

Percent Completed: 70% 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. All materials have been reviewed at least once so the work has transitioned to review and clarification on amendments prior to providing recommendations to the City planning commission and council. An interim meeting with the consultant was held on August 29th to discuss the project status to ensure the project timeline remains on track. The last meeting was December 5th. The initial work on the project is nearly complete and should be nearing the next step recommending the draft ordinance amendments to the City planning commission for their review and comment prior to forwarding to City council.

3. Downingtown – Comprehensive Plan

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

The Borough wishes to update its comprehensive plan that was last updated in 2013 and amended in 2015. The borough has selected Michael Baker International as the consultant. The contract is currently being developed and should come before the County Commissioners in early 2023 for approval.

4. East Bradford Township – Zoning Ordinance Update

Percent Completed: 15% Contract Term: 8/22 – 7/24 Consultant: Chester County Planning Commission Monitor: Chris Patriarca

The December meeting included review of the draft articles for the R-1 and R-2 residential districts as well as several supplemental use and general standards.

5. East Brandywine Township – Comprehensive Plan and Official Map Update

Percent Completed: 95% 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 Landscapes³. The comprehensive plan will build from recommendations included in a recently completed Sustainable Community Assessment, and the Official Map will be able to implement recommendations. The Comp Plan has a completed VPP/247 review and the Comp Plan is adopted. *Official Map VPP/247 review is complete.*

6. East Caln Township – Comprehensive Plan

Percent Completed: 15% Contract Term: 6/22 – 5/24 Consultant: Chester County Planning Commission Monitor: Chris Patriarca

There was no December meeting. The Task Force will review the topical chapter for community facilities and services at their January meeting.

7. East Coventry Township – Land Use Assumptions Report

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

There was no December Completion of a Land Use Assumptions Report (LUAR) in support of a new Act 209 Study. This new effort will take a fresh look at development projections and existing/future traffic conditions; determine development traffic impact fees; and determine transportation capital improvements consistent with community and region's current goals and vision. McMahon Associates, Inc. would serve as the primary consultant for this project.

8. East Fallowfield Township – Open Space, Recreation, and Environmental Resource Plan Update

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

The township will update its 1993 Open Space, Recreation, and Environmental Resources Plan. The revised plan will identify opportunities for future open space preservation, identify the current and potential future demands for recreational parks and facilities, and provide a vision for a bicycle and pedestrian transportation network that connects neighborhoods to parks, schools, and businesses. The consultant team for this project would consist of Brandywine Conservancy and Recreation and Parks Solutions.

9. East Vincent – Zoning Ordinance

Percent Completed: 20% Contract Term: 4/22 – 3/24 Consultant: Chester County Planning Commission Monitor: Kate Clark

The December meeting focused on reviewing the Neighborhood Commercial zoning district, definitions, and sample supplemental use standards. The next meeting is scheduled for January 18th.

10. Kennett Township – Zoning Ordinance

Percent Completed: 90% Contract Term: 4/18 – 12/20 Consultant: Chester County Planning Commission Lead Planner: Jeannine Speirs

Kennett Planning Commission began the Act 247 review process in mid-November with the MPC public meeting and a recommendation to the Board of Supervisors. *The ordinance 247 review with CCPC is complete. Board of Supervisors public meeting is in December.*

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

Percent Completed: 95% Contract Term: 7/20 – 6/23 Consultant: Brandywine Conservancy Monitor: Kate Clark

The Board of Supervisors will meet on December 19th to consider adoption of the ordinance.

12. Oxford Borough – Comprehensive Plan

Percent Completed: 78% 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. Plan Chapters were presented throughout the Summer and will continue through the Fall with the full plan being presented by the end of the Year/early 2023. We will present the land use chapter to the Task force in January. Adoption is anticipated in the first quarter of 2023.

13. Penn Township – Comprehensive Plan Update

Percent Completed: 25% Contract Term: 5/22 – 4/24 Consultant: Brandywine Conservancy Monitor: Mark Gallant

The township is working on 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 25th. Since that time three meetings have been held focusing on plan background and public outreach (including the development of a community survey) and inventories for natural resources, parks and recreation, transportation, and existing land use. The mapping and research that has been presented has been exemplary. The consultant presented the initial responses and feedback from the community survey and the 1st public open house (September) as well as the Community Service and Facilities inventory at their October Meeting. The Task Force will meet again in early 2023 while the consultant develops draft plan recommendations.

14. Phoenixville Borough – Zoning Ordinance Update

Percent Completed: 0% Contract Term: TBD Consultant: Gilmore & Associates Monitor: TBD

This project is to update the Borough's current Zoning ordinance this is on the heels of the Borough's newly adopted Comprehensive plan update. The Borough's Zoning Ordinance rewrite will strive to be consistent in achieving the goals and vision of Landscapes3. The Borough hopes to integrate the goals of Preserve, Protect, Appreciate, Live, Prosper, and Connect in an Urban Center into the zoning ordinance update. The Borough's Current Zoning Ordinance was adopted in 2013. Gilmore & Associates would serve as the consultant for this project.

15. Upper Uwchlan Township – Active Transportation Plan

Percent Completed: 5% Contract Term: TBD Consultant: McMahon Associates Monitor: Joe Shanley

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. The kickoff meeting for the task force was held in mid-November.

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

Percent Completed: 70% Contract Term: 8/21-7/23 Consultant: Pennoni and Thomas Comitta Assoc. Monitor: Mark Gallant

Valley Township will be conducting a corridor master plan for West Lincoln Highway, a high priority recommendation from their recently adopted comprehensive plan. The plan would work to create a more cohesive corridor, addressing streetscaping, multi-modal network, mixed uses, access management, and stormwater management infrastructure from the perspective of both new development and redevelopment. The Township has selected a consultant team of Pennoni and Thomas Comitta Associates. The Task Force meeting scheduled for May 24th was cancelled and the Township put the project on hold for a few months while they worked through several development applications that will impact the draft policies of the plan. We met again in September to go over the character areas and draft policies and to review the project schedule which will include a public information meeting in early 2023.

17. West Pikeland Township – Parks, Recreation, and Open Space Plan

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

The plan will provide guidance to the Township for improving their existing parks, conserving open space, and connecting trails. It will also provide recommendations on land use policies, financing, operations and maintenance. It will be based on a robust public process, designed to gather information from the public to guide creation of the plan. This plan would be adopted as an amendment to the municipal comprehensive plan. Natural Lands would serve as the consultant for this project.

18. West Whiteland Township – Parks Wayfinding Signage Manual

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

The purpose of the West Whiteland Parks System Wayfinding Signage Design Manual (WSM) is to promote placemaking throughout the Township, starting with our 11 parks. The goal is to complete a comprehensive wayfinding signage package to enhance the user experience in the parks. The WSM will create a uniform wayfinding signage brand for the Township to use at each park to provide mapping, educational and informational signage to facilitate users' needs to locate park amenities, along with Township sign maintenance and overall phasing implementation of the signage program. Merje would serve as the consultant for this project.

19. Willistown Township – Comprehensive Plan

Percent Completed: 75% Contract Term: 1/21-6/23 Consultant: Gaadt Perspectives Monitor: Kate Clark

A public information meeting was held on October 20th. A full draft plan is expected in early 2023.

MULTI-MUNICIPAL

20. Brandywine Battlefield Strategic Landscapes Plans – Phase 3

Percent Completed: 85% Contract Term: 8/19 – 12/22 Consultant: Chester County Planning Commission Lead Planner: Jeannine Speirs

Technical report draft has been prepared by consultants and is in review by PHMC. PHMC has completed their review. ABPP is reviewing. Consultants will assist drafting and reviewing planning documents.

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

Percent Completed: 40% 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 second meeting was held September 19, 2022. The first public meeting was held on October 26th, which was primarily a virtual meeting however an in person watch party was also held in Kennett Square for participants to watch and participate in the virtual meeting together as well as provide input to the project in person to staff and municipal representatives on site. *The next task force meeting will be in January 2023.*

22. 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. Contract has been signed by the four municipalities and County Commissioners. *A project task force is being put together.*

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

Percent Completed: 0% Contract Term: TBD Consultant: McMahon Associates 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. *The contract has been executed by all four municipalities.*

24. Phoenixville Area Townships – Clean Energy Transition Plan

Percent Completed: 65% 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. *Stakeholder meetings are being scheduled for the first quarter of 2023.*

25. Unionville Area Region – Comprehensive Plan Update

Percent Completed: 5%

Contract Term: 4/22 – 3/24

Consultant: Brandywine Conservancy

Monitor: Kate Clark

Historic and natural resource protection recommendations were reviewed at the November meeting. The next Task Force meeting is scheduled for January 4th.

OTHER PROJECTS

- **eTool preparation** – full division
- **Oxford Region** – Administration assistance to the regional planning group (ORPC) and associated sub-groups: The ORPC Regional EAC and The ORPC Historic Sub-Committee; 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. Pennsbury Township (historic resources in zoning ordinance)
5. Oxford Region (anticipated – regional comprehensive plan)
6. Spring City (comprehensive plan)
7. Kennett Square Borough (comprehensive plan)
8. West Grove (zoning amendments)

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)
- West Nottingham – Corridor Study (November 2021)
- 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 and Laura DeMatteo, support from Nancy Shields and Sally Warren, along with Jeannine Speirs and Joe Shanley. External Partners: CCHPN and individual site organizers/municipalities/municipal historical commissions. Status: Planning has begun for the 2023 program. The theme is “agricultural heritage of Chester County”. Municipalities received applications for the 2023 tours in December. The goal is for nine to ten Town Tours between June and August.
- **Training** – Conduct and support training for historical commissions, committees, and HARBs, often in coordination with CCHPN. Staff: Laura DeMatteo with support from Nancy Shields and Jeannine Speirs. External Partners: CCHPN, PHMC. Status: The Chester County Historic Preservation Network has completed its events for 2022. There are ongoing meetings to coordinate responses to preservation concerns and to prepare for activities in 2023, including the *Leadership Luncheon, tentatively scheduled for March 2023*.
- **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: Laura DeMatteo with Jeannine Speirs support on select items (such as DCD Section 106 Committee and reviews of ordinance language). External Partners: Vary by project. Programs/Projects:
 - DCD Section 106 Committee: Jeannine Speirs serves on this committee. Laura DeMatteo has provided her resume to DCD to serve 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 CC Facilities Dept (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, Watermark Road #21; Camp Bonsul Road #26; Harvey’s Bridge Road #92; Dutton Mill Road #157; Creek

Road #175; Bertolet School Road #196; Warwick Furnace Road #199; Spring City Road #205; Keim Street #220; Hatfield Road #244; Township Road #297; Thomas Road #300; West Cedarville Road #311. Cultural Review reports are completed for #35, #199 and #157. Cultural Review reports are underway for #92, #300, and #311.

- 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. *The Inter-Departmental Historic Structures Committee, composed of representatives from the Chester County Commissioners' Office, Facilities, CCPC, and Parks + Preservation, will reconvene on January 11, 2023, to discuss recommendations for the Hatfield House as well as historic houses on the Chester County Prison property.* 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; Traditions of America development at National Register-eligible Baldwin Farm in West Brandywine Township
 - 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 Laura DeMatteo for the 250th and Harriet Tubman Byway and Jeannine Speirs for Battlefield

Heritage Centers and municipal heritage interpretive plans

External Partners: Vary by project

Projects with ongoing activity:

- **America250PA Chester County Commission:** Commissioner Kichline serves on the statewide committee. The America 250PA Chester County Commission held its first meeting of 2023 on January 5th at the Chester County Library & District Center. At their December 15th meeting, the County Commissioners approved a one-year contract for 250th Commission member Beverly Sheppard to serve as a coordinator for the Commission's six committees and assist as they plan Semiquincentennial celebrations. At the same meeting, the Commissioners also approved a contract that created the Friends of the America250PA Chester County Charitable Fund, to be administered by the Chester County Community Foundation.
 - **County Heritage Tourism Plan:** A consultant team has been retained to create a plan guide Chester County on heritage tourism and assisting the local heritage economy via examining public historic sites in a thematic context. The consultant team held a coordination meetings with local heritage preservation leaders and CCPC staff on December 19th and have been working with the America250PA Chester County Commission's Heritage Sites Committee to develop a comprehensive directory of historic sites in Chester County and assess their operating capacities and levels of visitor readiness. The consultant team has created a draft outline for the plan and a draft conceptual framework, both of which were presented to the America250PA Chester County Commission at their January 5th meeting.
 - **Iron and Steel Heritage Partnership:** The partnership is focusing on coordination with Heritage Tourism planning. The Partnership's Steering Committee held its most recent bimonthly meeting on November 17th at the Schuylkill River Heritage Center. The next Steering Committee meeting is scheduled for Thursday, January 19th at Pottsgrove Manor in Montgomery County.
 - **Underground Railroad:** A section of PA-52 in Pocopson, Kennett, and Pennsbury Townships has been recognized as a state byway by PennDOT and will be called the Harriet Tubman Underground Railroad Byway. The Brandywine Valley Scenic Byway Commission (BVSBC) nominated the byway in commemoration of the bicentennial of Harriet Tubman's birth. The BVSBC has applied for a FHWA grant to enable development of a Corridor Management Plan for the byway.
 - **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 at the Glenroy Preserve 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. The regional Heritage Interpretive and Connectivity Plan is funded under VPP (Above and below) has identified heritage centers in the eastern Brandywine Battlefield.
- **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: Laura DeMatteo 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, West Bradford- (VPP), Kennett, Upper Uwchlan and West Caln.. The Charlestown and East Nantmeal atlas projects were completed in 2022.

- **Adaptive Reuse Design Guide** – development of a guide specific to adaptive reuse
Staff: Mark Gallant led with support from Jeannine Speirs, Joe Shanley, Jake Michael, and Laura DeMatteo
External Partners: Advisory Committee for the project
Status: Interviews are being conducted to inform the project, and successful examples of adaptive reuse collected, researched, and photographed. The Guide will be made available on the Chester County Planning Commission’s website and will be a “living” document to be updated to highlight best practice projects as they are completed.
- **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 Battlefield Heritage Interpretation and Connectivity Plan (VPP funded). Also assisting to facilitate 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). The battlefield heritage interpretive signage project is nearing completion with the last of the 15 signs being ordered and installed. Several sign dedication events have occurred and have received press coverage.

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. Finalizing 2022 report for posting online.

HOUSING

- **Housing Choices Committee** – Fall meeting held October 20.
- **Missing Middle Housing** – Final edits completed and full report forthcoming.

- **Housing eTools** – Updates are largely complete, although resources and examples will continue to be added as appropriate.
- **Case Studies** –Planned: Whitehall and Steel Town.
- **Housing Forum** –*Fall forum held November 15, focusing on A+ Homes pro-formas. A recording of the event is available online.*
- **Residential Construction Report** – 2022 (2021 data) report posted.
- **Video** – *An A+ homes video on ageing-friendly and senior housing options is being finalized and will be promoted in the first part of 2023.*
- **Commissioners’ Housing** – Presented potential strategies to key partners. Completing additional stakeholder outreach to solicit feedback and ideas. *Held a focus group meeting on December 14th to discuss potential strategies*
- **Presentations** – *Presentation with the West Vincent Planning Commission scheduled for January.*

URBAN CENTERS

- **VPP Support** – Monitoring of cash grants to Kennett (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 and parking requirements; Parkesburg for implementation coordination and potential grant funding assistance;; Downingtown (signs, parking, TND) and comprehensive plan update monitoring; Kennett Square for NVF zoning and comprehensive plan update assistance; TMAcc (design); Coatesville (coordination between the City, 2nd Century, CDC, and CCPC); West Grove – potential assistance with PA DCNR C2P2 Grant for parks master plan, and zoning updates consistent with the 2022 comprehensive plan update (breweries, mixed use zoning, parking requirements). 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 2nd Century Alliance. Attended the Western Chester County COG 1/26/2022 and 2/23/2022. *Attended WCCC municipal lunch in Nov. 2022.*
- **Tools** – Supporting the update of multiple online etools. Supporting and advocating for County access to ArcUrban GIS application.
- **Urban Center Webpage** –No recent activity.
- **Urban Center Forum** –The 2022 UCF washeld 10/25/2022 at the County Public Safety Campus. *Twelve of the sixteen urban centers participated in the 2022 UCF providing updates on their community and participating in discussion.*
- **Urban Centers Improvement Inventory** –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. *2023 UCII update announcements were sent to each urban center individually on 11/10/2022. The due date for UCII edits and additions is 1/20/2023. Note beginning with the 2023 CRP, CRP will be every other year instead of annually, which might then also apply to future UCII updates.*
- **Urban Centers Survey** – A SurveyMonkey survey has been completed. Working on outreach to urban centers managers, staff, council, and planning commission.
- **DCD CRP Coordination** – Provide input and response to inquiries from urban centers regarding CRP applications. 2021 CRP awards were

approved by the Commissioners and letters were sent on November 9, 2021. 2022 CRP applications reviewed and comments submitted, and awards made. Awaiting release of 2023 CRP final determination which is likely to open in February 2023.

- **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 27th, 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 1st. A webinar for the upcoming TCDI round was held February 14th 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 31st. Note, Oxford Borough was awarded \$100,000 in the 2022 TCDI to update their SLDO and Zoning Ordinance.
- **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. Attended CCPC Housing presentation to Kennett Square Council on June 8, 2022.

Agricultural Development Council Update



Director's Report