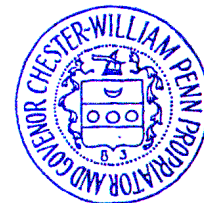




# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O’Leary, AICP  
Executive Director

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

Chester County Planning Commission

Video/Audio Meeting  
March 10, 2021

## AGENDA

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

A. Chairman’s Welcome

*Chairman*

2:05 p.m. 2. ACTION ITEMS

B. Approval of Commission Meeting Minutes – February 10, 2021

*Commission*

C. Act 247 Reviews – February 2021 Applications

*Act 247 Team*

- 1) Subdivision and Land Development Plan Reviews (11)
- 2) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews (3)

D. Act 537 Reviews- February 2021 Applications

*Carolyn Conwell*

- 1) Major Applications (1)  
Jenners Pond Special Study - Consistent
- 2) Minor Applications (3)  
East Nottingham Township; Wicklow; Consistent  
East Nantmeal Township; 3121 Horseshoe Pike; Consistent  
Honey Brook Township, Mobile Realty 3; Somewhat Consistent

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

E. Agricultural Development Council Update

*Chris Alonzo*

F. Design & Technology Division Update

*Paul Fritz*

G. Environment and Infrastructure Division Update

*Brian Styche*

H. Community Planning Division

*Susan Elks*

I. Directors Report

*Brian O’Leary*

J. Public Comment

4:00 p.m. 4. ADJOURNMENT

# Action Items



# THE COUNTY OF CHESTER



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MINUTES: Regular Monthly Meeting  
Chester County Planning Commission

Zoom Video/Audio  
February 10, 2021

MEMBERS PRESENT: Kevin Kerr, Chair; Dr. Douglas Fasick, Vice-Chair; Nathan Cline; Stephanie Duncan; Matthew Hammond; Michael Heaberg; Molly Morrison; Marty Shane; Angie Thompson-Lobb.

STAFF PRESENT: Brian O'Leary, Director; Glenn Bentley; Wes Bruckno; Beth Cunliffe; Susan Elks; Paul Farkas; Paul Fritz; Gene Huller; Jake Michael; Benny Nein; Eric Quinn; Kylie Sentyz; Elle Steinman; Brian Styche; Suzanne Wozniak; Diana Zak.

VISITORS: Commissioner Marian Moskowitz; Commissioner Josh Maxwell; Commissioner Michelle Kichline; Brianne Zanin, Deputy County Administrator; Chris Alonzo, Chair, Agricultural Development Council; Lauren LaMonaca.

## CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held via Zoom audio/video on Wednesday, February 10, 2021 was called to order at 2:01 P.M. by Chair Kevin Kerr.

## Commissioners' Welcome:

Board members introduced themselves, welcomed the Commissioners and the Deputy County Administrator to the monthly Planning Commission meeting.

Commissioners Moskowitz, Maxwell, and Kichline each gave a brief introduction of themselves and thanked the board and staff for continuing to implement the county mission.

## ACTION ITEMS:

### Approval of Meeting Minutes:

A motion to approve the minutes for the January 13, 2021 meeting of the Chester County Planning Commission was made by Mr. Shane, seconded by Mr. Hammond, and passed by unanimous vote of the commission.

### 2020 Annual Report:

A MOTION TO APPROVE THE 2020 ANNUAL REPORT WAS MADE BY MS. MORRISON, SECONDED BY MS. THOMPSON-LOBB, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION

Act 247 Reviews:

Subdivision and Land Development Reviews – January 2021:

There were 20 Subdivision and Land Development Reviews prepared in January.

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

Mr. Hammond recused himself from the following application: SD-12-20-16584.

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

There were 7 Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, and Miscellaneous Reviews prepared in January.

A MOTION TO APPROVE THE COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENTS AND MISCELLANEOUS REVIEWS FOR JANUARY 2021 WAS MADE BY DR. FASICK, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following application: ZA-12-20-16586.

Act 537 Reviews:

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

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

Mr. Cline recused himself from the following application: East Brandywine Special Study

There were three minor Act 537 reviews for the month of January.

A MOTION TO APPROVE THE THREE MINOR ACT 537 REVIEWS FOR JANUARY 2020 WAS MADE BY MR. SHANE, SECONDED BY MS. THOMPSON-LOBB, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Vision Partnership Program:

A MOTION TO APPROVE THE UPDATE OF THE VISION PARTNERSHIP PROGRAM GRANT REQUIREMENTS TO REQUIRE MUNICIPAL ENDORSEMENT OR ACKNOWLEDGEMENT OF LANDSCAPES3 WAS MADE BY MR. HAMMOND, SECONDED BY MR. SHANE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:



#### Community Planning Division Update:

Ms. Elks discussed completed municipal assistance projects, historic preservation, housing, and economic development for 2021 within the Community Planning Division. There are currently 23 municipal assistance projects that staff is either monitoring or preparing.

The Vision Partnership Program round I grant cycle began on January 6, 2021. There are currently three potential applications that the VPP sub-committee will need to review. The application cycle ends on February 19<sup>th</sup>.

Planning for the 2021 Town Tours and Village Walks is underway. There will be eight events split between virtual and in-person and will begin with a kick-off event in West Chester on June 17<sup>th</sup> in observance of Juneteenth. The remaining programs will run until August 27<sup>th</sup>.

Staff has begun work on the non-residential construction report. This report will outline and track construction in Chester County.

Staff are working on the next housing choices committee meeting. Ms. Elks had discussions with AARP who are offering support to the housing efforts in the county.

Staff have been working on the 2021 update of the Urban Centers Improvements Inventory, which is a comprehensive record of documented revitalization needs within Chester County's urban centers (15 Boroughs and the City of Coatesville). The goal of the Inventory is to connect the urban centers' revitalization plan priorities with implementation funding.

#### Agricultural Development Council Update:

Mr. Alonzo discussed the Agricultural Development Council request for proposal (RFP) process for a new Agricultural Economic Development Strategic Plan. The RFP opened on October 23, 2020, and closed on November 30, 2020. A consultant was approved and the contract was awarded to Agricultural and Community Development Services. The first steering committee meeting will be February 23, 2021 via Zoom.

#### Design and Technology Division Update:

Mr. Fritz discussed current projects and the implementation of the 2021 work program within the Design & Technology Division.

Mr. Fritz shared information regarding plans submitted for the Turnpike Industrial Park in Uwchlan Township. The submission includes proposed land use for warehouse and office space on 169.4 acres with three buildings totaling 1,928,880 non-residential square feet.

The 247 reviewers prepared year-end summary reports and continued to process plans and ordinance submittals. The GIS staff prepared maps for historic atlas updates and active transportation improvement studies. The Graphics staff assisted with the annual report design and the public draft of the Climate Action Plan.

#### 2020 Year in Review:

Mr. Farkas provided an overview of the proposals reviewed in 2020, as well as the trends seen over the past decade in plan review and ordinance submissions.

The number of proposed lots/units (not excluding second reviews) increased slightly from 2,936 lots/units in 2019 to 3,132 lots/units reviewed in 2020. The proposed non-residential structural square footage reviewed in 2020 was 2,116,842 square feet, compared to 2,422,310 square feet reviewed in 2019.

Proposed residential lots/units, excluding second reviews, increased slightly from 2,159 in 2019 to 2,681 in 2020, with the number one proposed residential units being apartments.

Newer reporting shows proposed non-residential structural square footage, excluding second reviews, for commercial, industrial, institutional and agricultural development. There was a decrease in these reviews from 2,185,219 square footage reviews in 2019 compared to 1,643,502 square footage reviewed in 2020.

In 2020, 96 percent of all proposed residential lots/units and 95 percent of non-residential structural square footage were located within a growth area designation of Landscapes3, the County Comprehensive Plan.

County Planning Commission Staff conducted 102 ordinance, comprehensive plan, and conditional use reviews in 2020, which was a decrease compared to 170 reviews in 2019.

The frequently submitted ordinance topics in 2020 included: Wireless communications, 6 municipalities; Natural resource protection, 5 municipalities; Signage regulations, 5 municipalities; and Alternative/renewable energy regulations, 4 municipalities.

#### Environment and Infrastructure Division Update:

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

PennDOT, in partnership with Urban Outfitters, Inc. (URBN) has announced the launch of a new shuttle service to begin on February 8th. URBN is hiring new positions at their Gap facility and 'The Outfitter' will help to remove the barrier of transportation for potential employees who reside in the City of Coatesville. 'The Outfitter' shuttle service will be managed by TMACC and provide free direct transportation for URBN employees between the URBN Retail Distribution Center located in Gap, Lancaster County, Pa, and four stops in the City of Coatesville along Lincoln Highway

E&I Division staff have been coordinating with the DVRPC freight staff toward the development of the Chester County Freight Plan, as recommended in the CONNECT chapter of Landscapes3. Planning Commission staff requested and DVRPC agreed to perform this work as part of their Unified Planning Work Program. This will be a two-year effort, phase one (FY21) began in July 2020. Phase two (FY22) will begin in July of this year and will be focused on the development of an Action Plan. The work is scheduled to be complete by the end of June 2022.

Mr. Styche updated the board and staff on pipelines in Chester County. Please visit the county's Pipeline Information Center 'Pipelines in the News' webpage:

<http://www.chescoplanning.org/pic/news.cfm>

#### Director's Report:

Staff have been coordinating and planning for upcoming spring events that fit into categories of Landscapes3 goals.

- ... Protect Goal: March 4, 2021 – Chester County Climate Action Plan Public Meeting
- ... March 30, 2021 – Spring Planners’ Forum
- ... Preserve Goal: April 29, 2021 – Open Space Summit
- ... Appreciate Goal: June 17, 2021 – Juneteenth event leading to the annual Town Tours and Village Walks program

Information and registration for all of these events can be found here:

<https://www.chescoplanning.org/AboutUs/Events.cfm>

The Restore Chester County task force met on February 9, 2021 and is continuing to get information out to the communities. Brianne Zanin, Deputy County Administrator, will be assisting in the effort.

Public Comment:

There were no public comments.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE MEETING ADJOURNED AT 3:47 PM.

Respectfully submitted,



Brian N. O’Leary, AICP  
Secretary

BNO/slw

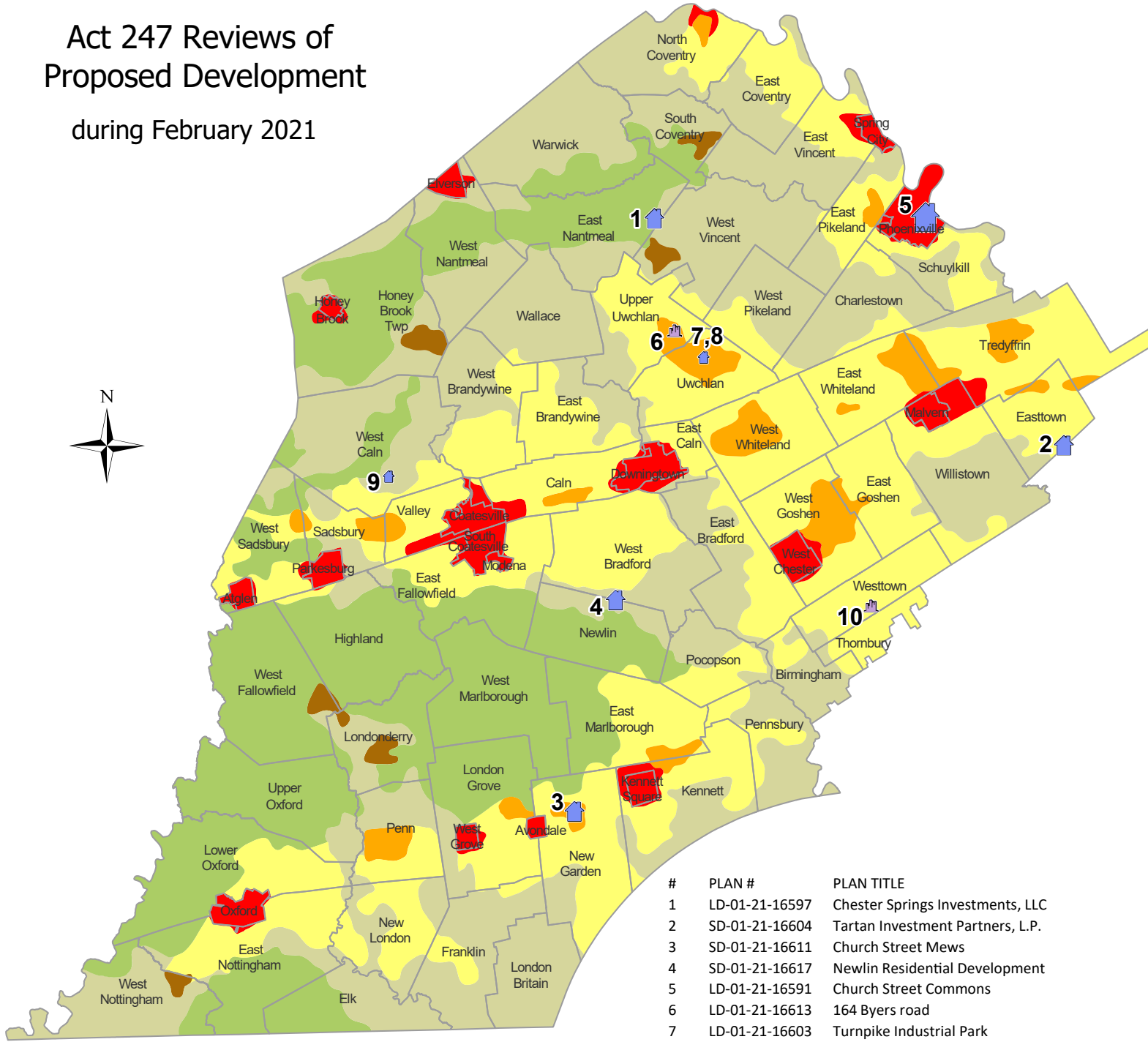
Note: Complete reports are a part of the Chester County Planning Commission files and can be reviewed at the Planning Commission Office.

# Act 247 Reviews

# Subdivision & Land Development



# Act 247 Reviews of Proposed Development during February 2021



## Symbols

### Residential Lots/Units

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

### Non-Residential Square Feet

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

### Other

- Mixed Use
- Not Consistent with Landscapes 3

## Landscapes 3

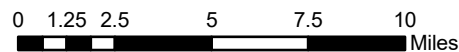
### Growth Areas

- Urban Center
- Suburban Center
- Suburban
- Rural Center

### Rural Resource Areas

- Rural
- Agricultural

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



#	PLAN #	PLAN TITLE
1	LD-01-21-16597	Chester Springs Investments, LLC
2	SD-01-21-16604	Tartan Investment Partners, L.P.
3	SD-01-21-16611	Church Street Mews
4	SD-01-21-16617	Newlin Residential Development
5	LD-01-21-16591	Church Street Commons
6	LD-01-21-16613	164 Byers road
7	LD-01-21-16603	Turnpike Industrial Park
8	SD-01-21-16601	Turnpike Industrial Park
9	LD-02-21-16628	Allen R. Lapp
10	LD-01-21-16592	Westtown-Thornbury Elementary School



## Subdivision and Land Development Reviews 2/1/2021 to 2/28/2021

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes <sup>3</sup> (Yes, No, N/R)
East Nantmeal Township	LD-01-21-16597	Chester Springs Investments, LLC	2/2/2021	21.35	Single Family Residential Agricultural	5	34,512	Residential Single Family Residential Agricultural Farm/Pasture Land	6		Yes
Easttown Township	SD-01-21-16604	Tartan Investment Partners, L.P.	2/12/2021	15.61	Single Family Residential	12		Residential Single Family Residential	0	837	Yes
Elverson Borough	SD-01-21-16605	Keech Subdivision	2/11/2021	24,626.00	Single Family Residential	2		Residential Single Family Residential			Yes
New Garden Township	SD-01-21-16611	Church Street Mews	2/1/2021	1.35	Townhouse	9		Residential Townhouse			Yes
Newlin Township	SD-01-21-16617	Newlin Residential Development	2/17/2021	14.26	Single Family Residential	9		Residential Single Family Residential		1,072	No
Phoenixville Borough	LD-01-21-16591	Church Street Commons	2/1/2021	0.90	Apartment	68		Residential Apartment			Yes
Upper Uwchlan Township	LD-01-21-16613	164 Byers road	2/11/2021	0.71	Commercial	1	4,400	Commercial	1		Yes
Uwchlan Township	LD-01-21-16603	Turnpike Industrial Park	2/12/2021	169.40	Industrial	3	1,928,880	Industrial Warehouse	3	10,675	Yes
Uwchlan Township	SD-01-21-16601	Turnpike Industrial Park	2/12/2021	169.40	Industrial	1		Industrial Warehouse	0	0	Yes
West Caln Township	LD-02-21-16628	Allen R. Lapp	2/19/2021	38.39	Single Family Residential Industrial	2	6,000	Residential Single Family Residential Industrial Unique	1		Yes
Westtown Township	LD-01-21-16592	Westtown-Thornbury Elementary School	2/1/2021	11.08	Institutional	1	7,610	Institutional School	1		Yes

<b>Grand Totals of Subdivision and Land Development Reviews</b>	<b>11</b> Reviews	<b>25068.44</b> Acres	<b>113</b> Lots/Units	<b>1,981,402</b> Non-Res. Sq. Feet	<b>12</b> Non-Res. Bldgs.	<b>12,584</b> Linear Feet Roadway
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There are **10** plans consistent, **1** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.



## Unofficial Sketch Plan Evaluations 2/1/2021 to 2/28/2021

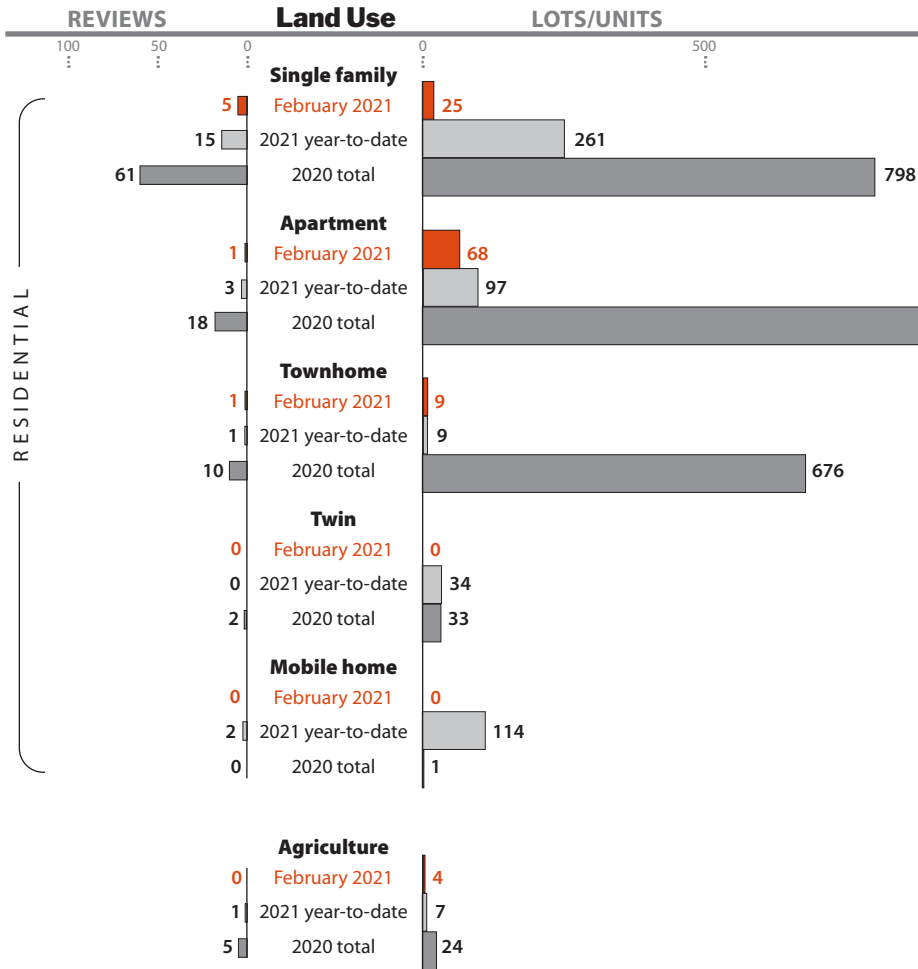
Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes <sup>3</sup> (Yes, No, N/R)
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No Unofficial Sketch Plan Evaluations were conducted during this timeframe.

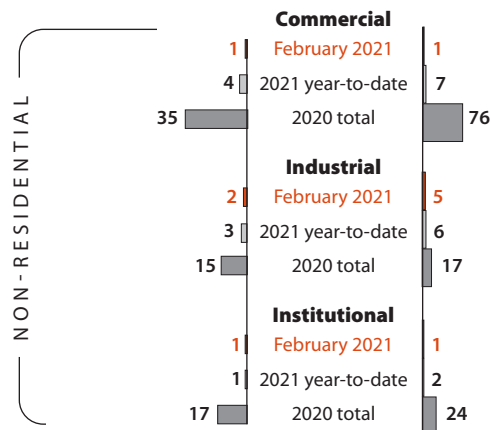
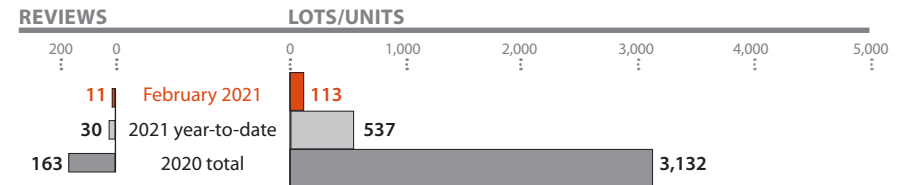
# Subdivision and Land Development Applications February 2021



www.chescoplanning.org/  
PlanReview/PlanReview.cfm

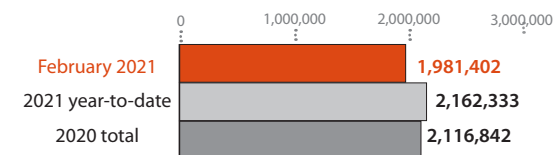


## Total all land use types



## NON-RESIDENTIAL

### Structural square footage



# Subdivision & Land Development Letters





# THE COUNTY OF CHESTER



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Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

February 2, 2021

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

Re: Final Land Development - Chester Springs Investments, LLC  
# East Nantmeal Township - LD-01-21-16597

Dear Ms. Rutherford:

A final land development plan entitled "Chester Springs Investments, LLC", prepared by Team Ag, and dated November 24, 2020, was received by this office on January 11, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

## **PROJECT SUMMARY:**

Location:	Northeast side of Horseshoe Trail
Site Acreage:	21.346 acres
Lots:	1 lot
Non-Res. Square Footage:	34,512 square feet
Proposed Land Use:	Single Family Residential, Farm/Pasture Land
New Parking Spaces:	13 spaces
UPI#:	24-5-101.1

## **PROPOSAL:**

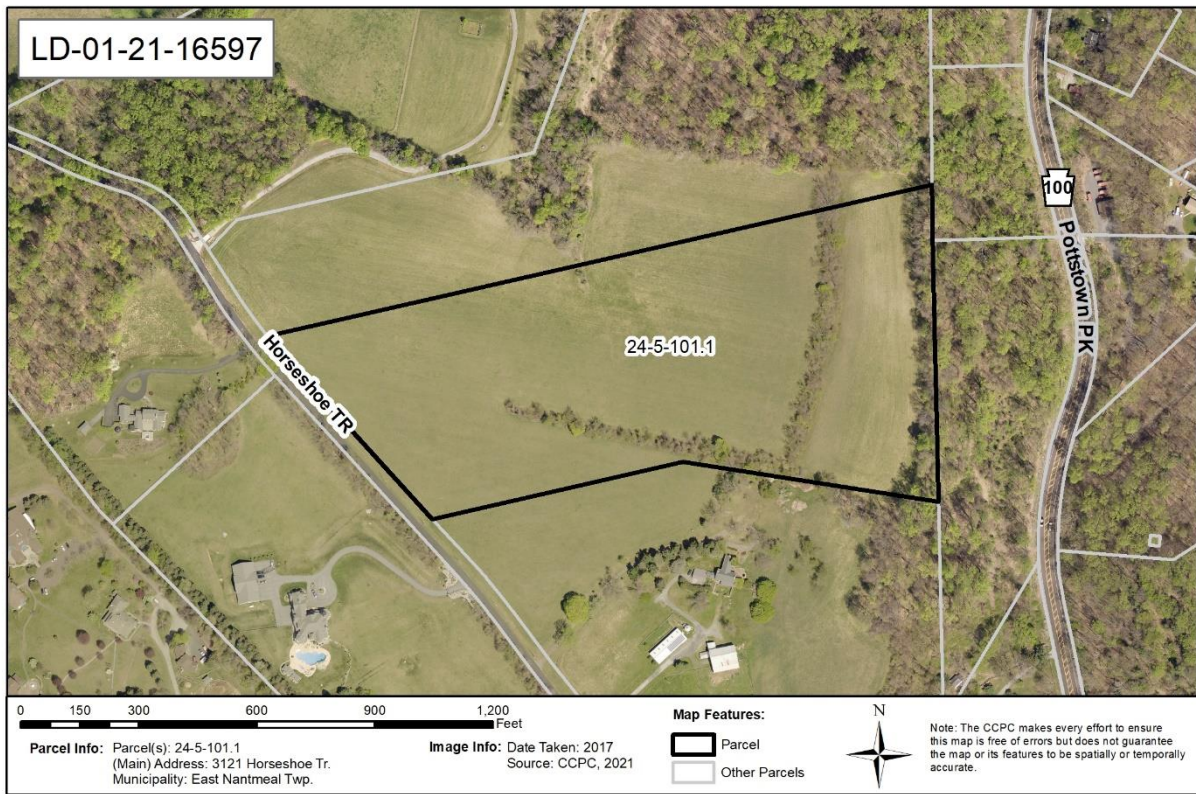
The applicant proposes the construction of a one residential unit, an indoor riding arena, a stable, a storage shed, an outdoor riding arena and 13 parking spaces. The site, which is served by on-site water and sewer facilities, is located in the East Nantmeal Township Agricultural/Residential and Commercial zoning district.

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

**COUNTY POLICY:**

**LANDSCAPES:**

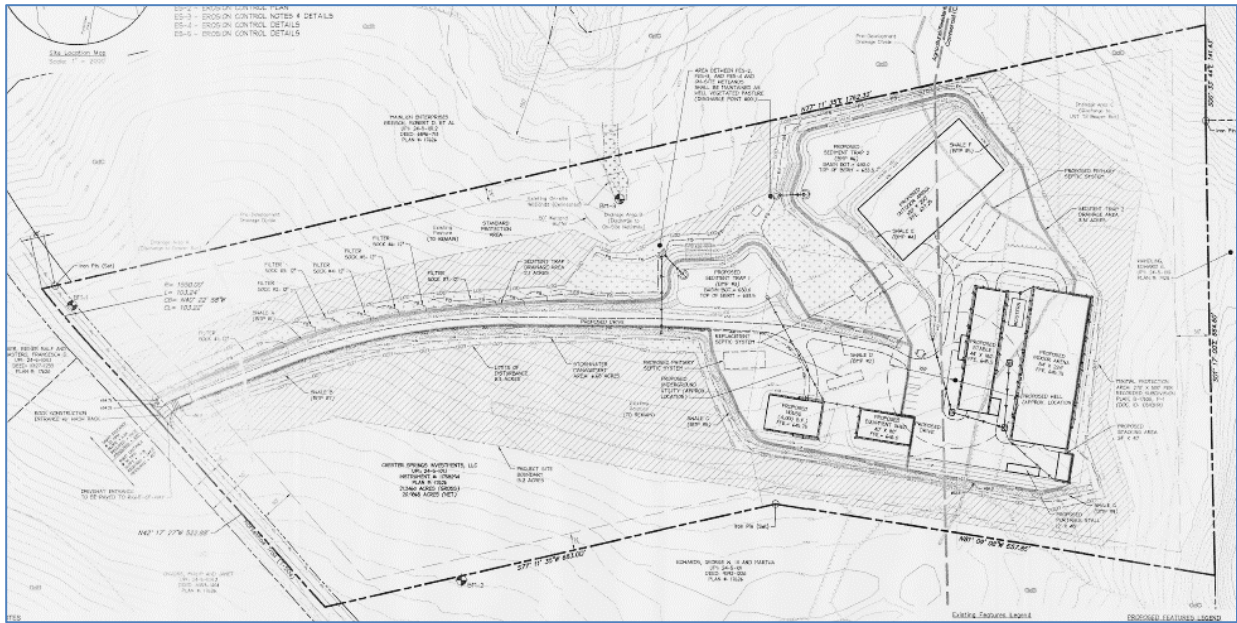
1. The site is located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. This landscape consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas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



**WATERSHEDS:**

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Beaver Run subbasin of the French Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are:
  - implement comprehensive stormwater management,
  - protect water quality from nonpoint source pollutants, and
  - protect vegetated riparian corridors.

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



*Detail of Chester Springs Investments, LLC  
Final Land Development Plan*

**PRIMARY ISSUES:**

3. A portion of the site is wooded, including tree lines. We recommend that the wooded areas be retained as much as possible, and the removal of trees should be limited to the minimum area needed. The limits of tree removal should be clearly shown on the plan and “limits of disturbance” should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the “limit of disturbance” to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.
4. The applicant should indicate how manure will be stored and disposed, and the Township should determine whether a manure management plan should be prepared for this facility.
5. The applicant should indicate if any future development plans are contemplated for the remainder of the site.
6. The Township should verify that the design and location of any proposed outdoor lighting, including at the outdoor riding arena, conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.
7. The Township and the applicant should plan for any opportunity to connect this site to any existing or preserved trails in the area, including a link that could connect to the Horseshoe Trail trailhead to the northeast on Fairview Road. The Township should also consider working with French and Pickering Conversation Trust on creating a trail connection from this property through the other properties to connect to the Horseshoe Trail trailhead.



Page: 4

Re: Final Land Development - Chester Springs Investments, LLC

# East Nantmeal Township - LD-01-21-16597

ADMINISTRATIVE ISSUES:

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

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

Sincerely,

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

Wes Bruckno, AICP  
Senior Review Planner

cc: Team Ag  
Chester Springs Investments, LLC  
Chester County Health Department  
Chester County Conservation District



# THE COUNTY OF CHESTER



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

February 12, 2021

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

Re: Final Subdivision - Tartan Investment Partners, L.P.  
# Easttown Township – SD-01-21-16604

Dear Mr. Briggs:

A Final Subdivision Plan entitled "Tartan Investment Partners, L.P.", prepared by Edward B. Walsh & Associates, Inc., and dated October 27, 2017, and last revised on November 18, 2020, was received by this office on January 15, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

**PROJECT SUMMARY:**

Location: the southwest side of Newtown Road (State Route 2019), south of Millbrook Road  
Site Acreage: 15.61  
Proposed Land Use: 12 Single Family Residential Lots  
Municipal Land Use Plan Designation: Low Density Suburban  
UPI#: 55-5-30

**PROPOSAL:**

The applicant proposes the creation of 12 single family residential lots, and approximately 837 linear feet of public roadway. The existing residence will be removed. The project site, which will be served by public water and public sewer, is located in the R-1 Residential zoning district. The project site adjoins Newtown Township, Delaware County to the south.

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

**BACKGROUND:**

1. The Chester County Planning Commission has previously reviewed a subdivision proposal for this site. CCPC# SD-01-18-15257, dated February 13, 2018, addressed the creation of 11 single family residential lots, along with the creation of a 2.0 acre recreation area. Our copy of the plan approved by Easttown Township on November 19, 2018, depicts the creation of 12 single family residential lots; the 2.0 acre recreation area shown on the initial plan submission was removed, and a 12<sup>th</sup> single family residential lot was added in the same general location on the project site.



The proposed revisions to the previously approved plan include revisions to the design of the stormwater management facilities, along with the addition of sidewalks. We endorse the installation of sidewalks, which are an essential design element in the **Suburban Landscape**.

**COUNTY POLICY:**

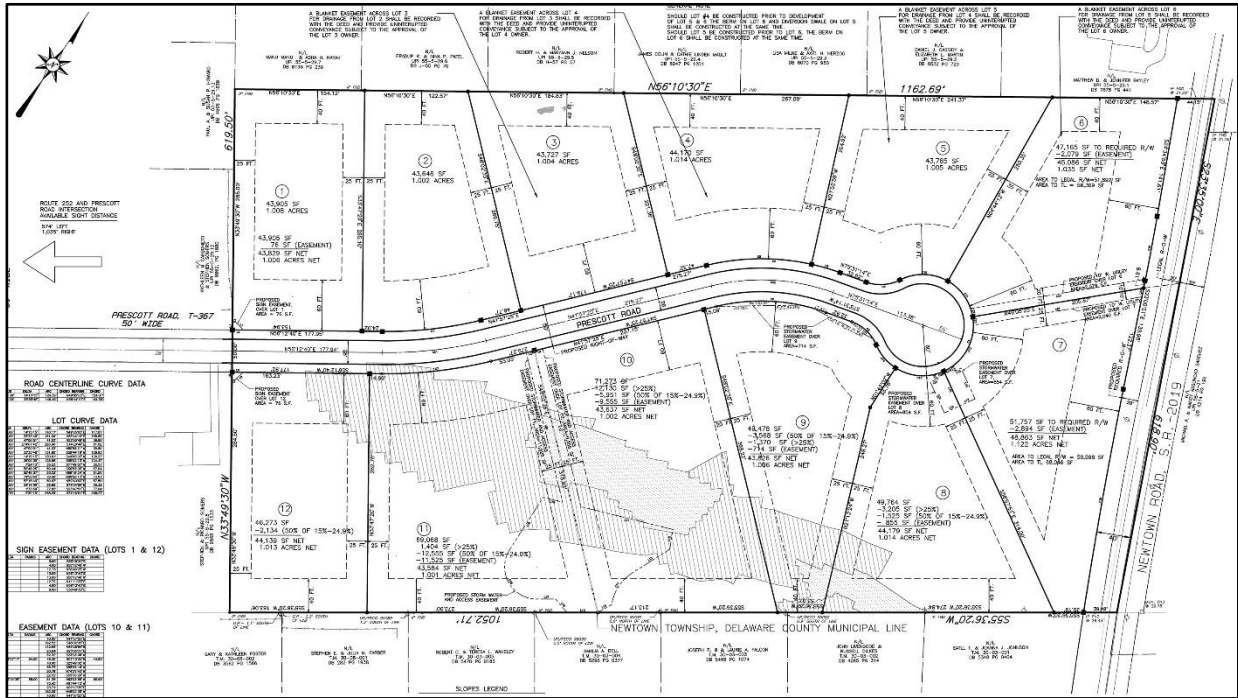
**LANDSCAPES:**

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



**WATERSHEDS:**

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



Site Plan Detail, Sheet 1: Final Subdivision - Tartan Investment Partners, L.P.

**PRIMARY ISSUES:**

**Access and Circulation:**

4. As stated in our previous review, we recommend that Prescott Road be extended to connect to Newtown Road to the east, in order to provide secondary access to the project site. We note that the proposed Prescott Road cul-de-sac will be approximately 1,150 feet in length from the Prescott Road/Waltham Road intersection. The County Planning Commission’s Multimodal Circulation Handbook (2016 Update) recommends a maximum cul-de-sac length of 1,000 feet. Additional information on this topic is available online at: [www.chescoplanning.org/MuniCorner/MultiModal/18-Spur.cfm](http://www.chescoplanning.org/MuniCorner/MultiModal/18-Spur.cfm).
5. The site plan indicates that a 40 foot wide right-of-way will be provided on the west side of Newtown Road (State Route 2019). The County Planning Commission’s Multimodal Circulation Handbook (2016 Update) classifies Newtown Road as a minor collector road. The Handbook (page 183), which is available online at [www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm), recommends an 80 foot-wide right-of-way for minor collector roads to accommodate future road and infrastructure improvements. As stated in our previous review, the proposed right-of-way is appropriate for a minor collector road.

**Natural Features Protection:**

6. The site plan depicts that the proposed residence on Lot 11, and the stormwater basin on Lots 10 and 11, will be constructed within steep slope areas (15 to 25 percent slopes). The Township should verify that all necessary ordinance relief measures to permit grading in steep slope areas have been granted and that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization.

7. The plan and 2017 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The removal of trees should be limited to the minimum area needed for the building(s) and support facilities. The limits of tree removal should be clearly shown on the plan and “limits of disturbance” should be delineated to protect all trees that are intended to remain.

Stormwater Management:

8. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
9. Infiltration Basin #4 is located at the down-gradient end of an area delineated as steep and very steep slopes. The applicant should ensure that long-term access to this basin is maintained to allow for entry by vehicles and other construction equipment that may be needed to perform regular inspection and maintenance. Additionally, inspection of the access path upslope of the basin should be included in the Operation and Maintenance plan to ensure this area maintains adequate vegetative cover to reduce erosion and to prevent the deposition of sediment within the infiltration basin.
10. The emergency spillway and level lip spreader for Infiltration Basin #4 are both located within 50 feet of the down-gradient property boundary. Increased frequencies of intense precipitation events have resulted in a growing number of complaints about stormwater damage caused by runoff from neighboring properties. The applicant should ensure that the emergency spillway and level-lip spreader are designed to reduce the potential for future erosion or significant stormwater discharges to the down-gradient properties.
11. The plans show that significant grading is needed to construct Infiltration Basin #4 adjacent to an area of steep slopes. The applicant should ensure that the basin floor maintains appropriate infiltration rates after the completion of grading and excavation. The applicant should also ensure that an appropriate depth to bedrock (greater than 2 feet) is maintained to ensure adequate storage volume. If needed, the applicant should excavate to an uncompacted subgrade that is free of excessive rock or debris to ensure that design infiltration rates are maintained.
12. The applicant should ensure that enough details are included on the Post-Construction Stormwater Management Plans to facilitate the completion of the required inspections and maintenance by homeowners and the Homeowners Association (HOA). For example, the applicant should provide detailed as-built designs with the location of outlets, key connections, and clean-out or observation ports for each infiltration bed and the infiltration basin to the appropriate property owners. Plans should be clearly labeled with appropriate symbology.
13. The applicant should include within the Operation and Maintenance Plan a requirement that homeowners and the HOA keep a record of all inspections of the stormwater features. Inspection documentation should include the date of the inspection, key observations (standing water, erosion, recent precipitation amounts), and any follow-up actions taken.

ADMINISTRATIVE ISSUES:

14. According to the waiver requests table on Sheet 2, the applicant is requesting a waiver from the cartway width requirement in Section 400-34 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.
15. The site plan depicts the location of numerous proposed easements, for example, the proposed stormwater and access easements on Lots 10 and 11. The details of these easements should be incorporated into the deeds of the affected lots.
16. The plan and the Act 247 County Referral Form indicate that a Homeowners' Association will be responsible for the proposed common facilities/areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any common 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.
17. The applicant should contact the office of the Chester County Conservation District (CCCD) 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.
18. According to County Tax Assessment records, the land of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: [www.chesco.org/256/Act-319---Clean-Green](http://www.chesco.org/256/Act-319---Clean-Green).
19. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

Page: 6  
Re: Final Subdivision - Tartan Investment Partners, L.P.  
# Easttown Township – SD-01-21-16604

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

Sincerely,

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

Paul Farkas  
Senior Review Planner

cc: Edward B. Walsh & Associates, Inc.  
Tartan Investment Partners, LP  
Scott Emerson  
Chester County Conservation District  
Chester County Assessment Office  
Stephen M. Nease, Manager, Newtown Township, Delaware County  
Chester County Water Resources Authority





# THE COUNTY OF CHESTER



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Executive Director

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

February 11, 2021

Lori Kolb, Secretary  
Elverson Borough  
101 South Chestnut Street, PO Box 206  
Elverson, PA 19520

Re: Preliminary/Final Subdivision - Keech Subdivision  
# Elverson Borough - SD-01-21-16605

Dear Ms. Kolb:

A preliminary/final subdivision plan entitled "Keech Subdivision", prepared by Bercek & Associates and dated December 1, 2020, was received by this office on January 19, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

**PROJECT SUMMARY:**

Location:	South of Main Street (State Route 23), northeast of Yeingst Drive
Site Acreage:	28,000 square feet
Lots/Units:	2 lots proposed; two existing structures
Proposed Land Use:	Single family residential, personal service
New Parking Spaces:	No additional spaces proposed
Municipal Land Use Plan Designation:	HTC Historic Town Center
UPI#:	13-3-18

**PROPOSAL:**

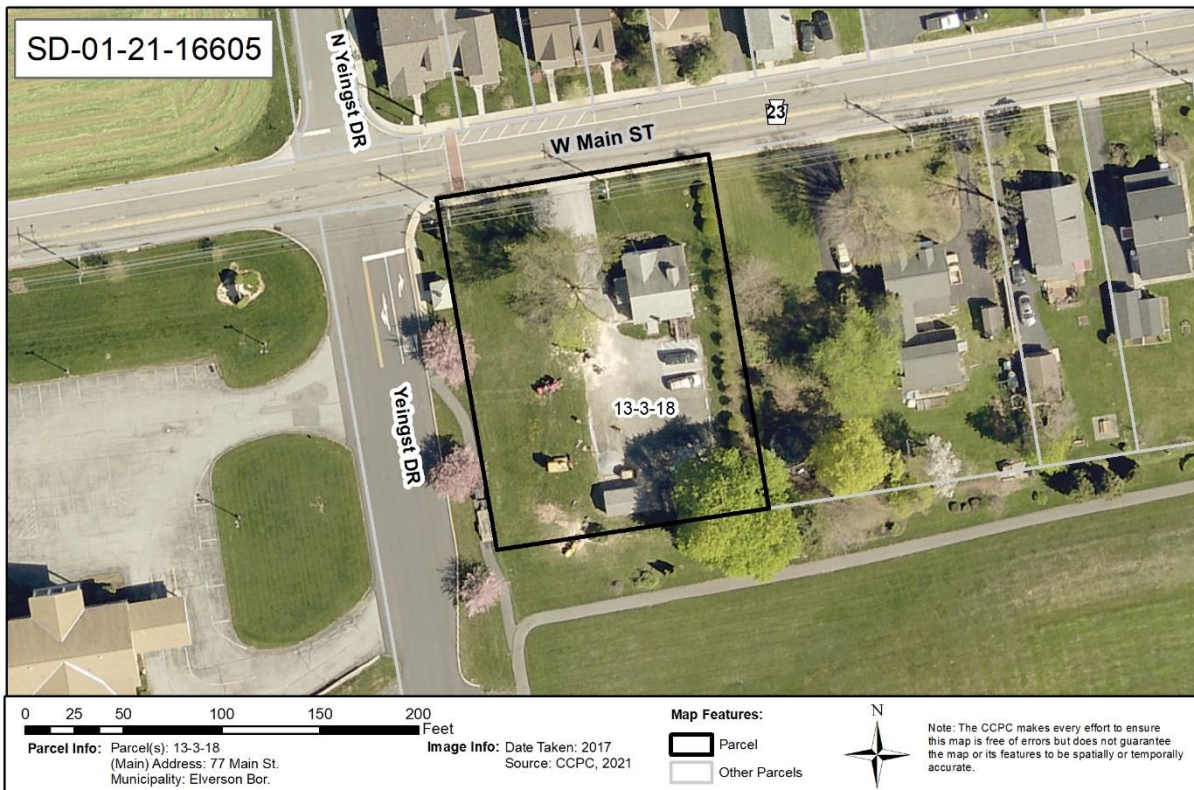
The applicant proposes the creation of two lots. The site, which is served by public water and sewer facilities, is located in the Elverson Borough TC-Town Center zoning district. The site contains one dwelling and a separate personal service establishment. No change to the site’s access onto Main Street (State Route 23) is proposed.

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

**COUNTY POLICY:**

**LANDSCAPES:**

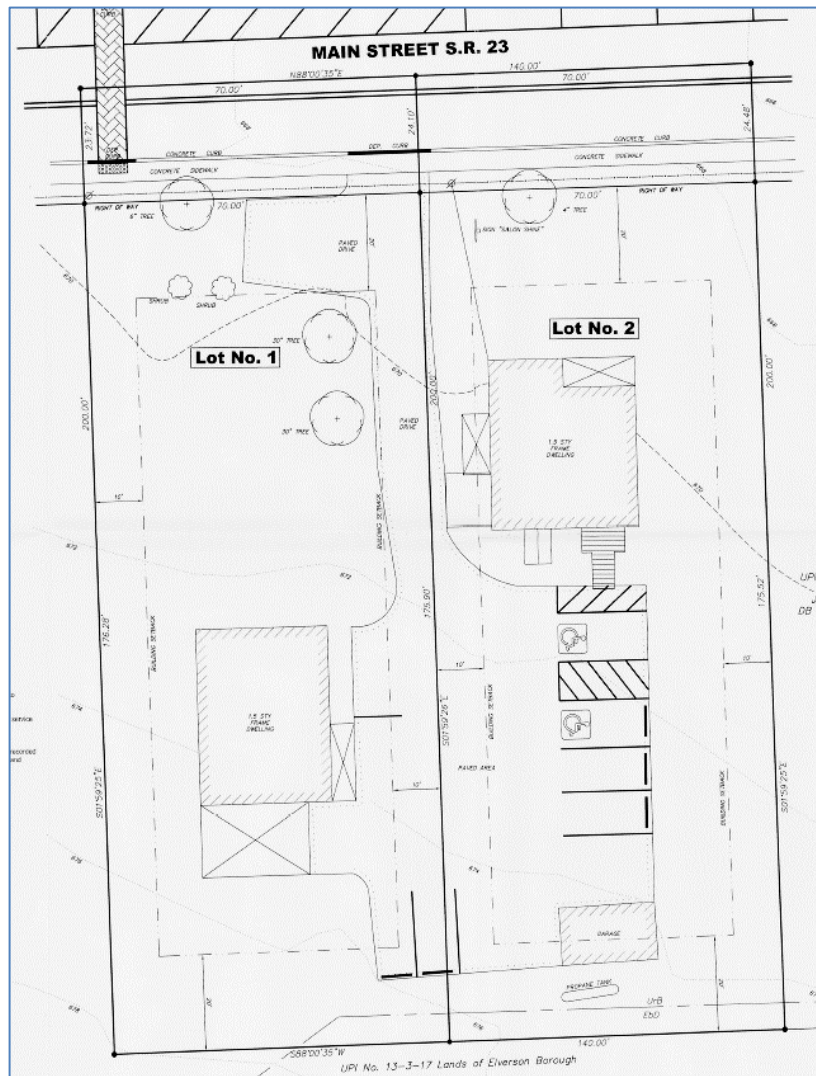
1. The site is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town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



2. The County Planning Commission's [Multimodal Circulation Handbook](#) (2016 Update), which is available online at [www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm), classifies Main Street (State Route 23) as a minor arterial road. The Handbook (page 183) recommends a 100 foot-wide right-of-way for minor arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Borough contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Main Street. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.

**PRIMARY ISSUES:**

3. We suggest that the Borough and the applicant consider whether the parking area on Lot 1 should be relocated farther south from Main Street to reduce potential conflicts between pedestrians traveling on the sidewalk and vehicle maneuvers in and out of the parking area. A greater setback for the parking area would also enhance the character of the streetscape.
4. It appears that a common driveway will serve both lots; the deeds to the lots should reflect the terms of any necessary easement.
5. The Borough should determine if additional street trees should be planted along Main Street in accordance with the provisions of Section 240-609 (C)(5) of the Borough Subdivision and Land Development Ordinance.



***Detail of Keech Subdivision  
Preliminary/Final Subdivision Plan***



Page: 4  
Re: Preliminary/Final Subdivision - Keech Subdivision  
# Elverson Borough - SD-01-21-16605

ADMINISTRATIVE ISSUE:

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

Sincerely,

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

Wes Bruckno, AICP  
Senior Review Planner

cc: Bercek & Associates  
Stephan and Kim Keech



# THE COUNTY OF CHESTER



COMMISSIONERS  
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Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

February 1, 2021

Christian Adamek, Zoning Officer  
New Garden Township  
299 Starr Road  
Landenberg, PA 19350

Re: Preliminary/Final Subdivision - Church Street Mews  
# New Garden Township - SD-01-21-16611

Dear Mr. Adamek:

A preliminary/final subdivision plan entitled "Church Street Mews", prepared by Hillcrest Associates, and dated January 15, 2021, was received by this office on January 25, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

**PROJECT SUMMARY:**

Location: north of Church St, south of Baltimore Pike  
Site Acreage: 1.35  
Proposed Land Use: Townhouse  
New Parking Spaces: 40  
Municipal Land Use Plan Designation: Village Residential/Baltimore Pike Corridor  
UPI#: 60-1Q-15, 60-1Q-17, 60-1Q-16, 60-1Q-9

**PROPOSAL:**

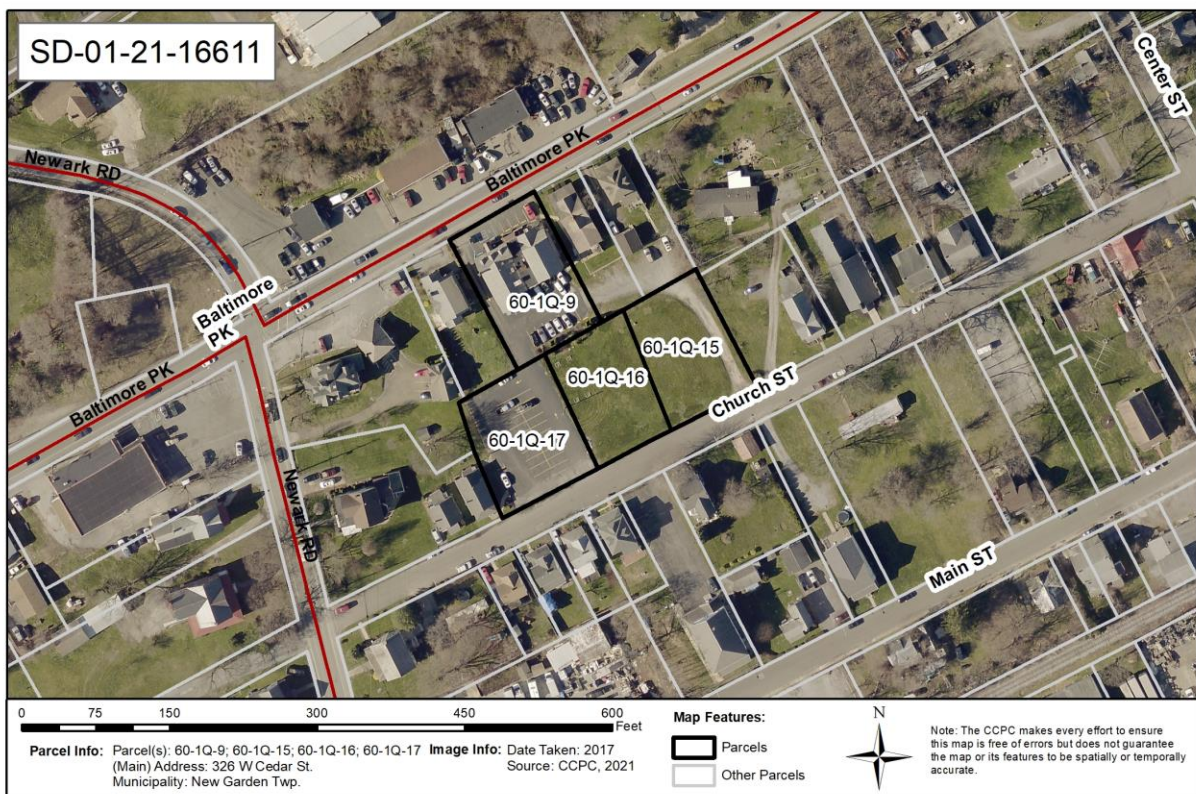
The applicant proposes the creation of nine new lots from three parent parcels and 40 parking spaces. The project site, which will be served by public water and public sewer, is located in the R-3 Toughkenamon Residential zoning district.

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

**COUNTY POLICY:**

**LANDSCAPES:**

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



**PRIMARY ISSUES:**

2. The Township and the applicant should discuss moving the Townhouse units closer to Church Street to create a streetscape that is more consistent with village design. This would create more private space to the rear of the townhouses and increase the separation between the proposed townhouses and the commercial uses in the mixed use unit on Baltimore Pike.
3. Sheet 1A of the plan includes eight waiver requests, we note that the fifth waiver requests no submission of an Erosion and Sedimentation Control Plan to the Chester County Conservation District. The Township Solicitor should verify that it is possible to waive this requirement.



Page: 4  
Re: Preliminary/Final Subdivision - Church Street Mews  
# New Garden Township - SD-01-21-16611

ADMINISTRATIVE ISSUES:

7. The applicant should contact the office of the Chester County Conservation District (CCCD) 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.
8. The plan indicates that a Homeowners' Association will be responsible for the proposed common facilities/areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any common 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.
9. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Glenn Bentley  
Senior Review Planner

cc: LGB-1470 West Baltimore Pike, LLC  
Hillcrest Associates,  
Chester County Conservation District



# THE COUNTY OF CHESTER



COMMISSIONERS  
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Josh Maxwell  
Michelle Kichline

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Executive Director

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February 17, 2021

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

Re: Preliminary Subdivision - Newlin Residential Development  
# Newlin Township - SD-01-21-16617

Dear Ms. Abel:

A Preliminary Subdivision Plan entitled "Newlin Residential Development", prepared by D.L. Howell and Associates, Inc., and dated January 5, 2021, was received by this office on January 28, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Subdivision for your consideration.

**PROJECT SUMMARY:**

Location: north and south side of Embreeville Road, State Route 162,  
west of Ryan Blvd.  
Site Acreage: 14.26  
Lots/Units: 9 lots  
Proposed Land Use: Single Family Residential  
Municipal Land Use Plan Designation: Flexible Rural Area  
UPI#: 49-2-54, 49-2-75.1

**PROPOSAL:**

The applicant proposes the creation of 7 single-family residential lots and two greenway lots from two parent parcels totaling 21.468 acres. The project site, which will be served by onsite water and community sewer, is located in the Flexible Rural Development zoning district.

**RECOMMENDATION:** The County Planning Commission recommends that the Township and the applicant discuss options for preserving these lots. If preservation is not possible, we recommend that the plan be revised to offset the major impacts of siting a suburban residential development in the Rural Landscape (this issue is further discussed in comment #3). All other issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this subdivision plan.

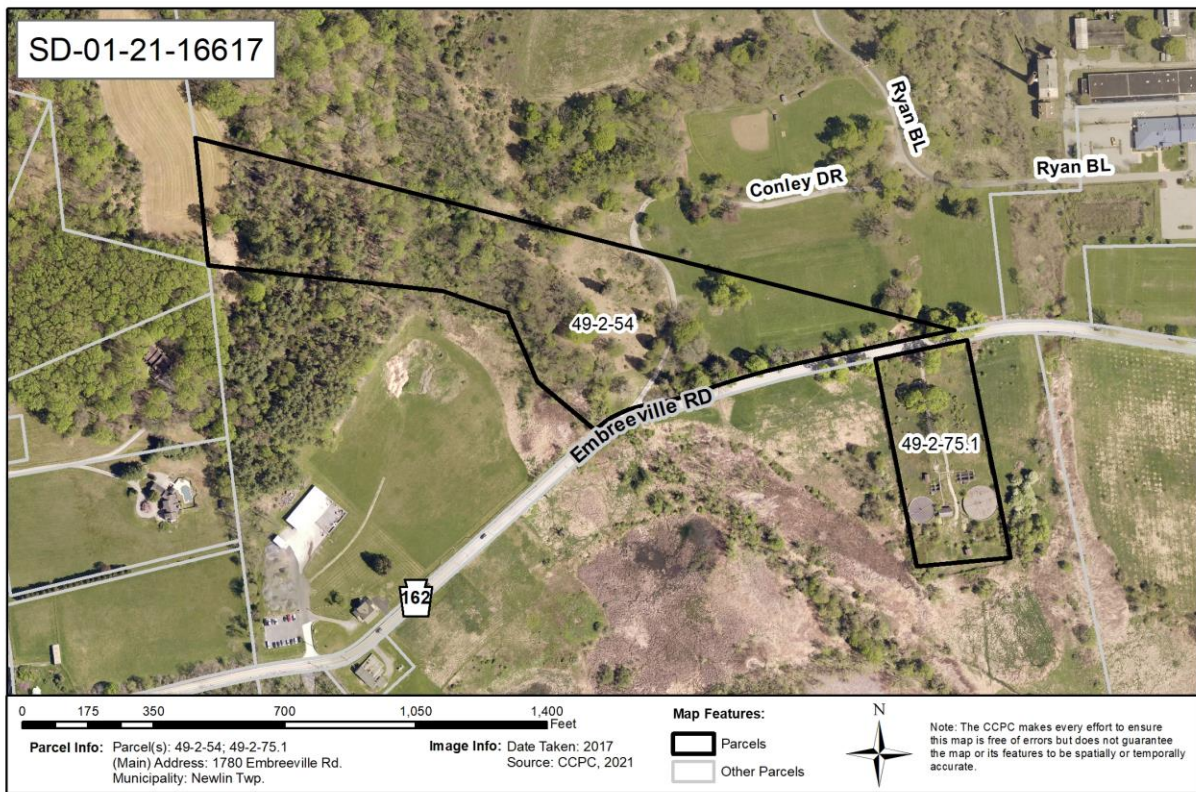


**COUNTY POLICY:**

**LANDSCAPES:**

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

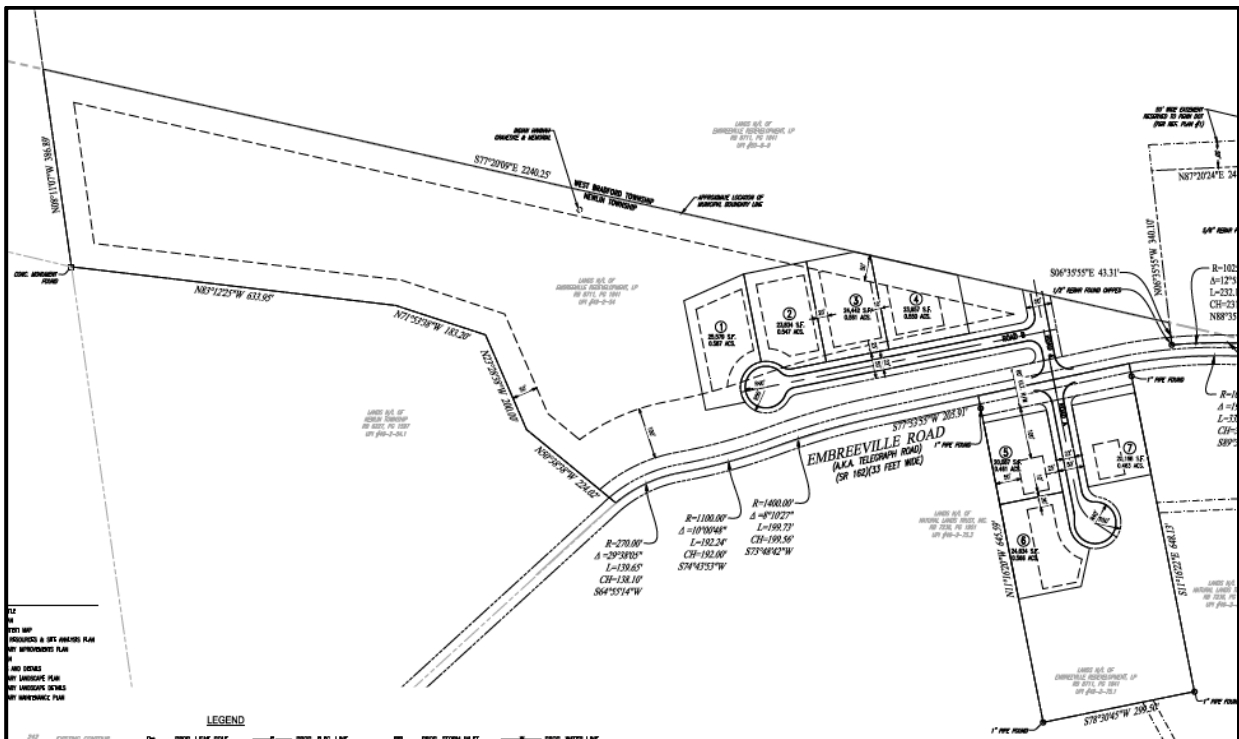
The [Unionville Area Regional Comprehensive Plan](#) (Jan. 2011) designates the area on the north side of Embreeville Road (Route 162) as Flexible Rural and the area on the south side of Embreeville Road as Natural.



**PRIMARY ISSUES:**

2. The proposed subdivision is located in the Rural Landscape and while we acknowledge the greenway requirements of the Flexible Rural Development district, the subdivision represents an intrusion of suburban design and character sited in a rural and natural setting. The lands on the north side of Route 162, site of the former State Hospital facility is in the process of being permanently preserved and the existing infrastructure removed. The lands on the south side of Route 162 in this vicinity are part of an existing preserve administered by Natural Lands. We encourage the Township to discuss options with the applicant that will preserve these two remnant parcels of the former state hospital in Newlin Township. Preservation of these parcels would expand existing preserved land in a contiguous manner, which improves the ecological value and scenic quality of the open space.

If an agreement to preserve these parcels cannot be reached, we suggest that the three dwellings sited on the south side of Route 162 be relocated to the north side of the highway thereby preserving the viewshed across the meadow to the Brandywine Creek. We understand that relocation of these lots may require variances from the provisions of the Flexible Rural Development district. This relocation could reduce construction costs associated with construction of the cul-de-sac (Road A) and utilities serving those three lots sited on parcel 49-2-75.1. With seven dwellings sited on the north side of the highway, the lot layout should concentrate the dwellings to north and west and should be laid out in a naturalized way that limits regrading and blends into the landscape. The stormwater and community sewer systems could be sited along the road frontage at the lowest elevations of the site which should be screened with a significant vegetated buffer. Siting the dwellings at the higher elevations could create the opportunity for views across the meadows on the south side of the highway to the Brandywine Creek.



Detail of sheet CO1.1 of the plan

**ADMINISTRATIVE ISSUES:**

3. The Township Engineer should review the plan to ensure that sight distances at the location of the proposed intersection with Route 162 are sufficient.
4. The plan should indicate that a Home Owners Association will be responsible for all commonly held amenities and utilities. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any common 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.



Page: 4  
Re: Preliminary Subdivision - Newlin Residential Development  
# Newlin Township - SD-01-21-16617

5. We recommend that the corners of the septic drainfield area be pinned with permanent markers and referenced on the final plan to permit easy reestablishment of this area for future maintenance purposes.
6. The plan should be revised to indicate that all the existing facilities at the closed sewage treatment plant are to be removed.
7. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

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

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

Glenn Bentley  
Senior Review Planner

cc: Embreeville Redevelopment, LP  
DL Howell & Associates, Inc.  
Justin V. Yaich, West Bradford Township, Manager  
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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West Chester, PA 19380-0990  
(610) 344-6285 Fax (610) 344-6515

February 1, 2021

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

Re: Final Land Development - Church Street Commons  
# Phoenixville Borough - LD-01-21-16591

Dear Mr. Boelker:

A final land development plan entitled "Church Street Commons", prepared by Renew Design Group dated November 3, 2020, was received by this office on January 7, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

**PROJECT SUMMARY:**

Location:	southwest corner of Church Street and Dean Street
Site Acreage:	0.90
Lots/Units:	68 units
Proposed Land Use:	Apartment
New Parking Spaces:	69
Municipal Land Use Plan Designation:	Mixed Use
UPI#:	15-9-458

**PROPOSAL:**

The applicant proposes the construction of a four-story residential apartment building with 68 units, and 69 parking spaces. The project site, which will be served by public water and public sewer, is located in the TC-Town Center zoning district.

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

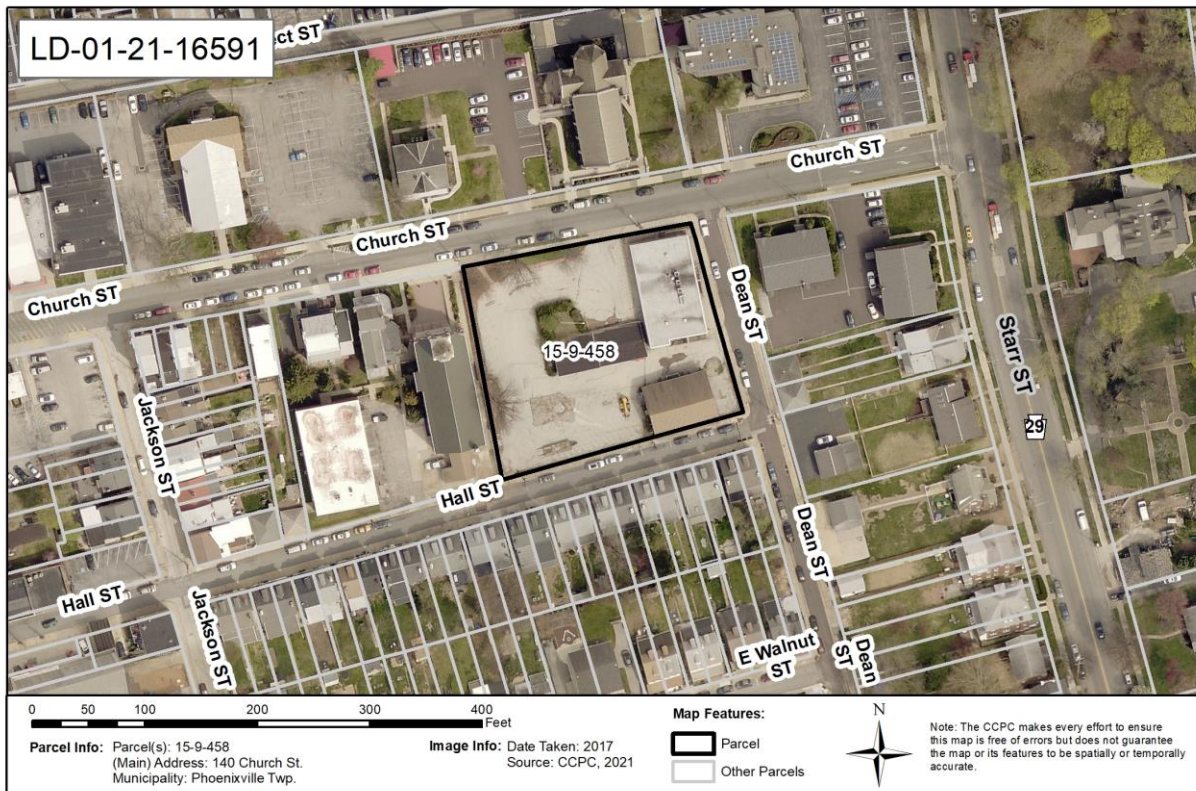
**BACKGROUND:**

1. The Chester County Planning Commission has previously reviewed two land development proposals for this site. Those reviews, CCPC# LD-4-18-15382 and LD-01-15-11166, were dated May 8, 2018 and January 28, 2015 respectively. Our 2018 review addressed the construction of an apartment building with 125 residential units, and 228 parking spaces. The 2015 review addressed the construction of a four story apartment building with 60 senior residential units and 10 standard units with 48 parking spaces.

**COUNTY POLICY:**

**LANDSCAPES:**

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



WATERSHEDS:

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

PRIMARY ISSUES:

4. We suggest that the applicant and Borough consider providing a percentage of affordably-priced housing units within the proposed apartment building. "Live" Objective B of *Landscapes3* is to accommodate housing at costs accessible to all residents. Additionally, the County recently launched the A+ Homes initiative, that focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at: <https://www.chescoplanning.org/Housing/aPlusHomes.cfm>.
5. The Borough should verify that the proposal is consistent with all ordinance stormwater management provisions; we note that the plan only shows a small subsurface infiltration basin.
6. No elevations of the proposed building were included in the submitted materials. Information that could be gathered from the plan views (such as sheet 7 of the plan) suggests that the front side of the building will not have a distinctive entrance. We recommend that the main pedestrian entrance on Church Street should be the street level focal point of the front façade of the building and contribute towards a visually interesting and pedestrian-oriented streetscape. The front entrance should be covered and/or recessed behind the building façade.
7. The plan does not indicate whether the proposed structure will have the 5 foot building step back (required for buildings greater than 45 feet in height) for High-Rise structures proposed in the TC-Town Center zoning district.
8. The Borough should verify that the proposed structure will meet the building setback requirements for a High-Rise structure in the TC-Town Center zoning district.
9. The applicant and the Borough should consider measures that could be incorporated to avoid light being directed onto the houses on the south side of Hall Street either from vehicles in the courtyard parking lot or from outdoor/architectural building lighting. Additional landscaping may be necessary to provide adequate light screening.
10. The Borough and the applicant should consider relocating the dumpster to a fully enclosed room inside the parking garage...
11. The Parking Plan on sheet 4 of the plan does not indicate if a one way circulation pattern for the courtyard and undercover parking is proposed. If on-site one-way circulation is proposed pavement markings should be added to the Parking Plan.
12. The applicant and the Borough should discuss what measures could be incorporated into the plan (in addition to signage) to prevent vehicles turning right out of the parking level into on-coming one-way traffic.

Page: 4  
Re: Final Land Development - Church Street Commons  
# Phoenixville Borough - LD-01-21-16591

13. Pedestrian crossing pavement marking should be installed across each of the garage entrances, the Borough could also consider requiring pavement surface treatments to alert drivers of the possibility of pedestrians crossing at these locations.
14. The applicant and the Borough should discuss where snow plowed in the courtyard area will be stockpiled.

ADMINISTRATIVE ISSUES:

15. The Borough Emergency Service providers should review the plan to verify that the design and specifications are consistent with all ordinance requirements and that they have equipment to address issues in a four story structure. This is particularly important related to the evacuation of any senior residents during an emergency event.
16. The Borough should ensure that this proposal provides for in-building coverage for public safety and emergency service radio communications. The applicant should contact the Chester County Department of Emergency Services Technical Division at 610-344-5000 for additional information on this issue.
17. The applicant should contact the office of the Chester County Conservation District (CCCD) 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.
18. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Glenn Bentley  
Senior Review Planner

cc: Church Bridge View, LLC  
Omega Home Builders, Attn: Roman Ovrutsky  
Renew Design Group, Attn: Glenn Harris  
Mark E. Cassel, AICP, Director of Service Planning, SEPTA



# THE COUNTY OF CHESTER



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

February 1, 2021

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

Re: Preliminary/Final Land Development - 164 Byers Road  
# Upper Uwchlan Township - LD-01-21-16613

Dear Ms. Jonik:

A preliminary/final land development plan entitled "164 Byers road", prepared by DL Howell & Associates, Inc. and dated January 21, 2021, was received by this office on January 26, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

**PROJECT SUMMARY:**

Location:	South side of Byers Road (State Route 1022), between Graphite Mine Road and Eagle Farms Road
Site Acreage:	0.71 acres
Lots/Units:	1 lot; 1 structure proposed
Non-Res. Square Footage:	4,400 square feet
Proposed Land Use:	Office/commercial
New Parking Spaces:	22 spaces
Municipal Land Use Plan Designation:	Village
UPI#:	32-4-56

**PROPOSAL:**

The applicant proposes the construction of a 4,400 square foot commercial building and 22 parking spaces. The site, which will be served by public water and public sewer facilities, is located in the Upper Uwchlan Township C-1 Village zoning district.

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



**COUNTY POLICY:**

**LANDSCAPES:**

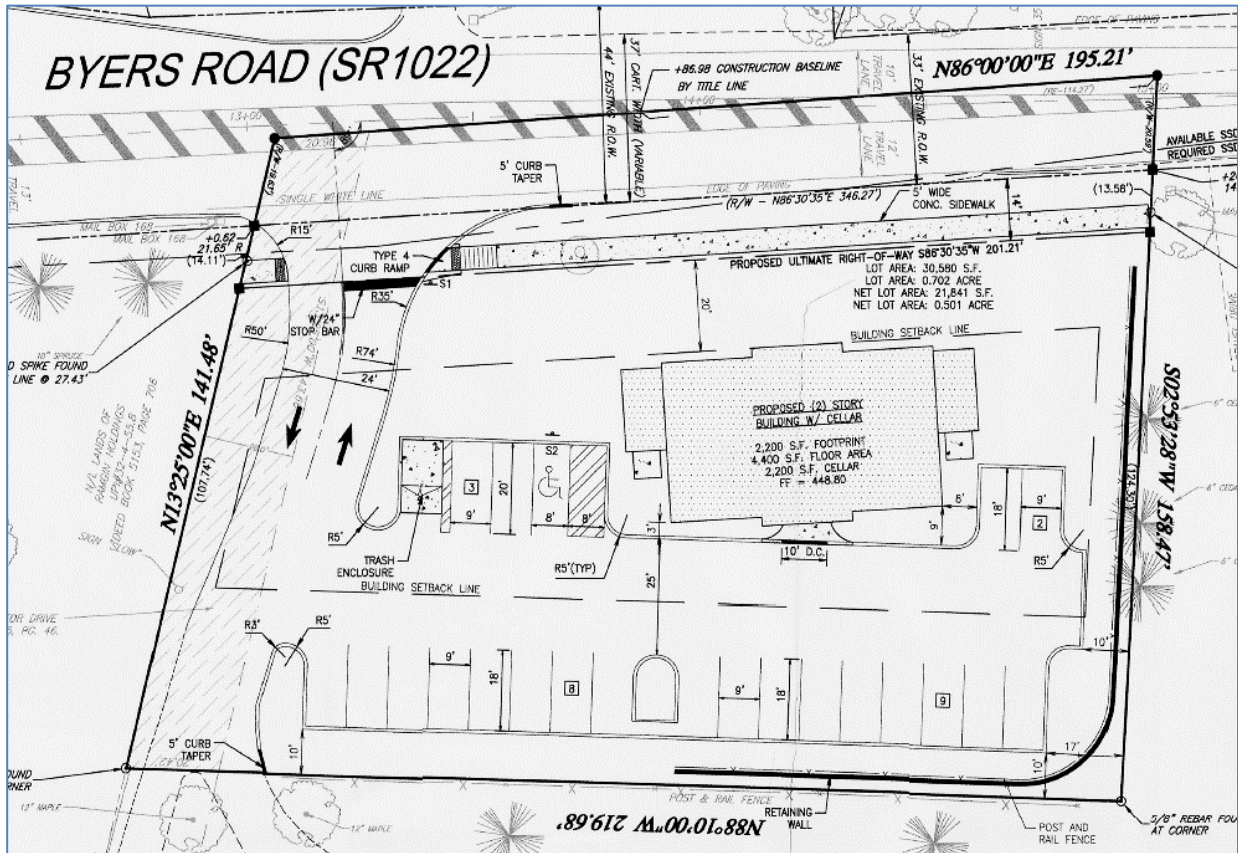
1. The site is located within the **Suburban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth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



**WATERSHEDS:**

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Pickering Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are:
  - implement comprehensive stormwater management,
  - protect vegetated riparian corridors, and
  - protect first order streams.

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



*Detail of 164 Byers Road  
 Preliminary/Final Land Development Plan*

**PRIMARY ISSUES:**

3. The site appears to provide driveway access to the lot to the south. Additionally, lots to the west and east appear to be configured as flag lots. We suggest that the applicant and the Township work with the adjacent lot owners to provide a common access point for the lots to the west, and also a common access point for the lots to the east. This can avoid multiple driveways on Byers Road in locations that may cause conflicts with the intersection with Graphite Mine Road. The deeds to all affected lots should reflect the terms of any necessary easements.
4. The plan shows 22 parking spaces. We suggest that the applicant and the Township evaluate the anticipated parking demand for this facility, and determine whether all of the proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.
5. 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 installation of sidewalks into the plan. Sidewalks are an essential design element for new construction in the **Suburban Center Landscape**.

We recommend that the applicant connect the sidewalk along Byers Road to the front of the building, or at least to the building's entrance. (We also suggest that one of the building's entrances should face Byers Road in addition to the parking area.) Pedestrian connectivity between sidewalks and buildings is also an important component of a complete sidewalk system in the **Suburban Center Landscape**. The applicant and Township should refer to the Pedestrian Facilities Design Element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update) in its design of the proposed pedestrian facilities. The Handbook is available online at: [www.chesco.org/documentcenter/view/27042](http://www.chesco.org/documentcenter/view/27042).

6. This area includes a mix of residential and commercial land uses. We recommend that the applicant design the building so that it will be architecturally compatible with the surrounding areas, and include a pitched roof instead of a flat roof, which can help create a transition between residential and non-residential areas.
7. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at [www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm), classifies Byers Road (State Route 1022) 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. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Byers Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
8. The plan includes a "Waivers Requested" list that includes a requested waiver from the Township Subdivision and Land Development Ordinance regarding construction in a riparian buffer (although the language in the request indicates that the waiver was already granted). *Landscapes3* supports the comprehensive protection and restoration of the county's ecosystems, including riparian corridors ("Protect" Objective B, page 63). The Chester County Planning Commission generally discourages construction in riparian buffer areas. Also, the plan does not appear to clearly delineate the extent of the riparian buffer, although an area of hydric soils is shown in the southeast part of the site. The applicant should clarify these issues.
9. We suggest that the applicant investigate relocating the trash enclosure to the eastern part of the parking area; this will help screen it from the public right-of way and make accessing it from the building more convenient.
10. The stormwater management plans indicate that subsurface infiltration practices will be utilized to manage a portion of the site's stormwater runoff. The applicant should submit the operations and management plan for the stormwater facilities to the Township, which should be reviewed by the 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 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



Page: 5  
Re: Preliminary/Final Land Development - 164 Byers Road  
# Upper Uwchlan Township - LD-01-21-16613

accessible. These access points should be designed to allow for the scheduled removal of accumulated sediment.

11. Upper Uwchlan Township should verify that the proposed landscaping plan conforms to Township Ordinance landscape and screening requirements. We suggest that the applicant use native tree, shrub, and herbaceous species in the planting areas, and provide additional landscaping along Byers Road.
12. Upper Uwchlan Township should verify that the design and location of the proposed outdoor lighting meets the Township's requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses. We suggest that all sign lighting be downward-pointing to limit "skyglow" and reduce glare on surrounding roads. In general, the applicant should use the minimum amount of light intensity that is necessary to safely illuminate the facility.

ADMINISTRATIVE ISSUES:

13. The applicant should contact the office of the Chester County Conservation District 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.
14. 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, AICP  
Senior Review Planner

cc: DL Howell & Associates, Inc.  
QBD Ventures c/o Peter Rodgers, Partner  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Mark E. Cassel, AICP, Director of Service Planning, SEPTA  
Chester County Conservation District



# THE COUNTY OF CHESTER



COMMISSIONERS  
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Executive Director

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601 Westtown Road  
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(610) 344-6285 Fax (610) 344-6515

February 12, 2021

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

Re: Preliminary/Final Subdivision and Land Development Plan - Turnpike Industrial Park  
# Uwchlan Township – SD-01-21-16601, LD-01-21-16603

Dear Ms. Giordano:

A preliminary/final subdivision and land development plan entitled "Turnpike Industrial Park", prepared by BL Companies Inc., and dated January 6, 2021, was received by this office on January 14, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development plan for your consideration.

**PROJECT SUMMARY:**

Location:	East of North Pottstown Pike (State Route 100), south of the Pennsylvania Turnpike, East of the Downingtown Interchange
Site Acreage:	169.4 acres
Lots/Units:	1 lot (to be combined from four lots, three buildings proposed)
Non-Res. Square Footage:	1,928,880 square feet (total of three buildings)
Proposed Land Use:	Warehouse and office
New Parking Spaces:	1283 spaces
Municipal Land Use Plan Designation:	Commercial/Industrial and Proposed Open Space (Draft 2020 Uwchlan Township Comprehensive Plan Update)
UPI#:	33-4-27.1, 33-4-28, 33-4-28.1, 33-4-29

**PROPOSAL:**

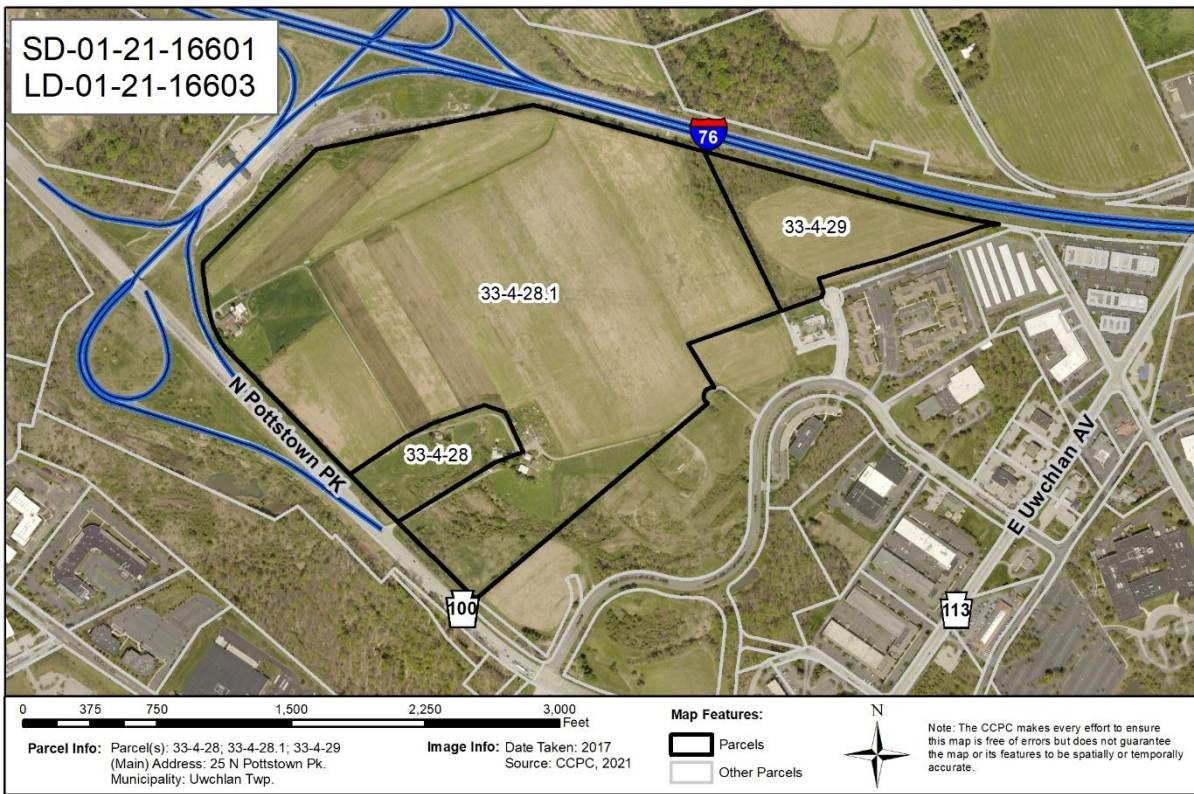
The applicant proposes to merge four lots from one lot, the construction of three warehouse and office buildings totaling 1,928,880 square feet, approximately 10,675 feet of roadway, and 1,283 parking spaces. The site will be served by public water and public sewer facilities and is located in the Uwchlan Township PIC Planned Industrial-Commercial zoning district. A trail and dog park are also proposed.

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

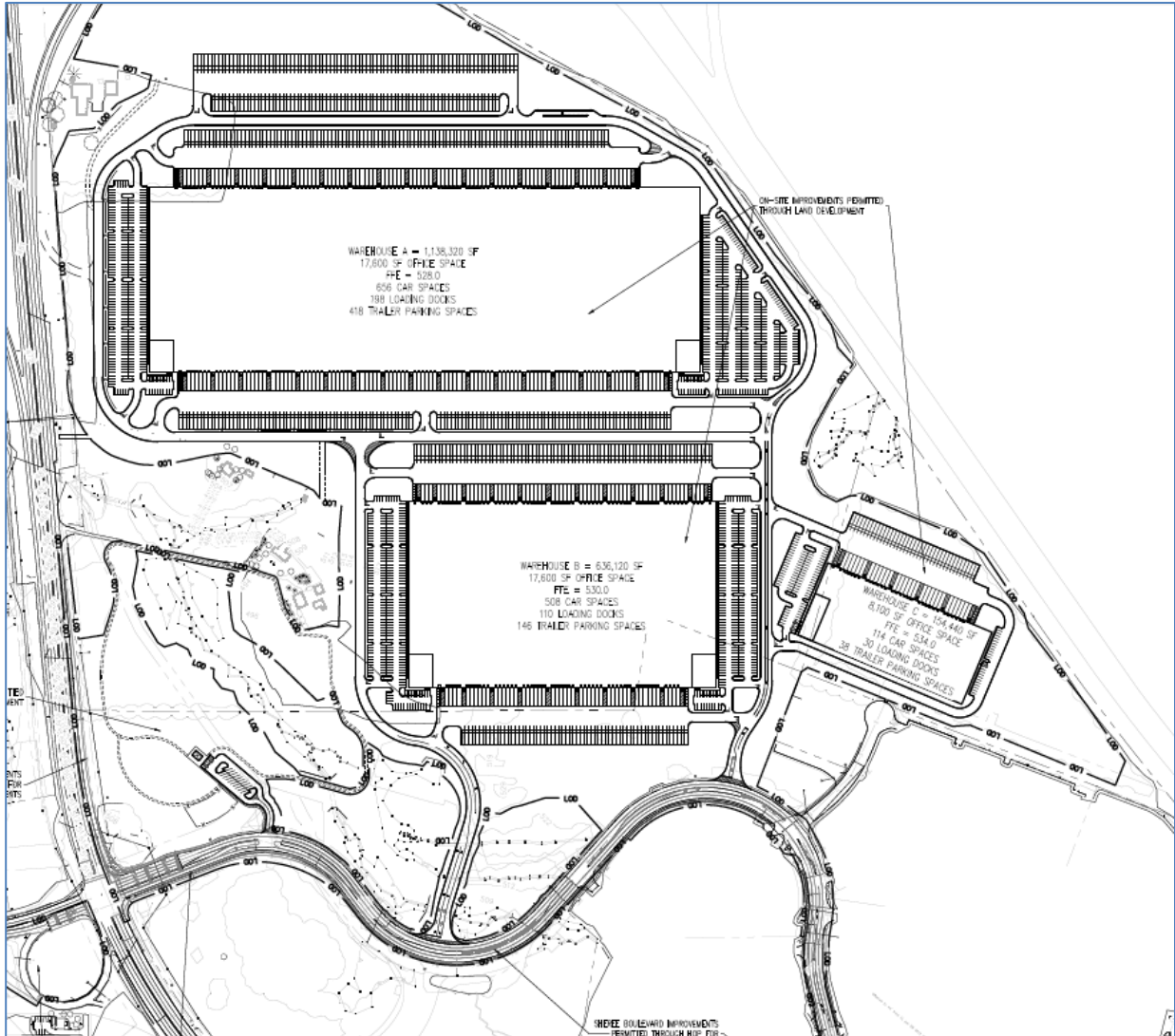
**COUNTY POLICY:**

**LANDSCAPES:**

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







*Detail of Turnpike Industrial Park  
Preliminary/Final Subdivision and Land Development Plan*

**PRIMARY ISSUES:**

**WATERSHEDS:**

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

- reduce stormwater runoff,
- restore water quality of “impaired” streams, and
- protect vegetated riparian corridors.

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

### Water Resources Information

- Shamona Creek and Pickering Creek Watersheds
- FEMA: Proposed development located in FEMA Zone X;
- MS4 community: YES
- TMDL: None
- Impairments for Shamona Creek: Aquatic Life: urban runoff/storm sewers-cause unknown and water/flow variability
- Designated uses Shamona Creek: High Quality Trout Stocking, Migratory Fishes
- Impairments for Pickering Creek: Recreation: pathogens- source unknown
- Designated uses Pickering Creek: High Quality Trout Stocking

### Stormwater Considerations

3. A majority of this site is located within the headwaters of the Shamona Creek watershed. Shamona Creek is listed as impaired for aquatic life due to urban runoff and storm sewer systems. Substantial development in this watershed over the past few decades has resulted in increased erosion and sedimentation in this High Quality stream, which has been designated as a wild trout fishery by the Pennsylvania Fish and Boat Commission.

Future development in this watershed should seek to limit the volume of stormwater runoff discharged to surrounding streams to the greatest extent practicable to limit further degradation in this system. The stormwater system for this site should attempt to maximize the infiltration or detention of runoff as close to its sources as possible. Given the large area of proposed impervious cover planned for this site, the applicant should consider the incorporating the following practices to further promote infiltration, reduce runoff, and foster groundwater recharge:

- a. reducing the amount of impervious parking area to the greatest extent practicable;
  - b. installing a section of the planned parking areas as porous pavement;
  - c. increasing the number of planned parking lot islands to allow for the planting of additional native trees and shrubs to increase foliar coverage;
  - d. installing additional infiltration beds, rain gardens, or concrete planters adjacent to parking areas and within parking lot islands; and
  - e. incorporating an area of green roof on one or more of the planned buildings.
4. The grading plans indicate that site preparation will result in newly created steep slopes directly upslope of several of the site's sensitive natural features, including wetlands and riparian areas. The applicant should ensure appropriate Erosion and Sediment (E&S) control measure are installed both above and below these steep slopes. E&S measures should be designed to divert stormwater from other areas of the site away from these slopes and to capture any runoff and sediment generated on the slopes.
    - a. All newly created steep slopes and the adjacent E&S measures should be inspected at regular intervals and after each one inch rainfall event throughout the duration of the project to prevent the deposition of sediment into the downslope wetlands and riparian areas.
    - b. Inspections should continue until sufficient vegetative cover (>70% coverage) is established.
  5. The plans indicate that the outlets to several stormwater BMPs will be located adjacent to delineated wetlands. The applicant should ensure that the planned energy dissipation measures are sufficient to reduce flow velocity to avoid erosion up-gradient of the delineated wetlands.

### Natural Features Protection

6. The project incorporates significant grading and shaping that spans across the divide between two watersheds. The applicant should attempt to minimize alterations to the drainage areas of these watersheds to reduce impacts to the broader regional hydrology.
7. The headwaters of both Pickering Creek and Shamona Creek are designated as natural reproduction trout streams by the Pennsylvania Fish and Boat Commission. New development and impervious cover increases the risk of thermal degradation in these streams, which could impact wild trout populations. The applicant should consider the following to minimize thermal impacts to the adjacent streams:
  - a. Runoff from the site should be appropriately captured and infiltrated or detained both during and after construction to limit flow directly into these stream. The proper installation of sediment ponds and other E&S features are critical to limiting the volume of untreated stormwater runoff and sediment into receiving stream prior to the installation and completion of the stormwater management system.
  - b. Stormwater basins and subsurface infiltration facilities should be designed to infiltrate the greatest volume possible given site conditions. Special consideration should be given to ensuring BMP's located adjacent to or upslope of riparian corridors and wetlands are sufficiently infiltrating all runoff from the two year storm event to reduce disruptions to the hydrology of these features.
  - c. The planned stormwater basins should be designed and installed as naturalized basins. The applicant should consider incorporating raingarden seed mix and appropriate water-tolerant native shrubs, low-flow channels, and sediment forebays into the basin design to promote greater infiltration. Naturalized basins can also improve nutrient and sediment uptake and improve wildlife and pollinator habitat.
8. The applicant should delineate the planned limit of disturbance adjacent to woodlands, wetlands, and riparian areas with orange construction fence to reduce unintended intrusion into these areas by construction equipment.
9. The plans show that two culverts will be installed over the headwaters of Shamona Creek.
  - a. To avoid impacts and impairments to instream habitat, culvert outlets should be embedded into the natural streambed at sufficient depth to allow for the passage of aquatic organisms. This will ensure ecological continuity through the length of this stream reach and will allow for the upstream passage of fish and amphibian species.
  - b. The applicant should utilize culverts that can pass the volume of a 100 year storm event to reduce the risk of stream bed scour, culvert blockages, and overtopping events.
10. Given the development of new roadways, driveways, and sidewalk areas, the applicant should consider establishing a de-icing plan and material storage area that minimizes the volume of de-icing chemicals and pollutants that will directly infiltrate to the groundwater or runoff to streams. Monitoring results throughout Chester County show rapid increases in baseline chloride concentrations, and pronounced spikes in chloride levels are often observed after winter precipitation events. Reducing chloride runoff from all pavement sources as well as roads is increasingly needed to minimize impacts to water resources.

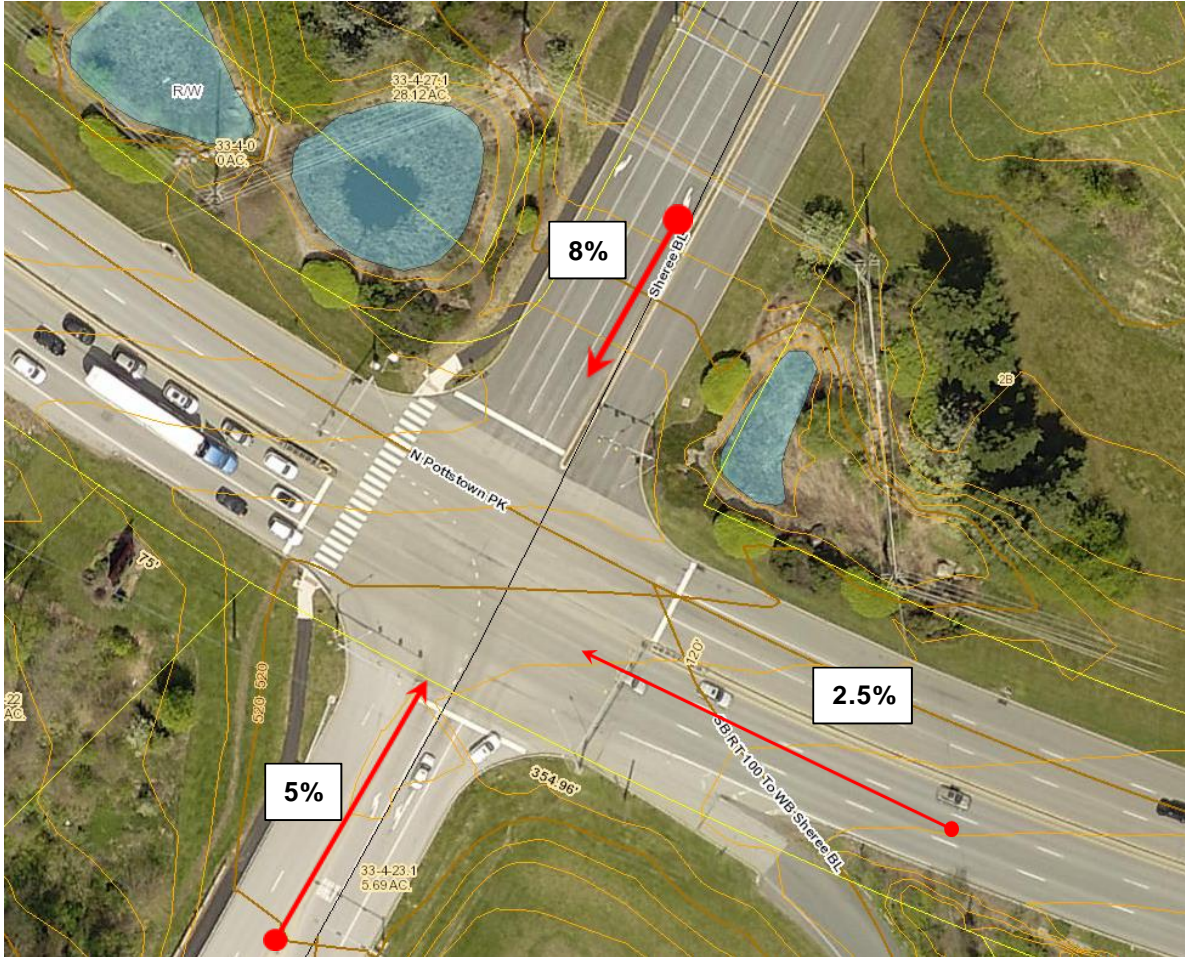
### General Observations

11. The applicant has submitted this plan as a preliminary/final review. Due to the project's size and complexity, we suggest that the Township go through the two step process of a preliminary plan review followed by a final plan review.
12. We suggest that the Township review this proposal in conjunction with potential developments and land uses to the north of the site, across the Pennsylvania Turnpike. Any significant development to the north could impact the functioning of the Turnpike interchange, which should be considered in relation to this proposal.
13. Due to the large footprint of the proposed structures, we recommend that the Township and the applicant further minimize their visual impact on the existing character of the surrounding landscape. We recommend the applicant investigate opportunities to minimize the visual mass of the buildings through carefully designed variations of color on the exterior facades. We also recommend additional plantings within the site improvement area and on the periphery of the property to soften the change in the landscape and strengthen the screening of the development from the public right-of-way during the day and at night.

### Access and Circulation

14. We suggest that the Township Engineer review and comment on the traffic impact study (TIS) that was prepared for this project, and comment on the off-site impacts described in the study. The TIS includes an executive summary that summarizes the recommended roadway improvements, including the PA 100/Sheree Boulevard intersection. Sheet 22 of the plan set indicates what the PA 100/Sheree Boulevard improvements would appear in plan view, and are identified as off-site improvements. We also suggest that the Pennsylvania Turnpike Commission be requested to review the traffic study. The applicant and the Township should contact the Pennsylvania Turnpike Commission regarding their right-of-way requirements.
15. The TIS does not include evaluation of a direct access from the Turnpike; however, continuing discussions are recommended between the Township, PennDOT and the Turnpike Commission regarding this potential connection. This connection would alleviate impacts to the existing roadways evaluated in the TIS. The toll booth location for such a slip ramp option is not a constraint because all Turnpike access is controlled by EZ Pass.
16. We understand that the Township Zoning Officer expressed concerns regarding whether the pavement cross section of Sheree Boulevard would be able to support the additional truck traffic and volume. We acknowledge that core sample evaluations of the cross section will be taken.
17. We recommend that the roadway grades at the PA Route 100/Sheree Boulevard intersection be further evaluated to determine impacts from additional tractor-trailer usage. Below is an aerial image with notations regarding the existing grades in this area. All red arrows are pointing down in elevation. PA Route 100 has a super-elevated 5% cross slope (down) along the Sheree Boulevard centerline that goes into an 8% up slope on the northern (eastbound) leg of Sheree Boulevard. We are concerned that tractor-trailer vehicles may have difficulty negotiating these grade changes, which also include steep climbs. Heading south (or westbound) along Sheree Boulevard onto PA Route 100, trucks will be braking heavily, thus causing the pavement to potentially buckle over time. We are concerned that Sheree Boulevard will need to be

reconstructed entirely to accommodate the truck volume, and the vertical curvature of the northern leg of Sheree Boulevard will need to be addressed and softened.



*PA Route 100/ Sheree Boulevard intersection road grades*





*Potential Route 100 Flyover Sketch*

18. The Township, PennDOT and the applicant should investigate the potential for a flyover originating from the on-ramp to southbound PA Route 100, including a connection from southbound PA Route 100 (shown with an arrow in the sketch above). This alternative would connect to the proposed interior roadways where they have indicated a possible egress point toward the Turnpike.
19. The applicant is not suggesting direct northbound access to PA 100 at this location. However, if such a future access is considered, we do not believe that PennDOT will allow such an access. This is noted in the TIS (p. 47 – MCM response), and such a potential access is crossed out from the sketch above.
20. We do not know whether or not the majority of truck volume onto this site will be coming from the PA Turnpike as the travel patterns will be determined by whatever business entity eventually occupies these facilities. We believe that this proposed development may have unintended consequences for the roadway system well beyond this site. The most direct path between this location and the Port of Wilmington is via US 202 and PA Route 100. From Philadelphia it would be Route 76, then Route 202, the Route 30 bypass, to Route 100 north to avoid Turnpike tolls between King of Prussia and the PA 100 Turnpike interchange. This project may also substantially increase truck traffic on PA Route 100 north toward Pottstown and Route 422, which is not a superior roadway for substantial truck traffic. We also note that Route 41 is heavily used by trucks because it can provide access farther west without tolls.
21. The County Planning Commission’s Multimodal Circulation Handbook (2016 Update), which is available online at [www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm), classifies Pottstown Pike (State Route 100) as a major arterial. The Handbook (page 183) recommends an



80 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. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.

22. We recommend the applicant and Township refer to the Emergency Access design element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update) in its design of the emergency access connections. This design element is available online at: [www.chesco.org/DocumentCenter/View/27034](http://www.chesco.org/DocumentCenter/View/27034). The Township's emergency service providers should also be requested to review the plan to ensure that safe access and egress is provided for this site. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
23. The plan shows 1,283 parking spaces. We suggest that the applicant and the Township evaluate the anticipated parking demand for this facility, and determine whether all of the proposed parking spaces will be necessary. If the utilization of the parking areas will be staggered, there may be an opportunity to share parking and reduce the total number of parking spaces. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.
24. We recommend that the applicant coordinate with public transit agencies to provide opportunities for a bus stop in the site. The primary objective of the County Planning Commission's Chester County Public Transportation Plan (2014) is to provide an affordable, reliable, and accessible public transportation network to offer mobility, encourage favorable land use patterns, sustain the environment, and alleviate congestion within designated growth areas. The Plan is available online at: <http://www.chescoplanning.org/Transportation/PTP.cfm>.

#### Other Observations

25. The Township should ensure that this proposal provides for in-building coverage for public safety and emergency service radio communications. The applicant should contact the Chester County Department of Emergency Services Technical Division at 610-344-5000 for additional information on this issue.
26. "Connect" Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas. We recommend that direct pedestrian access, including crosswalk areas, be provided to adjacent commercial areas near the site. Pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system in the **Suburban Center**.
27. We commend that applicant for proposing a dog park and a trail on the site. We recommend that all trail corridor location and design details be incorporated into the final plan. We also recommend that any potential connections to existing or planned trails be shown on the final plan. In addition, we recommend that the applicant and Township consider utilizing all-weather materials in the construction of this trail surface, which will accommodate a wider variety of uses, and be

Page: 10

Re: Preliminary/Final Subdivision and Land Development Plan - Turnpike Industrial Park  
# Uwchlan Township – SD-01-21-16601, LD-01-21-16603

handicapped-accessible. (The Act 247 Form that was submitted with the application indicated that the open space will be private; this should be clarified).

We note that Map 4-4 “Plan for Parks, Recreation & Open Space – Walkway Network” in the draft 2020 Uwchlan Township Comprehensive Plan Update identifies this site as a “Property with Proposed Walkway and Open Space”. We recommend that the Township and the applicant work together to help implement these concepts and recommendations in the 2020 Uwchlan Township Comprehensive Plan Update.

28. We suggest that the stormwater basins be designed as multi-use amenities providing recreation, aesthetic value, and wildlife habitat along with meeting their stormwater management role. Incorporating more naturalistic forms in the grading design, providing low-impact pedestrian access to their banks, and additional plantings can help create a more livable and valuable development.
29. As noted in Comment 3 above regarding stormwater management, we recommend that the applicant investigate using green roofs on the proposed buildings. Green roofs can reduce and slow stormwater runoff, reduce urban heat island effect, and improve air quality. The Chester County Planning Commission eTool on “Green Roofs” is available at:  
<https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>  
The roofs may also be good locations for solar panel arrays, given their extensive surface areas.
30. The Township should verify that the design and location of any proposed outdoor lighting conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses. All sign lighting should be downward-pointing to limit “skyglow” and reduce glare on surrounding roads. In general, the applicant should use the minimum amount of light intensity that is necessary to safely illuminate the facility.

#### ADMINISTRATIVE ISSUES:

31. The applicant should contact the office of the Chester County Conservation District 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.
32. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, and the Assessment Office.

Page: 11

Re: Preliminary/Final Subdivision and Land Development Plan - Turnpike Industrial Park  
# Uwchlan Township – SD-01-21-16601, LD-01-21-16603

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

Sincerely,

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

Wes Bruckno, AICP  
Senior Review Planner

cc: BL Companies Inc.  
Audubon Management Corp., c/o John T. Nelson  
Audubon Land Development, c/o John T. Nelson  
Chester County Water Resources Authority  
Chester County Health Department  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Mark E. Cassel, AICP, Director of Service Planning, SEPTA  
Chester County Conservation District  
US Fish and Wildlife Services



# THE COUNTY OF CHESTER



COMMISSIONERS  
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Josh Maxwell  
Michelle Kichline

Brian N. O’Leary, AICP  
Executive Director

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

February 19, 2021

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

Re: Final Land Development - Allen R. Lapp  
# West Caln Township - LD-02-21-16628

Dear Ms. Milane-Sauro:

A final land development plan entitled "Allen R. Lapp", prepared by Impact Engineering Group and dated September 22, 2020, was received by this office on February 8, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

**PROJECT SUMMARY:**

Location:	South of West Kings Highway (State Route 340), east of Bonsall Road
Site Acreage:	38.39 acres
Lots/Units:	2 lots; 1 structure proposed
Non-Res. Square Footage:	6,000 square feet
Proposed Land Use:	Single family residential
New Parking Spaces:	9 spaces
Municipal Land Use Plan Designation:	Growth Area – Moderate Density Residential
UPI#:	28-8-34.1A, 28-8-34

**PROPOSAL:**

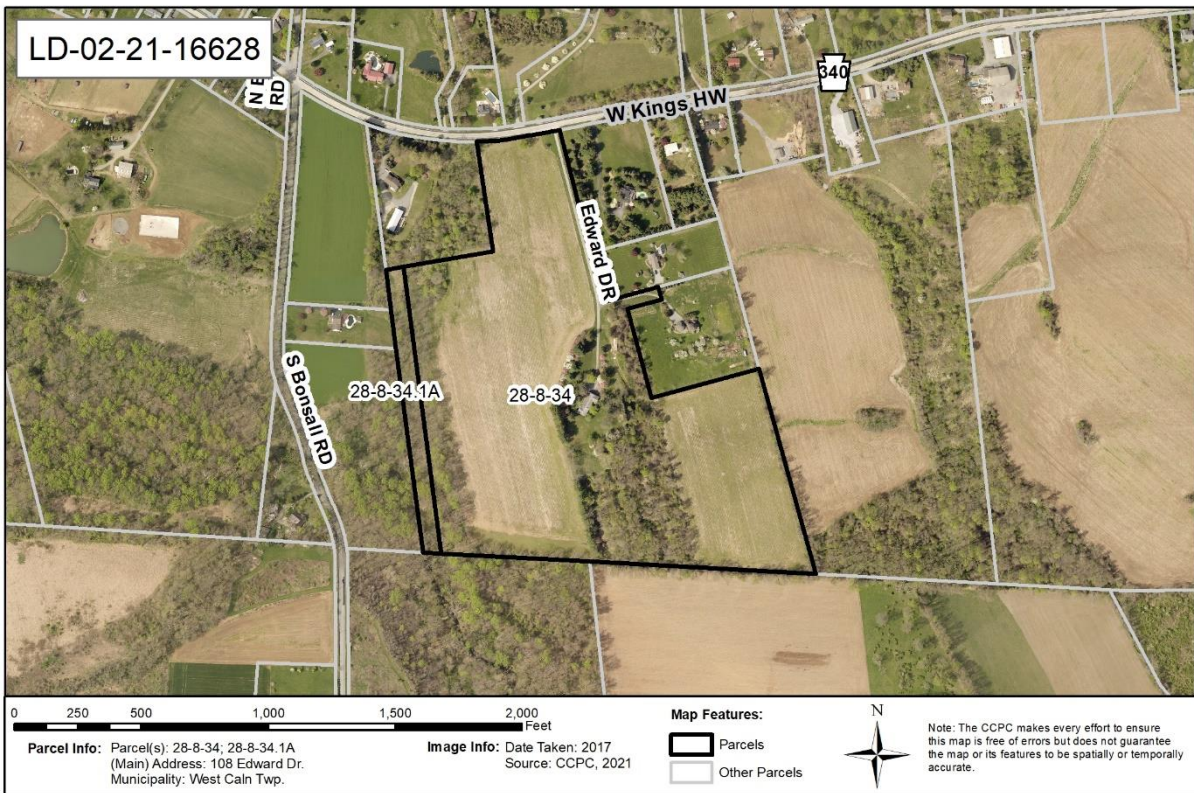
The applicant proposes the construction of one industrial structure and nine parking spaces. The site, which is served by on-site water and on-site sewer facilities, is located in the West Caln Township RC Rural Center zoning district. The site contains a dwelling that will remain.

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

**COUNTY POLICY:**

**LANDSCAPES:**

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



**WATERSHEDS:**

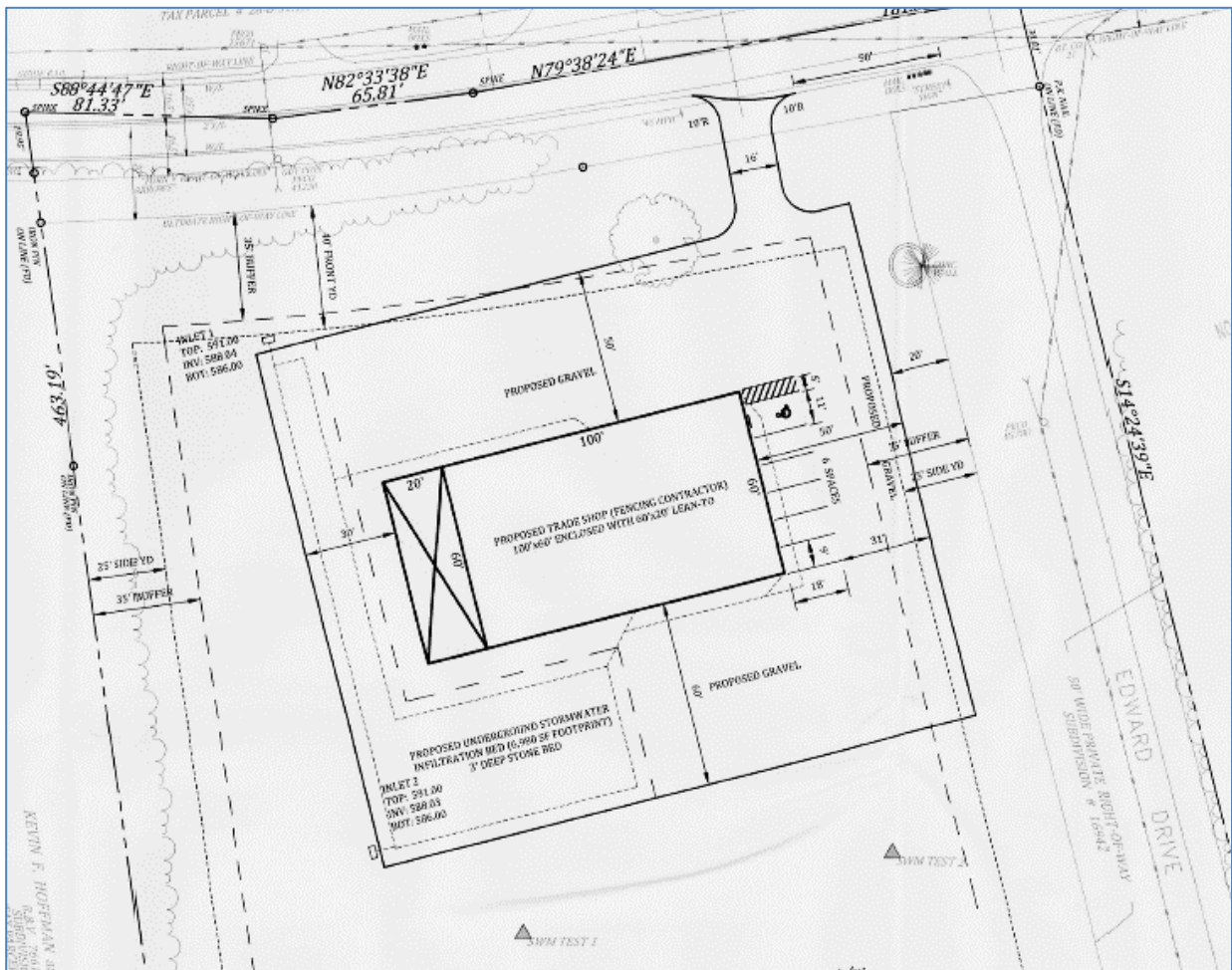
2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Rock Run subbasin of the Brandywine Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are:
  - reduce stormwater runoff,
  - restore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

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



- The Post Construction Stormwater Management Plans indicate that subsurface infiltration practices will be utilized to manage a portion of the site's stormwater runoff. The applicant should submit the Operations and Management Plan for the stormwater facilities to the Township, which should be reviewed by the municipal engineer. To ensure this system continues to function as designed, the applicant and/or those responsible for future maintenance should strictly adhere to the inspection schedule included in the Operation and Maintenance Plan. Appropriate pretreatment 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.



*Detail of Allen R. Lapp  
Final Land Development Plan*



PRIMARY ISSUES:

4. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at [www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm), classifies West Kings Highway (State Route 340) 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. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of West Kings Highway. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
5. We suggest that the Township ask the applicant to identify any area on the site where construction materials, fill, and commercial vehicle parking will be located, and if these areas would require additional screening and landscaping.
6. The plan shows that Edward Drive, which is located to the east of the site, provides access to other parcels. We suggest that the Township consider whether this site should also use Edward Drive for its access if this road offers better sight distances.
7. The Township may wish to ask the applicant if there are any plans to develop the remainder of the site. If not, we suggest that the remainder of the site could be considered for preservation, and we suggest that the applicant contact the Chester County Agricultural Land Preservation Board to consider this opportunity, at: <https://www.chesco.org/4652/Agricultural-Land-Preservation-Board>
8. We recommend that the applicant design the building to be compatible with the surrounding residential areas, such as by using a pitched roof, compatible exterior surfacing finishes, and limited outdoor lighting.
9. The applicant's Act 247 referral form indicates that the site contains two tax parcels, but only one parcel appears to be shown on the plan (UPI #28-8-34.1A does not appear to be shown); the applicant should clarify this issue.

ADMINISTRATIVE ISSUES:

10. The applicant should contact the office of the Chester County Conservation District 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.
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, and the Assessment Office.

Page: 5  
Re: Final Land Development - Allen R. Lapp  
# West Caln Township - LD-02-21-16628

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

Sincerely,

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

Wes Bruckno, AICP  
Senior Review Planner

cc: Impact Engineering Group  
Allen R. Lapp and Mary Ruth Lapp  
Pennsylvania Water Company  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Chester County Conservation District  
US Fish and Wildlife Services  
Chester County Agricultural Land Preservation Board



# THE COUNTY OF CHESTER



COMMISSIONERS  
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Government Services Center, Suite 270  
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February 1, 2021

Jon Altshul, Manager  
Westtown Township  
1039 Wilmington Pike  
West Chester, PA 19382

Re: Preliminary Land Development – Westtown-Thornbury Elementary School  
# Westtown Township – LD-01-21-16592

Dear Mr. Altshul:

A Preliminary Land Development Plan entitled "Westtown-Thornbury Elementary School", prepared by D.L. Howell and Associates, Inc., and dated November 13, 2020, and last revised on December 22, 2020, was received by this office on January 7, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

**PROJECT SUMMARY:**

Location:	south side of Westbourne Road, north of East Street Road
Site Acreage:	11.08
Lots/Units:	1 Lot
Non-Res. Square Footage:	7,610
Proposed Land Use:	Addition to Existing School
New Parking Spaces:	26
Municipal Land Use Plan Designation:	Neighborhood Conservation
UPI#:	67-5-13-E

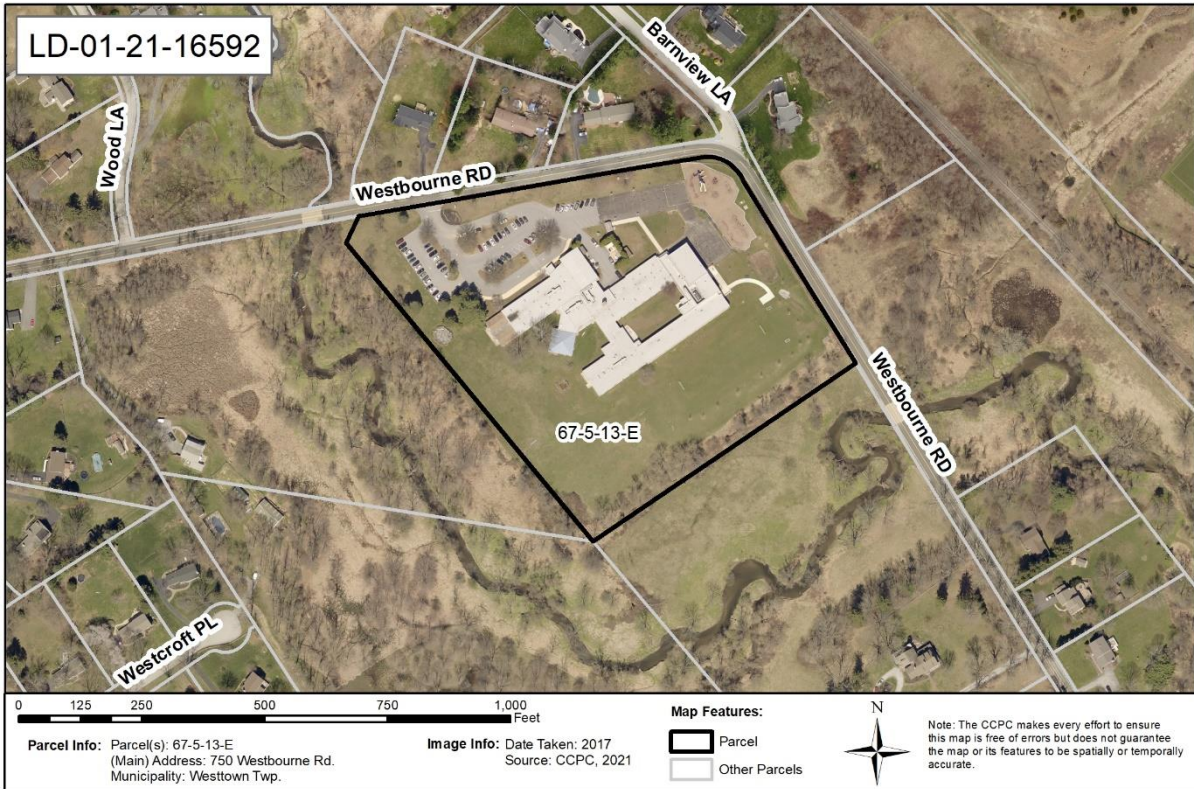
**PROPOSAL:**

The applicant proposes the construction of a 7,610 square foot addition to the existing elementary school, and 26 additional parking spaces. A modular classroom will be removed as part of this project. The project site, which will be served by public water and public sewer, is located in the R-1 Residential zoning district.

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

**BACKGROUND:**

1. The Chester County Planning Commission previously reviewed a land development proposal for this site. That review, CCPC# LD-11-10-3064, dated November 22, 2010, which addressed the construction of a 15,900 square foot building addition, was approved by the Township on April 2, 2012.

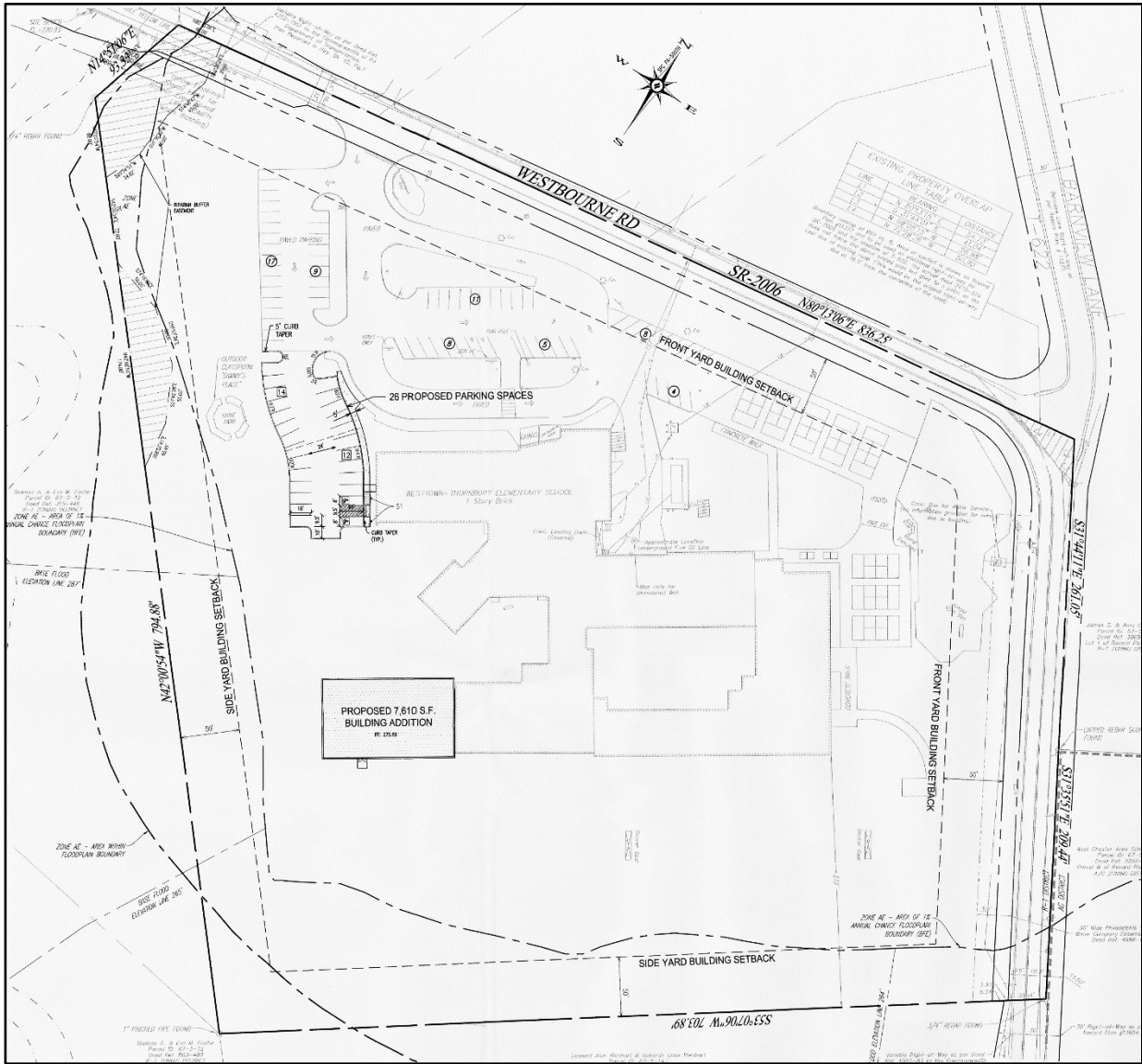


**COUNTY POLICY:**

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





Site Plan Detail, Sheet 1: Preliminary Land Development – Westtown-Thornbury Elementary School

**WATERSHEDS:**

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

**PRIMARY ISSUES:**

4. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 10) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.



5. 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:

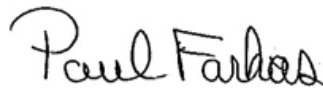
6. It is identified on Sheet 1 that special exception approval for this project was granted by the Township Zoning Hearing Board on September 15, 2020, with three conditions of approval. We note that condition c states that the applicant shall comply with the screening requirements in Section 170-1508 of the Township Zoning Ordinance along the southwest property line (the landscape plan for this proposal is provided on Sheets 11 and 12). Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by Township Zoning Hearing Board,
7. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality. We acknowledge that the design of the proposed stormwater management facilities includes rain gardens. The County Planning Commission endorses the use of innovative stormwater management practices.
8. The planned stormwater infrastructure will provide an excellent opportunity to demonstrate to students the principles and practices of low impact stormwater management, design, and maintenance, and the importance of watershed stewardship. We encourage the applicant to use this project as an educational resource for students and visitors by creating informational signage, and designing site-specific stormwater curriculum and projects that can be implemented in science classes.
9. The applicant is requesting a waiver from Section 149-602 of the Township Subdivision and Land Development Ordinance, to allow this plan to be submitted as a preliminary/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.
10. While General Note 6 on Sheet 1 indicates that 27 additional parking spaces will be provided, a site plan note on Sheet 1 and the Parking Tabulation table on Sheet 1 both indicate that 26 additional parking spaces will be provided. This should be clarified by the applicant.
11. The applicant should contact the office of the Chester County Conservation District (CCCD) 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.

Page: 5  
Re: Preliminary Land Development - Westtown-Thornbury Elementary School  
# Westtown Township – LD-01-21-16592

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

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 cursive script that reads "Paul Farkas".

Paul Farkas  
Senior Review Planner

cc: West Chester Area School District  
D.L. Howell and Associates, Inc.  
Chester County Conservation District

# Proposed Plan and Ordinance Reviews





# ORDINANCE PROPOSALS

2/1/2021 to 2/28/2021

The staff reviewed proposals for:

	Total
Zoning Map Amendments	1
Zoning Ordinance Amendments	1
Zoning Ordinance Updates	1
<b>TOTAL REVIEWS</b>	<b>3</b>

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
West Chester Borough	ZM-12-20-16583	2/11/2021	<p><b>Proposed - Zoning Map Amendment</b></p> <p>The Borough proposes to update its Zoning Maps, in conjunction with the Borough Zoning Ordinance Update. All the overlay districts are proposed to be depicted on one overlay districts map. The FEMA flood hazard district, Borough parks, carriage home inventory, National Register Historic Districts, and Local Historic District mapping will be merged into a single "Resource Protection Map."</p>	Consistent
West Chester Borough	ZO-12-20-16582	2/11/2021	<p><b>Proposed - Zoning Ordinance Update</b></p> <p>The Borough proposes to update its Zoning Ordinance. Major areas of revision include: Incorporating use tables for all zoning districts; adding general design standards for streets and sidewalks; and deleting the Block Class system currently utilized in the Neighborhood Conservation and Town Center zoning districts, to be replaced by median lot size standards.</p>	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
West Goshen Township	ZA-01-21-16606	2/16/2021	<p data-bbox="919 129 1459 162"><b>Proposed - Zoning Ordinance Amendment</b></p> <p data-bbox="919 170 1701 406">The proposed amendments to the Township's signage regulations include the following: delete the existing definition of political sign in Section 84-52.B; amend the existing definition of temporary sign in Section 84-52.B; and add subsection (9) to Section 84-52.Q, Exemptions, which would exempt political signs located in the right of way of a Township or state-owned road from the permit requirements in Sections 84-52.C and 84-52.D, provided that they comply with area and duration standards set forth in this section.</p>	Not Relevant

**TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 2**

**TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 2**



# Ordinance Review Letters



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

February 11, 2021

Michael Perrone, Manager  
West Chester Borough  
401 E. Gay Street  
West Chester, PA 19380

Re: Zoning Ordinance and Zoning Map Update  
# West Chester Borough – ZO-12-20-16582 and ZM-12-20-16583

Dear Mr. Perrone:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance and Zoning Map Update, last revised December 12, 2020, as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on December 28, 2020. We offer the following comments to assist in your review of the proposed update.

## DESCRIPTION:

1. The Borough proposes to update its Zoning Ordinance and Zoning Maps. It is our understanding that the primary intent of this update is to reorganize and simplify the existing zoning ordinance, for example, reducing the number of articles from 22 to 12, along with addressing inconsistencies and vagueness. Major areas of revision include the following:
  - A. New or amended definitions for numerous terms in Section 112-202, including the following: assisted living facility; bed-and-breakfast facility; block face; brewery; day-care center; “distillery; limited distillery”; home occupation; light industrial; live-work units; nursing home; office use; principal use; recreation, active; restaurant, licensed; restaurant, unlicensed; and “winery; limited winery”;
  - B. Incorporate use tables for principal uses, accessory uses, conditional uses, and special exception uses for all zoning districts (Sections 112-304.A through 112-304.D, respectively), along with an overlay districts uses table for principal and conditional uses in all overlay zoning districts (Section 112-304.E);
  - C. Adding general design standards for streets and sidewalks (Section 112-305, on page 44).
  - D. Add brewery, distillery, and winery to the list of permitted principal uses in the ID Industrial District;
  - E. Delete the Block Class system currently utilized in the Neighborhood Conservation and TC Town Center zoning districts, to be replaced by median lot size standards, as specified in Section 112-305 on page 45; and
  - F. Reduce the number of, and change the design of, the Borough’s zoning maps. All the overlay districts are proposed to be depicted on one overlay districts map. The FEMA flood hazard district, Borough parks, carriage home inventory, National Register Historic Districts, and Local Historic District mapping will be merged into a single “Resource Protection Map.”

**LANDSCAPES:**

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

**COMMENTS – ZONING ORDINANCE:**

3. The ordinance submission included an Executive Summary of the draft Ordinance Update. While item #8 on page 2 of the Executive Summary states that the Borough wants to establish a minimum height of 30 feet in the CS Commercial Service District, it is identified on page 51 of the draft Ordinance that the minimum height will be 35 feet. This should be clarified by the Borough.
4. We suggest the Borough, as part of this update or as part of a future amendment to the zoning ordinance, consider incorporating the recommendations set forth in the 2020 West Chester Borough Active Transportation Inventory report (for instance, adopting active transportation definitions that are applicable to the Borough). The countywide summary of the Active Transportation Inventory is available at: <https://www.chescoplanning.org/transportation/ati.cfm>.
5. For clarity purposes, we suggest that the Borough determine if the three separate subsections of the General Design Standards in Section 112-305 (Zoning Districts, Streets and Sidewalks, and Median Lot Size) be formally identified as Sections 112-305.A, 112-305.B, and 112-305.C, respectively.
6. The draft zoning ordinance should be reviewed for consistency in formatting and accuracy of references. In particular, the following issues should be addressed:
  - A. Section 112-504.12.B(6) on page 97 contains an outdated section reference to the existing Borough Zoning Ordinance, which should be corrected. We note that the Evaluation criteria standards for the Historical Architectural Review Board (HARB) currently set forth in Section 112-60 are located in Section 112-504.11 of the draft Ordinance Update.
  - B. There is a superfluous "E." provided at the beginning of Section 112-602.D on page 100, which should be deleted.
  - C. The building height entry in the table provided in Section 112-912.E.(4) on page 151 contains an outdated section reference to the existing Borough Zoning Ordinance, which should be corrected.

- D. Section 112-912.E(6) on pages 151 and 152 contains a reference to a Section 112-914. There is no such section in this draft Ordinance.
- E. The Borough should verify the accuracy of the section references provided in Sections 112-1008.A(10)(a) and 112-1008.A(10)(g) on page 157.
- F. The Borough should verify the accuracy of the section reference provided in Section 112-1008.C(12) on page 159.
- G. There is superfluous text (“113.”) provided at the end of Section 112-1105.D(2) on page 163, which should be removed.
- H. The first page of Appendix B – HO-60/HO-75 Supplementary Design Guidelines contains outdated section references to the existing Borough Zoning Ordinance, which should be corrected.
- I. The color of the text in Section 112-502 on page 66 appears to differ from the color of the text provided throughout the rest of the draft Ordinance. This should be corrected by the Borough.

COMMENTS – ZONING MAPS:

- 7. According to the existing Borough zoning maps, the parcels generally situated on the east side of Railroad Street, between East Market Street to the north and East Barnard Street to the south, are located in both the HO-60 and Transportation Corridor Overlay Districts. The existing maps also indicate that the parcels situated on the north and south sides of West Market Street, between New and Darlington Streets, are located in both the HO-60 and Governmental Use Overlay Districts. However, in both instances only one color code is visible on the proposed Overlay District map in these areas (the color code for the HO-60 district is not visible). If the Borough intends to depict all the overlay districts on one map, then we recommend that the Borough utilize other methods to depict the location of overlay districts, such as cross-hatched areas, in order to clearly indicate that there are two distinct overlay designations in these areas of the Borough.
- 8. While the existing Borough zoning map utilizes red lines to depict base zoning district boundaries, the proposed zoning map utilizes color codes, in addition to dark boundary lines, to identify zoning district boundaries. On the current zoning map, there are areas in the Borough where parcels are located in two zoning districts, for example, the area of the Borough between East Barnard and East Union Street, east of South Franklin Street. While the color codes utilized on the proposed zoning map appear to indicate that these parcels are now located in one district, the location of the zoning boundary lines appear to be identical to the Borough’s existing zoning map. This should be clarified by the Borough.
- 9. Prior to taking action on this proposal, the Borough should ensure that the draft zoning map is generally consistent with its municipal Comprehensive Plan, as set forth in Section 603(j) of the PA Municipalities Planning Code (PA MPC).
- 10. Prior to taking action on this proposal, the Borough should ensure that they have met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the PA Municipalities Planning Code (PA MPC).

**RECOMMENDATION: The Commission recommends that the issues raised in this letter be addressed before action is taken on this proposed zoning ordinance and zoning map update.**

Page: 4  
Re: Zoning Ordinance and Zoning Map Update  
# West Chester Borough – ZO-12-20-16582 and ZM-12-20-16583

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 "Paul Farkas". The signature is written in a cursive style with a large, prominent initial "P".

Paul Farkas  
Senior Review Planner





# THE COUNTY OF CHESTER



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

February 16, 2021

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

Re: Zoning Ordinance Amendment – Sign Regulations  
# West Goshen Township – ZA-01-21-16606

Dear Mr. LaLonde:

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 January 20, 2021. We offer the following comments to assist in your review of the proposed amendment.

## DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
  - A. Delete the existing definition of political sign in Section 84-52.B;
  - B. Amend the existing definition of temporary sign in Section 84-52.B;
  - C. Amend the permit requirements for signs in Section 84-52.C;
  - D. Delete Section 84-52.M, pertaining to inspection fees for signage; and
  - E. Add subsection (9) to Section 84-52.Q, Exemptions, which would exempt political signs located in the right of way of a Township or state-owned road from the permit requirements in Sections 84-52.C and 84-52.D, provided that: they do not exceed three (3) square feet; they are not posted any earlier than 45 days prior to the date of the election; and are removed from public view within 15 days of the polls with regard to such election. We note that the proposed size and duration standards in Section 84-52.Q(9) appear to be identical to the size and duration standards currently set forth in the existing definition of political sign (which is proposed to be deleted).

## BACKGROUND:

2. The County Planning Commission recently reviewed two zoning amendments from the Township which proposed to amend the definition of political sign (CCPC# ZA-10-18-15632, dated November 14, 2018, and CCPC# ZA-01-19-15735, dated February 6, 2019). It is identified in the online copy of the Township Code currently available at <https://www.ecode360.com/WE0457> that the definition of political sign was amended by the Township on February 19, 2019 (Ordinance No. 1-2019).

Page: 2  
Re: Zoning Ordinance Amendment – Sign Regulations  
# West Goshen Township – ZA-01-21-16606

COMMENTS:

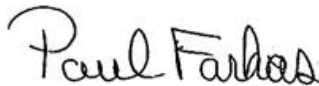
3. We suggest that the Township Solicitor review and comment on this amendment. Sign regulations should be content-neutral. However, because the Township’s sign regulations specifically address and reference political signs, the Township may wish to provide a basic definition for the term “political sign” so it is clear when the exemption noted in the ordinance applies.

Additionally, we suggest that the Township review the Montgomery County Planning Commission’s Model Sign Ordinance, which contains a section specifically addressing temporary signs that the Township may find useful. The Model Ordinance is available online at: [https://www.montcopa.org/DocumentCenter/View/7070/Model-Sign-Ordinance\\_FINAL\\_04\\_29\\_2014?bidId=](https://www.montcopa.org/DocumentCenter/View/7070/Model-Sign-Ordinance_FINAL_04_29_2014?bidId=).

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

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

Sincerely,



Paul Farkas  
Senior Review Planner

# Act 537 Reviews

# Act 537 Reviews for Chester County

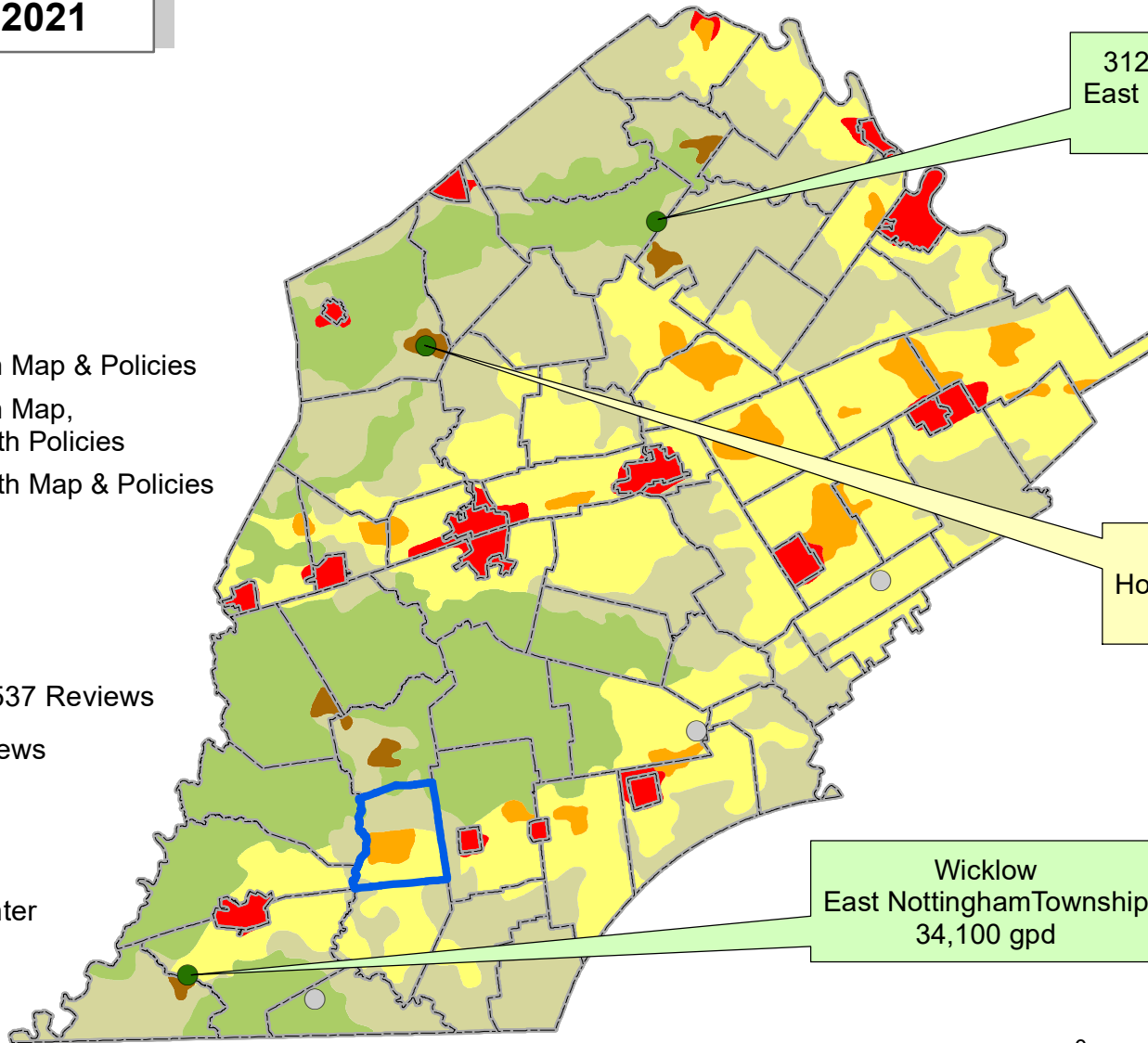
February 2021



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

## Legend

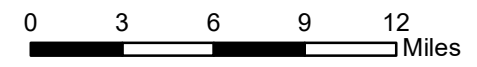
- Major Review
- February Act 537 Reviews
- Previous Reviews
- Agricultural
- Rural Center
- Suburban Center
- Urban Center
- Rural
- Suburban



3121 Horseshoe Pike  
East Nantmeal Township  
900 gpd

Mobile Realty 3  
Honey Brook Township  
22,600 gpd

Wicklow  
East Nottingham Township  
34,100 gpd



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



Chester County Planning Commission  
March 10, 2021

## ENVIRONMENTAL PLANNING ACTIVITIES

### *Sewage Facilities Planning*

#### MAJOR REVISIONS TO MUNICIPAL PLANS:

##### **Jenners Pond, Penn Township Special Study - Consistent**

#### MINOR REVISIONS TO MUNICIPAL PLANS:

##### **East Nantmeal Township, 3121 Horseshoe Pike**

The applicant is proposing a residential and apartment on an existing equestrian site on 21.3 acres. The site is located on Horseshoe Pike, west of the intersection with Pottstown Pike. The amount of wastewater to be generated for the proposal is 900 gpd. The project is to be served by an individual on-lot disposal system. This project is designated as an Agricultural and Rural Landscape, and is consistent with *Landscapes3*.

##### **East Nottingham Township, Wicklow**

The applicant is proposing residential development of 155 lots/units on 80 acres. The site is located on Forge Road at the East Nottingham and West Nottingham border. The amount of wastewater to be generated for the proposal is 34,100 gpd. The project is to be served by a public sewage disposal system, managed by the Oxford Area Sewer Authority. This project is designated as a Suburban Landscape, with a small portion of the Rural Center Landscape, and is consistent with *Landscapes3*.

##### **Honey Brook Township, Mobile Realty 3**

The applicant is proposing a 113-unit residential development on 60.45 acres. The site is located on Horseshoe Pike. The amount of wastewater to be generated for the proposal is 22,600 gpd. The project is to be served by a public sewage disposal system, managed by the Northwestern Chester County Municipal Authority. This project is designated as a Rural Center and Natural Features Landscape, and is somewhat consistent with *Landscapes3*.



**TOPIC: Environmental**

**Item: Jenners Pond, Penn Township –Act 537 Plan Special Study– Consistent**

Background

This Special Study was prepared to provide a base plan for the upgrade and modification of the existing Jenners Pond Pump Stations Number 2 and Number 3, located within Jenners Pond Retirement Community. The new pump stations will be designed to handle the total peak flow of the existing development as well as bring them up to current standards.

Discussion

The Act 537 Plan Special Study is consistent with the objectives and recommendations of Landscapes<sup>3</sup>, as they relate to the maintenance and upgrading the existing sewer service system within Jenners Pond community. Connect Objective F, which states: “Coordinate water and sewage facilities planning with land use planning so that development is directed toward designated growth areas with adequate and well maintained infrastructure.”

The proposed Plan Update is also consistent with Watersheds objective 7.2 of Goal 7, “concentrate planned utility service areas to support designated growth areas.”

The CCPC supports the Special Study and recommended that DEP approve the Plan.

Action Requested

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

3/10/2021

# Major Revisions



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

February 2, 2021

Curtis Mason, Sr., Chairman  
Penn Township  
Board of Supervisors  
260 Lewis Road  
West Grove, PA 19390

Re: Jenner's Pond Act 537 Special Study

Dear Mr. Mason:

The Chester County Planning Commission (CCPC) has reviewed the Draft 537 Special Study dated December 2020 as required by Section 71.53(a)(2) of the Pennsylvania Sewage Facilities Act (Act 537). The Special Study was prepared by Entech Engineering. The Plan was received on January 7, 2021.

This Study was prepared with the intention of upgrading and modifying the existing Jenner's Pond Pump Stations (Number 2 and Number 3), located within Jenner's Pond Retirement Community. These new stations will be designed to handle the total peak flow and include other upgrades to modernize them. The Planning Commission recommends the Special Study be adopted after consideration of comments in this letter.

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

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

1. *Landscapes3* Map:

*Landscapes3* designates this area of Penn Township as the Suburban Center Landscape. As such, we find the areas currently served by the existing Jenner's Pond sewer system to be located within the designated growth area, and consistent with the Landscapes Map of *Landscapes3* (2018). Further, the continued use, and associated upgrade of this facility is supported by *Landscapes3* Connect Goal, "Advance efficient, reliable, and innovative utility infrastructure systems that responsibly serve thriving and growing communities"

2. *Watersheds Plan:*

**Watersheds**, the water resources element of the County comprehensive plan, identifies Objective 7.3 of Goal 7, “concentrate planned utility service areas to support designated growth areas,” to be achieved through key strategies such as encouraging the expansion of community water supply and wastewater facilities to support the planned growth in Urban and Suburban landscapes. As presented, the goals for wastewater and water supply at Jenner’s Pond in Penn Township are consistent with those of **Watersheds**.

B. Selection of Alternative:

1. The selected alternative is to implement upgrades and modifications to the existing Pump Stations #2 and #3, within Jenner’s Pond Retirement Community, which will be designed to handle the total peak flow and include electrical upgrades. Flows from Pump Station #2 will be treated at the Penn Township Wastewater Treatment Plant. The use of public disposal systems is consistent with the vision for the Suburban Center Landscape in *Landscapes3*.

Thank you for the opportunity to offer comments on this plan. We have no additional comments to make at this time. The Planning recommends approval of the Special Study. If you have any questions, please contact me at 610-344-6285.

Sincerely,



Carrie J. Conwell, AICP  
Senior Environmental Planner

cc: Elizabeth Mahoney, PA DEP  
Matt Skiljo, Chester County Health Department  
Caitlin Ianni, Penn Township  
Fred Gerloff, PE, Aqua America  
Rich Harrison, Entech Engineering

# 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 Chester Springs Investments, LLC, East Nantmeal Township

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

1. Date plan received by county planning agency. December 11, 2020
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency February 04, 2021

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

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Rural Landscape. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. On-lot sewage disposal, or very limited public or community sewer service to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this landscape. The site is also located on land designated as the Agricultural Landscape. The vision for the Agricultural Landscape is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. On-lot sewage disposal is supported in this landscape, except where public health requires alternatives.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as Exceptional Value Waters, French Creek. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: <u>The project will disturb a limited amount of prime agricultural land, but will support continued agricultural use which is consistent with the Landscapes3 Vision for Agriculture, which supports housing to meet the needs of farm labor and farm family growth, and very low density residential development.</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact: <u>Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, although it does not appear that any proposed development activity will encroach upon them. The applicant should be aware that placement of fill in wetlands is regulated by Section 404 of the Clean Water Act (1977) and PA DEP Chapter 105 Rules and Regulations.</u>
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known historical or archaeological resources be impacted by this project? <b>Not Known.</b> If yes, describe impacts
<input type="checkbox"/>	<input type="checkbox"/>	8. Will any known endangered or threatened species of plant or animal be impacted by the development project? <u>Not Known. The applicant's submission indicates there are one or more sites of concern, but it does not demonstrate that potential conflicts have been resolved with the US Fish and Wildlife Service.</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? <b>N/A</b>



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

18.

Name, Title and signature of person completing this section:

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

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

Date: 2/4/2021Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

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

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

The proposed development is located on a parcel which contains an easement belonging to Natural Lands. The applicant has indicated that they are working with Natural Lands to ensure that this project is consistent with the easement agreement.

This project was reviewed under Act 247 as Case LD-01-21-16597

PC53-02-21-16618

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  
Chester Springs Investments, LLC, Site Contact  
Kathy Brumfield, East Nantmeal Township  
Greg Marshall, Environmental Design Service, Inc.



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

**Note to Project Sponsor:** To expedite the review of your proposal, one copy of your completed planning package and 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 Wicklow, East Nottingham Township

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

1. Date plan received by county planning agency. January 12, 2021
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency February 23, 2021

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

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Suburban Landscape. The vision for the Suburban Landscape is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Both on-lot and public sewer systems are supported in this landscape. Additionally, a small portion of the site, located along the border with West Nottingham Township, is designated as the Rural Center Landscape. As proposed, this project is also consistent with the vision for the Rural Center Landscape.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: <u>The project will disturb a significant amount of prime agricultural land which is inconsistent with Landscapes3, however, we recognize that the project is located within a designated growth area.</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact: <u>Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, although it does not appear that any proposed development activity will encroach upon them. The applicant should be aware that placement of fill in wetlands is regulated by Section 404 of the Clean Water Act (1977) and PA DEP Chapter 105 Rules and Regulations.</u>
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known historical or archaeological resources be impacted by this project? <b>Not Known.</b> If yes, describe impacts
<input type="checkbox"/>	<input type="checkbox"/>	8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Is there a county or areawide zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	10. Does this proposal meet the zoning requirements of the ordinance? <b>N/A</b>

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

18.

Name, Title and signature of person completing this section:

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

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

Date: 2/23/2021Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

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

PC53-02-21-16639

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  
Brian Campbell, Site Contact  
PJ Scheese, East Nottingham Township  
Spencer Andress, Government Specialists Inc



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

**Note to Project Sponsor:** To expedite the review of your proposal, one copy of your completed planning package and 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 2232 Horseshoe Pike, Honey Brook Township

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

1. Date plan received by county planning agency. February 01, 2021
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency February 17, 2021

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

- | Yes                                 | No                                  |  |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 2. Is this proposal consistent with the comprehensive plan for land use?<br><u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Rural Center Landscape. The vision for the Rural Center Landscape is the community focal point for the surrounding rural an agricultural areas that accommodates limited growth, with infrastructure at a village scale and character. Limited public or community sewer service are encouraged in this landscape. The project is also located within the Natural Landscapes, which 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.</u> |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?<br>If no, describe goals and objectives that are not met <u>While the proposal is consistent with the vision for the Rural Center Landscape, it is inconsistent with the vision for the Natural Landscapes Overlay. As presented the site is entirely wooded, and the project proposes to develop more than half of the site. To be more consistent with Landscapes3, the applicant can ensure consistency with Honey Brook Township's resource protection standards, including limiting encroachment within riparian corridors and conservation of woodlands, which can be found in Section 22-628 of the Honey Brook Township Municipal Code <a href="https://ecode360.com/31036934">https://ecode360.com/31036934</a>.</u>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 4. Is this proposal consistent with the use, development, and protection of water resources?<br>If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters, the West Branch Brandywine Creek. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?<br>If yes, describe impact: <u>Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, although it does not appear that any proposed development activity will encroach upon them. The applicant should be aware that placement of fill in wetlands is regulated by Section 404 of the Clean Water Act (1977) and PA DEP Chapter 105 Rules and Regulations.</u>  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 7. Will any known historical or archaeological resources be impacted by this project? <b>Not Known.</b><br>If yes, describe impacts  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project?  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance?   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 10. Does this proposal meet the zoning requirements of the ordinance? <u>N/A</u>   |

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

18.

Name, Title and signature of person completing this section:

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

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

Date: 2/17/2021Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

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

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

PC53-02-21-16630

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  
J. Herbert Fisher, Site Contact  
Steven Landes, Honey Brook Township  
Timothy Brennan, Nave Newell Inc

# Discussion and Information Items



# Agricultural Development Council Update



# Design and Technology



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

## MEMORANDUM

**To:** Chester County Planning Commission  
**From:** Paul Fritz, Director, Design & Technology Division  
**Date:** March 2, 2021  
**Re:** Planning Commission Board Meeting Monthly Report

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For the month of February, the Design & Technology Division supported staff with short term and work program related projects.

The 247 reviewers continued to process plans and ordinance submittals and work on inventory tasks, including research on agricultural related zoning ordinances in the county.

The GIS staff prepared maps for historic atlas updates, comprehensive plans, and active transportation improvement studies.

The Graphics staff assisted with the Climate Action Plan public meeting presentation, eTool updates, and report formatting.

# Environment & Infrastructure

# Environment & Infrastructure Division

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February 2021

## Devault Trail Activation Plan

Charlestown Township with TMACC as their consultant is getting underway with the TCDI funded Devault Trail Activation Plan which seeks to advance the development of the proposed multi-use trail in the Norfolk Southern owned inactive rail corridor between Phoenixville and the Great Valley. E&I Division Staff will be assisting TMACC with this plan scheduled to begin in early March and wrap in early 2022. The primary goal of the plan is to identify an entity that will manage and maintain the trail as well as move it forward to implementation. The Vision Partnership Program funded a feasibility study for Charlestown Township prepared in 2015 by Campbell Thomas & Associates. For more information, please visit the TMACC website at: <https://www.tmacc.org/post/devault-trail-feasibility-study>



*Bridge over PA 29 along Devault Line (Source: TMACC).*

## PennDOT Bridge Tolling

Related to the PennDOT PATHways project we reported on last fall, PennDOT has released a list of bridges being considered for tolling through their Major Bridge Public-Private Partnership (P3) Initiative program. There are a total of 9 bridges statewide being considered, the only one of which located in the DVRPC region is the Girard Point Bridge in Philadelphia. The P3 Initiative is but one of the funding alternatives identified as part of the ongoing Planning and Environmental Linkages (PEL) study to identify near and long-term transportation funding solutions. The reaction thus far to the proposed bridge tolling has not been favorable, but that also has been expected at PennDOT.

For more information, please refer to the PennDOT press release: <https://www.penndot.gov/pages/all-news-details.aspx?newsid=819>



*Girard Point Bridge (Google Streetview).*

## Pipelines Update

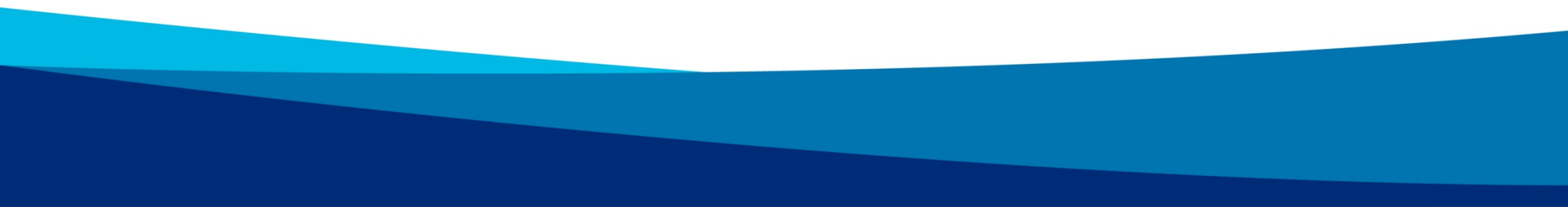
The following are things that have occurred since the last Board meeting:

- Supreme Court has agreed to hear the PennEast Pipeline's appeal that they can apply eminent domain powers to state owned/eased properties (involving largely NJ-owned/managed properties) <https://www.bloomberg.com/news/articles/2021-02-03/supreme-court-agrees-to-hear-appeal-from-penneast-pipeline>
- DRBC (Delaware River Basin Commission) voted to make high volume hydraulic fracking banned from the Basin. <https://www.inquirer.com/business/fracking-ban-delaware-river-permanent-drbc-20210225.html>
- Sunoco has agreed to pay PA DEP \$497,000 and the PA Fish and Boat Commission \$25,855 to resolve repeated violations, including damming the Snitz Creek without a permit in Lebanon County. [https://files.dep.state.pa.us/Newsroom/NewsroomPortalFiles/DEP.PFBC\\_SPLP\\_SnitzCOA\\_2\\_12\\_2021.pdf](https://files.dep.state.pa.us/Newsroom/NewsroomPortalFiles/DEP.PFBC_SPLP_SnitzCOA_2_12_2021.pdf)

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



# Community Planning



# Community Planning

## Municipal Assistance Projects

March 2021

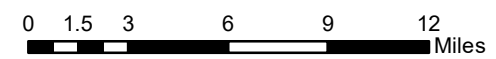
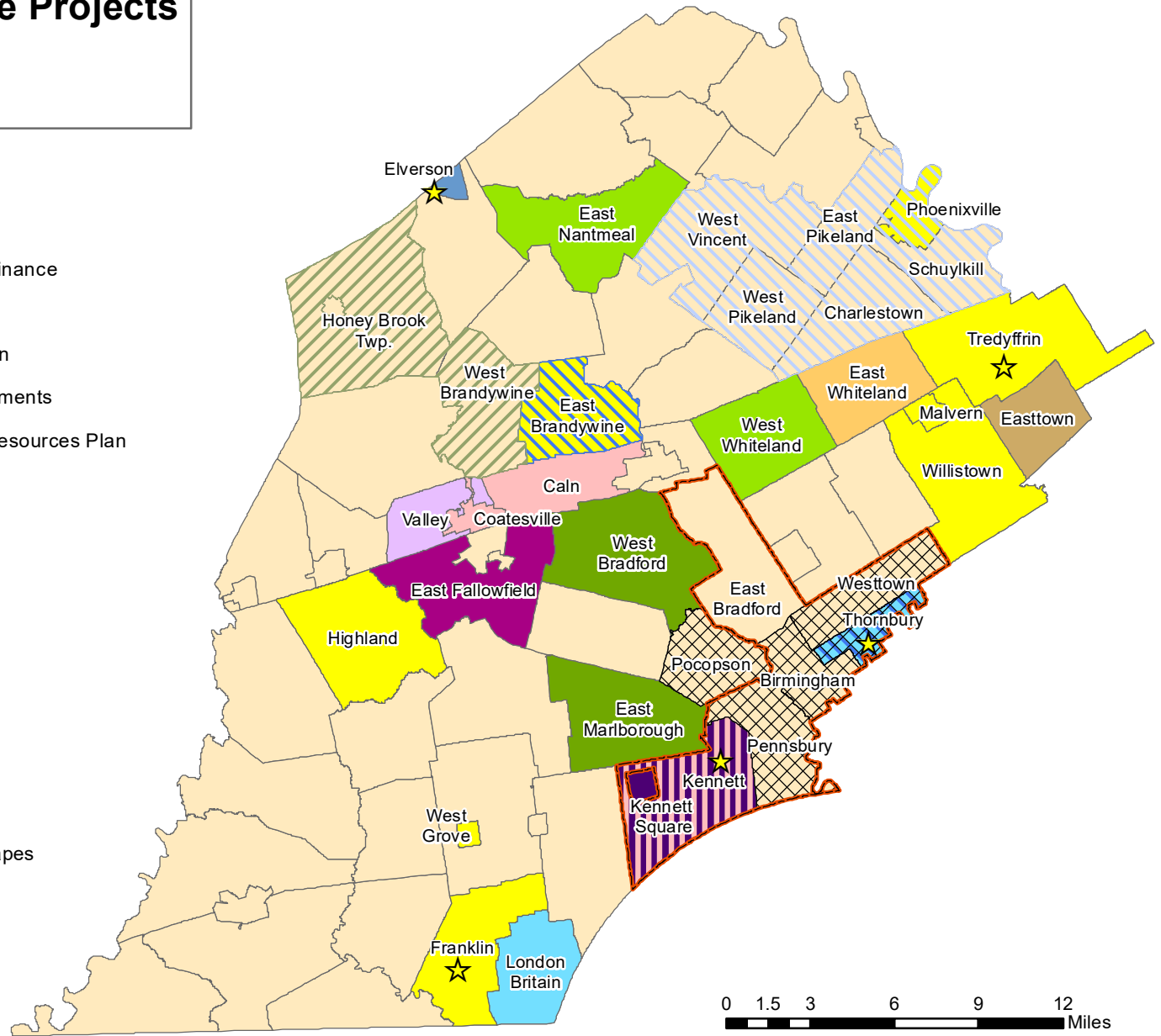


### Single Municipality

- Comprehensive Plan
- Subdivision and Land Development Ordinance
- Zoning Ordinance
- Open Space, Parks, and Recreation Plan
- Devon Visioning and Regulatory Amendments
- Open Space, Recreation, and Natural Resources Plan
- Village Master Plan
- Historic Resource Survey
- Active Transportation Plan
- Master Corridor Plan
- Official Map Update
- VPP Technical Services Contract

### Regional Projects

- Brandywine Battlefield Heritage Interpretation Plan
- Brandywine Battlefield Strategic Landscapes Plan Phase 3
- Kennett Square/Kennett Township Regulatory Updates
- Icedale Trail Feasibility Study
- Phoenixville Region Comprehensive Plan



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



# COMMUNITY PLANNING REPORT

March 2021 (Activities as of 3/2/21)

Community Planning activities are reported under the following categories: Municipal Assistance, Historic Preservation, Economic, Housing, and Urban Centers.

## MUNICIPAL ASSISTANCE

The following summarizes significant municipal assistance activity with a contractual obligation, including Vision Partnership Program (VPP) cash grant and technical service projects as well as projects primarily funded through outside sources (such as NPS), categorized under Single Municipality or Multi-municipal. Non-contractual staff tasks are noted under Other Projects and recent VPP inquiries are also identified. *New information is italicized.*

### SINGLE MUNICIPALITY

#### 1. Caln Township – Zoning Ordinance Update

Percent Completed: 30%      Contract Term: 8/20 – 7/22      Consultant: Ray Ott & Associates      Monitor: Mark Gallant

The Township is updating their Zoning Ordinance, implementing recommendations from their 2017 comprehensive plan and creating a cohesive ordinance that encourages appropriate development. Work on this project will continue at a Task Force meeting on *March 2, 2021 when the Task Force is expecting to review and comment on proposed revisions to the ordinance.*

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

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

Coatesville is proposing to update their Zoning Ordinance with a focus on streamlining, clarifying, and simplifying the existing ordinance. Revisions to existing overlays will be undertaken, although the base districts and base zoning map are not anticipated to be significantly revised. A zoom meeting was held between CCPC, the City, and consultant on January 14 to review the preliminary scope of work. CCPC is awaiting revisions on the scope of work to begin drafting the contract.

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

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

The Township will be updating their existing comprehensive plan, which was adopted in 2009, and update their existing Official Map that dates from 2011. Recommendations in the existing plan have largely been completed, and the update will address Landscapes<sup>3</sup>. The comprehensive plan will build from recommendations included in a recently completed Sustainable Community Assessment, and the Official Map will be able to implement recommendations. *The municipality is working to select a consultant.*

**4. East Fallowfield Township – Newlinville Village Master Plan**

Percent Completed: 90%      Contract Term: 2/20 – 7/21      Consultant: Thomas Comitta & Associates      Monitor: Mason Gilbert

The Township is developing a village master plan for the Newlinville area of the Township (along Route 82, immediately south of South Coatesville). The plan would create a vision and implementation tasks for development of a walkable community that provides a mix of residential and commercial services, addressing streetscaping, zoning uses, design guidelines, and public improvements while presenting a concept plan/renderings. TCA hosted a Task Force meeting on 1/20/2021 where the second draft of the Master Plan was reviewed. TCA will revise the plan based on *East Fallowfield Planning Commission comments and then present the plan at the next Board of Supervisors meeting.*

**5. East Marlborough Township – Open Space, Recreation, and Natural Resources Plan**

Percent Completed: 100%      Contract Term: 6/19 – 5/21      Consultant: Brandywine Conservancy      Monitor: Kate Clark

*The plan was adopted in February 2021 and has requested reimbursement.*

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

Percent Completed: 50%      Contract Term: 9/20 – 2/22      Consultant: Richard Grubb & Associates      Monitor: Jeannine Speirs

East Nantmeal is creating a historic resource survey for the purposes of supporting their historic preservation provisions in their existing ordinances. PHMC guidelines will be followed for development and submission of data, including use of Survey123. The consultant started field survey work in October and most of the field work has been completed. The consultant is completing survey forms and the Historical Commission will review the forms. Survey classifications will follow those established in the CC Historic Resource Atlas.

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

Percent Completed: 90%      Contract Term: 12/18 – 5/21      Consultant: Natural Lands      Monitor: Chris Patriarca

The Planning Commission made a favorable recommendation for adoption of the Plan at their November meeting. Act 247/VPP review is *pending, and formal adoption in spring 2021.*

**8. Easttown Township – Devon Visioning and Regulatory Amendments**

Percent Completed: 80%      Contract Term: 1/19 – 6/21      Consultant: Glackin Thomas Panzak      Monitor: Chris Patriarca

After being on hold as a result of COVID since March 2020 as the meetings are attracting significant public interest, the Planning Commission resumed their review in September 2020, and voted in November to send the proposed amendments to the Board of Supervisors for consideration, following review of revisions made since the October meeting. *The Board of Supervisors held their second meeting on the proposed amendments in February.*

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

Percent Completed: 30%    Contract Term: 7/20 – 12/21    Consultant: Chester County Planning Commission    Lead Planners: Mark Gallant & Rachael Griffith

This effort will provide a map of the recommended network including identification of facility type and renderings at key locations, recommendations for amenities such as benches and interpretation signage, key destinations, and a plan for implementation. *At the 4th Task Force meeting on March 3, 2021 the Task Force will review and comment on a draft pedestrian and bicycle plan map that prioritizes new connections within the Borough and to adjacent destinations such as French Creek State Park and Morgantown based on facility types and Borough-identified priorities.*

**10. Franklin Township – Comprehensive Plan**

Percent Completed: 40%    Contract Term: 4/20 – 3/22    Consultant: Chester County Planning Commission    Lead Planner: Jeannine Speirs

Priority areas along with goals/critical items to address and recommendations are being drafted based on community input. The Community Meeting was in January where draft vision, goals, and recommendations were discussed.

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

Percent Completed: 0%    Contract Term: 2/21 – 1/23    Consultant: Brandywine Conservancy    Monitor: Chris Patriarca & Mason Gilbert

Highland Township will be developing a new comprehensive plan; their existing plan was adopted in 2001. The Township is proposing a focused update of that plan. While some things have changed in the years since, various information remains relevant since there have been limited changes in land use and population numbers. Recommendations in the existing plan have largely been completed, and the update will address Landscapes<sup>3</sup>. The municipality has selected Brandywine Conservancy to assist them with the update and *the kickoff meeting took place March 1<sup>st</sup>.*

**12. Kennett Township – Zoning Ordinance**

Percent Completed: 85%    Contract Term: 4/18 – 12/20    Consultant: Chester County Planning Commission    Lead Planner: Jeannine Speirs

Final draft review is *nearly complete, and being coordinated with design standards related to the joint project with Kennett Square.*

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

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

*The February 9<sup>th</sup> meeting reviewed the draft General Provisions and Plan Procedures articles.*

**14. Malvern Borough – Comprehensive Plan**

Percent Completed: 5%    Contract Term: 9/20 – 8/22    Consultant: Brandywine Conservancy    Monitor: Kevin Myers

The January 20<sup>th</sup> meeting discussed the revised draft community survey and the February 17<sup>th</sup> meeting discussed distribution of the survey and a review of existing conditions mapping. *The next task force meeting is scheduled for March 17<sup>th</sup>.*

**15. Phoenixville Borough – Comprehensive Plan**

Percent Completed: 15%      Contract Term: 8/20 – 7/22      Consultant: Herbert, Rowland, and Grubic      Monitor: Chris Patriarca

*The Task Force met late in February to continue work on the project.*

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

Percent Completed: 5%      Contract Term: 1/21 – 6/22      Consultant: Chester County Planning Commission      Lead Planner: Kate Clark

The kick-off meeting was held in late January. *The February meeting focused on draft articles for General Provisions, Terminology, and Plan Content.*

**17. Tredyffrin Township – Comprehensive Plan**

Percent Completed: 80%      Contract Term: 10/19 – 9/21      Consultant: Chester County Planning Commission      Lead Planner: Chris Patriarca

The Task Force formally forward the draft plan to the Planning Commission for their consideration at their January meeting. *The Planning Commission held their initial meeting to discuss the draft plan in February, and the MPC mandated public meeting is scheduled for March.*

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

Percent Completed: 0%      Contract Term: TBD      Consultant: Pennoni and Thomas Comitta Assoc.      Monitor: Mark Gallant

Valley Township will be conducting a corridor master plan for West Lincoln Highway, a high priority recommendation from their recently adopted comprehensive plan. The plan would work to create a more cohesive corridor, addressing streetscaping, multi-modal network, mixed uses, access management, and stormwater management infrastructure from the perspective of both new development and redevelopment. The Township has selected a consultant team of Pennoni and Thomas Comitta Associates.

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

Percent Completed: 25%      Contract Term: 5/20 – 4/22      Consultant: Brandywine Conservancy      Monitor: Mason Gilbert

West Bradford is developing an Open Space, Recreation, and Environmental Resources Plan (OSRER) to replace their 1993 plan. This updated OSRER would guide use of funds from a recently enacted tax increase that was specific to the need for open space funds, as well as determine the best use for the almost 200 acres of land previously part of Embreeville Hospital. The plan will also address greenways, conceptual trail planning, and recreation programming, and include resource mapping and a botanical assessment. The second meeting took place on January 27, 2021, where Brandywine Conservancy presented their initial findings about potential parks and recreation and open space opportunities. *The next meeting will take place in March.*

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

Percent Completed: 15%      Contract Term: 10/20 – 9/22      Consultant: Theurkauf Design & Planning LLC      Monitor: Kevin Myers

West Grove will be developing a new Comprehensive Plan; their existing plan was adopted in 2003. Since 2003 West Grove’s demographics have changed significantly, and the new plan will include a focus on multimodal options, revitalization, recreation, and public engagement. *At the January 2021 meeting the Borough reported over 100 surveys had been completed. The January and February 2021 meetings reviewed existing conditions and the future land use plan. The March meeting will discuss the Environmental Resources and Energy/Sustainability Plans.*

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

Percent Completed: 50%      Contract Term: 11/19 – 10/21      Consultant: Commonwealth Heritage Group      Monitor: Jeannine Speirs

PHMC has approved the database template and the consultant has begun fieldwork in earnest.

**22. Willistown Township – Comprehensive Plan**

Percent Completed: 0%      Contract Term: 1/21-12/22      Consultant: Gaadt Perspectives      Monitor: Kate Clark

The Township will be updating their existing comprehensive plan, which was adopted in 2011. The plan is anticipated to strengthen the interconnectedness of growth management, environmental resource protection, and open space and recreation planning, and include a focus on sustainability and pedestrian circulation. The Township advanced limited tasks since their spring application to maintain progress and reduce the grant request for this application cycle. The Township has selected a consultant team led by Gaadt Perspectives. *County introductions were made at the Township Planning Commission's February 17<sup>th</sup> meeting.*

**MULTI-MUNICIPAL**

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

Percent Completed: 30%      Contract Term: 8/19 – 12/22      Consultant: Chester County Planning Commission      Lead Planner: Jeannine Speirs

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

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

Percent Completed: 40%      Contract Term: 2/20 – 7/22      Consultant: Brandywine Conservancy      Monitor: Jeannine Speirs

This plan will build from previous efforts to finalize locations for Heritage Centers, identify key sites for public interpretation purposes, develop interpretation narratives, develop driving and walking tours, and promote public education, small-scale heritage tourism, visitor safety, and pedestrian connections as possible. Recently preserved properties and their role in visitor experience will be addressed. The plan will provide the vision, narrative, and actions for how implementing entities can provide a cohesive visitor experience. The consultant is refining possible heritage centers and heritage interpretive themes with input from CCPC and Brandywine Battlefield Park Associates staff as well as focus groups. A public meeting to vet ideas was held in January. *Reviewing draft plan elements is the next step.*

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

Percent Completed: 5%      Contract Term: 3/20 – 8/21      Consultant: Brandywine Conservancy      Monitor: Mark Gallant

The townships will develop a trail feasibility study for a new, 2.5 mile multimodal trail between Rt 322 and Icedale Road. The first public open house was held on October 20<sup>th</sup> and the consultant presented early conceptual trail alignments, trail heads, and destinations along the corridor. The next Task Force meeting will be held in March. In the meantime the consultant is working with landowners along the existing trail alignment including Sunoco.



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

Percent Completed: 80%

Contract Term: 5/18 – 4/21

Consultant: LRK/JVM Studio

Monitor: Kevin Myers

The Township is progressing in coordination with the larger township full ordinance update being undertaken with CCPC as the consultant. *The Township has provided LRK with draft TND Infill Design Guidelines, which LRK is working to format using Word.* The Borough has resumed work on draft ordinance materials, primarily relying on Borough staff to modify consultant materials for Planning Commission and Council consideration. CCPC has provided a second round of comments on the draft Borough materials. The Borough Planning Commission is currently considering draft amendments and will provide a recommendation to Borough Council.

## 27. Phoenixville Region – Comprehensive Plan Update

Percent Completed: 15%

Contract Term: 3/20 – 2/22

Consultant: Theurkauf Design and Planning

Monitor: Susan Elks

*The consultant is attending the supervisors' and council meetings to present the plan to each municipality, across the first quarter of 2021.*

### OTHER PROJECTS

- **eTool preparation** – full division
- **Oxford Region** – Administration assistance to the regional planning group; Mark Gallant
- **Internal County Coordination** – Transportation: Kevin Myers; Emergency Services: Chris Patriarca; Community Development: Libby Horwitz, Kevin Myers, Karen Marshall, Chris Patriarca, and Jeannine Speirs; Housing Authority of Chester County: Libby Horwitz and Chris Patriarca; Facilities: Karen Marshall and Jeannine Speirs; Water Resources Authority: Karen Marshall

### VPP INQUIRIES

1. East Bradford – unknown (August 2020)
2. East Caln – Comprehensive Plan (September 2020)
3. East Fallowfield – Historic Resource Ordinance (November 2020)
4. East Pikeland Township – Sustainability Plan (February 2020)
5. East Vincent Township – Zoning Ordinance (January 2021)
6. Londonderry Township – (May and August 2020)
7. Modena Borough – Comprehensive Plan (August/December 2020)
8. New London Township – Comprehensive Plan (May 2020)
9. Oxford Borough – Comprehensive Plan (January 2020)
10. Pennsbury Township – Historic Project (January 2020)
11. Pocopson Township – Regulatory Amendments (Fall 2020)
12. Phoenixville Area – Renewable Energy Planning (May/July/December 2020)
13. South Coatesville Borough – Comprehensive Plan (February 2020)

14. Unionville Region – Comprehensive Plan (September 2019 and August/December 2020)
15. West Chester – Economic Benefits of Rail Restoration (August/December 2020)
16. West Vincent Township – Park and Trail Plan (July 2018, January 2020)
17. West Nottingham Township – Transportation Study (January 2020)

## **HISTORIC PRESERVATION**

1. **Karen Marshall, Heritage Preservation Coordinator will be retiring on April 24<sup>th</sup>. Susan Elks will report on this section.**

2. **Town Tours and Village Walks**

DESCRIPTION: A series of free summer strolls through historic neighborhoods, hamlets, villages and sites in Chester County.

STATUS: Planning for 2021 is underway to have Town Tours participate in the countywide observance of Juneteenth with a kick-off in West Chester on June 17<sup>th</sup> and programs running into August.

3. **Brandywine Battlefield Task Force**

DESCRIPTION: Coordinate with outside entities on the conservation and protection of properties within the battlefield, and reviewing development proposals that may negatively impact critical battlefield resources. Develop an interpretive plan for the Battlefield.

STATUS: Planning meetings continue for the historic markers that are funded by a \$45,000 grant from The PA Society of Sons of the Revolution and its color guard. The event scheduled for May 5, 2020 to celebrate installation of East Marlborough's sign at Galer Winery has not been rescheduled. East Bradford and Thornbury Township (Delaware County) have installed their signs. Providing technical assistance to Historical Commissions (5 meetings) for the VPP funded Heritage Interpretation Plan. East Marlborough Township received funding for a CLG grant to develop a Battlefield Driving Tour Plan on behalf of the Task Force.

DESCRIPTION: Coordination assistance on land conservation subcommittee.

STATUS: Brandywine Conservancy and Delaware County Planning are leading this effort. The Director of Delaware County Planning will chair and land conservancies and municipalities will be invited to be on the subcommittee.

4. **Historic Resource Mapping**

DESCRIPTION: National Register properties interactive map

STATUS: Landmarks and historic districts are being back-checked. Details on individual properties are being added.

DESCRIPTION: Historic Atlas NEW

STATUS: Upper Uwchlan Township, New Garden Township, Westtown Township, Parkesburg Borough, and London Britain in process.

DESCRIPTION: Historic Atlas UPDATES

STATUS: Charlestown Township, West Bradford Township, East Goshen Township, East Nantmeal, West Whiteland Township, East Marlborough Township in process.

## 5. Technical Assistance

- A. Directing professionals, municipalities, and owners to historic registration information regarding historic properties - ongoing.
- B. Providing support for historic preservation projects – ongoing. Projects include:
  - Coatesville School District’s Heritage Center at the Gardner-Beale House and Digital Sign Controversy
  - Friends of the Barnard House proposal to manage the Barnard House in Pocopson Township
  - East Nantmeal Township HR Survey
  - CLG Grant Brandywine Battlefield Interpretive Tour & Signage Project
  - White Clay Creek Preserve Historic Resource Subcommittee and Evans House National Register Nomination
- C. Supporting training of historical commissions, committees, and Historic Architectural Review Boards, predominantly through the Chester County Historic Preservation Network. 2021 events:
  - Leadership Luncheon: Virtual program planned for April 10, 2021.
  - Annual Spring Training Workshop: Virtual program planned for March 6, 2021; assist CCHPN with this event. Tom Mayes from the National Trust for Historic Preservation will be the keynote presenter; four virtual programs will be presented in total.
  - Volunteer Recognition Dinner: Location to be determined, 6/23/2021.

## 6. Chester County Historic Preservation Officer Activities/Reviews

- Section 106 reviews - ongoing:
  - West Brandywine Roundabout and Hurricane Hill Farm Traditions Development
  - Twin Bridges
  - Reviews for Chester County owned resources:
    - Reynard’s Mill Road Bridge #167
    - Lincoln Bridge #35
    - Jefferis Bridge #111
    - Pigeon Creek Bridge #207
- Fricks Lock and Parkerford Schuylkill River Trail head development
- Route 30 Bypass and Route 82 Improvements
- Dilworthtown Historic District, Mercedes Benz Dealership Development
- Crebilly Farm, Westtown Township, and the Route 926/202 intersection project
- Assistance with Act 247 reviews and comprehensive planning as requested by peers
- National Reg. Nominations: Langoma Mansion, West Nantmeal Township; Passtown Elementary School, Valley Township; Beaver

Creek Milling District, Caln & East Brandywine Townships, Kennett Square Borough Update.

- Assisting Chester County Facilities Department and Chester County Department of Open Space and Parks with review of their historic structures; assisting in updating the CC bridge review process

## 7. Heritage Tourism/Education

- CCHPN Heritage Task Force: Partnering with CCPC, Voices Underground and the Chester County Historical Society on the Juneteenth activities and promotion.
- Iron and Steel Heritage Partnership: Managing a heritage tourism consortium of destinations and sites. The updated brochure has been printed, and the annual meeting scheduled for April 2021. New partnership activities with the Hopewell Big Woods.
- Rural History Confederation: The RHC will be co-hosting the Iron and Steel Heritage Annual Meeting in April 2021.
- Underground Railroad/Harriet Tubman Scenic Byway Initiative: Working with Juneteenth Consortium to bring national attention to the critical issues of race and diversity that played a significant role in the development of the county. Interest is growing in developing Kennett Borough as a focus for Underground Railroad interpretation as part of the initiative, which extends from the Harriett Tubman Underground Railroad National Historical, MD to Independence Mall in Philadelphia. A walking/biking trail is being developed to compliment the scenic byway.
- Campaign of 1777: See Brandywine Battlefield Task Force.
- The first Heritage Center and Kiosk opened in Marshalltown Village in 2018 and the Kennett Heritage Center in 2020. Heritage Center initiatives underway at Strodes Mill, East Bradford and Thornbury/Birmingham. Advising the new Kennett Heritage Center and its relationship to regional heritage projects including the Campaign of 1777, Juneteenth, and the Underground Railroad.

## ECONOMIC

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

## HOUSING

- **Housing Choices Committee** – Planning is underway for a March or April meeting in 2021.
- **Costs of Housing** – Work is continuing on this product, which was presented at the Housing Forum.
- **Housing for an aging population** Initial draft complete, work continuing on this product, which was presented at the Housing Forum.
- **Housing eTools** – Updates are largely complete, although resources and examples will continue to be added as appropriate.
- **Case Studies** – Planned: Whitehall and Steel Town.
- **Housing Forum** – *Will plan for fall 2021.*
- **Residential Construction Report** – Completed for 2020.
- **Video** – The initial video on A+ Homes was presented at both sessions of the Housing Forum. *This video was promoted via social media and other means late in 2020, and will be promoted again in March, prior to distribution of a new video focused on the efforts in Phoenixville.*
- **Presentations** – None at this time.

## URBAN CENTERS

- **VPP Support** – Monitoring of cash grants to Kennett Square (regulatory updates), Coatesville (zoning amendments), West Grove (comprehensive plan update), and Malvern (comprehensive plan update), *and participating in county consulting technical services work on updates to the Modena and Oxford Borough comprehensive plans.*
- **Technical assistance/coordination** – Atglen for zoning, future park planning, and grant assistance (DCNR, CCCRP, etc.); Parkesburg for implementation coordination; West Grove (breweries, mixed use zoning, parking requirements); Downingtown (signs, parking, TND); TMAAC (design), Coatesville (coordination between the City, 2<sup>nd</sup> Century, CDC, and CCPC). *Assisted another planner with drafting recommendations to CCDCD for zoning changes in a borough to potentially accommodate a joint venture between CCDCD and a nonprofit for transitional housing in an historic hotel.*
- **Meeting Attendance** – Participation in meetings for economic development through Historic Kennett Square, the Western Chester County Chamber of Commerce, Coatesville Region (Coatesville, South Coatesville, Valley), and 2<sup>nd</sup> Century Alliance.
- **Tools** – Supporting the update of multiple online etools. Request for PILOTs (payments in lieu of taxes) information was completed in December 2020.
- **Urban Center Webpage** – Updates for this webpage are complete and went live in August 2020.
- **Urban Center Forum** – Recordings of these two October events addressing recovery and design have been posted to the website and viewed 46 times. Four related Main Streets eTools have been drafted and should be posted to the CCPC website soon.
- **Urban Centers Improvement Inventory** – Working to finalize the inventory with follow-up to the urban centers.
- **Urban Center Revitalization Guidelines** – Provided review and comment on updates to these guidelines for the VPP manual.
- **DCD CRP Coordination** – Providing input and responses to inquiries from urban centers regarding potential CRP applications.
- **DVRPC TCDI representative** – Coordinated with representatives for both Chester County awarded projects regarding status and progress.
- **Presentations:** None at this time.

# Director's Report