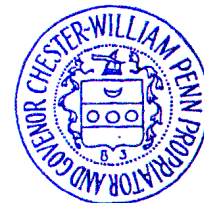




THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

Chester County Planning Commission
Government Services Center, Suite 270

Hybrid Meeting
August 11, 2021

AGENDA

- 2:00 p.m. 1. CALL TO ORDER
- A. Chairman’s Welcome *Chairman*
- 2:05 p.m. 2. PRESENTATION
- B. East Pikeland Township
Rusty Strauss, Township Supervisor
- 2:30 p.m. 3. ACTION ITEMS
- C. Approval of Commission Meeting Minutes – July 14 2021 *Commission*
- D. Act 247 Reviews – July 2021 Applications *Act 247 Team*
- 1) Subdivision and Land Development Plan Reviews (13)
- 2) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews (17)
- E. Act 537 Reviews- July 2021 Applications *Jake Michael*
- 1) Major Applications (1)
Birmingham Township Act 537 Plan - consistent
- 2) Minor Applications (2)
Wallace Township; Timothy Bryant; 31-3-30; consistent
West Nantmeal Township; Ford Property; 23-7-2; inconsistent
- F. Agriculture Security Areas *Glenn Bentley*
- 1) New London Township – one parcel
- 2:40 p.m. 4. DISCUSSION AND INFORMATION ITEMS
- G. Design & Technology Division Update *Paul Fritz*
1) Medical Marijuana eTool *Wes Bruckno*
- H. Environment and Infrastructure Division Update *Brian Styche*
1) Complete Streets Policy *Eric Quinn*
- I. Community Planning Division *Bill Deguffroy*
- J. Agricultural Development Council Update *Hillary Krummrich*
- K. Directors Report *Brian O’Leary*
- L. Public Comment
- 4:00 p.m. 5. ADJOURNMENT

Action Items



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MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid - GSC Room 270
July 14, 2021

MEMBERS PRESENT IN PERSON: Kevin Kerr, Chair; Nathan Cline; Stephanie Duncan.

MEMBERS PRESENT VIA ZOOM: Dr. Doug Fasick, Vice-Chair; Molly Morrison; Angie Thompson-Lobb.

STAFF PRESENT IN PERSON: Brian O'Leary, Director; Carol Stauffer, Assistant Director; Wes Bruckno; Beth Cunliffe; Paul Fritz; Mark Gallant; Rachael Griffith; Gene Huller; Jake Michael; Benny Nein; Brian Styche.

STAFF PRESENT VIA ZOOM: Glenn Bentley; Carolyn Conwell; David Czeponis; Paul Farkas; Libby Horwitz; Ann Lane; Jake Michael; Eric Quinn; Kylie Sentyz; Suzanne Wozniak.

VISITORS PRESENT VIA ZOOM: East Whiteland Township staff: Zach Barner, Director of Planning and Development, Scott Lambert, Board of Supervisors Chair, Brittany Carosello, Planning Coordinator.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person in the Government Services Center room 351 West and via Zoom audio/video on Wednesday, July 14, 2021 was called to order at 2:01 P.M. by Chair Kevin Kerr.

PRESENTATION:

Municipal representatives from East Whiteland Township attended the Chester County Planning Commission's July 2021 Board Meeting to provide an update on current happenings in the north-eastern region of Chester County.

Director of Planning and Development, Zach Barner, provided a brief snapshot of East Whiteland Township – including recent highlights and projects from over the last few years. He explained that while East Whiteland is largely commercialized and has a large employee population, it's much more than just a series of highways, and also features a diverse mix of land uses. Mr. Barner also discussed the Township's current Comprehensive Plan, which was adopted in 2016 as an update from their 2001 plan.

Additionally, Mr. Barner discussed the Township's Act 209 Traffic Impact Fee Ordinance (2018), as well as their Multimodal Transportation Map (2019) which features a combination of previous trail planning and transportation initiatives all in one place. Other current projects mentioned include East Whiteland's *Park, Recreation and Open Space Plan* (also funded through the county's VPP), the Bacton Hill Park Master Plan (anticipated to begin in 2021), and the Balderston/Springridge Property Acquisition (expected to be acquired by the end of 2021).

To learn more about East Whiteland Township, as well as other information, please visit <https://www.eastwhiteland.org/>.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE JUNE 9, 2021 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. CLINE, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews – June 2021:

There were 11 Subdivision and Land Development Reviews prepared in June.

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

Mr. Cline recused himself from the following applications: SD-05-21-16748.

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

There were 11 Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, and Miscellaneous Reviews prepared in June.

A MOTION TO APPROVE THE COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENTS AND MISCELLANEOUS REVIEWS FOR JUNE 2021 WAS MADE BY MR. CLINE, SECONDED BY MS. THOMPSON LOBB, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

There was one minor Act 537 review for the month of June.

A MOTION TO APPROVE THE ONE MINOR ACT 537 REVIEW FOR JUNE 2021 WAS MADE BY MR. CLINE, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Agriculture Security Areas:

Mr. Bentley presented the Commission with an Agricultural Security Area review for one parcel in East Coventry Township.

A MOTION TO APPROVE THE AGRICULTURAL SECURITY AREA REVIEW FOR EAST CONVENTRY TOWNSHIP AS PRESENTED WAS MADE BY MR. CLINE, SECONDED BY DR. FASICK, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

Agricultural Development Council Update:

Mr. Alonzo discussed current projects within the Agricultural Development Council.

The consultant ACDS, LLC has been working on the agricultural economic strategic plan. In-depth producer interviews have continued, draft materials are now available for the steering committee to review and the team is considering a municipal regulatory survey with assistance from CCATO.

The 2021 Chester County Agricultural Development Council Farm Guide is now available and can be found at <https://www.chescofarming.org/FarmGuide.cfm>

The Ag Council held its fifth Farm and Table Tales consumer webinar on June 2, 2021. The presenters from Lundale Farm discussed their new forestry plan and their sustainable farming model.

Design and Technology Division Update:

Mr. Fritz reported about reviews of subdivision and land development applications. Staff are continuing to see industrial and commercial development. About a 20% increase has been noticed over the past six months.

Proposed non-residential structural square footage has a large increase over the past year totaling 4,010,599 million square feet (excluding second reviews). The percentage of proposed development activity in Chester County, excluding reviews, located within the Boroughs and City of Coatesville has increased 33% for proposed lots/units and 6% for proposed non-residential structural square footage.

Environment and Infrastructure Division Update:

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

The Delaware Valley Regional Planning Commission (DVRPC) and the Pennsylvania Department of Transportation (PennDOT) opened the Transportation Alternatives Set -Aside Program (TA) funding cycle on June 28, 2021. Important dates and funding info are as follows:

- Application round: June 28, 2021 - October 15, 2021
- Pre-Application submission due: August 16, 2021
- Required meeting with DVRPC & District: September 15, 2021
- Approximate funding available: Regional: \$8M; Statewide: \$18M

Last month staff introduced the Complete Streets Policy that we are developing. The first and only public meeting for the policy development will be held virtually on Tuesday, July 20th at 7pm.

The Climate Action Plan has been updated on the CCPC website and incorporates public input as well as some new images. The draft plan has been forwarded to the Commissioners for their consideration. The draft plan can be viewed here:

<https://www.chescoplanning.org/Environmental/pdf/ClimateActionPlan.pdf>

Rachael Griffith delivered a presentation summarizing the findings and recommendations from our Southern Chester County Circuit Trail Feasibility Study. The final report is now complete and available on the CCPC website: <https://www.chescoplanning.org/transportation/SouthernChesco.cfm>

Mr. Michael and Ms. Horwitz presented information on population and employment forecasts. In June, the DVRPC Board approved new population and employment forecasts for the region through 2050, a key element of the Connections 2050 Long-Range Plan.

The new forecasts replace DVRPC's previous 2045 forecasts and include a population estimate of 645,673 residents by the year 2050 – a growth rate of 25.4%. From 2019 to 2050, the population of the region is forecast to grow by 7.6%, or about 440,000 residents, regional employment is expected to grow by 6.9%. Information can be accessed via the DVRPC Data Navigator <https://www.dvrpc.org/asp/DataNavigator/>

Community Planning Division Update:

Mr. Gallant reported on current municipal assistance, historic preservation, housing, and economic development projects within the Community Planning Division. There are currently 23 municipal assistance projects that staff is either monitoring or preparing.

Mr. Gallant also reported on outreach efforts and public participation at recent public meetings in Parkesburg and Oxford Boroughs where they are currently updating their comprehensive plans.

Director's Report:

A new division director for the Community Planning Division has been hired and will be starting on Monday, August 2, 2021.

The current schedule for fall events:

- September 29, 2021 - Transportation Event
- October 6, 2021 – Planners' Forum
- October 26, 2021 – Urban Centers Forum
- November 18, 2021 – “Missing Middle Housing”
- Town Tours and Village Walks continue through August

Mr. O'Leary and Ms. Stauffer joined the Chester County Commissioners Marian Moskowitz and Josh Maxwell, along with other county staff, to tour a local farm to learn how a large-scale solar facility is used to provide the electricity needs on a working mushroom farm. To learn more about solar power and clean energy, visit the Chester County Clean Energy webpage at <https://www.chescoplanning.org/uandi/CleanEnergy.cfm>

Public Comment:

There were no public comments.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:55 PM. WAS MADE BY MR. CLINE, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,



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.

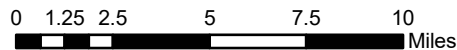
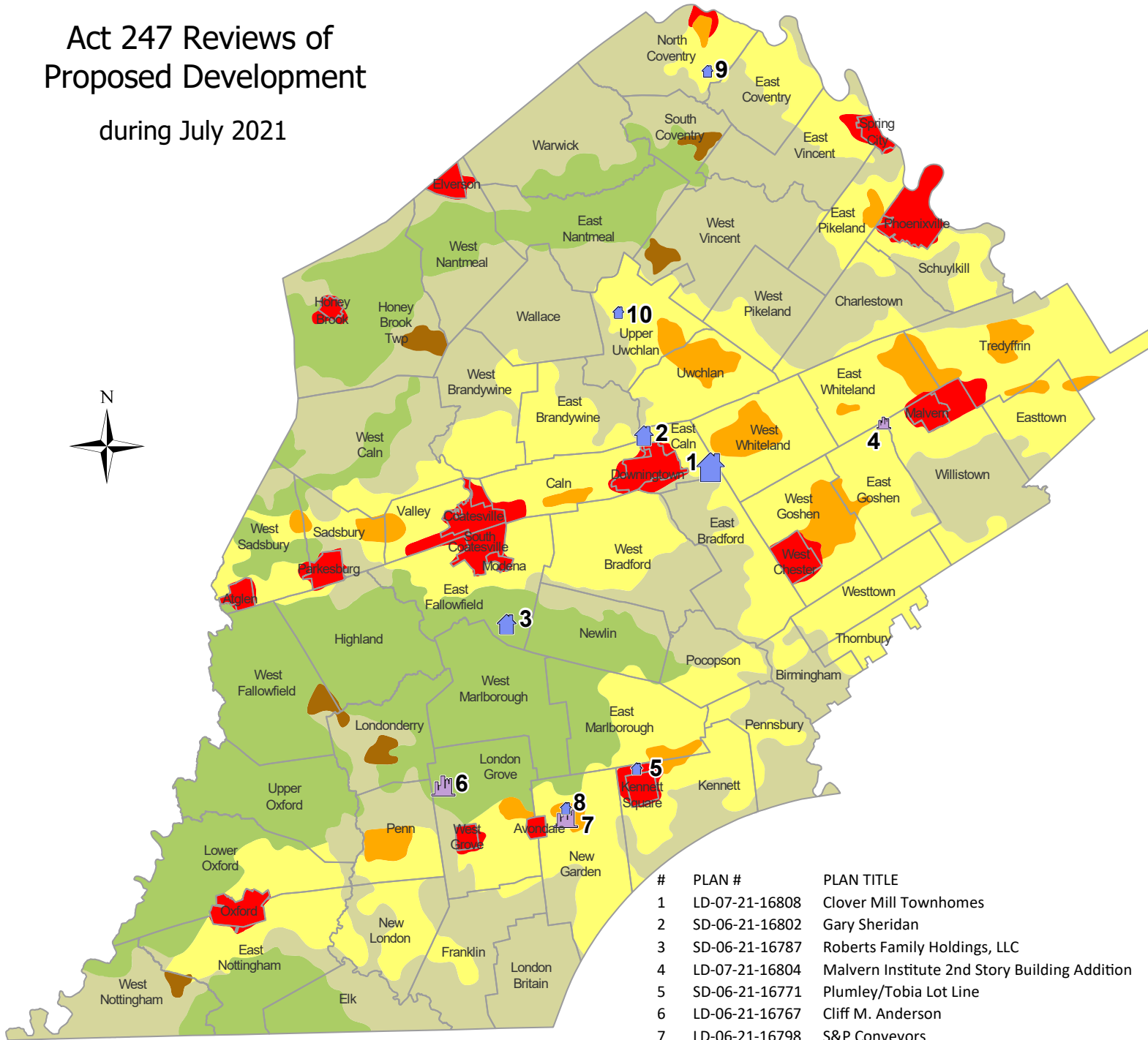
Act 247 Reviews



Subdivision & Land Development



Act 247 Reviews of Proposed Development during July 2021



Symbols

Residential Lots/Units

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

Non-Residential Square Feet

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

Other

- Mixed Use
- Not Consistent with Landscapes³

Landscapes³

Growth Areas

- Urban Center
- Suburban Center
- Suburban
- Rural Center

Rural Resource Areas

- Rural
- Agricultural

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

#	PLAN #	PLAN TITLE
1	LD-07-21-16808	Clover Mill Townhomes
2	SD-06-21-16802	Gary Sheridan
3	SD-06-21-16787	Roberts Family Holdings, LLC
4	LD-07-21-16804	Malvern Institute 2nd Story Building Addition
5	SD-06-21-16771	Plumley/Tobia Lot Line
6	LD-06-21-16767	Cliff M. Anderson
7	LD-06-21-16798	S&P Conveyors
8	SD-06-21-16800	Steven P. Dooley and Sarah J. Dooley
9	SD-06-21-16793	John & Erin Mathis
10	SD-06-21-16765	Lot Consolidation Plan for Jeffrey Snodgrass



Subdivision and Land Development Reviews 7/1/2021 to 7/31/2021

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes ³ (Yes, No, N/R)
East Caln Township	LD-07-21-16808	Clover Mill Townhomes	7/22/2021	18.58	Townhouse	139		Residential Townhouse			Yes
East Caln Township	SD-06-21-16802	Gary Sheridan	7/19/2021	31.50	Single Family Residential	4		Residential Single Family Residential			Yes
East Coventry Township	LD-06-21-16792	R&S Land Development - Old Schuylkill Road	7/12/2021	15.10	Industrial	2	14,558	Industrial Warehouse	2		Yes
East Coventry Township	SD-06-21-16791	R&S Land Development - Old Schuylkill Road	7/12/2021	15.10	Industrial	2		Industrial Warehouse			Yes
East Fallowfield Township	SD-06-21-16787	Roberts Family Holdings, LLC	7/12/2021	179.95	Single Family Residential	3		Residential Single Family Residential			Yes
East Goshen Township	LD-07-21-16804	Malvern Institute 2nd Story Building Addition	7/27/2021	10.50	Institutional	1	5,400	Institutional Medical Building	1		Yes
Kennett Township	SD-06-21-16771	Plumley/Tobia Lot Line	7/9/2021	1.20	Single Family Residential	2		Residential Single Family Residential			Yes
London Grove Township	LD-06-21-16767	Cliff M. Anderson	7/9/2021	32.50	Agricultural	1	48,060	Agricultural Farm/Pasture Land	2		Yes
New Garden Township	LD-06-21-16798	S&P Conveyors	7/20/2021	7.30	Industrial	1	17,600	Industrial Addition to Existing	1		Yes
New Garden Township	SD-06-21-16800	Steven P. Dooley and Sarah J. Dooley	7/20/2021	15.60	Single Family Residential	1		Residential Single Family Residential			Yes
North Coventry Township	SD-06-21-16793	John & Erin Mathis 1511 S Keim Street Pottstown, PA 19465	7/12/2021	25.20	Single Family Residential	2		Residential Single Family Residential		0	Yes
Upper Uwchlan Township	SD-06-21-16765	Lot Consolidation Plan for Jeffrey Snodgrass	7/1/2021	10.52	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Farm/Pasture Land			Yes

Grand Totals of Subdivision and Land Development Reviews	12 Reviews	363.05 Acres	160 Lots/Units	85,618 Non-Res. Sq. Feet	6 Non-Res. Bldgs.	0 Linear Feet Roadway
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There are **12** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to *Landscapes3*.

Unofficial Sketch Plan Evaluations 7/1/2021 to 7/31/2021

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
Downingtown Borough	SD-06-21-16775	Sketch Plan - 124 S Lloyd Ave., Downingtown, PA	7/1/2021	0.58	Lot Line Revision	2	0	Residential Lot Line Revision		0	Yes
Grand Totals of Unofficial Sketch Evaluations		1 Reviews		0.58 Acres		2 Lots/Units	0 Non-Res. Sq. Feet		Non-Res. Bldgs.	0 Linear Feet Roadway	

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

Subdivision & Land Development Letters





THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

July 1, 2021

Debra Lammey, Building Code Official
Downingtown Borough
4 West Lancaster Avenue
Downingtown, PA 19335

Re: Sketch Plan - Sketch Plan - 124 S Lloyd Ave., Downingtown, PA
Downingtown Borough - SD-06-21-16775

Dear Ms. Lammey:

An unofficial sketch plan entitled "Sketch Plan - 124 S Lloyd Ave., Downingtown, PA", prepared by Inland Design and dated June 4, 2021, was received by this office on June 16, 2021. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code as amended, our comments are offered as a planning service at the request of Downingtown Borough. This review focuses primarily upon design and procedural-related issues and concerns to assist the applicant and Downingtown Borough in its review of this proposal prior to the official submission. This review does not replace the need for an official referral by Downingtown Borough of a preliminary or final plan, as required by the Pennsylvania Municipalities Planning Code.

PROJECT SUMMARY:

Location: East of South Lloyd Avenue, south of West Lancaster Avenue
Site Acreage: 25,211 square feet
Lots: 2 lots; to be merged into one lot
Proposed Land Use: Residential
Municipal Land Use Plan Designation: Low Density Residential
UPI#: 11-10-56.2C

PROPOSAL:

The applicant proposes merging two lots into one lot. The site, which contains a dwelling and is served by public water and sewer facilities, is located in the Downingtown Borough R-2 Residential/Central Business Revitalization Overlay zoning district. No additional development is proposed by this subdivision.

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

COUNTY POLICY:

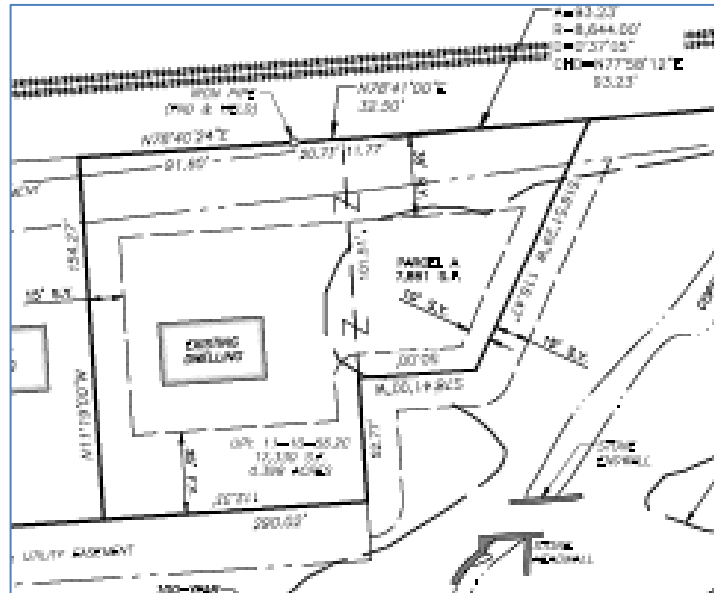
LANDSCAPES:

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



PRIMARY ISSUES:

2. The Borough may wish to ask the applicant if any further development is planned pursuant to this subdivision. If so, issues such as access and proximity to environmentally-sensitive areas should be discussed (the plan shows that most of Parcel A is located within a floodplain).



*Detail of 124 S Lloyd Ave., Downingtown, PA
Sketch Plan*

3. The Downingtown Borough Zoning Ordinance identifies the overlay district within which the applicant’s site is located as “Central Business Revitalization Overlay”, not “Central Business Revival” as shown on the applicant’s plan.

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

Sincerely,

Wes Bruckno, AICP
Senior Review Planner

cc: Inland Design
Natalie Polegato



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July 22, 2021

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

Re: Preliminary Land Development - Clover Mill Townhomes
East Caln Township - LD-07-21-16808

Dear Ms. Kelly:

A preliminary land development plan entitled "Clover Mill Townhomes", prepared by Edward B. Walsh & Associates Inc., dated December 18, 2020 and last revised May 14, 2021, was received by this office on July 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:	Southeast corner of Clover Mill Road and Boot Road (State Route 2020). The West Whiteland Township boundary is to the east.
Site Acreage:	18.58 acres
Units:	139 units
Proposed Land Use:	Townhouses
New Parking Spaces:	387 townhouse spaces and 60 on-street spaces
Municipal Land Use Plan Designation:	Industrial
UPI#:	40-2-102

PROPOSAL:

The applicant proposes the construction of a 139 townhouse units. The site, which will be served by public water and public sewer facilities, is located in the East Caln Township OC-3 Office, Commercial, Hotel/Motel Campus District.

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

BACKGROUND:

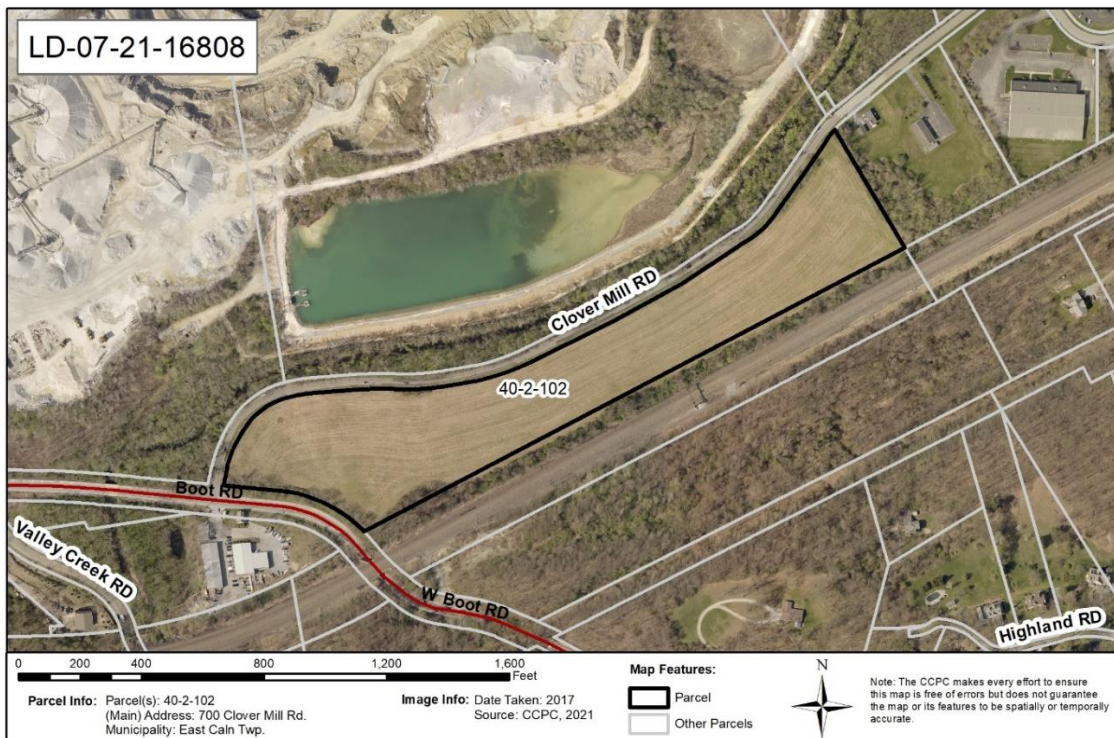
On March 18, 2021, the Chester County Planning Commission received a proposed amendment to the East Caln Township Zoning Ordinance to permit Amendment to permit “townhouse dwelling units” by conditional use in the OC-3 Office, Commercial, Motel/Hotel Campus District. The applicant’s plan indicates that this amendment was adopted by the Township on April 21, 2021, but the Chester County Planning Commission has not received a copy of the adopted amendment yet. We request an official copy of the decision made by the East Caln 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.

COUNTY POLICY:

LANDSCAPES:

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

The site is located between a quarry and an active railroad line and adjacent to industrial land uses, and an industrial land use on this site would be more appropriate than a residential land use. However, the proposed land development is consistent with the objectives of the **Suburban Landscape**.



WATERSHEDS:

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

3. ***Water Resources Information***

East Caln Township

FEMA: Proposed development located in FEMA Zone X

MS4 community: Yes

TMDL: Christina River Basin High Flow and Low Flow TMDLs

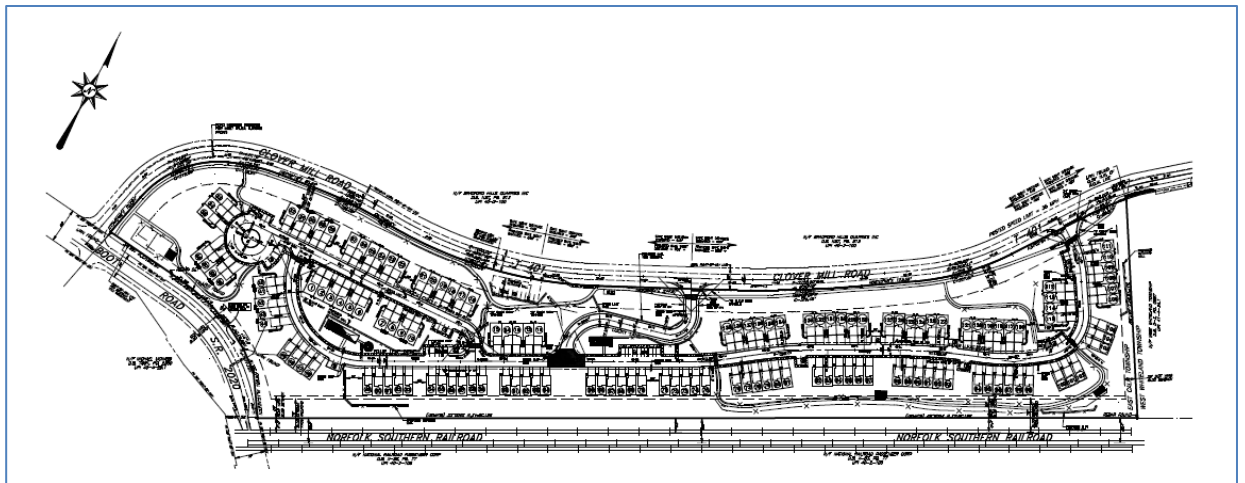
Impairments: Aquatic Life: Urban Runoff/Storm Sewers - Flow Regime Modification, Urban Runoff/Storm Sewers – Siltation

Designated Uses: Coldwater Fishes and Migratory Fishes

4. Geologic surveys indicate that the boundary between the Octoraro Formation and Conestoga Formation runs from east-to-west across the parcel. The combination of carbonate subsurface geology (Conestoga Limestone), groundwater flow patterns, and surrounding land uses present an elevated risk of sinkhole formation on this parcel. Over the past few years, numerous sinkholes have formed within the Conestoga Formation along Valley Creek and Clover Mill Road immediately to the east of this parcel. Several of these sinkholes resulted in substantial structural damage to roadways and buildings. The applicant should acknowledge the elevated risk of sinkhole formation on this parcel and undertake a full geotechnical analysis to minimize the risk of sinkhole formation during and after construction.
5. The applicant should ensure an appropriate sinkhole prevention and mitigation plan is in place throughout construction to limit the risk of sinkhole formation. Mitigation measures could include the following:
- a. limiting surface water runoff into any areas shown to have an elevated risk of sinkhole formation;
 - b. promptly backfilling any voids that are discovered;
 - c. minimizing the extent of areas to be disturbed at any given time, and promptly stabilizing disturbed areas as soon as grading and construction activities are completed; and
 - d. regularly inspecting the site to identify potential sinkholes early in their formation to limit risk to property and infrastructure.
6. The proposed homeowner association should also be made aware of the elevated risk of sinkhole formation on this site. Funding should be set aside to contract with professional services to inspect for potential sinkhole formation. Any potential sinkholes should be evaluated to determine the risk to residences or other infrastructure, and prompt mitigation actions should be taken.
7. The plans indicate that the stormwater management system will incorporate the use of infiltration basins adjacent to Clover Mill Road. While the County supports and encourages the infiltration of

stormwater when site conditions allow, the concentrated infiltration of stormwater runoff from the proposed basins increases the potential for sinkhole formation. Additionally, the location of the planned basins may present an increased risk of sinkhole formation adjacent to and within the right-of-way of Clover Mill Road. The applicant and the Township should carefully evaluate the potential impacts of infiltrating stormwater adjacent to and up-gradient of Clover Mill Road.

8. The applicant should consider alternative stormwater management practices and site design practices to limit the risk of sinkhole formation. Examples include:
 - a. Disconnecting impervious cover to the greatest extent practical to manage stormwater as close to its source as possible;
 - b. Managing stormwater with additional smaller green infrastructure practices, such as bioswales, raingardens, or curb bump-outs, that would limit the volume of stormwater directed to the infiltration basins; and
 - c. Increasing setbacks between infiltration features and down-gradient infrastructure (roadways, parking areas, subsurface utilities).
9. Given the proximity of this site to Valley Creek, a coldwater fishery, the applicant should ensure overland flow or direct discharge of stormwater runoff to Clover Mill Road or Valley Creek is limited to the greatest extent practicable to reduce the risk of thermal degradation in this stream reach.



*Detail of Clover Mill Townhomes
Preliminary Land Development Plan*

PRIMARY ISSUES:

10. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Boot Road (State Route 2020) as a minor arterial. 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 Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Boot Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.

Page: 5

Re: Preliminary Land Development - Clover Mill Townhomes

East Caln Township - LD-07-21-16808

11. We recommend that the Township Engineer review and comment on the applicant's traffic study.
12. General Note 14 indicates that the townhouses will be owned as "footprint lots". The plan indicates that it is both a preliminary subdivision and land development plan, but plans submitted to the County Planning Commission do not include any metes and bounds descriptions. The applicant should clarify whether individual lots will be created. We also suggest that the applicant plan for accommodating outdoor furniture, decks, grills and other items that are typically placed outside a building's footprint.
13. Several design elements of the townhouse buildings and their yard areas should be enhanced. The applicant should attempt to introduce more variation in the townhouses' setbacks, especially along the southern part of the site, to reduce their regimentation. The applicant should also consider the use of different pavement materials (such as block or stamped pavement) where driveways meet the roads to reduce the visual dominance of the driveways and to soften their visual impacts. For example, treatments to garage doors could include windows or other decorative features, using a paint color other than white to complement the facade, and providing a separate roof canopy for shading and definition from the remaining facade.
14. We commend the applicant for providing sidewalks and gathering spaces. We note, however, the applicant should create a more distinct central open space area. An opportunity for a more distinct central open space exists at the area surrounded by Shamrock Circle and Four Leaf Drive. Relocating the 10 proposed townhouse units from this area would enlarge the existing proposed open space for informal recreation (such as an open field and/or playground), allow surrounding units to face the space, and serve as an improved focal point for the development.
15. General Note 17 references a dog park. The applicant should indicate whether this park will be available to the public or only to residents of the development.
16. We suggest that the applicant and Township 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>.
17. The plan indicates that a Homeowners' Association (HOA) 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 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.
18. The plans note that the rail corridor directly adjacent to this site is owned by Norfolk Southern. We suggest that the railroad be labelled as the "Keystone Corridor".

Page: 6
Re: Preliminary Land Development - Clover Mill Townhomes
East Caln Township - LD-07-21-16808

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

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Edward B. Walsh & Associates Inc.
Artisan Land Company
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



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August 6, 2021

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

Re: Preliminary/Final Subdivision - Gary Sheridan
East Caln Township - SD-06-21-16802

Dear Ms. Kelly:

A Preliminary/Final Subdivision Plan entitled "Gary Sheridan", prepared by D.L. Howell Associates, and dated March 5, 2020, was received by this office on July 6, 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: Northwest of Norwood Road
Site Acreage: 31.50 acres
Lots: 4 lots
Proposed Land Use: Single Family Residential
Municipal Land Use Plan Designation: Recreation/Open Space (partially Low Density Residential)
UPI#: 40-1-3, 40-1-7.4

PROPOSAL:

The applicant proposes the creation of four lots. The site, which is served by on-site water and Sewer facilities, is located in the East Caln Township R-1 Single Family Detached zoning district. The site contains one dwelling.

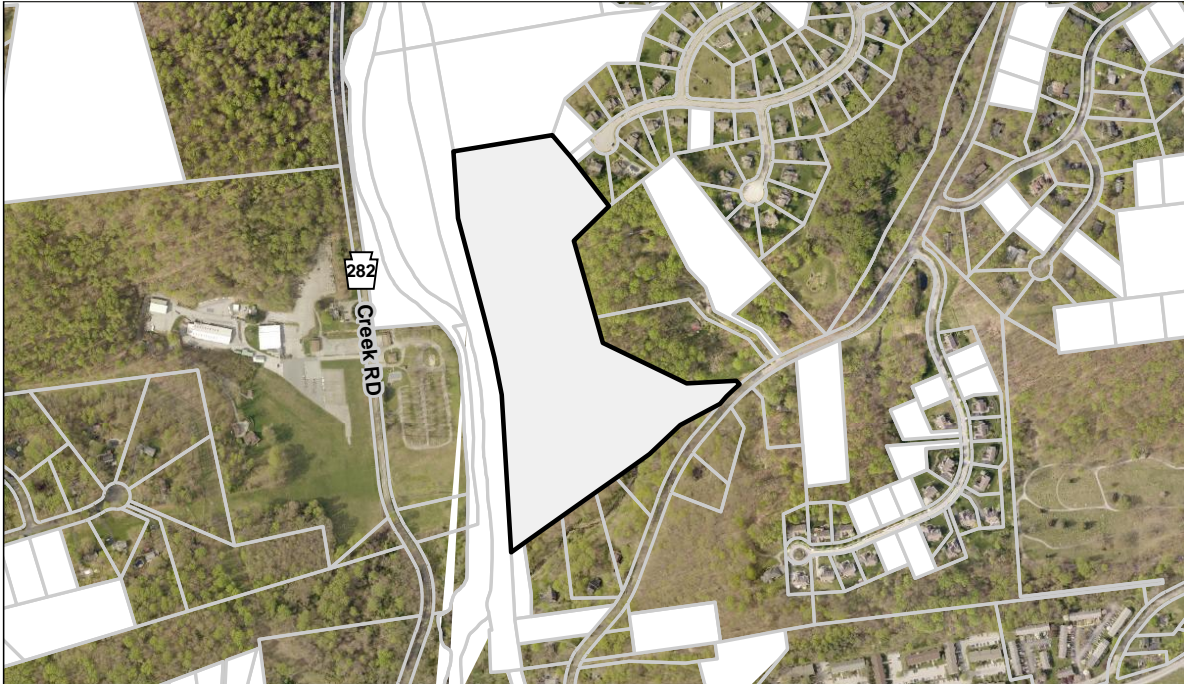
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all East Caln Township issues should be resolved before action is taken on this subdivision plan.

COUNTY POLICY:

LANDSCAPES:

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

sensitive development permitted to accommodate residential and farm needs. The proposed subdivision is consistent with the objectives of the **Rural Landscape**.



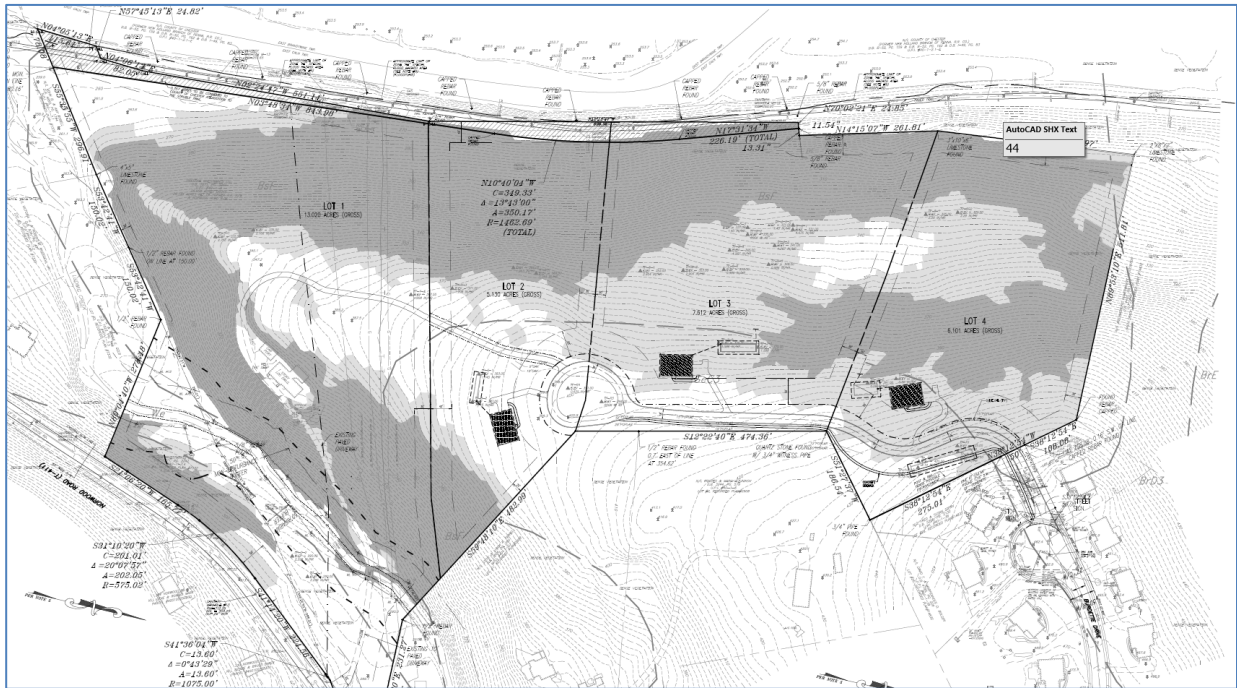
WATERSHEDS:

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

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

PRIMARY ISSUES:

3. The Act 247 review was submitted by the Township as a subdivision and land development plan for the site, but the applicants plan identifies it as a Sketch Site Layout Plan. This should be clarified.
4. The plan shows access from an extension of Burdette Drive. Burdette Drive currently ends in a cul-de-sac; the applicant and the Township should determine whether the cul-de-sac bulb should be removed and the proposed sidewalk be placed along the reconfigured roadway, as required by the Township Subdivision and Land Development Ordinance Section 185-33.A.(5). The Township should also determine that the extended cul-de-sac conforms to the regulations of Subdivision and Land Development Ordinance Section 185-33.D.



*Detail of Gary Sheridan
Preliminary/Final Subdivision Plan*

5. The plan shows a sidewalk extension from Burdette Drive. We suggest that the Township and the applicant consider whether this sidewalk can connect to the Struble Trail to the west, using a future easement over one of the proposed lots. We encourage the applicant and the Township to contact the Chester County Department of Parks and Recreation regarding this potential connection.
6. Due to the site's environmental constraints, including steep slopes, wetlands and floodplain, as well as utility rights-of-way including a Transcontinental gas pipeline, we recommend that the applicant deed-restrict the site from further development.
7. Lot 1 appears to have driveway access over a portion of Lot 2. The deeds to the affected lots should reflect the terms of any necessary access easement.

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 copy of the plan should be submitted to the Chester County Health Department for their review and comment on the proposed sewage disposal and/or water supply. The municipality should receive confirmation on the availability of sufficient sewer and water capacity from the appropriate authority and/or company prior to final plan approval.
10. 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

Page: 4
Re: Preliminary/Final Subdivision - Gary Sheridan
East Caln Township - SD-06-21-16802

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

Sincerely,

Wes Bruckno, AICP
Senior Review Planner

cc: Gary Sheridan D.L. Howell Associates
Chester County Health Department
Chester County Conservation District
Chester County Department of Parks and Recreation



THE COUNTY OF CHESTER



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July 12, 2021

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

Re: Preliminary Final Subdivision and Land Development Plan - R&S Land Development
East Coventry Township - SD-06-21-16791, LD-06-21-16792

Dear Mr. Kraynik:

A final land development plan and subdivision plan entitled "R&S Land Development", prepared by All County and Associates Inc. and dated June 18, 2021, was received by this office on June 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 final subdivision and land development plan for your consideration.

PROJECT SUMMARY:

Location:	Northeast side of Schuylkill Road (State Route 724), southeast side of Sanatoga Road (State Route 1034) and northeast of Old Schuylkill Road
Site Acreage:	15.095 acres
Lots/Units:	One lot currently, two lots proposed; one structure proposed
Non-Res. Square Footage:	14,557.5 square feet
Proposed Land Use:	Warehouse, office
New Parking Spaces:	15 parking spaces and 13 equipment spaces
Municipal Land Use Plan Designation:	Primary Growth Area (Pottstown Metropolitan Regional Comprehensive Plan - 2015)
UPI#:	18-4-65

PROPOSAL:

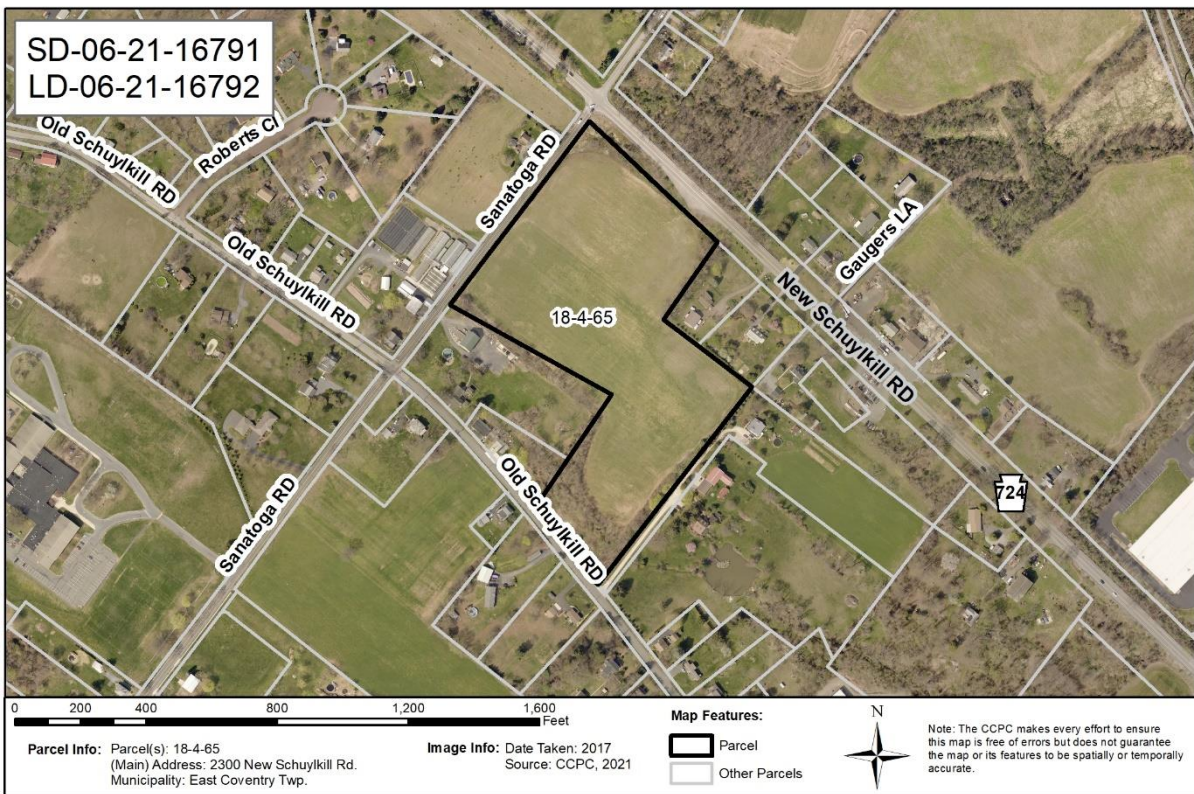
The applicant proposes the construction of a 14,557.5 square foot warehouse and office building and 28 parking spaces, including 13 spaces for equipment. The applicant also proposes to subdivide the lot into two lots. The site, which will be served by on-site sewer and water facilities, is located in the East Coventry Township LI -Light Industrial and R-3 Residential zoning districts.

BACKGROUND:

The Chester County Planning Commission previously reviewed the preliminary plan for this subdivision and land development (refer to LD-02-21-16621, SD-02-21-16625). That plan was dated November 18, 2020 and was received by this office on February 5, 2021, and our comments were sent to the Township

in a letter dated March 1, 2021. In that previous submission, the applicant proposed the construction of a 14,400 square foot industrial and office building and 27 parking spaces, including 13 spaces for equipment. The applicant also proposed to subdivide the lot into three lots, and showed a conceptual dwelling on one of the lots. The current submission does not include a residential component.

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:

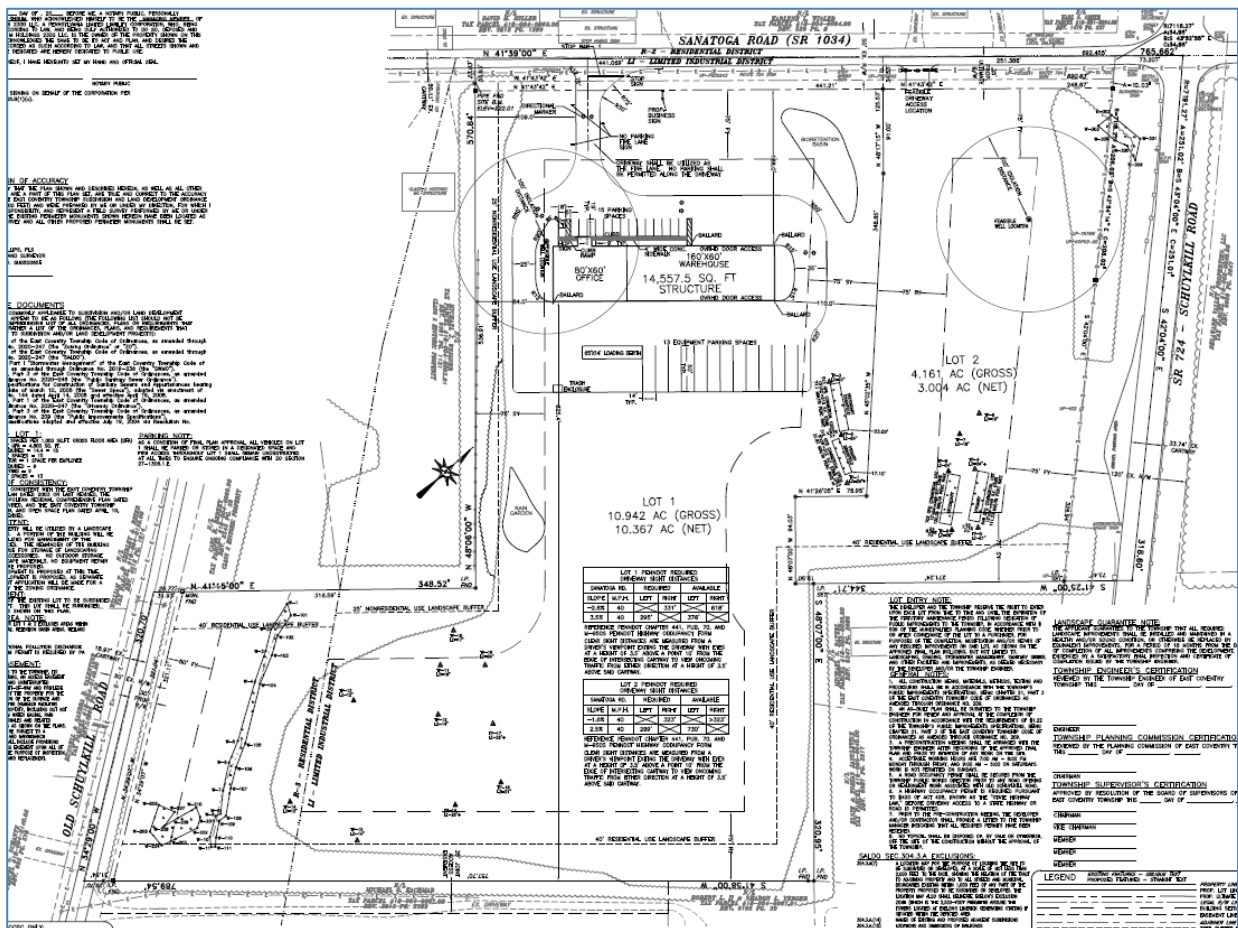
1. The site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density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

WATERSHEDS:

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

- implement comprehensive stormwater management,
- restore water quality of "impaired" streams, and
- protect vegetated riparian corridors.

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



*Detail of R&S Land Development
 Final Land Development and Subdivision Plan*

PRIMARY ISSUES:

3. The County Planning Commission’s **Multimodal Circulation Handbook** (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Schuylkill Road (State Route 724) as a minor arterial, Sanatoga Road (State Route 1034) as a minor collector, and Old Schuylkill Road as a local distributor. The Handbook (page 183)

recommends a 100 foot-wide right-of-way for minor arterial roads, an 80 foot-wide right-of-way for minor collector roads, and a 50 foot-wide right-of-way for local distributor roads to accommodate future road and infrastructure improvements. The plan indicates that the applicant has offered additional right-of-way along Sanatoga Road, as part of a waiver that was granted by the Township on June 24, 2021. The plan also shows that the Township Board of Supervisors granted a waiver from the requirement of a traffic impact study on June 24, 2021.

4. The Township's emergency service providers should be requested to review the plan to ensure that safe access and egress is provided for this site.
5. The plan indicates that the installation of sidewalks will be deferred until required by the Township. We recommend the installation of sidewalks as soon as practical. Sidewalks are an essential design element for new construction in the **Suburban Landscape**. Also, "Connect" Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas.
6. Our review of the previous plan suggested that the applicant indicate whether the area at the northern corner of the building will include overhead doors. The current submission clarifies that overhead doors will be provided in this area.
7. The PROJECT INTENT section on the plan indicates that a landscaping business is proposed for the site. The plan indicates that there will be no outdoor storage in the site, which we anticipate will reduce adverse stormwater runoff. We recommend that the applicant also consider the need for oil/water separators in the stormwater management system. This would further reduce the risk of spilled petroleum products from entering the stormwater system and possible contamination of the watershed.
8. The current plan proposes on-site water wells and on-site sewer facilities. The Chester County Planning Commission does not endorse the use of on-site water or sewer for commercial or industrial uses, due to the potential for high wastewater flows and the contamination of groundwater resources. We recommend that the applicant connect to public systems in consideration of potable water safety and water supply dependability, as soon as reasonable.
9. We recommend that the applicant design the building to be compatible with the surrounding residential areas by using a pitched roof and compatible exterior surfacing finishes. Limited exterior lighting should be used on this site as well.
10. 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. The site plan states that the maintenance of the permanent stormwater management facilities, which includes rain gardens, shall be the responsibility of the individual lot owner.
11. The Lot 1 area along Old Schuylkill Road, which is within the R-3 Residential zoning district, includes a wetland area. We recommend that this area be landscaped and not further developed.

Page: 5

Re: Preliminary Final Subdivision and Land Development Plan - R&S Land Development
East Coventry Township - SD-06-21-16791, LD-06-21-16792

ADMINISTRATIVE ISSUES:

12. 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.
13. A copy of the plan should be submitted to the Chester County Health Department for their review and comment on the proposed sewage disposal and/or water supply. The municipality should receive confirmation on the availability of sufficient sewer and water capacity from the appropriate authority and/or company prior to final plan approval.
14. General Note 6 on the plan indicates that a Pennsylvania Department of Transportation permit is required for new or revised access on Schuylkill Road (State Route 724) and Sanatoga Road (State Route 1034), as required by Section 508(6) of the Municipalities Planning Code.
15. A minimum of five copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: All County and Associates Inc.
R&M Holdings 2300 LLC
R&S Land Development
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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July 12, 2021

Scott M. Swichar, Manager
East Fallowfield Township
2264 Strasburg Road
East Fallowfield, PA 19320

Re: Final Subdivision - Roberts Family Holdings, LLC
East Fallowfield Township - SD-06-21-16787

Dear Mr. Swichar:

A final subdivision plan entitled "Roberts Family Holdings, LLC", prepared by Register Associates, Inc. and dated May 27, 2021, was received by this office on June 24, 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:

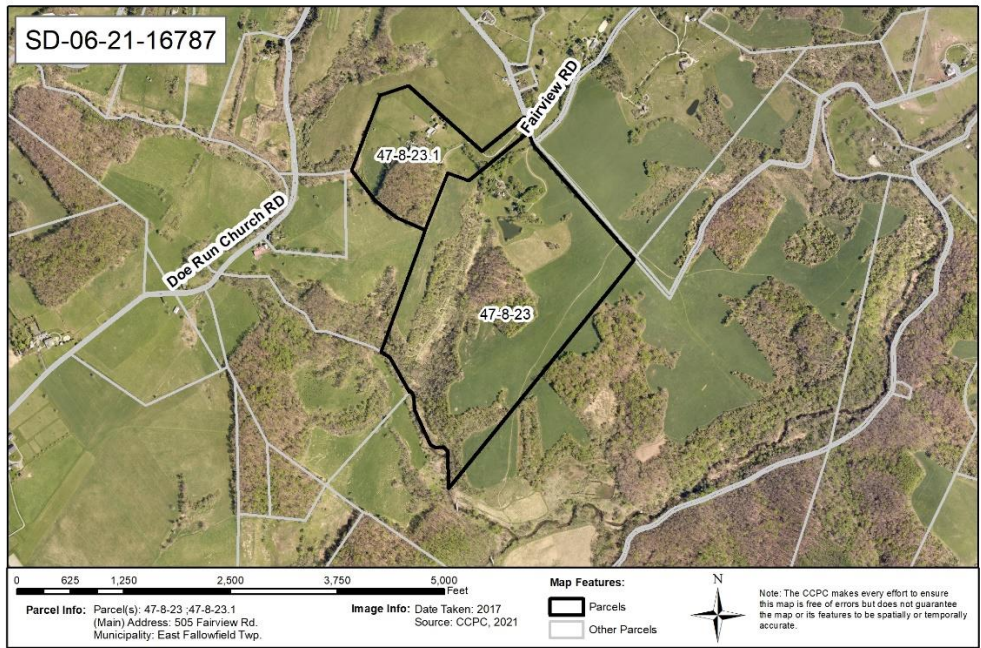
Location: Southwest of Fairview Road, East of Doe Run Church Road
Site Acreage: 179.95 acres
Lots: 3 lots
Proposed Land Use: Single Family Residential
Municipal Land Use Plan Designation: CA-Conservation Easement Areas
UPI#: 47-8-23.1, 47-8-23

PROPOSAL:

The applicant proposes the creation of three lots from two lots. The site, which contains two dwellings and additional buildings that are served by on-site water and sewer facilities, is located in the East Fallowfield Township RA – Rural Agricultural zoning district.

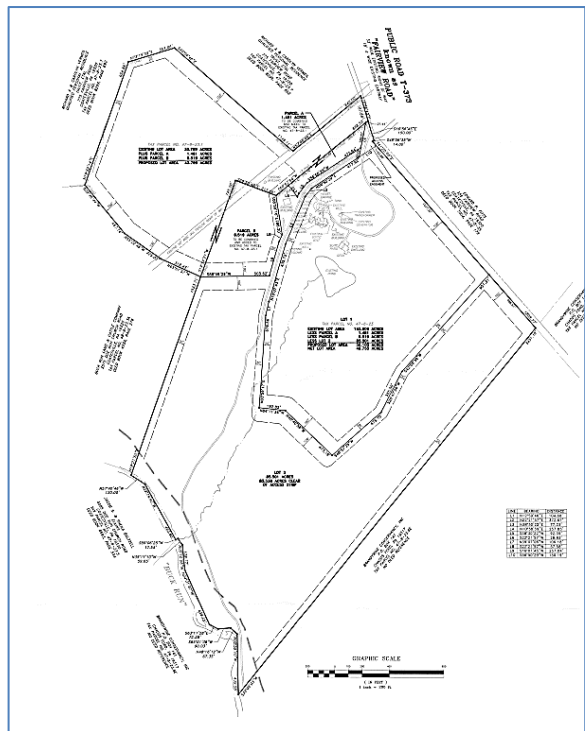
LANDSCAPES:

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



COMMENTS:

2. The applicant and the Township should determine whether the users of the “existing stone drive” that passes through the tract require an easement, and if so, the deeds to the affected parcels should reflect the terms of the easement.



*Detail of Roberts Family Holdings, LLC
Final Subdivision Plan*

Page: 3
Re: Final Subdivision - Roberts Family Holdings, LLC
East Fallowfield Township - SD-06-21-16787

3. The East Fallowfield 2015 Comprehensive Plan's Map 2 - "Future Land Use Plan" designates this parcel as "CA-Conservation Easement Areas", therefore, we suggest that the applicant consider deed-restricting it from further development. If land development restrictions are not considered, we suggest the applicant provide a sketch plan to show potential future development. A sketch plan allows the applicant to take advantage of County and municipal expertise and consider design recommendations prior to preparing a fully engineered preliminary or final plan.

ADMINISTRATIVE ISSUE:

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Regester Associates, Inc.
Roberts Family Holding, LLC
Chester County Health Department



THE COUNTY OF CHESTER



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Brian N. O’Leary, AICP
Executive Director

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July 28, 2021

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

Re: Preliminary Land Development - Malvern Institute 2nd Story Building Addition (Revised)
East Goshen Township – LD-07-21-16804

Dear Mr. Davis:

A Preliminary Land Development Plan entitled "Malvern Institute 2nd Story Building Addition", prepared by Chester Valley Engineers Inc., and dated June 28, 2021, was received by this office on June 29, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

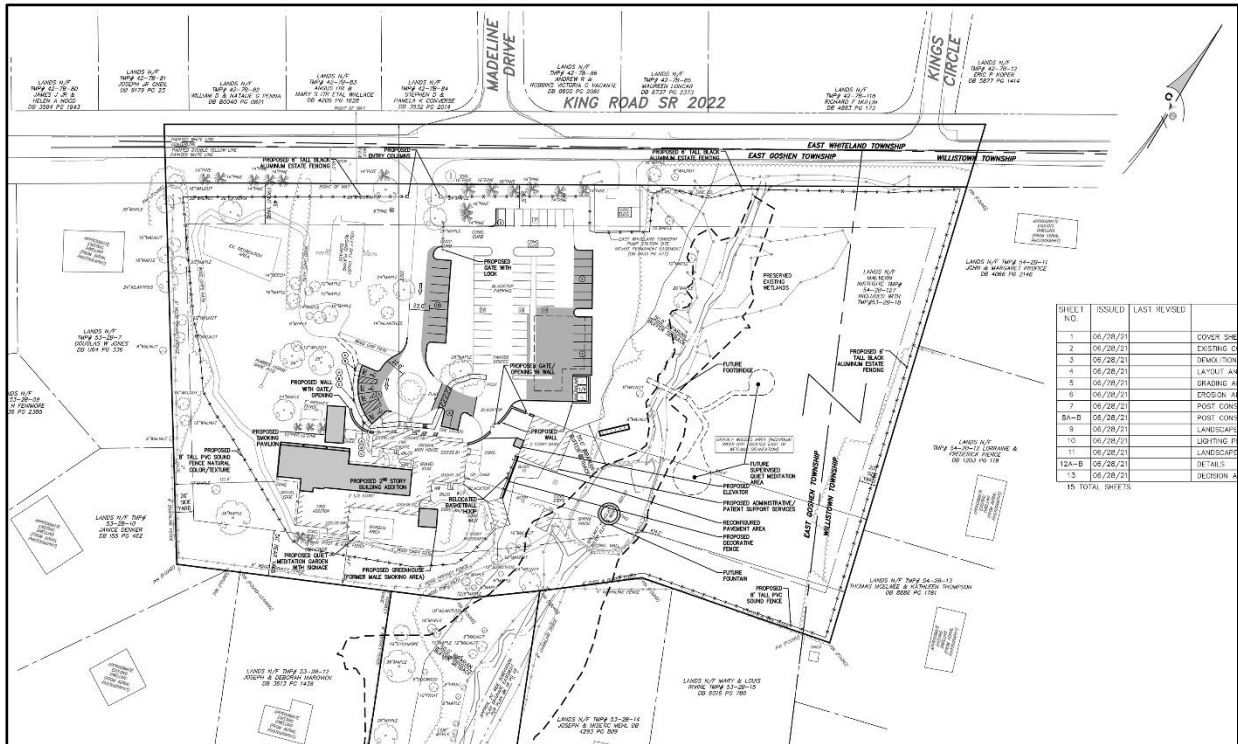
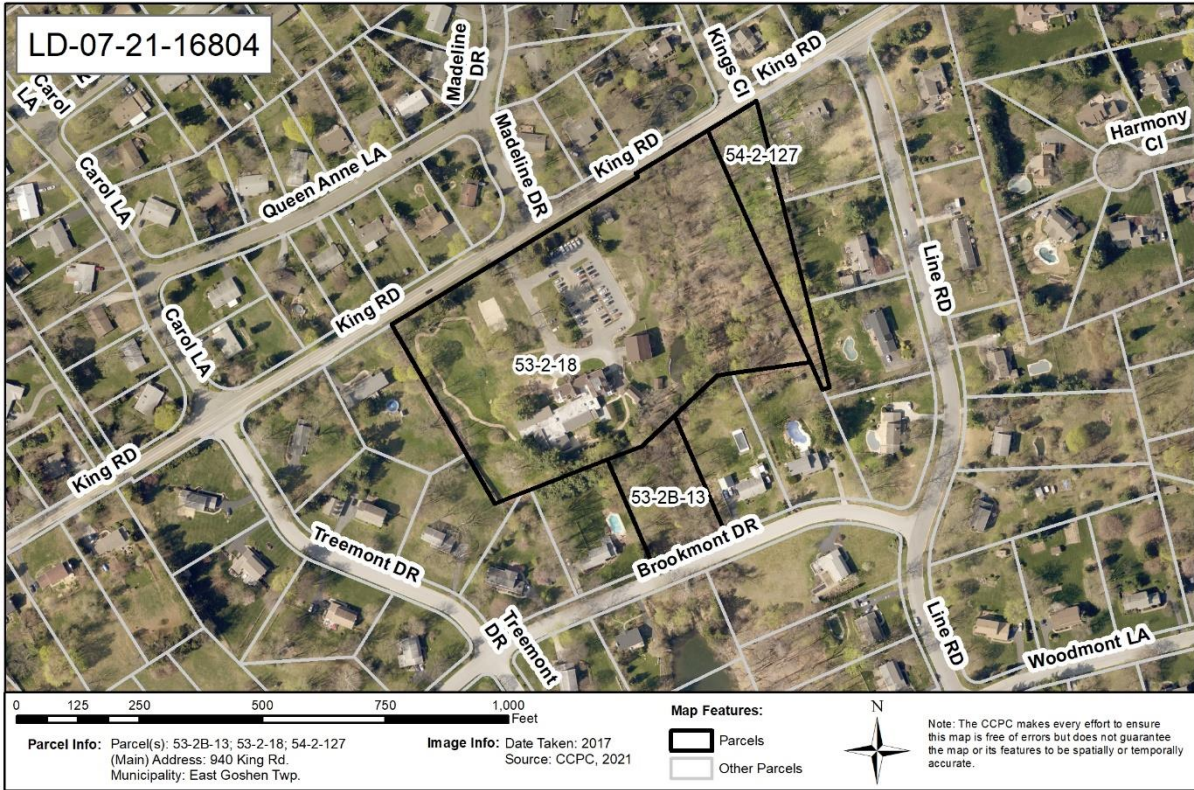
PROJECT SUMMARY:

Location:	south side of King Road, west of Line Road
Site Acreage:	10.50
Lots/Units:	1 Lot
Non-Res. Square Footage:	5,400
Proposed Land Use:	Expansion of existing medical facility
New Parking Spaces:	33
Municipal Land Use Plan Designation:	Low Density Residential
UPI#:	53-2B-13, 53-2-18, 54-2-127

PROPOSAL:

The applicant proposes the construction of a 5,400 square foot second floor addition to the existing facility, along with the construction of 33 additional parking spaces (81 parking spaces, including 4 handicapped-accessible spaces, will be provided). No new sewage disposal or water supply is proposed as part of this project. The project site is located in the R-2 Low Density Suburban Residential zoning district. The easternmost portion of the site is situated in Willistown Township, which is zoned R-1 Residence.

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



Site Plan Detail, Sheet 1: Preliminary Land Development- Malvern Institute 2nd Story Building Addition

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Ridley Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: reduce stormwater runoff, protect vegetated riparian corridors, and protect/enhance water-based recreation, cultural, historic resources and public access. **Watersheds** can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

3. 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.
4. While we acknowledge that Sheet 9-Landscape Plan depicts that extensive landscaping will be provided along the northern, western, and southern parcel boundaries (west of the existing floodplain area), we recommend that the applicant and Township consider planting additional trees, shrubs, and ground cover in areas currently covered by lawn within and adjacent to the parking areas. [Landscapes3](#) recommends that developments in the **Suburban Landscape** include extensive landscaping in parking areas (page 39).
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.
6. The site contains delineated wetlands. Although it does not appear that any development activity will encroach into the delineated wetland area, the applicant should be aware that placement of fill in wetlands is regulated by the Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977) and the Department of Environmental Protection under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management.

ADMINISTRATIVE ISSUES:

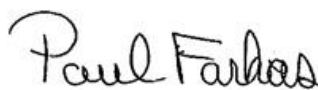
7. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
8. Sheet 13-Decision and Order Letter indicates that the Township Zoning Hearing Board granted approval for this project with 28 conditions of approval. We note that the conditions of approval include the following:
 - The applicant shall install and maintain an 8-foot high fence along the entire western and southern property boundaries except for any areas within the floodplain (condition #5);
 - The applicant shall install a 6-foot high estate fence and deer resistant landscaping to buffer the fencing along the eastern property boundary in accordance with Willistown Township regulations (condition #9);
 - The applicant shall install 6-foot high estate fencing along the right of way line for King Road (condition #10); and
 - The applicant shall record a deed restriction that prohibits any further expansion of the treatment center for a period of 30 years, which shall be enforceable by the Township (condition #24).

The Township should verify that all applicable conditions of approval have been incorporated into the final plan. The date of the Zoning Hearing Board's decision should be identified on the approved plan. We note that the Township application form indicates that the Zoning Hearing Board order is dated November 25, 2020 and issued on December 1, 2020.

9. A site plan note incorrectly identifies the UPI-Uniform Parcel Identifier number of the portion of the project site in Willistown Township as 54-2B-127, rather than 54-2-127. This should be corrected by the applicant. The Chester County Recorder of Deeds Office requires that the correct UPI numbers be identified on all subdivision and land development plans submitted for recording.
10. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Malvern Institute For Psychiatric & Alcoholics Studies
Chester Valley Engineers Inc.
Sally A. Slook, Manager, Willistown Township



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

July 9, 2021

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

Re: Preliminary/Final Subdivision - Plumley/Tobia Lot Line Revision
Kennett Township - SD-06-21-16771

Dear Mr. Ratliff:

A preliminary/final subdivision plan entitled "Plumley/Tobia Lot Line", prepared by Regester Associates, Inc., and dated May 27, 2021, was received by this office on June 21, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Subdivision for your consideration.

PROJECT SUMMARY:

Location:	North side of Fairthorne Street, East of N. Union Street
Site Acreage:	1.20
Lots/Units:	2 lots
Proposed Land Use:	Lot Line Revision
Municipal Land Use Plan Designation:	CC-Cultural Conservation
UPI#:	62-3-163, 62-3-38

PROPOSAL:

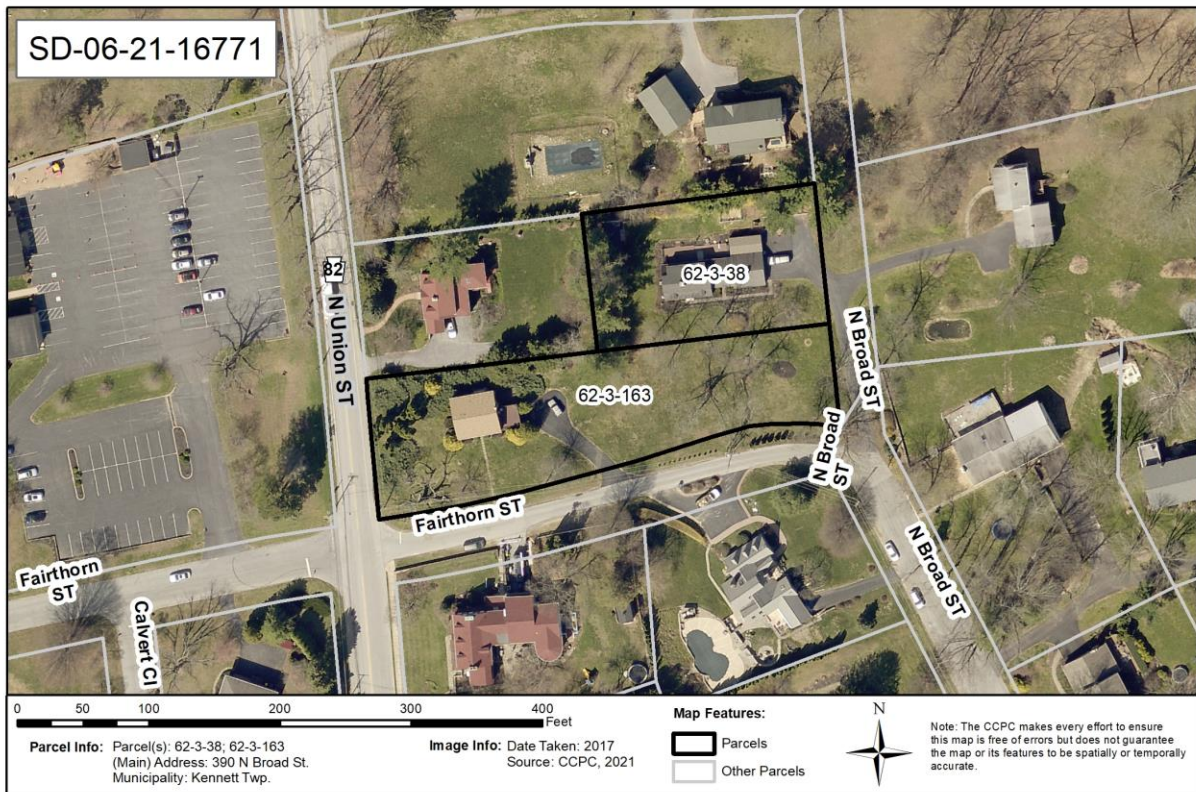
The applicant proposes the transfer of 9,232 square feet between 2 existing lots. The project site, which is served by public water and sewer, is located in the R-4 Residential zoning district.

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

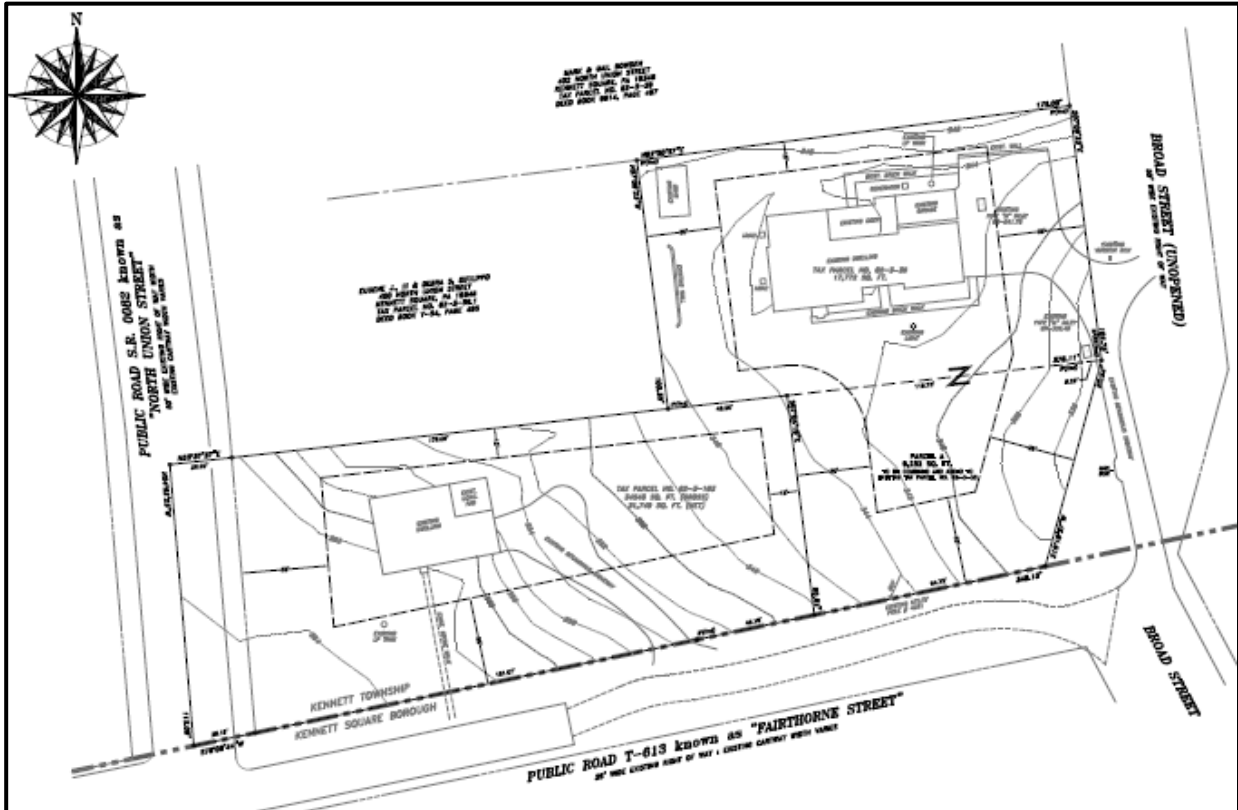


PRIMARY ISSUES:

2. The plan should explain the final disposition of the triangle of land at the northwest corner of Fairthorne and North Broad Streets. If this area is to be offered for dedication as right-of-way for the intersection, it should be noted on the plan.
3. We note that the proposed subdivision will bring parcel 62-3-38 into compliance with the minimum lot size and maximum lot coverage provisions of the R-4 district.

ADMINISTRATIVE ISSUES:

4. The applicant is requesting eleven (11) waivers from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.



Detail of Sheet 2 of the subdivision plan

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

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

Sincerely,

Glenn Bentley
Senior Review Planner

cc: George & Susan Plumley
Louis & Rosetta Tobia
Register Associates, Inc.
Diane E. Hicks, Kennett Township, Director of Planning and Zoning
Kennett Square Borough



THE COUNTY OF CHESTER



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

July 9, 2021

Dawn Maciejczyk, Secretary
London Grove Township
372 Rose Hill Road
West Grove, PA 19390

Re: Preliminary Land Development - Cliff M. Anderson
London Grove Township - LD-06-21-16767

Dear Maciejczyk:

A preliminary land development plan entitled "Cliff M. Anderson", prepared by Register Associates, Inc., and dated May 24, 2021, was received by this office on June 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 Land Development for your consideration.

PROJECT SUMMARY:

Location:	west side of N. Guernsey Road, south of Hilton Road
Site Acreage:	32.50
Lots/Units:	1 lot
Non-Res. Square Footage:	48,060
Proposed Land Use:	Farm/Pasture Land
New Parking Spaces:	200
Municipal Land Use Plan Designation:	Agriculture
UPI#:	59-4-16.1

PROPOSAL:

The applicant proposes the construction of two agricultural buildings totaling 48,060 square feet and 200 parking spaces. The project site, which will be served by onsite water and onsite sewer, is located in the AP-Agricultural Preservation zoning district.

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

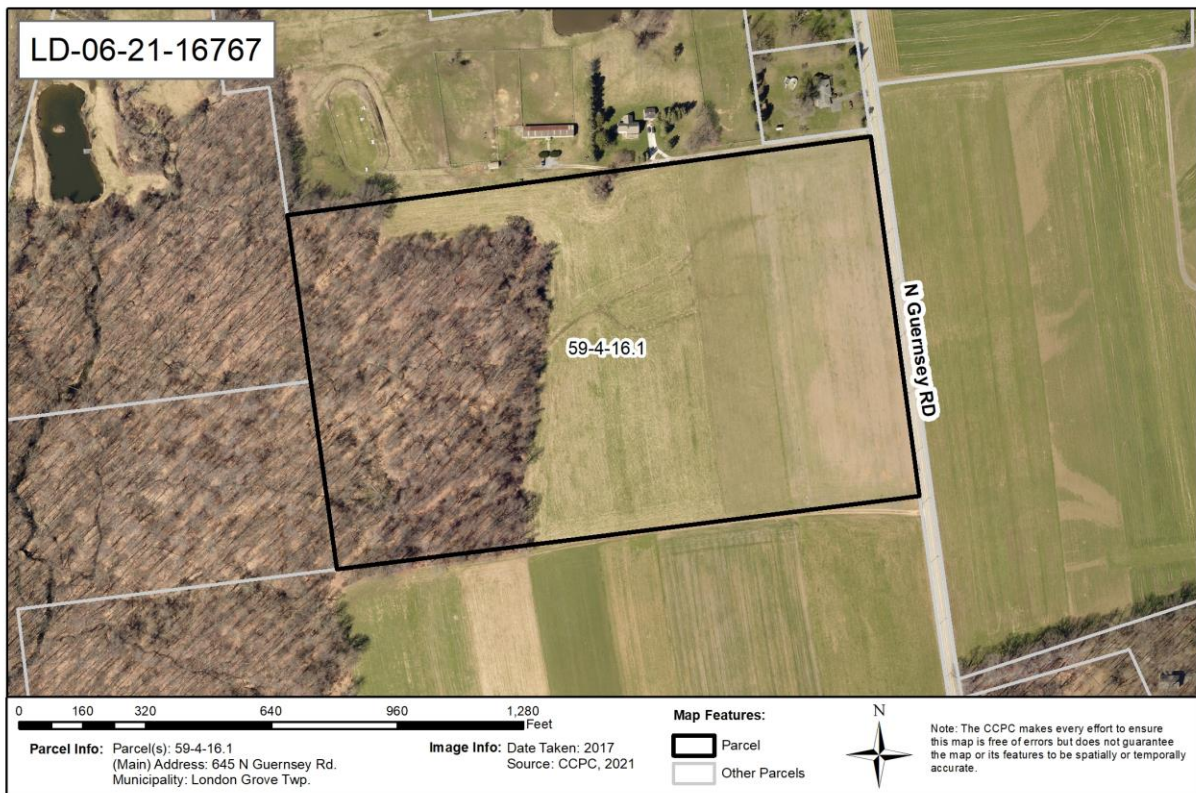
BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a conditional use proposal for this site. That review, CCPC# 15609 dated October 19, 2018 addressed the creation of a 49,460 square foot canine training facility and 200 parking spaces. The current submission indicates that the conditional use was approved by the Township on September 11, 2019.

COUNTY POLICY:

LANDSCAPES:

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



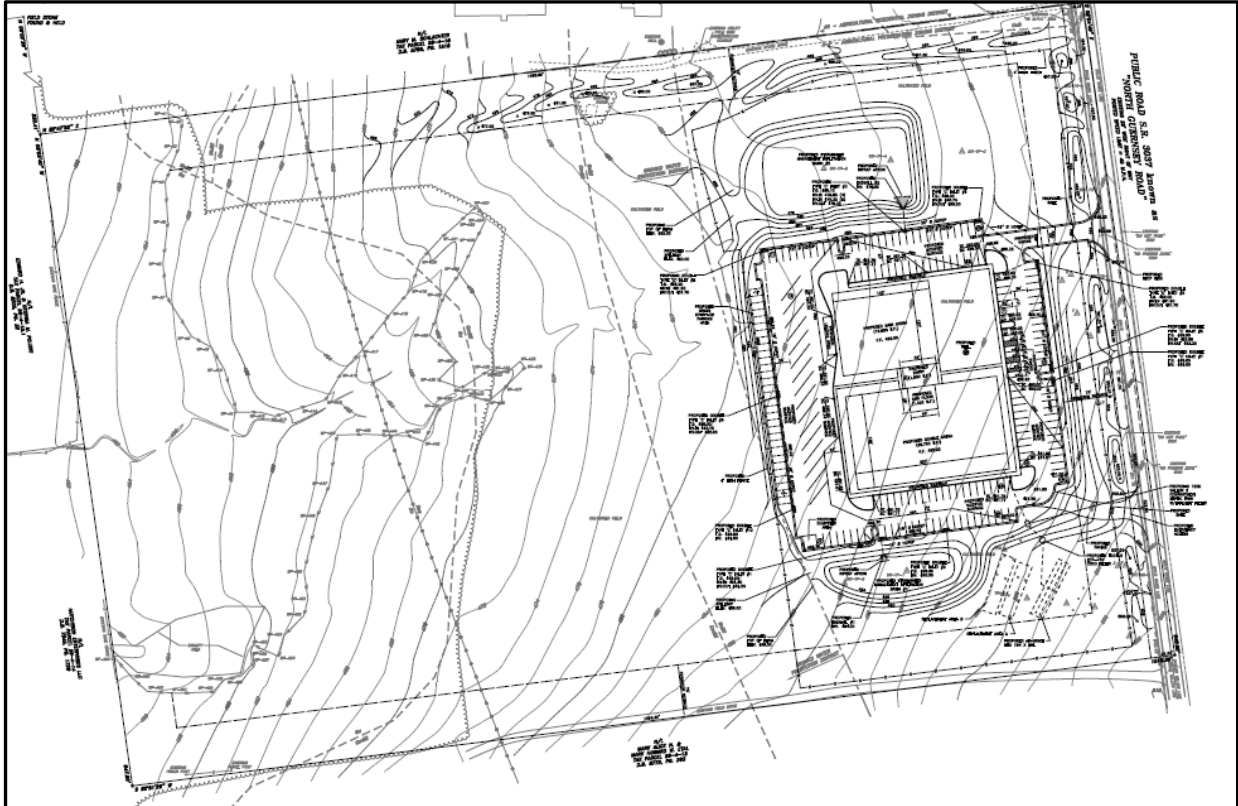
WATERSHEDS:

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

PRIMARY ISSUES:

- General Note #21 on sheet 1 of the plan indicates that: "On June 11, 2020, upon consideration of a stipulation, executed between Clifford M. Anderson and the Board of Supervisors of London Grove Township, the same is entered as an order of this court and the above-captioned land use appeal shall be marked as settled, discontinued, and ended with each party to pay their own respective costs."

The court order essentially sets the design of the project to what was presented in the exhibits of the conditional use hearings, with any exceptions or variability listed in the conditions of the order. The Township should ensure that the plan is consistent with regard to conditions that remained and those that were vacated by the court order.



Detail of Sheet 4 of the plan

5. The Township should ensure that the sight distances on North Guernsey Road at the main and emergency access points are not affected by proposed landscaping.

ADMINISTRATIVE ISSUES:

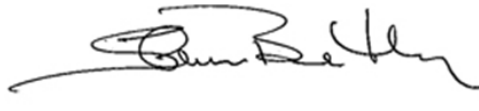
6. Local emergency service providers should be given keys or access codes for 24 hour access to the facility, so that personnel and equipment can get access to the structures to address after-hours issues such as a fire or break in.
7. The applicant should indicate if a dog waste management plan has been created for the facility.
8. 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.
9. A minimum 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

Page: 4
Re: Preliminary Land Development - Cliff M. Anderson
London Grove Township - LD-06-21-16767

Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: Cliff M. Anderson
Regester Associates, Inc.
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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Brian N. O'Leary, AICP
Executive Director

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

July 20, 2021

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

Re: Preliminary/Final Land Development - S&P Conveyors
New Garden Township - LD-06-21-16798

Dear Ms. Reiner:

A preliminary/final land development plan entitled "S&P Conveyors", prepared by Register Associates Inc, and dated June 4, 2021, was received by this office on June 30, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	South side of Baltimore Pike, west side of Reese Street
Site Acreage:	7.30
Lots/Units:	1 lot
Non-Res. Square Footage:	17,600
Proposed Land Use:	Commercial
New Parking Spaces:	10
UPI#:	60-3-52

PROPOSAL:

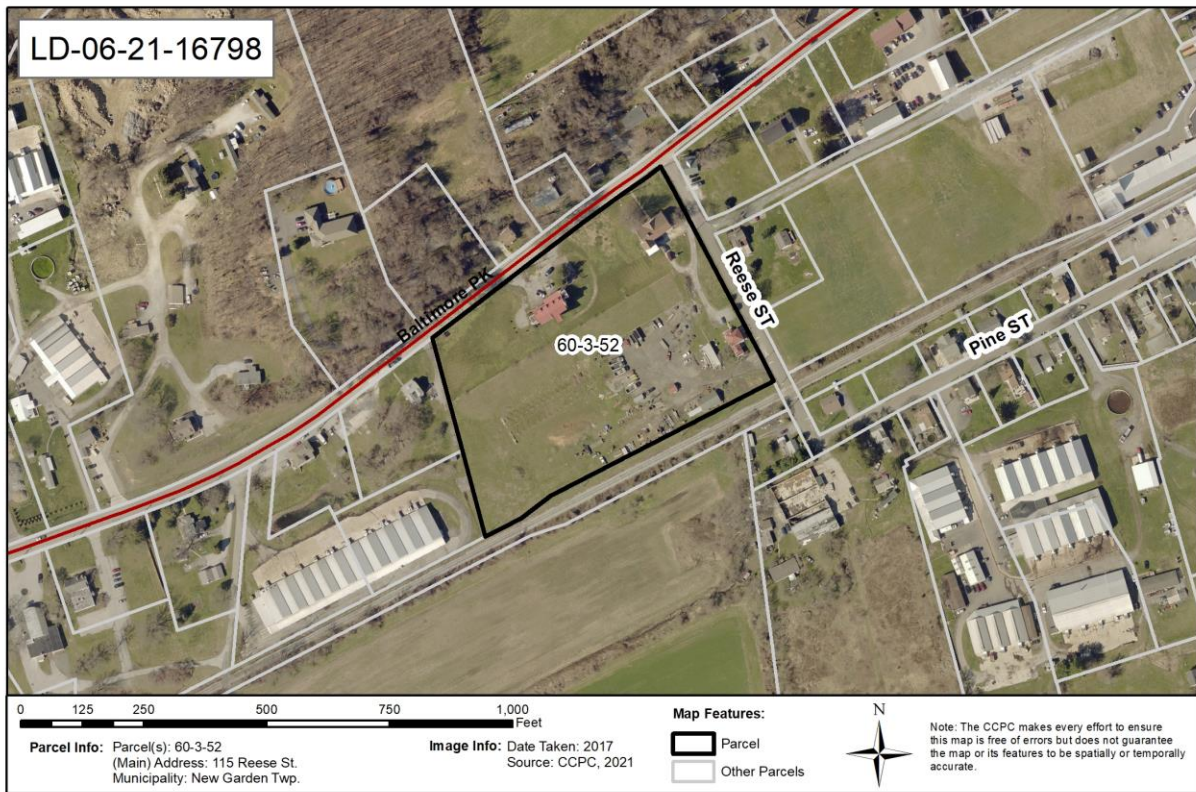
The applicant proposes the construction of a 17,600 square foot commercial building, and 10 parking spaces sited on a 7.30 acre parcel. The project site, which will be served by public water and public sewer, is located in the H/C - Highway Commercial zoning district.

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 project site is primarily 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 land development is consistent with the objectives of the **Suburban Center Landscape**.

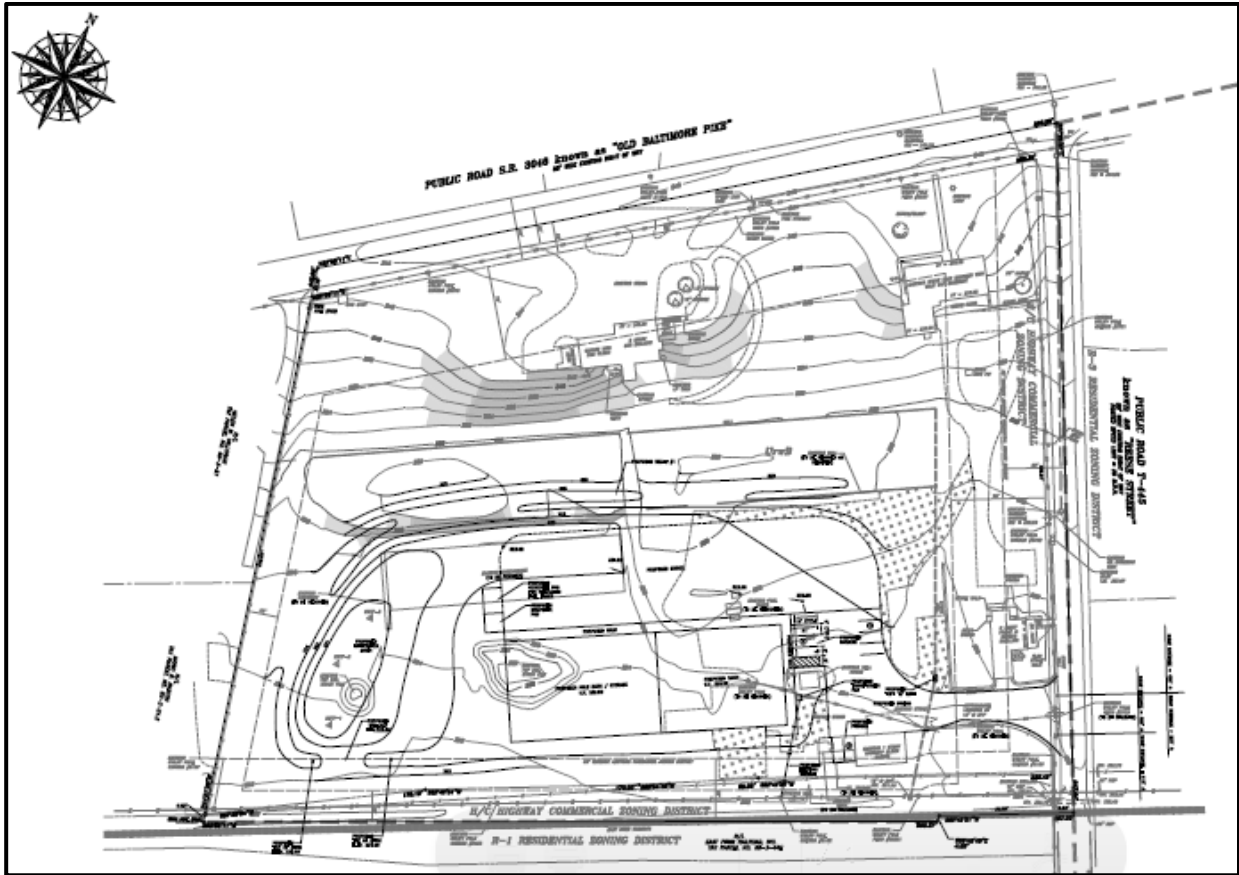


WATERSHEDS:

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

PRIMARY ISSUES:

3. Section 200-35 of the zoning ordinance lists the permitted uses in the H/C Highway Commercial zoning district, the plan shows three existing dwellings on this parcel and the applicant is proposing to add a 17,600 square foot commercial building. The Township should verify that the proposed activity is consistent with the use regulations of the Highway Commercial zoning district.



Detail of Sheet 2 of the Subdivision Plan

4. General note #23 on the plan indicates that a modification of the natural resource protection standards has been requested by the applicant. The Township should ensure that any modification is consistent with the provisions of Section 200-180.D(5).
5. We understand that the applicant's business involves vehicle sales, however neither the proposed shop or pole barn storage building has vehicle entrances shown on the plan. The applicant should indicate if vehicle access to the shop or storage building is proposed.
6. The Township and the applicant should discuss bicycle and pedestrian facilities across the frontage of the development parcel to help establish a link between Avondale and Toughkenamon and expand the Township's network of trails. The **Village of Toughkenamon: Streetscape and Transportation Improvement Plan** outlines improvements to the Village and the Old Baltimore Pike Corridor that could be constructed to meet these goals. The Township should also review the **Southern Chester County Circuit Trail Feasibility Study** prepared by the CCPC for strategies recommended throughout the corridor. An expanded right-of-way along this frontage could be utilized to accommodate a sidewalk or a multi-use trail.

ADMINISTRATIVE ISSUES:

7. The two-story log building located at the front of the parcel has several access points to Old Baltimore Pike shown on sheet 2 of the plan. To improve access management on Old Baltimore Pike this should be reduced to a single access point.

Page: 4
Re: Preliminary/Final Land Development - S&P Conveyors
New Garden Township - LD-06-21-16798

8. The submission should include landscaping along the Old Baltimore Pike frontage consistent with Sections 200-36.F and 200-101.
9. The applicant should contact the office of the Chester County Conservation District (telephone# 610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
10. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
11. 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.
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 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: S & P Conveyors Attn: Ortiz Salomon
Regester Associates, Inc.
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

July 20, 2021

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

Re: Final Subdivision - Steven P. Dooley and Sarah J. Dooley
New Garden Township - SD-06-21-16800

Dear Ms. Reiner:

A final subdivision plan entitled "Steven P. Dooley and Sarah J. Dooley", prepared by Crossan-Raimato, Inc., and dated April 20, 2021, was received by this office on June 30, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	West side of Newark Road, south of Airport Way
Site Acreage:	15.60
Lots/Units:	1 lot
Proposed Land Use:	Single Family Residential
UPI#:	60-1-27.1, 60-1-25.7

PROPOSAL:

The applicant proposes the consolidation of two adjoining lots into a single lot. The project site is located in the ADZ-Airport Development Zone zoning district. No new sewage disposal or water supply is proposed.

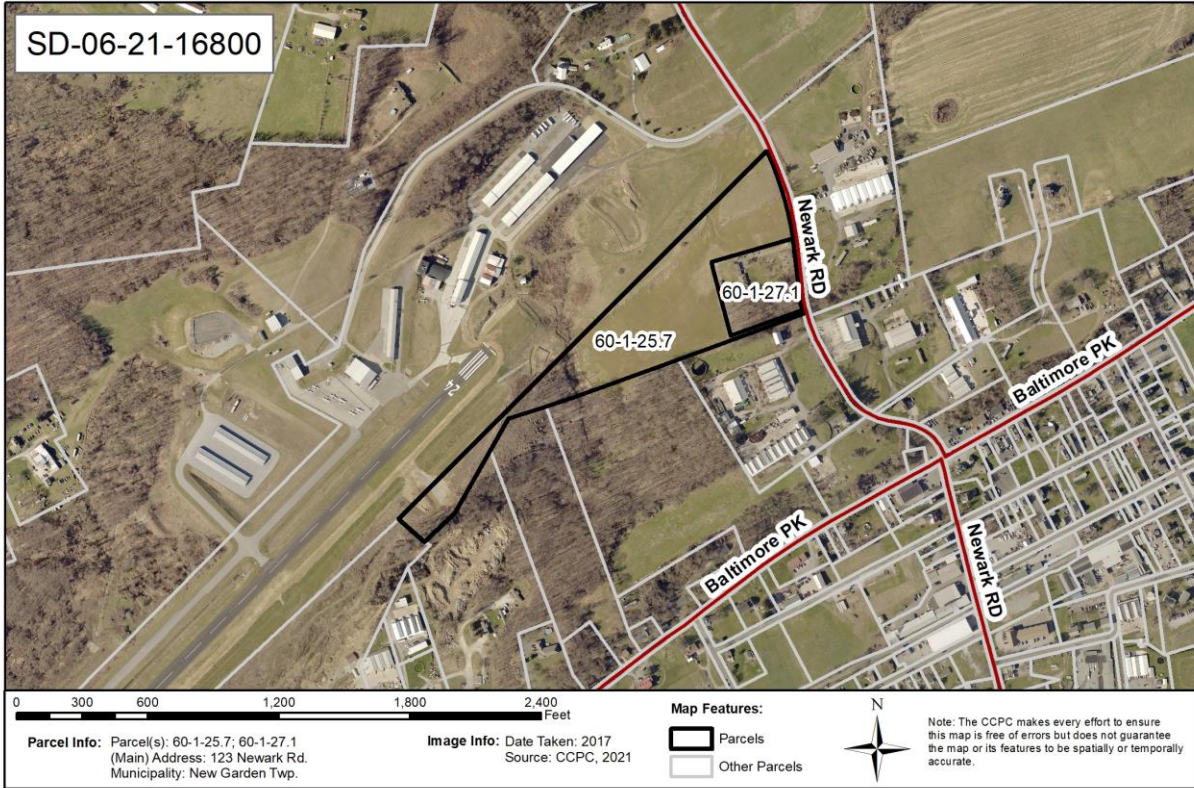
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this subdivision plan.

COUNTY POLICY:

LANDSCAPES:

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



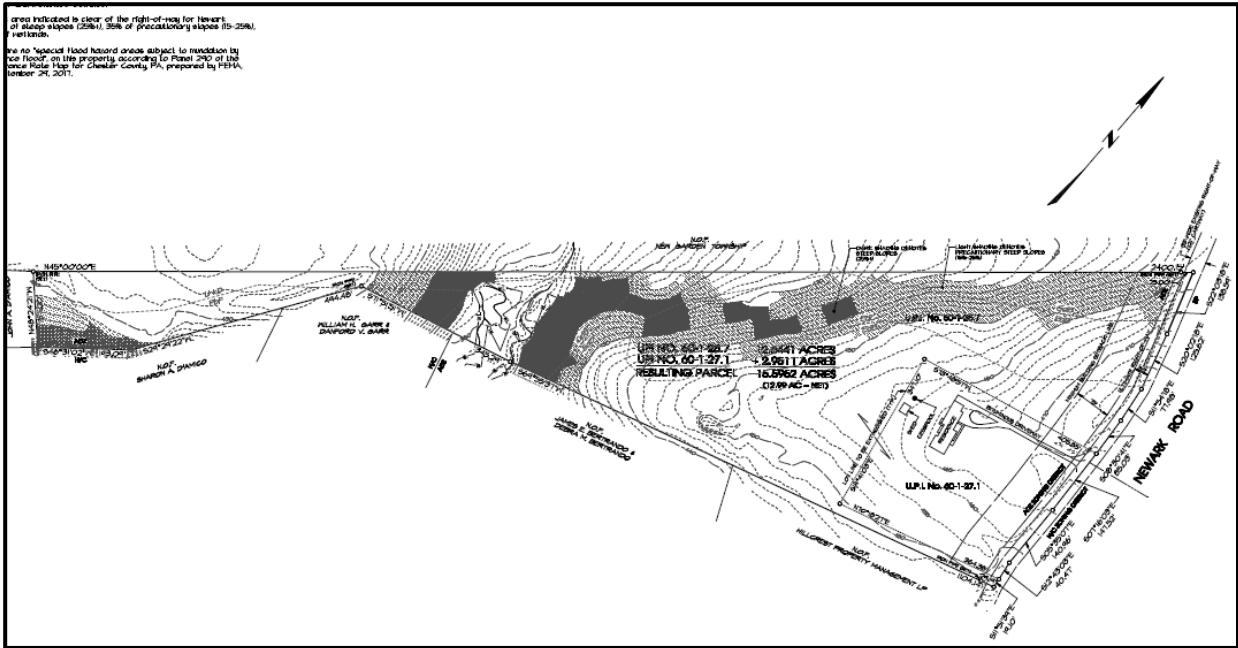
PRIMARY ISSUES:

2. The County Planning Commission’s Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Newark Road as a Major Collector road. The Handbook (page 183) recommends an 80 foot-wide right-of-way for Major Collector roads to accommodate future road and infrastructure improvements such as the realignment of Newark Road north of Old Baltimore Pike. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Newark Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to the appropriate agency.

ADMINISTRATIVE ISSUES:

3. The applicant is requesting ten waivers from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
4. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

Page: 3
Re: Final Subdivision - Steven P. Dooley and Sarah J. Dooley
New Garden Township - SD-06-21-16800



Detail of Sheet 1 of the subdivision plan

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of New 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: Steven P. Dooley and Sarah J. Dooley
Crossan-Raimato, Inc.



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

July 12, 2021

Denise Diehl, Administrative Assistant
North Coventry Township
845 South Hanover Street
Pottstown, PA 19465

Re: Preliminary Subdivision - John & Erin Mathis
North Coventry Township - SD-06-21-16793

Dear Ms. Diehl:

A preliminary subdivision plan entitled "John & Erin Mathis", prepared by Inland Design and dated June 1, 2021, was received by this office on June 29, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	East side of South Hanover Street (State Route 1037), south of Robert Joseph Road
Site Acreage:	25.20 acres
Lots:	2 lots
Proposed Land Use:	Lot line revision
Municipal Land Use Plan Designation:	Suburban Residential
UPI#:	17-7-94, 17-7-83

PROPOSAL:

The applicant proposes the adjustment of the lot line separating two lots. The site, which is served by on-site water and public sewer facilities and contains a dwelling, is located in the North Coventry Township R-1 Residential/Natural Resource Conservation District Overlay zoning district. One additional dwelling is proposed.

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

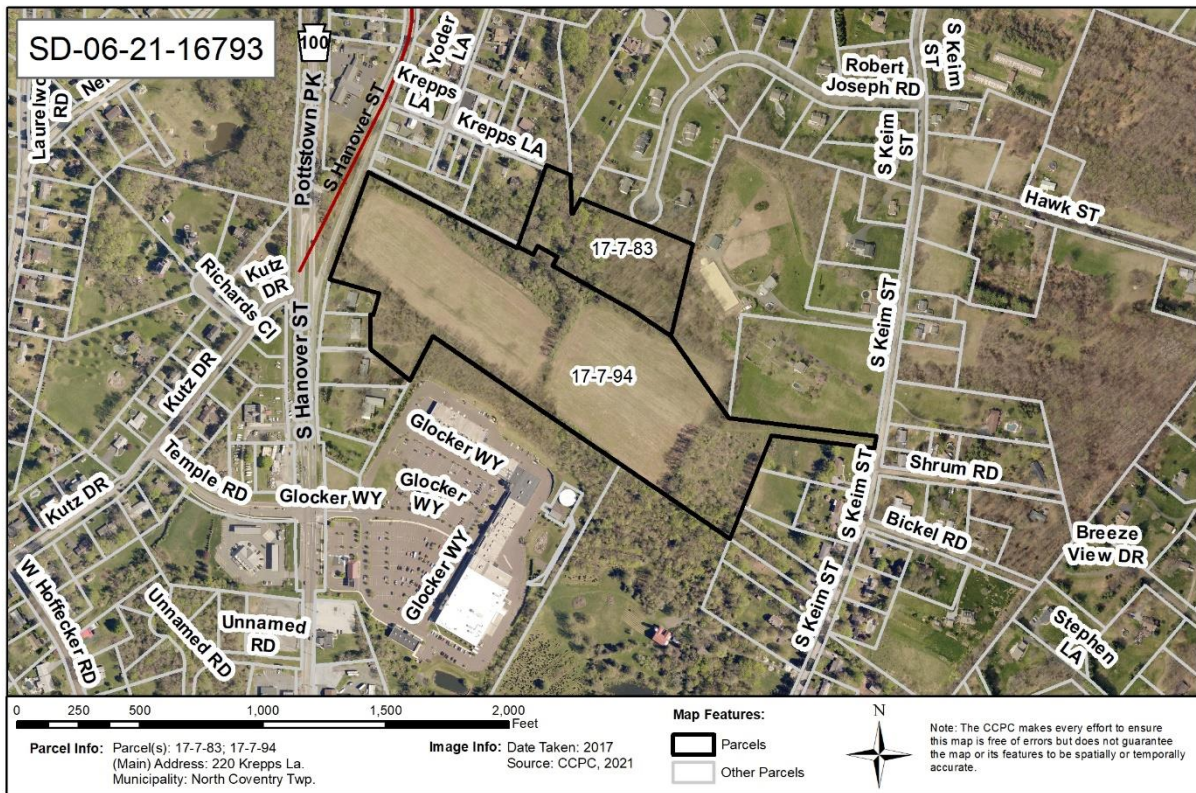
COUNTY POLICY:

LANDSCAPES:

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

PRIMARY ISSUES:

2. Due to the environmental constraints on the northern part of the tract, which include steep slopes, we suggest that this part of the tract be deed-restricted from further development. We also encourage the applicant to submit a sketch plan for future development on any part of the tract, due to the site's environmental constraints and its limited access from South Keim Street. (The plan shows the Robert Joseph Road's stub cul-de-sac abutting the northern portion of this tract, but this area contains significant slopes). A sketch plan allows the applicant to take advantage of County and municipal expertise and consider design recommendations prior to preparing a fully engineered preliminary or final plan.





*Detail of John & Erin Mathis
Preliminary Subdivision Plan*

3. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies South Hanover Street (State Route 1037) as a minor arterial. 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 Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of South Hanover Street. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.

ADMINISTRATIVE ISSUE:

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

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

Sincerely,

Wes Bruckno, AICP
Senior Review Planner

cc: Inland Design
John & Erin Mathis
Chester County Health Department



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

July 1, 2021

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

Re: Preliminary/Final Subdivision Plan – Black Horse Farm
Upper Uwchlan Township - SD-06-21-16765

Dear Ms. Jonik:

A preliminary/final subdivision plan entitled "Black Horse Farm ", prepared by Chester Valley Engineers, Inc. and dated May 19, 2021, was received by this office on June 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 subdivision plan for your consideration.

PROJECT SUMMARY:

Location: South of Krauser Road, north of the Pennsylvania Turnpike
Site Acreage: 10.52 acres
Lots: 2 lots
Proposed Land Use: Residential/agricultural
Municipal Land Use Plan Designation: Suburban/Site Responsive
UPI#: 32-3-9.50, 32-3-9.50A

PROPOSAL:

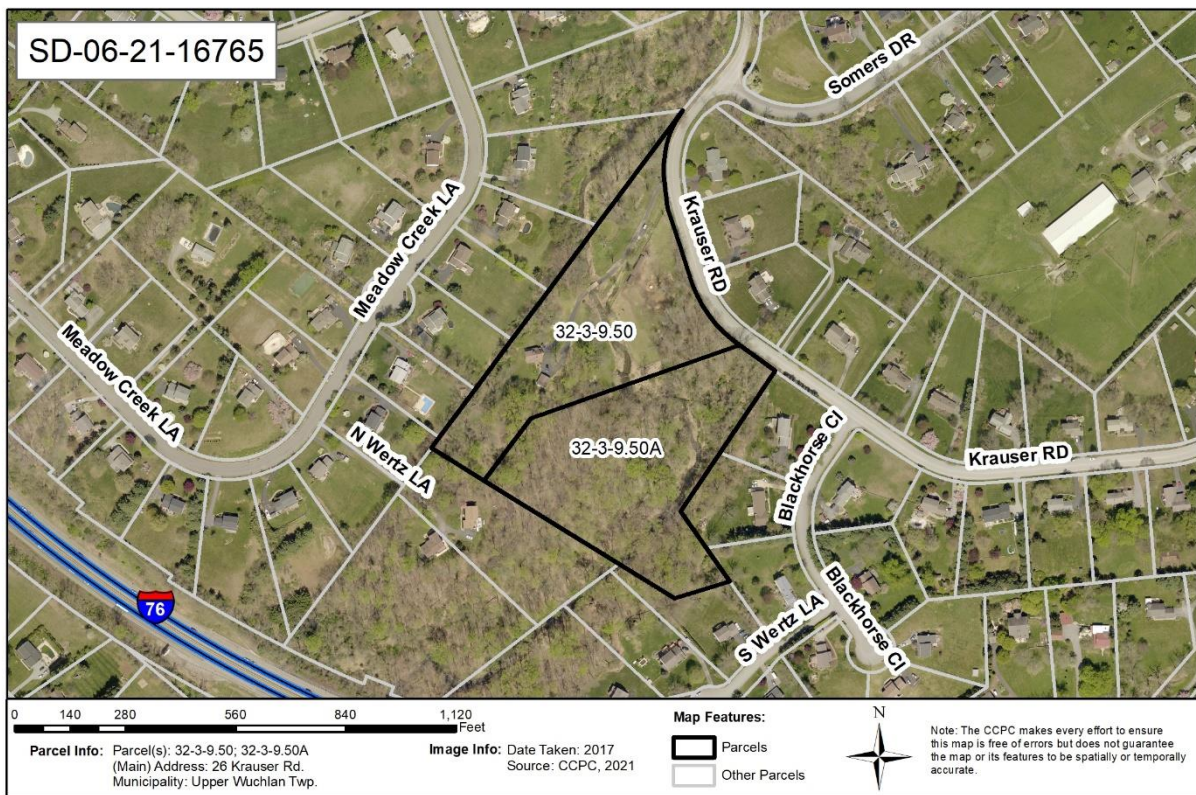
The applicant proposes to consolidate two lots. The site, which is served by on-site water and sewer facilities, is located in the Upper Uwchlan Township R-2 Residential zoning district. The site contains a dwelling and garage, and no additional development is proposed by this subdivision.

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

COUNTY POLICY:

LANDSCAPES:

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

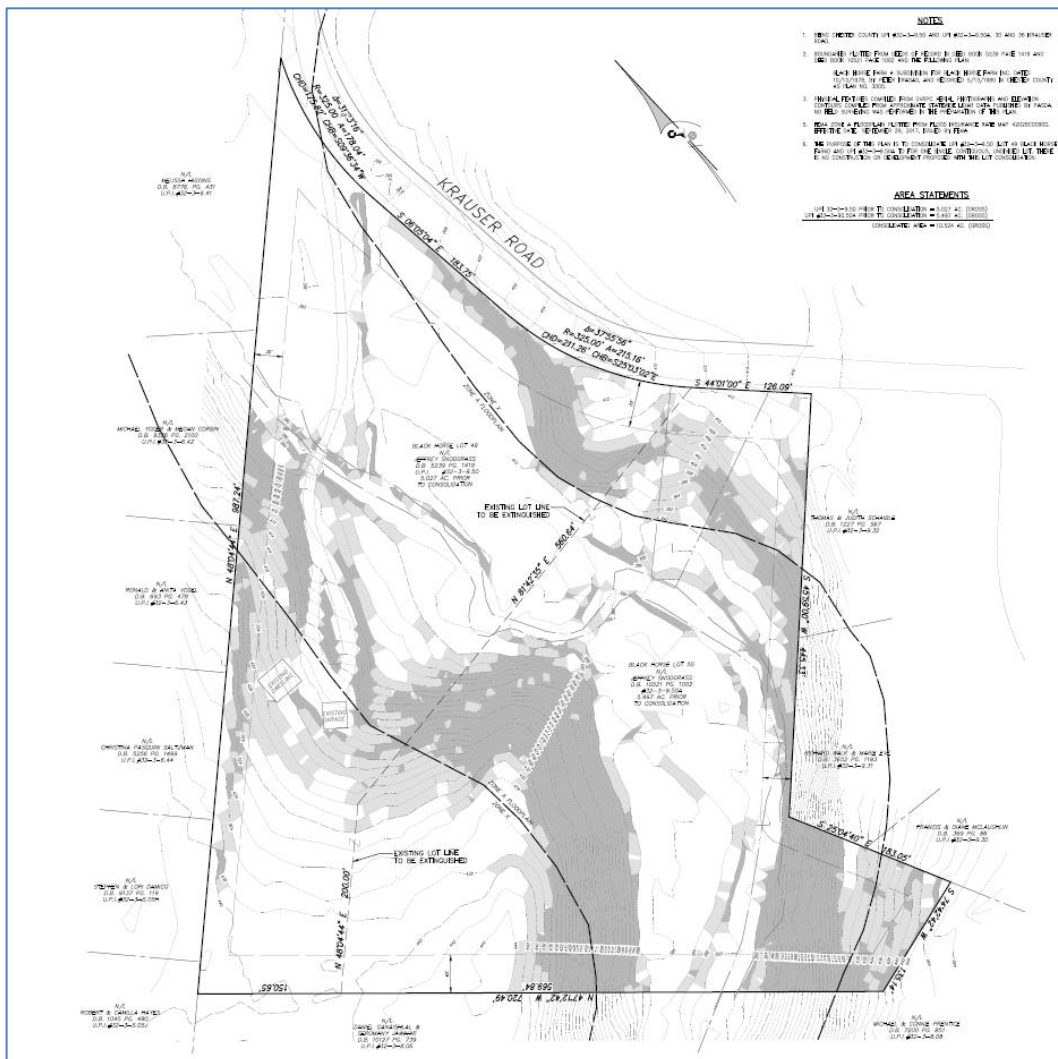


PRIMARY ISSUES:

2. We recommend that the applicant work with the Chester County Conservation District to protect the floodplain area from degradation, and ensure that the pasture within the floodplain does not contribute to siltation and excessive runoff. The Chester County Conservation District’s mission is to conserve soil for clean water by promoting sustainable use of natural resources through education and technical assistance. It works with landowners and land users to conserve the County’s natural resources. Learn more at: <https://www.chesco.org/205/Conservation-District>
3. The Pennsylvania Fish and Boat Commission has identified Blackhorse Creek as a wild trout waterway that supports naturally reproducing populations of trout. If additional improvements to the property are planned, such as clearing existing woodlands for additional pasture area, the applicant should strive to minimize impacts to the stream channel and adjacent riparian area. The

applicant should avoid clearing trees or brush directly adjacent to the stream to limit channel disturbance and to minimize thermal impacts. Any additional livestock watering access points should be appropriately stabilized using rock, geotextile fabric, or vegetation, to prevent erosion within the stream channel.

4. A significant area of these parcels are located within the FEMA Flood Hazard Zone A, and is therefore contained within the Township’s Flood Hazard District. The applicant should ensure that any future improvements within the Flood Hazard Area comply with the provisions included for this overlay district in the Township’s zoning ordinances.
5. Due to significant environmental constraints such as the floodplain, steep slopes and wetlands on the site, we recommend that the applicant deed-restrict the site from further development.
6. The Act 247 referral form that was submitted with the application indicated that the development’s name is “Black Horse Farm”, and the plan is titled “Jeffrey Snodgrass”. The applicant may wish to clarify the names for consistency.



**Detail of Black Horse Farm
 Preliminary/Final Subdivision Plan**

Page: 4
Re: Preliminary/Final Subdivision Plan – Black Horse Farm
Upper Uwchlan Township - SD-06-21-16765

ADMINISTRATIVE ISSUES:

7. 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,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Chester Valley Engineers, Inc.
Jeffrey Snodgrass

Proposed Plan and Ordinance Reviews





ORDINANCE PROPOSALS

7/1/2021 to 7/31/2021

The staff reviewed proposals for:

	Total
Conditional Use Applications	4
Miscellaneous Ordinance (Misc.) Amendments	1
Subdivision and Land Development Ordinance (SLDO) Amendments	4
Zoning Ordinance Amendments	8
TOTAL REVIEWS	17

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Coventry Township	SA-06-21-16780	7/9/2021	Proposed - SLDO Amendment Miscellaneous Amendments to Subdivision and Land Development and Zoning Ordinances	Consistent
East Coventry Township	ZA-06-21-16785	7/9/2021	Proposed - Zoning Ordinance Amendment Miscellaneous Amendments to Subdivision and Land Development and Zoning Ordinances	Consistent
East Coventry Township	ZA-06-21-16803	7/19/2021	Proposed - Zoning Ordinance Amendment Permitted Projections into Required Yards	Not Relevant
East Marlborough Township	CU-06-21-16797	7/20/2021	Proposed - Conditional Use Revising an approved Conditional Use to swap one of the uses from bank with drive-through to restaurant with take out facility.	Consistent
Kennett Township	ZA-06-21-16779	7/9/2021	Proposed - Zoning Ordinance Amendment Revising locational requirements for Medical Marijuana Dispensaries.	Not Relevant
London Grove Township	CU-06-21-16788	7/20/2021	Proposed - Conditional Use Creation of a Retail/Self-storage facility utilizing adaptive reuse of historic dwelling.	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Lower Oxford Township	CU-06-21-16794	7/20/2021	Proposed - Conditional Use Placement of two propane tanks for supplying local deliveries	Consistent
Malvern Borough	SA-06-21-16777	7/15/2021	Proposed - SLDO Amendment The proposed amendments to the street tree standards in the Borough SLDO include replacing the existing list of required street trees with an Approved Street Tree Species List.	Consistent
Malvern Borough	ZA-06-21-16776	7/15/2021	Proposed - Zoning Ordinance Amendment The Borough proposes to add a definition for "Plant Materials List" to Section 220-201 of the Borough Zoning Ordinance, and adopt an updated version of Appendix A – Plant Materials List.	Not Relevant
North Coventry Township	SA-07-21-16806	7/12/2021	Proposed - SLDO Amendment updated Plant List to include all Native species of plants.	Consistent
Schuylkill Township	MA-06-21-16786	7/9/2021	Proposed - Misc Amendment The Township has submitted a Land Use Assumptions Report as the first step towards adopting a Traffic Impact Fee Ordinance.	Consistent
Upper Uwchlan Township	ZA-06-21-16774	7/2/2021	Proposed - Zoning Ordinance Amendment Definition of "inert", allow above-ground storage tanks as accessory use in the PI District, amend outdoor storage regulations regarding above ground storage tanks, with setback regulations	Not Relevant
West Bradford Township	CU-06-21-16770	7/1/2021	Proposed - Conditional Use United Sports Training Center - modify or amend April 18, 1998 conditional use approval related to parking, a replacement field, field lighting, a seasonal air structure, a club office/meeting facility, an enrichment program, the sale of beer and wine, and community event space.	Consistent
West Fallowfield Township	ZA-07-21-16816	7/22/2021	Proposed - Zoning Ordinance Amendment revise the Township regulations of Kennels	Consistent
West Vincent Township	SA-06-21-16799	7/15/2021	Proposed - SLDO Amendment The Township has recodified the Subdivision and Land Development Ordinance as part of codifying the entire Township Code of Ordinances.	Consistent
West Vincent Township	ZA-06-21-16801	7/15/2021	Proposed - Zoning Ordinance Amendment Recodification of the Zoning Ordinance.	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
West Whiteland Township	ZA-06-21-16790	7/28/2021	<p data-bbox="919 126 1455 159">Proposed - Zoning Ordinance Amendment</p> <p data-bbox="919 175 1696 321">The Township proposes to add "Active Adult Community" to the list of permitted uses in the IN Institutional District. A definition for "Active Adult Community" will be added to Section 325-8, and area and bulk regulations, and sewer and water facilities requirements, will be added to Section 325-45.F.</p>	Consistent

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 13

TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 13

Ordinance Review Letters





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Executive Director

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July 19, 2021

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

Re: Zoning Ordinance Amendment - Permitted Projections into Required Yards
East Coventry Township - ZA-06-21-16803

Dear Mr. Kraynik:

The Chester County Planning Commission has reviewed the proposed East Coventry Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on June 30, 2021. We offer the following comments to assist in your review of the proposed East Coventry Township Zoning Ordinance amendment.

DESCRIPTION:

1. East Coventry Township proposes to amend its Zoning Ordinance by permitting generators and exterior HVAC appliances such as air conditioners and other appliances that are 100 cubic feet in size or less to project not more than 10 feet into the required side or rear yard, but not be less than 10 feet from the property boundary.

COMMENTS:

2. An HVAC unit that is 100 cubic feet in size can be five feet high by four feet in depth by five feet wide; units of this size can create noticeable and significant noise (depending on the manufacturer). Generators are particularly notable for their noise. For example, if such a unit was placed in the East Coventry Township R-3 Residential District, which requires a 20 foot side yard for two-family attached units, the unit may be located only 30 feet from a neighboring building. This may create objectionable conditions for neighbors. We suggest that the Township require noise-attenuating materials to be placed around these units to limit such adverse conditions.
3. The Township does not appear to define "HVAC". We recommend that the abbreviation be spelled out in its entirety.

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

Page: 2

Re: Zoning Ordinance Amendment - Permitted Projections into Required Yards

East Coventry Township - ZA-06-21-16803

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner



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July 9, 2021

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

Re: Subdivision and Land Development Ordinance and Zoning Ordinance Amendment -
Miscellaneous Amendments
East Coventry Township - SA-06-21-16780, ZA-06-21-16785

Dear Mr. Kraynik:

The Chester County Planning Commission has reviewed the proposed amendments to the East Coventry Township Subdivision and Land Development Ordinance and to the Township Zoning Ordinance, as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a) and Section 609(e). The referral for review was received by this office on June 22, 2021. We offer the following comments to assist in your review of the proposed Subdivision and Land Development Ordinance and Zoning Ordinance amendments.

DESCRIPTION:

Subdivision and Land Development Ordinance Amendments:

1. East Coventry Township proposes the following amendments to its Subdivision and Land Development Ordinance, which include:
 - a. Amendments are proposed relating to plan processing procedures, including the elimination of required reviews of minor preliminary and final plans by specified Township consultants (but not including the Township Engineer's review of final plans) unless requested by the Township Planning Commission,
 - b. Changes are proposed regarding the electronic submission of plans in specified digital formats,
 - c. Changes to the number of required preliminary and final plans to be submitted for review are specified,
 - d. Revisions to plan review and plan content provisions, plan recording provisions, performance guarantees and commencement of development requirements are proposed,
 - e. Language relating to the granting of waivers is modified,
 - f. Changes to the standard used to evaluate and grant waivers and modifications are included, and
 - g. Other miscellaneous and supporting provisions are included.

Page: 2

Re: Subdivision and Land Development Ordinance and Zoning Ordinance Amendment – Miscellaneous Amendments

East Coventry Township - SA-06-21-16780, ZA-06-21-16785

Zoning Ordinance Amendments:

2. The Township proposes amendments to its Zoning Ordinance, which include:
 - a. A technical correction to a chart relating to required side yards for single-family attached units in the R-3 Residential District,
 - b. Supplemental regulations relating to uses accessory to commercial activities are revised, and
 - c. Storage and display areas within minimum setback areas are prohibited.

COMMENTS:

Subdivision and Land Development Ordinance:

3. The amendments to the Subdivision and Land Development Ordinance are generally administrative. However, we suggest that the Township consider the provisions relating to the required form of digital plan submissions. We suggest that the Ordinance permit some flexibility in the required form of the digital submission, in anticipation of technological advances that may not be currently apparent.
4. We agree that it is appropriate to defer the required reviews of minor preliminary and final plans by specified Township consultants and the Township Solicitor unless requested by the Township Planning Commission, because this can reduce processing time and expense. However, the Ordinance will still require the Township Solicitor to review all final plans.
5. The Township, as it considers requests for waivers or modifications from the provisions of the Subdivision and Land Development Ordinance, should ensure that applicants follow the requirements of the Pennsylvania Municipalities Planning Code Section 512.1.(b), which requires applicants to make modification requests in writing, and include the "...grounds and facts of unreasonableness or hardship on which the request is based...and the minimum modification necessary." This will help the Township understand the rationale supporting waiver and modification requests, and help evaluate their justifications.

Zoning Ordinance:

6. The change to the R-3 side yard requirement for individual attached single-family buildings relocates this requirement to the proper place on the relevant chart in Section 27-803.2.B. However, it is unclear where required side yards between groups of attached dwelling buildings are specified in this chart.
7. The amendment to the supplemental regulations relating to uses accessory to commercial activities clarifies an awkward sentence and limits the outside display of goods for sale beyond the required yard setbacks. The Township should determine how it will apply this requirement when vehicles are displayed for sale in parking lots or in car sales lots.

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

Page: 3

Re: Subdivision and Land Development Ordinance and Zoning Ordinance Amendment –
Miscellaneous Amendments

East Coventry Township - SA-06-21-16780, ZA-06-21-16785

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner



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July 20, 2021

Neil G. Lovekin, Township Manager
East Marlborough Township
721 Unionville Rd
Kennett Square, PA 19348

Re: Conditional Use - 802 E. Baltimore Pike, LLC/East Marlborough Township - Application to Amend Conditional Use Approval
East Marlborough Township - CU-06-21-16797

Dear Mr. Lovekin:

A conditional use plan entitled "802 E. Baltimore Pike, LLC/East Marlborough Township Application to Amend Conditional Use Approval", prepared by D.L.Howell & Associates, Inc., and dated November 7, 2018, and last revised on June 10, 2021, was received by this office on June 29, 2021. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code as amended, our comments are offered as a planning service at the request of East Marlborough Township. This review does not replace the need for an official referral by East Marlborough Township of a preliminary or final subdivision or land development plan, as required by the Pennsylvania Municipalities Planning Code.

PROJECT SUMMARY:

Location:	South side of E. Baltimore Pike, opposite the intersection with Schoolhouse Road.
Site Acreage:	7.656
Lots/Units:	6 existing parcels/ 3 proposed uses
Non-Res. Square Footage:	33,272 proposed
Proposed Land Use:	Commercial
New Parking Spaces:	190 proposed
Municipal Land Use Plan Designation:	Suburban Center/ Mixed Use
UPI#:	61-6-97, -97.1, -98, -99, -106.3 & -107

PROPOSAL:

The applicant proposes revising the existing conditional use approval to change one of the proposed uses, a bank with drive-through service, to a restaurant with take-out facility. The restaurant is to be sited at the west end of the development site. The other major revision involves changing the footprint of the gasoline service station and retail facility. The project site, which will be served by public water and sewer, is located in the MU-Multiple Use zoning district.

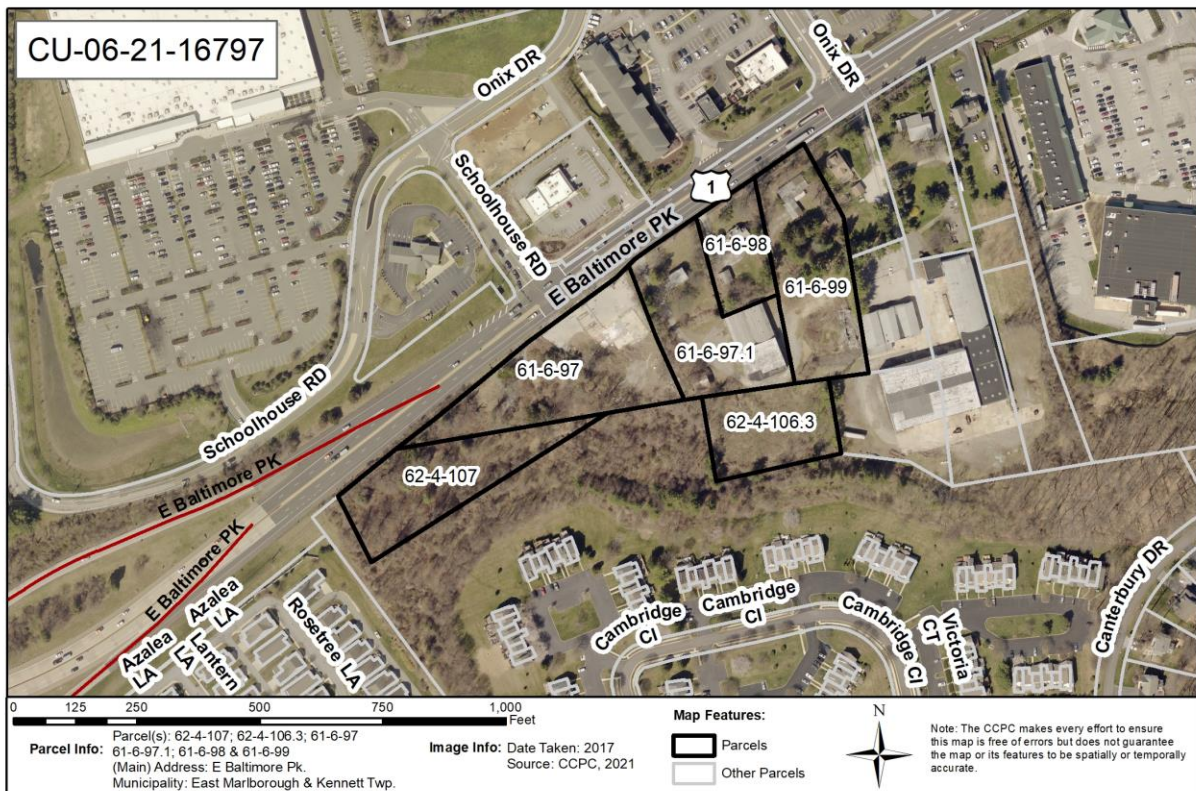
RECOMMENDATION: The Township should consider the comments in this letter before acting on the conditional use application.

BACKGROUND:

1. On June 3, 2019 the Board of Supervisors of East Marlborough Township granted conditional use approval with 30 conditions to the applicant 802 E. Baltimore Pike, LLC for a development that included a 3,558 square foot bank with drive-through, a 5,189 square foot gasoline service station and retail facility and a 25,500 square foot two-story medical office building on six parcels totaling 7.558 acres.

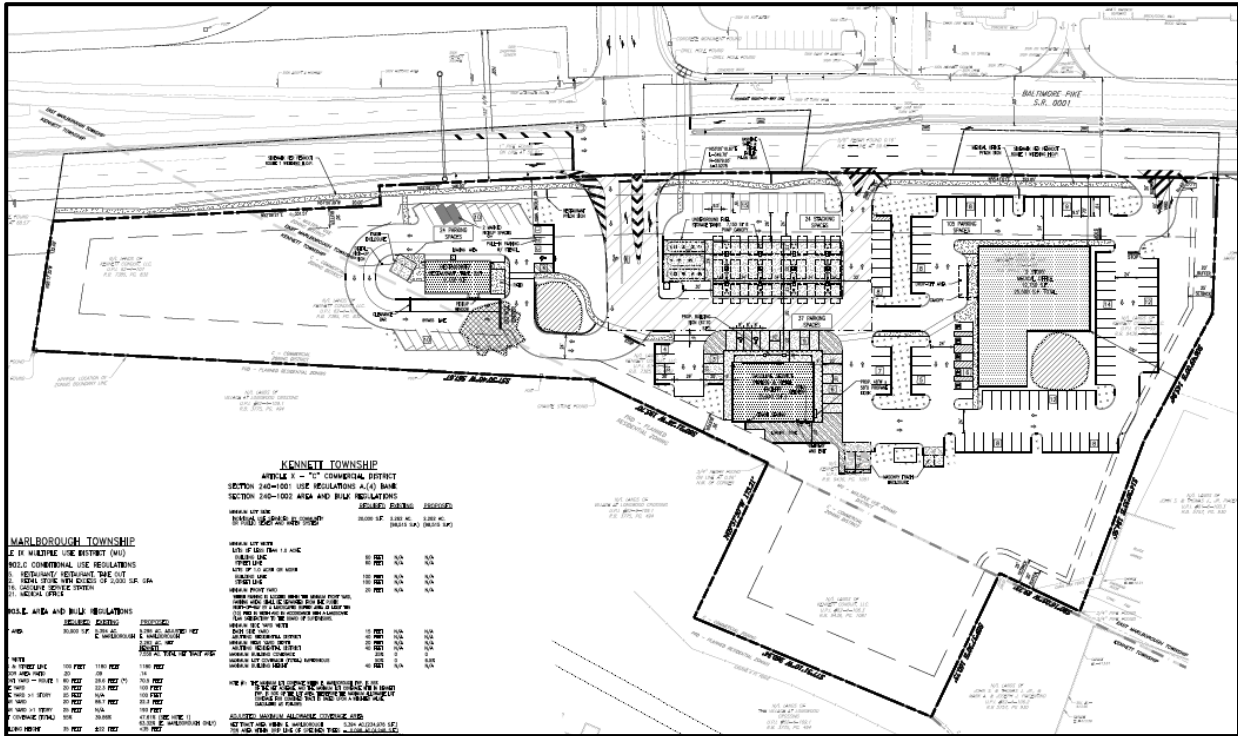
LANDSCAPES:

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



WATERSHEDS:

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



Detail of Sheet CO1.1 Overall Site Plan

PRIMARY ISSUES:

4. The Township should review the fee discussed in Condition #23, because of the reduced square footage of the restaurant, but also because it is a different use. A restaurant would be more likely to more generate emergency calls.
5. The Township should review the Trip Generation figures outlined in Condition #24 as the restaurant with take-out service use is likely to generate considerably more trips than a bank with drive-through service.
6. The Township should consider the need for additional conditions related to the change in use in regard to the configuration of the drive-through lane/s, placement of speakers, hours of operation and screening of dumpsters.
7. We acknowledge that this submission is related to the replacement of one of the uses in the proposed development, but we suggest that the Township consider the following issues related to the development of this site:
 - Ensure that the design provides sufficient right-of-way to accommodate PennDOT widening and any acceleration/deceleration lanes serving this site.
 - Reduce the number of new curb cuts onto Baltimore Pike. Two access/egress points should be sufficient.
 - Require pavement markings for pedestrian crossings at all site entrances.
 - Connect the proposed sidewalk on Baltimore Pike to the Gasoline Service Station/Retail and the Medical Office Building.

Page: 4

Re: Conditional Use - 802 E. Baltimore Pike, LLC/East Marlborough Township - Application to Amend Conditional Use Approval
East Marlborough Township - CU-06-21-16797

- Extend the sidewalk to the eastern property line of the site and consider connections to the adjoining residential developments to the south of the site.
- The Township and the applicant should contact TMACC related to creation of a SCCOOT bus stop at this facility.
- The Township should verify that none of the dwellings to be removed by this plan are considered historic resources and that all ordinance requirements related to the demolition are followed.
- The land development plan should indicate if the applicant is planning to consolidate the parcels into a single development parcel.

We appreciate the opportunity to comment on this proposal. Approval of this conditional use does not imply approval of the proposed subdivision/land development plan, nor release the requirement of the applicant to submit a subdivision/land development plan under other Township ordinances and the Pennsylvania Municipalities Planning Code.

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: Kennett Township Attn: Diane Hicks,
Kennett Conduit
802 E, Baltimore Pike, LLC c/o Wright Partners
D.L. Howell & Associates, Inc. Attn: Joe Russella



THE COUNTY OF CHESTER



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July 9, 2021

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

Re: Zoning Ordinance Amendment – Medical Marijuana Dispensaries Locational Requirements
Kennett Township - ZA-06-21-16779

Dear Mr. Ratliff:

The Chester County Planning Commission has reviewed the proposed zoning ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on June 22, 2021. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

DESCRIPTION:

- A. The amendment would revise the setback provision of Section 240-1924-A.C, regarding the separation distance from a Medical Marijuana Dispensary, which is currently listed as “...250 feet, measured by a straight line in all directions, without regard to intervening structures and objects, from the nearest point on the property line of a residentially zoned property...” ;
- B. The proposed language would revise the provision to read “... 250 feet, measured by a straight line in all directions, without regard to intervening structures or objects, from the nearest point of a **residentially zoned and occupied dwelling unit** or a parcel ...”.

BACKGROUND:

- 1. The proposed language was submitted by a petitioner who owns a property located at 716 W. Baltimore Pike, being Tax Parcel number 62-3-70, which is located directly across Baltimore Pike from the Penn’s Manor townhouse development which is located within the R-4 zoning district.

LANDSCAPES:

- 2. The subject parcel of this submission is located within the **Urban Center Landscape** designation of [Landscapes 3](#), 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 **amendment** is consistent with the objectives of the **Urban Center Landscape**.

Page: 2

Re: Zoning Ordinance Amendment – Medical Marijuana Dispensaries Locational Requirements

Kennett Township - ZA-06-21-16779

COMMENTS:

3. It appears that the only dimensional requirement for Medical Marijuana Dispensaries in Pennsylvania Act 16 (Medical Marijuana Act) is Section 802.(a)(3), which requires a 1,000 foot separation between a dispensary and the property line of a public, private or parochial school or day-care center. We also note that it is possible to acquire a waiver from this provision as indicated in Section 802.(a)(5)(b). The Township should review the requirements of Act 16 to verify that the proposed amendment is consistent with the Act.
4. The Township should review its policies and reasoning behind the creation of the 250 foot separation distance requirement that was incorporated into the adopted ordinance language. We note that this revision could open up considerably more locations within the Township to this use and the potential of future residential structures being located closer than 250 feet from Medical Marijuana Dispensaries.
5. The Township and the petitioner should consider revisions to address the possibility of the closest residentially zoned dwelling unit being unoccupied at the time of the submission.

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

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

Sincerely,

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

Glenn Bentley
Senior Review Planner



THE COUNTY OF CHESTER



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Executive Director

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July 20, 2021

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

Re: Conditional Use - Dillon Property- 522 Gap Newport Pike Sketch Plan
London Grove Township - CU-06-21-16788

Dear Mr. Battin:

A conditional use plan entitled "Dillon Property- 522 Gap Newport Pike Sketch Plan", prepared by Hillcrest Associates, Inc., and dated October 31, 2019, was received by this office on June 24, 2021. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code as amended, our comments are offered as a planning service at the request of London Grove Township. This review does not replace the need for an official referral by London Grove Township of a preliminary or final subdivision or land development plan, as required by the Pennsylvania Municipalities Planning Code.

PROJECT SUMMARY:

Location:	North side of Route 41, west of Glen Willow Road
Site Acreage:	5.09
Lots/Units:	1 lot
Non-Res. Square Footage:	56,504
Proposed Land Use:	Self-Storage & Retail
New Parking Spaces:	61
Municipal Land Use Plan Designation:	Commercial
UPI#:	59-5-127

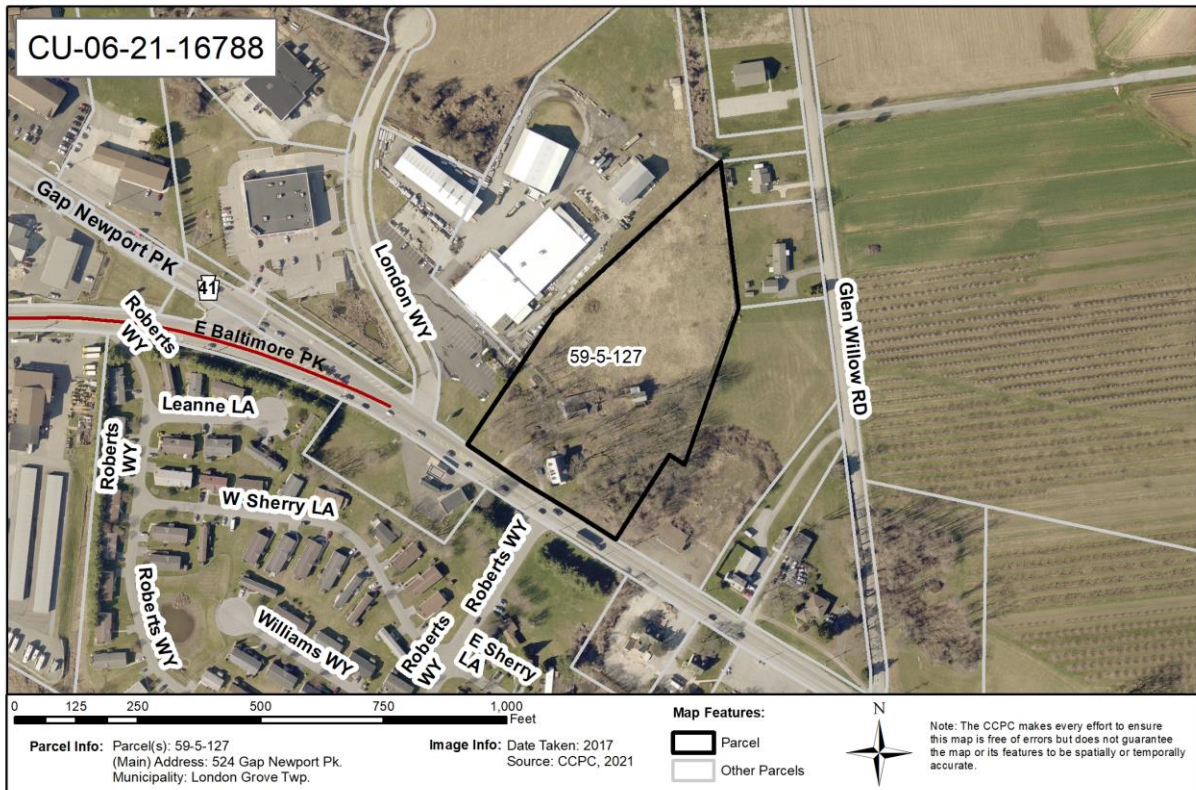
PROPOSAL:

The applicant proposes the creation of a combination self-storage and retail facility totaling 56,504 square feet sited on a 5.09 acre lot with 61 parking spaces. The project will refurbish an existing historic structure (the Hoopes House) as part of the site improvements. The project site, which will be served by public water and sewer, is located in the C-Commercial zoning district.

RECOMMENDATION: The Township should consider the comments in this letter before acting on the conditional use application.

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



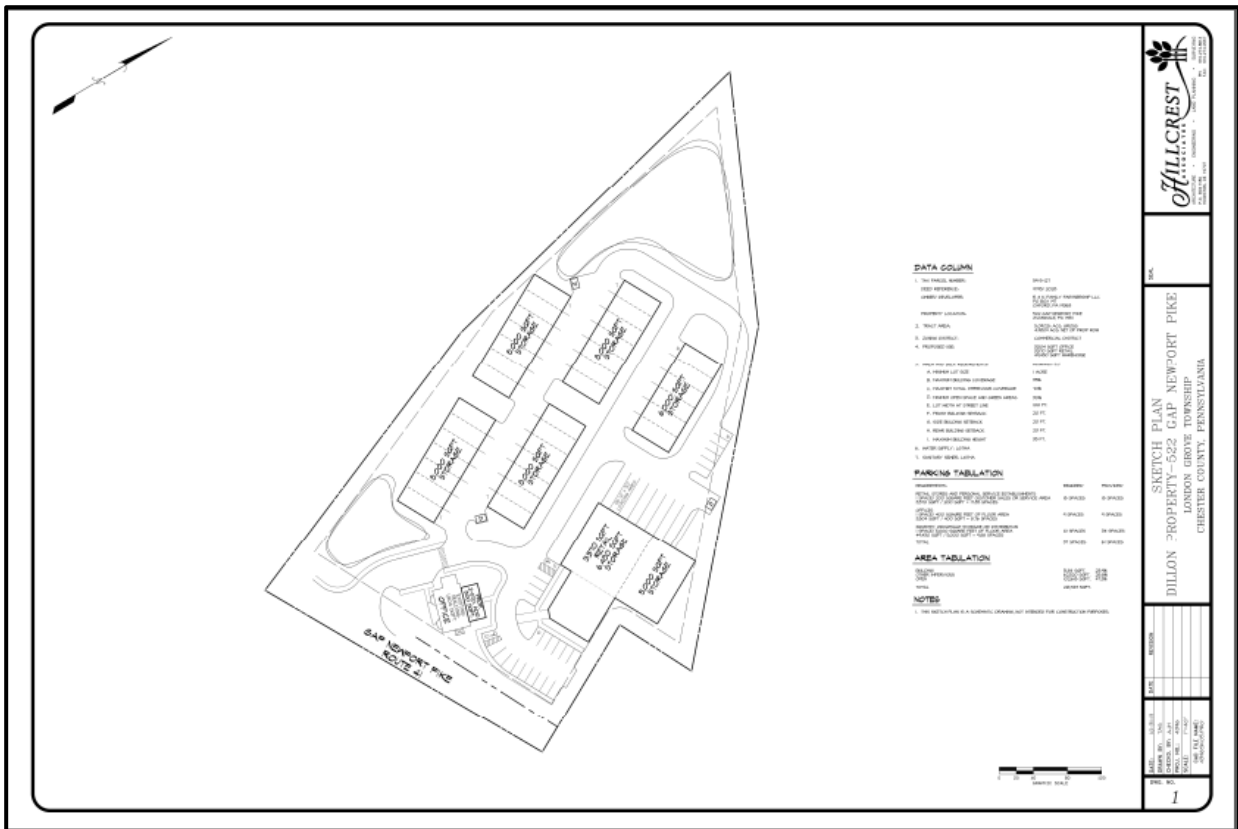
WATERSHEDS:

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

PRIMARY ISSUES:

3. We acknowledge and endorse the adaptive reuse of the Hoopes House that fronts onto Gap Newport Pike, however we note that the other historic dwelling (possibly a tenant house) on this site is to be demolished to accommodate the proposed development. We understand that this site has been deemed eligible for the National Register and that it is considered a Class 1 historic resource in the Township.

The Appreciate Goal of *Landscapes3* was created to promote the preservation of historic resources and landscapes that define our cultural heritage to inspire the future through tangible connections to our shared past. We encourage the Township and the applicant to preserve this second dwelling, which could also be rehabilitated to offer additional office or retail space at the proposed facility. Alternately, it could be used as the manager’s office for the storage component of the complex. We note that the tenant house has a small footprint and should be able to be incorporated into the site layout with little or no loss of storage facility space.



Sketch Plan of the proposal

4. The Township should closely review the Traffic Impact Assessment submitted as it appears to miss some of the major issues related to this section of Gap-Newport Pike (Route 41). These issues include: the significant percentage of truck traffic during the week and on weekends, very high volumes on the weekends during the summer months, and local choke points (Borough of Avondale). The Turning Movement Count at London Way would represent the least impact in this section of the highway. Counts at Glenwillow Road or East Baltimore Pike would present far greater impacts on Route 41 traffic.
5. It appears that the final proposed square footage of the improvements has not been decided, the submitted information presents several different figures. While we understand that the submission is aimed at demonstrating general compliance with ordinance requirements, we recommend that the applicant finalize this figure before commencing the hearing procedures. This permits the Supervisors to review a specific proposal.

Page: 4

Re: Conditional Use - Dillon Property- 522 Gap Newport Pike Sketch Plan

London Grove Township - CU-06-21-16788

6. The plan should include landscape buffering where the development site adjoins the RH-Residential High Density zoning district on the west side of Glenwillow Road. Additionally the plan should include vehicular connections to adjacent properties to improve existing and future circulation patterns.
7. Typically storage facilities are surrounded by fencing to provide security with a gate to provide access to the storage buildings. The plan should show the fencing layout if it is proposed.

We appreciate the opportunity to comment on this proposal. Approval of this conditional use does not imply approval of the proposed land development plan, nor release the requirement of the applicant to submit a land development plan under other Township ordinances and the Pennsylvania Municipalities Planning Code.

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: R & K Family Partnership, LLC
Hillcrest Associates



THE COUNTY OF CHESTER



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July 20, 2021

Deborah J. Kinney, Secretary/Treasurer
220 Township Road
Oxford, PA 19363
Lower Oxford Township

Re: Conditional Use - Bajaj Petroleum
Lower Oxford Township - CU-06-21-16794

Dear Ms. Kinney:

A conditional use plan entitled "Bajaj Petroleum", prepared by Transtech Energy, and dated April 12, 2021, was received by this office on June 29, 2021. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code as amended, our comments are offered as a planning service at the request of Lower Oxford Township. This review does not replace the need for an official referral by Lower Oxford Township of a preliminary or final land development plan, as required by the Pennsylvania Municipalities Planning Code.

PROJECT SUMMARY:

Location:	South side of Baltimore Pike, east of Reedville Road
Site Acreage:	6.12
Lots/Units:	1 lot
Proposed Land Use:	Propane Gas Depot
Municipal Land Use Plan Designation:	C-Commerce
UPI#:	56-9-19.2

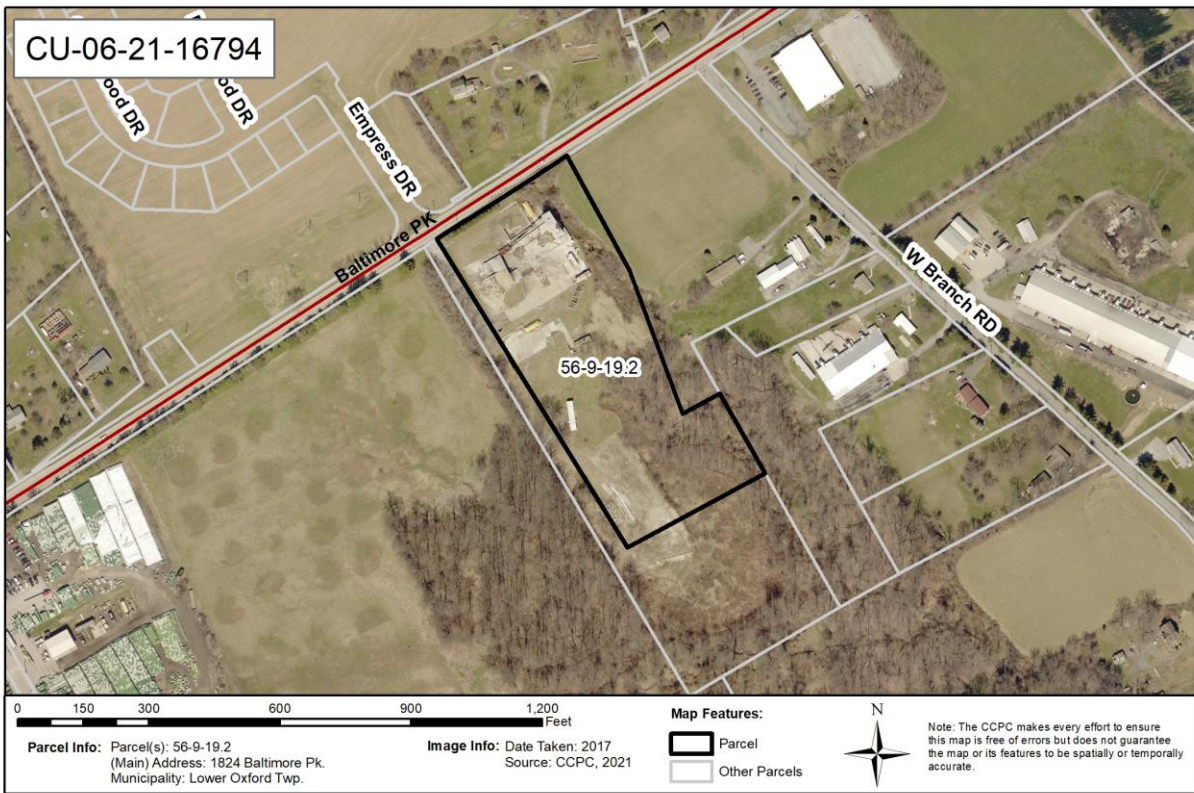
PROPOSAL:

The applicant proposes the construction of a propane gas depot on an existing 6.12 acre Industrial parcel. The project site is located in the I-1 Industrial zoning district.

RECOMMENDATION: The Township should consider the comments in this letter before acting on the conditional use application.

LANDSCAPES:

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



WATERSHEDS:

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the West Branch subbasin of the Big Elk Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: protection of ground water resources, implementation of comprehensive stormwater management, and protection of vegetated riparian corridors. **Watersheds** can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

3. While we acknowledge that the proposed facility is to be located in the I-1 Industrial zoning district, this site is located across Old Baltimore Pike from the R-4 zoning district where a high density residential development is proposed. The Township should ensure that all reasonable measures to protect the future residents of this high density residential community have been incorporated into the plan.



Sheet 3 of the conditional use plan

4. The submitted plans do not contain any property information prepared by a land surveyor and pertinent ordinance information specific to Lower Oxford Township and appears to be a template overlaid on an aerial photograph of the site. The applicant should verify that the submission meets the minimum content requirements for a conditional use submission.
5. Local emergency service providers should be asked to review the plan and after municipal approval prepare an emergency response plan for addressing various emergency scenarios.
6. We suggest that the visual impact of the proposed facility could be reduced by enhancing the landscaping along the frontage on Old Baltimore Pike with evergreen trees and densely planted shrubbery. The applicant should remove any unused existing infrastructure on the site.

We appreciate the opportunity to comment on this proposal. Approval of this conditional use does not imply approval of the proposed subdivision/land development plan, nor release the requirement of the applicant to submit a land development plan under other Township ordinances and the Pennsylvania Municipalities Planning Code.

Sincerely,

Glenn Bentley
Senior Review Planner

cc: Bajaj Petroleum, LLC, Attn: Deepak Bajaj



THE COUNTY OF CHESTER



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July 15, 2021

Christopher Bashore, Manager/Secretary
Malvern Borough
1 E. First Avenue, Suite 3
Malvern, PA 19335

Re: Subdivision and Land Development Ordinance Amendment - Street Trees
Malvern Borough – SA-06-21-16777

Dear Mr. Bashore:

The Chester County Planning Commission has reviewed the proposed Subdivision and Land Development Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on June 17, 2021. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. Malvern Borough proposes to amend Section 181-525 of the Borough Subdivision and Land Development Ordinance (SLDO) by deleting the existing Plant Material standards for street trees in their entirety, to be replaced by the proposed language in Section 1 of the draft Ordinance. We note that the existing list of required street trees will be replaced by an Approved Street Tree Species List provided in Attachment 3.
2. On June 17, 2021, the County Planning Commission also received an amendment to the plant materials list standards in the Borough Zoning Ordinance. This zoning amendment is addressed by the Commission in a separate review (CCPC# ZA-06-21-16776).

COMMENTS:

3. We recommend that the Borough consider the following revisions to the proposed Approved Street Tree Species List:
 - A. Southern red oaks are not typically found in this area. We suggest replacing it with Northern Red Oaks;
 - B. The other seven oak trees provided on this list (aside from willow oaks, which have small acorns), are typically not specified as street trees because of the acorns;
 - C. Dawn Redwood, which has a low-branching form, is not ideal for a street tree;
 - D. We suggest specifying the thornless variety of the Honey Locust tree;
 - E. We suggest specifying a fruitless variety of sweetgum, rather than Low Fruiting Sweetgum;
 - F. Persian Parrotia, which has a low-branching form, is not ideal for a street tree;
 - G. Fosters Holly, which has spiky leaves, is not recommended as a street tree;
 - H. Trident Maple and Tatarian Maple, which are considered invasive species in our area, should be removed from the list; and
 - I. Korean Stewartia needs very specific conditions to grow, and it's not likely to thrive as a street tree.

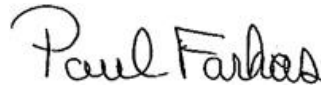
Page: 2
Re: Subdivision and Land Development Ordinance Amendment - Street Trees
Malvern Borough - SA-06-21-16777

4. According to the online copy of the Borough SLDO currently available at <https://ecode360.com/11230358>, the Plant Material standards for street trees are set forth in Section 181-525.C.(4)(j), rather than Section 181-525(4)(j) as specified in the draft Ordinance. This should be clarified by the Borough.

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

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

Sincerely,



Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



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July 15, 2021

Christopher Bashore, Manager/Secretary
Malvern Borough
1 E. First Avenue, Suite 3
Malvern, PA 19335

Re: Zoning Ordinance Amendment - Plant Materials List
Malvern Borough – ZA-06-21-16776

Dear Mr. Bashore:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on June 17, 2021. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Borough proposes the following amendments to its Zoning Ordinance:
 - A. Add a definition for “Plant Materials List” to Section 220-201; and
 - B. Adopt an updated version of Appendix A – Plant Materials List.
2. On June 17, 2021, the County Planning Commission also received an amendment to the plant material standards for street trees in the Borough’s Subdivision and Land Development Ordinance. This amendment is addressed by the Commission in a separate review (CCPC# SA-06-21-16777).

BACKGROUND:

3. The County Planning Commission previously reviewed a zoning amendment which addressed the following revisions to the Plant Materials List in Appendix A (CCPC# ZA-11-17-15172, dated December 7, 2017): delete all references to the following species of trees: Box Elder, White Pine, White Ash, and Green Ash; and add a List of Recommended Shade Trees. We have no record that the Borough took action on this prior zoning amendment.

COMMENTS:

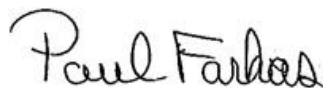
4. We recommend that the Borough consider adding more native species to the Plant Materials List, particularly for deciduous/flowering trees. While Appendix A states that the use of the trees identified as native species on these lists, or other known native species, is strongly encouraged, the majority of species provided in Appendix A are not native species.

5. We recommend that the Borough consider the following revisions to the Plant Materials List:
- A. Hedge Maple and Amur Ma, which are considered invasive species in our area, should be removed from the deciduous/canopy tree category;
 - B. Japanese Maple, which is currently included in the deciduous/canopy tree category, should be placed in the deciduous/flowering tree category
 - C. Washington Hawthorn, and Winter King Hawthorn, which are currently included in the deciduous/canopy tree category, should be placed in the deciduous/flowering tree category, and the current reference to “Any Hawthorn species” in the deciduous/flowering tree category should be removed, since there is an invasive Hawthorn species in this area;
 - D. Amur Cork Tree (male only), which is considered invasive species in our area, should be removed from the deciduous/canopy tree category;
 - E. The Japanese Pagodatree has a new scientific name: *Styphnolobium japonicum*;
 - F. The cultivar specification for linden trees provided in the deciduous/canopy tree category should be removed, as there are other linden trees that are suitable as canopy trees;
 - G. American Yellow Wood, which is currently included in the deciduous/flowering tree category, should be placed in the deciduous/canopy tree category;
 - H. Kwanzan Cherry is listed twice in the deciduous/flowering trees category;
 - I. Redspire Pear and Whitehouse Pear, which are considered invasive species in our area, should be removed from the deciduous/flowering tree category;
 - J. Mountain laurel, which is currently included in the evergreen tree category, should be placed in the shrubs category;
 - K. Hemlock should be removed from the evergreen tree category, due to the threat of infestation by the woolly adelgid; and
 - L. Winged Euonymus, Laland Firethorn, and Glossy Buckthorn, which are considered invasive species in this area, should be removed from the shrubs category.
6. The page footer currently provided in Appendix A of the draft Ordinance contains a “March 2003” date. For clarity purposes, the Borough should ensure that the correct document date(s) are provided in the adopted ordinance.

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

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

Sincerely,



Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



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Executive Director

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July 12, 2021

Erica L. Batdorf, Manager
North Coventry Township
845 South Hanover Street
Pottstown, PA 19465

Re: Subdivision and Land Development Ordinance Amendment – Canopy Tree List
North Coventry Township - SA-07-21-16806

Dear Ms. Batdorf:

The Chester County Planning Commission has reviewed the proposed North Coventry Township Subdivision and Land Development Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on July 1, 2021. We offer the following comments to assist in your review of the proposed Subdivision and Land Development Ordinance amendment.

DESCRIPTION:

North Coventry Township proposes to amend Chapter 320 of the Subdivision and Land Development Ordinance, Appendix F - Plant Material List to incorporate native plant species. All required canopy trees must be selected from a list of native species.

COMMENTS:

1. We agree that required trees should incorporate native plant species. However, it might be more appropriate to require that all plants be native to this region of Pennsylvania, but not require that only plants from this list be selected.
2. Appendix F indicates that all canopy trees shall be of 3 to 3 ½ inch caliper. This size caliper is typical of a 12'-14' tall tree according to the American Standard for Nursery Stock. Larger trees like this are less adaptable and typically have a higher mortality rate than smaller trees at the time of planting. A 2-inch caliper may be more appropriate, unless the Ordinance requires the contractor to replace any trees that die within a year of planting.
3. We do not believe that Japanese Maples are native to Pennsylvania.

Page: 2

Re: Subdivision and Land Development Ordinance Amendment – Canopy Tree List

North Coventry Township - SA-07-21-16806

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

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner



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July 9, 2021

Edward M. Mentry, Jr., Manager
Schuylkill Township
111 Valley Park Road
Phoenixville, PA 19460

Re: Land Use Assumptions Report
Schuylkill Township - MA-06-21-16786

Dear Mr. Mentry,

The Chester County Planning Commission has reviewed the proposal as submitted by Schuylkill Township. The referral for review was received by this office on June 22, 2021. We offer the following comments to assist in your review of the submission.

DESCRIPTION:

1. Schuylkill Township proposes to adopt a Land Use Assumptions Report, as part of the process towards adopting an Act 209 Transportation Impact Fee Ordinance. Article V-A of the Pennsylvania Municipalities Planning Code (MPC) allows municipalities to adopt a Transportation Impact Fee Ordinance and impose impact fees to offset costs for transportation capital improvements that result from the additional traffic generated by new development. Section 504-A.(c)(3) of the MPC requires that a land use assumptions report be prepared prior to the adoption of the Transportation Impact Fee Ordinance.

The MPC limits a Transportation Service Area (TSA) to seven square miles. The Township proposes the creation of a TSA identified as encompassing 6.67 square miles.

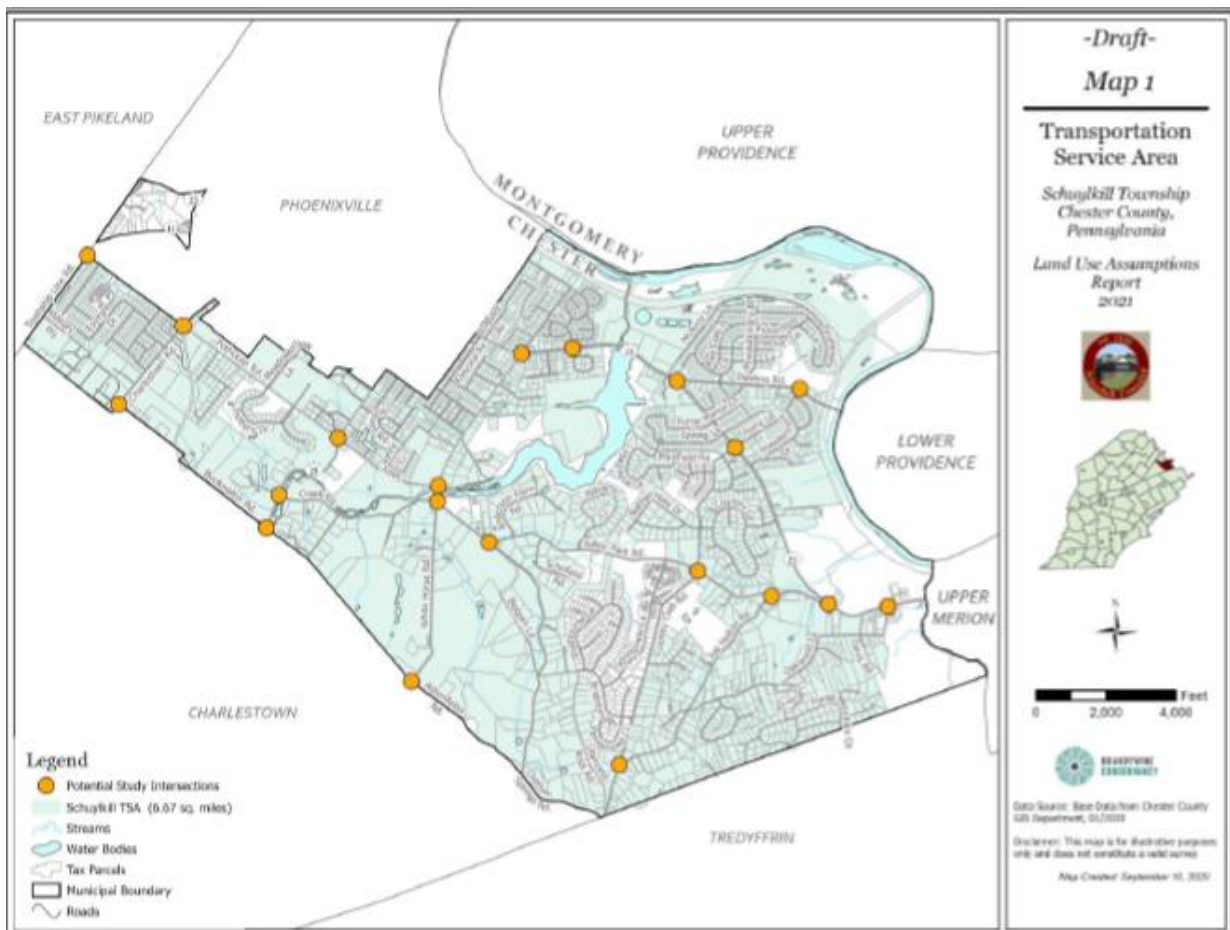
The report analyzes the level of development that is anticipated to occur in the Township over the next ten years. It describes the existing road system and existing land uses, accounts for approved and pending subdivisions and land developments, analyzes population, addresses population forecasts, and creates build-out development scenarios for establishing appropriate transportation impact fees for new subdivisions and land developments.

LANDSCAPES:

2. The Township's adoption of a Transportation Impact Fee Ordinance is consistent with Objective A of the CONNECT Goal of **Landscapes3**, which states: Meet travel needs and reduce congestion through transportation demand management, roadway improvements and expanded public transportation.

The proposed Transportation Service Area shown on Map 1 of the report is predominantly located in the **Suburban** and **Rural Landscapes** with small areas adjacent to Phoenixville Borough designated as **Urban Center 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. 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.

While future development is not precluded from the **Rural Landscape**, we would recommend that future development be sited in the **Suburban Landscape** or **Urban Center Landscape** adjacent to Phoenixville Borough.



Transportation Service Area Map

COMMENTS:

3. The data sources for the Population Trends section of the report, beginning on page 11, are out of date. The current American Community Survey of the U.S. Census is designated 2015-2019 and estimates that Schuylkill Township has gained 95 residents since the 2010 Census. We also note that the Delaware Valley Regional Planning Commission has published population projections this year that project lower Township population growth than they predicted in 2015. We recommend that the Township revise this

Page: 3
Re: Land Use Assumptions Report
Schuylkill Township - MA-06-21-16786

section of the report to present the most recent data in support of the adoption of a Transportation Impact Fee Ordinance.

4. Section 504-A.(d)(1) of the MPC requires the preparation of a roadway sufficiency analysis upon adoption of the land use assumptions report. We recommend that the projected additional development in the Township be closely linked to current levels of service for existing roadways in the Township, so that the effects of future development can be clearly identified.
5. We commend Schuylkill Township for crafting a document that combines extensive data collection with thoughtful analysis and projection. This report contains all the elements required by the Pennsylvania Municipalities Planning Code and should prove to be an effective foundation towards the adoption of a Traffic Impact Fee Ordinance.

RECOMMENDATION: The Township should consider the comments contained in this review prior to taking action on this report.

We request an official copy of the decision made by the Board of Supervisors. This will allow us to maintain a current file copy of your progress towards the adoption of a Traffic Impact Fee Ordinance.

Sincerely,

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

Glenn Bentley
Senior Review Planner



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July 2, 2021

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

Re: Zoning Ordinance Amendment - Above Ground Storage Tanks in the PI/O District; Storage Tank Standards
Upper Uwchlan Township - ZA-06-21-16774

Dear Mr. Scheivert:

The Chester County Planning Commission has reviewed the proposed Upper Uwchlan Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on June 15, 2021. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

DESCRIPTION:

1. Upper Uwchlan Township proposes the following amendments to its Zoning Ordinance:
 - A. Define "inert" (in the context of gas, liquid or solid contained in a storage tank);
 - B. Regulate above-ground storage tanks in the PI-Planned Industrial/Office District as accessory uses;
 - C. Add regulations for above-ground storage tanks, including tank size limits (10,000 gallons; not more than three per property), locational and setback requirements, construction code requirements, safety measures, annual inspections by a professional engineer, and other provisions.

LANDSCAPES:

2. The PI-Planned Industrial/Office District, within which regulations relating to above-ground storage tanks are to be amended, is generally 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 amendment consistent with the objectives of the **Suburban Center Landscape**.

Page: 2

Re: Zoning Ordinance Amendment - Above Ground Storage Tanks in the PI/O District; Storage Tank Standards

Upper Uwchlan Township - ZA-06-21-16774

COMMENTS:

3. The provisions of this amendment reference various Pennsylvania Uniform Construction Code requirements; we suggest that the Township Engineer verify that the references are correct and appropriate.
4. The locational and setback requirements are anticipated to adequately protect adjacent residential areas from any potential adverse effects of the above-ground storage tanks. The Township may wish to specify that above-ground storage tanks should be grouped together, if permitted by the relevant construction and safety codes, so they can be more effectively screened.

RECOMMENDATION: Upper Uwchlan Township should follow the recommendations of the Township Engineer before acting on the proposed zoning ordinance amendment.

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner



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July 1, 2021

Justin Yaich, Manager
West Bradford Township
1385 Campus Drive
Downingtown, PA 19335

Re: Conditional Use – United Sports Training Center
West Bradford Township - CU-06-21-16770

Dear Mr. Yaich:

The Chester County Planning Commission has reviewed the proposed United Sports Conditional Use application. The referral for review was received by this office on June 10, 2021.

United Sports Training Center received an earlier conditional use approval on April 18, 1998. As explained in a letter from the applicant dated April 28, 2021, the applicant now proposes to modify or amend the April 18, 1998 conditional use in matters that relate to parking, a replacement field, field lighting, a seasonal air structure, a club office/meeting facility, an enrichment program, the sale of beer and wine, and community event space. We offer the following comments to assist in your review of the proposed conditional use modification and amendment.

RECOMMENDATION: West Bradford Township should consider the comments in this letter before acting on the conditional use application.

BACKGROUND:

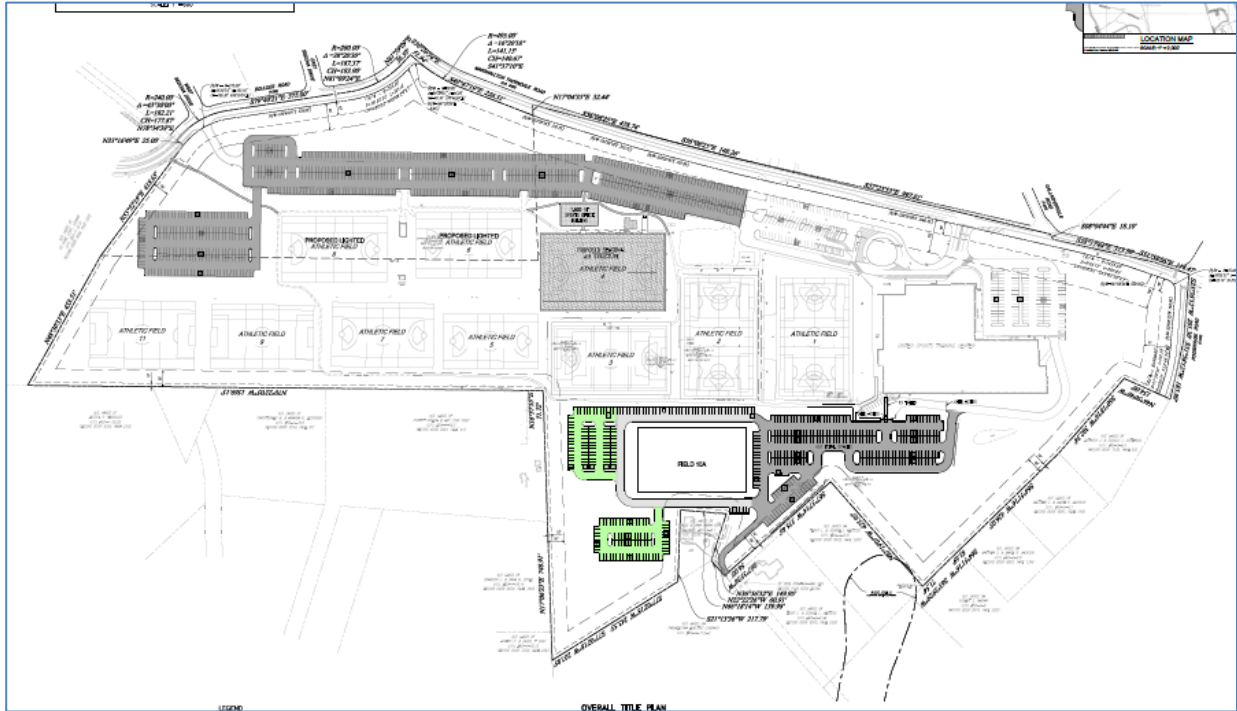
1. The Chester County Planning Commission previously reviewed the following West Bradford Township Zoning Ordinance amendments, to:
 - a. Rezone parcel UPI # 50-1-69 from the R-1 Residential District to the I-Industrial District;
 - b. Add “Day Care Center”, permitted by conditional use, in the I-Industrial District; and
 - c. Add conditional use requirements for “Indoor Events in Sports Complex Development” in the I-Industrial District.

Our comments on those amendments were submitted to the Township in a letter dated May 25, 2021 (refer to CCPC ZA-04-21-16732). The Township approved those amendments on June 8, 2021.

LANDSCAPES:

2. The United Sports Training Center is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods,

with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The proposed conditional use is consistent with the objectives of the **Suburban Landscape**, although we suggest that the applicant and the Township consider the suggestions in this letter.



*Detail of United Sports Training Center
Conditional Use Plan*

PRIMARY ISSUES:

3. As we noted in our review letter of May 25, 2021, we agree that the proposed additional facilities and activities that are contemplated for the United Sports Training Center are best regulated by conditional use. The conditional use process will permit the Board of Supervisors to "...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance." (Municipalities Planning Code, Section 913.2(a)). We encourage the Board of Supervisors to impose such reasonable conditions whenever necessary.

We suggest that the Township consider additional provisions during the review of the United Sports Training Center's conditional use modification or amendment:

- a. Additional screening and buffering between the adjacent R-1 zoned areas and the proposed new activities should be provided. Shade trees within the parking areas and within buffer areas can provide relief from heat and contribute to stormwater control.
- b. The Township Engineer should specifically review the stormwater issues that can be created by the additional parking areas, including the gravel and turf parking areas. We recommend the use, when appropriate, of innovative stormwater management facilities such as rain gardens. The Chester County Planning Commission's Stormwater Management eTool includes innovative recommendations, at: <https://www.chescoplanning.org/MuniCorner/Tools/BMPs.cfm>

- c. The Township and the applicant should plan for safe pedestrian movements within the site and between the parking areas and the facilities to ensure that pedestrian and vehicle conflicts are minimized; this is particularly important when children are present. The Parking Design eTool can be consulted for recommendations, at:
<https://www.chescoplanning.org/MuniCorner/Tools/ParkingDesign.cfm>
 - d. The Township and the applicant should provide for traffic control during large events and activities; this may involve the use of crossing guards and other persons to direct traffic, such as at the driveway accesses on Marshallton-Thorndale Road. A traffic impact study may be necessary to determine if further traffic control facilities such as a traffic signal will be needed.
 - e. The applicant should plan for the removal of litter that may result from outdoor activities.
 - f. Architectural treatments on the building exteriors should be compatible with the adjacent R-1 zoned areas.
 - g. Noise and exterior lighting should be controlled, especially near the adjacent R-1 zoned areas. The Planning Commission’s Lighting eTool should be consulted:
<https://www.chescoplanning.org/MuniCorner/eTools/30-OutdoorLighting.cfm>
 - h. We recognize that the applicant’s facility contains a photovoltaic facility on the roof, which is a good example of sustainable design. The applicant and the Township should consider additional opportunities to improve the facility’s long-term sustainability and further reduce its reliance on energy from the grid, such as designs that incorporate a “green roof,” “white roof” and a solar photovoltaic energy system. A green roof can reduce a building’s stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. A white roof can help reflect solar radiation and also reduce cooling costs. A photovoltaic energy system can improve the facility’s long-term sustainability and reduce its reliance on energy from the grid. Additional information on Green Roofs is available at:
<https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>.
Additional information on alternative energy systems such as photovoltaic systems is available at:
<https://www.dvrpc.org/EnergyClimate/AEOWG/>.
4. The Township should ensure that future proposed land development plans are submitted to the Chester County Planning Commission according to the provisions of the Section 502 of the Pennsylvania Municipalities Planning Code.

We appreciate the opportunity to comment on this proposal. Approval of this conditional use does not imply approval of the proposed subdivision or land development plan, nor release the applicant from the requirement to submit a land development plan under Township ordinances and the Pennsylvania Municipalities Planning Code.

Sincerely,



Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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July 22, 2021

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

Re: Zoning Ordinance Amendment - Kennels
West Fallowfield Township - ZA-07-21-16816

Dear Ms. Wheeler:

The Chester County Planning Commission has reviewed the proposed West Fallowfield Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on July 13, 2021. We offer the following comments to assist in your review of the proposed West Fallowfield Township Zoning Ordinance amendment.

DESCRIPTION:

1. West Fallowfield Township proposes the following amendments to its Zoning Ordinance:
 - A. Add definitions of Kennel, Private Kennel and Commercial Kennel;
 - B. Private Kennel is to be permitted by Special Exception in the Agricultural Zoning District;
 - C. Kennel or Veterinary Clinic will be deleted as a use permitted by-right in the Industrial Zoning District;
 - D. Commercial Kennel will be permitted by special exception in the Industrial Zoning District, and
 - E. Supplemental Use Standards for Commercial Kennels and Private Kennels will be revised.

COMMENTS:

2. The definitions for Commercial Kennels and Private Kennels reference the PA Dog Law. The Township should be aware that there are numerous laws that may apply to dogs in Pennsylvania, and the Township should specify the PA Dog Law to which it refers. Pennsylvania's dog laws that may relate to kennels are at: <https://www.animallaw.info/statute/pa-dog-law-chapter-8-dogs-consolidated-dog-laws>. The Township Solicitor should advise the Township on this matter.
3. The Township should consider whether veterinary services should be permitted as an accessory use to a commercial kennel (we note that Animal Veterinary Office is currently permitted by-right in the Agricultural District).
4. Proposed Section 1308.B.4 addresses noise issues at commercial kennels. The operators of commercial kennels, as well as private kennels, should provide the Township with the operator's telephone number to permit the Township to address noise complaints in a timely manner.

Page: 2
Re: Zoning Ordinance Amendment - Kennels
West Fallowfield Township - ZA-07-21-16816

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

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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July 16, 2021

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

Re: Subdivision and Land Development Ordinance Amendment - Recodification
West Vincent Township - SA-06-21-16799

Dear Ms. Shillenn:

The Chester County Planning Commission has reviewed the proposed Subdivision and Land Development Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on June 30, 2021.

DESCRIPTION:

1. The Township proposes a recodification of its Subdivision and Land Development Ordinance:

COMMENTS:

2. The Township has indicated that this submission is solely related to recodification of the subdivision and land development ordinance and no revisions to the content of the ordinance are proposed.
3. We understand that this submission was part of the codification of the Township's entire Code of Ordinances. We commend the Township for undertaking this measure and we believe that it will improve the operation and administration of the Township.

RECOMMENDATION: The County Planning Commission supports the adoption of the recodified Subdivision and Land Development Ordinance.

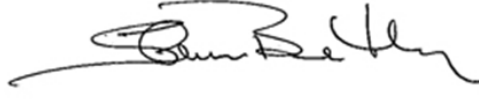
Page: 2

Re: Subdivision and Land Development Ordinance Amendment - Recodification

West Vincent Township - SA-06-21-16799

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

Sincerely,

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

Glenn Bentley
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

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

July 16, 2021

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

Re: Zoning Ordinance Amendment – Zoning Ordinance Recodification
West Vincent Township - ZA-06-21-16801

Dear Ms. Shillenn:

The Chester County Planning Commission has reviewed the proposed zoning ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on June 25, 2021.

DESCRIPTION:

1. The Township proposes the recodification of the Zoning Ordinance:

COMMENTS:

2. The Township has indicated that this submission is solely related to recodification of the zoning ordinance and no revisions to the content of the zoning ordinance are proposed.
3. We understand that this submission was part of the codification of the Township's entire Code of Ordinances. We commend the Township for undertaking this measure and we believe that it will improve the operation and administration of the Township.

RECOMMENDATION: The County Planning Commission supports the adoption of the recodified Zoning Ordinance.

Page: 2

Re: Zoning Ordinance Amendment – Zoning Ordinance Recodification

West Vincent Township - ZA-06-21-16801

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

Sincerely,

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

Glenn Bentley
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

July 28, 2021

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

Re: Zoning Ordinance Amendment – Active Adult Community, IN Institutional District
West Whiteland Township – ZA-06-21-16790

Dear Mr. Weller:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on June 28, 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. Add a definition for “Active Adult Community” to Section 325-8;
 - B. Add “Active Adult Community” to the list of permitted uses in the IN Institutional District; and
 - C. Add area and bulk regulations, and sewer and water facilities requirements, for an active adult community to Section 325-45.F. We note that the proposed standards include a minimum gross tract area of 50 acres, a maximum density requirement of 4.0 dwelling units per gross acre, and maximum building coverage and impervious coverage requirements of 30 percent and 60 percent of the net tract area, respectively.
2. It is our understanding that the purpose of this zoning amendment is to allow for the development of a 344 unit active adult community on an approximately 100.44 acre site situated on the north side of East Swedesford Road at its intersection with Valley Creek Boulevard. Our comments on this concept plan commence on page 2 of this review letter.

COMMENTS – ZONING ORDINANCE AMENDMENT:

LANDSCAPES:

3. The Township’s IN Institutional District, which is an overlay of the TC Town Center, NC Neighborhood Commercial, O/C Office/Commercial, O/L Office/Laboratory, O/R Office/Residential, I-1 Limited Industrial, and I-2 General Industrial Districts, is located within the **Suburban Landscape**, **Suburban Center Landscape**, and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods,

with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. While an active adult community is an appropriate use in the **Suburban** and **Suburban Center Landscapes**, this does not appear to be an appropriate use in the Township's I-1 Limited Industrial and I-2 General Industrial districts.

Zoning Issues:

4. Prior to taking action on this amendment, the Township should ensure that the zoning amendment is generally consistent with its municipal Comprehensive Plan, as set forth in Section 603(j) of the PA Municipalities Planning Code (PA MPC). We suggest that the Township, in its evaluation of the proposed amendment, determine how many sites there are in the Township that meet the criteria set forth in the proposed amendment, and also determine whether an active adult community is appropriately located in this wide array of underlying zoning districts.
5. We recommend that the Township review the Age Restricted Housing Planning eTool on the County Planning Commission's website for additional issues to consider prior to finalizing the proposed ordinance language. This tool, which includes links to model ordinance language, is available online at:
<https://www.chescoplanning.org/MuniCorner/eTools/21-AgeRestHousing.cfm>.
6. We recommend that the Township consider incorporating minimum open space standards into the proposed ordinance language.
7. We recommend that the Township consider providing density bonus incentives in exchange for the inclusion of affordable housing units. For more information on how density bonuses are implemented, refer to the County Planning Commission's Affordable Housing Bonuses Planning eTool, which is available online at:
<https://www.chescoplanning.org/MuniCorner/eTools/22-AffordableHousingBonus.cfm>.

“Live” Objectives A and B of **Landscapes3**, the 2018 County Comprehensive Plan, support the provision of diverse and affordable housing to meet the needs of all residents. Additionally, the County has established the A+ Homes initiative, which focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at:
<https://www.chescoplanning.org/Housing/aPlusHomes.cfm>.

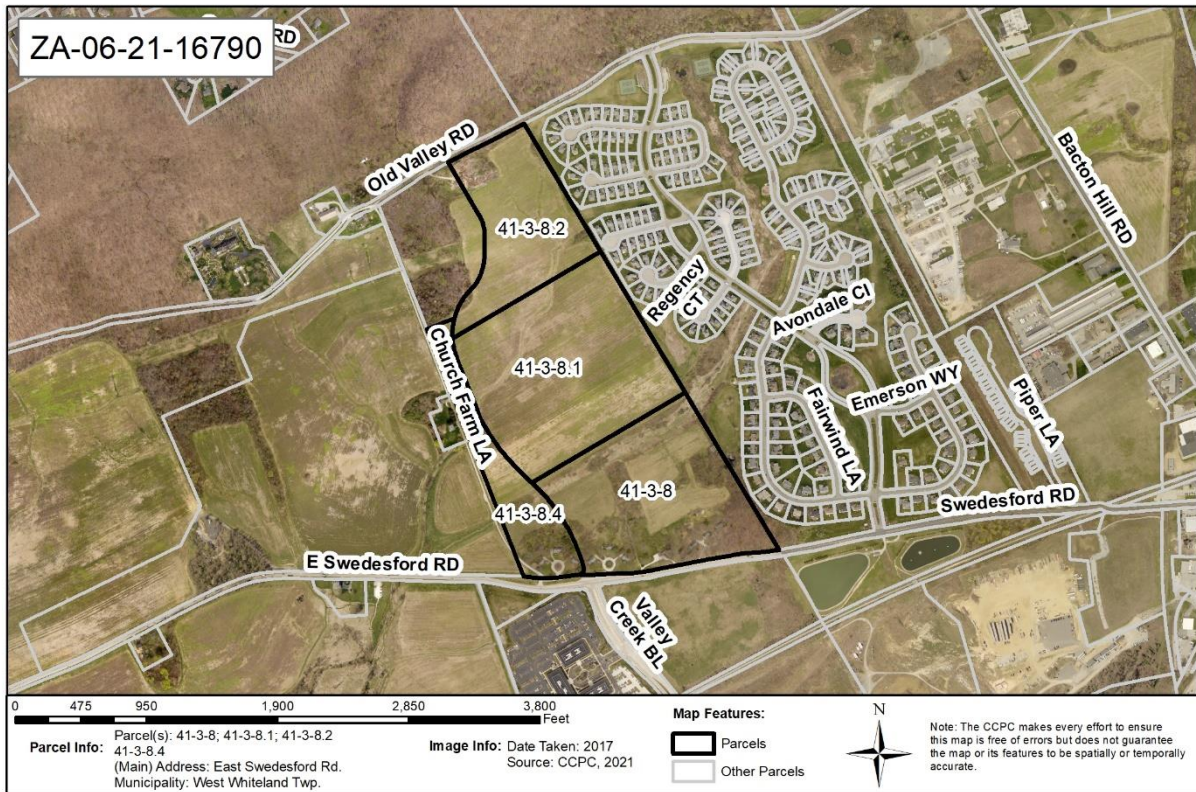
COMMENTS – CONCEPT PLAN:

A concept plan entitled “Active Adult Community 55+, Valley Creek,” prepared by Glackin Thomas Panzak, and dated July 15, 2020, was included with the zoning amendment submission to the County Planning Commission. We offer the following comments, focused primarily upon design and procedural issues, to assist the applicant and West Whiteland Township in its review of the future development activity for this site. The applicant proposes the construction of 344 age-qualified residential units (116

single family detached and 228 townhouse units) on an approximately 100.44 acre site (UPI# 41-3-8, 41-3-8.1, 41-3-8.3, and 41-3-8.4), situated on the north side of East Swedesford Road at its intersection with Valley Creek Boulevard. The project site, which is located in the O/L Office/Laboratory and Unified Development Area Overlay zoning districts, adjoins East Whiteland Township.

A Transportation Impact Assessment, prepared by Traffic Planning and Design, Inc., dated June 25, 2021, was included with the concept plan. The recommendations identified in the Assessment include the following:

- Swedesford Road and Valley Creek Boulevard/Proposed Driveway Intersection: restripe the eastbound approach to provide 75 foot left turn lane; incorporate propose driveway as fourth leg of the signalized intersection; and upgrade signal equipment accordingly;
- Swedesford Road/Ship Road intersection: optimize signal timings; and
- Proposed Church Farm Lane driveway intersection: Provide stop-signage on the egress approach; and provide adequate ingress/egress radii to facilitate access to/from site.



BACKGROUND:

8. The Chester County Planning Commission previously reviewed a land development proposal for this site. CCPC# 6632-20, “Valley Creek Corporate Center North,” dated September 25, 2001, addressed the construction of five clusters of commercial office structures totaling 1,206,645 square feet, and 4,832 parking spaces. We have no record of the Township granting final plan approval for this prior submission.



Concept Plan Detail: Active Adult Community 55+, Valley Creek

LANDSCAPES:

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

Design Issues:

10. According to the Chester County Pipeline Information Center Mapping Application, the central portion of the project site is traversed by three natural gas transmission pipelines operated by Williams Gas Pipeline – Transco. Additionally, there are two hazardous liquid pipelines located along East Swedesford Road (one is operated by Sunoco Pipeline-Energy Transfer, while the other is operated by Laurel Pipeline Company/Buckeye Partners). The applicant should be aware that the actual location of the pipelines may not always be within the center of the easement or right-of-way. To minimize risks before and during construction, the project designer should contact the Pennsylvania One Call Center at 811 or <http://www.pa1call.org/pa811>, consistent with the provisions of Section 4(2) of Act 287 (Underground Utility Protection Act), prior to finalizing the design. The PA One Call Center should also be contacted at least 3 business days, but not more than 10 days, prior to any excavation. More information about pipeline safety can be found at the Chester County Pipeline Information Center at: <http://www.chescoplanning.org/pic/introduction.cfm>.
11. The Township's 2020 Historic Resources Map and Sites Table indicates that UPI# 41-3-8 contains a Class I Historic Resource listed on the National Register, the Pickwick/John Kent Kane Junior House. While it appears that several existing buildings on the site will be removed, the concept plan indicates that this existing house will remain. The applicant should identify the proposed use(s) of this house. The Township should reserve granting final plan approval until the proposal has been reviewed by the Township's Historical Commission. "Appreciate" Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at: www.chescoplanning.org/Landscapes3/lc-Appreciate.cfm.
12. While we acknowledge that a clubhouse/pool and dog park area will be provided in the central portion of the site, along with community garden areas, we suggest that the applicant and Township investigate the feasibility of providing a larger central open space area within the development.

Access and Circulation:

13. The concept plan appears to depict that sidewalks will only be provided for a portion of the proposed development. Sidewalks should be provided for all residential units. Sidewalks are an essential design element in the Suburban Landscape.

14. It appears that pedestrian access will be provided on the west side of the driveway entrance at the proposed Swedesford Road/Valley Creek Boulevard entrance. The applicant and Township should ensure that direct pedestrian access will be provided from this development to the Chester Valley Trail to the south. We note that crosswalks are currently provided at the Swedesford Road/Valley Creek Boulevard intersection, and that sidewalks are provided along the west side of Valley Creek Boulevard to the current trail location.
15. The concept plan depicts the location of a mown/paved trail generally situated around the perimeter of the central and northern portion of the project site. The Township should review the location and design of the proposed trail system. We recommend that all trail corridor location and design details be incorporated into the final plan, and we also recommend that any trails be constructed prior to the Township issuing any building occupancy permits for this development. We also recommend that the applicant and Township consider utilizing all-weather materials in the construction of this trail corridor, which will accommodate a wider variety of uses, and be handicapped-accessible.
16. While we acknowledge, and endorse, that the proposed trail network will extend to the adjoining site to the west (Exton Park), we recommend that the applicant and Township, in consultation with East Whiteland Township, investigate the feasibility of a pedestrian/vehicular connection to Elkins Circle on the adjoining Malvern Hunt development to the east. We note that the concept plan depicts that the proposed trail will be situated in close proximity to the existing Elkins Circle cul-de-sac turnaround.
17. The Transportation Impact Assessment states that the site will be served by one full-access driveway to Swedesford Road serving as the fourth leg of the signalized intersection of Swedesford Road and Valley Creek Boulevard, and one full-access driveway to Church Farm Lane. We note that the concept plan appears to indicate that the existing Church Farm Lane/Swedesford Road intersection will be removed, due to the placement of residential units to the immediate north of Swedesford Road where this existing entrance is currently located. The Township Engineer should ensure that the design of the proposed secondary connection via Church Farm Lane/Old Valley Road to the north fully complies with the street design standards set forth in the Township Code. Two fully improved access points should be provided for this development.

Natural Features Protection:

18. While the concept plan indicates that a portion of the site contains land within the 100-year floodplain, General Note 5 states that this plan “is prepared under an anticipation that the floodplain survey/study will be completed and the floodplain areas shown on the base including FEMA mapped 100 year floodplain and predevelopment 100 year floodplain areas will be eliminated.” The Township engineer should review the applicant’s calculated floodplain boundary findings once completed. We note that the County Planning Commission does not support development in the floodplain, and FEMA and the Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems.

19. In addition to the stream corridor and associated riparian buffer areas shown on the concept plan, aerial imagery and LIDAR topographical data show a grassed channel that runs diagonally across the central portion of the site from the northeast to southwest. Aerial photos and vegetation within this channel indicate that it is regularly saturated and may convey water from a spring or seep. Additionally, the USGS 1:24,000 Malvern quadrangle map designates approximately 650 feet of this channel extending from Church Farm Lane as a perennial stream, indicating that the area adjacent to this channel is subject to the Riparian Buffer Area (RBA) requirements included in Section 270-15.T of the Township's stormwater management standards. The concept plan does not designate this channel as an existing stream, and it does not include the required buffer area. The applicant should include this stream channel and the appropriate buffer zones on all future plan submissions. Additionally, the applicant should ensure that no disturbance will occur within the minimum 25-foot setback from the top of the stream channel, and should ensure an additional 125 foot vegetated buffer is maintained as open space.
20. 2013 soils data indicates that the site contains areas of hydric (wet) soils (Th Thorndale) which have limitations to development. These limitations include drainage problems due to low permeability, low runoff rates and sub-surface saturation. When construction takes place on these soils, it interferes with the natural drainage of the land. If construction occurs on this site, on-site alterations to existing drainage patterns should be carefully inspected by the Township Engineer to insure that off-site drainage conditions are not negatively affected.
21. Aerial imagery shows several areas that are frequently saturated and appear to support hydric vegetation that are not identified as wetlands on the conceptual site plan. The applicant should ensure that a qualified engineering or surveying firm completes a full wetland delineation on this site. Any delineated wetlands and adjacent buffer areas should be maintained as open space.
22. The site is underlain by carbonate geology in which the presence or potential may exist for the formation and/or expansion of solution channels, sinkholes and other karst features. These features can present risk of collapse and groundwater contamination that often can be overcome and avoided with careful stormwater management design. The location, type, and design of stormwater facilities and best management practices (BMPs) should be based on a site evaluation conducted by a qualified licensed professional that ascertains the conditions relevant to formation of karst features, and the PA BMP Manual or other design guidance acceptable to the Municipal Engineer.
23. The plan and 2017 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. If development or earth disturbance is going to encroach upon existing woodlands, the removal of trees should be limited to the minimum area needed for the dwellings and support facilities. The limits of tree removal should be clearly shown on the plan and "limits of disturbance" should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the "limit of disturbance" to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.

Page: 8
Re: Zoning Ordinance Amendment – Active Adult Community, IN Institutional District
West Whiteland Township – ZA-06-21-16790

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

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: Valley Creek Homes LLC, c/o the McKee Group
Zachary Barner, AICP, Director of Planning & Development, East Whiteland Township
Chester County Water Resources Authority

Act 537 Reviews

Act 537 Reviews for Chester County

July 2021



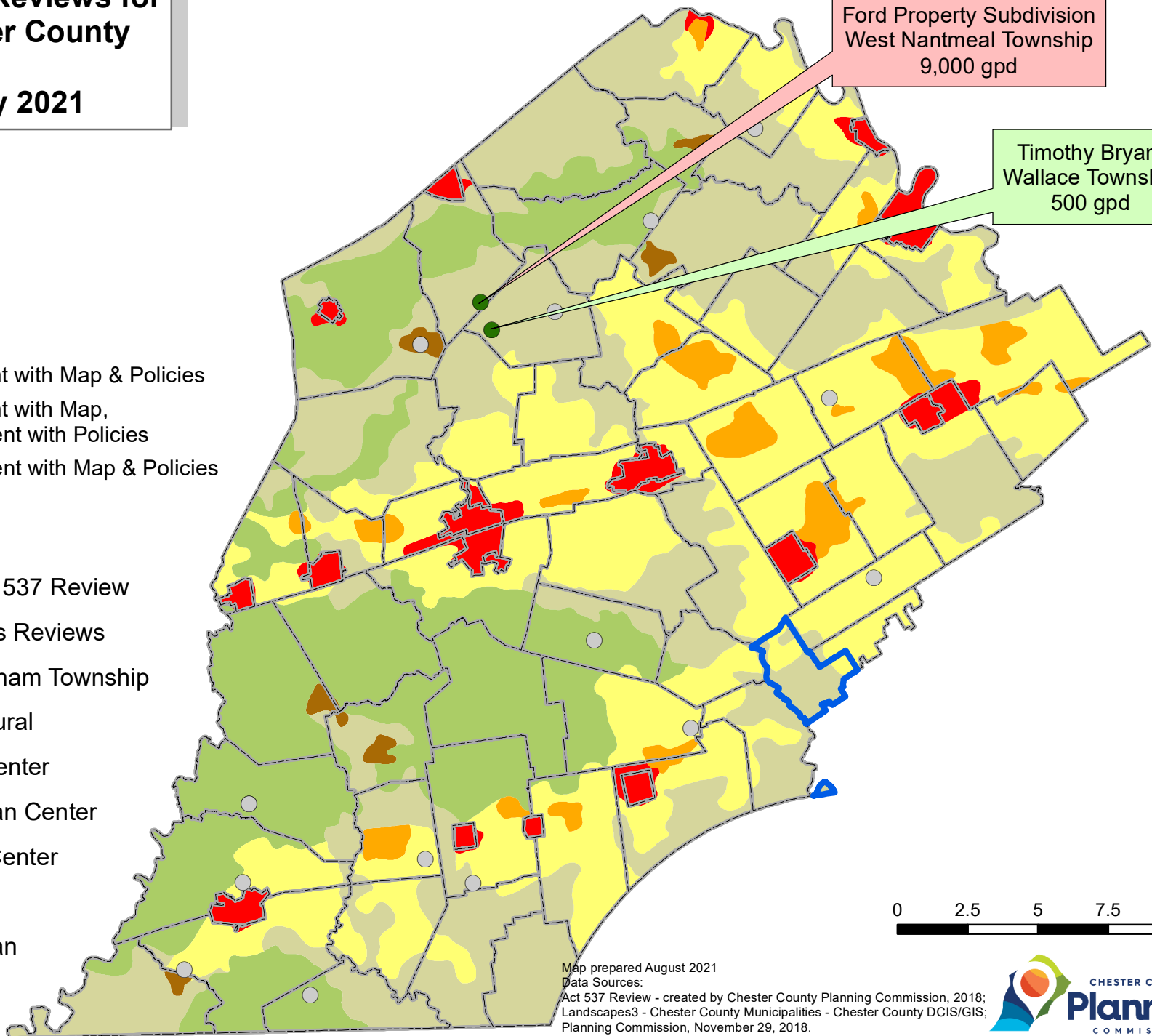
Ford Property Subdivision
West Nantmeal Township
9,000 gpd

Timothy Bryant
Wallace Township
500 gpd

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

Legend

- July Act 537 Review
- Previous Reviews
- Birmingham Township
- Agricultural
- Rural Center
- Suburban Center
- Urban Center
- Rural
- Suburban



Map prepared August 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
August 11, 2021

ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:
Birmingham Township Act 537 Plan - Consistent

MINOR REVISIONS TO MUNICIPAL PLANS:

Wallace Township, Timothy Bryant

The applicant is proposing an additional farm dwelling on 18.2 acres. The site is located on Barneston Road, near the intersection with Indian Run Road. The amount of wastewater to be generated for the proposal is 500 gpd. The project is to be served by an on-lot sewage disposal system. This project is designated as a Rural Landscape and is consistent with *Landscapes3*.

West Nantmeal Township, Ford Property

The applicant is proposing an 18 residential lots on 70 acres. The site is located on Fairview Road, near the intersection with Manor Road. The amount of wastewater to be generated for the proposal is 9,000 gpd. The project is to be served by on-lot sewage disposal systems. This project is designated as a Rural Landscape and within the Natural Features Overlay, and is inconsistent with *Landscapes3*.

TOPIC: Environmental

Item: Birmingham Township –Act 537 Plan - Consistent

Background

This Plan was prepared to address the Township’s intent to sell their wastewater treatment system to Bucks County Water and Sewer Authority.

Discussion

The Act 537 Plan is consistent with the goals of Landscapes3, as they relate to the Suburban, and Rural Landscapes and their use of public sewer, specifically the Connect Goal, which supports efficient, reliable and innovative utility infrastructure systems to serve thriving and growing communities.

The proposed Plan is also consistent with Watersheds objective 7.2 of Goal 7, “concentrate planned utility service areas to support designated growth areas” through the limitation of public sewer expansion in the Rural Landscape.

The Planning Commission supports the Plan as it relates to the township’s existing facilities and service areas, and its intention to maintain on-lot disposal as the primary disposal method within the remainder of the township, and recommended that DEP approve the Plan.

Action Requested

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

8/11/2021

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

July 22, 2021

Mr. Scott Boorse, Chair
Birmingham Township Board of
Supervisors 1040 W. Street Road
West Chester, PA 19382

Re: Birmingham Township Act 537 Plan - Sale of Public Collection and Conveyance System to
Bucks County Water and Sewer Authority

Dear Mr. Boorse:

The Chester County Planning Commission (CCPC) has reviewed the Draft 537 Special Study dated May 2021 as required by Section 71.31(b) of the Pennsylvania Sewage Facilities Act (Act 537). The Plan was prepared by ARRO Consulting and was received on May 26, 2021. As proposed, the selected alternative is to sell the Township's collection and conveyance system to the Bucks County Water and Sewer Authority (BCWSA). The Planning Commission supports the Plan proposed by the Township, because Birmingham intends to maintain on lot systems for the remainder, and the large majority, of the Township.

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

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

1. *Landscapes3* Map:

Landscapes3 designates the area containing Birmingham Township's public sewer service area as being located within the Suburban Landscape, with the remainder of the Township located within the Rural Landscape. As such, we find the areas served by the Birmingham Township public sewer system to be generally consistent with the Landscapes Map of *Landscapes3* (2018).

2. *Landscapes3* Plan:

As presented, the area currently served by the Birmingham Township sewer system is located in a designated growth area, while the remainder of the Township is located within the Rural Landscape, a resource protection area with very limited future growth. Therefore it is consistent with *Landscapes3* Connect Objective F, which states, "Coordinate water and sewage facilities planning with land use planning so that

development is directed toward designated growth areas with adequate and well maintained infrastructure.”

B. Consistency of the Alternative with *Landscapes3*:

The selected alternative for Birmingham Township is to sell their collection and conveyance system to Bucks County Water and Sewer Authority. The proposed alternative is consistent with *Landscapes3* Connect Goal, “Advance efficient, reliable, and innovative transportation, utility, and communications infrastructure systems that responsibly serve thriving and growing communities.” As proposed, this Plan to sell the collection and conveyance system to BCWSA is consistent with *Landscapes3*.

C. Consistency with Watersheds:

Watersheds, the water resources element of the County comprehensive plan, identifies Objective 7.2 of Goal 7, “concentrate planned utility service areas to support designated growth areas.” The public sewer service areas in Birmingham Township, according to the Livable Landscapes Map, are located within the Suburban Landscape. Thus, the collection and conveyance system to be sold to BCWSA, which is located within the designated growth areas of *Landscapes3*, is generally consistent with the objectives of Watersheds.

Thank you for the opportunity to offer comments on this Plan. We hope that these comments, and those of the Chester County Health Department, will be of assistance as the Township prepares for submission of this proposed plan update to the PA DEP. If you have any questions, please contact me at 610-344-6285.

Sincerely,



Carrie J. Conwell, AICP
Senior Environmental Planner

cc: Elizabeth Mahoney, PaDEP
Matt Skiljo, Chester County Health Department
Quina Nelling, Birmingham Township Manager
Bill Bohner, Jr., ARRO Consulting

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 Timothy Bryant, Wallace Township

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

1. Date plan received by county planning agency. May 17, 2021
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency July 16, 2021

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

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscape3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Rural Landscape. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. On-lot sewage disposal, or very limited public or community sewer service to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this landscape.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters - Indian Run. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact:
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known historical or archaeological resources be impacted by this project? Not Known. If yes, describe impacts
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Is there a county or areawide zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	10. Does this proposal meet the zoning requirements of the ordinance? N/A

Yes	No	SECTION C. AGENCY REVIEW (continued)
-----	----	--------------------------------------

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
If yes, is the proposed waiver consistent with applicable ordinances. Not Known
If no, describe inconsistencies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>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: 7/15/2021Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

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

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

PC53-07-21-16822

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
Timothy Bryant, Site Contact
Betty Randzin, Wallace Township
Jeff Miller, Evans Mill Environmental LLC



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

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

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

Project Name & Municipality Ford Subdivision, West Nantmeal Township

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

1. Date plan received by county planning agency. May 20, 2021
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency July 13, 2021

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

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Rural Landscape. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. On-lot sewage disposal, or very limited public or community sewer service to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this landscape. The county's Natural Landscapes is an overlay of all other landscapes and consists of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources.</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met <u>As proposed, the development of 18 residential lots is inconsistent with the vision for the Rural Landscape, which includes very limited development, as well as the Significant Natural Landscapes, which include the County's natural features network and should be protected, restored, and subjected to limited disturbance.</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters, the Christina Watershed. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: <u>The project will disturb a significant amount of prime agricultural land which is inconsistent with the Landscapes3 Vision for Agriculture which seeks to support very limited growth, and growth that is primarily related to agricultural uses in an effort to preserve prime agricultural soils and farming operations.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact: <u>Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, and it appears there may be development activities encroaching upon them. Prior to construction occurring on this site, the applicant should contact both the U.S. Army Corps of Engineers and the PA DEP to determine if the proposed activity will require a permit.</u>
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known historical or archaeological resources be impacted by this project? Not Known. 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? Not Known. <u>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.</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Is there a county or areawide zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	10. Does this proposal meet the zoning requirements of the ordinance? N/A

Yes	No	SECTION C. AGENCY REVIEW (continued)
-----	----	--------------------------------------

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
If yes, is the proposed waiver consistent with applicable ordinances. Not Known
If no, describe inconsistencies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>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: 7/13/2021Name 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 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.

According to the National Pipeline Mapping System (NMPS), the proposed project is located within an area that contains the Columbia Gas/TransCanada pipeline corridor. While the location of this project's proximity does not preclude development along the pipeline corridor, there may be special steps that can avoid negative impacts or interactions between the public and the pipeline. The Chester County Planning Commission recommends contacting the pipeline operator to coordinate construction activities in addition to calling 811 before digging. You can find contact information for the operator in your area by going to the Chester County Pipeline Information Center website <https://www.chescoplanning.org/pic/operators.cfm> and linking to the corresponding company.

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

PC53-07-21-16819

The county planning agency must complete this Component within 60 days.

This Component and any additional comments are to be returned to the applicant.

cc: Elizabeth Mahoney, PaDEP
Chester County Health Department
James Ford, Site Contact
Deborah Kolpak, West Nantmeal Township
Jeff Miller, Evans Mill Environmental LLC

Agricultural Security Area Reviews





THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
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Executive Director

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

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

TO:

Mr. Gerard Porter, Chairman
Board of Supervisors
New London Township
P.O. Box 1002
New London, PA 19360

Date:

July 1, 2021

Parcel:

71-1-5

Acreage*:

57.3

Owner(s)*:

Glen T. Scarcelle & Patricia
A. Scarcelle

*According to County Tax Assessment Records

Review Timetable

On, June 23, 2021 the Chester County Planning Commission received a request from your municipality to review the above listed parcel for addition to your municipality’s existing ASA. This proposal was submitted by Maureen McPartland-Zdun,, representing your municipality. Following Act 43, the CCPC has 45 days to review this submission, which means that our review must be completed by August 7, 2021.

Soils

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

Comments:

Local Planning

- 1. Does the municipal zoning for the parcel allow agriculture? Yes No
Comments: **Agriculture is permitted by-right in the R-2 Medium Density Residential zoning district.**

- 2. Does the proposed agricultural use of the parcel comply with the future land use of the parcel, as mapped in the municipal comprehensive plan? Yes No
Comments: **The parcel is designated Residential and Candidate for Ag. Preservation or Open Space Preservation.**

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

Agricultural Lands

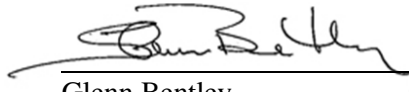
- 1. Is the parcel enrolled in a farmland protection program? Act 515 Act 319 None

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

- 3. Is the parcel "viable farmland" as defined by Act 43? Yes No
Comments:

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

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



Glenn Bentley
Senior Review Planner

GPB/ncs

cc: Ron Ragan, Township P.C. Chair
Jake Michael, CCPC
Geoff Shellington, Chester County Open Space Preservation Department

Discussion and Information Items

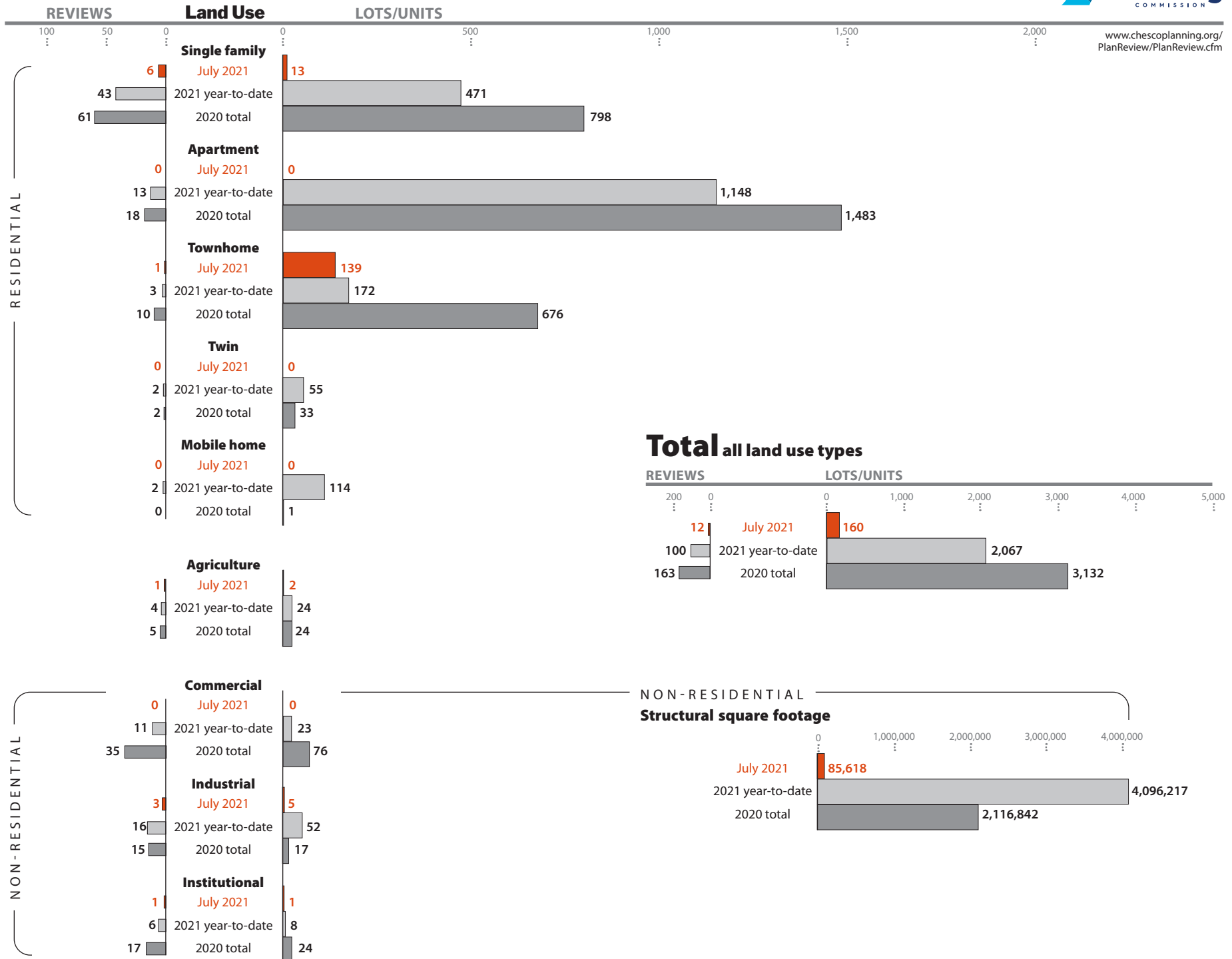


Design and Technology

Subdivision and Land Development Applications July 2021



www.chescoplanning.org/
PlanReview/PlanReview.cfm





THE COUNTY OF CHESTER



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

MEMORANDUM

To: Chester County Planning Commission
From: Paul Fritz, Director, Design & Technology Division
Date: August 1, 2021
Re: Planning Commission Board Meeting Monthly Report

For the month of July, the Design & Technology Division performed reoccurring tasks and supported planning staff with short term and work program related projects. Some staff took well-earned vacations.

The 247 planners continued to review and process plans and ordinance submittals and work on eTool updates. Staff also continued to work with and test the HTML5 EnerGov platform.

The GIS staff prepared historic atlas updates and municipal comprehensive plan existing conditions maps. The staff also responded to municipal mapping requests.

The Graphics staff prepared public meeting materials for the Oxford Borough Comprehensive Plan project and draft logo alternatives for the Water Resources Authority's Watersheds update. Staff also assisted with plan review redesigns and the fall events flyer.

Environment & Infrastructure

Environment & Infrastructure Division

July 2021

Green Light-Go Awards

On July 7th, Governor Wolf announced the latest round of Green Light-Go award recipients across the Commonwealth. The Green Light-Go: Pennsylvania's Municipal Signal Partnership Program provides state funds for the operation and maintenance of traffic signals along critical and designated corridors on state highways. Due to COVID-19, there were no awards distributed from the program in 2020. This year 50 municipalities received over \$15.6 million to help fund traffic signal upgrades.

The lone recipient in Chester County this round is Uwchlan Township which received \$263,335 for upgrading traffic signal controllers along Uwchlan Avenue (PA 113) and connecting to the Commonwealth network.

For more information, including the full listing of awards, please see the Governor's [press release](#).



Transportation Revenue Options Commission (TROC) Report

On Friday, July 30th, the Transportation Revenue Options Commission (TROC) submitted its final report to Governor Tom Wolf who established the TROC by executive order in March of this year to find a replacement for the gas tax established by Act 89. Chaired by PennDOT Secretary Yassmin Gramian, the 40 plus member commission is proposing a phased approach to implement a series of user based fees to address and close the current \$9.35 billion annual funding gap within five years to keep the transportation system in a state of good repair.

Proposed revenue generating options include:

- Mileage Based User Fees (MBUF) - including electric vehicles;
- Tolling - including Corridor Tolling and Managed Lanes;
- Redirect PA State Police funding from the current Motor Licensing Fund to the General Fund;



- Fees - including increased registration fees, TNC fees (Uber, Lyft, taxis, etc.), and fees for vehicle rentals and goods delivery (Amazon, UPS, etc.);
- Taxes – on vehicle sales, gas, and jet fuel; and,
- Other - value based registration fees and phased elimination of the gas tax with MBUFs.

Next steps are for the TROC to work with both the Wolf Administration and General Assembly to advance the proposed options toward implementation with a goal of acting on the proposal by July 1, 2022. For a complete summary of the proposed revenue options, please refer to **Figure 10** found on page 27 within the [TROC Final Report and Strategic Funding Proposal](https://www.penndot.gov/about-us/funding/Pages/TROC-Report.aspx) available at the following website: <https://www.penndot.gov/about-us/funding/Pages/TROC-Report.aspx>

Pipelines Update

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

- Chester County Board of Commissioners sent a letter to the PUC requesting that they stop the operation of the Mariner East pipelines until a public safety investigation is completed. https://www.dailylocal.com/local-news/chester-county-officials-call-for-pipeline-shutdown/article_213a3768-e8c5-11eb-bf1c-5f45c216f07f.html
- Residents attended the Commissioner’s meeting and requested that they hold a public safety meeting with Sunoco/ET, including municipal representatives and members of the public to discuss environmental and safety impacts. https://www.dailylocal.com/local-news/residents-outline-pipeline-concerns-to-chester-county-officials/article_99e39b4e-ea43-11eb-b175-83e507cf2c82.html .
- A Pipelines Safety Advisory Board (PSAB) meeting was held July 29, 2021. The Board discussed the May 31 incident at the Boot Road Pump Station; Enterprise Products gave a presentation on their Emergency Response Functional Exercise; and, the Board was informed of Member resignations. Several members of the public attended the meeting to express concerns with the safety of the Mariner East project throughout the county.

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>

Environment and Energy Advisory Board

- The quarterly Environment and Energy Advisory Board (EEAB) meeting was held on July 28, 2021.

- Jan Bowers, Director of Facilities, gave a presentation on the exploration of a regional Power Purchasing Agreement for Chester, Bucks, Montgomery, and Delaware counties using clean energy.
- The group also discussed the status of the [C-PACE program](#) (a clean energy financing program for commercial properties), lanternfly and mosquito spraying programs in Chester County; as well as future EEAB projects now that the Climate Action Plan draft has been completed.
- Next meeting will be held October 27, 2021.

Community Planning

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

Community Planning Municipal Assistance Projects August 2021

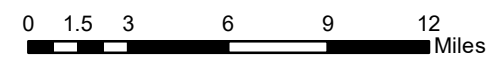
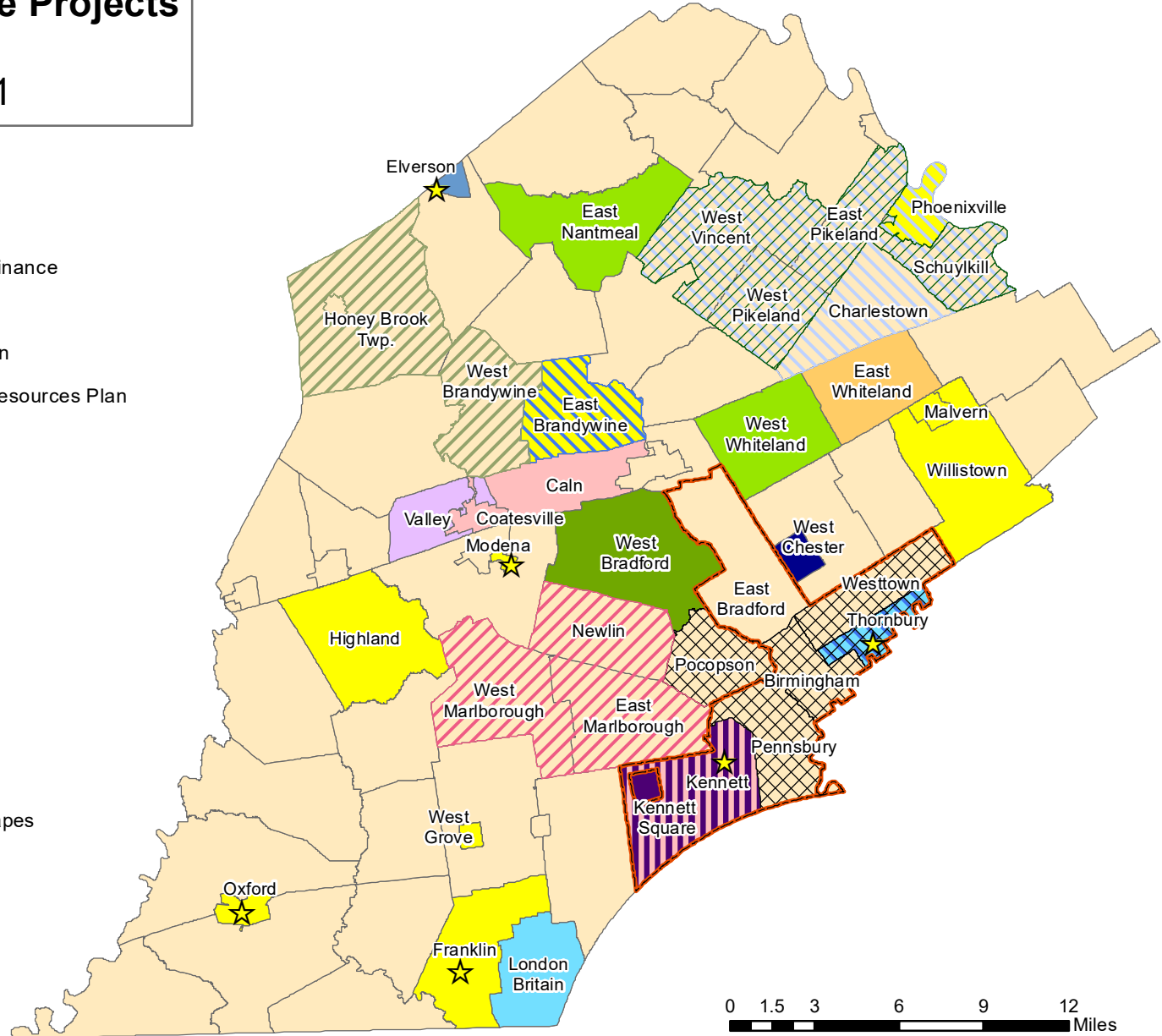


Single Municipality

- Comprehensive Plan
- Subdivision and Land Development Ordinance
- Zoning Ordinance
- Open Space, Parks, and Recreation Plan
- Open Space, Recreation, and Natural Resources Plan
- Historic Resource Survey
- Active Transportation Plan
- Master Corridor Plan
- Official Map Update
- Economic Benefits of Rail Study
- ★ VPP Technical Services Contract

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
- Unionville Area Comprehensive Plan Update
- Clean Energy Transition Study



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



COMMUNITY PLANNING REPORT

August 2021 (Activities as of 7/30/21)

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: 60% Contract Term: 8/20 – 7/22 Consultant: Ray Ott & Associates Monitor: Mark Gallant

The Township is updating their Zoning Ordinance, implementing recommendations from their 2017 comprehensive plan and creating a cohesive ordinance that encourages appropriate development. The consultant will utilize the summer months to development a full draft of the Zoning Ordinance and is expected to distribute the draft for review at the September 7th meeting.

2. City of Coatesville – Zoning Ordinance Update

Percent Completed: 0% Contract Term: 6/21 – 5/23 Consultant: Cedarville Engineering Monitor: Kevin Myers

Coatesville is proposing to update their Zoning Ordinance with a focus on streamlining, clarifying, and simplifying the existing ordinance. The contract was endorsed by the County Commissioners at their May sunshine meeting, and the project start date was June 1, 2021 with an anticipated 12 month work program. *A meeting with the manager and consultant was held 7/21/2021 to discuss and clarify details of the project. Scheduling of kick-off meeting with the task force in August is underway.*

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

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

The Township will be updating their existing comprehensive plan, which was adopted in 2009, and update their existing Official Map that dates from 2011. Recommendations in the existing plan have largely been completed, and the update will address Landscapes³. The comprehensive plan will build from recommendations included in a recently completed Sustainable Community Assessment, and the Official Map will be able to implement recommendations. The Initial Briefing Meeting has occurred and project meetings have begun.

4. East Nantmeal Township – Historic Resource Survey

Percent Completed: 65% 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.

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

Percent Completed: 90% Contract Term: 12/18 – 11/21 Consultant: Natural Lands Monitor: Chris Patriarca

The Board of Supervisors met and discussed the draft plan on June 21, and Act 247/VPP review is still pending Board of Supervisors authorization. The contract has been extended another 6 months through November 30.

6. Elverson Borough – Active Transportation Plan

Percent Completed: 70% 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. Interactive display mapping was developed to illustrate the draft pedestrian and bicycle network plans that prioritize 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. While development of the written plan document is now underway, the proposed bicycle and pedestrian connections were presented at Elverson’s Community Day on Saturday, June 26th where they were very well-received by the public. *We are scheduled to meet with the Task Force in late August to go over draft chapters of the plan.*

7. Franklin Township – Comprehensive Plan

Percent Completed: 50% Contract Term: 4/20 – 3/22 Consultant: Chester County Planning Commission Lead Planner: Jeannine Speirs

Draft chapters are being started, beginning with the six priority subject areas. The agricultural retention, trails/pedestrian, Resources as Green Infrastructure, and Kemblesville as a Destination subject areas have been reviewed. *Kemblesville as a Destination has been a particularly supported idea and one starting to be implemented by a regional Mason-Dixon/Arc Corner Heritage Interpretation and Connectivity Plan that is being proposed. Next up is Transportation and other Community Infrastructure.*

8. Highland Township – Comprehensive Plan Update

Percent Completed: 35% Contract Term: 2/21 – 1/23 Consultant: Brandywine Conservancy Monitor: Chris Patriarca & Mason Gilbert

An in person, public open house was held on June 28 at the township park. *At their July meeting, the Task Force discussed results from the public survey and open house, the Township climate profile, and the draft vision statement, goals, and objectives.*

9. Kennett Township – Zoning Ordinance

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

Final draft review is nearly complete.

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

Percent Completed: 50% Contract Term: 7/20 – 6/22 Consultant: Brandywine Conservancy Monitor: Kate Clark

The Task Force has reviewed each of the first draft SLDO articles. The full revised draft of the SLDO will be available for Task Force review on August 10th.

11. Malvern Borough – Comprehensive Plan

Percent Completed: 40% Contract Term: 9/20 – 8/22 Consultant: Brandywine Conservancy Monitor: Kevin Myers

The topics covered to date include: background data and mapping, community survey (500+ responses), community vision, natural resources, housing, historic resources, parks and recreation, future land use, economic development, and transportation. *The next step will be for the consultants to produce a full draft plan. As such the next task force meeting is scheduled for October 20, 2021 to allow time for drafting, distribution, and review.* As a side note, the Borough began hybrid meetings beginning with the June meeting.

12. Modena Borough – Comprehensive Plan

Percent Completed: 15% Contract Term: 4/21 – 3/23 Consultant: Chester County Planning Commission Lead Planner: Chris Patriarca

The Task Force met in July to discuss existing conditions, draft mapping, and the draft plan vision statement.

13. Oxford Borough – Comprehensive Plan

Percent Completed: 20% Contract Term: 4/21 – 3/23 Consultant: Chester County Planning Commission Lead Planner: Mark Gallant

Oxford Borough has retained the Planning Commission to develop a new comprehensive plan that will also address all required elements of a revitalization plan within the overall plan. *The Task Force presented draft priorities to the public at a series of open houses at Borough Hall on July 22, 2021. The series included an English-speaking open house from 5:00 – 7:00 and a Spanish-speaking open house from 7:30 – 9:00. Public participation resulted in a great deal of feedback and the Task Force members were very pleased with the results.*

14. Phoenixville Borough – Comprehensive Plan

Percent Completed: 50% Contract Term: 8/20 – 7/22 Consultant: Herbert, Rowland, and Grubic Monitor: Chris Patriarca

A virtual public meeting was held on June 23 to present the topical areas of the plan and receive comments from the public. The Task Force will continue their review at their August meeting.

15. Thornbury Township – Subdivision and Land Development Ordinance and Official Map and Ordinance

Percent Completed: 50% Contract Term: 1/21 – 6/22 Consultant: Chester County Planning Commission Lead Planner: Kate Clark

The Task Force met in June to review the final two draft articles for the SLDO and the first draft of the Official Map. The July meeting will review a full second draft of the SLDO, applicable appendices, draft Official Map ordinance language, and Official Map revisions.

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

Percent Completed: 0% Contract Term: 8/21-7/23 Consultant: Pennoni and Thomas Comitta Assoc. Monitor: Mark Gallant

Valley Township will be conducting a corridor master plan for West Lincoln Highway, a high priority recommendation from their recently adopted comprehensive plan. The plan would work to create a more cohesive corridor, addressing streetscaping, multi-modal network, mixed uses, access management, and stormwater management infrastructure from the perspective of both new development and redevelopment. The Township has selected a consultant team of Pennoni and Thomas Comitta Associates. *We have received the draft scope of work and the contract is under development.* The 1st Task Force meeting has not yet been scheduled.

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

Percent Completed: 40% 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 next meeting will take place in August. This meeting will review trail connections, mapping, and the botanical survey.

18. West Chester Borough – Economic Benefits of Rail Restoration

Percent Completed: 0% Contract Term: 8/21-7/22 Consultant: Econsult Solutions Monitor: Kevin Myers

The Borough has selected Econsult Solutions to assist them in developing a study of the economic benefits of rail restoration to West Chester (the project), with the intent to use the information to advocate for rail restoration (activities after the project). *The contract and scope of work were finalized at the end of July and the anticipated start date for the project is August 2021.*

19. West Grove Borough – Comprehensive Plan

Percent Completed: 50% Contract Term: 10/20 – 9/22 Consultant: Theurkauf Design & Planning LLC Monitor: Kevin Myers

West Grove is updating their Comprehensive Plan; their existing plan was adopted in 2003. Since 2003 West Grove’s demographics have changed significantly, and the new plan will include a focus on multimodal options, revitalization, recreation, and public engagement. The January and February 2021 meetings reviewed existing conditions and the future land use plan. April discussion included housing and economic development. May’s discussion covered Community Facilities and Services. June’s topic was parks and recreation. *The next scheduled meeting is August 24th to discuss cultural resources.*

20. West Whiteland Township – Historic Resource Survey Update

Percent Completed: 65% Contract Term: 11/19 – 10/21 Consultant: Commonwealth Heritage Group Monitor: Jeannine Speirs

The consultant is completing fieldwork in earnest as well as completing survey forms.

21. Willistown Township – Comprehensive Plan

Percent Completed: 5% Contract Term: 1/21-12/22 Consultant: Gaadt Perspectives Monitor: Kate Clark

The Task Force met in July to discuss provide update on existing conditions plan chapters.

MULTI-MUNICIPAL

22. Brandywine Battlefield Strategic Landscapes Plans – Phase 3

Percent Completed: 35% Contract Term: 8/19 – 12/22 Consultant: Chester County Planning Commission Lead Planner: Jeannine Speirs

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

23. Brandywine Battlefield Group – BB Heritage Interpretation Plan

Percent Completed: 85% Contract Term: 2/20 – 1/22 Consultant: Brandywine Conservancy Monitor: Jeannine Speirs

This plan will build from previous efforts to finalize locations for Heritage Centers, identify key sites for public interpretation purposes, develop interpretation thematic narratives, develop Heritage Center conceptual designs using a design firm as a subconsultant, and promote public education, small-scale heritage tourism, visitor safety, and pedestrian connections as possible. Recently preserved properties and their role in visitor experience will be addressed. The plan will provide the vision, narrative, and actions for how implementing entities can provide a cohesive visitor experience. A public meeting was held in May, and draft plan elements are being reviewed by the Advisory Committee. It is anticipated the final public meeting will be held in July or August, after which the Plan will be completed. This is the first plan of its type to be funded under VPP and it is anticipated that it will be the model for other heritage interpretive plans. A contract extension has been finalized.

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

Percent Completed: 25% 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 20th and the consultant presented early conceptual trail alignments, trail heads, and destinations along the corridor. The next Task Force meeting is expected to be scheduled soon. In the meantime the consultant is working with landowners along the existing trail alignment, including Sunoco. *The townships have submitted a request for extension to complete the Study and accommodate the adoption process.*

25. Kennett Square Borough/Kennett Township – Regulatory Updates

Percent Completed: 90% Contract Term: 5/18 – 4/21 Consultant: LRK/JVM Studio Monitor: Kevin Myers

The Township is progressing in coordination with the larger township full ordinance update being undertaken with CCPC as the consultant. LRK has returned a full draft of the design guidelines to the Township for incorporation into the full ordinance. The Borough relied on Borough staff to modify consultant materials for Planning Commission and Council consideration. *Borough Council adopted zoning ordinance amendments at their June 21st Borough Council meeting. Kennett Township has received the consultant's edits to the Design Guidelines that CCPC heavily edited under the Kennett Zoning project which will be adopted along with the full ordinance at a later date (see #11: Kennett Township - Zoning Ordinance)*

26. Phoenixville Area Townships – Clean Energy Transition Plan

Percent Completed: 0%

Contract Term: TBD

Consultant: *Practical Energy Solutions*

Monitor: *Mark Gallant*

The townships of East Pikeland, Schuylkill, West Vincent, and West Pikeland will be developing a clean energy transition plan to guide municipal action. The project also includes an education and outreach component to inform organizational and individual actions beyond municipal control. *A Request for Proposals resulted in the selection of Practical Energy Solutions as the lead consultant on the project. The consultant is now in the process of developing the final scope of work for the VPP contract.*

27. Phoenixville Region – Comprehensive Plan Update

Percent Completed: 90%

Contract Term: 3/20 – 2/22

Consultant: Theurkauf Design and Planning

Monitor: Mason Gilbert

The Act 247 Review was completed and the letter sent to Theurkauf and the Phoenixville Region municipalities.

28. Unionville Area Region – Comprehensive Plan Update

Percent Completed: 0%

Contract Term: TBD

Consultant: TBD

Monitor: TBD

The townships of East Marlborough, West Marlborough, and Newlin will be updating their existing multi-municipal comprehensive plan, which they took multiple actions to implement. The townships will be developing a Request for Proposals to select a consultant to guide the effort.

OTHER PROJECTS

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

VPP INQUIRIES

County Consulting Assistance Requests

1. East Caln (comprehensive plan)
2. East Vincent (zoning ordinance amendments)
3. Kennett Township (subdivision and land development ordinance)
4. West Sadsbury Township (comprehensive plan)
5. East Bradford Township (zoning ordinance)
6. Oxford Region (anticipated – regional comprehensive plan)
7. Spring City (comprehensive plan)

Cash Grant Inquiries (or VPP channel not established yet)

- East Fallowfield – Historic Resource Ordinance (November 2020)
- East Pikeland Township – Sustainability Plan (February 2020)
- Londonderry Township – (May and August 2020)
- New London Township – Comprehensive Plan (May 2020)
- Pennsbury Township – Historic Project (January 2020)
- Pocopson Township – Regulatory Amendments (Fall 2020)
- South Coatesville Borough – Comprehensive Plan (February 2020/July 2021)
- West Vincent Township – Park and Trail Plan (July 2018, January 2020)
- West Nottingham Township – Transportation Study (January 2020)

HISTORIC PRESERVATION

- **Town Tours** – A series of free educational programs on historic towns, neighborhoods, and other items on interest in Chester County.
Staff: Daniel Shachar-Krasnoff, support from Nancy Shields, along with Jeannine Speirs and Mason Gilbert.
External Partners: CCHPN and individual site organizers/municipalities/municipal historical commissions
Status: The kick-off was a hybrid in-person and virtual event in West Chester on June 17th. The Town Tours occur on most Thursday evenings through August 19th/21st. The final Town Tour, August 19th/21st is in-person, the rest are virtual. The overall program is being coordinated as part of the Juneteenth Festival, a multi-week series of programs. Voices Underground along with the County Cultural Heritage Task Force is coordinating Juneteenth activities.
- **Training** – Conduct and support training for historical commissions, committees, and HARBs, often in coordination with CCHPN.
Staff: Daniel Shachar-Krasnoff, support from Nancy Shields and Jeannine Speirs.
External Partners: CCHPN, PHMC
Status: Chester County Historic Preservation Network will hold Volunteer Recognition Picnic in mid-September. The Leadership Luncheon was attended by more than 50, and presented content on PHMC databases (PA-SHARE specifically) and how to form and operate a historical commission and to protect and reuse historic buildings.
- **Mandated and Requested Reviews/National Register Designation Activity** – This includes county-owned properties and other properties with a historic designation (or potential for designation)
Staff: Daniel Shachar-Krasnoff, Jeannine Speirs support on select items (such as DCD Section 106 Committee and reviews of ordinance language)
External Partners: Vary by project

Programs/Projects:

- DCD Section 106 Committee: Daniel Shachar-Krasnoff and Jeannine Speirs serve on this committee, which conducted a limited review of a property in April for DCD. Reviews are as requested by DCD, and are covered under a Programmatic Agreement between DCD and the SHPO/PHMC. *Review is ongoing for renovations to apartments for homeless families at 128 E. Chestnut Street, in West Chester Borough.*
 - County-owned Bridges/Facilities: Daniel Shachar-Krasnoff advises on bridges, in coordination with the CCPC Environment and Infrastructure Division (Eric Quinn). Multiple bridges are active: Mill Road #167; Lincoln #35; Pigeon Creek #207, Allerton Road #111. Cultural Review reports are underway for #199 and #157. This projects typically require a Section 106 or PA History Code review process.
 - County-owned properties/Facilities and Parks + Preservation: Historic preservation planning and technical assistance on County-owned properties that are or may be historic.
 - Non-County affiliated Section 106: Darlington Corners at 926/202 (PennDOT interaction widening); Manor Road Improvements and Roundabout
 - Other activity (planning /technical assistance) with potential regulatory element: Crebilly Farm, Mercedes Dealership, Fricks Lock/Schuylkill River/Parkerford Trailhead Development.
 - Act 247 reviews as requested
 - Reviews for historic resource ordinance language as requested/able
 - National Register Nomination support for: Langoma Mansion, Passtown School, Beaver Creek Milling District, Kennett Square Borough update
- **Technical Assistance** – through three primary forms: periodic distribution of information to Historical Commission chairs, answering questions on National Register process (as requested/able), and support for historic preservation efforts (detail below)
Staff: Daniel Shachar-Krasnoff lead
External Partners: Vary by project
Projects with ongoing activity:
 - Gardner-Beale House (Coatesville)
 - Kemblesville demolition by neglect
 - Friends of Barnard House/Barnard House
 - Friends of White Clay Creek Preserve Historic Resource Committee – NR nomination just approved
 - Oxford Region
 - Passtown School
 - Zachariah Rice/Hench Houses National Register status
 - St. Peter’s UCC Church

- **Heritage Education/Tourism** – multiple efforts to support education and interpretation throughout the county
 Staff: Daniel Shachar-Krasnoff lead, support from Jeannine Speirs for the 250th, Battlefield Heritage Centers, and municipal heritage interpretive plans
 External Partners: Vary by project
 Projects with ongoing activity:

 - Iron and Steel Heritage Partnership: Bridging the Atlantic webinar was well attended and posted for viewing
 - Underground Railroad: Long-term effort regarding Harriet Tubman Byway/walking trail
 - Rural History Confederation: no current activity
 - America’s 250th: Commissioner Kichline serves on the statewide committee, support as requested at this point
 - Heritage Centers: Kennett Heritage Center is now open, plans underway for Strode’s Barn, discussion of an agricultural-themed heritage center and possible heritage interpretation and connectivity planning effort.

- **Historic Resource Mapping** – two primary mapping efforts for both National Register and locally designated resources, the Historic Atlas Project and the National Register Interactive Map
 Staff: Daniel Shachar-Krasnoff lead, with support from Colin Murtoff and Mason Gilbert
 External Partners: PHMC, vary by project
 Projects with ongoing activity: Atlas projects underway: West Chester, Westtown, Parkesburg, New Garden, London Britain, Charlestown, West Bradford, East Goshen, West Whiteland (VPP), East Marlborough, and East Nantmeal (VPP).

- **Adaptive Reuse Design Guide** – development of a guide specific to adaptive reuse
 Staff: Mark Gallant led with support from Jeannine Speirs, Mason Gilbert, and Nancy Shields
 External Partners: Advisory Committee for the project
 Status: A second Advisory Committee meeting was held in June. Interviews are being conducted to inform the project, and successful examples of adaptive reuse collected, researched, and photographed.

- **Brandywine Battlefield** – efforts are coordinated through Jeannine Speirs’ roles as Brandywine Battlefield Task Force Administrator and Project Manager for the NPS/ABPP funded grant project (currently in Phase 3).
 Staff: Jeannine Speirs lead, support from Daniel Shachar-Krasnoff
 External Partners: Archives, Brandywine Battlefield Task Force, Brandywine Battlefield Park Associates, Delaware County, municipalities
 Current Activity: See descriptions of the Phase 3 project and the Brandywine Conservancy-led Heritage Interpretation Plan (VPP funded). Also tracking a PHMC/CLG funded project (Driving Tour) that East Marlborough is leading with the support of the Task Force and Park Associates and the Heritage Interpretive Signage Project that the Sons of the Revolution is funding and helping to lead.

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. Updated organizations with highest indicators of growth and decline.
- **Reinvestment Opportunities Map** – Finalizing display and drafting text for map of reinvestment/redevelopment opportunities at developed sites, focused within the Landscapes3 growth areas.
- **Non-Residential Construction Report** – 2020 report posted.
- **State of the County Economy Report** – Initial data collection completed for available data for 2020 data updates. Updating text for 2021 report.

HOUSING

- **Housing Choices Committee** – March 2021 meeting held with discussion on Missing Middle Housing.
- **Costs of Housing** – Work is continuing to finalize this product.
- **Housing for an aging population** Final draft complete, being prepared for online posting and a physical overview document.
- **Missing Middle Housing** – Beginning inventory of municipal ordinances allowing Missing Middle typologies, drafting initial text, and identifying Chester County examples.
- **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** – Event tentatively planned for November 17th or 18th focusing on Missing Middle housing.
- **Residential Construction Report** – 2020 report posted.
- **Video** – The Phoenixville-focused video has been completed and shared, through the HCC meeting, CCPC newsletter, website, and social media. Promotion efforts included the overview video on A+ homes as well. Footage for a senior housing focused video and a Habitat for Humanity video will be used for two additional videos, with plans to conduct new interviews for an employer focused video later in the year.
- **Presentations** – Preparing presentation for Caln on A+ Homes.

URBAN CENTERS

- **VPP Support** – Monitoring of cash grants to Kennett Square (regulatory updates), Coatesville (zoning amendments), West Grove (comprehensive plan update), and Malvern (comprehensive plan update), and participating in county consulting technical services work on updates to the Modena and Oxford Borough comprehensive plans.
- **Technical assistance/coordination** – Atglen for zoning, future park planning, and grant assistance (DCNR, CCCRP, etc.); Parkesburg for implementation coordination and potential grant funding; West Grove (breweries, mixed use zoning, parking requirements); Downingtown (signs, parking, TND); TMAcc (design), Coatesville (coordination between the City, 2nd Century, CDC, and CCPC). Engaged DVRPC in conjunction with other CCPC staff regarding the DVRPC ExPo program.
- **Meeting Attendance** – Participation in meetings for economic development through Historic Kennett Square, the Western Chester County Chamber of Commerce, and 2nd Century Alliance.
- **Tools** – Supporting the update of multiple online eTools. *Supporting and advocating for County access to ArcUrban GIS application.*
- **Urban Center Webpage** –No recent activity.
- **Urban Center Forum** –The four Main Streets eTools related to the 2020 forum have been posted to the CCPC website. Planning for the 2021 forum has begun in coordination with DCD. *Tentative date for the Fall 2021 UCF is Oct. 26th from 4-6 pm.*
- **Urban Centers Improvement Inventory** – 2021 UCII posted in early March.
- **DCD CRP Coordination** – Providing input and responses to inquiries from urban centers regarding potential CRP applications. *2021 CRP applications have been received and the review process is underway.*
- **DVRPC TCDI representative** – Coordinated with representatives for both Chester County awarded projects regarding status and progress.
- **Presentations:** None at this time.

Agricultural Development Council Update



Director's Report