



CHESTER COUNTY PLANNING COMMISSION BOARD MEETING

Chester County Planning Commission
Government Services Center – Suite 351 East

Hybrid Meeting
August 13, 2025

AGENDA

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

A. Chair's Welcome *Chair*

2. PUBLIC COMMENT *Chair*

3. PRESENTATION

A. Energy Conservation Ordinance Toolkit *Rachael Griffith*

2:20 p.m. 4. ACTION ITEMS

A. Approval of Commission Meeting Minutes – July 9, 2025 *Commission*

B. Act 247 Reviews – July 2025 Applications *Geoff Creary*

1) 247 Monthly Summary

2) Reviews of interest

- | | |
|-------------------------|----------------|
| 1. West Goshen Township | SD-06-25-18549 |
| 2. West Goshen Township | LD-06-25-18550 |

3) Subdivision and Land Development Plan Reviews (24)

- | | |
|------------------------------|----------------|
| 1. Easttown Township | LD-06-25-18552 |
| 2. Franklin Township | SD-06-25-18557 |
| 3. Honey Brook Township | SD-06-25-18573 |
| 4. Kennett Township | SD-06-25-18568 |
| 5. Lower Oxford Township | SD-06-25-18563 |
| 6. Lower Oxford Township | LD-06-25-18579 |
| 7. Newlin Township | SD-06-25-18576 |
| 8. Oxford Borough | SD-06-25-18581 |
| 9. Oxford Borough | SD-06-25-18582 |
| 10. Parkesburg Borough | LD-06-25-18558 |
| 11. Tredyffrin Township | SD-06-25-18577 |
| 12. Upper Uwchlan Township | LD-06-25-18562 |
| 13. Wallace Township | SD-07-25-18589 |
| 14. West Brandywine Township | LD-06-25-18565 |

15. West Brandywine Township	SD-06-25-18567
16. West Brandywine Township	LD-06-25-18561
17. West Caln Township	LD-06-25-18560
18. West Caln Township	SD-06-25-18580
19. West Goshen Township	LD-05-25-18544
20. West Goshen Township	SD-06-25-18549
21. West Goshen Township	LD-06-25-18550
22. West Nottingham Township	SD-06-25-18574
23. West Sadsbury Township	LD-05-25-18532
24. Westtown Township	LD-06-25-18584

4) Comprehensive Plan, Zoning and Subdivision Ordinance

Amendment, Miscellaneous Reviews (7)

1. Downingtown Borough	ZA-06-25-18583
2. Phoenixville Borough	ZO-06-25-18586
3. Phoenixville Borough	ZM-06-25-18588
4. Upper Uwchlan Township	ZA-06-25-18566
5. Wallace Township	SA-06-25-18570
6. West Brandywine Township	ZA-06-25-18564
7. West Goshen Township	ZA-06-25-18556

C. Act 537 Reviews - July 2025 Applications

Carrie Conwell

1) Minor Applications (3)

1. Honey Brook Township, 801 Compass Rd, 22-6-41.1A, Consistent
2. Lower Oxford Township, Englehardt/130 Roneys Corner Rd, 56-8-121, Consistent
3. Pennsbury Township, Chadds Ford Elementary School, 64-4-9E, Consistent

2:35 p.m. 5. DISCUSSION AND INFORMATION ITEMS

A. Community Planning Division Update

Bambi Griffin Rivera

1) Brandywine Battlefield Heritage outreach

Jeannine Speirs

B. Sustainability Division Update

Rachael Griffith

C. Multimodal Transportation Planning Division Update

Jake Michael

D. Design & Technology Division Update

Geoff Creary

E. Director's Report

Carol Stauffer

4:00 p.m. 6. ADJOURNMENT

Energy Conservation Ordinance Toolkit

Building Energy Conservation & Efficiency

JUNE 2025

A toolkit for PA municipalities for regulating and incentivizing a transition to energy efficiency and renewable energy in the built environment



Created jointly by the
Chester and Montgomery County
Planning Commissions



"The Hamilton at Eagleview,
a Passive House apartment building in Exton, PA"

Building Energy Conservation & Efficiency:

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Building Energy Conservation & Efficiency:

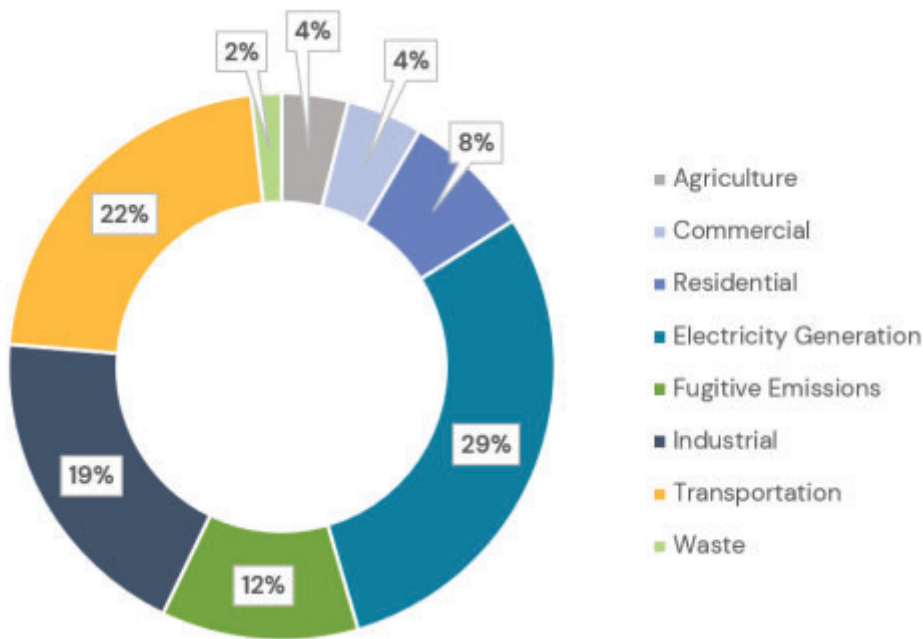
A toolkit for PA municipalities for regulating and incentivizing a transition to energy efficiency and renewable energy in the built environment

Introduction

Climate change is a challenge that is affecting our world, our nation, our region, and our local communities. Climate change is affected by greenhouse gas (GHG) emissions from the decisions we make, from how we move from place to place, where we live, and how we behave in those places.

Chester County adopted a Climate Action Plan in 2021 that sets a goal of reducing greenhouse gas emissions county-wide by 80% of 2005 levels by 2050. The Montgomery County government and many communities in the county have adopted similar goals of reducing GHG emissions by 2050. Most of the greenhouse gases in our region are generated by the energy used by our buildings, so reducing building related emissions is a top priority. However, Pennsylvania municipalities struggle finding avenues that make an impact on building energy conservation. Pennsylvania state law restricts a municipality's ability to require energy conservation measures in new construction or building remodels that go above and beyond requirements in the state's building code. While municipalities' regulatory authority is limited, some creative interventions are possible. This document serves as an introduction to the issues of energy conservation ordinances, why they are difficult to implement, and what a municipality can do to help reduce building energy consumption and transition to renewable energy through its ordinances.

Pennsylvania 2020 GHG Emissions % of Total by Sector



Data from the 2024 Pennsylvania Climate Action Plan Update

Building Energy Conservation & Efficiency:

A toolkit for PA municipalities for regulating and incentivizing a transition to energy efficiency and renewable energy in the built environment

Why does energy efficiency matter in buildings?

One of the largest contributors to GHG emissions in the nation and in Pennsylvania are buildings and the energy they use (often referred to as stationary energy). According to the U.S. Green Building Council, buildings account for 39% of the nation's carbon dioxide emissions. In Pennsylvania, 43% of 2020 GHG emissions came from buildings; buildings in the residential sector alone accounted for 8% of GHG emissions. Stationary energy accounted for 62% of Chester County-wide greenhouse gas emissions, and 65% of Montgomery County's greenhouse gas emissions. Addressing the energy consumption and GHG emissions from buildings is crucial if we are to tackle climate change.

Progress has been made to improve building energy efficiency and reduce their GHG emissions. Incremental changes in building and energy codes have steadily increased efficiency over time, and many state and federal incentives exist for implementing energy efficiency improvements and transitioning to low-carbon energy sources.

Additionally, public awareness of the importance of reducing greenhouse gas emissions has risen in recent years, as has the demand for sustainable alternatives to the status quo- including in real estate. According to [2015 data](#) from the Institute for Market Transformation, Energy efficient properties have occupancy levels up to 10% higher than less efficient properties, rental premiums over 10% higher than less efficient properties, and sale prices up to 25% higher than less efficient properties.

While this price premium can justify builders including these features in new construction, some argue that building "greener" contributes to the housing unaffordability crisis afflicting our region. While this is a consideration, energy efficiency and renewable energy design features can significantly reduce energy costs borne by the tenant/owner and contribute to significant long-term savings. Additionally, a number of tax credits, [utility rebates](#), and green financing solutions can significantly reduce upfront costs of construction for these features, further reducing their "payback" time.

Electrification of building systems

Electrification is the process of converting systems and devices that consume fossil fuel-based energy to those that run off electricity. As the power supplied by the grid continues to be generated more by cleaner sources and as households and commercial buildings adopt renewable energy systems, electrifying our heating, cooling, and other appliances is the most effective pathway to decarbonize our buildings. Electrification should be optimally coupled with energy efficient technologies like improved insulation, more efficient windows and doors, and using energy efficient appliances and fixtures to reduce electricity demands. Electrified buildings that are powered by renewable energy systems, whether on or off-site, can be considered "net zero energy" buildings and strongly support a transition toward clean and sustainable energy sources.

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A toolkit for PA municipalities for regulating and incentivizing a transition to energy efficiency and renewable energy in the built environment

An Overview of Energy Efficiency and Conservation in the Zoning and Subdivision and Land Development Ordinances

Municipal Planning Code Authorization

Because Pennsylvania follows Dillon's Rule, local governments only have the powers that the state has explicitly authorized them. The [PA Municipalities Planning Code](#) (MPC) authorizes municipalities to "promote the conservation of energy through the use of planning practices and to promote the effective utilization of renewable energy sources" (section 105). Additionally, Section 503(6) enables municipalities to include "provisions for encouraging the use of renewable energy systems and energy-conserving building design" within the SALDO. These two sections expressly enable municipalities to encourage renewable energy and energy conservation in buildings, but justification for regulating energy-related features can be found in other sections of the MPC, as well.

Related to a municipality's power to regulate through its zoning ordinance, Section 603(b)(2) says that "zoning ordinances... may permit, prohibit, regulate, restrict and determine... size, height, bulk, location, erection, construction, repair, maintenance, alteration, razing, removal, and use of structures." This gives municipalities broad latitude to regulate how buildings are constructed and altered.

By-Right Authority

While municipal ordinances cannot require changes to existing structures unless they are being renovated, and the improvements are subject to building codes and/or the land development process, ordinances can be an effective tool to optimize new construction and major renovations for maximizing energy efficiency and minimizing greenhouse gas emissions from their operation. Municipalities use two different ordinances that work in coordination to govern land use: the Zoning ordinance and the Subdivision and Land Development ordinance.

The zoning ordinance controls use of land and the form and extent of development. In addition, zoning can provide incentives that encourage development that meets a community's goals—including more sustainable development.

The subdivision and land development ordinance (SALDO), in conjunction with elements of the zoning ordinance, provides standards for how lots or new property lines are created and the development of buildings and improvements, sidewalk design, landscaping, basic building design, and street/streetscape design.

Related to energy conservation and transitioning to renewable energy, municipal zoning and SALDO ordinances can regulate:

- Where certain uses are permitted in a community.
- The type, size, and placement of principal and accessory structures on a parcel.
- Impervious surface and lot coverage limits.
- Building exterior design such as windows, facade treatments, and door placement.
- The preservation of natural resources on a property.
- The amount and type of landscaping that is required to be installed.
- The location of renewable energy systems, such as rooftop and ground-mounted solar arrays.

Examples of best practices municipalities can include in their Zoning ordinance and SLDO to decrease energy consumption and encourage decarbonization include:

- Orienting buildings and landscaping to optimize solar gain in winter and shading and cooling in summer;
- Requiring the latest adopted building energy codes be used, and incentivize above-code energy efficiency features;
- Encouraging new construction to be heated, cooled, and powered by electricity where appropriate;
- Encouraging new construction to employ on-site renewable energy systems where feasible.

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Conditional Use

Conditional uses are those that are allowed by-right in a zoning ordinance, but which must go through an additional vetting process by the municipal planning commission and elected officials to ensure certain stated requirements are met prior to receiving approval for the use. Section 605.c.5 of the MPC requires “provisions for each class of uses within a district to be uniform, except that additional classifications may be made within any district for the purpose of encouraging innovation and the promotion of flexibility, economy, and ingenuity in development... and for the purpose of authorizing increases in the permissible density of population or intensity of a particular use based upon expressed standards and criteria set forth in the zoning ordinance.” Such expressed standards could include energy efficiency standards, green building standards, and/or including renewable energy. Additional classifications could include energy efficiency districts wherein these expressed standards would apply.

Article VII. Planned Residential Development (PRD) provisions of the MPC provide flexibility in site design. “For this reason, PRD enhances subdivisions designed for such criteria as solar orientation and energy conservation...”¹ Developers may be motivated to include energy efficiency standards, green building standards, and/or renewable energy to unlock a conditional use. Being able to develop a commercial land use, a mixed-use development, a drive-thru, or build to greater heights or density can be a powerful economic driver for developers. A developer may be eager to include sustainable building practices if it allows them to use the land in a way they hope has a greater return on investment.

Energy Efficiency and Conservation in the Building Codes

Pennsylvania has adopted a statewide building code (the 2018 version of the Uniform Construction Code (UCC)/International Building Code, and the 2018 Energy Conservation Code (IECC), with some state-specific amendments. The Commonwealth is expected to adopt the 2021 International Building Code with state specific amendments in 2025. Municipalities are required to adopt and enforce the state’s adopted building code or to have it enforced by the state on their behalf. Section 301.d of the PA Construction Code Act states that the building code adopted by the municipality supersedes and preempts all other codes, deed restrictions, and ordinances that regulate any aspect of the construction, alteration and repair of buildings. This strong statement makes it challenging for a municipality to require things like above-code energy efficiency, electrification, or renewable energy systems through other ordinances.

There are two potential ways municipalities could achieve higher standards for new construction and renovation through their adopted building codes:

1. **Municipalities may adopt their own amendments to the UCC**, though any proposed amendments must be approved by the PA Department of Labor and Industry. Any amendments must satisfy requirements outlined in section [503\(b\)-\(k\) of Act 45](#) and section [403.102\(i\)-\(k\)](#) of the UCC regulation. Under these sections, a municipality may:
 - a. Adopt stricter code requirements than the minimum standards within the UCC or other codes adopted by reference;
 - b. Enact ordinances which adopt additional code requirements for alterations or repairs to residential buildings.

While it is not advisable that a municipality develop its own unique technical standards with which to amend the building code, some standards and requirements have already been vetted by the International Code Council and have appeared in recent versions of the International Building Code and/or International Energy Conservation Code that the state has not yet adopted, or that the state has stricken from the UCC. Again, any proposed amendment to the building code enforced by a municipality would have to be approved by the PA Dept. of Labor and Industry.

For example, the IBC requirement to provide EV ready circuits for charging in new construction may be stricken by the PA UCC. A municipality may request to reinstate these sections in their ordinance with PA L&I concurrence.

2. **Adopt a Stretch Code.** Building codes that require or include provisions for energy efficiency or sustainable practices above and beyond the requirements of the state’s adopted building code are called “above-code programs,” or sometimes “stretch codes.” Example stretch codes include the International Green Construction Code (IGCC) and the ZERO Code.

¹ Zoning: Planning Series #4,” Tenth Edition, April 2015, by Pennsylvania Governor’s Center for Local Government Services.

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One of the state-specific amendments to the 2018 International Energy Code adopted by PA is the removal of a provision in the IECC allowing above-code programs to automatically satisfy the requirements of the UCC. The provision (C102.1.1 of the 2018 IECC) allows for code officials to designate certain stretch codes as exceeding the energy efficiency requirements of the IECC, and to consider any building built in compliance with the stretch code automatically in compliance with the IECC. Similar to amending the UCC, to adopt this provision a municipality would have to submit an application to the PA Department of Labor and Industry for approval and specify which stretch codes would automatically meet the requirements of the IECC.

Municipalities could also incentivize the use of stretch codes such as the IGCC for specific building types, in specific zoning or overlay districts, or in other ways that align with their stated policies. Incentives like increased density, additional height, increased impervious surface, or reduced permit fees could be considered to incentivize above-code construction.

For instance, in the Borough of West Chester Zoning Ordinance, additional building height and floor area are allowed if the building is certified LEED Silver or has a reduced parking count.

Require Code Compliance when Properties Transfer Ownership.

Although municipalities have little ability to mandate improvements to existing buildings, an ordinance clearly tied to ensuring the health, safety and welfare of residents, tenants, and other property owners in the municipality could be adopted that requires buildings to be inspected and upgraded as needed to comply with the municipality's Property Maintenance Code and/or the International Property Maintenance Code prior to transferring a property from one owner to the next. In addition to certain safety-related standards, a municipality could potentially include items related to energy efficiency, such as LED lighting, weather stripping, and addressing any significant weatherization deficits and malfunctioning boilers, furnaces, etc. causing energy inefficiencies. This strategy could provide an opportunity to address major energy inefficiencies but should not create an unnecessary burden for those selling a property.

Adopting Municipal Policy to Support Energy Efficiency Efforts

Because the comprehensive plan should be the policy basis for zoning and subdivision ordinances, municipalities that wish to encourage energy efficiency and a transition to clean and renewable energy should include related policies in their comprehensive plan. These policies, along with any specific goals (like a greenhouse gas reduction goal) will provide justification for regulations and incentives in the zoning and subdivision ordinances.

Municipal governments can adopt sustainability and climate change related goals to show leadership within their communities and can include sustainability purpose statements within their ordinances to substantiate codes that promote, or require, energy efficiency, electrification and the inclusion of renewable energy production. Further planning is needed to achieve those goals, and to do this municipalities throughout Pennsylvania have adopted municipal sustainability plans, climate action plans, energy transition plans. Pennsylvania Department of Environmental Protection created the [Local Climate Action Program](#) which funds climate actions plans throughout the state, and the [Sustainable Pennsylvania](#) program helps municipalities plan and implement sustainable actions. These plans are critical to guide our governments' efforts to tackle climate change and energy issues.

Municipalities can also take energy conservation measures in their own buildings and operations to be a leader in the community. By promoting those measures to the public, municipal governments can inspire others to do the same.

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How to Use This Publication

This publication will focus on how a municipality can use the power and influence of its zoning and SALDO ordinances to promote energy efficiency and a transition to clean and sustainable energy in buildings.

There are two basic ways municipalities can use their ordinances to affect energy efficiency and building energy system decisions for new development:

1. Design considerations that are within the **regulatory** scope of a zoning or SALDO ordinance, such as building placement to maximize passive solar gain (Section 3 of this guide).
2. Design considerations that would typically be **incentivized** through a zoning or SALDO ordinance rather than required because they could conflict with the minimum requirements of the building code, such as above-code energy efficiency and promoting certain building energy systems (Section 4 of this guide).

Commentary is provided to help municipalities understand the potential issues with requiring vs. incentivizing certain building energy standards so they can decide where on the regulatory spectrum their ordinance should fall: from showing support for the concept of energy efficiency, to more proactively addressing greenhouse gas emissions.

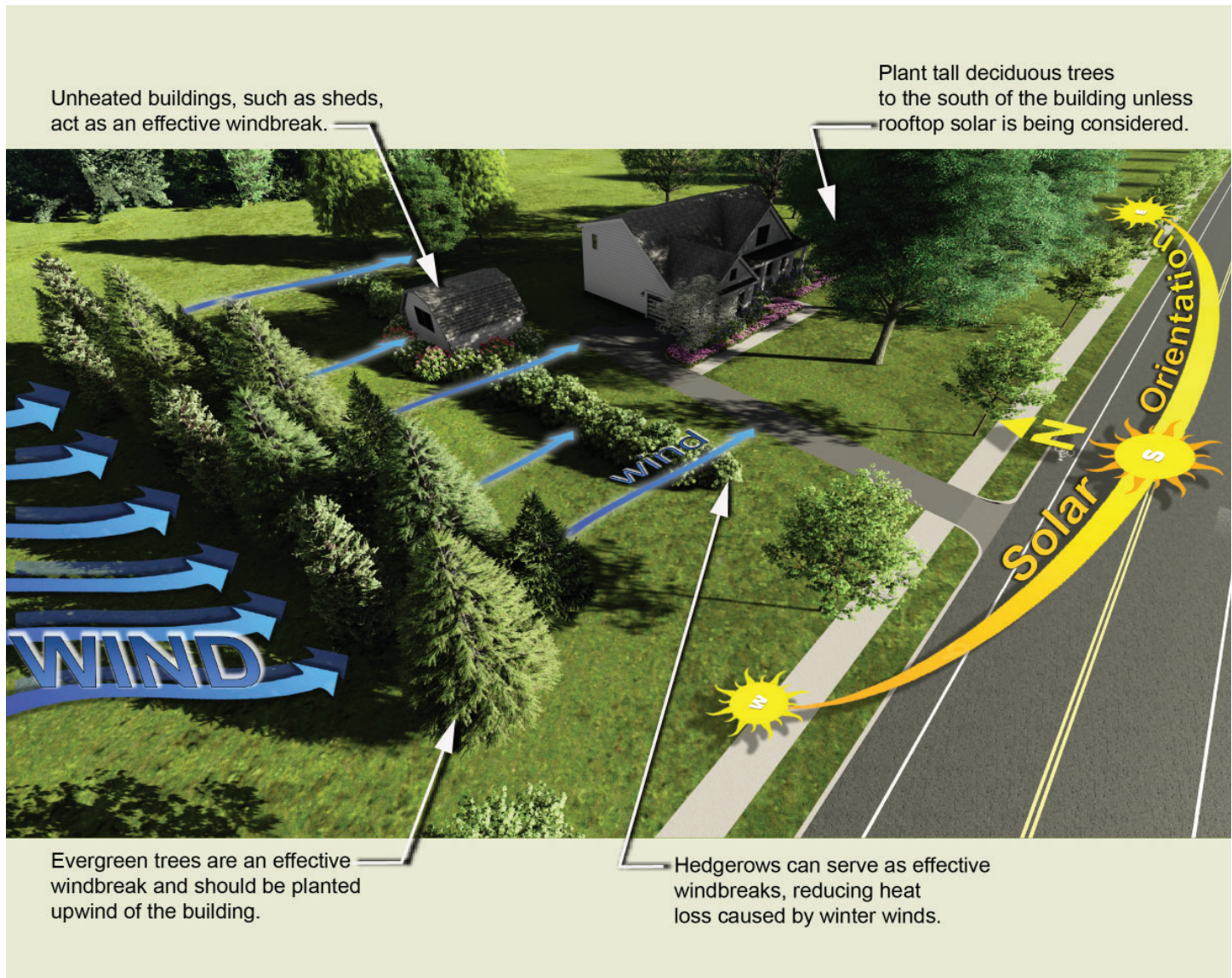
Examples from adopted municipal ordinances are included to demonstrate how communities have implemented the ordinance work. An explanation of the ordinance example is provided along with a link to the municipal ordinance. A municipality should discuss the example ordinances with their solicitor before adopting any ordinance language to ensure it is a good fit for their municipality.

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Building Energy Measures That Can Be Regulated Without Incentives

This section provides examples for how a municipality can incorporate energy efficiency techniques into regulations without needing an incentive. Current SALDO ordinances can be amended to include these techniques since they clearly fall into the scope of what a municipality can regulate. These techniques focus on building orientation, building placement, and landscaping standards that can help reduce the energy consumed by buildings. While these can be incorporated into existing ordinances without an incentive, a municipality could include these techniques as part of an incentive program if desired.



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Building Orientation & Placement

When considering building orientation and placement, it is important to assess how the building will receive sunlight and wind. Properly orienting a building will ensure the building will gain solar heat in the winter and be shaded in the summer. Solar access is maximized by orienting a new building on an east-west axis within 20 degrees of south. New homes and businesses may have associated outbuildings such as garages, sheds, barns and storage buildings that are not heated or cooled. When feasible, these unheated buildings should be placed upwind from the home or heated building in the direction of the prevailing winds, which is primarily to the west and northwest in Pennsylvania. These buildings serve as a windbreak to protect the heated building from winter winds.

This same concept can be used by itself or in combination with other natural elements such as landforms and vegetation to create windbreaks that effectively lower heating costs. Municipalities can require that applicants for new construction and renovations show proposed landscaping, building orientation, and direction of prevailing winds on a site analysis plan submitted with their application.

Building orientation requirements should be considered in tandem with other community development goals. For example, rigidly applied building orientation requirements could result in more disturbance to sensitive natural areas on a site or could cause buildings to “turn their backs to the street”, reducing walkability and diminishing a neighborhood’s appearance.

Building density is also a key factor in conserving energy: the fewer exterior walls, the lower energy usage is typically. Higher density developments have an energy advantage over detached units in that they have a lower proportion of exterior surfaces to interior space. Compact, higher density development also typically has less embodied energy within streets, utilities, and other infrastructure than low density, detached development.

Example Ordinances

Hampden Township in Cumberland County, PA has a Planned Residential Development ordinance that encourages innovations in residential design and efficient use of the land where housing type, design, and layout are proposed based on the characteristics of a particular site. Energy saving techniques may be applied, including clustering of development, higher densities than normally allowed, mix of housing types and uses, and flexibility in layout.

Palmer Township in Northampton County, PA is a suburban community that has planned for higher density residential development in their High-Density Residential District. While not explicitly designed for energy conservation, the higher density will promote efficiencies.

Lower Providence Township in Montgomery County’s Subdivision and Land Development Ordinance contains a provision encouraging streets to be oriented in an east-west direction to allow structures to optimize their southern exposure for solar energy.

Landscaping

The landscaping installed or the natural features preserved on a site can significantly impact energy conservation. Vegetation can be utilized in multiple ways to lower heating and cooling costs, which should be considered when landscaping around new and existing buildings.

Preserving or installing native shade trees can have a tremendous impact on heating and cooling costs. Properly placed shade trees can reduce cooling costs by up to 25 percent. Deciduous trees work best because they shade buildings in the summer but allow the sun to heat buildings in winter. The planting of shade trees should also be considered over air conditioning units, patios, driveways and roadways.

Tall deciduous trees can be planted to the south of the building to provide maximum summertime roof shading (unless the building will have a rooftop solar array). Trees or large shrubs with crowns lower to the ground can be planted to the west of the structure where shade is needed from lower late afternoon sun angles, or to the south on solar-heated homes. More information can be found in the US Department of Energy’s guidance on [Landscaping for Shade and their Consumer Guide to Home Landscaping](#).

For buildings on windy sites, like those on or near ridgelines, hedgerows, whether existing or proposed, can serve as effective windbreaks, reducing heat loss caused by winter winds. Evergreen trees make the most effective windbreak and should be planted upwind of the building.

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Example Ordinance

North Lebanon Township in Lebanon County, PA requires landscaped wind breaks between the parking lots and buildings and along buildings that face westerly, southwesterly or northwesterly. The ordinance also requires that plantings should not be designed to interfere with southern exposure to solar radiation.

Exterior Lighting

Lighting fixtures that use inefficient technology, are poorly targeted, or operate at unnecessary times of day waste energy. The International Dark-Sky Association estimates that 15 million tons of carbon dioxide are emitted in the United States each year to power residential outdoor lighting, and that at least 30% of this light is wasted by unshielded or poorly aimed fixtures. Municipalities can use lighting ordinances to ensure safe, aesthetically pleasing, and energy-efficient lighting by mandating or encouraging the use of shielded light fixtures, intelligent timing controls, improved technology (such as LED lighting), requiring lighting be dimmable during off-peak hours when appropriate, and other methods. Lighting requirements can be context-sensitive, requiring brighter lighting in high-traffic and commercial locations, and allowing dimmer lighting (or no lighting at all) in residential neighborhoods.

LED lighting has become less expensive in recent years, creating a natural transition away from older, less efficient light sources like metal halide and high-pressure sodium. Although lower color temperatures of LED light (warmer whites and amber light- 2000-3000 K) use more energy than higher color temperatures, higher color temperature lights (cooler whites with more blue light- 3000K and higher) have been shown to negatively impact human health and wildlife by affecting circadian rhythms.

Example Ordinances

The following ordinances have been curated by WeConservePA.org as examples of Pennsylvania municipalities that have adopted exemplary lighting ordinances.

- [London Grove Township](#)
- [North Coventry Township](#)
- [Wallace Township](#)
- [Westtown Township](#)
- [West Whiteland Township](#)

Other examples include the Borough of Ambler's recently adopted [outdoor lighting ordinance](#), and the 2009 [Indian Valley Regional Planning Commission's](#) model outdoor lighting ordinance.

Bringing Existing Buildings up to Code

A municipality could adopt a stand-alone ordinance requiring buildings to be inspected and upgraded as needed as a condition of sale or transfer to a new owner. The inspection process could include a checklist of safety-related standards that align with the municipality's Property Maintenance Code and/or International Property Maintenance Code.

Example Ordinances

The Borough of Norristown has an [ordinance](#) requiring anyone selling a residential, commercial or industrial building to first obtain an occupancy certificate. The [process](#) of obtaining the certificate involves the municipality's code inspector performing an inspection of the building and its adherence to a [list of criteria](#), including weather-tight windows and ensuring boilers and furnaces are in good repair. The occupancy certificate is issued only when the building has passed the inspection. If it does not pass it must be brought up to compliance.

The Borough of Phoenixville requires a [Property Transfer Permit](#) be issued prior to the transfer of real estate in the Borough. The permit is issued contingent to an inspection to ensure the property is in compliance with the borough's [Property Maintenance Code](#).

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Incentivizing a Transition to Energy Efficient, Electrified and Renewably-Powered Buildings

Municipalities can encourage high performing and net-zero buildings through incentivizing certain design standards in their zoning and subdivision ordinances. Not only are these high-performing buildings typically more attractive to tenants and buyers due to their lower cost to operate, but they can also have a higher degree of indoor comfort and indoor air quality depending on the design standards used. Providing land use-related bonuses for energy efficiency measures is a widely accepted practice throughout the region and nationwide but creating the appropriate bonuses can be difficult.

How it Works

1. Decide what your municipality's policy goals are. Are you focused on greenhouse gas reduction? Do you want to encourage energy efficiency? Do you want high-quality, desirable buildings in a key part of your municipality, like a main street?
2. Determine the design features you'd like to incentivize to achieve your policy goals. These could be LEED-certified buildings or another green building certification, buildings built to a higher standard for energy efficiency such as Energy-Star certified, buildings that use electricity for heat and cooling, buildings with on-site renewable energy, and/or buildings built with future renewable energy in mind, such as solar-ready or EV-ready.
3. Determine what incentives are acceptable to the municipality to achieve these design features. Incentives will have to be attractive enough that applicants will want to take advantage of them. Common incentives include:
 - a. **Use incentives:** allowing a use that is otherwise not permitted within the zoning district as long as the use includes the incentivized design feature(s).
 - i. **Conditional Use, Option 1:** allowing projects by-right that propose the incentivized design feature(s), and those that do not must go through conditional use process.
 - ii. **Conditional Use, Option 2:** include the desired design feature(s) as one or more conditions that must be met to receive conditional use approval for a particular use in a district. Examples of potential conditions could include:
 1. meeting above-code standards for energy efficiency and building envelope
 2. requiring building to a certain green building standard (LEED, Energy Star, Passive House, etc.)
 3. requiring electrification of all systems
 4. requiring the inclusion of renewable energy
 5. meeting above-code standards for energy efficiency and building envelope
 - b. **Density bonuses:** allowing additional residential units, impervious surface, and/or floor area ratio
 - c. **Reduced permit fees** for applications that include the incentivized feature(s)

Incentivization Examples

The following are some of the design features a municipality may wish to incentivize, along with local examples of ordinances that have been adopted to incentivize or require these features.

Energy Efficiency

Building codes set minimum standards for energy efficiency of building components, from insulation to windows and doors. A building's "envelope" plays a key role in determining levels of comfort, natural lighting, ventilation, and how much energy is required to heat and cool a building. Municipalities can incentivize building to higher standards of energy efficiency than those specified in the 2018 International Energy Code – the code adopted by the state along with some state-specific amendments.

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Example Ordinance

In [Narberth Borough \(Montgomery County, PA\)](#) if a property owner wants to develop a new or substantially improved portion of an Accessory Dwelling Unit (ADU) through a conditional use application, it is a required condition that the ADU be constructed pursuant to the standards of the most current version of the International Energy Conservation Code (IECC), regardless of whether such version of the IECC has been adopted in the Pennsylvania Construction Code.

Also in [Narberth Borough](#) incorporates energy efficiency requirements into their conditional use process that applies to apartment buildings, most uses in their 4a District, and uses in “civic institutional” buildings.

Building Energy Systems

In Southeastern PA, new construction that is heated and cooled by electric energy systems generally has significantly lower greenhouse gas emissions than those using natural gas or oil furnaces. Once electrified, a building could then potentially be powered solely by renewable energy generated either on or off site. Ordinances could incentivize that new construction be electrified or provide incentives for the installation of on-site renewable energy systems at the time of construction.

If a municipality wishes to incentivize the use of renewable energy, it should first review its renewable energy ordinance/supplemental use provisions to ensure existing codes are not too restrictive. If the municipality does not have supplemental use provisions for accessory use renewable energy systems like solar panels, it is recommended they adopt these provisions. For more information refer to [DVRPC's Renewable Energy Ordinance Frameworks](#) for best practices that encourage renewable energy development and Chester County Planning's webpage on [Solar Ordinances and Permitting for municipalities](#).

Example Ordinances

[Lansdale Borough's Downtown Business Overlay District](#) offers a 20 foot height bonus when an applicant installs a solar, wind or geothermal power-generation facility that is designed to provide at least 15% of the expected annual energy use for the building. The facility shall be designed and installed under the direction of a professional with demonstrated expertise in the design and construction of such facilities.

Narberth Borough - Prohibition of fossil fuel systems for Accessory Dwelling Units: Utility hook-ups, installations, and/or storage of natural gas, propane, oil, and other fossil fuels shall be prohibited for new Accessory Dwelling Units or new portions of the Accessory Dwelling Unit through a conditional use application. Such prohibition does not apply to the conversion of existing portions of an Accessory Building to an Accessory Dwelling Unit. In addition, backup/emergency generators utilizing fossil fuels shall be permitted for the sole purpose of maintaining a power supply during a temporary interruption of the power grid to which the Accessory Dwelling Unit is connected may be subject to power outages.

Narberth Borough - Conditional Use Flexibility for Green Buildings: Narberth Borough's zoning ordinance allows for certain uses otherwise not permitted in a zoning district to be permitted as a conditional use if they meet the conditional use criteria plus specified “Green Building Bonus Standards.” These standards include:

- Construction pursuant to the most recently revised version of the International Energy Conservation Code, regardless of whether PA has adopted the code or not.
- New fossil fuel powered utility hookups are prohibited for new or substantially improved portions of the building.
- Electricity, heating, and cooling must be provided from onsite renewable sources if reasonably viable.
- Uses on the property must acquire their electricity from a 100% renewable energy provider.
- Electric vehicle charging stations are required for at least 25% of the required parking spaces.

Building Energy Conservation & Efficiency:

A toolkit for PA municipalities for regulating and incentivizing a transition to energy efficiency and renewable energy in the built environment

Restricting Fossil Fuel-Based Energy Systems in New Construction

While many states across the country preempt local governments from restricting the use of gas in buildings, Pennsylvania has not passed such a pre-emption. As of May 2025, there are no municipalities in the commonwealth of PA that have banned new gas hookups or required building electrification. As more cities and states adopt regulations aimed at reducing greenhouse gas emissions from the built environment, more court cases are determining the legality of such ordinances. The two main court cases that have been decided- one from Berkeley, CA, and one from New York City - have reached different conclusions on essentially the same issue.

The City of Berkeley, CA was the first city in the nation to ban new natural gas hookups in new construction. Lawsuits were filed against the city (California Restaurant Assn. v. City of Berkeley), and the city lost their case in the 9th Circuit federal appellate court in 2024. The court found the city's ordinance was pre-empted by the federal Energy Policy and Conservation Act of 1975 (the Act that creates mandatory appliance efficiency standards and that spawned the Energy Star program for appliances). The court's sweeping interpretation of the Act found the city's ordinance was pre-empted because it concerned "reducing energy use to zero" for gas-powered appliances, and the Act pre-empts city and state ordinances from regulating energy efficiency or energy use of appliances covered by the Act. This decision only applies to jurisdictions within the 9th Circuit (PA is within the 3rd Circuit), leaving an opportunity for other courts to interpret other cases differently.

Instead of banning natural gas in new construction, New York City's Local Law 154 sets a limit on the carbon emissions that can be generated by fuel sources used in new construction. The limit set of 25 kg CO₂/MMBtu essentially cannot be met by fossil-fuel based systems, making electric heating, cooling, and hot water systems, as well as appliances, the best option for new buildings. This law applies to more and more types of new buildings over the next few years, with the majority of residential building types being covered by the end of 2027. This law was challenged by the Association of Contracting Plumbers whose claim was similar to the Berkeley case. The case was heard in the federal district court of the Southern District of New York, which disagreed with the Berkeley decision and found that EPCA does not preempt a law that prevents some EPCA-covered appliances from being used in buildings.

If a municipality is considering adopting an ordinance to regulate the type of building energy systems permitted in new construction, or to limit greenhouse gas emissions associated with the energy systems in new construction, a holistic look at potential impacts of such a regulation should be taken, including how it will impact affordability. As Pennsylvania is a major producer of natural gas, this energy source is relatively inexpensive in comparison with other sources, including electricity, and the potential for energy cost burden should be a significant consideration in adopting such a regulation.

Setting Building Performance Standards

The adoption of Building Performance Standards (a regulation requiring a certain level of energy efficiency or emissions for existing buildings) is widely viewed as the most powerful policy tool available to drive improved performance and decarbonization in existing buildings.

The City of Philadelphia instated a "building tune-ups program" whereby owners of non-residential buildings over 50,000 SF are required to submit tune-up reports, plans, and certifications every five years. The City's Building Performance Policy does not set quantitative limits for energy usage but rather requires that a check and tune-up of building systems, such as sensors, set points, outside air control, and lighting, be performed by a Professional Engineer or Certified Energy Manager and submitted to the City.

Another example of a BPS is New York City's Local Law 97, which applies to buildings 25,000 square feet and above. This law sets carbon limits that tighten every five years and creates a series of annual fines for exceeding those limits. Two New York City co-ops brought suit against the law in *Glen Oaks Village Owners v. NYC*, claiming that the City's law is preempted by New York State's Climate Leadership and Community Protection Act (CLCPA). The New York Appellate Court found that the City defendants failed to show that the CLCPA did not preempt the local law. This decision is currently being appealed to the New York State Supreme Court.

Building Energy Conservation & Efficiency:

A toolkit for PA municipalities for regulating and incentivizing a transition to energy efficiency and renewable energy in the built environment

Preparation for Energy Transition Technologies (i.e., “solar-ready” and “EV-ready”)

Preparing new construction to be compatible with a future rooftop solar array or electric vehicle charging station has a nominal impact on upfront construction costs and can reduce future barriers to building owners adopting these technologies. While requiring parking spaces to be EV-ready can be incentivized or required, the building preparations required for solar-readiness (such as reinforced roof structures, wiring and conduit installation) must be incentivized and will typically not be burdensome for an applicant.

Example Ordinances

Solar-Ready Ordinance Example:

Delaware’s [state code](#) includes a requirement for new buildings with a footprint of 50,000 SF or greater and under five stories to design a portion of the roof to support future solar development. Pennsylvania municipalities could request approval from the State to adopt a change to the UCC requiring a similar provision, although as of 2024 the State has not received any requests to include such a provision. Alternatively, municipalities could incentivize this design feature in their zoning or subdivision ordinance. Delaware’s code could serve as a model for what types of buildings might be subject to such a requirement or incentive.

EV-Ready Ordinance Example:

West Chester Borough’s [Subdivision and Land Development Ordinance](#) requires a certain percentage of parking spaces serving non-residential or multi-family uses to have electrical switchgear installed to support the operation of level 2 charging stations (also known as “make ready” spaces). For new single-family dwellings, the dwelling or garage must be wired to accommodate a future level 2 charging station.

[Narberth Borough](#) and [Phoenixville Borough](#)’s SALDO ordinances both include broad provisions authorizing the Borough to designate and EV charging spaces within public parking lots and enforce their proper use.

Green Building Certifications / Design Features

A municipality can leverage existing building performance programs and rating systems when incentivizing building energy efficiency. These programs have the benefit of being thoroughly vetted by industry experts and come with ready-made standards. Popular programs include; [LEED](#), [Energy Star](#), [Passive House](#), [Well certification](#), [Green Globes](#), [Energy Conservation Codes](#) from the International Code Council, and others. As each program has different goals, municipalities should thoroughly research these programs to ensure they meet the goals of the municipality before incentivizing one program over another.

Example Ordinances

West Chester Borough has a voluntary [Sustainable Certification Program](#) that recognizes developers who integrate sustainable features into new commercial developments and rehabilitation projects. To achieve certification, participants must secure points from a checklist of sustainable practices. Certified projects receive a plaque for display on the frontage of the business, along with press initiated by the Borough once completed. The Borough’s Zoning Ordinance includes a “[Height Option Overlay District](#)” that specifies that all new buildings over 45 feet must be designed, constructed and maintained at a minimum certification level of gold based on their Sustainable Certification Program.

Doylestown Township’s [Green Points system](#) awards applicants for new development projects (both residential and non-residential) points for green building elements, including energy efficiency measures. Each point equates to a 1% reduction in permit fees, with a maximum reduction of 25%. Any non-residential building that wishes to participate in the Green Points program must comply with the United States Green Building Council requirements for a certified LEED project (and points are awarded for achieving each level of LEED designation).

Building Energy Conservation & Efficiency:

A toolkit for PA municipalities for regulating and incentivizing a transition to energy efficiency and renewable energy in the built environment

Kennett Township's zoning ordinance permits additional height in exchange for renewable energy, green building design, or Transferrable Development Rights (TDRs) for Traditional Neighborhood Developments within their Commercial District. See Section 240 -1003.F.12.

Lower Merion's BMV Bryn Mawr Village District provides a bonus Floor-to-Area Ratio (FAR) of .02 if a building is constructed with a green roof.

Chester City's zoning ordinance includes "**Green Incentives**" (see section 1361.018) that allow for increased flexibility, including provisions such as:

- Flexibility in dimensional requirements and building height when solar panels are included in the project
- Projects that include a green roof may exceed the maximum building coverage
- Pervious pavement is considered impervious coverage, but proposals that include pervious pavement are permitted additional impervious coverage.
- Buildings that will be LEED certified may exceed the maximum building coverage and/or impervious coverage
- Applicants are encouraged to provide electric vehicle charging stations, and these spaces may take the place of required parking spaces.

Abington Township's Business Center District ordinance (starting on page 61) allots bonus points for green building features which can be used to achieve increased height or density. The ordinance awards one bonus point for:

- Provision of a green roof. At least 50% of the roof must have vegetative cover, and an operating & maintenance (O&M) agreement must be made with the Township, with provisions acceptable to the Township for the design and maintenance of the Green Roof, and
- Provision of a solar array with panels meeting a minimum size of 50 s.f., or 10% of the roof area, whichever is greater.

Cheltenham Township's **Bonuses for Sustainable Development** apply to certain classes of development within their MU3 Mixed Use district. Class 1 developments that utilize this incentive may: increase maximum impervious area to 50% of the total lot area; reduce required green area to a min. of 50% of the total lot area, or increase the building height to 60 feet. Class 2 developments may increase their Floor Area Ratio to 0.5. To achieve these incentives, applicants must incorporate at least three sustainable development practices from a specified list that includes: green stormwater infrastructure, green roofs, on-site renewable energy systems, minimized woodland disturbance, dedication of habitat/conservation land, and reduced heat island effect.

Next Steps

If your municipality is interested in exploring how it can amend its ordinances to require and incentivize energy efficiency, electrification, and renewable energy, start by discussing your goals and existing policies with a planning consultant and your solicitor. Ordinances should help enact stated municipal policies, so if no explicit policies are in place, that might be a good place to start. Your county planning commission can advise on how you might establish an effective system of goals, policies, and ordinances to achieve the municipality's objectives and effectively reduce greenhouse gas emissions.

We would like to add more ordinance examples to this toolkit! If your community has adopted building energy efficiency ordinance language, or you are aware of a local municipality that has adopted building energy efficiency ordinance language please share that information with:

Rachael Griffith, Sustainability Director
Chester County Planning Commission
rgriffith@chesco.org

Jon Leshner, Environmental Planning Manager
Montgomery County Planning Commission
Jon.lesher@montgomerycountypa.gov

Action Items



THE COUNTY OF CHESTER



COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, 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

MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid – GSC Suite 270
July 9, 2025

MEMBERS PRESENT IN PERSON: Nate Cline, Chair; Roberta Cosentino, Vice Chair.

MEMBERS PRESENT VIA ZOOM: Doug Fasick; Frank Furman; Michael Heaberg;
Andrew Wright.

STAFF PRESENT IN PERSON: Matthew Edmond, Executive Director; Carol Stauffer, Assistant Director; Carolyn Conwell; Geoff Creary; Richard Drake; Paul Farkas; Bambi Griffin Rivera; Rachael Griffith; Jake Michael; Patty Quinn; Luis Rodriguez; Nancy Shields; Brian Styche.

STAFF PRESENT VIA ZOOM: David Blackburn; Wes Bruckno; Steve Buck; Beth Cunliffe; Angela Dracup; Mark Gallant; Libby Horwitz; Gene Huller; Ryan Mawhinney; Kevin Myers; Carolyn Oakley; Chris Patriarca; Alex Sankaran; Jeannine Speirs; Elle Steinman; Sally Warren.

VISITORS PRESENT IN PERSON: Raman Patel.

VISITORS PRESENT VIA ZOOM: Stephanie Rogers.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person at the Government Services Center Suite 270 and via Zoom audio/video on Wednesday, July 9, 2025 was called to order at 2:02 P.M. by Chair Nate Cline.

PUBLIC COMMENT: Mr. Raman Patel commented on a Westtown Township CCPC Act 247 ordinance amendment review letter regarding fences and walls. Mr. Patel hopes that the recommendations noted in CCPC's Act 247 ordinance amendment review letter will be implemented.

PRESENTATION:

Ms. Rogers, Chester County's Project Manager for Strategic Planning and Managing for Results, presented on how Chester County implements performance management. The Strategic Plan is comprised of Commissioners' priorities and goals, and individual departmental strategic plans. Managing for Results is a performance management and measurement system that aligns county departments to the county government's overall priorities and goals. Priority based budgeting is budgeting at the program level focused on defined county priorities.

Ms. Quinn gave an overview of the recently-released Municipal Transportation Grants Guide and the Transportation Resources for Rural and Agricultural Communities. Both planning documents implement the following *Landscapes3* Connect goal recommendation: Advance implementation of transportation improvements. More information can be found for both planning documents on [CCPC's website](#).

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE JUNE 11, 2025 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MS. COSENTINO, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews:

Mr. Creary reported that residential reviews in June were up with single-family residential (SFR) and apartment reviews were up significantly compared to May. Townhome reviews remained at zero, consistent with the same month (June) of the previous year. Subdivision and Land Development reviews were down this month compared with May.

Mr. Farkas reported on the following Reviews of Interest: Malvern Borough, SD-05-25-18530 and SD-05-25-18531 These reviews emphasize key planning concepts such as connectivity, walkability, and housing infill development near public transit.

A MOTION TO APPROVE THE SEVENTEEN (17) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MS. COSENTINO, SECONDED BY MR. WRIGHT, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following application: SD-05-25-18511.

Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews:

A MOTION TO APPROVE THE SIXTEEN (16) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY DR. FASICK, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

A MOTION TO APPROVE THE THREE (3) MINOR ACT 537 REVIEWS WAS MADE BY MS. COSENTINO, SECONDED BY MR. FURMAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

Design and Technology Division Update:

Mr. Creary noted that CCPC's 75th anniversary webpage is continuing to be updated for each decade and compared Eagle, PA's village during the 1970's to current day.

Lastly, Mr. Creary recognized the D&T teams' accomplishments: GIS team's Oxford Region Map and the county's comprehensive land use map; GIS and 247 teams' acquiring ChatGPT licenses; Graphics team's West Whiteland Comprehensive Plan's renderings.

Community Planning Division Update:

Ms. Griffin Rivera displayed the June municipal assistance projects map noting that there are 18 active single municipal projects and four active multi-municipal projects. Ms. Griffin Rivera highlighted the Kennett Square Visioning project's State Street revitalization study.

Next, Ms. Griffin Rivera highlighted The Liberty Tree Project. In partnership with Chester County's America250PA and the PA Masons, two seedlings from a colonial-era liberty tree located in Maryland were planted at the Brandywine Battlefield and the Paoli Battlefield sites.

Ms. Griffin Rivera went onto to report that the Town Tours and Village Walk's kickoff at West Chester's Holy Trinity Church was a great success with approximately 135 in attendance. The next town tour will be held at Warwick County Park on July 10.

Lastly, Ms. Griffin Rivera introduced Luis Rodriguez, CCPC's new Community Planner. Mr. Rodriguez summarized his background and what brought him to CCPC.

Sustainability Division Update:

Ms. Griffith reported that Ryan Mawhinney is working on a pilot project for the Open Space Accelerator Program which involves working with North Coventry Township on a stewardship plan for Coventry Woods Preserve. Ms. Griffith and Mr. Mawhinney visited the preserve and noted the significant Beech Leaf Disease that could potentially lead to widespread tree mortality.

Next, Ms. Griffith reported that CCPC, in partnership with EEAB and CCEDC, joined a Peer Learning Cohort organized by the National Renewable Energy Lab (NREL) focused on Navigating Electricity Load Growth and Associated Utility Grid Impacts.

Lastly, Ms. Griffith introduced the Sustainability Division's summer intern, Safira Juarez.

Multimodal Transportation Division Update:

Mr. Styche reported on the following general status updates: SEPTA's Board approved the FY 2026 Operating Budget and the FY 2026 Capital Budget, which includes drastic service cuts; Transportation Improvement Inventory is wrapping up; CVT Phase IVa is in construction; CVT Enola Low Grade in Atglen and the Struble Trail/Marsh Creek Park connection designs are advancing; the West Chester Pike Coalition will meet in July; and the P&T corridor's Phase I trail design statement of interest is now posted on PennDOT's ECMS (Engineering and Construction Management System) website.

Director's Report:

Mr. Edmond reported on the following upcoming CCPC events: TTVW's next town tour is July 10 at Warwick County Park. Tours run almost every Thursday through Aug 21, 2025 and tour details can be found on [CCPC's website](#); upcoming Fall events including a Transportation Forum, an Urban Centers Forum, and a multi-jurisdictional Housing Forum being organized with partners in Chester and Montgomery Counties; and the off-site October 8, 2025 CCPC Board meeting and tour will be held in the Oxford Region.

Next, Mr. Edmond reported on the following staff news: Luis Rodriguez is a new Community Planner; Bronwen Barnett is the new part-time CC A250PA administrative assistant; and the Community Planner III position offer has been accepted with an anticipated start date of Monday, July 14.

Lastly, Mr. Edmond reported on Local/Regional policy issues including SEPTA's budget and House Bill 1364.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:44 PM WAS MADE BY MR. HEABERG, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,

Matthew J. Edmond, Executive Director
Chester County Planning Commission

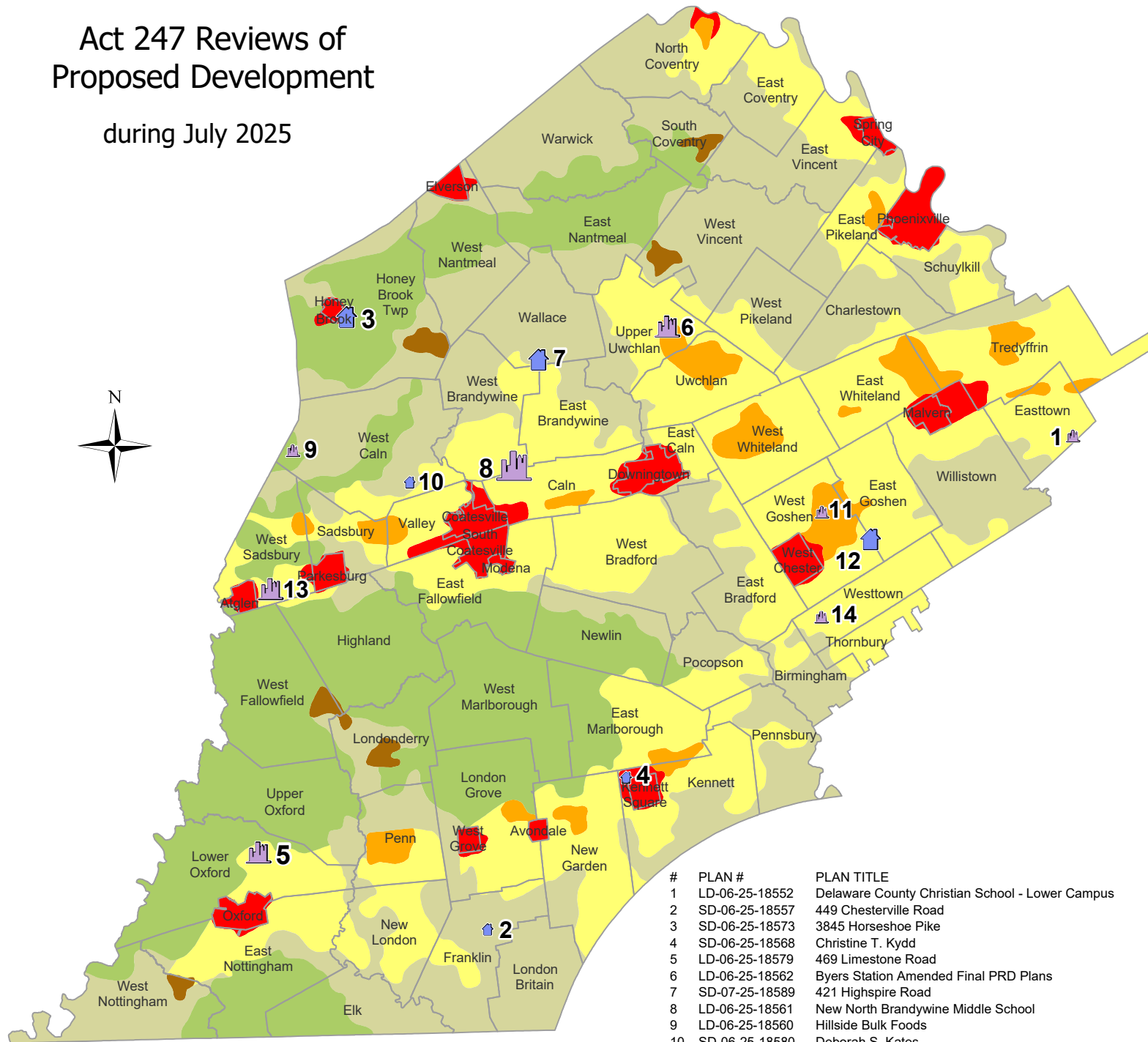
MJE/ncs

Act 247 Reviews

Subdivision & Land Development

Act 247 Reviews of Proposed Development

during July 2025



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

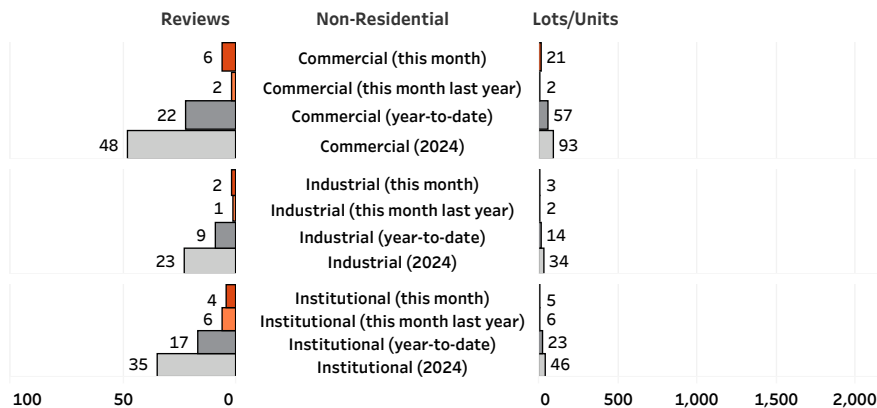
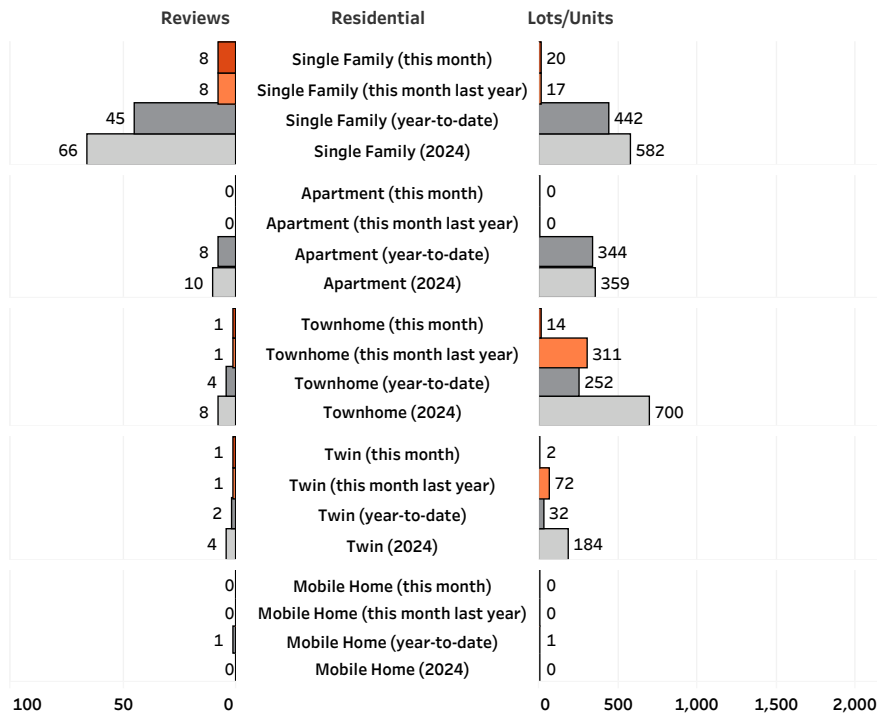
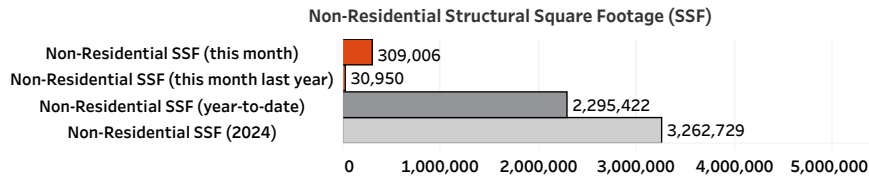
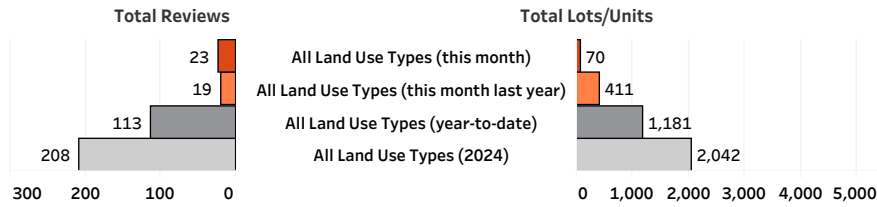
Rural Resource Areas

- 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	LD-06-25-18552	Delaware County Christian School - Lower Campus
2	SD-06-25-18557	449 Chesterville Road
3	SD-06-25-18573	3845 Horseshoe Pike
4	SD-06-25-18568	Christine T. Kydd
5	LD-06-25-18579	469 Limestone Road
6	LD-06-25-18562	Byers Station Amended Final PRD Plans
7	SD-07-25-18589	421 Highspire Road
8	LD-06-25-18561	New North Brandywine Middle School
9	LD-06-25-18560	Hillside Bulk Foods
10	SD-06-25-18580	Deborah S. Kates
11	LD-05-25-18544	Pharmablock, LLC.
12	LD-06-25-18550	TRBL Ellis, LLC
13	LD-05-25-18532	Preliminary/Final Land Development Plan for JD Eckman Inc.
14	LD-06-25-18584	WCASD - Sarah W. Starkweather Elementary School

July 2025



Subdivision and Land Development Reviews 7/1/2025 to 7/31/2025

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)
Easttown Township	LD-06-25-18552	Delaware County Christian School - Lower Campus	7/8/2025	30.40	Institutional	2	3,735	Institutional Addition to Existing	2		Yes
Franklin Township	SD-06-25-18557	449 Chesterville Road	7/2/2025	22.88	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Farm/Pasture Land		0	Yes
Honey Brook Township	SD-06-25-18573	3845 Horseshoe Pike	7/21/2025	4.00	Single Family Residential Commercial	7		Residential Single Family Residential Commercial Parking Lot/Garage		550	Yes
Kennett Township	SD-06-25-18568	Christine T. Kydd	7/24/2025	3.10	Single Family Residential	2		Residential Single Family Residential			Yes
Lower Oxford Township	LD-06-25-18579	469 Limestone Road	7/23/2025	7.30	Commercial Industrial	3	23,900	Commercial Unique Industrial Cell Tower	3	0	Yes
Lower Oxford Township	SD-06-25-18563	469 Limestone Road	7/23/2025	7.30	Industrial Commercial	2		Industrial Cell Tower Commercial Unique		0	Yes
Newlin Township	SD-06-25-18576	Virginia Wallace Kelsall	7/22/2025	54.30	Single Family Residential Agricultural	3		Residential Single Family Residential Agricultural Farm/Pasture Land			Yes
Oxford Borough	SD-06-25-18581	232 S. Fifth Street	7/29/2025	0.18	Twin	2		Residential Twin		0	Yes
Oxford Borough	SD-06-25-18582	220 N. Third Street	7/29/2025	3.20	Institutional Single Family Residential	2		Institutional Cemetery Residential Single Family Residential		0	Yes
Tredyffrin Township	SD-06-25-18577	Dennis M. & Mary A. Hiller	7/23/2025	10.52	Single Family Residential	2		Residential Single Family Residential		0	Yes

Subdivision and Land Development Reviews 7/1/2025 to 7/31/2025

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)
Upper Uwchlan Township	LD-06-25-18562	Byers Station Amended Final PRD Plans	7/15/2025	3.89	Commercial	1	10,500	Commercial Retail	1	0	Yes
Wallace Township	SD-07-25-18589	421 Highspire Road	7/17/2025	12.00	Single Family Residential	4		Residential Single Family Residential			Yes
West Brandywine Township	LD-06-25-18561	New North Brandywine Middle School	7/17/2025	46.00	Institutional	1	135,000	Institutional School	1	0	Yes
West Brandywine Township	LD-06-25-18565	1800 & 1804 Horseshoe Pike	7/17/2025	27.50	Commercial	12	97,400	Commercial Unique	12	672	Yes
West Brandywine Township	SD-06-25-18567	1800 & 1804 Horseshoe Pike	7/17/2025	27.50	Commercial	2		Commercial Lot Line Revision			Yes
West Caln Township	LD-06-25-18560	Hillside Bulk Foods	7/9/2025	3.23	Commercial	1	1,676	Commercial Addition to Existing	1		Yes
West Caln Township	SD-06-25-18580	Deborah S. Kates	7/21/2025	15.90	Single Family Residential	2		Residential Single Family Residential			Yes
West Goshen Township	LD-05-25-18544	Pharmablock, LLC.	7/21/2025	4.00	Industrial	1	3,924	Industrial Addition to Existing	1		Yes
West Goshen Township	LD-06-25-18550	TRBL Ellis, LLC	7/3/2025	3.21	Townhouse	14		Residential Townhouse			Yes
West Goshen Township	SD-06-25-18549	TRBL Ellis, LLC	7/3/2025	3.21	Single Family Residential	1		Residential Single Family Residential			Yes
West Nottingham Township	SD-06-25-18574	Daniel P. & Mary S. Stoltzfus	7/29/2025	34.93	Agricultural	2		Agricultural Farm/Pasture Land			Yes
West Sadsbury Township	LD-05-25-18532	Preliminary/Final Land Development Plan for JD Eckman Inc.	7/11/2025	38.36	Commercial	1	24,000	Commercial Parking Lot/Garage	1	0	Yes
Westtown Township	LD-06-25-18584	WCASD - Sarah W. Starkweather Elementary School	7/29/2025	37.90	Institutional	1	8,871	Institutional Addition to Existing	1		Yes

Grand Totals of Subdivision and Land Development Reviews	23 Reviews	400.81 Acres	70 Lots/Units	309,006 Non-Res. Sq. Feet	23 Non-Res. Bldgs.	1,222 Linear Feet Roadway
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There are **23** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to ***Landscapes3***.

Unofficial Sketch Plan Evaluations 7/1/2025 to 7/31/2025

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)
Parkesburg Borough	LD-06-25-18558	70 E. Second Avenue	7/8/2025	24.40	Single Family Residential Apartment Commercial Commercial	157	37,125	Residential Single Family Residential Residential Apartment Commercial Unique Commercial Retail	3		Yes
Grand Totals of Unofficial Sketch Evaluations		1 Reviews		24.40 Acres		157 Lots/Units	37,125 Non-Res. Sq. Feet		3 Non-Res. Bldgs.	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
7/1/2025 to 7/31/2025

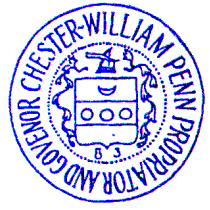
Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes (Yes, No, N/R)
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No Conditional Use Reviews were conducted during this timeframe.

Subdivision & Land Development Letters



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

Matthew J. Edmond, AICP
 Executive Director

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

July 8, 2025

Donald Curley, PhD, PE, AICP, Manager
 Easttown Township
 566 Beaumont Road
 Easttown, PA 19333

Re: Preliminary/Final Land Development - Delaware County Christian School - Lower Campus
 # Easttown Township – LD-06-25-18552

Dear Mr. Curley:

A Preliminary/Final Land Development Plan entitled "Delaware County Christian School - Lower Campus", prepared by Nave Newell, and dated June 2, 2025, was received by this office on June 9, 2025. 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 Waterloo Road, east of Castlehill Lane
Site Acreage:	30.40
Lots/Units:	1
Non-Res. Square Footage:	3,735
Proposed Land Use:	Two Building Additions
New Parking Spaces:	31
Municipal Land Use Plan Designation:	Low Density Residential
UPI#:	55-5-55.1-E

PROPOSAL:

The applicant proposes the construction of two building additions totaling 3,735 square feet, an outdoor roofed pavilion, and 31 additional parking spaces. The project site, which is served by public water and public sewer, is located in the AA Residential zoning district. The Project Narrative included with the plan submission indicates that there is no proposed increase in student enrollment or faculty as part of this project.

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



Site Plan Detail, Sheet 4: Delaware County Christian School - Lower Campus

Page: 3
 Re: Preliminary/Final Land Development - Delaware County Christian School - Lower Campus
 # Easttown Township – LD-06-25-18552

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 land development is consistent with the objectives of the **Suburban Landscape**.

WATERSHEDS 2045:

2. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Darby Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: reducing stormwater runoff to mitigate flooding; restoring floodplain connectivity and vegetated riparian corridors; addressing legacy and emerging contaminants; and preserving and enhancing habitat for sensitive aquatic species. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

3. 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:

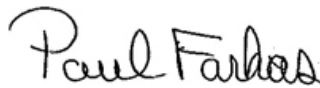
4. Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
5. While the Variances Requested table on Sheet 1 indicates that the applicant is requesting a variance from the maximum impervious lot area standard, the Project Narrative included with the plan submission indicates that this variance was granted by the Township Zoning Hearing Board on May 21, 2025. Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by the Township Zoning Hearing Board, the details of which (including any conditions of approval issued by the Board) should be accurately indicated on the plan.

Page: 4
Re: Preliminary/Final Land Development - Delaware County Christian School - Lower Campus
Easttown Township – LD-06-25-18552

6. According to the Waivers Requested table on Sheet 1, the applicant is requesting a waiver from the traffic impact study requirements set forth in Section 400-25 of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
7. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Nave Newell
Delaware County Christian School



THE COUNTY OF CHESTER



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 Marian D. Moskowitz
 Eric M. Roe

Matthew J. Edmond, AICP
 Executive Director

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

July 2, 2025

Jeff Eastburn, Operations Manager
 Franklin Township
 PO Box 118
 Kemblesville, PA 19347

Re: Subdivision - Plan of Land Development For 449 Chesterville Rd.
 # Franklin Township - SD-06-25-18557

Dear Mr. Eastburn:

A subdivision plan entitled "449 Chesterville Rd.", prepared by Edward B. Walsh and Associates and dated March 8, 2024, was received by this office on June 6, 2025. 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:

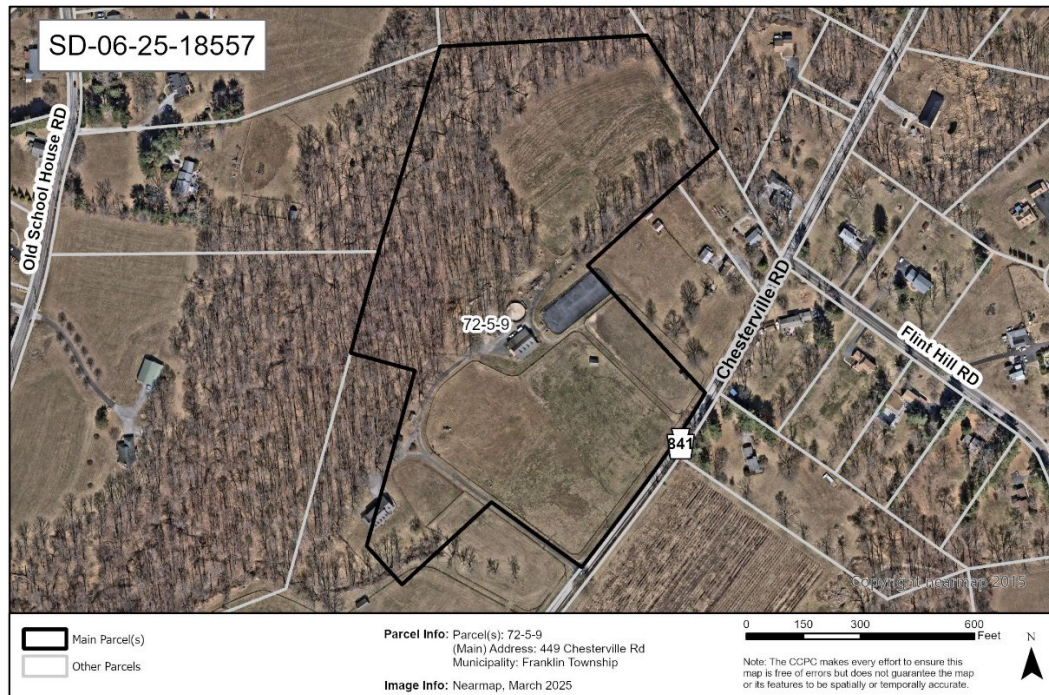
Location:	North side of Chesterville Road (State Route 841), southwest of Flint Hill Road
Site Acreage:	22.285 acres
Lots:	One new lot proposed
Proposed Land Use:	Residential
New Parking Spaces:	No new spaces
Municipal Land Use Plan Designation:	Rural Residential
UPI#:	72-5-9

PROPOSAL:

The applicant proposes the subdivision of a 2.255-acre lot, which will contain an existing dwelling, from a 22.285-acre tract. The site, which is served by on-site water and sewer facilities, is located in the Franklin Township LDR zoning district. The tract contains an existing dwelling on the remainder of the of the tract. No additional development is proposed by this subdivision.

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

Page: 2
 Re: Subdivision - Plan of Land Development For 449 Chesterville Rd.
 # Franklin Township - SD-06-25-18557



COUNTY POLICY:

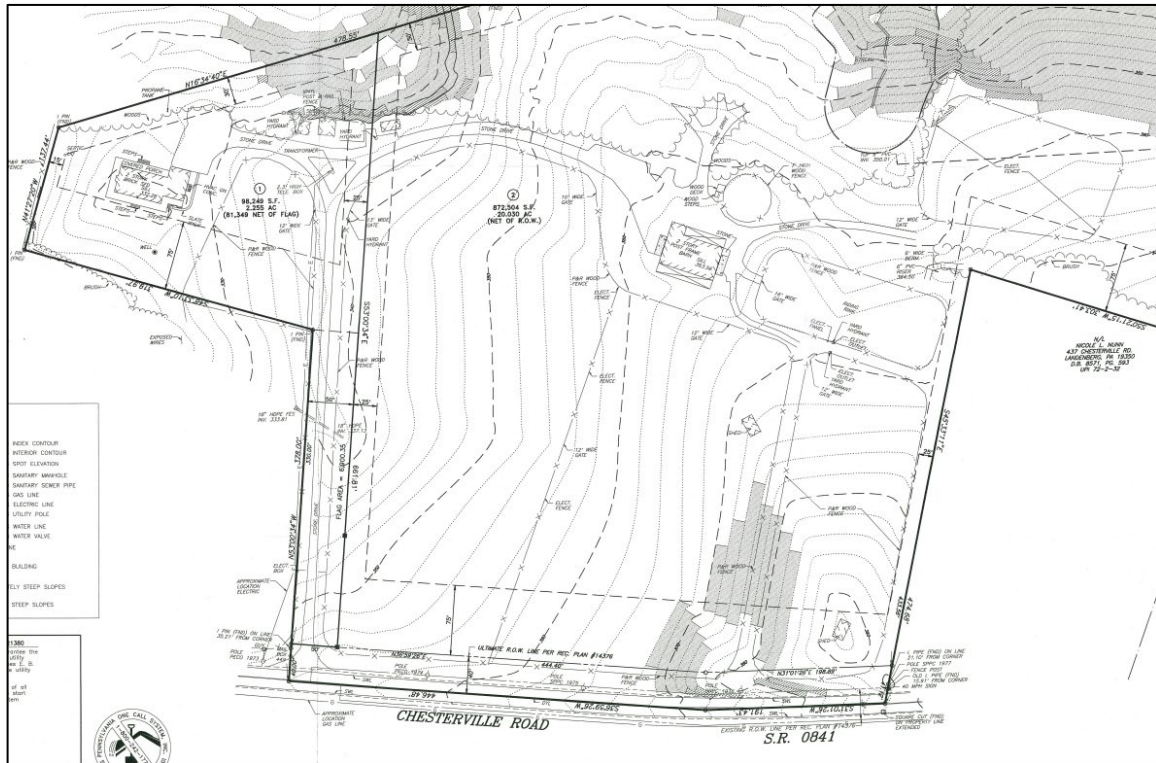
LANDSCAPES:

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

PRIMARY ISSUES:

2. Proposed Lot 1 will contain less than two acres, net of the flagpole portion. The plan shows the location of the water well on proposed Lot 1, but the Township should determine whether the on-lot disposal area (as well as a potential replacement area) should also be shown to verify that all isolation distances can be met. (Section 22-502.1.L.(14) of the Franklin Township Subdivision and Land Development Ordinance requires survey information to show all existing wells and sewage drain fields within 100 feet of the property boundary.)
3. Proposed Lot 2 will require an access easement over the existing driveway on the flagpole portion of proposed Lot 1; the deeds to the lots should reflect the terms of the easement.
4. The County Planning Commission's [Multimodal Circulation Handbook](https://chescoplanning.org/Guides/Multimodal/) (2016 Update), which is available online at <https://chescoplanning.org/Guides/Multimodal/>, classifies Chesterville Road (State Route 841) as a minor collector. The Handbook (page 183) recommends an 80-foot-wide right-of-way for minor collector roads to accommodate future road and infrastructure improvements. The applicant has shown a 40-foot-wide ultimate right-of-way line on the north side of Chesterville Road and we recommend that this area be offered for dedication to PennDOT.

Page: 3
 Re: Subdivision - Plan of Land Development For 449 Chesterville Rd.
 # Franklin Township - SD-06-25-18557



*Detail of Plan of Land Development
 For 449 Chesterville Rd*

ADMINISTRATIVE ISSUE:

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

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

Sincerely,

Wes Bruckno

Wes Bruckno
 Senior Review Planner

cc: Paula Campanelli and Donald Thompson
 Edward B. Walsh and Associates
 Chester County Health Department



THE COUNTY OF CHESTER



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Executive Director

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

July 21, 2025

Warren K. Obenski, Manager/Secretary
Honey Brook Township
500 Suplee Road
Honey Brook, 19344

Re: Preliminary/Final Subdivision - 3845 Horseshoe Pike
Honey Brook Township - SD-06-25-18573

Dear Mr. Obenski:

A preliminary/final subdivision plan entitled "3845 Horseshoe Pike", prepared by Howell Engineering and dated June 12, 2025, was received by this office on June 30, 2025. 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 Horseshoe Pike (State Route 322), east of Suplee Road
Site Acreage:	4.09 acres
Lots:	7 lots
Non-Res. Square Footage:	Existing structure to be repurposed
Proposed Land Use:	Single Family Residential, Commercial
New Parking Spaces:	23 spaces
Municipal Land Use Plan Designation:	Mixed use - Retail/Commercial (Figure 1a: Future Land Use Plan - 2015 Honey Brook Township and Borough Multi-Municipal Comprehensive Plan)
UPI#:	22-7-38

PROPOSAL:

The applicant proposes six single-family detached dwellings within a 3.69-acre area, a commercial area of 17,341 square feet, including the repurposed commercial uses of two structures, 23 parking spaces and an open space area of approximately 2.5 acres on a 4.09-acre site. The site, which will be served by public water and public sewer facilities, is located in the Honey Brook Township MUC Mixed Use Commercial zoning district. The applicant received a conditional use approval from the Township Board of Supervisors for a mixed use development on March 12, 2025; the conditional use decision is included on Sheet 3 of the plan.

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

Page: 2
 Re: Preliminary/Final Subdivision - 3845 Horseshoe Pike
 # Honey Brook Township - SD-06-25-18573



COUNTY POLICY:

LANDSCAPES:

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

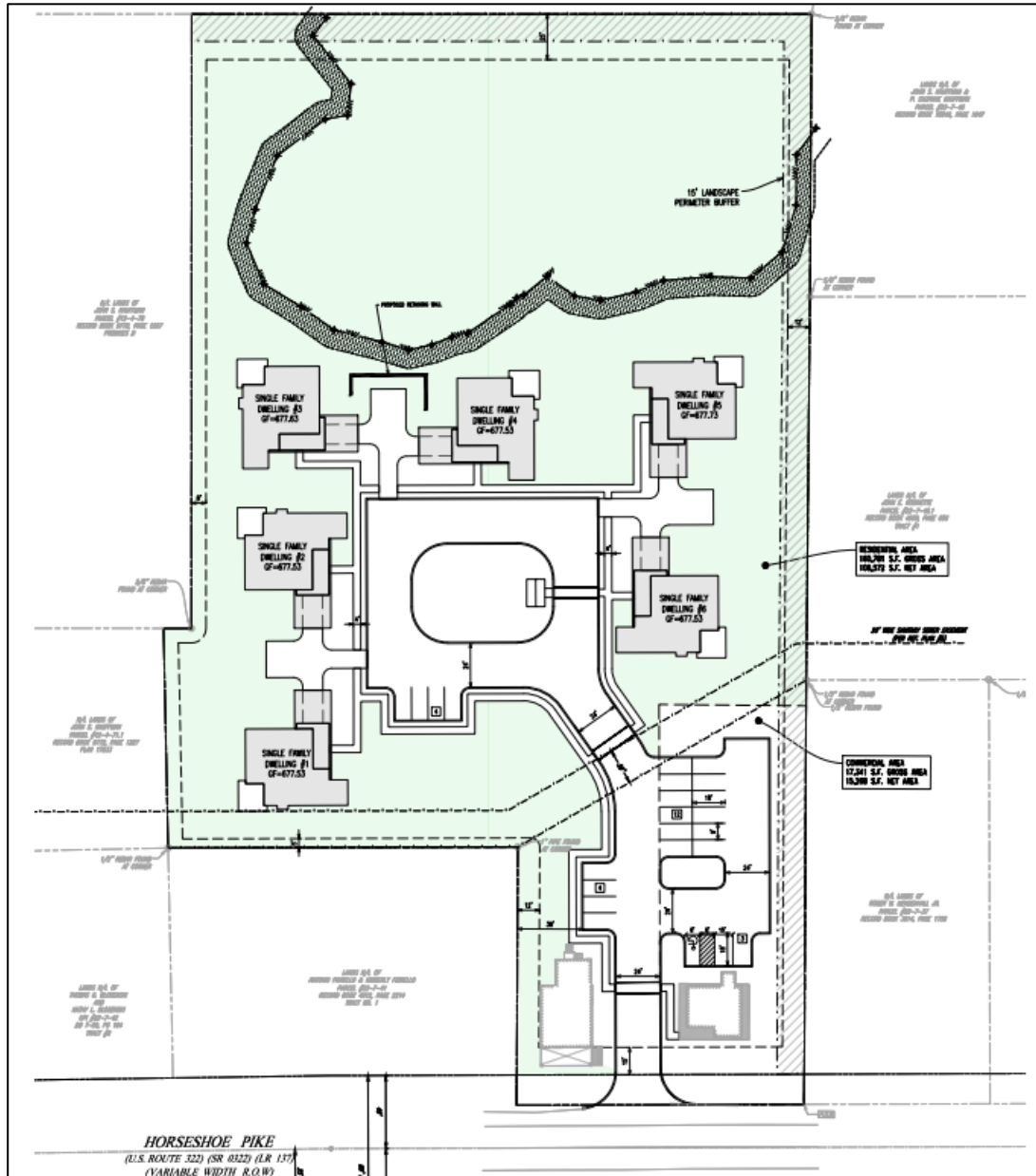
WATERSHEDS 2045:

2. **Watersheds 2045**, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Upper Brandywine Creek watershed. The **Watersheds 2045** plan's highest priority objectives within this watershed are:
 - protecting first order streams, riparian corridors, and existing woodlands;
 - reducing stormwater runoff; mitigating flood risks;
 - implementing source water protection measures; and
 - promoting and expanding water-based recreational opportunities and access.

Watersheds 2045 can be accessed at www.chesco.org/watersheds2045.

Page: 3
 Re: Preliminary/Final Subdivision - 3845 Horseshoe Pike
 # Honey Brook Township - SD-06-25-18573

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*** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.



***Detail of 3845 Horseshoe Pike
 Preliminary/Final Subdivision Plan***

Page: 4
 Re: Preliminary/Final Subdivision - 3845 Horseshoe Pike
 # Honey Brook Township - SD-06-25-18573

Water Resources Information:

Honey Brook Township

West Branch Brandywine Creek Watershed, Upper Brandywine Creek Watershed, Christina River Basin

FEMA: All proposed development is located in FEMA Zone X, Area of Minimal Flood Hazard

MS4 community: YES

TMDL: Christina River Basin High-Flow and Low-Flow TMDLs

Impairments for local stream reaches of West Branch Brandywine Creek: Recreation - Agriculture (e. coli); Aquatic Life - Agriculture (Nutrients, Siltation)

Designated use: High Quality, Migratory Fish and Trout Stocking

3. The Drainage Area Plan indicates runoff from off-site parcel UPI 22-7-41 will be managed by the proposed on-site subsurface infiltration beds. The applicant should indicate on the Drainage Area Plan which "Offsite" areas drain to Bed 1 and Bed 2.
4. To ensure that the stormwater management controls continue to function as designed, the applicant should include information on the frequency and proper inspection, operation, and maintenance of these systems an Inspection, Operation and Maintenance Plan. Also, since the owner's designated operator and inspector of stormwater facilities is responsible for operation, maintenance, and inspection of these facilities, the applicant should ensure the designated operator/inspector is properly trained to inspect these facilities to reduce the potential for failure and to address any issues with facilities.
5. The proposed plan includes subsurface infiltration beds, which are engineered to receive and manage stormwater runoff from an off-site neighboring parcel (UPI-7-41). The applicant and/or a Homeowner Association (HOA) should ensure the Post Construction Stormwater Management Long Term Operation and Maintenance Plan acknowledges the continued management of the off-site stormwater runoff in accordance with applicable regulations and any approved stormwater management plan. The obligation to manage offsite runoff should be binding for the HOA and future landowners.

PRIMARY ISSUES:

6. The Township and the applicant have created an innovative design that makes efficient use of the site and accommodates its constraints to a significant degree. The use of side-entry garages and the orientation of the dwellings onto the common area is also appealing. We commend the Township and the applicant for creating this design.
7. The applicant should indicate if the dwellings will be subdivided. If not, we suggest that the applicant establish a Homeowners' Association (HOA) that will be responsible for the proposed common facilities and areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the HOA document. The HOA document should include provisions which allow the Township to intervene and maintain commonly-owned facilities if they are deemed to be in significant disrepair and ensure that the HOA is adequately capitalized for the perpetual maintenance of those facilities, determine the schedule for HOA formation, the timing of construction of common facilities, and the schedule for transfer of ownership from developer to the HOA of common facilities.

The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance. We also recommend that the HOA document allow rooftop solar installations and other energy efficiency and environmental conservation actions.

Page: 5
 Re: Preliminary/Final Subdivision - 3845 Horseshoe Pike
 # Honey Brook Township - SD-06-25-18573

8. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at <https://chescoplanning.org/Guides/Multimodal/>, classifies Horseshoe Pike (State Route 322), as a major arterial. The Handbook (page 183) recommends a 150-foot-wide right-of-way for major arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Horseshoe Pike and that be offered for dedication to PennDOT.
9. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities. The Fire Marshall should also consider whether an emergency access should be provided from an adjoining parcel.
10. Maneuvering from the 90-degree parking spaces at the entry portion of the site will require vehicle movements into the site's entry/exit driveway, which may be difficult especially if vehicles are reversing into the driveway as they exit the parking spaces; perhaps these spaces could be rotated 90 degrees and converted into parallel parking spaces (although some spaces will need to be removed).
11. The applicant should consider providing a radius at the outside corners of the internal roadway to allow easier maneuvering into and out of the driveways. The plan should also indicate whether parallel parking will be permitted along the internal roadway.
12. The applicant should determine if any areas on the site should be designated for snow storage; the applicant and the Township could consider allowing snowplows to travel clockwise around the internal courtyard area, so snow can be pushed away from the dwellings and into the central area.
13. The applicant should consider integrating the wetland area into the site as an amenity; access could be provided by a trail or boardwalk to allow low-impact access to this area, and supplemental plantings could be incorporated. The Township should also ensure that the applicant is providing the correct dimensions for the riparian buffer. The proposed stormwater management facilities could potentially include rain gardens; the County Planning Commission endorses the use of innovative stormwater management practices.

ADMINISTRATIVE ISSUES:

14. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
15. A Pennsylvania Department of Transportation permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Pennsylvania Municipalities Planning Code.
16. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and Honey Brook Township.

Page: 6
Re: Preliminary/Final Subdivision - 3845 Horseshoe Pike
Honey Brook Township - SD-06-25-18573

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

Sincerely,

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

Wes Bruckno
Senior Review Planner

cc: Leonard C. Giunta
Howell Engineering
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District
Chester County Water Resources Authority



THE COUNTY OF CHESTER



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

July 24, 2025

Alison Dobbins, Township Manager
 Kennett Township
 801 Burrows Run Road
 Kennett Township, PA 19317

Re: Final Subdivision - Christine T. Kydd
 # Kennett Township – SD-06-25-18568

Dear Ms. Dobbins:

A Final Subdivision Plan entitled "Christine T. Kydd", prepared by Regester Associates, Inc., and dated June 5, 2025, was received by this office on June 30, 2025. 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:

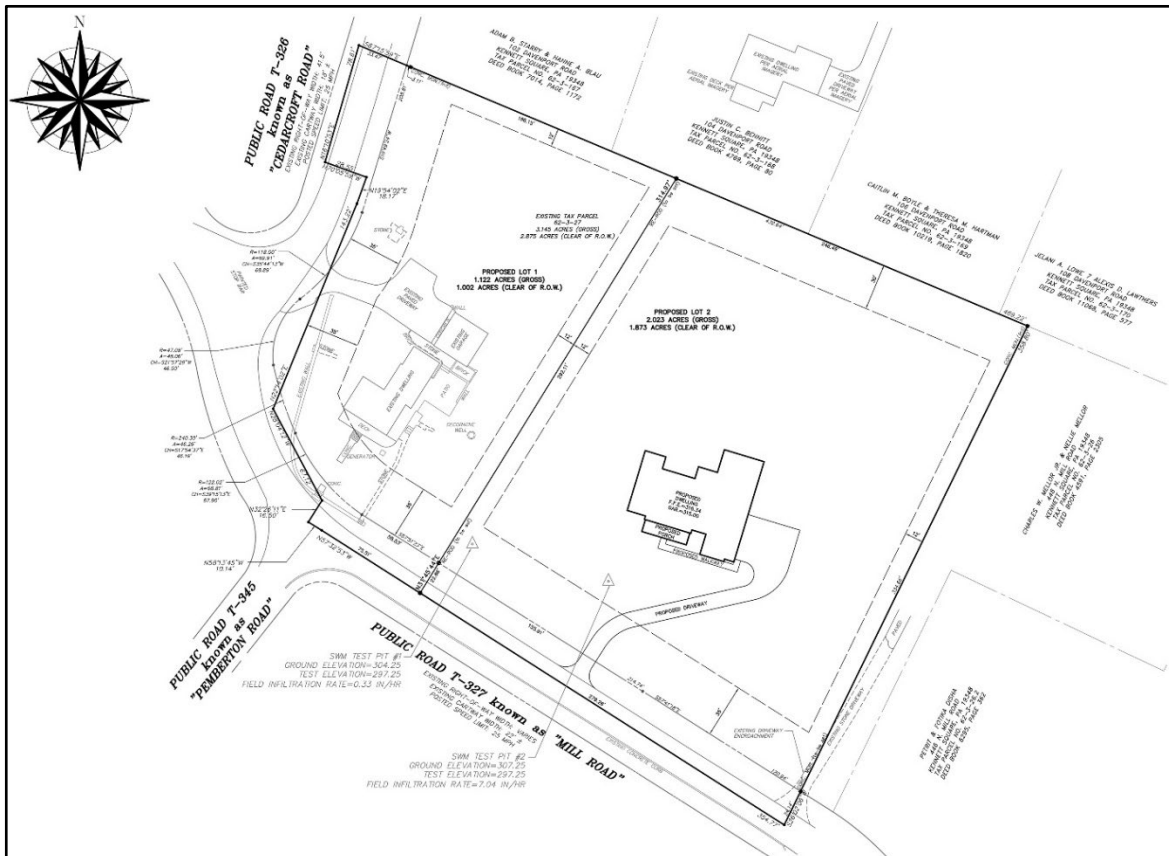
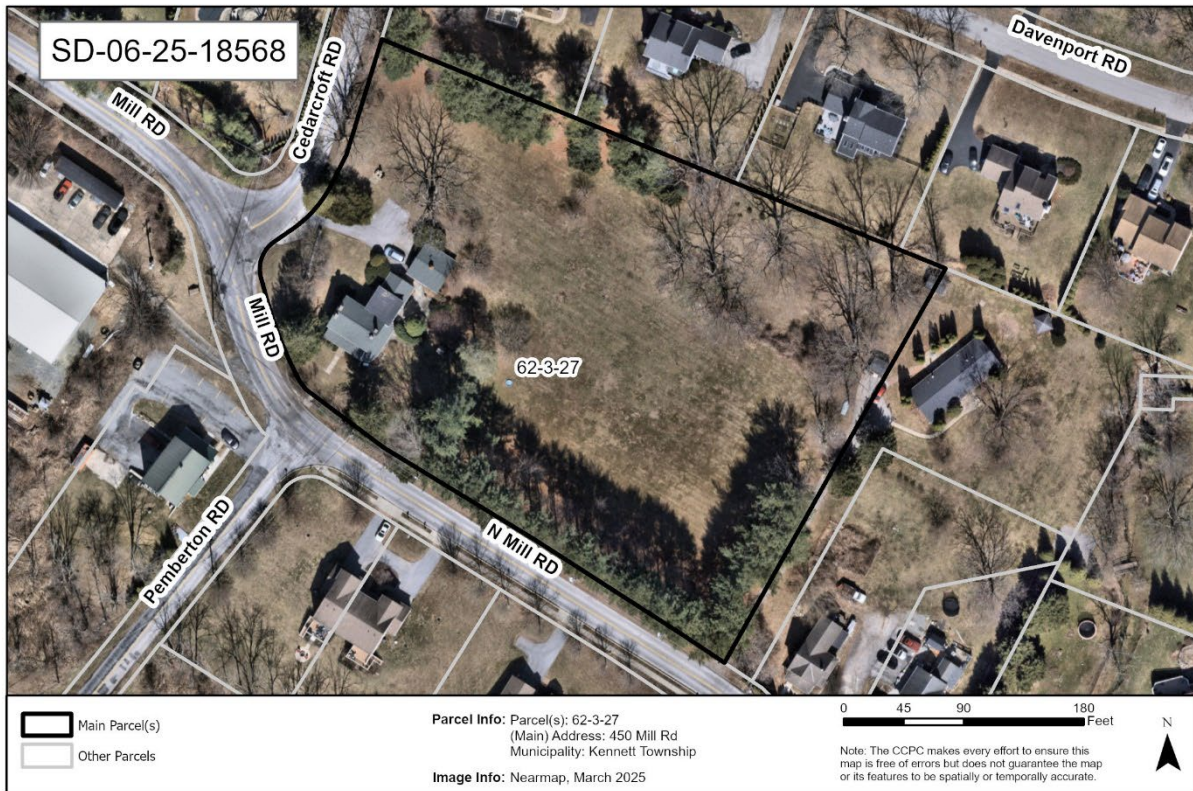
Location:	Northeast corner of Mill Road and Cedarcroft Road
Site Acreage:	3.10
Lots/Units:	1 existing lot; 2 proposed lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	PN Planned Neighborhood
UPI#:	62-3-27

PROPOSAL:

The applicant proposes the creation of 2 single family residential lots. The existing residence, which is served by onsite water and onsite sewer, will remain on Lot 1. Plan Note 17 on Sheet 1 indicates that the proposed residence on Lot 2 will be served by public water and public sewer. The project site is located in the RMHD Residential Medium to High Density 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.

Page: 2
 Re: Final Subdivision - Christine T. Kydd
 # Kennett Township – SD-06-25-18568



Page: 3
 Re: Final Subdivision - Christine T. Kydd
 # Kennett Township – SD-06-25-18568

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. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems. The proposed subdivision is consistent with the objectives of the **Urban Center Landscape**.

WATERSHEDS 2045:

2. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Red Clay Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: protecting and restoring vegetated riparian corridors and first order streams; reducing stormwater runoff; addressing sources of water quality impairments; addressing legacy contaminants and contaminants of emerging concern; protecting and expanding water-based recreational opportunities and access. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

3. The plan and 2025 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The removal of trees should be limited to the minimum area needed for the dwelling and support facilities. The "limits of disturbance" should be delineated to protect all trees that are intended to remain, and orange construction fencing should be placed at the "limit of disturbance" to prevent unintended intrusion into these areas by construction equipment. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.
4. Plan Note 16 on Sheet 1 states that, according to the Kennett Township 2011 Historic Resource Atlas, the existing dwelling on the project site is a historic resource. The applicant and Township should work to mitigate any negative impacts on the integrity of the existing historic resource. "Appreciate" Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at: www.chescoplanning.org/Landscapes3/lc-Appreciate.cfm.
5. We suggest that the Township determine if any additional road right-of-way should be reserved as part of this project. We note that Section 206-502.B(1) of the Township Subdivision and Land Development Ordinance states that the minimum right-of-way width for residential/local streets is 50 feet; the site plan appears to indicate that the existing right-of-way width of Mill Road along Lot 2 is approximately 46.5 feet.

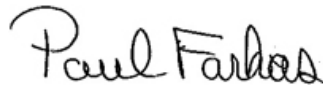
Page: 4
Re: Final Subdivision - Christine T. Kydd
Kennett Township – SD-06-25-18568

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*** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
7. Plan Note 23 on Sheet 1 states 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.
8. The site plan indicates that there is an existing driveway encroachment onto Lot 2 from the adjoining parcel to the east (UPI# 62-3-26). The applicant and the adjoining property owner should use this opportunity to resolve this issue (for example, providing an access easement for the existing driveway), if they haven't already done so.
9. The Location Map incorrectly identifies Kennett Square Borough as Kennett Borough. This should be corrected by the applicant.
10. 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, the Assessment Office, and the municipality.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Christine Kydd
Regester Associates, Inc.



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

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July 23, 2025

Deborah Kinney, Secretary
Lower Oxford Township
220 Township Road
Oxford, PA 19363

Re: Preliminary/Final Subdivision and Land Development - 469 Limestone Road
Lower Oxford Township – SD-06-25-18563 and LD-06-25-18579

Dear Ms. Kinney:

A Preliminary/Final Subdivision and Land Development Plan entitled "469 Limestone Road", prepared by David Miller/Associates, Inc., and dated April 17, 2025, was received by this office on June 23, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development plan for your consideration.

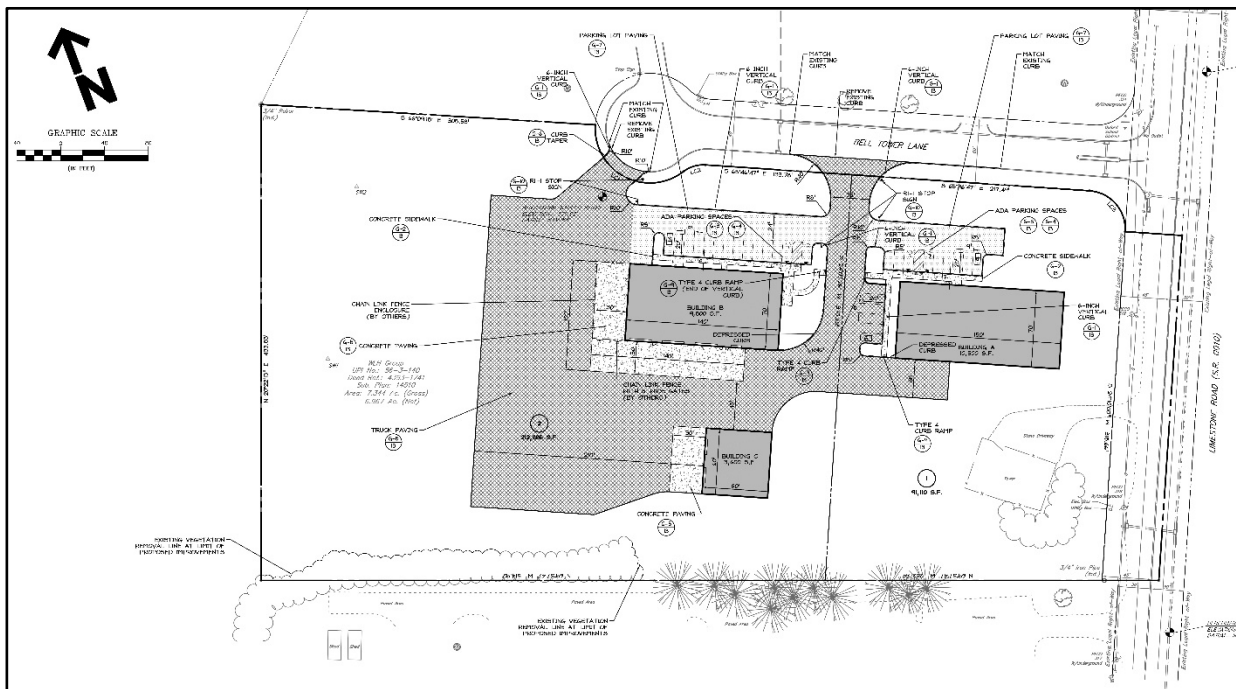
PROJECT SUMMARY:

Location:	Southwest corner of Limestone Road (Route 10) and Bell Tower Lane
Site Acreage:	7.30
Lots/Units:	1 existing lot; 2 proposed lots
Non-Res. Square Footage:	23,900
Proposed Land Use:	Lot 1: commercial building and existing cell tower facility; Lot 2: commercial building and storage building
New Parking Spaces:	29
Municipal Land Use Plan Designation:	Commerce
UPI#:	56-3-140

PROPOSAL:

The applicant proposes the creation of two commercial lots, along with the construction of a 10,500 square foot commercial building and 15 parking spaces on Lot 1 (2.09 net acres), and the construction of a 9,800 square foot commercial building, a 3,600 square foot storage building, and 14 parking spaces on Lot 2. An existing cell tower facility will remain on Lot 1. The project site, which will be served by onsite water and onsite sewer, is located in the C-3 Limited Commercial zoning district.

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



Site Plan Detail, Sheet 5: Preliminary/Final Subdivision and Land Development - 469 Limestone Road

Page: 3
 Re: Preliminary/Final Subdivision and Land Development - 469 Limestone Road
 # Lower Oxford Township – SD-06-25-18563 and LD-06-25-18579

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a conditional use proposal for this site. CCPC# CU-02-25-18414, dated March 7, 2025, addressed the creation of two lots from the 7.30 acre project site, along with the construction of a 10,500 square foot commercial building and 15 parking spaces on Lot 1 (2 acres), and the construction of an 8,400 square foot commercial building, a 3,600 square foot storage shed, and 14 parking spaces on Lot 2. As noted in the application materials, conditional use approval is required to allow two (2) principal uses on a property in the C-3 zoning district, per Section 27-9A00 of the Township Zoning Ordinance. The Conditional Use approval table on Sheet 1 indicates that conditional use approval was granted by the Township on March 10, 2025.

The site plan for the prior conditional use submission depicted three separate driveway entrances on Bell Tower Lane, along with a separate entrance on Limestone Road for the existing cell tower. We recommended in our previous letter that the easternmost entrance on Bell Tower Lane be removed, and we acknowledge and endorse that this third entrance has been removed.

COUNTY POLICY:

LANDSCAPES:

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

The project site is also located in the Commerce Land Use category as set forth in Chapter Five: Land Use Inventory and Plan of the 2012 Oxford Region Multimunicipal Comprehensive Plan. The recommended strategies for the Commerce Land Use category state, “The pattern for commercial development in the Oxford Region has been well-established and, for the most part, runs parallel to Route 10, Route 1, Old Baltimore Pike, and the Octoraro Rail Line. Municipal regulations should continue to permit commercial and institutional facilities within this commercial/industrial core.” The proposed use is consistent with the recommended strategies for the Commerce category.

WATERSHEDS 2045:

3. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the project site located within the Elk Creek and Octoraro Creek watersheds. The *Watersheds 2045* plan’s highest priority objectives within the Elk Creek watershed are: protecting and restoring headwater streams and vegetated riparian corridors; reducing agricultural and urban runoff; protecting groundwater resources; restoring water quality in impaired streams; and creating and enhancing water-based recreational opportunities. The *Watersheds 2045* plan’s highest priority objectives within the Octoraro Creek watershed are: improving water quality in impaired streams and groundwater; reducing polluted runoff from agricultural and developed lands; implementing comprehensive stormwater management; protecting and restoring vegetated riparian corridors; and implementing source water protection measures. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

Page: 4
 Re: Preliminary/Final Subdivision and Land Development - 469 Limestone Road
 # Lower Oxford Township – SD-06-25-18563 and LD-06-25-18579

PRIMARY ISSUES:

4. In our previous review letter, the County Planning Commission recommends that additional landscaping be provided throughout the development, and trees be included in the landscaping plan (as stated in comments #6 and #7, respectively). We acknowledge the Landscape Plan (Sheet 11) indicates that additional landscaping will be provided between the parking area and stormwater management facilities on Lot 2, and we also acknowledge that trees are now included in the Landscape Plan.

As stated in comment #7 of our previous review, the applicant should utilize native plant species. Additional information on this topic is provided in the Landscaping with Native Plants Planning eTool provided on the County Planning Commission's website at:
<https://www.chescoplanning.org/MuniCorner/eTools/72-NativePlants.cfm>.

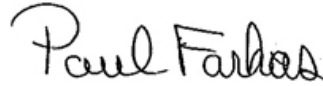
ADMINISTRATIVE ISSUES:

5. Land disturbance and land development activities that occur within Chester County must comply with the ***County-wide Act 167 Stormwater Management Plan for Chester County, PA*** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
6. The Modifications table on Sheet 1 indicates that the applicant is requesting a waiver from the requirement in Section 22.303 of the Township Subdivision and Land Development Ordinance to submit separate applications for a preliminary and a final plan. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
7. We acknowledge that the parking areas for the two lots will be interconnected. The details of this shared access arrangement should be incorporated into the deeds of both lots.
8. It is our understanding that the cell tower on Lot 1 is situated within an existing easement area. The details of this easement should be incorporated into the deed of this lot.
9. The applicant should provide the location of all proposed dumpster facilities.
10. It is our understanding that the stormwater management facilities serving both lots, particularly the infiltration basin, will be built on Lot 2. The details of this arrangement should be incorporated into the deeds of both lots.
11. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
12. A minimum of 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, the Health Department, and the municipality.

Page: 5
Re: Preliminary/Final Subdivision and Land Development - 469 Limestone Road
Lower Oxford Township – SD-06-25-18563 and LD-06-25-18579

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

Sincerely,

A handwritten signature in black ink that reads "Paul Farkas". The signature is written in a cursive style with a large, stylized 'P' and 'F'.

Paul Farkas
Senior Review Planner

cc: Hoover Buildings Specialists, LLC
David Miller/Associates, Inc.
William L., Bernard L. and John Jay Hostetter
Chester County Health Department
Chester County Conservation District



THE COUNTY OF CHESTER



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July 22, 2025

Gail Abel, Secretary/Treasurer
Newlin Township
1751 Embreeville Road
Coatesville, PA 19320

Re: Final Subdivision - Virginia Wallace Kelsall
Newlin Township – SD-06-25-18576

Dear Ms. Abel:

A Final Subdivision Plan entitled "Virginia Wallace Kelsall", prepared by JMR Engineering, and dated April 14, 2025, was received by this office on June 24, 2025. 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.

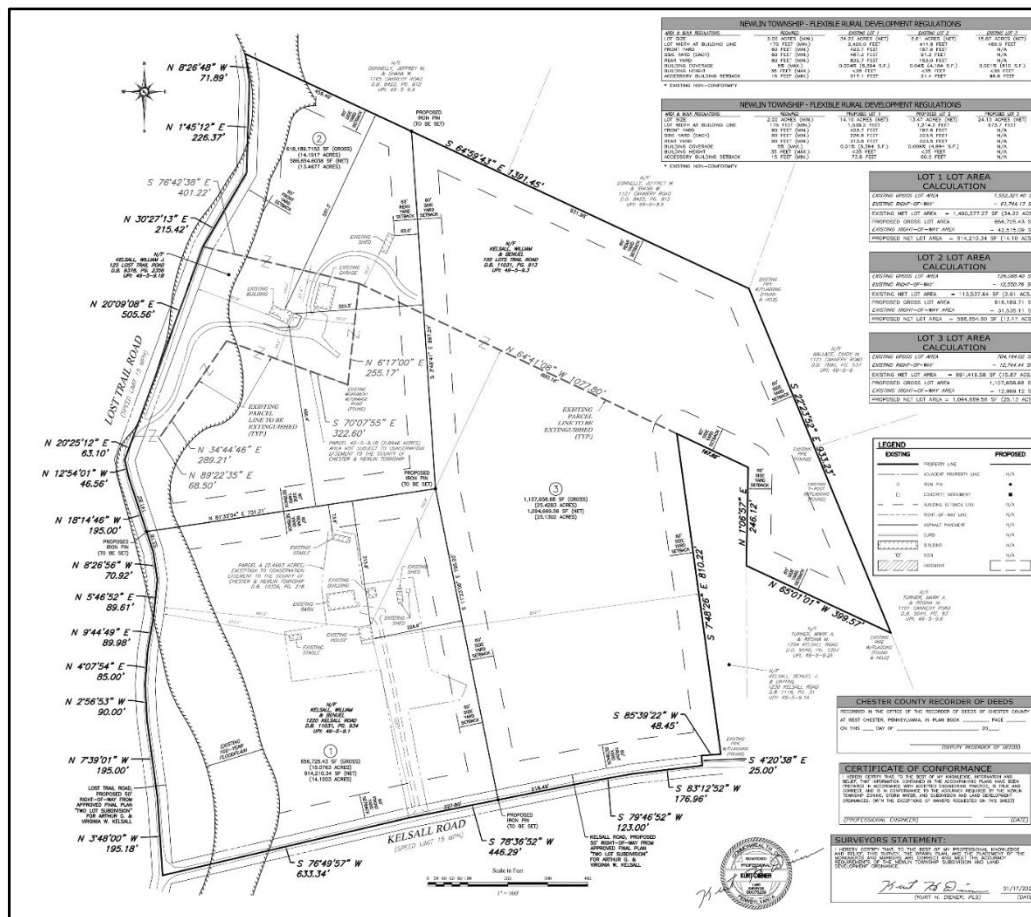
PROJECT SUMMARY:

Location:	Northeast corner of Kelsall Road and Lost Trail Road
Site Acreage:	54.30
Lots/Units:	3 lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential, Farm/Pasture Land
Municipal Land Use Plan Designation:	Rural Resource Preservation
UPI#:	49-5-9.1, 49-5-9.1B, 49-5-9.3

PROPOSAL:

The applicant proposes lot line revisions between three existing lots. No development activity is proposed as part of the current plan submission. The project site is located in the Flexible Rural Development zoning district.

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



Site Plan Detail, Sheet 1: Final Subdivision - Virginia Wallace Kelsall

Page: 3
 Re: Final Subdivision - Virginia Wallace Kelsall
 # Newlin Township – SD-06-25-18576

COUNTY POLICY:

LANDSCAPES:

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

PRIMARY ISSUES:

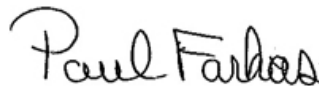
2. County mapping records indicate that UPI# 49-5-9.1 and 49-5-9.3 are part of the County Agricultural Land Preservation Program and protected by an agricultural conservation easement. It is our understanding that this subdivision plan was approved by the Chester County Agricultural Land Preservation Board on February 27, 2024. All applicable details of the agricultural conservation easement should be identified on the final plan.

ADMINISTRATIVE ISSUES:

3. According to County Tax Assessment records, UPI# 49-5-9.1 and 49-5-9.3 appear to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) to determine if this proposal could affect the applicant's tax status. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.
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, the Assessment Office, and the municipality.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Newlin 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: William & Benueel Kelsall
 JMR Engineering, LLC
 Chester County Assessment Office
 Chester County Department of Parks and Preservation



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 Eric M. Roe

Matthew J. Edmond, AICP
 Executive Director

PLANNING COMMISSION
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 601 Westtown Road
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July 29, 2025

Pauline Garcia-Allen, Borough Manager
 Oxford Borough
 P.O. Box 380
 Oxford, PA 19363

Re: Preliminary/Final Subdivision - 232 S. Fifth Street
 # Oxford Borough – SD-06-25-18581

Dear Ms. Garcia-Allen:

A Preliminary/Final Subdivision Plan entitled "232 S. Fifth Street", prepared by Hillcrest Associates, Inc., and dated April 10, 2025, was received by this office on July 11, 2025. 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 corner of Whitehall Way and South Fifth Street
Site Acreage:	0.18
Lots/Units:	1 existing lot; 2 proposed lots
Non-Res. Square Footage:	0
Proposed Land Use:	Twin Residential
Municipal Land Use Plan Designation:	Town Residential
UPI#:	6-9-78

PROPOSAL:

The applicant proposes the creation of 2 residential lots. There is an existing residential unit on each proposed lot. The project site, which is served by public water and public sewer, is located in the R-1 Residential zoning district. It is identified on Sheet 1 that, on January 9, 2025, the Borough Zoning Hearing Board granted seven variances for this project, including variances from the minimum lot size, front yard setback, and minimum lot width standards of the Township Zoning Ordinance, with seven conditions of approval.

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

Page: 3
 Re: Preliminary/Final Subdivision - 232 S. Fifth Street
 # Oxford Borough – SD-06-25-18581

COUNTY POLICY:

LANDSCAPES:

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

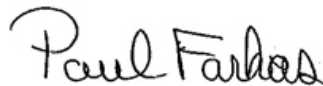
The project site is also located in the Town Residential land use category on the Future Land Use map in the Oxford Region Multimunicipal Comprehensive Plan. The subdivision is consistent with the recommended strategies for this land use category.

ADMINISTRATIVE ISSUES:

2. The site plan indicates that two off-street parking spaces will be provided for each lot, with vehicular access to the two spaces on Lot 2 provided from a 14 foot wide access easement on Lot 1. The details of this easement should be incorporated into the deeds of both lots.
3. The site plan identifies Whitehall Way as a private road that is part of the adjoining Whitehall Acres apartment development. The applicant should demonstrate that the owner of this private road has reviewed and approved the proposed shared driveway entrance, the details of which should be identified in the deeds of both lots.
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, the Assessment Office, and the municipality.

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

Sincerely,

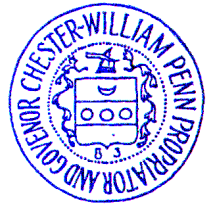


Paul Farkas
 Senior Review Planner

cc: La Palma Contractors, LLC
 Hillcrest Associates, Inc.



THE COUNTY OF CHESTER



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Matthew J. Edmond, AICP
Executive Director

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July 29, 2025

Pauline Garcia-Allen, Borough Manager
Oxford Borough
P.O. Box 380
Oxford, PA 19363

Re: Preliminary Subdivision - 220 N. Third Street
Oxford Borough – SD-06-25-18582

Dear Ms. Garcia-Allen:

A Preliminary Subdivision Plan entitled "220 N. Third Street", prepared by Hillcrest Associates, Inc., and dated April 14, 2025, was received by this office on July 11, 2025. 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:

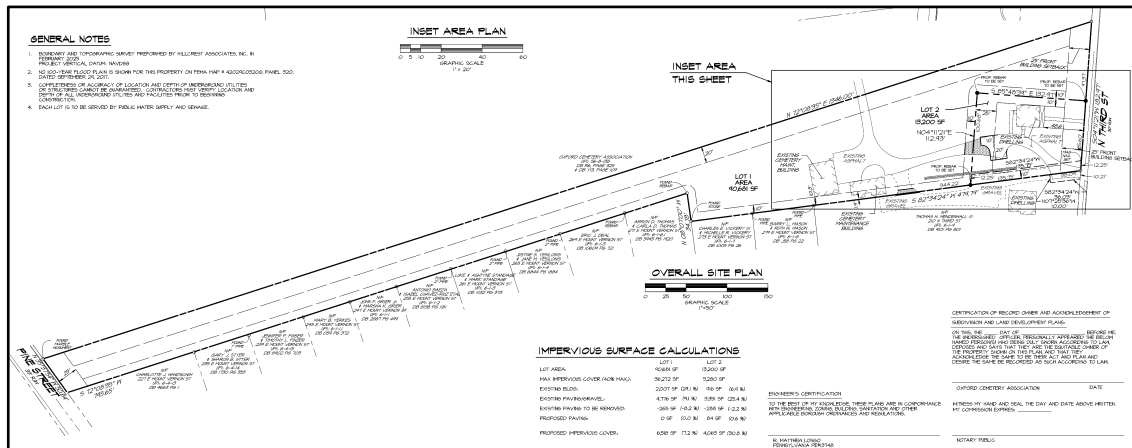
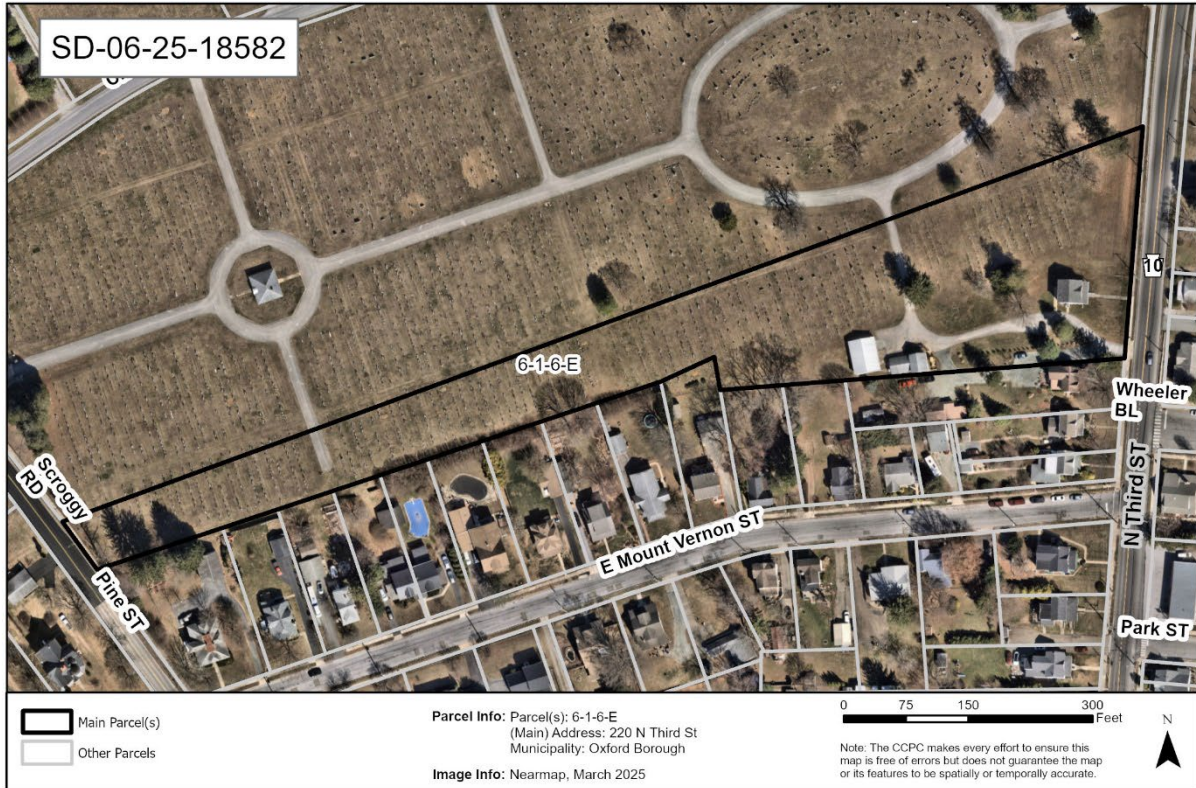
Location:	West side of North Third Street, north of East Mount Vernon Street
Site Acreage:	3.20
Lots/Units:	1 existing lot; 2 proposed lots
Non-Res. Square Footage:	0
Proposed Land Use:	Lot 1: existing Cemetery; Lot 2: existing Single Family Residential dwelling
Municipal Land Use Plan Designation:	Town Residential
UPI#:	6-1-6-E

PROPOSAL:

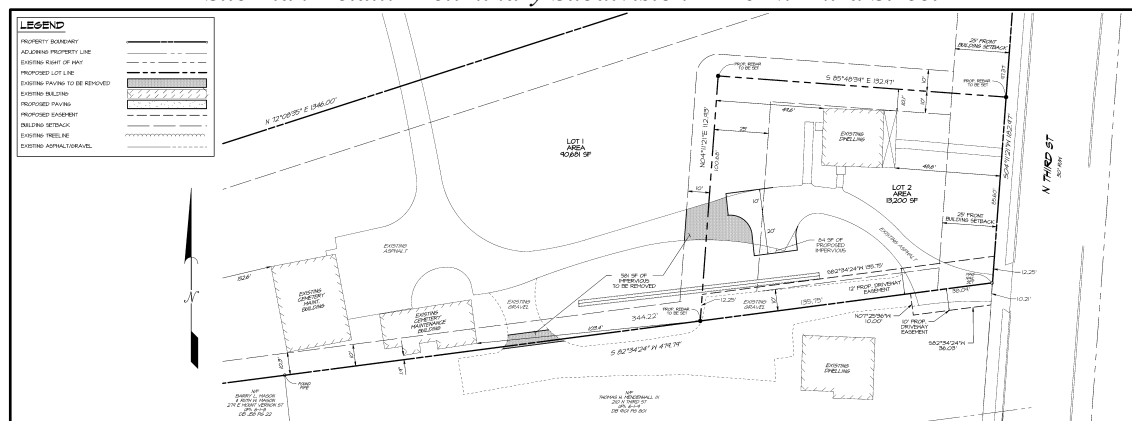
The applicant proposes the creation of 2 lots. No development activity is proposed as part of the current plan submission. The project site, which is served by public water and public sewer, is located in the R-1 Residential zoning district. We note that the adjoining parcel to the north in Lower Oxford Township (UPI# 56-8-138) is part of the cemetery tract owned by the Oxford Cemetery Association.

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

Page: 2
 Re: Preliminary Subdivision - 220 N. Third Street
 # Oxford Borough – SD-06-25-18582



Site Plan Detail: Preliminary Subdivision - 220 N. Third Street



Site Plan Detail, Inset Area: Preliminary Subdivision - 220 N. Third Street

Page: 3
 Re: Preliminary Subdivision - 220 N. Third Street
 # Oxford Borough – SD-06-25-18582

COUNTY POLICY:

LANDSCAPES:

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

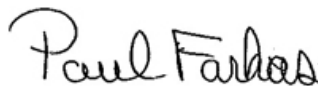
The project site is also located in the Town Residential land use category on the Future Land Use map in the Oxford Region Multimunicipal Comprehensive Plan. The subdivision is consistent with the recommended strategies for this land use category.

ADMINISTRATIVE ISSUES:

2. The site plan depicts two driveway easements, a 10 foot wide proposed driveway easement on the adjoining parcel to the south (UPI# 6-1-9), along with a 12 foot wide driveway easement on Lot 2 for the benefit of Lot 1. The details of these easements should be incorporated into the deeds of the affected lots.
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 Deeds, the Assessment Office, and the municipality.

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

Sincerely,

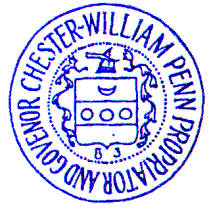


Paul Farkas
 Senior Review Planner

cc: Oxford Cemetery Association
 Hillcrest Associates, Inc.
 Deborah Kinney, Secretary, Lower Oxford Township



THE COUNTY OF CHESTER



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Matthew J. Edmond, AICP
Executive Director

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July 8, 2025

Rochelle M. Gresh, Borough Manager
Parkesburg Borough
315 West First Avenue, Building 1
Parkesburg, PA 19365

Re: Sketch Plan - 70 E. Second Avenue
Parkesburg Borough - LD-06-25-18558

Dear Ms. Gresh:

An unofficial sketch plan entitled "70 E. Second Avenue", prepared by Howell Engineering and dated May 16, 2025, was received by this office on June 9, 2025. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code as amended, our comments are offered as a planning service at the request of Parkesburg Borough.

This review focuses primarily upon design and procedural-related issues and concerns to assist the applicant and Parkesburg Borough in the review of this proposal prior to an official submission. This review does not replace the need for an official referral by Parkesburg Borough of a preliminary or final plan, as required by the Pennsylvania Municipalities Planning Code.

PROJECT SUMMARY:

Location:	East side of South Church Street (State Route 10), south of East Second Avenue
Site Acreage:	Approximately 25 acres
Lots/Units:	154 units
Non-Res. Square Footage:	37,125 square feet
Proposed Land Use:	Single Family Residential, Apartment, Retail
New Parking Spaces:	194 spaces
Municipal Land Use Plan Designation:	Commercial/Flex
UPI#:	8-6-61

PROPOSAL:

The sketch plan shows the construction of 154 residential units (70 detached dwellings and 84 apartments), 194 parking spaces, approximately 7.5 acres of open space, and 37,125 square feet of commercial and fitness center/clubhouse areas. The site, which will be served by public water and public sewer facilities, is located in the Parkesburg Borough R2 zoning district where Traditional Neighborhood Development (TND) is permitted as a conditional use. The sketch plan submission also included illustrations of potential dwelling types and designs.

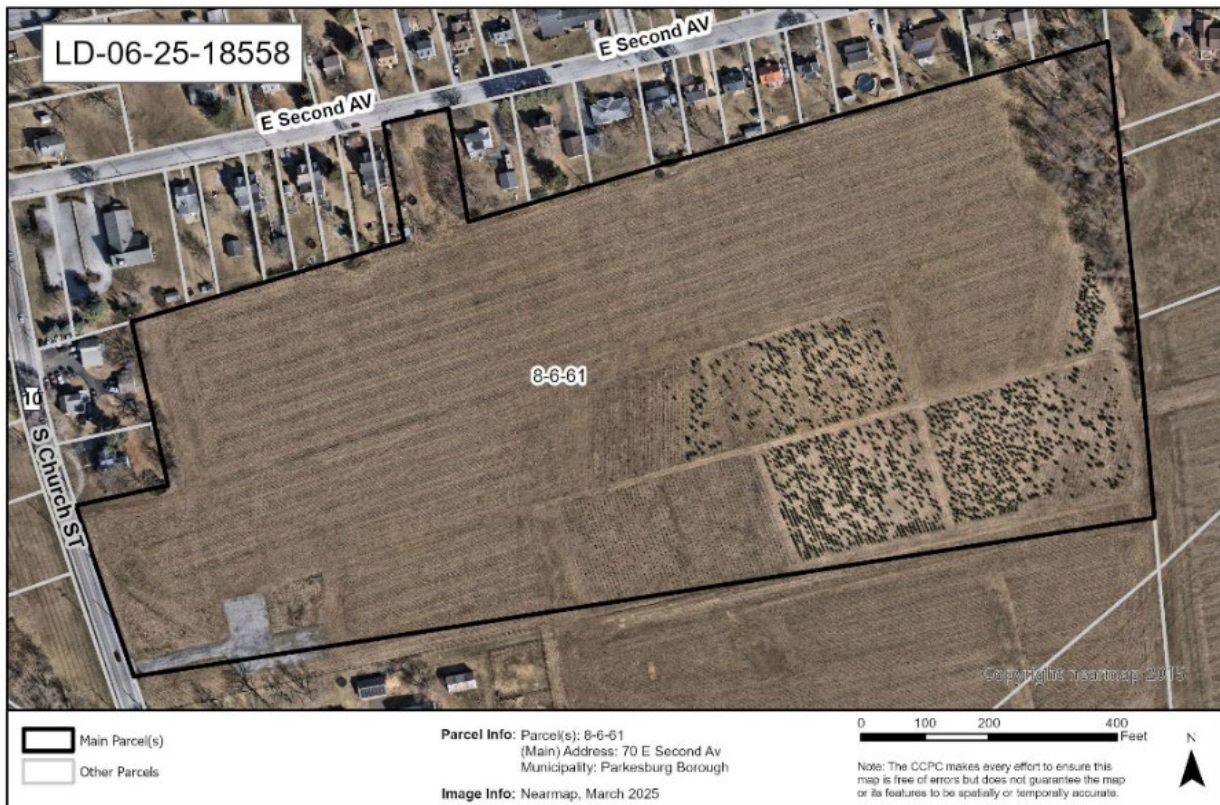
Page: 2
 Re: Sketch Plan - 70 E. Second Avenue
 # Parkesburg Borough - LD-06-25-18558

We commend the applicant and the Borough for considering this sketch plan. 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; this can result in a superior design and create an example for other applicants and municipalities to emulate.

BACKGROUND:

The Chester County Planning Commission previously reviewed proposed amendments to the Parkesburg Borough Zoning Ordinance and Subdivision and Land Development Ordinance relating to a TND as a conditional use permitted in the R-2 Residential Zoning District, including a “General Manual of Written and Graphic Design Guidelines (General Design Guide), TND design requirements, and other matters. Our review of that submission was included in a letter to the Borough dated November 8, 2024 (refer to CCPC #ZA-10-24-18288, SA-10-24-18289). We understand that the Zoning Ordinance and Subdivision and Land Development Ordinance amendments were adopted by the Borough as ordinance 2024-565 on January 16, 2025, and the associated design guide was adopted by the Borough as ordinance 2024-564, also on January 16, 2025. The Planning Commission also received an earlier version of a sketch plan for this site.

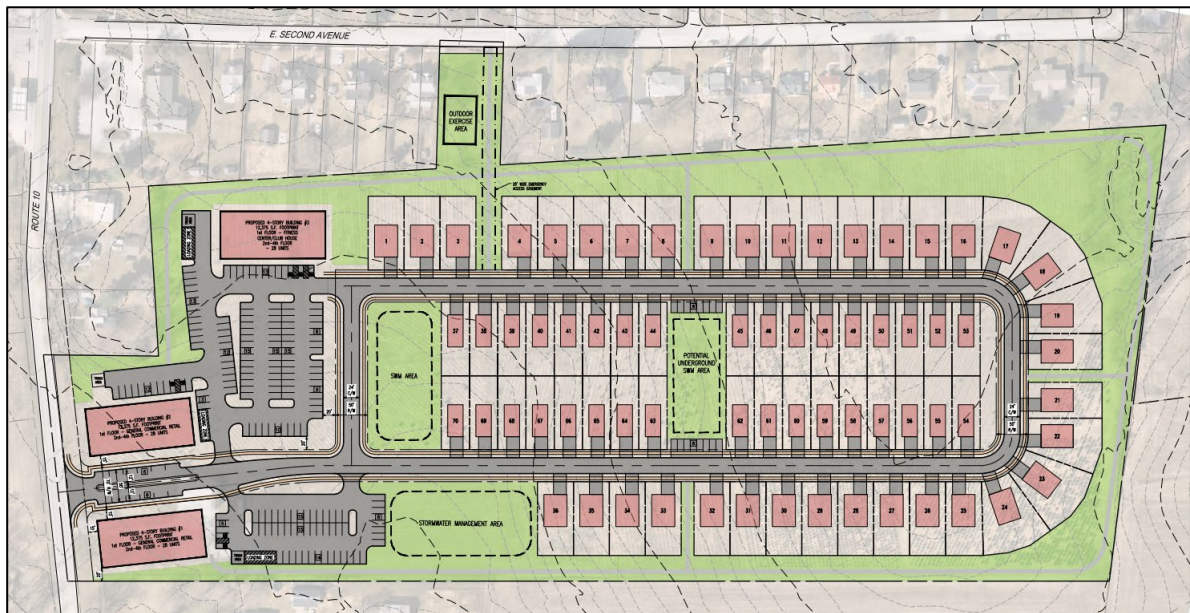
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter be addressed and all Parkesburg Borough issues should be resolved before action is taken on this plan.



Page: 3
 Re: Sketch Plan - 70 E. Second Avenue
 # Parkesburg Borough - LD-06-25-18558

LANDSCAPES:

1. The site is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems. The proposed land development sketch plan is consistent with the objectives of the **Urban Center Landscape**, although we recommend that the applicant and the Borough consider the comments in this letter as well as the conceptual sketch plan revision offered in this letter, which are intended to improve the overall design for the site.



Detail of 70 E. Second Avenue Sketch Plan

PRIMARY ISSUES:

Comments on the sketch plan

2. The three mixed use buildings to the western portion of the sketch plan are permitted by conditional use. The Borough's regulations for the mixed use buildings limit them to 35 feet in height unless they meet certain criteria (placing off-street parking below the rear portion of the building or within a parking garage to the rear of the building to reduce the amount of surface parking, then the mixed use buildings may be 45 feet in height). The mixed-use buildings as shown do not indicate any structured parking or parking under the buildings, therefore the buildings would appear to be limited to 35 feet and likely three stories instead of the four-story buildings as presented on the sketch. See Parkesburg Zoning Ordinance §2022.E.2.b. below:

Page: 4
 Re: Sketch Plan - 70 E. Second Avenue
 # Parkesburg Borough - LD-06-25-18558

2. Building height.

- a. Residential use maximum building height: Thirty-five (35) feet.
 - b. Nonresidential or Mixed-use maximum building height: Thirty-five (35) feet, except as may be increased up to a forty-five (45) feet to accommodate some or all of required off-street parking in a parking garage to the rear of and/or underneath a portion of a building, so long as a permitted use is located at the front of the building along the primary street frontage and when approved by conditional use by Borough Council in accordance with to Section 1500 and Article XV and XXI.
- 3. The ordinance provides for a range of housing types including detached, twins, duplexes, and attached townhouses (See §2022.C. Residential Uses Permitted.) Except for the multi-family dwelling units in the mixed-use buildings along the western portion of the site, the plan provides only single-family detached dwellings. A mix of dwelling units should be encouraged to provide a variety of housing types and price points and increase the housing diversity both within this development and in the Borough.
- 4. The proposed development is required to provide a project design guide that will be determined either consistent with or inconsistent with the general design guide that was adopted by the Borough, which includes an illustration concept showing the vision for TND use (on page 2 of the design guide). The vision illustrates a variety of housing types and alleys to provide rear access and useable open space. Although the applicant is not required to provide a plan that exactly matches the concept illustration on page 2 of the general design guide, but the proposed sketch should meet the ordinance requirements and demonstrate general consistency with the general design guide.
- 5. The single-family homes as shown do not appear to conform with the ordinance in two ways:
 - a. Both on the sketch (the box forms on the sketch do not provide any detail and are likely included to show general locations) and on 5 of the 6 illustrations of potential house types provided, the garages/façades do not appear to conform to the ordinance which requires that garages shall be recessed from the front façade by a minimum of five (5) feet. See §2022.D.4.b – as follows:
 - 4. All residential dwelling units except for multi-family dwellings (as a part of a mixed-use) shall, at a minimum, have one single car garage.
 - a. The car garage may be either attached to or detached from the dwelling unit.
 - b. If attached to a dwelling, garages shall be recessed from the front facade or a covered porch by a minimum of five (5) feet.
 - c. Garages shall not project into any required yard area.
 - d. Neither attached nor detached garages shall ever be converted to space for habitation. Garages must be maintained for the parking of a vehicle for which a deed restriction shall be required but shall not count towards parking requirements.
 - b. The driveways and access to the single family detached dwellings are composed of individual access points and front-loaded garages. While the applicable ordinance regulations do not explicitly prohibit this, this sketch is permitted by conditional use and the ordinance includes a stipulation for prioritization for access points/driveways with a hierarchy of preferences. As shown, this design does not reflect the Borough's access priorities. At a minimum, some of the proposed single family detached dwellings should utilize either access to a garage located to the rear of the property or rear access via an alley, front access to a side loaded garage, or shared access points/driveways. See also the General Design Guide in the SLDO. See §2022.D.7 – as follows:

Page: 5
 Re: Sketch Plan - 70 E. Second Avenue
 # Parkesburg Borough - LD-06-25-18558

7. Access priority. The design of the TND development shall prioritize means of access for driveways, parking, and garages to minimize the number of driveways and garages accessing primary streets in accordance with TND design principles, to maximize aesthetics, create a pedestrian orientation, and protect the health, safety, and welfare of residents by minimizing access points on streets and crossing sidewalks. Access to driveways and garages shall be provided in accordance with the following priorities. In order to deviate from Priority 1 in a below, development proposals shall provide adequate justification (site constraints, etc.) and difficulty for why alternative access is necessary through Priority 2 in b or Priority 3 in c below for residential dwelling units or nonresidential units where permitted (See Figure 2022-2, 3, and 4. See also General Design Guide):

- a. Priority 1: Access to rear parking area/driveway and/or garage from an alley (Figure 2022-2).
- b. Priority 2: Front access to a side loaded garage (Figure 2022-3).
- c. Priority 3: Front access to a front facing garage (Figure 2022-4).

Figure 2022-2

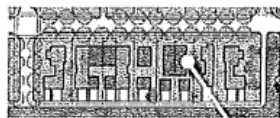


Figure 2022-3

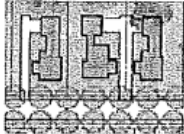
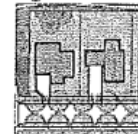


Figure 2022-4



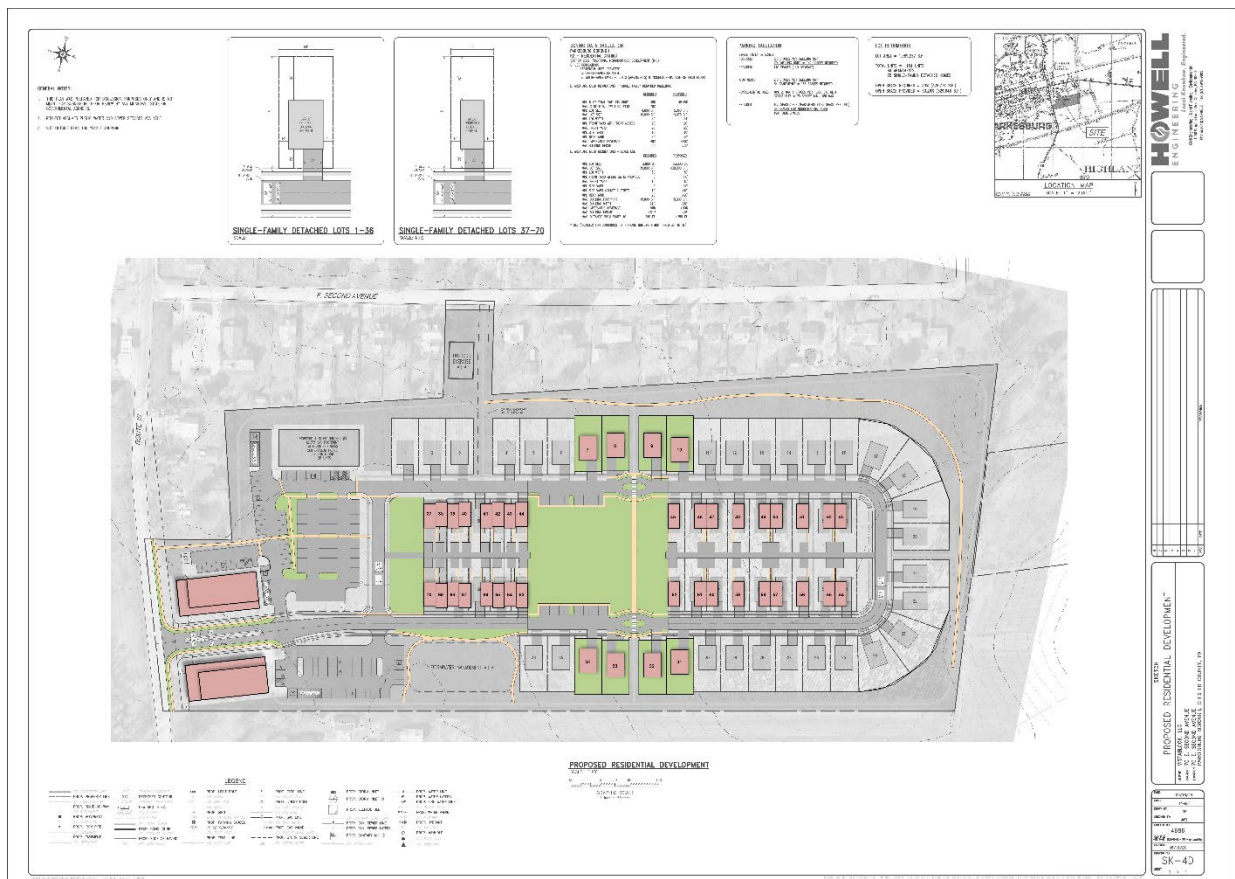
6. Ideally, a secondary vehicular and pedestrian access (with sidewalks) to the north to East Second Avenue should be provided. An access to East Second Avenue will distribute vehicle movements and allow better connectivity, and is also consistent with the *Chester County Urban Center Landscapes Design Guide*, at: <https://chescoplanning.org/MuniCorner/PDF/UrbanCenterDesignGuide.pdf>
7. Sufficient and appropriate landscaping should be provided between the proposed development and the homes fronting the south side of East Second Avenue.
8. The applicant should consider whether the proposed green areas, particularly those marked as “SWM area”, will be suitable for public passive or active recreation use. Note that only the “central green” area is noted as “potential underground SWM area”; this seems to indicate that the remaining SWA areas are not intended to use underground infiltration, thereby making them unavailable to be used as open space or useable by residents or visitors. If this is the case, the plan may not meet the ordinance requirements or the design guidelines. Note that there is a 30% open space requirement (20% green space – naturalized areas and recreational lands; 10% public space – formal public greens, plazas, playgrounds etc.) in §2022.E.3.
9. While some on-street parking may be appropriate in and around the mixed use buildings, the parking spaces along the south side of the primary access would appear to create a potential dangerous situation – cars stopping and backing into or out of on-street parking spaces directly in the primary access to the proposed development. This may increase the potential for conflicts both within the access aisle, within the intersection of South Church Street (State Route 10), and/or along South Church Street due to stopped traffic within the access, within the intersection, or along South Church Street due to the parking movements. At a minimum, several of the parking spaces closest to South Church Street on the southern side of the access road may need to be removed.
10. The proposed off-street parking areas should be reoriented and provide improved and appropriate pedestrian accommodations.

Page: 6
 Re: Sketch Plan - 70 E. Second Avenue
 # Parkesburg Borough - LD-06-25-18558

11. The applicant and the Borough should discuss whether adequate means should be provided for future vehicular accesses to potential future developments to the east.

Conceptual Sketch Plan Revision

12. The comments above are reflected in a conceptual revision to the sketch plan, prepared by the Chester County Planning Commission shown below. The alternate sketch plan reflects concepts that better reflect the general design guide for the TND vision that was adopted by the Borough, including:
- Potential at-grade open areas utilizing subsurface stormwater infiltration systems.
 - Rear-access alleys for some dwellings.
 - Varied dwelling types.
 - Traffic-calming islands, which can incorporate landscaping in islands as well as potential aesthetic features in “terminal vistas”.
 - Distributed 90-degree parking areas.
 - Improved pedestrian access and walkways.
 - Revised parking layouts to improve safety.



Conceptual revision to the applicant's sketch plan

Page: 7
Re: Sketch Plan - 70 E. Second Avenue
Parkesburg Borough - LD-06-25-18558

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 regarding 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 Parkesburg Borough to discuss this project in further detail.

Sincerely,

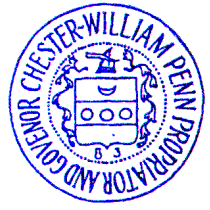
A handwritten signature in black ink that reads "Wes Bruckno". The signature is written in a cursive, flowing style.

Wes Bruckno
Senior Review Planner

cc: Howell Engineering
Jim Stauffer, Vistablock LLC



THE COUNTY OF CHESTER



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Eric M. Roe

Matthew J. Edmond, AICP
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July 23, 2025

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

Re: Final Subdivision - Dennis M. & Mary A. Hiller
Tredyffrin Township – SD-06-25-18577

Dear Ms. McPherson:

A Final Subdivision Plan entitled "Dennis M. & Mary A. Hiller", prepared by Bercek & Associates, and dated June 10, 2025, was received by this office on June 30, 2025. 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.

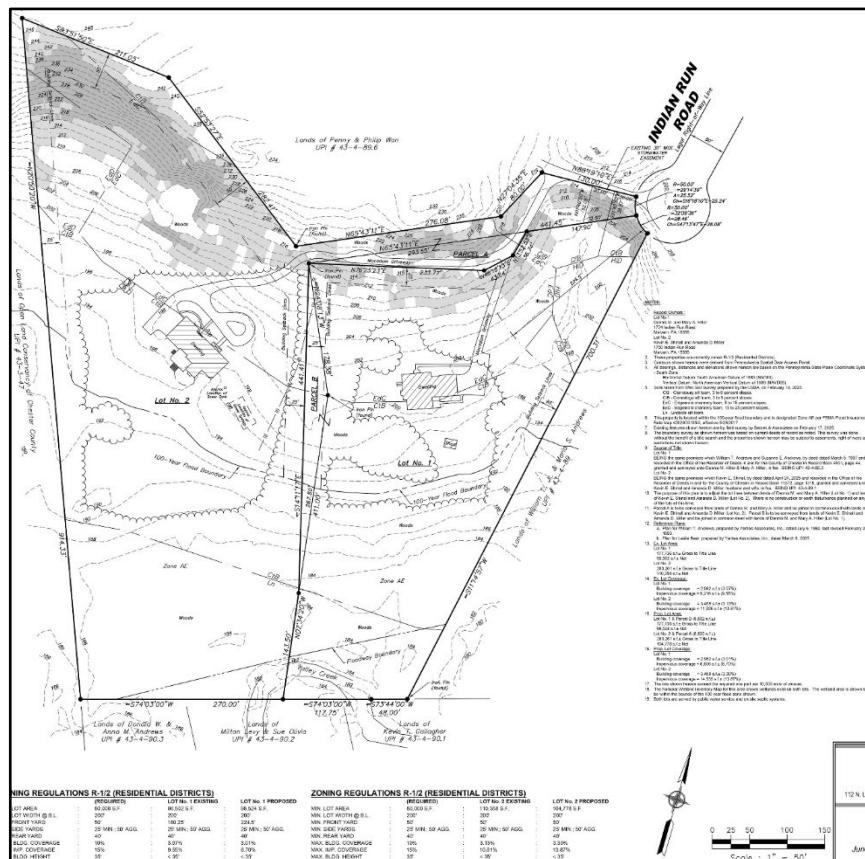
PROJECT SUMMARY:

Location:	West side of Indian Run Road, south of Yellow Springs Road
Site Acreage:	10.52
Lots/Units:	2
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Residential - Low Density
UPI#:	43-4-89.1, 43-4-89.2

PROPOSAL:

The applicant proposes a lot line revision between two single family residential lots. We acknowledge that the purpose of the plan is to adjust the lot line between the two lots so that the existing driveway for Lot 2 is located entirely on Lot 2, and we also acknowledge that this plan involves an equal area exchange between the two lots that will not result in a change in the lot area for either property. No development activity is proposed as part of the current plan submission. The project site is located in the R 1/2 Residential zoning district.

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



Site Plan Detail: Final Subdivision - Dennis M. & Mary A. Hiller

Page: 3
Re: Final Subdivision - Dennis M. & Mary A. Hiller
Tredyffrin Township – SD-06-25-18577

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a subdivision proposal pertaining to the creation of these two lots. That review, CCPC# 6522-3, dated September 1, 1992, which addressed the creation of eight single family residential parcels from a 40.24 acre site, was approved by the Township on November 16, 1992. This proposal involves a lot line revision between Lots 1 and 2 of the previously approved plan.

COUNTY POLICY:

LANDSCAPES:

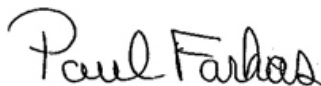
2. The project site is located within the **Suburban Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating 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**.

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 Deeds, the Assessment Office, and the municipality.

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: Dennis M. & Mary A. Hiller
Bercek & Associates



THE COUNTY OF CHESTER



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Eric M. Roe

Brian N. O'Leary, AICP
Executive Director

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July 15, 2025

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

Re: Final Land Development – ‘BYERS STATION’ AMENDED FINAL PRD PLANS (FINAL PLAN FOR LOT 2B OF PARCEL 5C)
Upper Uwchlan Township - LD-06-25-18562

Dear Mr. Scheivert:

A final land development plan entitled "‘BYERS STATION’ AMENDED FINAL PRD PLANS (FINAL PLAN FOR LOT 2B OF PARCEL 5C)", prepared by Bohler Engineering, dated March 15, 2022 and last revised May 30, 2025 ("REVISION 8"), was received by this office on June 17, 2025. 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 Pottstown Pike (State Route 100), north of Station Boulevard
Site Acreage:	3.89 acres
Lots:	1 lot; one structure
Non-Res. Square Footage:	10,500 square feet
Proposed Land Use:	Commercial
New Parking Spaces:	143 shared spaces
Municipal Land Use Plan Designation:	Village (2023 Comprehensive Plan)
UPI#:	32-4-1090.1

PROPOSAL:

The applicant proposes the construction of a 10,500 square foot commercial building and 143 shared parking spaces. The site, which will be served by public water and public sewer facilities, is located in the Upper Uwchlan Township PRD Planned Residential Development Overlay zoning district.

RECOMMENDATION: The current land development plan represents the second phase of plans that were previously reviewed by the Chester County Planning Commission. The County Planning Commission has no additional comments on the design of the current submission. All Upper Uwchlan Township issues should be resolved before action is taken on this land development plan.

Page: 2
 Re: Final Land Development – ‘BYERS STATION’ AMENDED FINAL PRD PLANS (FINAL PLAN FOR LOT 2B OF PARCEL 5C)
 # Upper Uwchlan Township - LD-06-25-18562

BACKGROUND:

1. The Chester County Planning Commission previously reviewed a land development for this site proposing the construction of four buildings totaling 25,520 square feet, including commercial and restaurant land uses and a day care center and 131 parking spaces. Our review of that plan was submitted to the Township on April 12, 2022 (refer to CCPC# LD-03-22-17149). We have no record of Township action on that submission.

The County Planning Commission subsequently reviewed a land development for this site proposing two 10,500 square foot commercial buildings totaling 21,000 square feet and 80 additional shared parking spaces. Our review of that plan was submitted to the Township on May 7, 2024 (refer to CCPC# LD-04-24-18077). Our records show that the Township approved that plan on May 20, 2024. The current land development plan represents a second phase of the previously reviewed plans.

We have no additional comments on the design of the current submission. However, we have included previous comments in this letter that are still relevant to the current submission.



COUNTY POLICY:

LANDSCAPES:

2. 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

Page: 3

Re: Final Land Development – ‘BYERS STATION’ AMENDED FINAL PRD PLANS (FINAL PLAN FOR LOT 2B OF PARCEL 5C)

Upper Uwchlan Township - LD-06-25-18562

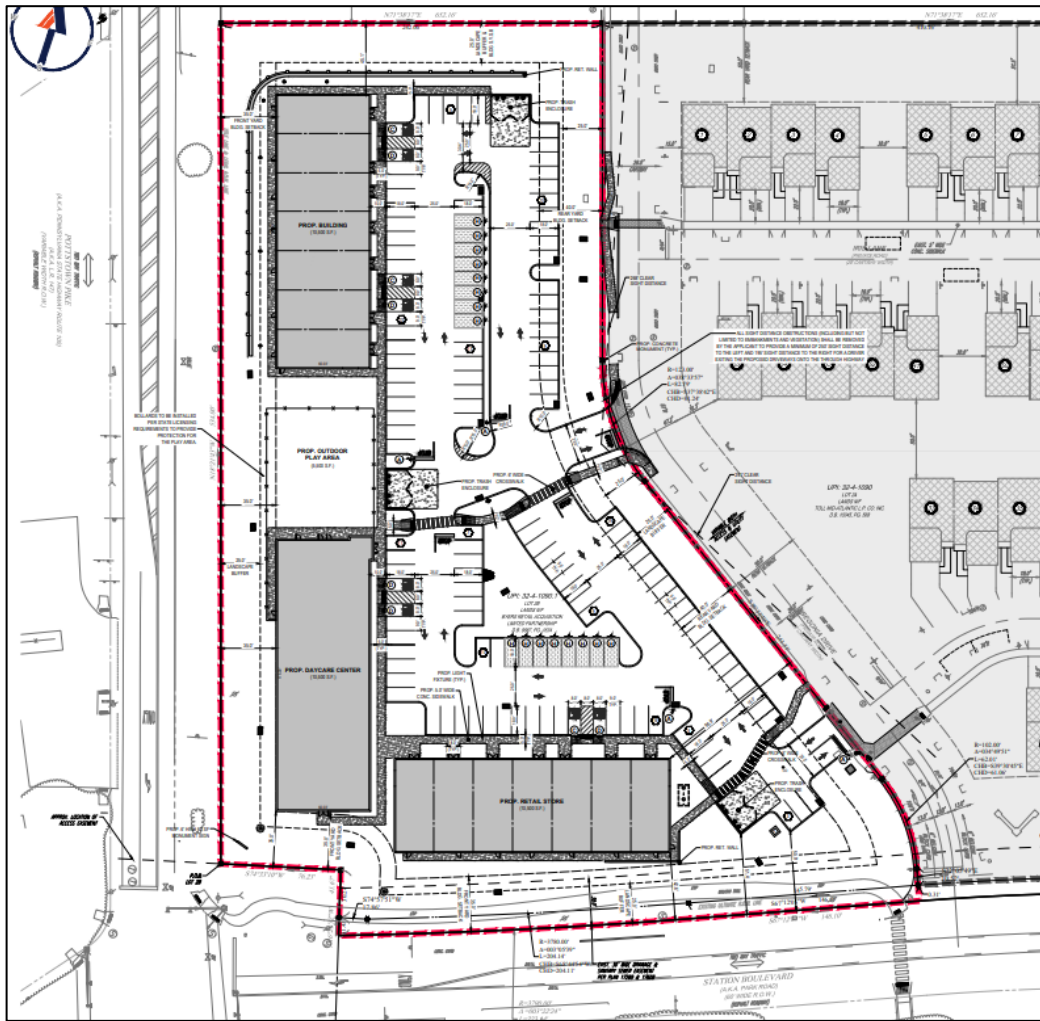
sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. The proposed land development is consistent with the objectives of the **Suburban Center Landscape**.

WATERSHEDS 2045:

3. ***Watersheds 2045***, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Pickering Creek watershed. The ***Watersheds 2045*** plan’s highest priority objectives within this watershed are:

- protecting and restoring vegetated riparian buffers, first order streams, and floodplain connectivity;
- reducing storm water runoff and mitigating flooding; implementing source water protection measures; and
- encouraging holistic planning to reduce potential conflict between development and natural resources.

Watersheds 2045 can be accessed at www.chesco.org/watersheds2045.



***Detail of ‘BYERS STATION’ AMENDED FINAL PRD PLANS
(FINAL PLAN FOR LOT 2B OF PARCEL 5C)***

Page: 4
 Re: Final Land Development – ‘BYERS STATION’ AMENDED FINAL PRD PLANS (FINAL PLAN FOR LOT 2B OF PARCEL 5C)
 # Upper Uwchlan Township - LD-06-25-18562

PRIMARY ISSUES:

4. The County Planning Commission’s Multimodal Circulation Handbook (2016 Update), which is available online at <https://chescoplanning.org/Guides/Multimodal/>, classifies Pottstown Pike (State Route 100) as a Major Arterial roadway. 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 and that be offered to PennDOT for dedication.
5. Pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system in the **Suburban Center Landscape**. “Connect” Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas. We endorse the provision of sidewalks on this site, which also connect to the adjacent residential areas. We also encourage the applicant to provide appropriate crosswalk connections from this site across Pottstown Pike as well as along the eastern portion of Pottstown Pike.

PennDOT’s Design Manual 2-Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act (ADA) recommend that sidewalks be a minimum of 5 feet in width. Additional information on this topic is provided in the Pedestrian Facilities Design Element of the County Planning Commission’s Multimodal Circulation Handbook (2016 Update).

6. While we acknowledge the proposed landscaping along Pottstown Pike and Station Boulevard, we recommend that the applicant consider incorporating pitched roofs to mitigate the views of the rear elevations from the public right-of-way. We also suggest that the applicant avoid the use of flat roofs on the structures because many of the nearby structures have pitched roofs and especially because the site is at a lower elevation from Pottstown Pike and Station Boulevard.
7. The roof areas may also 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 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/>.
8. The Stormwater Management Plans indicate that vegetated swales 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.

Page: 5

Re: Final Land Development – ‘BYERS STATION’ AMENDED FINAL PRD PLANS (FINAL PLAN FOR LOT 2B OF PARCEL 5C)

Upper Uwchlan Township - LD-06-25-18562

9. 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, especially to the structures’ rear areas.

ADMINISTRATIVE ISSUES:

10. 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>.

ADMINISTRATIVE ISSUES:

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

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,



Wes Bruckno
Senior Review Planner

cc: Bohler Engineering
Chester Springs REI LLC
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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

July 17, 2025

Betty Randzin, Secretary
Wallace Township
PO Box 670
Glenmoore, PA 19343

Re: Preliminary Subdivision - 421 Highspire Road
Wallace Township - SD-07-25-18589

Dear Ms. Randzin:

A preliminary subdivision plan entitled "421 Highspire Road", prepared by High Northern Terrain Engineering & Surveying and dated April 28, 2025, was received by this office on July 1, 2025. 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 Highspire Road, west of Green Pond Lane
Site Acreage:	12.138 acres
Lots:	4 lots proposed
Proposed Land Use:	Single Family Residential
UPI#:	31-7-3

PROPOSAL:

The applicant proposes the creation of four lots. The site, which contains one dwelling that will remain and is served by on-site water and on-site sewer facilities, is located in the Wallace Township FRR Flexible Rural Residential zoning district.

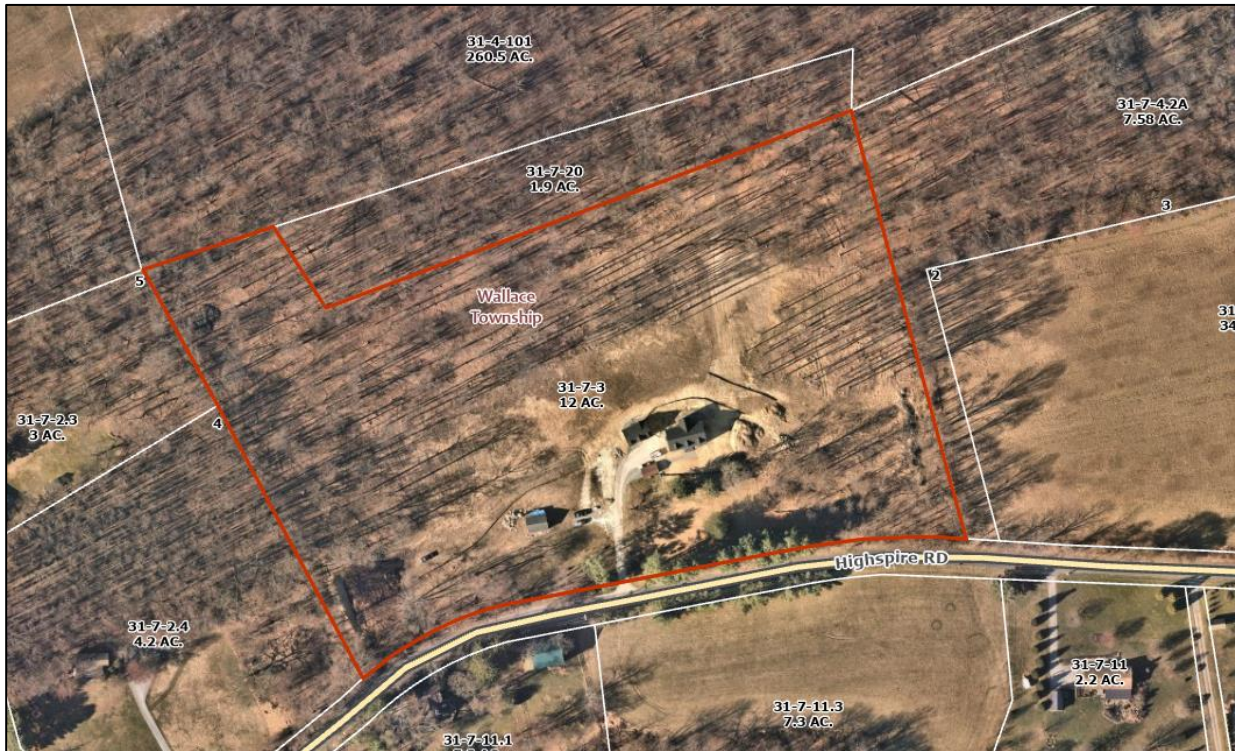
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Wallace Township issues should be resolved before action is taken on this land development plan.

COUNTY POLICY:

LANDSCAPES:

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

Page: 2
 Re: Preliminary Subdivision - 421 Highspire Road
 # Wallace Township - SD-07-25-18589



WATERSHEDS 2045:

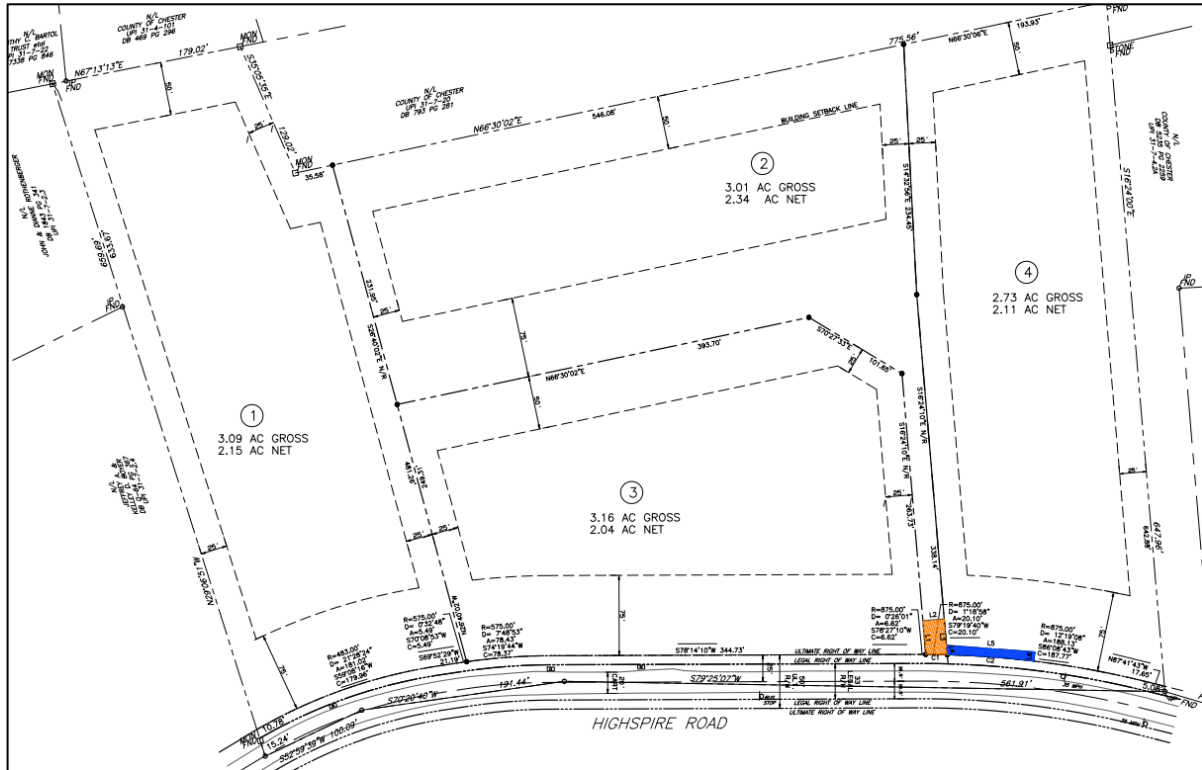
2. **Watersheds 2045**, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the **Upper Brandywine Creek** watershed. The **Watersheds 2045** plan's highest priority objectives within this watershed are:
 - protecting first order streams, riparian corridors, and existing woodlands;
 - reducing stormwater runoff; mitigating flood risks; implementing source water protection measures; and
 - promoting and expanding water-based recreational opportunities and access.**Watersheds 2045** can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

3. The site contains significant steep slope areas. Areas of steep and moderate slopes should be protected from disturbance that may cause erosion and flooding, as well as negatively impact water quality, wildlife habitat, slope stability, and scenic views. The applicant should attempt to limit disturbing these areas as much as possible.
4. Proposed Lot 1 is significantly constrained by steep slope areas that may reduce the area available for a replacement on-lot septic disposal area, therefore, a replacement area should be identified before the subdivision is approved.
5. The driveways for proposed Lots 2 and 4 are almost parallel for a substantial distance and the applicant should combine both driveways for as far to the north as possible. Shared driveways limit the number of new access points on public roads, reduce impervious coverage, reduce earth disturbance and lower construction costs. An easement area is proposed where the driveway meets Highspire Road, and this easement can be extended to the north as necessary.

Page: 3
 Re: Preliminary Subdivision - 421 Highspire Road
 # Wallace Township - SD-07-25-18589

The Township should also verify that the proposed driveway for Lot 2 is in conformance with the Township's ordinances with regard to sight distance and grade and the Township Engineer should also verify that the driveway's design will not result in excessive runoff. It is preferable to introduce a slight horizontal curve along this driveway to reduce its grade (steep grades along driveways can result in slippery conditions during cold weather).



*Detail of 421 Highspire Road
 Preliminary Subdivision Plan*

6. The Wallace Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.

ADMINISTRATIVE ISSUES:

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

Page: 4
Re: Preliminary Subdivision - 421 Highspire Road
Wallace Township - SD-07-25-18589

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

cc: James Treat
High Northern Terrain Engineering & Surveying
Chester County Health Department
Chester County Conservation District



THE COUNTY OF CHESTER



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

July 17, 2025

Danielle Stoltzfus, Township Secretary
West Brandywine Township
198 Lafayette Road
Coatesville, PA 19320

Re: Preliminary Subdivision and Land Development Plan - 1800 & 1804 Horseshoe Pike
West Brandywine Township SD-06-25-18567, LD-06-25-18565

Dear Ms. Stoltzfus:

A preliminary subdivision and land development plan entitled "1800 & 1804 Horseshoe Pike", prepared by Schock Group LLC, dated January 20, 2025 and last revised on June 11, 2025, was received by this office on June 18, 2025. 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:	Southwest side of Horseshoe Pike (State Route 322), west of Manor Road
Site Acreage:	26.91 acres
Lots/Units:	2 lots, the parcel lines are to be adjusted; 12 structures proposed
Non-Res. Square Footage:	97,000 square feet
Proposed Land Use:	Lot line revision and commercial development
New Parking Spaces:	109 spaces
Municipal Land Use Plan Designation:	Suburban Site-Responsive (northwest), Agricultural Preservation (southeast), Open Space/Resource Protection Focus (southwest)
UPI#:	29-4-27.4, 29-4-27.3

PROPOSAL:

The applicant proposes to relocate a parcel line separating two existing lots, the construction of 97,000 square feet of retail storage facilities in 12 buildings, and 109 parking spaces. The site, which will be served by public water and on-site sewer facilities, is located in the West Brandywine Township - LI Limited Industrial zoning district. A special exception approval to operate a retail storage facility was issued by the West Brandywine Township Zoning Hearing Board pursuant to a hearing on October 9, 2024, and the conditions of the approval are shown on the plan.

RECOMMENDATION: The County Planning Commission recommends that all West Brandywine Township issues should be resolved before action is taken on this subdivision and land development plan.

Page: 2

Re: Preliminary Subdivision and Land Development Plan - 1800 & 1804 Horseshoe Pike
 # West Brandywine Township SD-06-25-18567, LD-06-25-18565



BACKGROUND:

1. The Chester County Planning Commission previously reviewed a subdivision and land development plan for this site. Our comments on that review, CCPC# SD-03-25-18462, LD-03-25-18463 were forwarded to the Township in a letter dated April 23, 2025. The applicant then provided a letter to the Chester County Planning Commission, dated June 12, 2025, addressing the comments from our previous review, and we appreciate the applicant's thorough and complete responses.

The current plan is substantially similar to the previous plan, and we have no further comments on the design of the proposal. However, we suggest that the Township may wish to ask the applicant about any future plans for proposed Lot 2 (i.e., the 17.18-acre parcel that resulted from the relocation of the lot line) to be located to the west of the storage facility on proposed Lot 1.

COUNTY POLICY:

LANDSCAPES:

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

Page: 3

Re: Preliminary Subdivision and Land Development Plan - 1800 & 1804 Horseshoe Pike
 # West Brandywine Township SD-06-25-18567, LD-06-25-18565

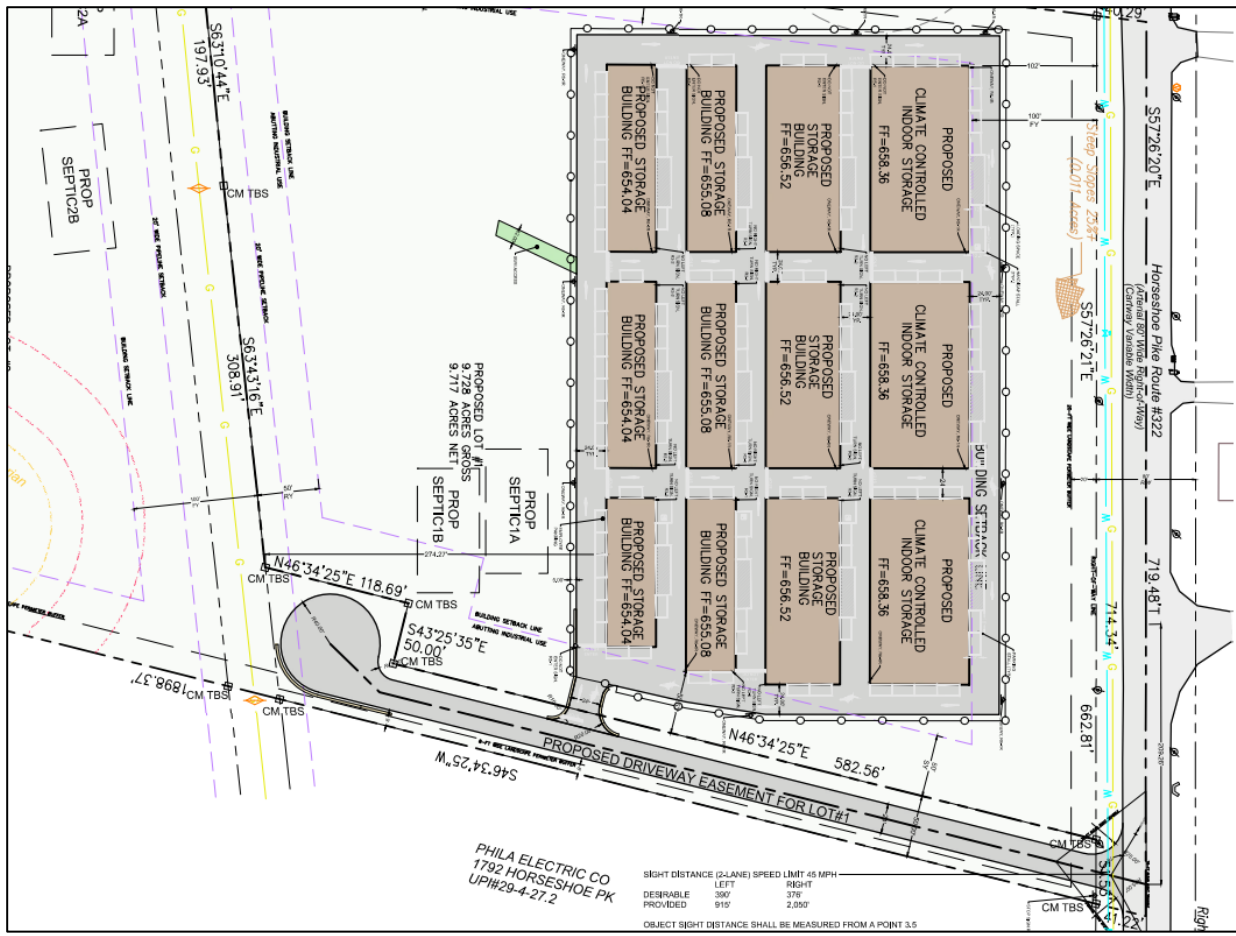
WATERSHEDS 2045:

3. **Watersheds 2045**, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Upper Brandywine Creek watershed. The **Watersheds 2045** plan's highest priority objectives within this watershed are:

- protecting first order streams, riparian corridors, and existing woodlands;
- reducing stormwater runoff; mitigating flood risks;
- implementing source water protection measures; and
- promoting and expanding water-based recreational opportunities and access.

Watersheds 2045 can be accessed at www.chesco.org/watersheds2045.

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** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.



Detail of 1800 & 1804 Horseshoe Pike
Preliminary Subdivision and Land Development Plan

Page: 4
Re: Preliminary Subdivision and Land Development Plan - 1800 & 1804 Horseshoe Pike
West Brandywine Township SD-06-25-18567, LD-06-25-18565

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 copy of the plan should be submitted to the Chester County Health Department for their review and comment on the proposed sewage disposal and/or water supply. The municipality should receive confirmation on the availability of sufficient sewer and water capacity from the appropriate authority and/or company prior to final plan approval. Additional information on this topic is provided online at: <https://www.chesco.org/365/Sewage-Water>.
6. A Pennsylvania Department of Transportation permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Pennsylvania Municipalities Planning Code.
7. A minimum of five copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, the Health Department, and West Brandywine Township.

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

Sincerely,



Wes Bruckno
Senior Review Planner

cc: Pickering Valley Contractors, Inc.
Schock Group LLC
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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July 17, 2025

Danielle Stoltzfus, Township Secretary
West Brandywine Township
198 Lafayette Road
Coatesville, PA 19320

Re: Preliminary/Final Land Development - New North Brandywine Middle School
West Brandywine Township - LD-06-25-18561

Dear Ms. Stoltzfus:

A preliminary/final land development plan entitled "New North Brandywine Middle School", prepared by Schradergroup and dated April 30, 2025, was received by this office on June 23, 2025. 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:	Southwest intersection of Reeceville Road (State Route 4005) and Hurley Road
Site Acreage:	46.00 acres
Lots:	1 lot
Non-Res. Square Footage:	135,000 square feet
Proposed Land Use:	School
New Parking Spaces:	340 spaces
UPI#:	29-7-167-E

PROPOSAL:

The applicant proposes the construction of the new 135,000 square foot North Brandywine Middle School and 340 parking spaces. A portion of the existing school building will remain, as noted on Sheet 5 - "existing school building addition to remain". The site, which is served by public water and public sewer facilities, is located in the West Brandywine Township MSI Medical/Service Institutional zoning district.

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

Page: 2
 Re: Preliminary/Final Land Development - New North Brandywine Middle School
 # West Brandywine Township - LD-06-25-18561

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a land development proposal for the construction of a 16,200 square foot building addition and the removal of two portable modular classrooms at the North Brandywine Middle School. This site. That review, CCPC# LD-06-24-18123, dated July 8, 2024, was approved by the Township on December 5, 2024.



COUNTY POLICY:

LANDSCAPES:

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

Page: 4
 Re: Preliminary/Final Land Development - New North Brandywine Middle School
 # West Brandywine Township - LD-06-25-18561

PRIMARY ISSUES:

4. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: <https://www.chescoplanning.org/Guides/Multimodal/Introduction.cfm>, classifies Reeceville Road (State Route 4005) as a major collector. The Handbook (page 183) recommends an 80-foot-wide right-of-way for major collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Reeceville Road and that this area be identified as a dedicated right-of-way and be offered for dedication to PennDOT.
5. The Township Engineer should review the design of the relocated entrance and crosswalks at the Reeceville Road /Freedom Boulevard intersection to ensure that turning movements will not conflict with pedestrians. Also, the Township Engineer should consider whether the sidewalk connection to the south of this intersection should be moved farther south to separate pedestrians from vehicles making right turns as they exit the site. Additional safety features such as a demand-actuated crossing signal at the pedestrian crossing at Hurley Road should also be considered.
6. "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. Pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system in the **Suburban Landscape**. We recommend that the Township strive to create a comprehensive future sidewalk program in this area, including a sidewalk from the school to the nearby YMCA as well as to adjoining areas. A safe crossing area at Reeceville Road should also be provided for students who walk to school. The Chester County Vision Partnership Program, at: <https://www.chescoplanning.org/MuniCorner/vpp.cfm>, may be available for future pedestrian planning and construction projects.
7. 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/>.
8. The School District and the Township should consider further integrating the drainage basin at Reeceville Road and Hurley Road as a site amenity that can an opportunity to demonstrate to students the principles and practices of low impact stormwater management, design, and maintenance, and the importance of watershed stewardship. We encourage the applicant to use this project as an educational resource for students and visitors by creating informational signage, and designing site-specific stormwater curriculum and projects that can be implemented in science classes.

The proposed stormwater management facilities could also include rain gardens; the County Planning Commission endorses the use of innovative stormwater management practices. We also recommend that landscaping be provided in the proposed roundabout.

Page: 5

Re: Preliminary/Final Land Development - New North Brandywine Middle School

West Brandywine Township - LD-06-25-18561

9. The plan's details include subsurface infiltration designs. 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.

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Wes Bruckno
Senior Review Planner

cc: Schradergroup
Coatesville Area School District
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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Matthew J. Edmond, AICP
 Executive Director

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

July 9, 2025

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

Re: Preliminary/Final Land Development - Hillside Bulk Foods
 # West Caln Township - LD-06-25-18560

Dear Ms. Milane-Sauro:

A preliminary/final land development plan entitled "Hillside Bulk Foods", prepared by Della Penna Engineering Inc. and dated March 24, 2025, was received by this office on June 12, 2025. 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:	Northeast intersection of West Kings Highway (State Route 340) and Octorara Trail (State Route 10)
Site Acreage:	3.23 acres
Lots/Units:	1 lot
Non-Res. Square Footage:	1,676 square feet
Proposed Land Use:	Commercial
New Parking Spaces:	No new spaces
UPI#:	28-4-60.1

PROPOSAL:

The applicant proposes the construction of a 1,676 square foot commercial building addition. The site is located in the West Caln Township V-Village zoning district. No changes to the site's water and sewer facilities are proposed.

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

Page: 2
 Re: Preliminary/Final Land Development - Hillside Bulk Foods
 # West Caln Township - LD-06-25-18560



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 2045:

2. **Watersheds 2045**, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Pequea Creek watershed. The **Watersheds 2045** plan's highest priority objectives within this watershed are:
 - protecting and restoring vegetated riparian corridors and aquatic habitats;
 - protecting first order streams and their drainage areas; and
 - restoring water quality in impaired streams.**Watersheds 2045** can be accessed at www.chesco.org/watersheds2045.
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** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.

Page: 4
 Re: Preliminary/Final Land Development - Hillside Bulk Foods
 #: West Caln Township - LD-06-25-18560

Impairments for Indian Spring Run: Recreation (Source Unknown - Pathogens); Aquatic Life: (Habitat Modification – Siltation, Habitat Alterations; Agriculture – Nutrients, Organic Enrichment, Siltation)
TMDL for Chesapeake Bay: Nutrients & Sediment
Designated uses for Unnamed tributary to Indian Spring Run: High Quality-Cold Water Fishes (HQ-CWF) and Migratory Fishes (MF)

4. Proposed subsurface infiltration bed:
 - a. The size of subsurface infiltration bed on parcel number UPI 28-4-60.1 may be undersized to manage the runoff from the increase in proposed impervious surface of 7,042 square feet. The PADEP BMP manual recommends a ratio of 5:1 of impervious area to infiltration bed surface area. The applicant should ensure that the proposed subsurface bed is adequately sized to handle larger, more intense storms consistent with recent rainfall patterns.
 - b. The applicant should confirm the infiltration rates of the underlying soils.
 - c. The applicant should ensure that the location of the cleanout is accessible for maintenance.
 - d. The proposed subsurface infiltration bed shown on Sheet 2 of 6 indicates that the bed is 2" deep; the detail on Sheet 6 of 6 indicates that it will be 2'-3" deep; Sheet 2 should be corrected. The applicant and the Township could also consider designing a rain garden to accommodate some of the site's stormwater runoff. A rain garden could be a contributing resource to the commercial activity on the site.
5. The Impervious Surface Summary shown on Sheet 2 of 6 indicates that the site will contain a total of 7,042 square feet of future impervious area. The applicant should clarify if this total future area includes the currently proposed addition, and the Township Engineer should verify that the site's stormwater management facilities can accommodate the site's total future impervious areas.
6. In order for the Township and all interested parties to adequately assess whether the proposed stormwater management designs for this site are sufficiently protective of this High Quality stream, the applicant should provide the post construction stormwater management report with calculations indicating that the stormwater management facilities meet the Township's peak rate and volume control requirements and any additional information that demonstrate potential impacts, including thermal impacts, on the waterway.
7. The plans should clarify the exact location of the existing infiltration bed and provide the Township with recent inspections and any operation and maintenance activities to confirm it is properly functioning.
8. To ensure that the stormwater management controls continue to function as designed, the applicant should include information on the frequency and proper inspection, operation, and maintenance of these systems in an Inspection, Operation and Maintenance Plan. Also, since the owner's designated operator and inspector of stormwater facilities is responsible for the operation, maintenance, and inspection of these facilities, the applicant should ensure the designated operator/inspector is properly trained to inspect these facilities to reduce the potential for failure and to address any issues with facilities.

Page: 5
 Re: Preliminary/Final Land Development - Hillside Bulk Foods
 #: West Caln Township - LD-06-25-18560

9. The plans indicate earth disturbance activities for the proposed land development are in proximity to steep slopes. The applicant should ensure any disturbance adheres to the Township's regulations.
10. The limit of disturbance (LOD) delineated on the plans may not accurately represent the actual area of earth disturbance. The Township's Stormwater Management Regulations define "Earth Disturbance" (or "Earth Disturbance Activity") as "A construction or other human activity which disturbs the surface of the land, including, but not limited to, clearing and grubbing; grading; excavations; embankments; road maintenance; land development; building construction; and the moving, depositing, stockpiling, or storing of soil, rock, or earth materials." The LOD boundaries should reflect the proper area according to this definition, which should include construction activities. For example, connections of roof areas from the proposed building addition to the proposed subsurface infiltration bed on the northeast side of UPI 28-4-60.1 should be included within the LOD.
11. E&S Controls:
 - a. The plans should identify the locations of any temporary sediment basins.
 - b. On Sheet 5 E&S Details, the filter socks are shown as 24" and are 18" in the plan on Sheet 4 Grading, Utility, and E&S. The applicant should confirm the dimensions of the filter sock and ensure the plans and details are consistent.

OTHER ISSUES:

12. The applicant should show the site's potable water and sewage disposal facilities.
13. The Township should determine if additional landscaping should be required according to **Section 525 Buffering and Screening, Landscaping, and Street Trees** of the Township Subdivision and Land Development Ordinance.
14. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at <https://chescoplanning.org/Guides/Multimodal/>, classifies West Kings Highway (State Route 340) as a major collector and Octorara Trail (State Route 10) as a minor arterial. The Handbook (page 183) recommends an 80 foot-wide right-of-way for major collector roads and an 100-foot-wide right-of-way as minor arterials to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate rights-of-way to be reserved for these sections of West Kings Highway and Octorara Trail and that be offered for dedication to PennDOT.

ADMINISTRATIVE ISSUES:

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

Page: 6
Re: Preliminary/Final Land Development - Hillside Bulk Foods
West Caln Township - LD-06-25-18560

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, the Chester County Health Department, and West Caln Township.

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

Sincerely,



Wes Bruckno
Senior Review Planner

cc: Della Penna Engineering Inc.
Sam Stoltzfus
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District
Chester County Water Resources Authority



THE COUNTY OF CHESTER



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July 21, 2025

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

Re: Final Subdivision - Deborah S. Kates
 # West Caln Township - SD-06-25-18580

Dear Ms. Milane-Sauro:

A final subdivision plan entitled "Deborah S. Kates", prepared by Regester Associates, Inc. and dated May 8, 2025, was received by this office on July 1, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration

PROJECT SUMMARY:

Location:	East side of Reservoir Road, south of Water Works Road
Site Acreage:	15.90 acres
Lots:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Growth Area - Moderate Density Residential
UPI#:	28-9-9.1

PROPOSAL:

The applicant proposes the creation of two lots. The site, which is served by on-site water and on-site sewer facilities, is located in the West Caln Township RC Rural Center zoning district. The site contains a dwelling that will remain.

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

COUNTY POLICY:

LANDSCAPES:

1. The site is located within the **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

Page: 2
 Re: Final Subdivision - Deborah S. Kates
 # West Caln Township - SD-06-25-18580

and community facilities should be provided. The proposed subdivision is consistent with the objectives of the **Suburban Landscape**.



WATERSHEDS 2045:

2. ***Watersheds 2045***, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Upper Brandywine Creek watershed. The ***Watersheds 2045*** plan's highest priority objectives within this watershed are:

- protecting first order streams, riparian corridors, and existing woodlands;
- reducing stormwater runoff;
- mitigating flood risks;
- implementing source water protection measures; and
- promoting and expanding water-based recreational opportunities and access.

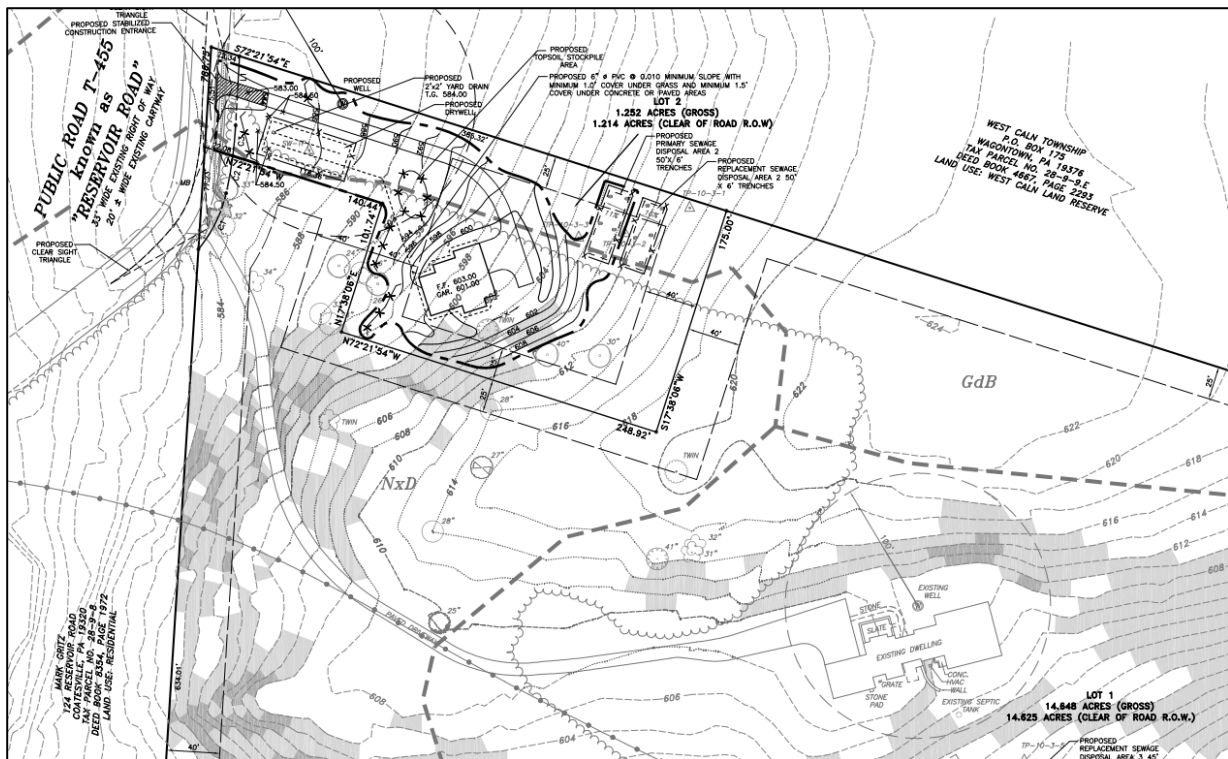
Watersheds 2045 can be accessed at www.chesco.org/watersheds2045.

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*** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.

Page: 3
 Re: Final Subdivision - Deborah S. Kates
 #: West Caln Township - SD-06-25-18580

COMMENTS:

- The Township should consider asking the applicant to provide landscaping along the northern edge of the proposed driveway where it abuts the parcel owned by West Caln Township.
- The Township Engineer should verify that the driveways at both lots provide adequate sight distances along Reservoir Road.



*Detail of Deborah S. Kates
 Final Subdivision Plan*

ADMINISTRATIVE ISSUES:

- 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>.
- 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, the Health Department, and West Caln Township.

Page: 4
Re: Final Subdivision - Deborah S. Kates
West Caln Township - SD-06-25-18580

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

Sincerely,

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

Wes Bruckno
Senior Review Planner

cc: Deborah S. Kates
Chester County Health Department
Reger Associates, Inc.
Chester County Conservation District



THE COUNTY OF CHESTER



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July 21, 2025

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

Re: Preliminary Land Development - Pharmablock, LLC
 # West Goshen Township – LD-05-25-18544

Dear Mr. Bashore:

A Preliminary Land Development Plan entitled "Pharmablock, LLC", prepared by Howell Engineering, and dated April 8, 2024, was received by this office on June 23, 2025. 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:

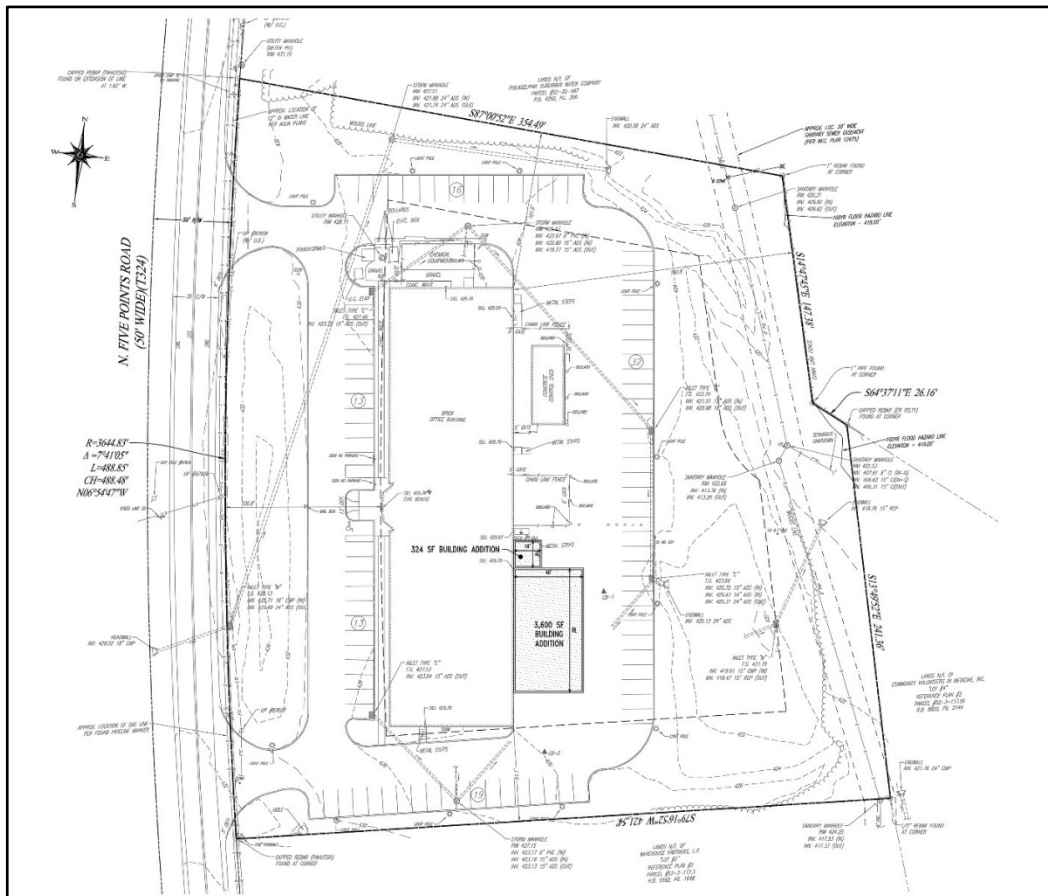
Location:	East side of North Five Points Road, north of Lawrence Drive
Site Acreage:	4.00
Lots/Units:	1
Non-Res. Square Footage:	3,924
Proposed Land Use:	Additions to Existing Industrial Building
Municipal Land Use Plan Designation:	Commercial, Office, Industrial Infill
UPI#:	52-3-117.2

PROPOSAL:

The applicant proposes the construction of two building additions totaling 3,924 square feet. We note that the proposed additions will be located within an existing parking area (eight parking spaces will be removed). No new sewage disposal or water supply is proposed as part of this development. The project site is located in the I-1 Campus Light Industrial zoning district.

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

Page: 2
 Re: Preliminary Land Development - Pharmablock, LLC
 # West Goshen Township – LD-05-25-18544



Site Plan Detail, Sheet 2: Preliminary Land Development - Pharmablock, LLC.

Page: 3
 Re: Preliminary Land Development - Pharmablock, LLC
 #: West Goshen Township – LD-05-25-18544

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a land development proposal for this site. That review, CCPC# 9412-13, dated November 20, 1998, which addressed the construction of a 22,560 square foot flex building, was approved by the Township on January 27, 1999.

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. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. The proposed land development is consistent with the objectives of the **Suburban Center Landscape**.

WATERSHEDS 2045:

3. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Chester Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: improving stormwater management to increase infiltration and protect baseflow; restoring stream channels and vegetated riparian corridors; addressing legacy and emerging contaminants; reducing nutrient pollution; and promoting source water protection methods. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

4. While the site is located within the 100 year floodplain, and Survey Note 11 on Sheet 1 indicates that the property is located within flood hazard zone AE, the floodplain boundary is not clearly shown on the site plan. This should be clarified by the applicant. 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. The Township should request documentation of any permit(s) required for this project before approving the plan.

ADMINISTRATIVE ISSUES:

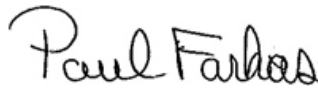
5. Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.

Page: 4
Re: Preliminary Land Development - Pharmablock, LLC
West Goshen Township – LD-05-25-18544

6. According to the Waiver Request note on Sheet 1, the applicant is requesting a waiver from Section 71-18.A of the Township Code, in order to allow the use of a subsurface MRC bed in lieu of infiltration for this project. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
7. The project site adjoins the West Chester Reservoir. The applicant and Township should determine if any additional erosion control measures are required in order to prevent contaminants from entering the reservoir.
8. The site plan depicts the location of an existing stormwater basin to the immediate east of the proposed building additions and infiltration bed. The applicant may want to consider future updates to the existing stormwater facilities on the project site, as part of the general upkeep of this development.
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, the Assessment Office, and the municipality.

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

Sincerely,

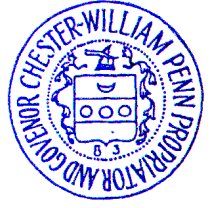


Paul Farkas
Senior Review Planner

cc: Rene Gonzalez
Pharmablock (USA), Inc.
Howell Engineering



THE COUNTY OF CHESTER



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Eric M. Roe

Matthew J. Edmond, AICP
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West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

July 3, 2025

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

Re: Preliminary Subdivision and Land Development - TRBL Ellis, LLC
West Goshen Township – SD-06-25-18549 and LD-06-25-18550

Dear Mr. Bashore:

A Preliminary Subdivision and Land Development Plan entitled "TRBL Ellis, LLC", prepared by Inland Design, and dated April 21, 2025, was received by this office on June 3, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed plan for your consideration.

PROJECT SUMMARY:

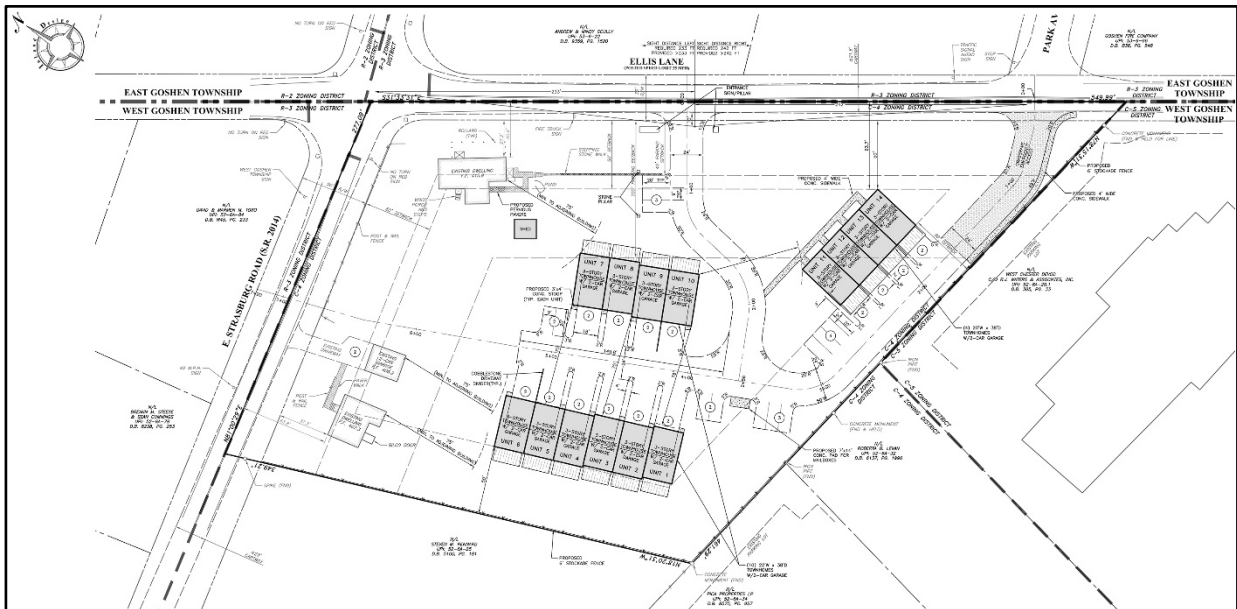
Location:	Southwest corner of Ellis Lane and East Strasburg Road
Site Acreage:	3.21
Lots/Units:	2 existing lots; 1 proposed lot
Non-Res. Square Footage:	0
Proposed Land Use:	2 existing single family residential dwellings; 14 proposed townhouse units
Municipal Land Use Plan Designation:	Commercial, Office, High-Density Residential
UPI#:	52-6A-26, 52-6A-27

PROPOSAL:

The applicant proposes the consolidation of two existing lots into one lot, along with the construction of 14 townhouse units. Eight (7) central off-street parking spaces will be provided. The site plan indicates that, while an existing barn will be removed, two existing dwellings and an accessory garage will remain. The project site, which will be served by public water and public sewer, is located in the C-4 Special Limited Business and Apartment zoning district. A Traffic Assessment, prepared by Rettew, dated April 23, 2025, was included with the plan submission. The project site adjoins East Goshen Township.

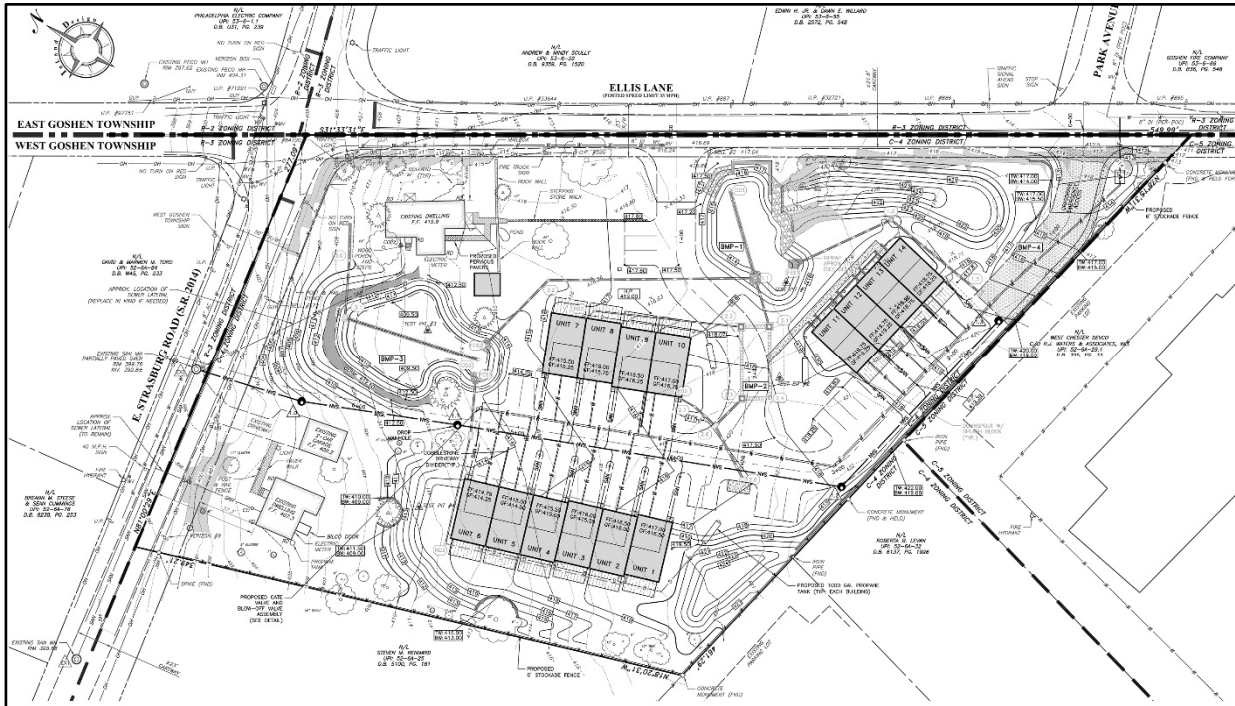
RECOMMENDATION: The County Planning Commission recommends that the applicant and Township consider a revised site plan that preserves the historic barn on this site (as discussed in comment #3). All other issues raised in this letter, and all Township issues should be resolved before action is taken on this subdivision and land development plan.

Page: 2
 Re: Preliminary Subdivision and Land Development - TRBL Ellis, LLC
 # West Goshen Township – SD-06-25-18549 and LD-06-25-18550



Site Plan Detail, Sheet 5 (Lot Layout Plan): TRBL Ellis, LLC

Page: 3
 Re: Preliminary Subdivision and Land Development - TRBL Ellis, LLC
 # West Goshen Township – SD-06-25-18549 and LD-06-25-18550



Site Plan Detail, Sheet 6 (Grading & Utility Plan): TRBL Ellis, LLC

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. While the proposed development is generally consistent with the objectives of the **Suburban Landscape**, greater consistency can be achieved with the preservation of both historic resources on UPI# 52-6A-27. One of the Planning Principles of the **Suburban Landscape** is the preservation and reuse of historic buildings in their historic context (page 38).

WATERSHEDS 2045:

2. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Chester Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: improving stormwater management to increase infiltration and protect baseflow; restoring stream channels and vegetated riparian corridors; addressing legacy and emerging contaminants; reducing nutrient pollution; and promoting source water protection methods. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

Page: 4
 Re: Preliminary Subdivision and Land Development - TRBL Ellis, LLC
 # West Goshen Township – SD-06-25-18549 and LD-06-25-18550

PRIMARY ISSUES:

3. The 2013 Township Historic Resources Atlas indicates that, while there are no historic resources located on UPI# 56-2A-26, UPI# 52-6A-27 contains two Class 2 historic resources. These two historic resources are identified in the Township's prior (2004) Comprehensive Plan as the Bird in Hand Tavern, a stucco/stone building built in 1780 that is now a house, and the Bird in Hand Barn, a stone building built in 1775, that was most recently utilized as an antique store. The site plan indicates that, while the Bird in Hand Tavern building will remain, the Bird in Hand barn will be removed (a stormwater basin is proposed to be built where the barn is currently located). However, General Note 1 on Sheet 1 indicates that the purpose of the plan includes the preservation of two historic buildings. This should be clarified by the applicant.

We recommend that the applicant and Township consider a revised site plan that incorporates the preservation and adaptive reuse of the barn, along with associated revisions to the design of the stormwater facilities to allow for the preservation of the barn. We note that the Priority Issues identified in the Township's 2019 Comprehensive Plan (pages 4-5) include the protection of the Township's historic resources, along with encouraging development that incorporates value-added amenities such as open space, walkability, energy efficiency, and historic resources. Additional information on adaptive reuse is provided in the County Planning Commission's Adaptive Reuse planning eTool, which is available online at:

<https://chescoplanning.org/MuniCorner/eTools/02-AdaptiveReuse.cfm>.

"Appreciate" Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at: www.chescoplanning.org/Landscapes3/1c-Appreciate.cfm.

4. The Zoning Variances Requested table on Sheet 1 indicates that the applicant is requesting variances from the parking setback and building height requirements of the Township Zoning Ordinance (the table indicates that, while the maximum permitted height for multifamily townhouse units is 30 feet, the proposed townhouse units will have a maximum building height of 35 feet in order to accommodate the standard building specifications for the architectural roof lines). The Township should not grant final plan approval prior to the Zoning Hearing Board granting any variance requests. The final plan should accurately note the Zoning Hearing Board's decision, including any conditions of approval issued by the Board.
5. The site plan indicates that an emergency access connection will be provided on Ellis Lane, south of the main driveway entrance. We note that the design details of the emergency access connection are provided on Sheet 13. We recommend the applicant and Township refer to the Emergency Access design element in Chapter 3 of the County Planning Commission's Multimodal Circulation Handbook (2016 Update) in its design of the emergency access connection. This design element is available online at: <https://chescoplanning.org/Guides/Multimodal/>.
6. The applicant and Township should investigate the feasibility of providing direct pedestrian access to the adjoining commercial development to the south. We note that, while a sidewalk is provided along the south side of the proposed emergency access entrance, it does not directly connect to the adjoining parcel to the south.

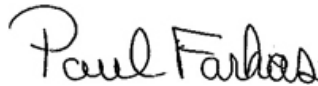
Page: 5
 Re: Preliminary Subdivision and Land Development - TRBL Ellis, LLC
 # West Goshen Township – SD-06-25-18549 and LD-06-25-18550

ADMINISTRATIVE ISSUES:

7. Land disturbance and land development activities that occur within Chester County must comply with the ***County-wide Act 167 Stormwater Management Plan for Chester County, PA*** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
8. The Act 247 County Referral Form indicates that a Homeowners' Association will be responsible for the proposed common facilities/areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance. We also recommend that the HOA document allow for rooftop solar installations and other energy efficiency and environmental conservation actions.
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 (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, the Assessment Office, and the municipality.

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

Sincerely,

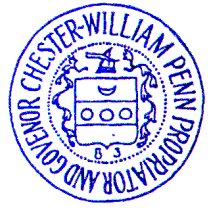


Paul Farkas
 Senior Review Planner

cc: TRBL Ellis, LLC
 Inland Design
 Chester County Conservation District
 Derek Davis, Manager, East Goshen Township



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

Matthew J. Edmond, AICP
 Executive Director

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

July 29, 2025

Candace Miller, Secretary
 West Nottingham Township
 100 Park Road
 Nottingham, PA 19362

Re: Final Subdivision - Daniel P. & Mary S. Stoltzfus
 # West Nottingham Township – SD-06-25-18574

Dear Ms. Miller:

A Final Subdivision Plan entitled "Daniel P. & Mary S. Stoltzfus", prepared by Regester Associates, Inc., and dated May 7, 2025, was received by this office on June 30, 2025. 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:

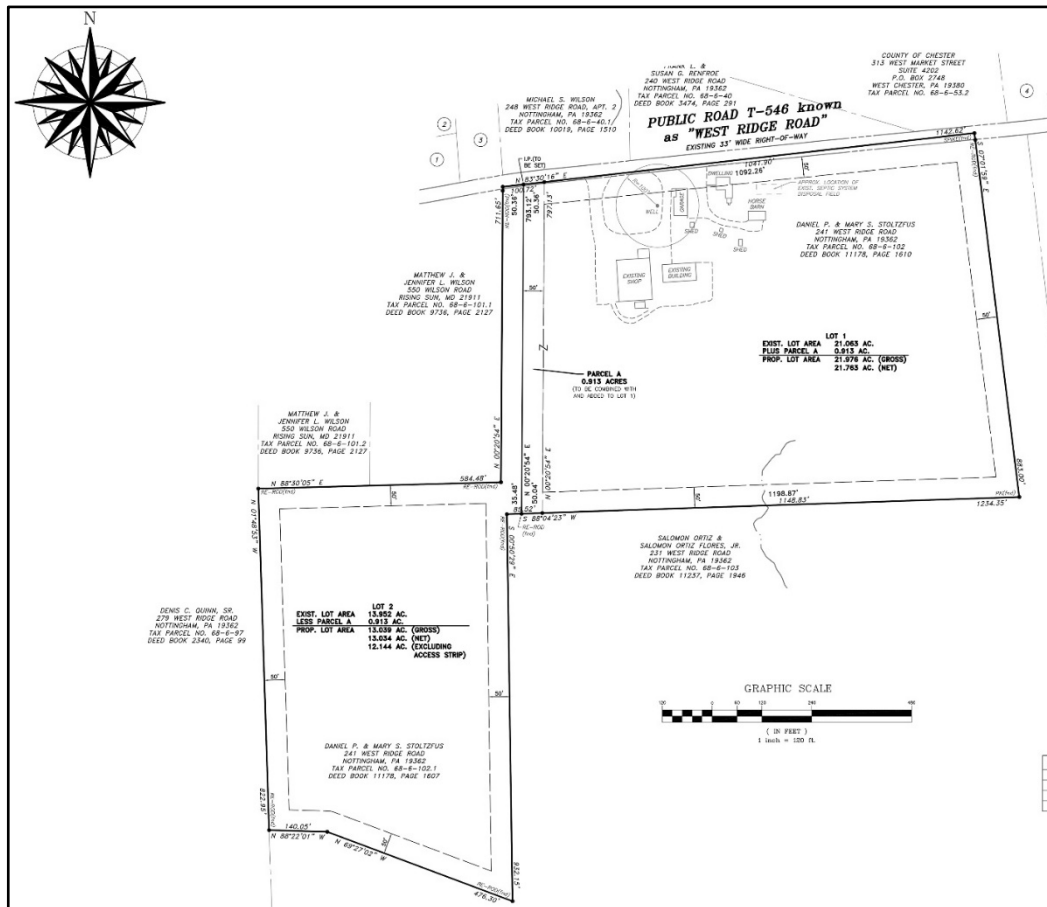
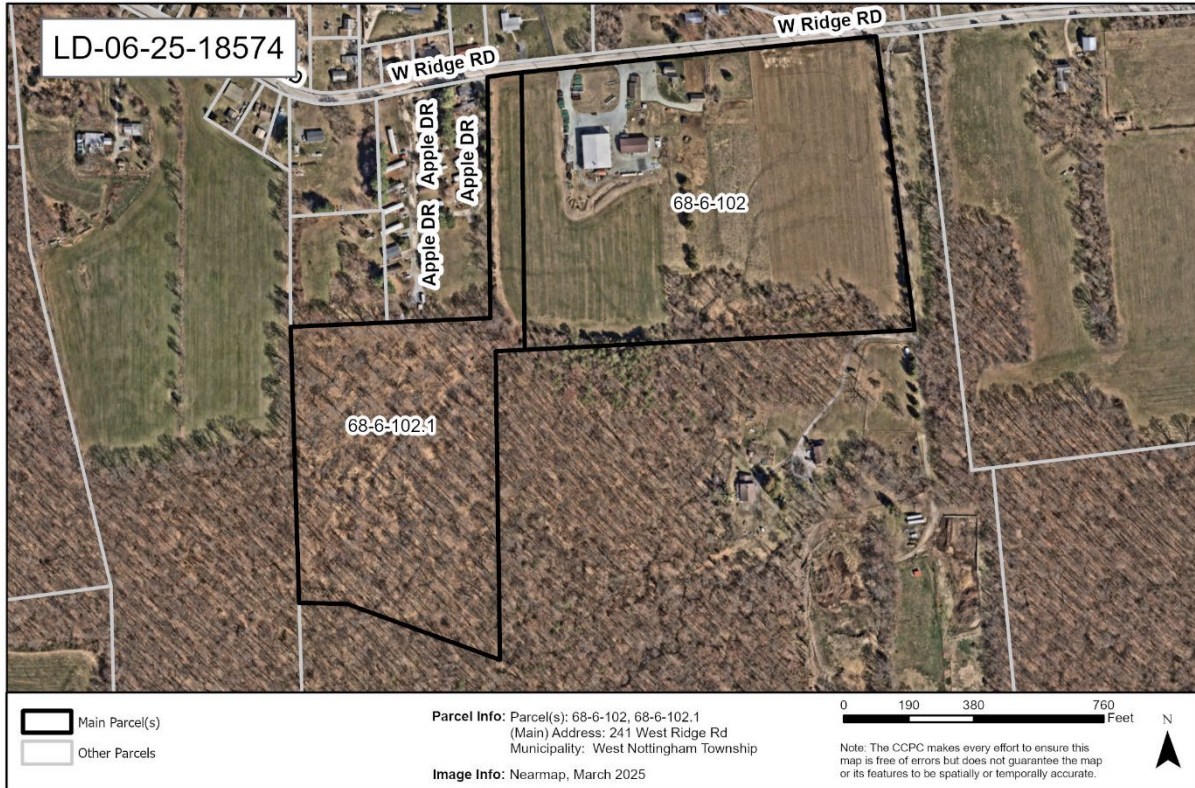
Location:	South side of West Ridge Road, east of Apple Drive
Site Acreage:	34.93
Lots/Units:	2
Non-Res. Square Footage:	0
Proposed Land Use:	Farm/Pasture Land
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Rural
UPI#:	68-6-102.1, 68-6-102

PROPOSAL:

The applicant proposes the conveyance of Parcel A, a 0.91 acre portion of UPI# 68-6-102.1, to UPI# 68-6-102. No development activity is proposed as part of the current plan submission. The project site is located in the R-1 Rural Protection 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.

Page: 2
 Re: Final Subdivision - Daniel P. & Mary S. Stoltzfus
 # West Nottingham Township – SD-06-25-18574



Page: 3
 Re: Final Subdivision - Daniel P. & Mary S. Stoltzfus
 # West Nottingham Township – SD-06-25-18574

BACKGROUND:

1. The Chester County Planning Commission previously reviewed a subdivision proposal for this site which proposed a similar revision to the location of the property line between the existing lots (CCPC# SD-06-22-17255, dated July 22, 2022). We have no record of the Township taking action on the prior subdivision plan submission.

COUNTY POLICY:

LANDSCAPES:

2. The project site is located within the **Rural Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. The proposed subdivision is consistent with the objectives of the **Rural Landscape**.

PRIMARY ISSUES:

3. As noted in our previous review, it does not appear that the larger parcel of the proposed subdivision is part of the County Agricultural Land Preservation Program. We recommend that the applicant contact the Chester County Department of Parks and Preservation (telephone number 610-344-5656, <https://www.chesco.org/4498/Parks-Preservation>) for information on the advantages of being in the program and how lands under the agricultural conservation easement are protected. We note that these parcels are included in the Township's Agricultural Security Area Program, which is a prerequisite to participate in the program.
4. The plan and 2025 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. If any future development activity is proposed on Lot 2, then the removal of trees should be limited to the minimum area needed for the dwelling(s)/building(s) and support facilities. The limits of tree removal should be clearly shown on the plan and "limits of disturbance" should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the "limit of disturbance" to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.

ADMINISTRATIVE ISSUES:

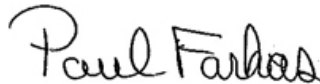
5. According to County Tax Assessment records, the project site appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) to determine if this proposal could affect the applicant's tax status. Additional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

Page: 4
Re: Final Subdivision - Daniel P. & Mary S. Stoltzfus
West Nottingham Township – SD-06-25-18574

6. As stated in our previous review, the Township should verify that the proposed 50 foot wide access strip to West Ridge Road for Lot 2 meets all ordinance access requirements particularly because of the corner created at the southeast of this strip.
7. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

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

Sincerely,

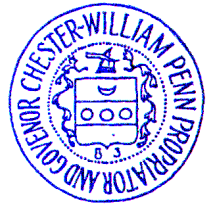


Paul Farkas
Senior Review Planner

cc: Daniel and Mary Stoltzfus
Reger Associates, Inc.
Chester County Assessment Office



THE COUNTY OF CHESTER



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Matthew J. Edmond, AICP
Executive Director

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

July 11, 2025

Chelsy Oswald, Secretary/Treasurer
West Sadsbury Township
6400 North Moscow Road
Parkesburg, PA 19365

Re: Final Land Development - Preliminary/Final Land Development Plan for JD Eckman Inc.
West Sadsbury Township - LD-05-25-18532

Dear Ms. Oswald:

A final land development plan entitled "Preliminary/Final Land Development Plan for JD Eckman Inc.", prepared by Mack Engineering Inc. and dated February 28, 2025, was received by this office on June 24, 2025. 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 Lower Valley Road (State Route 372), east of Gap Newport Pike
Site Acreage:	38.36 acres
Lots:	1 lot
Non-Res. Square Footage:	24,000 square feet
Proposed Land Use:	Parking Lot/Garage
New Parking Spaces:	14 spaces
Municipal Land Use Plan Designation:	Industrial (West Sadsbury Township 2024 Comprehensive Plan)
UPI#:	36-7-2.1, 36-7-2

PROPOSAL:

The applicant proposes the construction of a 24,000 square foot garage building and 14 parking spaces. The site, which contains existing industrial facilities, is located in the West Sadsbury Township Industrial zoning district. The proposed building will be served by on-site water and sewer facilities.

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

Page: 2
 Re: Final Land Development - Preliminary/Final Land Development Plan for JD Eckman Inc.
 # West Sadsbury Township - LD-05-25-18532



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 2045:

2. **Watersheds 2045**, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Octoraro Creek watershed. The **Watersheds 2045** plan's highest priority objectives within this watershed are:
 - improving water quality in impaired streams and groundwater;
 - reducing polluted runoff from agricultural and developed lands;
 - implementing comprehensive stormwater management; protecting and
 - restoring vegetated riparian corridors; and implementing source water protection measures.

Watersheds 2045 can be accessed at www.chesco.org/watersheds2045.

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** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.

Page: 3

Re: Final Land Development - Preliminary/Final Land Development Plan for JD Eckman Inc.

West Sadsbury Township - LD-05-25-18532

Water Resources Information:

West Sadsbury Township

Unnamed tributaries to Officers Run and Valley Creek, Octoraro Creek Watershed, Chesapeake Bay Basin

FEMA: FEMA Zone X, Area of Minimal Flood Hazard

TMDL: Chesapeake Bay - nitrogen, phosphorus, sediment

Impairments for Officers Run (Tributary to E. Br. Octoraro Creek): Aquatic Life —Agriculture (cause unknown and siltation), habitat modification (habitat alterations, urban runoff/storm sewers)

Impairments for Valley Creek (Tributary to E. Br. Octoraro Creek): Aquatic Life – Urban Runoff/Storm Sewers, Habitat Modification (other than hydromodification), Agriculture (siltation)
Designated uses: Migratory Fish and Trout Stocking

Stormwater Considerations:

4. The plan indicates that the two parking lots will be constructed with porous paving materials. The applicant should confirm with the manufacturer that the material is suitable for use in cartways according to the anticipated intensity of the site's final use. In some cases, porous pavement may only be advisable for the parking stalls because the intensive use of cartways can erode and clog the porous material and reduce its ability to infiltrate runoff.

If the plans for the materials to be used in the parking lot are changed, the applicant should ensure that the designs for the subsurface storage system are adjusted accordingly to provide adequate storage capacity. The current Pennsylvania Stormwater Best Management Practices Manual requires a 5:1 ratio of impervious area to infiltration area (BMP 6.4.3 Subsurface Infiltration Bed).

The applicant should specifically describe how oil and other fluids that may be deposited by vehicles onto the porous paving areas will be prevented from flowing into the infiltration pits or into the nearby wetland areas. We recommend that the applicant consider the need for oil/water separators in the stormwater management system. This would reduce the risk of spilled petroleum products from entering the stormwater system and possible contamination of the watershed. The applicant should also indicate whether any materials will be stored on the porous pavement areas, and the applicant should follow all manufacturer guidelines for its long-term maintenance.

5. The applicant should ensure that the property owner is provided with all relevant plans related to the operations and maintenance of the porous pavement and subsurface infiltration facilities. This should include schedules, requirements, and recommendations related to surface vacuuming, deicer application, subsurface storage monitoring, and any other specifications provided by the manufacturer to ensure the long term functioning of the stormwater management facilities.

Natural Features Considerations:

6. The site contains wetlands. Placement of fill in wetlands is regulated by the U.S. Army Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977). The Pennsylvania Department of Environmental Protection regulates all activities that affect bodies of water, including wetlands, under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management. The applicant should contact both agencies to determine if development activity will require a permit. The Township should request documentation of these contacts or permit(s) before approving the plan. *Landscapes3* supports the comprehensive protection and restoration of the county's ecosystems, including wetlands ("Protect" Objective b.).

The applicant should also confirm with the Township that the wetland delineated on the western portion of the site is not intended as a stormwater management facility handling runoff from previously-developed onsite development.

7. The plan delineates the 100-foot wetland buffer boundary and indicates development activity (including grading, filling, and the installation of impervious surfaces) within that boundary. The applicant should confirm with the Township that such actions conform to the Township's ordinances.



***Detail of JD Eckman Inc.
Preliminary/Final Land Development Plan***

OTHER ISSUES:

8. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at <https://chescoplanning.org/Guides/Multimodal/>, classifies Lower Valley Road (State Route 372) as a major collector. The Handbook (page 183) recommends an 80-foot-wide right-of-way for major collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Lower Valley Road and that be offered for dedication to PennDOT.
9. ***Landscapes3*** recommends that developments in the **Suburban Landscape** include extensive landscaping in parking areas (page 39). The applicant should consider placing additional landscaping along Lower Valley Road. The Township should verify that the plan conforms to its landscape and screening requirements. The applicant should maximize the use of native tree, shrub, and herbaceous species in the planting areas.

Page: 5

Re: Final Land Development - Preliminary/Final Land Development Plan for JD Eckman Inc.

West Sadsbury Township - LD-05-25-18532

10. The plan and the Township's Act 247 form indicate that this submission is a land development, but the aerial on Sheet 12 of 12 appears to show a subdivision of this site; UPI #: 36-7-2.1 is merged with UPI # 36-7-2. This should be clarified.

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Wes Bruckno
Senior Review Planner

cc: Mack Engineering Inc.
VMM Eckman LP
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District
Chester County Water Resources Authority



THE COUNTY OF CHESTER



COMMISSIONERS
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Executive Director

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

July 29, 2025

Liudmila Carter, Manager
Westtown Township
1039 Wilmington Pike
West Chester, PA 19382

Re: Preliminary/Final Land Development - WCASD - Sarah W. Starkweather Elementary School
Westtown Township – LD-06-25-18584

Dear Ms. Carter:

A Preliminary/Final Land Development Plan entitled "WCASD - Sarah W. Starkweather Elementary School", prepared by T&M Associates, and dated June 3, 2025, and last revised on June 4, 2025, was received by this office on June 30, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

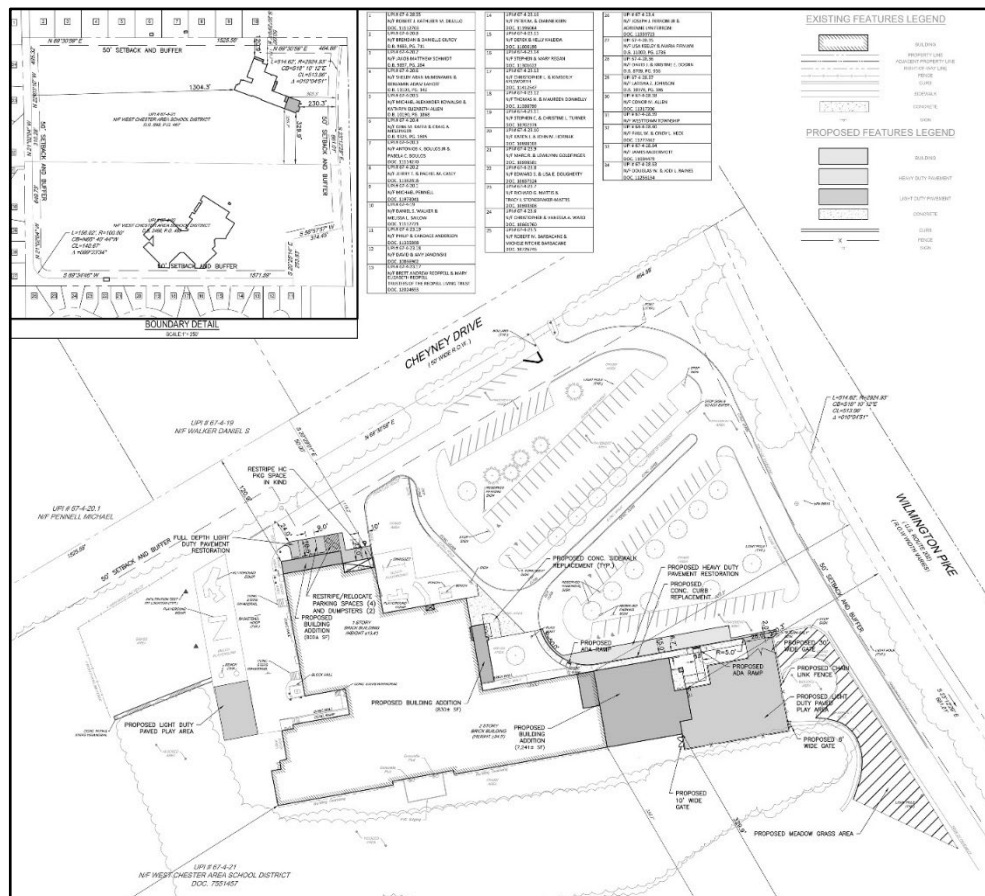
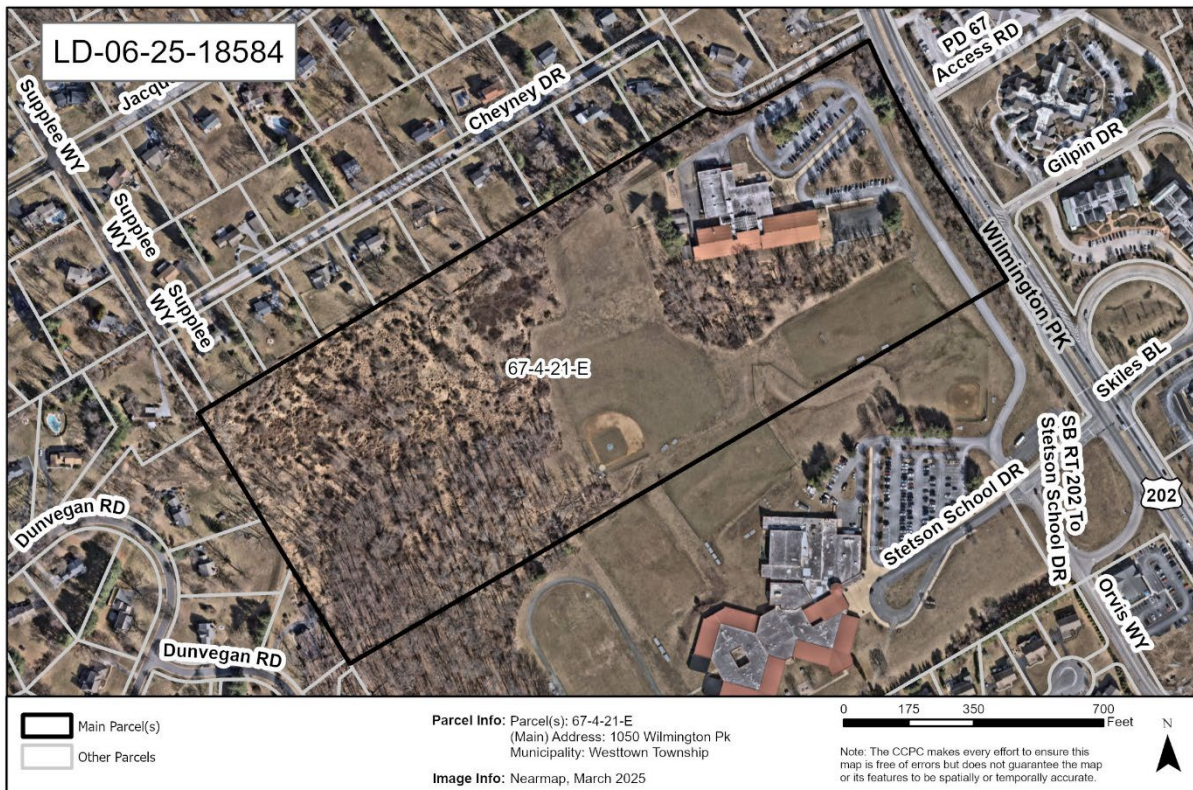
PROJECT SUMMARY:

Location:	West side of Wilmington Pike (Route 202), south of Cheyney Drive
Site Acreage:	37.90
Lots/Units:	1
Non-Res. Square Footage:	8,871
Proposed Land Use:	Additions to existing elementary school
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Neighborhood Conservation
UPI#:	67-4-21-E

PROPOSAL:

The applicant proposes the construction of three building additions totaling 8,871 square feet, along with playground and stormwater management facility improvements. Three existing modular classrooms on the west side of the school building will be removed. A plan note on Drawing C.04 (Site Record Plan) indicates that no change to the school capacity and corresponding sewer and water is proposed. It is also identified on Drawing C.04 that special exception approval pursuant to Sections 170-601.B(3) and 170-2108 of the Township Zoning Ordinance was granted for this project on March 26, 2025. The project site is located in the R-1 Residential zoning district.

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



Site Plan Detail, Drawing C.04: WCASD - Sarah W. Starkweather Elementary School

Page: 3
 Re: Preliminary/Final Land Development - WCASD - Sarah W. Starkweather Elementary School
 # Westtown Township – LD-06-25-18584

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 land development is consistent with the objectives of the **Suburban Landscape**.

WATERSHEDS 2045:

2. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the project site is located in the Chester Creek and Upper Brandywine Creek watersheds. We note that the Stormwater Management Calculations and Plans report, prepared by T&M Associates, and dated May 30, 2025, indicates that the proposed building additions and modular structure removals are located within the Upper Brandywine Creek watershed. The *Watersheds 2045* plan's highest priority objectives within the Upper Brandywine Creek watershed are: protecting first order streams, riparian corridors, and existing woodlands; reducing stormwater runoff; mitigating flood risks; implementing source water protection measures; and promoting and expanding water-based recreational opportunities and access. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

3. The plan and 2025 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The removal of trees should be limited to the minimum area needed for the building and support facilities. The "limits of disturbance" should be delineated to protect all trees that are intended to remain, and orange construction fencing should be placed at the "limit of disturbance" to prevent unintended intrusion into these areas by construction equipment. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.

ADMINISTRATIVE ISSUES:

4. Land disturbance and land development activities that occur within Chester County must comply with the ***County-wide Act 167 Stormwater Management Plan for Chester County, PA*** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
5. According to the Waivers Requested table on Drawing C.04 (Site Record Plan), the applicant is requesting three waivers from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

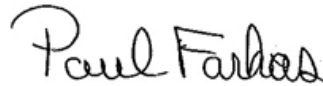
Page: 4

Re: Preliminary/Final Land Development - WCASD - Sarah W. Starkweather Elementary School
Westtown Township – LD-06-25-18584

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, the Assessment Office, and the municipality.

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

Paul Farkas
Senior Review Planner

cc: West Chester Area School District
T&M Associates
Chester County Conservation District

Proposed Plan and Ordinance Reviews



ORDINANCE PROPOSALS

7/1/2025 to 7/31/2025

The staff reviewed proposals for:

	Total
Subdivision and Land Development Ordinance (SLDO) Amendments	1
Zoning Map Amendments	1
Zoning Ordinance Amendments	4
Zoning Ordinance Updates	1
TOTAL REVIEWS	7

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Downingtown Borough	ZA-06-25-18583	7/8/2025	Proposed - Zoning Ordinance Amendment MEDICAL MARIJUANA, add the definition of Convenience Store, to define E-Liquids, Electronic Cigarettes, Electronic Nicotine Delivery Systems, Hookah Bars, Significant Tobacco Retailers and Smoke Shops; to place separation requirements and establishing additional restrictions on Significant Tobacco Retailer uses in the C-1 and C-3 Commercial and Industrial Districts, and to add a new section 287-87.3 establishing additional criteria for the approval of a Significant Tobacco Retailers use	Consistent
Phoenixville Borough	ZM-06-25-18588	7/15/2025	Proposed - Zoning Map Amendment Amending and restating the zoning map to change various zoning district boundaries in the Borough.	Consistent
Phoenixville Borough	ZO-06-25-18586	7/15/2025	Proposed - Zoning Ordinance Update Update the Borough Zoning requirements, including updates to the Definition section and the addition of accessory dwelling units as a use permitted by special exception; further amending and restating Attachment 1 (District Specifications) to Chapter 27 (Zoning) to update the same.	Consistent
Upper Uwchlan Township	ZA-06-25-18566	7/2/2025	Proposed - Zoning Ordinance Amendment resubmission of ZA-05-25-18535; Signs, Commercial Vehicle Parking, Short Term Rentals.	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Wallace Township	SA-06-25-18570	7/11/2025	Proposed - SLDO Amendment Amended term for: STREET, SINGLE ACCESS, amendment to Greenway Design Review Standards – Other Design Considerations, addition of Fire Company and responding ambulance companies have adequate means of access proposed for any subdivision or land development, Single Access Streets, shall be amended as: Single access streets shall not serve more than fourteen (14) dwelling units and shall not exceed 1,000 feet in length, Sidewalks and Trails are amended.	Consistent
West Brandywine Township	ZA-06-25-18564	7/2/2025	Proposed - Zoning Ordinance Amendment Add definition for "Senior Independent Living Facility", and "Directory Sign" and amend the definitions of "Planned Commercial/Institutional Development," "Tract," and "Convenience Store"; allow a senior independent living facility in the GC General Commercial Overlay District by conditional use; amend the location of access driveways for lots in the GC Overlay District; amend the setback for a gasoline canopy to 50 feet; Add regulations for signs in the GC Overlay District; Amend the regulations for billboard signs and electronic signs; and add a new Section Section 200-130.1 to add regulations for electronic signs.	Consistent
West Goshen Township	ZA-06-25-18556	7/3/2025	Proposed - Zoning Ordinance Amendment Amendment: area and bulk regulations, R-3B Flexible Design Conservation District.	Not Relevant

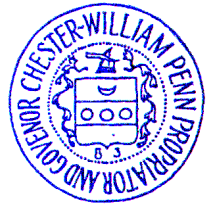
TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 6

TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 6

Ordinance Review Letters



THE COUNTY OF CHESTER



COMMISSIONERS
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Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

PLANNING COMMISSION
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July 8, 2025

Corinne Badman, Assistant Borough Manager
Downingtown Borough
4 W. Lancaster Avenue
Downingtown, PA 19335

Re: Zoning Ordinance Amendment - Medical Marijuana, Convenience Store Definitions, E-Liquids, Electronic Cigarettes, Electronic Nicotine Delivery Systems, Hookah Bars, Significant Tobacco Retailers (and Criteria), Regulating Tobacco -Related Uses
Downingtown Borough - ZA-06-25-18583

Dear Ms. Badman:

The Chester County Planning Commission has reviewed the proposed Downingtown Borough Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on June 25, 2025. We offer the following comments to assist in your review of the proposed Borough Zoning Ordinance amendment.

DESCRIPTION:

1. Downingtown Borough proposes the following amendments to its Zoning Ordinance:
 - A. Add definitions for “Dispensary, Medical Marijuana” and “Grower/Processor, Medical Marijuana”;
 - B. Regulate Medical Marijuana Dispensaries and Medical Marijuana Growers/Processors in specified nonresidential districts by conditional use;
 - C. Add “Specific requirements for Medical Marijuana Grower/Processors” and for “Medical Marijuana Dispensaries.”
 - D. In a separate proposed amendment relating to tobacco uses, definitions are proposed for Convenience Store, (a Convenience Store exceeding this 10% of its retail floor area or display area dedicated to, or which maintains 20% or less of its total merchandise, relating to products containing tobacco, shall be considered a Significant Tobacco Retailer), E-Liquid, Electronic Cigarette, Electronic Nicotine Delivery Systems, Hookah Bar, Significant Tobacco Retailer, Tobacco Products, and Vape Products;
 - E. Separation requirements, restrictions and other regulatory criteria for Significant Tobacco Retailer uses are proposed;
 - F. Add Convenience Store as a by-right use in specified nonresidential districts;
 - G. Add “Significant Tobacco Retailer” C-1 and C-3 Districts by conditional use and subject to specific standards;
 - H. Add Specific Requirements for Significant Tobacco Retailers. A Hookah Bar shall be considered a Significant Tobacco Retailer.

Page: 2
 Re: Zoning Ordinance Amendment - Medical Marijuana, Definitions: Convenience Store, E-Liquids, Electronic Cigarettes, Electronic Nicotine Delivery Systems, Hookah Bars, Significant Tobacco Retailers (and Criteria), Regulating Tobacco -Related Uses
 # Downingtown Borough - ZA-06-25-18583

LANDSCAPES:

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

COMMENTS:

3. The proposed definition of Hookah Bar contains slang terms that may not be commonly understood or may be subject to frequent changes in usage, and it may be preferable to remove them.
4. The definition of Convenience Store includes the following:

“A mini food market ...with less than 10% of its retail floor area or display area dedicated to, or which maintains 20% or less of its total merchandise, whether on display or in stock, for products containing tobacco, tobacco paraphernalia, Delta-8 THC (or Delta-8-tetrahydrocannabinol) products, kratom, ingestible CBD/cannabidiol products, and/or Electronic Nicotine Delivery Systems (ENDS), ENDS-related products and/or any materials that can be used in Electronic Nicotine Delivery Systems. A store exceeding this 10% requirement shall be considered a Significant Tobacco Retailer.”

It may be difficult for the Borough to determine when a convenience store exceeds the 10% threshold; the Borough may need to measure floor area, determine how much floor area is constituted by a shelf that may contain tobacco-related materials as well as other items, how much of these items are in stock, track changes in stock over time, etc. The Borough should consider how it will objectively measure the parameters in the definition. Alternatively, the Borough could regulate all tobacco sales by conditional use or special exception. We recommend that the Borough Solicitor specifically comment on this issue.

5. The definition of Convenience Store states that it is a mini food market designed to serve meals and beverages intended for consumption off the premises. Some convenience stores are designed with tables and umbrellas outside the store where food can be consumed. The Borough should determine if it wishes to prohibit this type of activity.
6. We recommend that the Borough Solicitor should verify that the proposed amendments conform to applicable Pennsylvania law (i.e., “The Medical Marijuana Act” of April 17, 2016, P.L. 84, No. 16.), and those of the Pennsylvania Department of Health.

Page: 3

Re: Zoning Ordinance Amendment - Medical Marijuana, Definitions: Convenience Store, E-Liquids, Electronic Cigarettes, Electronic Nicotine Delivery Systems, Hookah Bars, Significant Tobacco Retailers (and Criteria), Regulating Tobacco -Related Uses
Downingtown Borough - ZA-06-25-18583

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

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

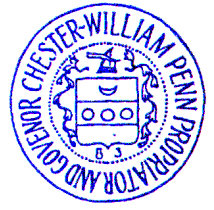
Sincerely,

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

Wes Bruckno
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
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Executive Director

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July 15, 2025

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

Re: *Phoenixville Borough Zoning Ordinance Update*
Joint Act 247 & Vision Partnership Program Review
VPP Contract #22129
Act 247 – ZO-06-25-18586, ZM-06-25-18588

Dear Mr. Boelker:

The referral for review was received by this office on June 30, 2025. This letter serves as the official review pursuant to the provisions of both the Pennsylvania Municipalities Planning Code, Section 609(e) and for the Vision Partnership Program (VPP) Review required by Section 8.5 of the VPP Cash Grant Manual dated February 2022.

This review notes the project's consistency with *Landscapes3*, with the VPP Grant Contract (dated June 8, 2023), and Scope of Work. Chris Patriarca 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 Borough of Phoenixville has developed a series of zoning text and map amendments to advance implementation of the June 2022 *Phoenixville Borough Comprehensive Plan Update*. The amendments were developed through a very collaborative approach that engaged Borough staff, a project Task Force, and the general public. Specifically, the following amendments are proposed for the Borough's zoning ordinance and map:

- Updates to the definition section
- Definitions and regulations for forestry and mineral extraction
- Adding accessory dwelling units as a use permitted by special exception in designated residential districts
- Amending and restating general regulations
- Amending portions of the zoning map

CONSISTENCY WITH *LANDSCAPES*3:

*Landscapes*3, the Chester County Comprehensive Plan, was adopted in November 2018. According to *Landscapes*3, the Borough of Phoenixville is classified entirely within the *Landscapes*3 designation of **Urban Center**.

The vision for the **Urban Center Landscape** includes population centers with historic downtowns and established neighborhoods that serve as civic, economic, and population centers with a traditional town character that can accommodate substantial future growth. Transportation infrastructure and amenities support a walkable community that is integrated into the public transportation and roadway systems.

The draft *Phoenixville Borough Zoning Ordinance Update* is consistent with the objectives of the **Urban Center Landscape** designation

ZONING ORDINANCE AMENDMENTS:

The text amendments of the *Phoenixville Borough Zoning Ordinance Update* are consistent with two goal areas (Live and Prosper) presented in *Landscapes*3. Although not an exhaustive listing, below are objectives from *Landscapes*3, followed by excerpt summaries from the *Update*, that implement County objectives. These objectives and strategies include:

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

Live Objective B: Accommodate housing at costs accessible to all residents in locations close to job opportunities.

The *Update* creates definitions, standards, and permits Accessory Dwelling Units (ADUs) by special exception in all but the Town Center and Industrial districts (§27-301(2)(B)(2)(d)). The standards permit a variety of ADU types accessory to single-family detached, twin, and townhouse dwelling units. Permitting non-traditional housing types, such as ADUs, to address a wider range of housing needs advances both Live Objective A and B.

The *Update* proposes slight revisions for the Residential Infill (RI) District (§27-302). Specifically, it proposes a reduction in the minimum lot size required for single-family detached dwellings and the minimum side yard setback for all permitted use-types in the RI. These changes can reduce applications to the

Zoning Hearing Board as well as provide greater opportunities for housing creation that also advances both Live Objective A and B.

The *Update* proposes new standards for reasonable accommodation (§27-906). These standards provide individuals with disabilities reasonable accommodation in rules, policies, practices, and procedures to ensure equal access to housing and facilitates the development of housing for individuals with disabilities, pursuant to the federal Fair Housing Act. This addition advances both Live Objective A and B.

- **Prosper Objective F:** Support the redevelopment of traditional main streets while encouraging other commercial areas to incorporate the walkability, sense of place, and human-scale of these existing main streets.

The *Update* proposes slight revisions for all the non RI districts (§§27-303 through 308). These revisions include a reduction in the minimum side yard setback for all attached structures and other slight changes to minimum lot widths and lot areas for several use types across the various districts. These changes can reduce applications to the Zoning Hearing Board, help advance redevelopment, and serve to implement Prosper Objective F.

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

The *Update* proposes a major overhaul of parking standards in the Borough (§27-405). These revisions include standards for off-site/shared parking, requirements for a Parking Demand Impact Study, parking adjustments, parking design, and standards for EV parking. The provision of more contemporary parking standards helps facilitate the implementation of Prosper Objective C.

ZONING MAP AMENDMENTS:

The map amendments of the *Phoenixville Borough Zoning Ordinance Update* are consistent with the Prosper goal area presented in *Landscapes3*. Although not an exhaustive listing, below are objectives from *Landscapes3*, followed by excerpt summaries from the *Update*, that implement County objectives. These objectives and strategies include:

- **Neighborhood Center (NC)** – The NC designation was significantly expanded in the vicinity of High Street and along Gay and South Main Streets between Hall Street and Washington Avenue and Third Avenue and Nutt Road. This change provides additional locations for neighborhood-scale commercial (re)development away from the Town Center that can advance overall revitalization efforts.

Page 4 of 5

Phoenixville Borough Zoning Ordinance Update – Joint Act 247 & VPP Review

VPP Contract #22129

Act 247 – ZO-06-25-18586, ZM-06-25-18588

- Industrial (I) – The I designation was expanded to include an area at the northern end of the Borough that incorporates the water plan as well as several other existing light industrial uses. This change seems reasonable and provides for additional industrially zoned areas in the Borough.
- Other smaller changes to the Residential Infill (RI), Mixed Use Growth (MG), and Town Center (TC) are proposed to reflect the existing uses at these locations and all are appropriate.

CONSISTENCY WITH VPP GRANT CONTRACT AND SCOPE OF WORK:

Except for items related to Borough Council's adoption of the ordinance amendments and deliverables to the Chester County Planning Commission after its adoption, the Update is consistent with the VPP Grant Contract and has addressed the tasks listed in the Scope of Work (Appendix B, dated March 23, 2023).

RECOMMENDATION:

Based on our review, the proposed Update is consistent with *Landscapes3* and the VPP Scope of Work. The Task Force was thoughtful in their decision-making throughout the update, resulting in the *Phoenixville Borough Zoning Ordinance Update* that should serve the Borough well in its on-going efforts to encourage revitalization and improve the overall quality of life throughout the Borough.

Upon adoption by Borough Council, we request an official copy of the decision made by Borough Council, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance. Reimbursement may also be applied for as outlined under Section 8.7 of the VPP Cash Grant Manual dated February 2022 upon adoption.

Sincerely,



Chris Patriarca, AICP
Senior Community Planner

CRP/NCS

Page 5 of 5

Phoenixville Borough Zoning Ordinance Update – Joint Act 247 & VPP Review

VPP Contract #22129

Act 247 – ZO-06-25-18586, ZM-06-25-18588

CC: Bambi Griffin Rivera, M.A., M.S.P, Community Planning Director
E. Jean Krack, Borough Manager
Kelly Getzfread, Assistant Borough Manager
Judith Stern Goldstein, R.L.A., ASLA, Senior Project Manager, Gilmore & Associates, Inc.



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

Matthew J. Edmond, AICP
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July 2, 2025

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

Re: Zoning Ordinance Amendment - Signs, Commercial Vehicle Parking, Short Term Rentals
 # Upper Uwchlan Township - ZA-06-25-18566

Dear Mr. Scheivert:

The Chester County Planning Commission has reviewed the proposed Upper Uwchlan Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on June 17, 2025. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

BACKGROUND:

The County Planning Commission previously reviewed an earlier version of this amendment, and our comments were forwarded to the Township in a letter dated June 13, 2025 (refer to CCPC# ZA-05-25-18535). The current submission addresses our comments on the proposed amendment. (A proposed revision to **§ 200-96. Portable signs** in the current submission includes: "...a minimum clear walking width of 45 feet..."; this may be a result of the form of digital submission sent to the County, but the Township should ensure that the actual proposed amendment requires 5 feet.)

RECOMMENDATION: The County Planning Commission recommends that Upper Uwchlan Township proceed with this amendment according to the recommendations of the Township Solicitor.

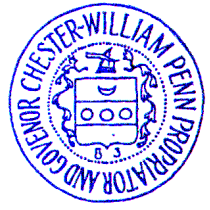
We request an official copy of the decision made by the Upper Uwchlan Township Supervisors, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,

Wes Bruckno
 Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

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July 11, 2025

Betty Randzin, Secretary
Wallace Township
PO Box 670
Glenmoore, PA 19343

Re: Subdivision and Land Development Ordinance Amendment - Amended Term for Street, Single Access; Requirements for Greenway, Single Access Streets, Sidewalks Trails, Related Regulations
Wallace Township - SA-06-25-18570

Dear Ms. Randzin:

The Chester County Planning Commission has reviewed the proposed Wallace Township Subdivision and Land Development Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on June 19, 2025. We offer the following comments to assist in your review of the proposed Wallace Township Subdivision and Land Development Ordinance amendment.

DESCRIPTION:

1. Wallace Township proposes the following amendments to its Subdivision and Land Development Ordinance:
 - A. Amend the term for Street, Single Access;
 - B. Amendments to "Greenway Design Review Standards – Other Design Considerations", (the addition of a requirement that the Fire Company and responding ambulance companies have adequate means of access proposed for any subdivision or land development);
 - C. Revision to Single Access Street requirements (to be amended as "Single access streets shall not serve more than fourteen (14) dwelling units and shall not exceed 1,000 feet in length"), and
 - D. Amendments to Sidewalk and Trail requirements.

BACKGROUND:

2. The Chester County Planning Commission reviewed an earlier proposed amendment to the Township Subdivision and Land Development Ordinance that included a portion of the material in the current subdivision. Our comments on that earlier submission were forwarded to the Township in a letter dated August 5, 2024 (refer to CCPC # SA-06-24-18147).

The current submission includes material from the earlier submission as well as amendments to Section 613 of the Subdivision and Land Development Ordinance, "Sidewalks and Trails". We have no further comments on the material submitted in the previous review, and this letter contains suggestions regarding the Township's proposed additional amendments to the Sidewalk and Trail requirements.

Page: 2

Re: Subdivision and Land Development Ordinance Amendment - Amended Term for Street, Single Access; Requirements for Greenway, Single Access Streets, Sidewalks Trails, Related Regulations

Wallace Township - SA-06-25-18570

COMMENTS:

3. Section 613.A.4. requires that “Sidewalks and/or paths shall be required along heavily traveled streets and in the vicinity of schools, public buildings, or recreational areas.” The Township may want to include objective standards for identifying “...heavily traveled streets and in the vicinity of...” Such objective standards can be linked to the street classifications in the Township’s Comprehensive Plan and in the Chester County Planning Commission’s Multimodal Circulation Handbook (2016 Update), which is available online at <https://chescoplanning.org/Guides/Multimodal/>. Also, “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. Areas within the **Suburban Landscape** in Landscapes3 would be particularly appropriate for the provision of sidewalks.
4. We endorse the references to "Creating Connections: The Pennsylvania Greenways and Trails How-To Manual" –by the Pennsylvania Environmental Council, and the "Community Trails Handbook" by the Brandywine Conservancy (regarding trails) in Section 613.B.5.
5. Section 613.B.9. states that “No trail shall be designed with the intent to accommodate motorized vehicles.” (This Section does not, however, explicitly prohibit the use of motorized vehicles on trails.) Many municipalities prohibit gasoline-powered vehicles such as mopeds and motorcycles on trails. However, this provision also appears to prohibit battery-powered bicycles (such as “e-bikes”, also referred to as “pedalcycle with electric assist”) which are increasingly popular. E-bikes can reduce the need for gas-powered vehicles for short commutes. The use of e-bikes on some trails may therefore be appropriate, and we suggest that the Township consider permitting their regulated use (mainly by limiting speed) on trails.

The Township should more-fully address the matter of e-bikes by adopting a policy for their regulation, which is also a recommendation in the *2024 Chester County Trails Master Plan* at: <https://www.chescoplanning.org/Publications/PDF/TrailsMasterPlan.pdf>

The Township can consider the Pennsylvania Department of Conservation and Natural Resources policy on e-bikes, as follows:

“E-bikes are allowed on trails already open to traditional bicycle usage as long as users follow guidelines consistent with the Pennsylvania Vehicle Code that e-bikes:

- Weigh no more than 100 pounds
- Do not exceed 20 miles-per-hour using the motor
- Have motors that do not exceed 750 watts
- Have fully functional, operable pedals”

The Pennsylvania Department of Conservation and Natural Resources’ policies and guidelines regarding e-bikes are more fully explained at: <https://www.pa.gov/agencies/dcnr/recreation/what-to-do/biking/ebike-policy.html>

Another example of an e-bike policy is in the Montgomery County Department of Assets and Infrastructure’s Policy and Procedures Manual, at:

<https://www.montgomerycountypa.gov/DocumentCenter/View/41512/E-bike-Policy-for-Montgomery-County>

Page: 3

Re: Subdivision and Land Development Ordinance Amendment - Amended Term for Street, Single Access; Requirements for Greenway, Single Access Streets, Sidewalks Trails, Related Regulations

Wallace Township - SA-06-25-18570

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

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

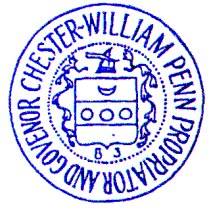
Sincerely,

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

Wes Bruckno
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, 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

July 2, 2025

Danielle Stoltzfus, Township Secretary
West Brandywine Township
198 Lafayette Road
Coatesville, PA 19320

Re: Zoning Ordinance Amendment – Definitions: Senior Independent Living Facility, Access Driveways, Signs and Other Regulations in GC District, Gasoline Canopy Setbacks; Billboard Signs and Electronic Signs
West Brandywine Township - ZA-06-25-18564

Dear Ms. Stoltzfus:

The Chester County Planning Commission has reviewed the proposed West Brandywine 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 June 13, 2025. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

DESCRIPTION:

1. West Brandywine Township proposes the following amendments to its Zoning Ordinance:
 - A. Add definitions for "Senior Independent Living Facility" and "Directory Sign";
 - B. Amend the definitions of "Planned Commercial/Institutional Development," "Tract," and "Convenience Store" (the Township's definitions are located the West Brandywine Code titled, "General Provisions", Article III, titled, "Terminology", Section 1-20, not in the Township Zoning Ordinance);
 - C. Allow a "senior independent living facility" in the GC General Commercial Overlay District by conditional use;
 - D. Amend the locational requirements for access driveways for lots in the GC Overlay District;
 - E. Amend the minimum setback for a gasoline canopy to 50 feet (from 60 feet);
 - F. Add regulations for signs in the GC Overlay District;
 - G. Amend the regulations for billboard signs and electronic signs; and
 - H. Add a new Section 200-130.1 to add regulations for electronic signs.

LANDSCAPES:

2. The area of the Township within the GC General Commercial Overlay District as well as the areas relating to the other proposed amendments are 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

Page: 2
 Re: Zoning Ordinance Amendment – Definitions; Senior Independent Living Facility, Access
 Driveways, Signs and Other Regulations in GC District, Gasoline Canopy Setbacks; Billboard
 Signs and Electronic Signs
 # West Brandywine Township - ZA-06-25-18564

convenient access to parks and community facilities should be provided. The proposed Township Zoning Ordinance amendments are consistent with the objectives of the **Suburban Landscape**.

COMMENTS:

3. The definition of "Senior Independent Living Facility" references the United States Fair Housing Act and the Housing for Older Persons Act, and are appropriate.
4. The definition of "Directory Sign" is appropriate.
5. The definition of "Planned Commercial/Institutional Development" is revised to remove a requirement that the tract have a minimum of 1,000 contiguous linear feet but retains a requirement that it be located on State Route 322 and still permits variety of commercial and/or institutional uses; this change may permit additional design flexibility.
6. The definition of "Tract" is revised to include a planned commercial development, planned commercial/institutional development; this change may also permit additional land use flexibility.
7. The definition of "Convenience Store" specifically allows a "drive up window". This change may permit additional design flexibility. However, we recommend that the Township review potential adverse effects of drive up windows such as noise, exhaust from vehicles in the queue, internal site circulation and lighting on adjacent areas.
8. A proposed amendment to the Ordinance's Design and Performance Standards will limit direct access to an arterial street to no more than one point of ingress or egress for every 300 linear feet of roadway (from the current 600 feet) on any lot, and limit direct access to a collector street to no more than one point of ingress or egress for every 150 linear feet of roadway (from the current 300 feet) on any lot. Generally, fewer points of controlled and safe access onto arterial and collector streets or any other street with significant vehicle volumes are preferable to more points of access. We recommend that the Township seek to limit access whenever possible to as few safe (and controlled) access points as possible.
9. 200-83.B titled, "Accessory buildings and structures" includes a sentence: "Gasoline canopies shall be set back a distance of at least 60 feet (measured from the legal right of way to the closest point of the canopy)..." However, the introduction part of the amendment includes: "**SECTION 200- 83.B TO AMEND THE SETBACK FOR A GASOLINE CANOPY TO 50 FEET...**", this should be corrected.
10. Billboards and electronic billboards are only to be permitted by special exception; we agree that this is a useful provision. This will permit the Zoning Hearing Board 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." (Municipalities Planning Code, Section 912.1). Also, Section 200-130. Billboard (off premises) signs, subsection C. "Criteria for electronic billboards" includes:
 - (2) Electronic billboards shall have dimming capability to allow adjustment of the electronic sign brightness when required by the Township to compensate for local ambient conditions.

Page: 3
Re: Zoning Ordinance Amendment – Definitions; Senior Independent Living Facility, Access
Driveways, Signs and Other Regulations in GC District, Gasoline Canopy Setbacks; Billboard
Signs and Electronic Signs
West Brandywine Township - ZA-06-25-18564

This is a very useful provision, and we suggest that the billboard owners permit the Township to remotely and temporarily dim an electronic billboard during periods of fog or other weather events that may cause disabling glare due to the billboard's illumination of the nearby area. The same ability to remotely change a billboard's display could also be used during emergencies to inform the traveling public.

Subsection C. "Criteria for electronic billboards" includes:

(7) The electronic sign shall contain a default mechanism that will freeze the sign display in one position if a malfunction occurs, or shut down and show "full black" on the display.

A similar provision allowing the Township to remotely control a malfunctioning billboard could also be helpful in such events.

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

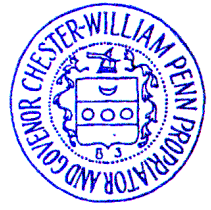
Sincerely,

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

Wes Bruckno
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, 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

July 3, 2025

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

Re: Zoning Ordinance Amendment - R-3B Flexible Design Conservation District
West Goshen Township – ZA-06-25-18556

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 June 5, 2025. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes the following amendments to the R-3B Flexible Design Conservation District Standards set forth in Article IVB of its Zoning Ordinance (it is our understanding that the purpose of this amendment is to clarify and address issues that the Township's Code Department has encountered when processing applications for such items as unroofed decks and patios):
 - A. Amend subsection (6) of Section 84-14.6.B, the area and bulk regulations and design standards for the flexible development option permitted by conditional use in the R-3B District, by replacing the existing dwelling unit setback line from curbline standard of 25 feet, with area and bulk regulations based upon five categories of dwelling type and lot ownership.
 - B. Delete the existing spacing between single-family detached dwelling unit standards in Section 84-14.6.B(8). We note that similar separation distance standards (where no lot is conveyed in fee simple) will now be provided in Section 84-14.6.B.(6)iii.
 - C. Delete the existing building separation between buildings with semidetached dwellings and single-family attached dwelling standards in Section 84-14.6.B(9). We note that similar standards for single-family semi-detached dwelling units and single-family attached dwelling units will now be provided in Sections 84-14.6.B(6).iv and 84-14.6.B(6).v, respectively.
 - D. Delete the maximum building length standard for single-family attached dwellings in Section 84-14.6.B(10).
 - E. Delete the existing standards for decks, patios, terraces and unroofed porches in Section 84-14.6.B(11).
 - F. Delete the existing standards for swimming pools and sheds in Section 84-14.6.b(13).
 - G. Delete the retaining wall standards in Section 84-14.6.B(18).
2. The Township also proposes to amend Section 84-47.A of its Zoning Ordinance, by updating a section reference to the applicable standards for building a patio, terrace, deck or unroofed porch in the R-3B District (proposed Section 84-14.6.B(6)).

Page: 2
Re: Zoning Ordinance Amendment - R-3B Flexible Design Conservation District
West Goshen Township – ZA-06-25-18556

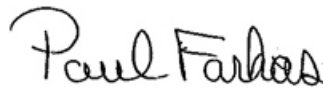
COMMENT:

3. The proposed ordinance language appears to be appropriate.

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

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

Sincerely,

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

Paul Farkas
Senior Review Planner

Act 537 Reviews

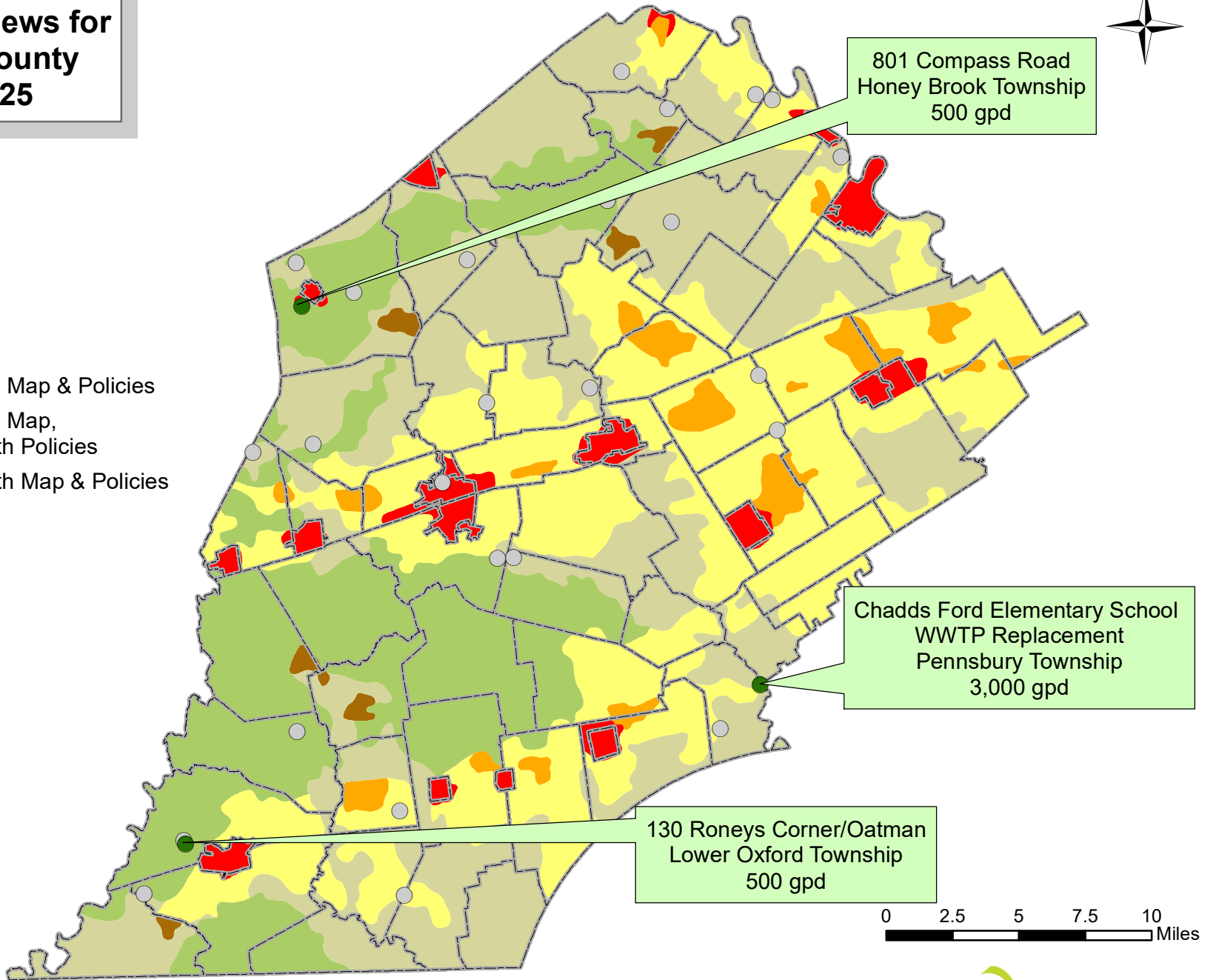
Act 537 Reviews for Chester County July 2025



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

Legend

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



Map prepared August 2025

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.



Chester County Planning Commission
August 13, 2025 (Activities as of 7/31/25)

ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

None

MINOR REVISIONS TO MUNICIPAL PLANS:

Honey Brook Township, 801 Compass Road

The applicant is proposing a residential subdivision of one sign family dwelling on 23.69 acres. The site is located on Compass Road between Cambridge and Walnut Roads. The amount of wastewater for the project is 500 gpd. The project is to be served by an on-lot sewage disposal system. This project is designated as an Agricultural and Urban Landscape and is consistent with *Landscapes3*.

Lower Oxford Township, Englehardt/130 Roneys Corner Road

The applicant is proposing a residential subdivision of one lot on 10.3 acres. The site is located on Roneys Corner Road and Lancaster Pike. The amount of wastewater for the project is 500 gpd. The project is to be served by an on-lot sewage disposal system. This project is designated as an Agricultural and Natural Landscape and is consistent with *Landscapes3*.

Pennsbury Township, Chadds Ford Elementary School

The applicant is proposing a replacement of the current wastewater treatment plant for the existing elementary school on 15.8 acres. The site is located on Baltimore Pike near the intersection with Fairville Road. The amount of wastewater for the project is 3,000gpd (no increase in flow). This project is designated as an Rural Landscape and is consistent with *Landscapes3*.

Action Requested

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

8/13/2025

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 Daniel and Linda Fisher, Honey Brook Township

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

1. Date plan received by county planning agency. July 03, 2025
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency July 28, 2025

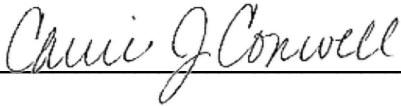
SECTION C. AGENCY REVIEW (See Section C of instructions)

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? <u>Landscapes3, the Chester County Comprehensive Policy Plan, was adopted in 2018. Watersheds 2045, the Chester County Integrated Water Resources Plan, was adopted in 2024.</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 and the Agricultural Landscape. The vision for the Urban Center Landscape is historic downtown and established neighborhoods serving as civic, economic and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Public sewer systems are encouraged in this landscape. The vision for the Agricultural Landscape is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. On-lot sewage disposal is supported in this landscape, except where public health requires alternatives.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as Exceptional Value Waters or High Quality Waters. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? 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 and PA DEP approved the County Stormwater Management Ordinance in November 2022. Per PA DEP requirements, all municipalities were required to adopt the updated ordinance requirements by May 2023.</u>

If yes, will this project plan require the implementation of storm water management measures? <u>Individual municipalities should be consulted regarding the specific stormwater ordinance regulations in effect in their municipality. For more information, 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: <u>Carrie J. Conwell, AICP</u>
Title: <u>Senior Environmental Planner</u> Signature: <u></u>
Date: <u>7/28/2025</u>
Name of County or Areawide Planning Agency: <u>Chester County Planning Commission</u>
Address: <u>Government Services Center, Suite 270</u>
<u>601 Westtown Road</u>
<u>P.O. Box 2747</u>
<u>West Chester, PA 19380-0990</u>
<u>Telephone Number: (610) 344-6285</u> |

SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)
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This submission ☒ does ☐ does not indicate that the Planning Module is consistent with Township planning. Please be advised that DEP may require additional information from the municipality and/or applicant to determine consistency with local planning and/or to show references to Act 537 planning and applicable municipal ordinances.

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

PC53-07-25-18617

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
Daniel & Linda Fisher, Site Contact
Warren Obenski, Honey Brook Township
Josh Brengel, Lancaster Civil Engineering Company



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

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

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

Project Name & Municipality 130 Roneys Corner Road, Lower Oxford Township

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

1. Date plan received by county planning agency. May 21, 2025
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency July 18, 2025 - Updated July 22, 2025

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</u> , the Chester County Comprehensive Policy Plan, was adopted in 2018. <u>Watersheds 2045</u> , the Chester County Integrated Water Resources Plan, was adopted in 2024. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Agricultural Landscape. The vision for the Agricultural Landscape is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. The county's Natural Landscapes is an overlay of all other landscapes and consists 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. Sewage facility impacts should be minimized in this landscape, and natural resources should be preserved or restored. On-lot sewage disposal is supported in this landscape, except where public health requires alternatives.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? 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?
<u>Potential conflicts have been resolved with the U.S. Fish and Wildlife Service per July 22, 2025 correspondence.</u> |
| <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 and PA DEP approved the County Stormwater Management Ordinance in November 2022. Per PA DEP requirements, all municipalities were required to adopt the updated ordinance requirements by May 2023.</u> |

If yes, will this project plan require the implementation of storm water management measures? Individual municipalities should be consulted regarding the specific stormwater ordinance regulations in effect in their municipality. For more information, please visit the Chester County Water Resources Authority at <http://www.chesco.org/water>.

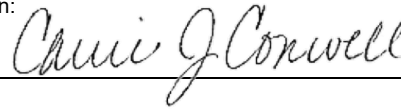
18. Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICP

Title: Senior Environmental Planner

Date: 7/18/2025

Signature: _____



Name of County or Areawide Planning Agency: Chester County Planning Commission

Address: Government Services Center, Suite 270

601 Westtown Road

P.O. Box 2747

West Chester, PA 19380-0990

Telephone 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 PA Act 247 as Case Number SD-10-24-18282 and was consistent with the objectives of the Agricultural 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.

PC53-06-25-18572

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
Katie Engelhardt, Site Contact
Deborah Kinney, Lower Oxford Township
Jeff Miller, Evans Mill Environmental LLC



SEWAGE FACILITIES PLANNING MODULE

COMPONENT 4B - COUNTY PLANNING AGENCY REVIEW

(or Planning Agency with Areawide Jurisdiction)

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

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

Project Name & Municipality Chadds Ford Elementary School WWTP Replacement, Pennsbury Township

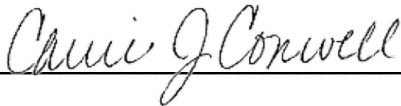
SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by county planning agency. June 16, 2025
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency July 15, 2025

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</u> , the Chester County Comprehensive Policy Plan, was adopted in 2018. <u>Watersheds 2045</u> , the Chester County Integrated Water Resources Plan, was adopted in 2024. |
| <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. This project proposes to replace the existing WWTP on site.</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 <u>The Planning Commission notes that the applicant explored connection to the public system, however there was no capacity available, resulting in the proposed replacement of the existing WWTP.</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 and PA DEP approved the County Stormwater Management Ordinance in November 2022. Per PA DEP requirements, all municipalities were required to adopt the updated ordinance requirements by May 2023.</u>
If yes, will this project plan require the implementation of storm water management measures? <u>Individual municipalities should be consulted regarding the specific stormwater ordinance regulations in effect in their municipality. For more information, please visit the Chester County Water Resources Authority at http://www.chesco.org/water.</u> |
| | | 18. <u>information, please visit the Chester County Water Resources Authority at http://www.chesco.org/water.</u> |
- Name, Title and signature of person completing this section:
- Name: Carrie J. Conwell, AICP
- Title: Senior Environmental Planner Signature: 
- Date: 7/15/2025
- Name of County or Areawide Planning Agency: Chester County Planning Commission
- Address: Government Services Center, Suite 270
601 Westtown Road
P.O. Box 2747
West Chester, PA 19380-0990
Telephone Number: (610) 344-6285

SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)
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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.

PC53-07-25-18599

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
 James Whitesel, Unionville Chadds Ford School District
 Dan Boyle, Pennsbury Township
 Gary Weaver, Castle Valley Consultants

Discussion and Information Items

Community Planning

Municipalities with ongoing VPP projects July 2025

★ Planning Commission Consulting Service

18 Single-Municipality Projects

Zoning or Subdivision Ordinance

- Caln Zoning Ordinance
- ★ East Bradford Zoning Ordinance
- East Whiteland Zoning Ordinance
- Kennett Township SLDO Update
- Malvern Zoning Ordinance Amendments
- New Garden Zoning Ordinance Update
- Pennsbury Ordinance Update
- Phoenixville Zoning Ordinance
- ★ West Grove Zoning Ordinance
- ★ Uwchlan Township

Open Space

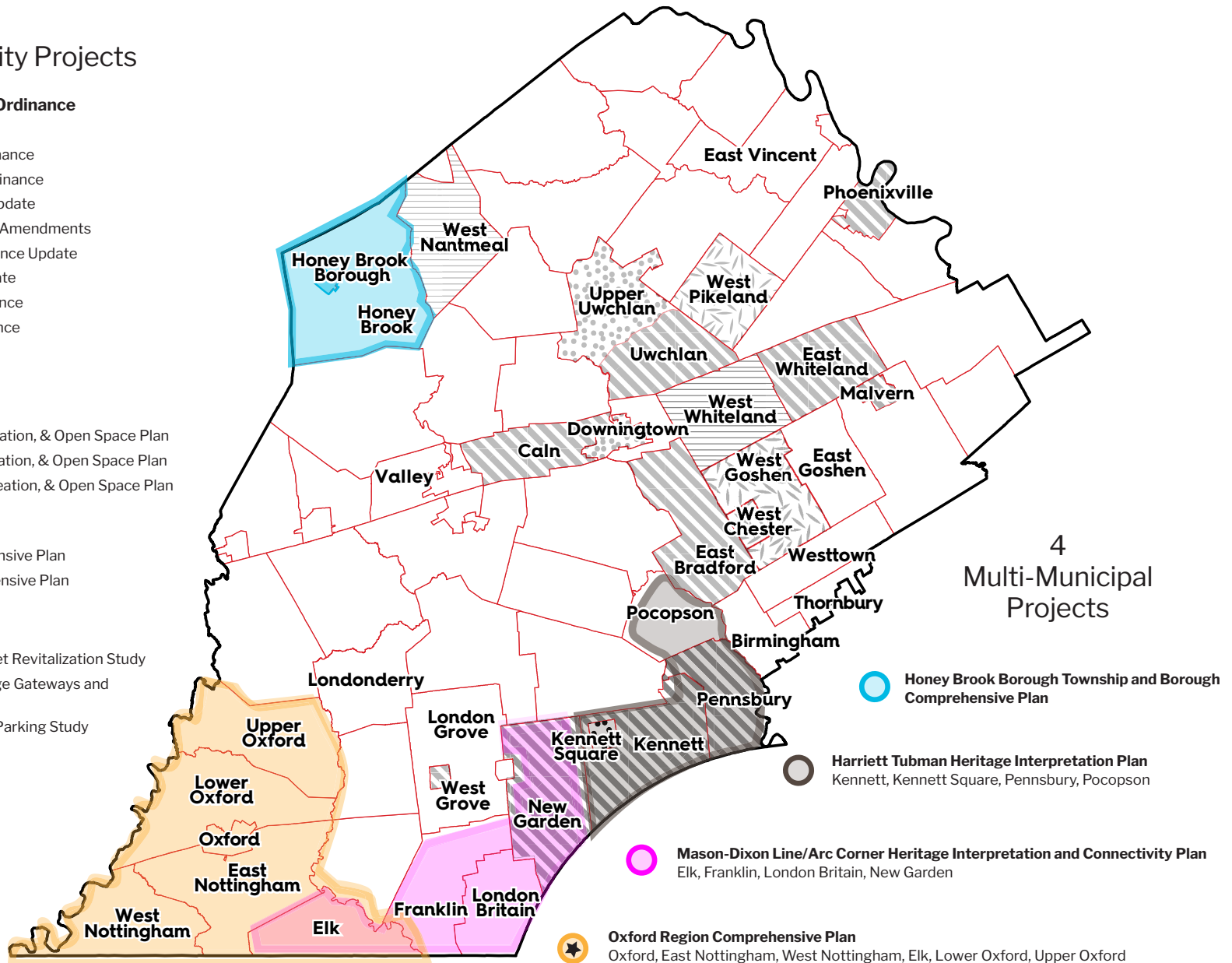
- West Chester Parks, Recreation, & Open Space Plan
- West Goshen Parks, Recreation, & Open Space Plan
- West Pikeland Parks, Recreation, & Open Space Plan

Comprehensive Plan

- West Nantmeal Comprehensive Plan
- ★ West Whiteland Comprehensive Plan

Other

- Kennett Square State Street Revitalization Study
- Upper Uwchlan Eagle Village Gateways and Mobility Plan
- Borough of Downingtown Parking Study



Municipalities with ongoing VPP projects July 2025

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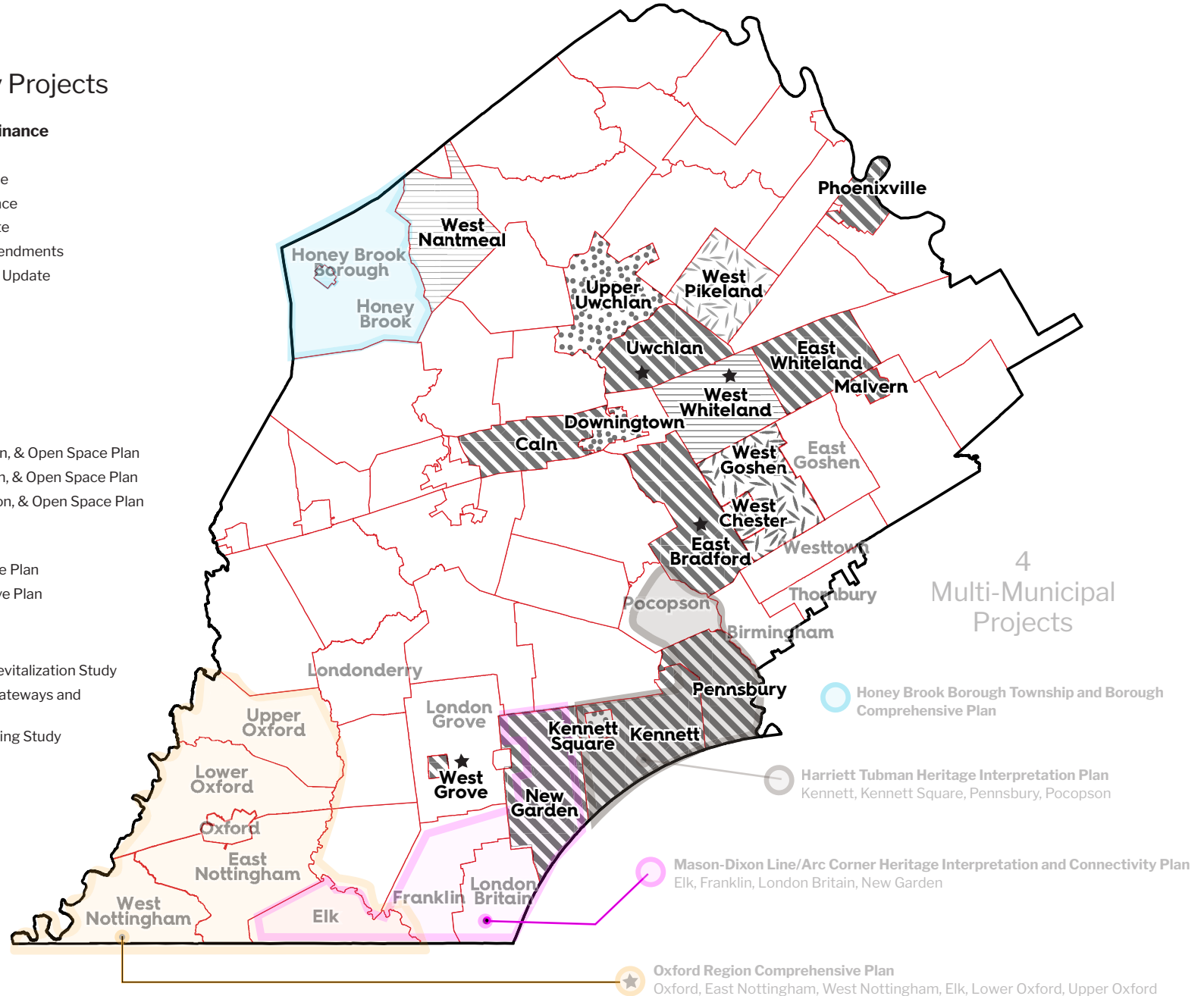
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Municipalities with ongoing VPP projects July 2025

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- ★ Uwchlan Township

Open Space

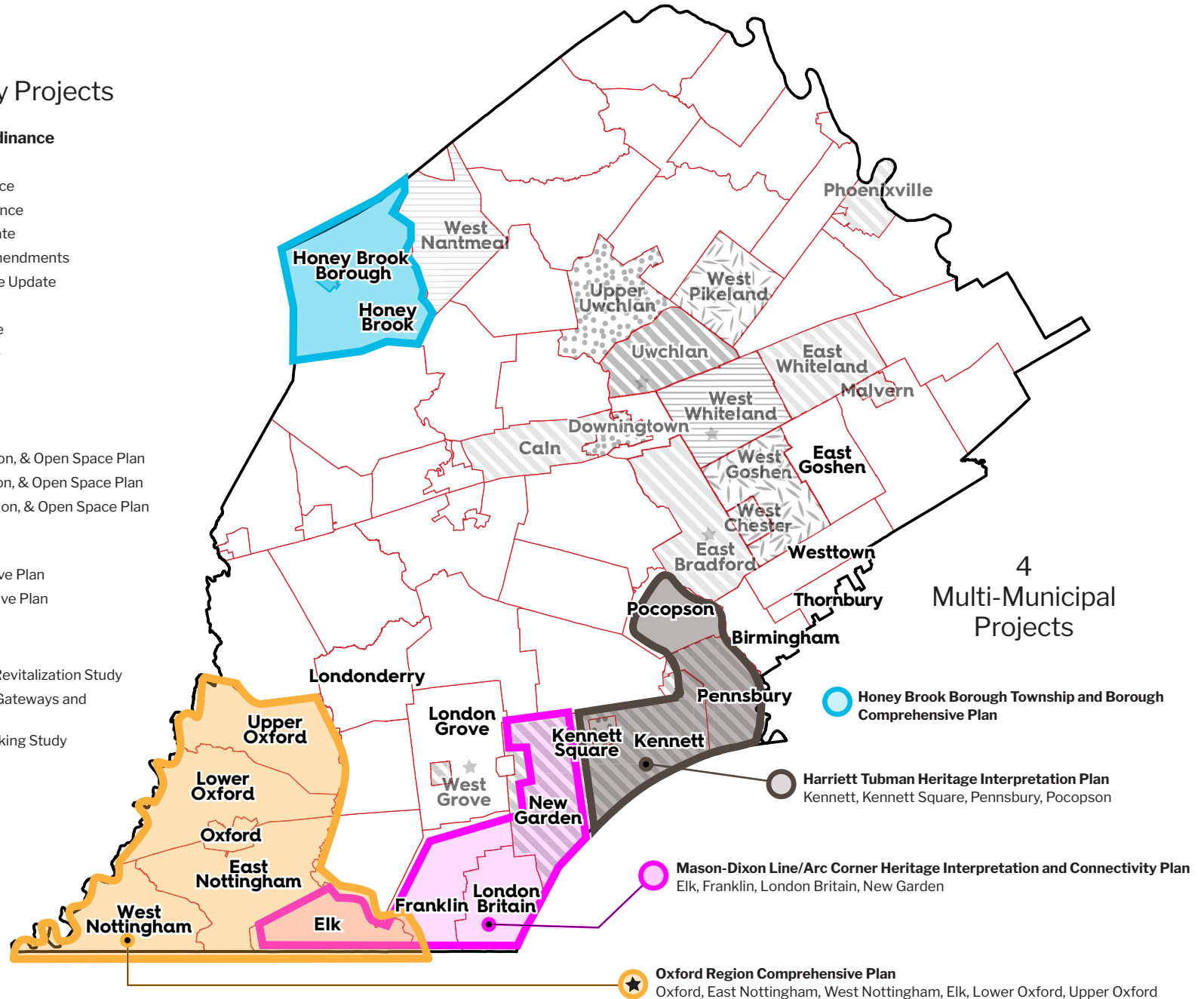
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COMMUNITY PLANNING REPORT

August 2025 (Activities as of 7/31/25)

Community Planning activities are reported as: 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 for Single Municipality or Multi-municipality. Non-contractual staff updates are noted under other projects.

SINGLE MUNICIPALITY

1. Caln Township – Zoning Ordinance Update

Percent Completed: 80 % Contract Term: 1/24-12/25 Consultant: Nanci Sarcinello Planning & GIS Monitor: Mark Gallant
The Township is creating an ordinance to remove complicated overlay districts. No meeting in July.

2. Downingtown Borough – Parking Study

Percentage Completed: 10% Contract Term: 3/25-2/26 Consultant: Walker Consultants Monitor: Kevin Myers
A parking study to address growth and redevelopment for the downtown core of Downingtown. No activity in July aside from communication between consultants and the borough.

3. East Bradford Township – Zoning Ordinance Update

Percent Completed: 80% Contract Term: 8/22–7/25 Consultant: CCPC Lead Planner: Chris Patriarca
The Board of Supervisors is continuing their review of the draft ordinance.

4. East Whiteland Township – Zoning Ordinance Update

Percent Completed: 55% Contract Term: 9/23–8/25 Consultant: Bergmann Monitor: Chris Patriarca
Draft zoning text on-going. The first extension was granted in July.

5. Kennett Square - State Street Revitalization Study

Percent Completed: 100% Contract Term: 9/24-10/26 Consultant: Derck & Edson Monitor: Kevin Myers
The Borough worked with a planning and design consultant to draft potential improvement to sites along State Street. A full draft was accepted at the July borough council meeting.

6. Kennett Township – SLDO update

Percent Completed: 20% Contract Term: 8/24-7/26 Consultant: Chester County Planning Commission Planner: Jeannine Speirs
The Township is updating their SLDO to reflect the recent Zoning update as well as other changes. Nina Weisblatt is now working as the 1st assistant on the project. The project is progressing on schedule.

7. Malvern Borough – Zoning Ordinance Amendments

COMMUNITY PLANNING REPORT

Percent Completed: 55 % Contract Term: 8/24-8/26 Consultant: Thomas Comitta Associates Monitor: Jeannine Speirs
Updates to text and map to support implementation of Malvern Borough Comprehensive Plan. There was a meeting on July 18th.

8. New Garden Township – Zoning Ordinance Update

Percent Completed: 75% Contract Term: 7/24-6/26 Consultant: Michael Baker International Monitor: Libby Horwitz
The project is progressing on schedule. Draft zoning is nearly complete. A public meeting was held with the Board of Supervisors on July 28th.

9. Pennsbury Township – Natural Resources and other Ordinance Updates

Percent Completed: 95% Contract Term: 5/24-10/25 Consultant: Brandywine Conservancy Monitor: Jeannine Speirs
Joint VPP/250 review is completed. The adoption hearing is scheduled for August 20.

10. Phoenixville Borough – Zoning Ordinance Update

Percent Completed: 90% Contract Term: 7/23-12/25 Consultant: Gilmore & Associates Monitor: Chris Patriarca
Formal adoption is scheduled for August.

11. Upper Uwchlan Township – Eagle Village Gateways and Mobility Plan

Percent Completed: 58% Contract Term: 9/1/2024-2/28/2026 Consultant: Bowman Monitor: Patty Quinn
A meeting has been scheduled with PennDOT for August 25th to review the project scope and gather initial feedback. Bowman plans to present the draft alternatives for the necessary roadway improvements to PennDOT in October. The next task force meeting is scheduled for September 9th, where they will present survey findings, and any other input gathered from the events held this summer.

12. Uwchlan Township - Zoning Ordinance Update

Percent Completed: 0% Contract Term: 9/25-8/27 Consultant: CCPC Planner: Mark Gallant
The Chester County Planning Commission (CCPC) will provide professional planning and support staff to update the Township Zoning Ordinance. The Township will create a Task Force from members of the Township Planning Commission, representatives of the Board of Supervisors and other municipal boards, commissions, or groups as deemed appropriate by the Township. A regular meeting date has not been scheduled yet.

13. West Chester Borough – Park, Recreation and Open Space Plan Update

Percent Completed: 85 % Contract Term: 5/24-4/26 Consultant: Johnson, Mirmiran & Thompson/ Toole Rec. Monitor: Kevin Myers
West Chester Borough will update its 1986 PROS Plan, last updated in 1992 to advance goals of Landscapes3. A task force meeting was held to discuss the full draft on July 15th. The plan will be provided to Borough Council and other internal reviewers prior to adoption by the end of 2025.

14. West Goshen Township – Parks, Recreation, and Open Space Plan

Percent Completed: 15% Contract Term: 5/24-4/26 Consultant: Tool Recreation Planning Monitor: Mark Gallant

COMMUNITY PLANNING REPORT

The plan will guide future planning and investment in the Township's park, recreation, and open space facilities. The next meeting is TBD.

15. West Grove Borough – Zoning Ordinance Amendments

Percent Completed: 85 % Contract Term: 4/23–9/25 Consultant: CCPC Lead Planner: Kevin Myers
CCPC is providing professional planning support to update the Boroughs Zoning Ordinance. The Hearing Draft to facilitate the adoption process is being developed. Coordination with the Solicitor and Zoning Officer in July regarding further edits.

16. West Nantmeal Township – Comprehensive Plan Update

Percent Completed: 75 % Contract Term: 6/24-5/26 Consultant: Castle Valley Consultants Monitor: Luis Rodriguez.
The final plan chapter, Future Land Use Plan, was distributed and discussed at their July 23rd Task Force meeting and Luis was introduced as the new grant monitor.

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

Percent Completed 50 % Contract Term: 6/23–11/25 Consultant: Natural Lands Monitor: Chris Patriarca
Drafting of full document continued in July.

18. West Whiteland Township – Comprehensive Plan

Percent Completed: 40 % Contract Term: 7/24–6/26 Consultant: CCPC Lead Planner: Chris Patriarca
Topical chapter review continued in July with the Exton Crossroads chapter.

MULTI-MUNICIPAL PROJECTS

A. Harriet Tubman Underground Railroad – Path to Freedom Heritage Interpretation Plan

Percent Completed: 70 % Contract Term: 6/24-11/25 Consultant: National Travel Center Monitor: Jeannine Speirs
A letter of termination was received by the County from the consultant on July 10th, 2025, this contract is currently in the 30-day period of contract termination.

B. Honey Brook Township and Borough – Comprehensive Plan

Percent Completed: 1 % Contract Term: 4/25- 3/28 Consultant: Brandywine Conservancy Monitors: Jeannine Speirs and Luis Rodriguez
Honey Brook Township and Borough will develop and update to the 2015 Comprehensive Plan. Kick off meeting took place on 7/2. The project is progressing on schedule. Next meeting is on 8/6.

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

Percent Completed: 80 % Contract Term: 12/22-11/25 Consultant: Brandywine Conservancy Monitor: Jeannine Speirs
This plan will highlight the heritage of the Mason-Dixon / Arc Corner Region through the sites and landscapes of Elk, Franklin, London Britain, and New Garden townships building on Franklin's Comprehensive Plan and policy in the other three communities.. Public meeting occurred

COMMUNITY PLANNING REPORT

on 7/17. Plans are posted online for a two-week comment period through early August.

D. Oxford Region Comprehensive Plan Update

Percent Completed: 30 %

Contract Term: 1/24–12/26

Consultant: CCPC

Lead Planner: Mark Gallant

Upper Oxford, Lower Oxford, Oxford, West Nottingham, East Nottingham, and Elk will undertake an update to the 2012 Multimunicipal Comprehensive Plan. Over the next few months, the CCPC Team (including Nina Weisblatt) will present existing conditions and plan chapters for Parks, Recreation, and Open Space, Multimodal Transportation, and Community Facilities and Services.

OTHER PROJECTS

- **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. Mark is serving as the Region's secretary throughout the Plan update. Jeannine Spiers and David Blackburn are assisting with historic resource and heritage interpretation network items.
- **Phoenixville Region Planning Committee** – The July 2025 meeting discussed municipal implementation of the economic development plan (from the Phoenixville Region Comprehensive Plan) and consistency reviews of zoning amendments within the region.
- **Pottstown Metropolitan Regional Planning Committee** – July meeting focused on discussions of new development proposals in the region.

❖ Internal County Coordination

Community Development: Libby Horwitz, Kevin Myers, Chris Patriarca, Jeannine Speirs, David Blackburn

Housing Authority of Chester County: Libby Horwitz and Chris Patriarca

Facilities: David Blackburn

Historic Interpretive Network: Jeannine Speirs

VPP INQUIRIES

County Consulting Assistance Inquiries or Requests

1. Coatesville - Official Map (TBD)
2. East Fallowfield - Comprehensive Plan (Summer 2025)
3. East Caln - Zoning Ordinance Update (Spring 2026)
4. East Bradford – SALDO Update (Fall 2026)
5. Penn Township – SALDO Update (Spring 2026)
6. Sadsbury Township – Comprehensive Plan Update (Spring 2026)
7. Spring City - Comprehensive Plan (Summer 2026)
8. Downingtown - Official Map (Spring 2026)

Cash Grant Inquiries (or VPP channel not established yet)

COMMUNITY PLANNING REPORT

- New London (Comprehensive Plan Fall 2025)
- Pocopson Township (Comprehensive Plan Fall 2025)

HISTORIC PRESERVATION & HERITAGE INTERPRETIVE NETWORK (HIN)

America 250 & Heritage Tourism Plan

- ❖ Held on 26 July, the bicentennial commemoration of the Marquis De Lafayette's return visit to the United States was a great success. This was the Chester County part of a larger national program. Cross promoted with the Town Tours program, the walking tours, speeches, and activities focused on retracing Lafayette's footsteps on Brandywine Battlefield and West Chester. It also highlighted Lafayette's significance to Brandywine Battlefield, the American Army and the revolutionary cause.
- ❖ The June CC 250 Commission meeting was held on 10 July
- ❖ A 250-communication plan is being developed, and a subcommittee is meeting to refine the 250 website.
- ❖ Community engagement ZOOM 250 information meetings continue with Kennett Square/Chadds Ford, Phoenixville, the Main Line, Southern Chester County and West Chester regions.
- ❖ Final budget requests for county funds to support the installation of interactive kiosks as well as other possible items were finalized and submitted to the County.
- ❖ The number remains steady: 81% of the County's municipalities adopting the resolution of support of the Chester County America250
- ❖ Met with the Executive Director of the Cheyney University Foundation to discuss current programs and planning for CC America 250. Discussed opportunities for the University's engagement in emerging 250 programs and the Town Tour program.
- ❖ Attend weekly internal CCPC administrative coordination meetings and monthly CC250 Commission meetings for CC America250.
- ❖ CCPC is working with other County Depts (Commissioner's office, Parks, Archives) on developing a few CC250 projects.

Philadelphia Campaign HIN theme region

- ❖ Brandywine Battlefield Task Force (BBTF) & expanded Philadelphia Campaign Partnership planning and efforts -
 - Brandywine Battlefield phased study along with the County Heritage Tourism Plan and Network was featured at a table at the July 26 Lafayette Day. Brandywine Battlefield phased study June 26 event, hosted via Brandywine Battlefield Task Force, was featured in a Daily Local New article, front page on July 4th weekend.
 - Northern Philadelphia Campaign and Heritage Interpretive Network – Malvern Borough's Paoli Battlefield Committee is determining with Malvern Borough officials what Battlefield Heritage Site improvements are needed for 2025, 2026, and 2027. Malvern is committing funding for site improvements for 2025 and looking for grants to assist in funding. Jeannine met with and provided County Park & Preservation Dept grant information as well as other possible grants.

Iron & Steel HIN theme region

- ❖ A new secretary for the Iron and Steel Collaborative was selected, Cara Conley of Yellow Springs.
- ❖ The annual membership meeting was planned for September to discuss the future of the group and engage other iron and steel sites in

COMMUNITY PLANNING REPORT

the group's work.

- ❖ Created a draft survey to go to all current members asking what they want and need from the Iron and Steel Collaborative.

Outreach

- ❖ **Town Tours & Village Walks** – The 2025 program continued in July with Warwick County Park on 10 July, Lafayette Day on 26 July, and Barnard Station on 31 July.
- ❖ **CCHPN:** Attended July Board meeting.
- ❖ Meet with members of the Coatesville Historic Commission to discuss the preservation of materials collected from buildings, businesses, and organizations in the community.

Review

County Owned Bridges

- ❖ Researched historic images for County Bridge 167 interpretive panel.
- ❖ Finalized design strategies for rehab and restoration of Bridge 99 in Warwick and East Nantmeal townships.

Section 106

- ❖ Responded to two communication tower 106 actions, one in Paoli, the other in West Vincent. Reviewed and approved the completed archaeological assessment for the 30/Airport Road interchange project.

ECONOMIC

- **Economy Report** –Bureau of Labor Statistics data (employment and establishments) analyzed and being formatted for online update. Real estate data drafted and reviewed prior to formatting for online update.

HOUSING

- **Adaptable Housing Guide** – Complete and posted online.
- **Accessible Housing Guide** – Drafting map.
- **Housing Workshops** – Five municipalities to join first workshop. Materials are complete and formatted. Completing presentations.
- **Land Acquisition** – Working with the Chester County Economic Development Council to identify sites appropriate for acquisition and development of affordably-priced housing. Obtained data from Chester County Tax Claim Bureau.
- **Organizational Convening** - Developing resource sharing hub for organizations. Next in-person coordination event scheduled for 10/7 to discuss progress updates and universal definitions.
- **Partner Events** – Assisted Allies for Housing and the Chester County Chamber of Business and Industry with data and information for their August and November housing events.

COMMUNITY PLANNING REPORT

URBAN CENTERS

➤ Technical assistance/coordination

- 2025 Urban Centers Forum (UCF) planning meetings (internal with staff) will be held were held at the end of July. This year's UCF will focus on Active Transportation Plans and Bike Parks held via a webinar on September 25th at 5:30pm. Additional details to be determined.
- Developing Bike Park eTool to be presented at the 2025 UCF in the fall and the October APAPA conference. Discussions with several partners occurred in July in addition to further research and internal work on and review of the eTool.
- Attended the Coatesville Ash Park groundbreaking ceremony on July 28th.
- Continued work with Atglen Borough for zoning amendments for the "downtown" zoning districts. This is restarting a prior effort that was on hold. Edits from this meeting are completed, materials were sent on July 17th to the zoning officer and solicitor for review and comment. Next meeting TBD.

Sustainability Division Update

Sustainability Division

Monthly Activities Report – August 2025 (Activities as of 7/31/25)

Summary:

- **Environmental and Energy Advisory Board:** The EEAB met on 7/23. The major topic of discussion was the update of the Climate Action Plan, which is planned to begin this fall. The Board agreed the structure of the plan should remain relatively consistent but that all the actions should be reviewed and re-prioritized given significant changes in policy and technology since the plan's adoption in 2021.
- **Community Revitalization Program funding:** The County Commissioners announced \$5M in Community Revitalization Program grants in July, including \$550,000 for the Borough of Phoenixville to install a solar array on its Recreation Center. This is the first time this program has funded a solar project since the program was amended in 2022 to make solar and EV charging projects eligible for this funding program.
- **County Open Space Funding Announced:** The County Commissioners awarded \$2.3M in open space preservation and park improvement grants in July through their Conservancy Grant and Municipal Grant programs. More information about the award recipients can be found in the [press release](#).
- **Toolkit for Regulating Building Energy Conservation & Efficiency:** After over a year of collaborating with municipalities and the Montgomery County Planning Commission, CCPC posted on its website an Ordinance Toolkit for Regulating & Incentivizing Energy Conservation, Efficiency, and Transition to Clean Energy. The guide gathers example ordinances from across the commonwealth that illustrate strategies municipalities can use to encourage new building stock is constructed in the most energy efficient way possible.
- **HOA Virtual "Garden Tour":** CCPC's Sustainability & Design & Technology Divisions are developing a series of short videos highlighting sustainable landscaping projects undertaken by Chester County homeowners' associations within their common open space. The video series aims to inspire HOAs to think about their landscapes differently and to give them confidence to take on similar projects. Videos will be produced in August and September and will be sent out and promoted in the Fall.

Multimodal Transportation Planning Division

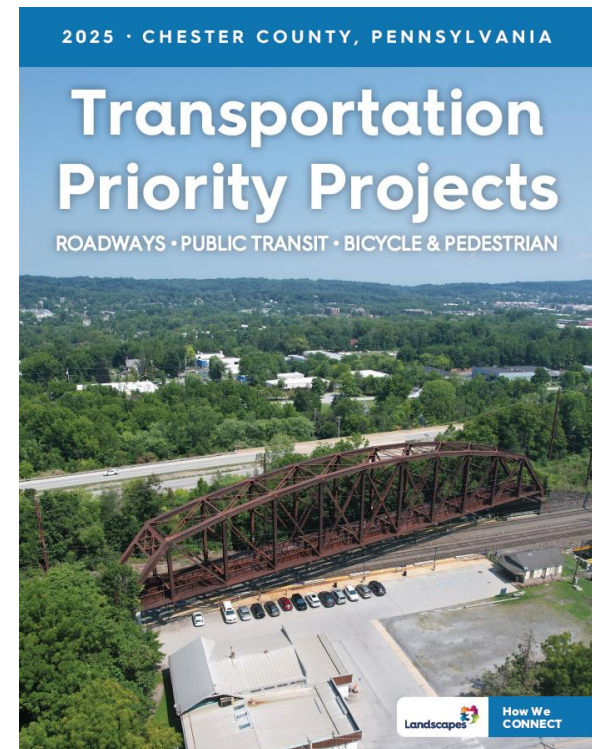
Multimodal Transportation Planning Division

August 2025 (Activities as of 7/31/25)

Transportation Work Program Updates

The following are status updates for work program items the MTP Division currently has underway:

- The **Transportation Improvement Inventory (TII)** is nearing completion as we are wrapping up the rankings and migrating that info into the interactive map before publishing the final report by the end of August
- MTP Staff met with members of the PA Caucus on 7/9 to review potential edits and updates to the **Transportation Priority Projects** brochure. A DRAFT document will be sent to the PA Caucus and Chester County Commissioners for review in early August.
- The **CVT / Enola Low Grade** extension into Atglen improvements are currently being reviewed by Amtrak, apparently a required step toward obtaining right-of-entry into the SEPTA owned corridor within which the trail will be located.
- Construction is ongoing for the **CVT Phase IVa** extension to the Oaklands Corporate Center. In addition to addressing some sinkholes on the western end of the corridor, coordination with PECO is required for utility relocation work and for placement of the new trail bridge over Whitford Road.
- There was a field view of the Downingtown Trestle held on 7/22 for the **CVT P&T Corridor** project as the County assumes ownership of the corridor from PennDOT. As a result, the County is working to further enhance the existing barricades toward preventing anyone from being able to access the Trestle while the rehabilitation improvements are being designed.
- The Borough of Phoenixville recently installed the bus shelter for which the County provided a grant as part of the **Bus Shelter Initiative**. County administration is looking to have a photo shoot with the Commissioners and Borough officials in late August.
- Work has begun on the **Transportation Data Inventory & Evaluation** project with initial scoping and data gathering from multiple sources.



Design & Technology Division Update

DESIGN & TECHNOLOGY DIVISION

August 2025 (activities as of 7/31/25)

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

The 247 planners reviewed and processed plan and ordinance submittals. Staff addressed data and mapping requests from other divisions, municipalities and the public.

The GIS/Tech team assisted the Community Planning Division, Sustainability Division and the Multimodal Transportation Division with mapping and data needs. That includes mapping for the Oxford Region Comprehensive Plan, Land Stewardship Project mapping, Open Space Prioritization mapping, West Chester Historic Atlas edits, and assisting DVRPC collect a county wide zoning data for Chester County. Staff also assisted the 247 planners with their mapping needs, along with setting up for various Planning Commission meetings.

The graphics team prepared West Whiteland Comprehensive plan renderings, mapping for the VPP grants, updated event banners for the CCPC website, attend and photograph Tour Tours events, site photos for community planning, and create various event flyers and presentation items for upcoming meetings.

Director's Report