



THE COUNTY OF CHESTER



COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

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
The Barn at Upland Farm Park, Chester Springs, PA

Hybrid Meeting
June 12, 2024

AGENDA

3:00 p.m. 1. CALL TO ORDER

A. Chair's Welcome

Chair

2. PUBLIC COMMENT

Chair

3. PRESENTATION

B. *Landscapes3* Five Year Assessment

Brian O'Leary

- 1) *L3* Preserve Goal Implementation
- 2) *L3* Protect Goal Implementation

3:20 p.m. 4. ACTION ITEMS

C. Approval of Commission Meeting Minutes – May 8, 2024

Commission

D. Act 247 Reviews – May 2024 Applications

Act 247 Team

1) Subdivision and Land Development Plan Reviews (19)

- | | |
|-------------------------------|----------------|
| 1. East Bradford Township | LD-03-24-18037 |
| 2. East Bradford Township | SD-03-24-18048 |
| 3. East Vincent Township | LD-04-24-18064 |
| 4. Easttown Township | LD-04-24-18078 |
| 5. Honey Brook Borough | LD-05-24-18086 |
| 6. Kennett Square Borough | SD-04-24-18070 |
| 7. Malvern Borough | LD-04-24-18073 |
| 8. Phoenixville Borough | LD-04-24-18061 |
| 9. Schuylkill Township | LD-04-24-18058 |
| 10. Upper Uwchlan Township | LD-04-24-18077 |
| 11. Uwchlan Township | LD-04-24-18062 |
| 12. Uwchlan Township | SD-04-24-18074 |
| 13. West Fallowfield Township | LD-12-23-17930 |
| 14. West Grove Borough | SD-04-24-18065 |
| 15. West Vincent Township | SD-02-24-18006 |
| 16. West Vincent Township | SD-03-24-18044 |
| 17. West Whiteland Township | LD-04-24-18054 |
| 18. West Whiteland Township | SD-03-24-18050 |
| 19. Willistown Township | SD-03-24-18033 |

- 2) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews (7)
 - 1. East Brandywine Township ZA-04-24-18080
 - 2. East Whiteland Township ZA-04-24-18063
 - 3. Penn Township CP-03-24-18036
 - 4. Valley Township ZA-04-24-18075
 - 5. Wallace Township ZA-04-24-18057
 - 6. West Goshen Township ZA-05-24-18084
 - 7. Willistown Township ZA-04-24-18076

E. Act 537 Reviews- May 2024 Applications *Carrie Conwell*

- 1) Major Applications (0)
- 2) Minor Applications (3)
 - 1. Honey Brook Township, 3766 Horseshoe Pike, 22-7-77.1, consistent
 - 2. West Nantmeal Township, AJ Specialties, 23-6-16.3, consistent
 - 3. West Whiteland Township, 1375 Old Phoenixville Pike, 41-6-88.1, consistent

F. Agricultural Security Area *Paul Fritz*

- 1) ASA additions (3)
 - 1. West Brandywine Township, 29-7-136.2
 - 2. Willistown Township, 54-7-10.2
 - 3. Willistown Township, 54-7-10.8

3:40 p.m. 5. DISCUSSION AND INFORMATION ITEMS

G. Design & Technology Division Update *Paul Fritz*

H. Community Planning Division Update *Bambi Griffin Rivera*

I. Sustainability Division Update *Carrie Conwell*

J. Multimodal Transportation Planning Division Update *Brian Styche*

K. Director’s Report *Brian O’Leary*

4:00 p.m. 6. ADJOURNMENT

Action Items



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MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid – GSC Suite 270
May 8, 2024

MEMBERS PRESENT IN PERSON: Michael Heaberg, Chair; Nate Cline, Co-Chair; Molly Morrison.

MEMBERS PRESENT VIA ZOOM: Roberta Cosentino; Stephanie Duncan; Doug Fasick; Frank Furman; Matt Hammond; Andrew Wright.

STAFF PRESENT IN PERSON: Brian O'Leary, Executive Director; Carol Stauffer, Assistant Director; Carrie Conwell; Beth Cunliffe; Rachael Griffith; Jake Michael; Nancy Shields; Jeannine Speirs; Brian Styche.

STAFF PRESENT VIA ZOOM: Glenn Bentley; Chris Bittle; Steve Buck; Kate Clark; Angela Dracup; Gwen Duli; Paul Farkas; Paul Fritz; Mark Gallant; Gene Huller; Kevin Myers; Carolyn Oakley; Chris Patriarca; Sally Warren.

VISITORS PRESENT IN PERSON: None.

VISITORS PRESENT VIA ZOOM: None.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person at the Government Services Center Suite 270 East and via Zoom audio/video on Wednesday, May 8, 2024, was called to order at 2:01 P.M. by Chair Michael Heaberg.

PUBLIC COMMENT: None.

PRESENTATION:

Planning Commission staff presented a preview of the A Changing World and Chester County, Five-Year *Landscapes3* Assessment meeting, which is scheduled for May 14, 2023 at the Government Services Center. Mr. O'Leary noted that *Landscapes3* was adopted November 2018 and implementation began in early 2019. Most of the 57 recommendations have had either significant or very significant progress. The L3 goals and their implementation will be featured during the months this summer. Mr. Michael noted that the pandemic has significantly impacted some of the trends and presented metrics for each goal area (Preserve, Protect, Appreciate, Live, Prosper, and Connect) comparing the base year 2018 data through the current year 2023 data. Mr. O'Leary presented on the non-residential and residential growth and development areas in the *Landscapes* map's growth and rural

areas. Mr. O’Leary mentioned that almost half of the residential and non-residential development occurred in urban and suburban centers which make up 7% of the county’s land. Ms. Stauffer presented on the following trends: economic, transportation, housing, health care, environmental and sustainability, and recreation and leisure. Looking ahead, a five-year trends survey is now available through June 30, 2024 targeting municipalities, planning partners, and the general public.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE APRIL 10, 2024, MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MS. MORRISON, SECONDED BY MR. CLINE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews:

There were sixteen (16) Subdivision and Land Development Reviews prepared in April 2024.

A MOTION TO APPROVE THE SIXTEEN (16) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MR. HAMMOND, SECONDED BY MR. WRIGHT, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following applications: SD-03-24-18049; LD-03-24-18035.

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

There were ten (10) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, and Miscellaneous Reviews prepared in April 2024.

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

Act 537 Reviews:

Ms. Conwell presented the Commission with three (3) minor Act 537 reviews for the month of April 2024.

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

Mr. Cline recused himself from the following application: West Chester Borough, 250 E. Market Street.

Vision Partnership Program 2024 Round One Grants:

Ms. Stauffer noted that the CCPC VPP subcommittee recommends that the Commission approve the following four (4) applicants for VPP 2024 Round One Grant funding: Malvern Borough, Zoning Ordinance Amendments; Upper Uwchlan Township, Eagle Village Gateway and Mobility Plan; Kennett Square Borough, State Street Revitalization Planning Study; and New Garden Township, Zoning Ordinance Update.

A MOTION TO APPROVE THE FOUR (4) APPLICANTS TO RECEIVE VPP 2024 ROUND ONE GRANT FUNDING WAS MADE BY MR. WRIGHT, SECONDED BY MR. CLINE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

Multimodal Transportation Division Update:

Mr. Styche reported that the National Electric Vehicle Infrastructure (NEVI) round 1A awards totaling \$20 million statewide were announced in April. The goal is to provide electric vehicle charging infrastructure along Alternative Fuel Corridors. Two Chester County recipients received awards totaling \$1,637,240.

Next, Mr. Styche reported that the regional Transportation Alternative Set Aside (TASA) awards were announced in January. Upper Uwchlan Township (UUT) received \$1 million in awards towards their Route 100 Pedestrian Path project. UUT has received the additional \$700,000 from the statewide awards. The Frick's Lock Village historic building renovation was not selected for awards at the statewide level.

Lastly, Mr. Styche reported that he presented the current trail development initiatives for the Struble Trail extension and three Chester Valley trail projects including the Enola Low Grade extension, Phase IV extension into Oaklands Corporate Center, and the development of the P&T corridor at TMACC's April 18 Breakfast Briefing.

Design and Technology Division Update:

Mr. O'Leary summarized the development reviews, mentioning that the residential numbers are down and non-residential reviews are not as strong as last year. National economic trends, mortgage rates, and building costs are impacting development.

Community Planning Division Update:

Ms. Speirs reported on the Vision Partnership map noting that there are 19 single municipal projects and six multi-municipal projects covering 22 municipalities with CCPC staff leading projects in 15 municipalities. Ms. Speirs gave an update on the following VPP projects: City of Coatesville zoning update; Downingtown comprehensive plan update; West Sadsbury comprehensive plan update; Penn Comprehensive Plan update; East Bradford Zoning update; West Whiteland Parks Wayfinding Signage Manual; Multi-

municipal Route 41 corridor improvement study; East Fallowfield open space, recreation and environmental resource plan update; Multi-municipal Mason-Dixon line/Arc corner heritage interpretation and connectivity plan; and Multi-municipal Harriet Tubman underground railroad heritage interpretation plan. Newer VPP projects include: East Whiteland zoning update; Phoenixville zoning update; Oxford region comprehensive plan update; and West Pikeland parks, recreation, and open space plan update. Other non-VPP projects include: Town Tours and Village Walks; Heritage interpretive network planning; Kennett Township Brandywine Battlefield sign; Park day – Brandywine Battlefield task force and Keep Chester County Beautiful coordination; Urban centers technical assistance; and Sheep & Wool day CCPC outreach.

Sustainability Division Update:

Ms. Griffith reported that the HOA Sustainability Summit was a success with engaging presenters from both HOAs and HOA service providers. As a follow-up to the summit, discussion-based round table online events are being planned.

Next, Ms. Griffith reported that a single use plastics webpage is now live containing a single use-plastics fact sheet and an interactive map of municipal single use plastic ordinances.

Lastly, Ms. Griffith reported that Ms. Conwell tabled at the Upper Main Line YMCA's Earth Day event and, through Keep Chester County Beautiful, coordinated a clean-up with the Octoraro Watershed Association.

Director's Report:

Mr. O'Leary reminded the board that next month's June 12th board meeting will be off site at Upland Farm Barn in Upper Uwchlan Township beginning with a bus tour of Upper Uwchlan and Uwchlan Townships.

Mr. O'Leary noted that the Heritage Tourism Plan was adopted by the County Commissioners, encouraged the board to attend a couple of the upcoming Town Tours and Village Walks, and said the Farm Guide is now available.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:37 PM WAS MADE BY MS. MORRISON, SECONDED BY MR. CLINE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,



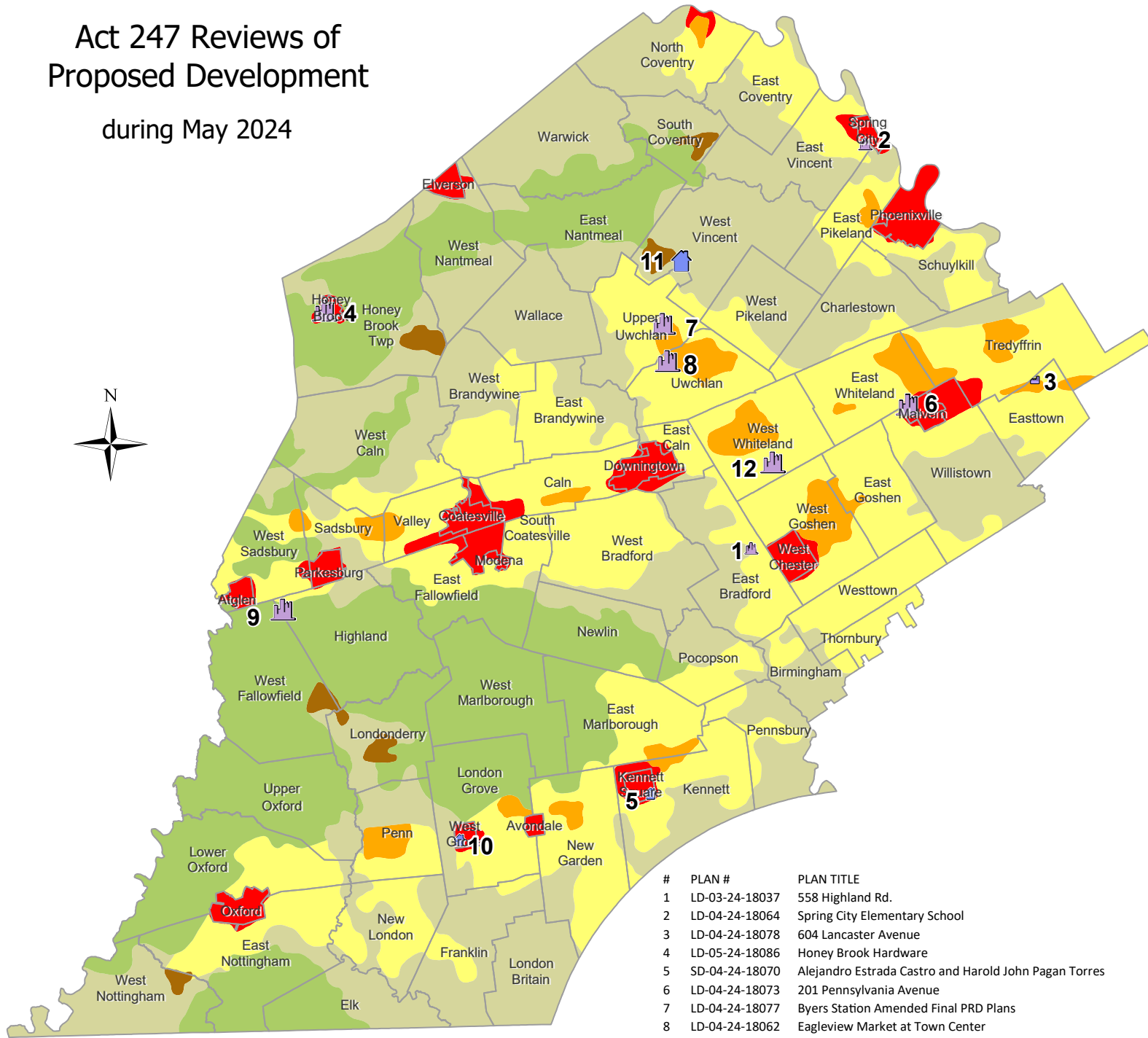
Brian N. O'Leary, AICP
Secretary

BNO/ncs

Act 247 Reviews

Subdivision & Land Development

Act 247 Reviews of Proposed Development during May 2024



Symbols

Residential Lots/Units

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

Non-Residential Square Feet

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

Other

- Mixed Use
- Not Consistent with Landscapes3
- Not Consistent with Landscapes3
- Not Consistent with Landscapes3

Landscapes3

Growth Areas

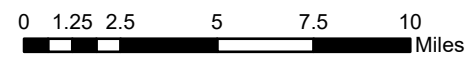
- Urban Center
- Suburban Center
- Suburban
- Rural Center

Rural Resource Areas

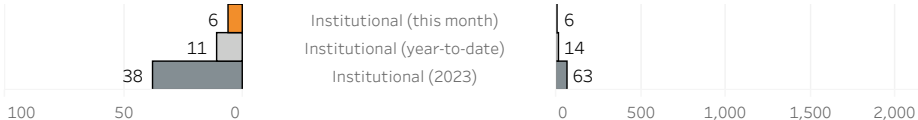
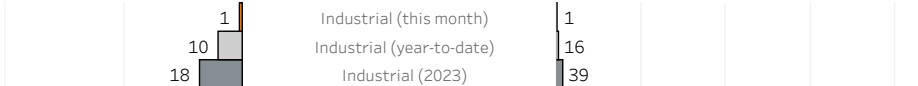
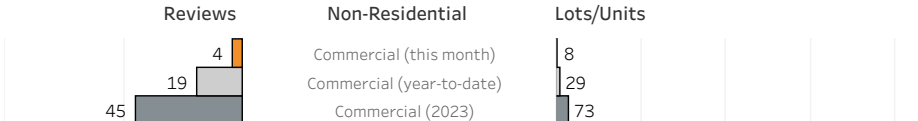
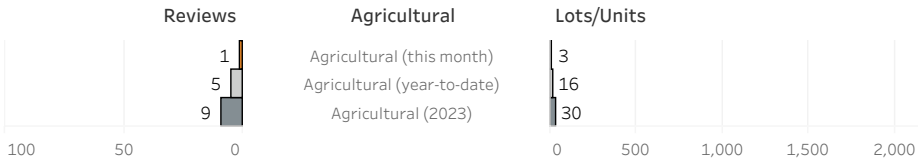
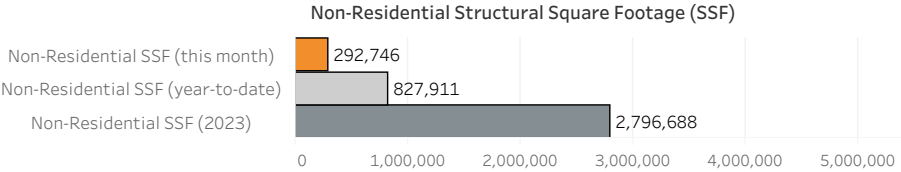
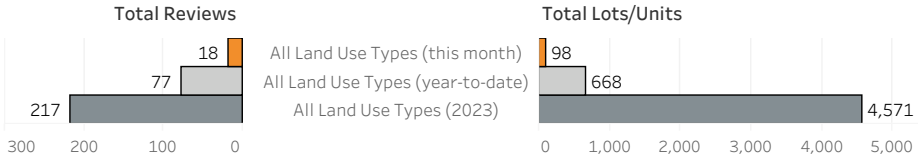
- Rural
- Agricultural

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

#	PLAN #	PLAN TITLE
1	LD-03-24-18037	558 Highland Rd.
2	LD-04-24-18064	Spring City Elementary School
3	LD-04-24-18078	604 Lancaster Avenue
4	LD-05-24-18086	Honey Brook Hardware
5	SD-04-24-18070	Alejandro Estrada Castro and Harold John Pagan Torres
6	LD-04-24-18073	201 Pennsylvania Avenue
7	LD-04-24-18077	Byers Station Amended Final PRD Plans
8	LD-04-24-18062	Eagleview Market at Town Center
9	LD-12-23-17930	Jay Smoker Ag Operation
10	SD-04-24-18065	MBQ, LLC
11	SD-03-24-18044	Charlie Dickinson
12	LD-04-24-18054	Westrum Senior Living at West Whiteland



May 2024



Subdivision and Land Development Reviews 5/1/2024 to 5/31/2024

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 Bradford Township	LD-03-24-18037	558 Highland Rd.	5/9/2024	6.65	Institutional	1	6,347	Institutional Religious Organization	1		Yes
East Bradford Township	SD-03-24-18048	558 Highland Rd.	5/9/2024	6.65	Institutional	1		Institutional Religious Organization			Yes
East Vincent Township	LD-04-24-18064	Spring City Elementary School	5/9/2024	10.00	Institutional	1	7,100	Institutional School	4		Yes
Easttown Township	LD-04-24-18078	604 Lancaster Avenue	5/22/2024	0.37	Commercial Apartment	3	105	Commercial Retail Residential Apartment	1	0	Yes
Honey Brook Borough	LD-05-24-18086	Honey Brook Hardware	5/22/2024	12.40	Commercial	1	50,966	Commercial Retail	1		Yes
Kennett Square Borough	SD-04-24-18070	Alejandro Estrada Castro and Harold John Pagan Torres	5/8/2024	0.43	Single Family Residential	2		Residential Single Family Residential		0	Yes
Malvern Borough	LD-04-24-18073	201 Pennsylvania Avenue	5/16/2024	9.70	Industrial	1	41,038	Industrial Unique	1	0	Yes
Phoenixville Borough	LD-04-24-18061	375 Morgan Street	5/7/2024	0.51	Apartment	29		Residential Apartment			Yes
Upper Uwchlan Township	LD-04-24-18077	Byers Station Amended Final PRD Plans	5/7/2024	3.89	Commercial Commercial	2	21,000	Commercial Child Daycare Commercial Retail	2	0	Yes
Uwchlan Township	LD-04-24-18062	Eagleview Market at Town Center	5/1/2024	1.94	Apartment Commercial	42	14,000	Residential Apartment Commercial	1		Yes
Uwchlan Township	SD-04-24-18074	McDade Subdivision	5/13/2024	3.10	Single Family Residential	2		Residential Single Family Residential			Yes
West Fallowfield Township	LD-12-23-17930	Jay Smoker Ag Operation	5/7/2024	49.00	Agricultural	2	97,800	Agricultural Unique	3	0	Yes
West Grove Borough	SD-04-24-18065	MBQ, LLC	5/8/2024	1.76	Single Family Residential	2		Residential Single Family Residential			Yes

Subdivision and Land Development Reviews 5/1/2024 to 5/31/2024

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
West Vincent Township	SD-02-24-18006	Final Minor Subdivision/Lot Line Exchange Plan for Pothouse-Kimberton, LLC Self Storage	5/21/2024	7.45	Commercial	3		Commercial Lot Line Revision		0	Yes
West Vincent Township	SD-03-24-18044	Charlie Dickinson	5/1/2024	35.00	Single Family Residential Agricultural	3		Residential Single Family Residential Agricultural Farm/Pasture Land		0	Yes
West Whiteland Township	LD-04-24-18054	Westrum Senior Living at West Whiteland	5/3/2024	6.83	Institutional	1	54,390	Institutional Nursing Home/Assisted Living	1	0	Yes
West Whiteland Township	SD-03-24-18050	Westrum Senior Living at West Whiteland	5/3/2024	6.83	Institutional	1		Institutional Lot Consolidation		0	Yes
Willistown Township	SD-03-24-18033	Lot Consolidation Plan for Paoli Hospital	5/1/2024	44.30	Institutional	1		Institutional Lot Consolidation			Yes
Grand Totals of Subdivision and Land Development Reviews		18 Reviews		206.81 Acres		98 Lots/Units	292,746 Non-Res. Sq. Feet		15 Non-Res. Bldgs.	0 Linear Feet Roadway	

There are **18** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

Unofficial Sketch Plan Evaluations 5/1/2024 to 5/31/2024

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)
Schuylkill Township	LD-04-24-18058	SHEETZ PHOENIXVILLE	5/1/2024	2.88	Commercial	1	6,193	Commercial Convenience Store	1		Yes
Grand Totals of Unofficial Sketch Evaluations		1		2.88		1	6,193		1	Linear Feet Roadway	
		Reviews		Acres		Lots/Units	Non-Res. Sq. Feet		Non-Res. Bldgs.		

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

Conditional Use Reviews

5/1/2024 to 5/31/2024

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

Subdivision & Land Development Letters



THE COUNTY OF CHESTER



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May 9, 2024

Amanda M. Cantlin, Township Manager
 East Bradford Township
 676 Copeland School Rd
 West Chester, PA 19380

Re: Preliminary/Final Subdivision and Land Development - 558 Highland Rd.
 # East Bradford Township – SD-03-24-18048 and LD-03-24-18037

Dear Ms. Cantlin:

A Preliminary/Final Subdivision and Land Development Plan entitled "558 Highland Rd.", prepared by Edward B. Walsh & Associates, Inc., and dated January 16, 2024, was received by this office on April 12, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed plan for your consideration.

PROJECT SUMMARY:

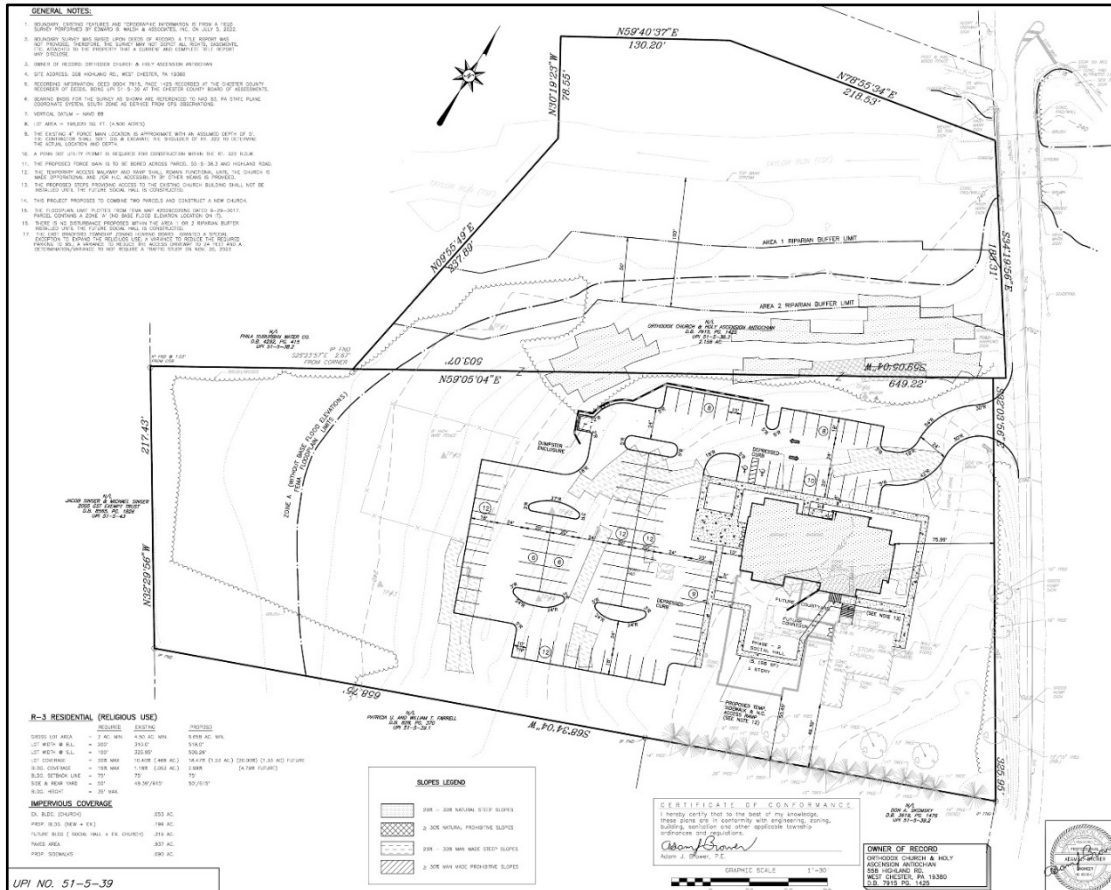
Location:	the west side of Highland Road, south of Downingtown Pike (Route 322)
Site Acreage:	6.65
Lots/Units:	2 existing lots; 1 proposed lot
Non-Res. Square Footage:	6,347
Proposed Land Use:	Religious Organization
New Parking Spaces:	95
Municipal Land Use Plan Designation:	Community Institutional, and Commercial
UPI#:	51-5-38.3-E, 51-5-39-E

PROPOSAL:

The applicant proposes the consolidation of two existing lots into one lot, along with the construction of a 6,347 square foot church building, and 95 parking spaces. The Environmental Impact Study for this project, prepared by Edward B. Walsh & Associates, Inc., dated March 18, 2024, indicates the existing church building will be modified to become offices and small meeting areas when the new church is constructed. The project site, which will be served by public water and public sewer, is located in the R-3 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 plan submission.

Page: 2
Re: Preliminary/Final Subdivision and Land Development - 558 Highland Rd.
East Bradford Township – SD-03-24-18048 and LD-03-24-18037



Site Plan Detail, Sheet 2: 558 Highland Rd.

Page: 3
 Re: Preliminary/Final Subdivision and Land Development - 558 Highland Rd.
 # East Bradford Township – SD-03-24-18048 and LD-03-24-18037

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. 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. The plan submission is consistent with the objectives of the **Suburban Landscape**.

WATERSHEDS 2045:

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

PRIMARY ISSUES:

Natural Features Protection:

3. The site contains land within the 100 year flood plain (we note that Taylor Run traverses the northernmost portion of the project site). 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.
4. The plan and 2023 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 building 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: 4
Re: Preliminary/Final Subdivision and Land Development - 558 Highland Rd.
East Bradford Township – SD-03-24-18048 and LD-03-24-18037

Design Issues:

5. We suggest that the applicant and Township, in its review of the proposed landscape plan (Sheet 6), determine if any additional landscaping/vegetative screening is required along the southern boundary of the project site, between the proposed facilities and adjoining residential lots to the south.
6. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 7) 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, particularly the adjoining residential lots to the south.

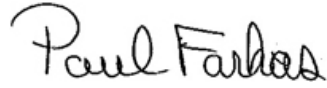
ADMINISTRATIVE ISSUES:

7. General Note 17 on Sheet 2 states that, on November 20, 2023, the Township Zoning Hearing Board granted a special exception to expand the religious use, a variance to reduce the required parking to 95 spaces, a variance to reduce the access driveway width to 24 feet, and a determination/variance to not require a traffic study. Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by the Township Zoning Hearing Board. Any conditions of approval issued by the Board should be identified on the plan.
8. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
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. It appears that General Note 8 only provides the lot area of UPI# 51-5-39-E, rather than the acreage of the entire site. This should be clarified by the applicant.
11. The site plan should clearly indicate that both UPI# 51-5-38.3-E and 51-5-39-E are part of the project site. The Chester County Recorder of Deeds Office requires that the correct UPI-Uniform Parcel Identifier numbers be identified on all subdivision and land development plans submitted for recording.
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, the Assessment Office, and the municipality.

Page: 5
Re: Preliminary/Final Subdivision and Land Development - 558 Highland Rd.
East Bradford Township – SD-03-24-18048 and LD-03-24-18037

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 Bradford 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: Holy Ascension Antiochian Orthodox Church
Edward B. Walsh & Associates, Inc.
Lexington LTD
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS

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Marian D. Moskowitz
Eric M. Roe

Brian N. O'Leary, AICP
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601 Westtown Road
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West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

May 9, 2024

Robert A Zienkowski, Manager
East Vincent Township
262 Ridge Road
Spring City, PA 19475

Re: Final Land Development - Spring City Elementary School
East Vincent Township - LD-04-24-18064

Dear Mr. Zienkowski:

A Final Land Development Plan entitled "Spring City Elementary School", prepared by Chester Valley Engineers Inc., and dated September 15, 2023, and last revised on March 18, 2024, was received by this office on April 16, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Land Development for your consideration.

PROJECT SUMMARY:

Location:	southwest side of South Wall Street, west of Parkview Blvd.
Site Acreage:	10.00
Lots/Units:	1 lot
Non-Res. Square Footage:	7,100
Proposed Land Use:	Elementary School
New Parking Spaces:	12
Municipal Land Use Plan Designation:	Residential Infill
UPI#:	21-6-17.1-E

PROPOSAL:

The applicant proposes the construction of 7,100 square feet of institutional building additions, stormwater management facilities, parking and access improvements and 12 new parking spaces. The project site, which will be served by public water and public sewer, is located in the HR-High Density Residential zoning district.

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

Page: 2
 Re: Final Land Development - Spring City Elementary School
 # East Vincent Township - LD-04-24-18064

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a preliminary land development for this site. That review, CCPC# LD-10-23-17899, was dated November 22, 2023.

COUNTY POLICY:

LANDSCAPES:

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

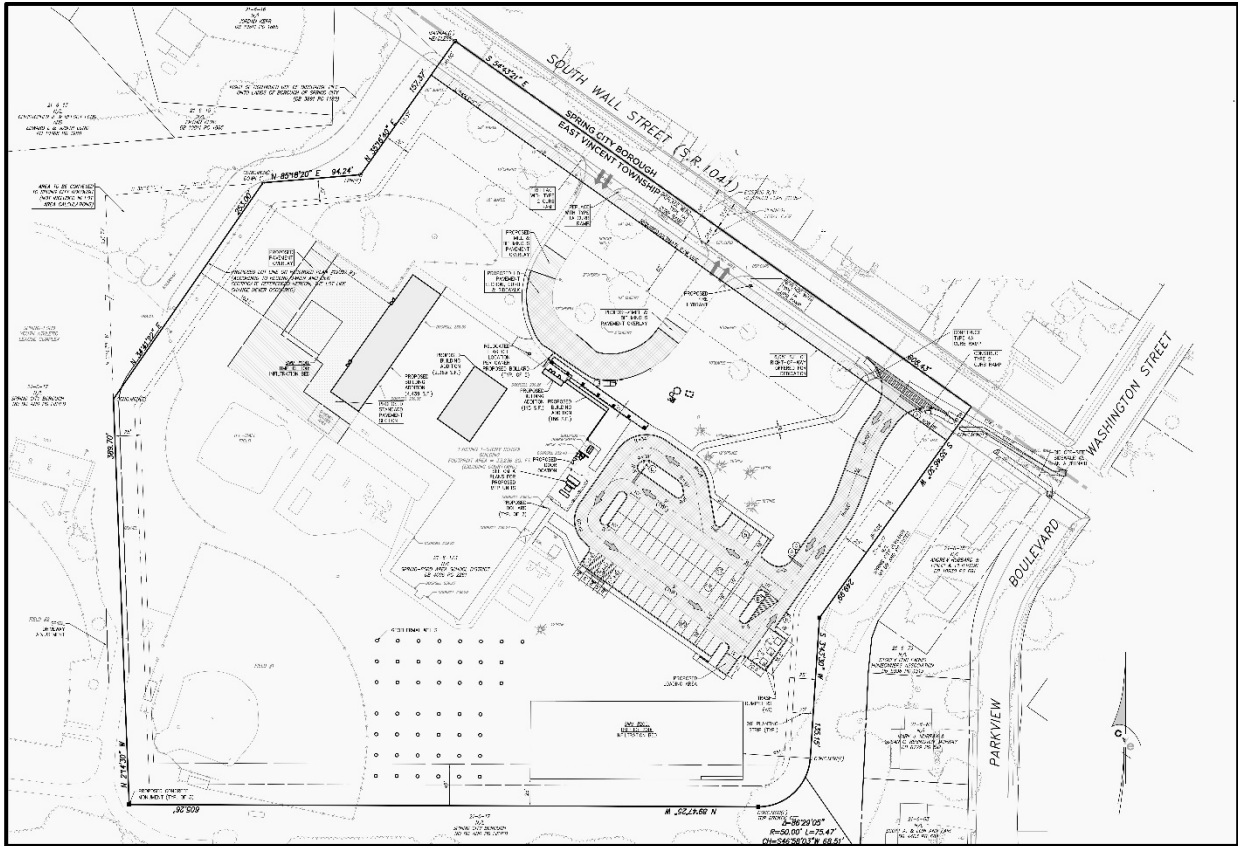


WATERSHEDS 2045:

3. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Stony Run watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: protecting and restoring vegetated riparian corridor and first order streams; incorporating water resource priorities in future growth planning; and addressing sources of water quality impairments.

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

Page: 3
 Re: Final Land Development - Spring City Elementary School
 # East Vincent Township - LD-04-24-18064



Detail of Sheet C-1 of the plan

PRIMARY ISSUES:

4. In our previous review we recommended that pedestrian crossings be installed across South Wall Street to permit students walking from Spring City Borough to safely cross the road to the school. Pedestrian crossing signage and pavement markings should be installed at the existing loop driveway to the school from South Wall Street. A pedestrian connection from the school property to the neighborhood to the south and the sidewalk located on the north side of Parkview Boulevard should also be considered. We continue to support these pedestrian connection recommendations.
5. We recommend that East Vincent Township and Spring City Borough consider conducting a Walkability Study for the area between the Borough and Route 724. The study would inventory and analyze the existing pedestrian network and identify potential pedestrian links including trails and trail connections. An effective pedestrian network would make walking safer for students and residents and promote increased pedestrian movement between the Township and the Borough for recreation, shopping and community interaction. We understand that there are grants available for this type of study as part of the multi-modal transportation initiatives from various government and other sources.

ADMINISTRATIVE ISSUES:

6. The applicant is requesting one waiver from the parking design provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted

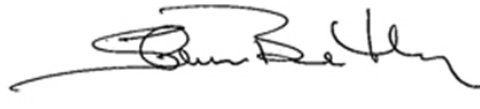
Page: 4
Re: Final Land Development - Spring City Elementary School
East Vincent Township - LD-04-24-18064

following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

7. The proposed building includes large roof areas that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at:
<https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>.
Additional information on alternative energy systems such as photovoltaic systems is available at:
<https://www.dvrpc.org/EnergyClimate/AEOWG/>.
8. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit, or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
9. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

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

Sincerely,



Glenn Bentley
Senior Review Planner

cc: Spring Ford Area School District, Attn: Superintendent, Robert W. Rizzo
Chester Valley Engineers, Inc.
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
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Brian N. O'Leary, AICP
 Executive Director

PLANNING COMMISSION
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 601 Westtown Road
 P. O. Box 2747
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 (610) 344-6285 Fax (610) 344-6515

May 22, 2024

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

Re: Preliminary/Final Land Development - 604 Lancaster Avenue
 # Easttown Township – LD-04-24-18078

Dear Mr. Curley:

A Preliminary/Final Land Development Plan entitled "604 Lancaster Avenue", prepared by Site Engineering Concepts LLC, and dated April 19, 2024, was received by this office on April 29, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	southwest corner of Lancaster Avenue and Woodside Avenue
Site Acreage:	0.37
Lots/Units:	1 Lot
Non-Res. Square Footage:	105
Proposed Land Use:	Mixed Use (Commercial Retail, 2 apartment units)
New Parking Spaces:	12
Municipal Land Use Plan Designation:	Village of Berwyn
UPI#:	55-2G-27

PROPOSAL:

The applicant proposes the construction of a 105 square foot addition to an existing commercial retail building (boot shop), the renovation of an existing residence into first floor commercial retail space and two apartment units on the second floor, and 12 parking spaces. The project site, which will be served by public water and public sewer, is located in the VB Village Business zoning district. The Zoning Hearing Board Decision table on Sheet 3 indicates that, on March 21, 2024, the Township Zoning Hearing Board granted variances from the off-street parking and non-conforming structure standards of the Township Zoning Ordinance for this project.

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

Page: 2
 Re: Preliminary/Final Land Development - 604 Lancaster Avenue
 # Easttown Township – LD-04-24-18078



COUNTY POLICY:

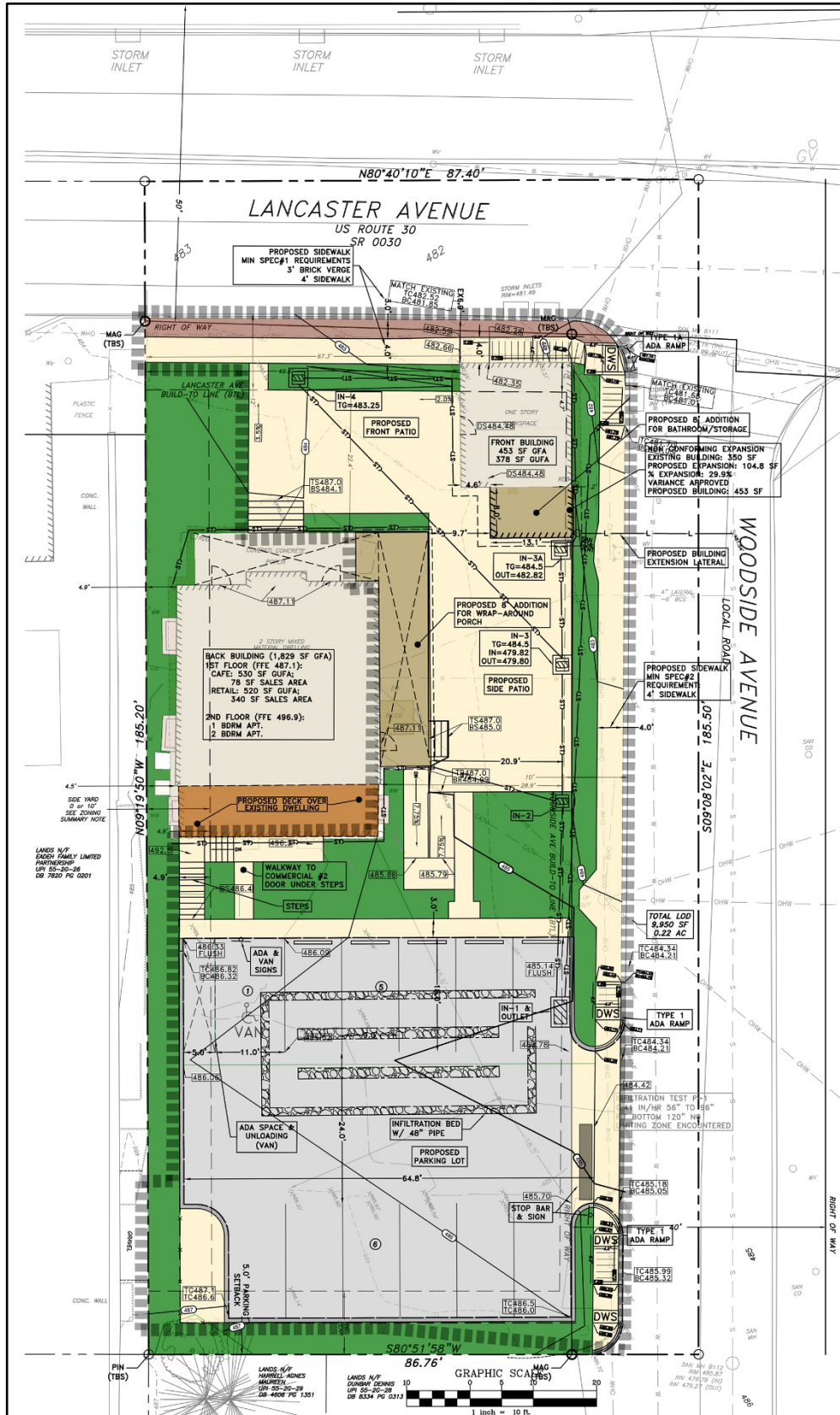
LANDSCAPES:

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

WATERSHEDS 2045:

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

Page: 3
Re: Preliminary/Final Land Development - 604 Lancaster Avenue
Easttown Township – LD-04-24-18078



Site Plan Detail, Sheet 3: Preliminary/Final Land Development - 604 Lancaster Avenue

Page: 4
Re: Preliminary/Final Land Development - 604 Lancaster Avenue
Easttown Township – LD-04-24-18078

PRIMARY ISSUES:

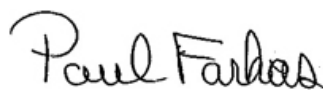
3. We endorse the installation of sidewalks along Woodside Avenue. Sidewalks are an essential design element in the Suburban Center Landscape. We suggest that the applicant and Township consider providing wider sidewalks (five feet, rather than four feet) where feasible.
4. The applicant and Township should ensure that this proposal complies with the Village of Berwyn streetscape design standards and Village of Berwyn development design standards set forth in Section 274-47 and Section 274-48 of the Township Code, respectively. We note that street trees are required in the VB District, in accordance with the standards set forth in Section 274-47.E of the Township Code.

ADMINISTRATIVE ISSUES:

5. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
6. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Site Engineering Concepts LLC
Eadeh Family Limited Partnership



THE COUNTY OF CHESTER



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Eric M. Roe

Brian N. O'Leary, AICP
Executive Director

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

May 22, 2024

Janis Rambo, Secretary
Honey Brook Borough
PO Box 249
Honey Brook, PA 19344

Re: Final Land Development - Honey Brook Hardware
Honey Brook Borough - LD-05-24-18086

Dear Ms. Rambo:

A final land development plan entitled "Honey Brook Hardware", prepared by Pioneer Management, LLC and dated April 30, 2024, was received by this office on May 13, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Land development for your consideration.

PROJECT SUMMARY:

Location:	East side of Pequea Avenue (State Route 10); to the north of Walnut and Maple Streets. The municipal boundary with Honey Brook Township is to the south.
Site Acreage:	12.40 acres
Lots/Units:	1 lot/1 structure
Non-Res. Square Footage:	50,966 square feet
Proposed Land Use:	Commercial
New Parking Spaces:	94 spaces
Municipal Land Use Plan Designation:	Mixed-Use Retail/Commercial
UPI#:	12-3-2

PROPOSAL:

The applicant proposes the construction of a 50,966 square foot, two-story commercial building and 94 parking spaces. The site, which will be served by public water and public sewer facilities, is located in the Honey Brook Borough Mixed-Use Commercial zoning district.

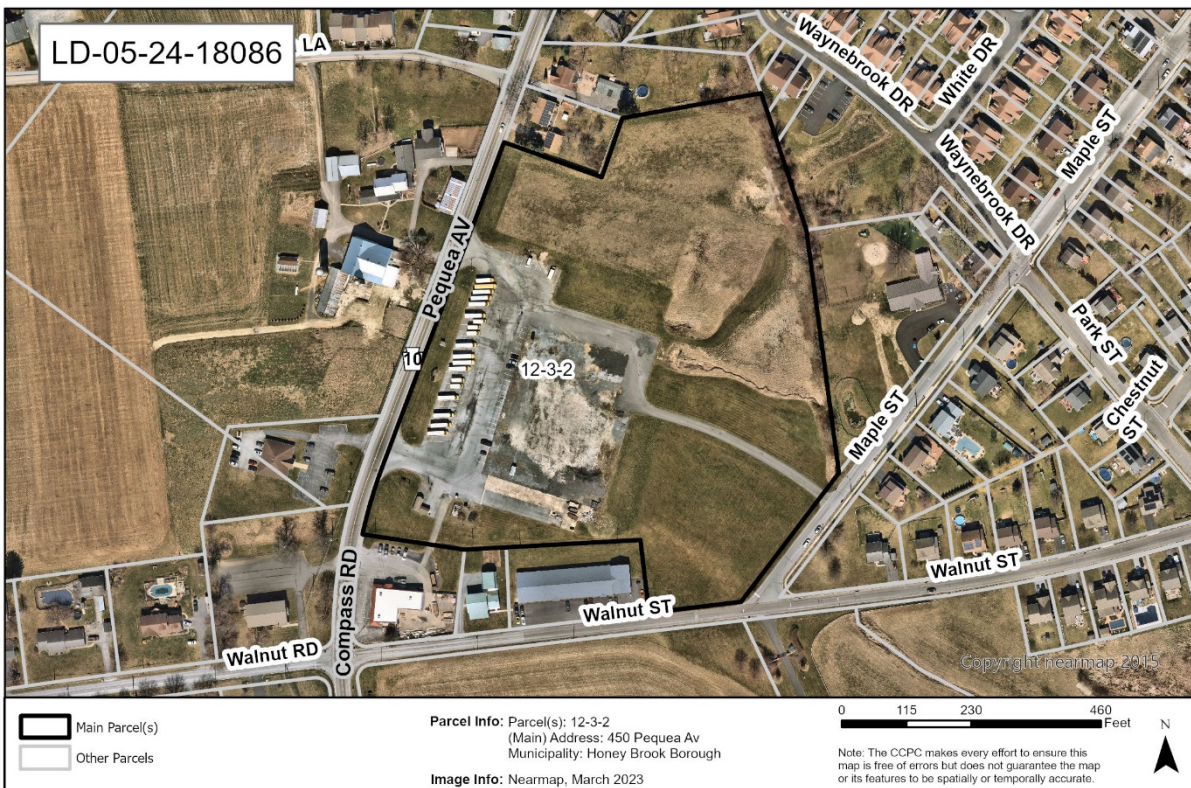
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Honey Brook Borough issues should be resolved before action is taken on this land development plan.

Page: 2
 Re: Final Land Development - Honey Brook Hardware
 # Honey Brook Borough - LD-05-24-18086

COUNTY POLICY:

LANDSCAPES:

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

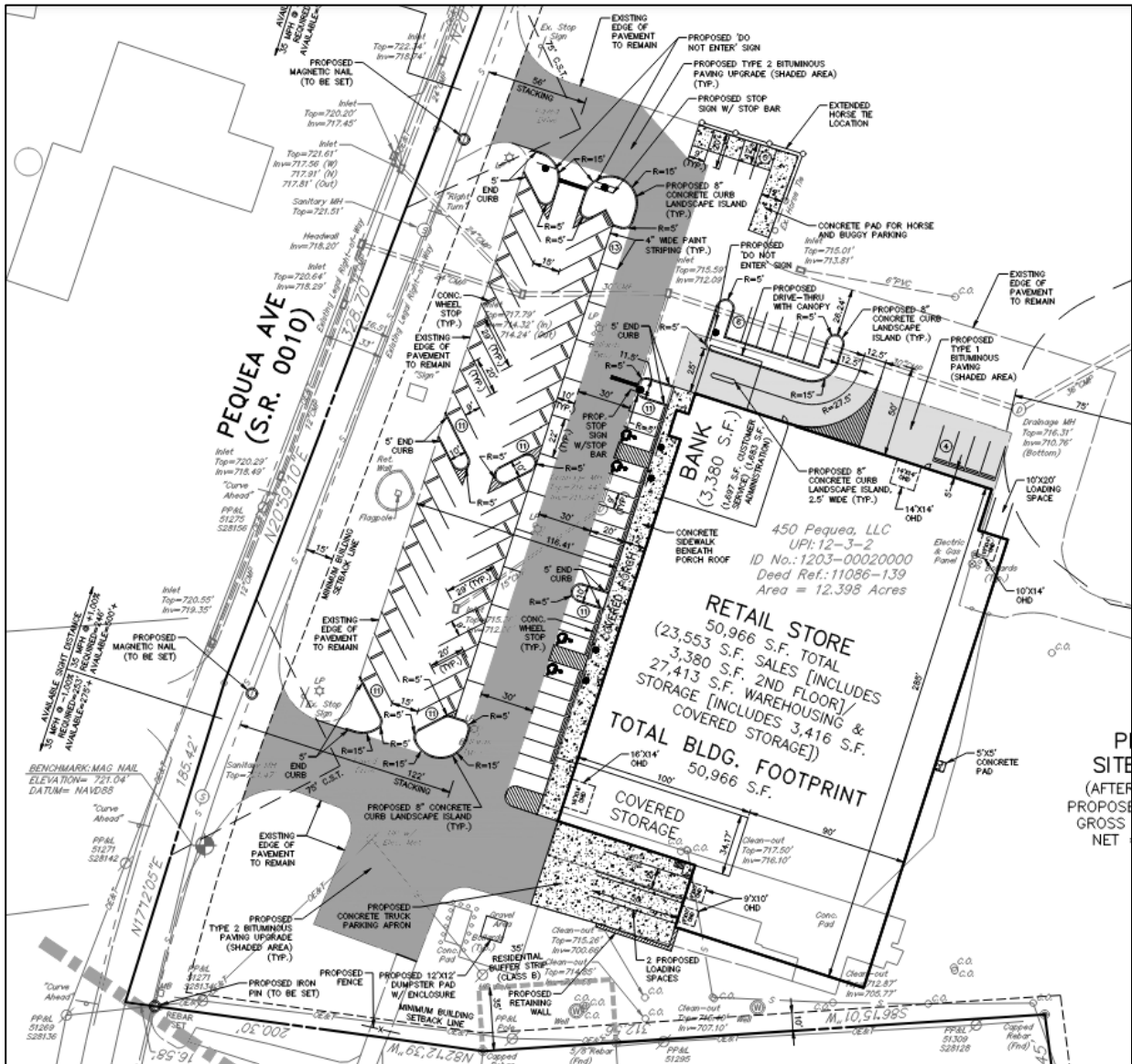


WATERSHEDS 2045:

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

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

Page: 3
Re: Final Land Development - Honey Brook Hardware
Honey Brook Borough - LD-05-24-18086



**Detail of Honey Brook Hardware
Final Land Development Plan**

PRIMARY ISSUES:

3. The proposed one-way vehicle circulation plan and the diagonal parking stall layout may cause confusion if drivers may enter the parking lot at the wrong point. Also, the plan includes a combination of diagonal, 90-degree and parallel parking designs, which may further confuse drivers. We suggest that the applicant and the Borough consider reorienting the parking layout to include only 90-degree parking spaces, as shown is the sketch below:

Page: 4
 Re: Final Land Development - Honey Brook Hardware
 # Honey Brook Borough - LD-05-24-18086



Suggested alternate parking design

4. Removing the north-south parallel parking area would eliminate parallel parking challenges and would eliminate the need to open drivers' doors into a travel lane. Replacing the diagonal and parallel parking with the perpendicular parking in the suggested design creates better vehicle and pedestrian circulation, offers opportunities for additional landscape islands (which improves stormwater management and aesthetics), eliminates obstacles for snow removal, and provides one additional parking space in the same location.
5. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Pequea Avenue (State Route 10) as a minor arterial. The Handbook (page 183) recommends an 80 foot-wide right-of-way for minor arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Borough contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Pequea Avenue. We suggest that this area be identified as a right-of-way and be offered for dedication to PennDOT.

Page: 5
Re: Final Land Development - Honey Brook Hardware
Honey Brook Borough - LD-05-24-18086

6. The existing paved drive onto Maple Street appears to pass over a riparian buffer zone, and the applicant and the Borough should discuss whether this driveway is necessary. The applicant and the Borough may, however, determine that this driveway may be necessary for emergency vehicles.
7. The Borough Fire Marshal should verify the design and location of all proposed fire-protection facilities. Specifically, the Borough Fire Marshal should indicate whether it will be necessary to access all parts of the building's exterior, including the area to the south at a proposed drainage easement, and at other places where there are no paved areas for emergency vehicles to pass over and which are somewhat steep.
8. The proposed building includes large roof areas that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at: <https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>. Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.
9. The plan indicates that the applicant obtained conditional use approval for this project on April 8, 2024. Prior to granting final plan approval, the Borough should verify that any conditions of approval are incorporated into the final plan. The final plan should accurately note any conditions set as part of the conditional use approval.
10. We acknowledge, and endorse, that the applicant's landscape plan includes street trees, which are an essential design element in the *Urban Center Landscape*. The applicant and the Borough should discuss the use of the white pine evergreen trees, which tend to grow quickly but may require additional maintenance to remove dead lower limbs.

ADMINISTRATIVE ISSUES:

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

Page: 6
Re: Final Land Development - Honey Brook Hardware
Honey Brook Borough - LD-05-24-18086

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

Sincerely,

A handwritten signature in black ink that reads "Wes Bruckno". The signature is written in a cursive style with a long horizontal stroke at the end.

Wes Bruckno, AICP
Senior Review Planner

cc: Pioneer Management, LLC
Brecknock Builders, c/o Tom Schaller
Warren Obenski, Honey Brook Township Manager
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



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

May 8, 2024

Joseph Nowak, CZO, Planning and Zoning Coordinator
Kennett Square Borough
600 S Broad Street Suite 110
Kennett Square, PA 19348

Re: Preliminary/Final Subdivision - Alejandro Estrada Castro and Harold John Pagan Torres
Kennett Square Borough - SD-04-24-18070

Dear Mr. Nowak:

A Preliminary/Final Subdivision Plan entitled "Alejandro Estrada Castro and Harold John Pagan Torres", prepared by Regester Associates, Inc., and dated February 27, 2024, was received by this office on April 11, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Subdivision for your consideration.

PROJECT SUMMARY:

Location:	on the northwest corner of Taylor and Chestnut Streets
Site Acreage:	0.43
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Single Family Character Area
UPI#:	3-5-202

PROPOSAL:

The applicant proposes the creation of 2 lots from a 0.43 acre parent parcel, the existing dwelling will remain on proposed lot 2. The project site, which will be served by public water and public sewer, is located in the R-2 Residential zoning district.

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

Page: 2
 Re: Preliminary/Final Subdivision - Alejandro Estrada Castro and Harold John Pagan Torres
 # Kennett Square Borough - SD-04-24-18070

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**.



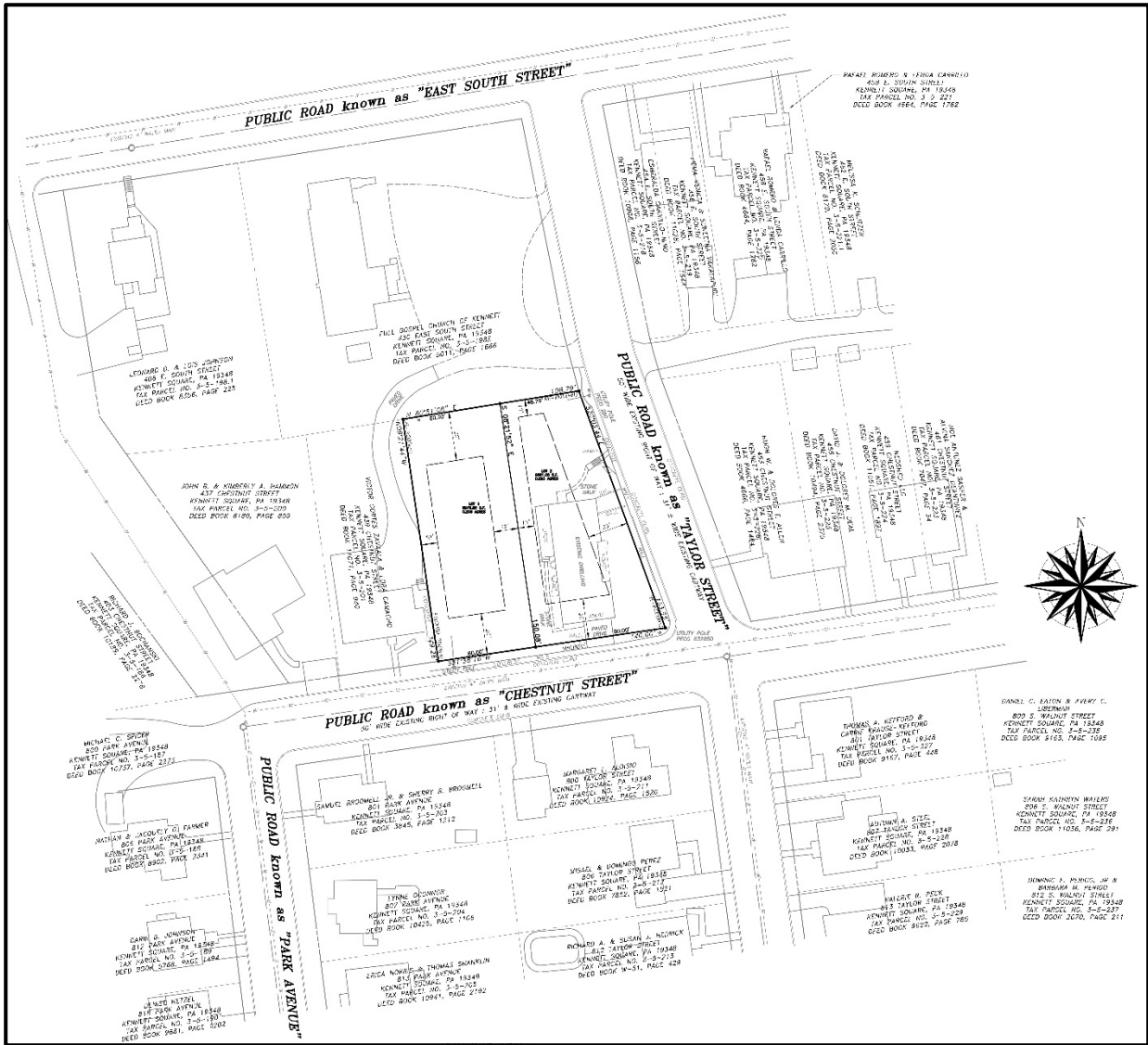
WATERSHEDS 2045:

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

Page: 3
Re: Preliminary/Final Subdivision - Alejandro Estrada Castro and Harold John Pagan Torres
Kennett Square Borough - SD-04-24-18070

PRIMARY ISSUES:

- 3. Road access to this parcel could be an issue, because of the width of the lot and the slopes at the north end of the parcel. The plan does not indicate where a driveway would be located. We suggest that the applicant discuss shared use of the access easement at the north end of the lot through the adjoining church property with the neighbor to the west, the church and the Borough. Perhaps an arrangement with access improvements that serves all three parties (such as extending the paving to Taylor Street) can be agreed upon.



Detail of Sheet 2 of the Subdivision Plan.

ADMINISTRATIVE ISSUES:

- 4. The applicant is requesting four waivers from the provisions of the Borough Subdivision and Land Development Ordinance. Waiver requests should only be granted following the

Page: 4
Re: Preliminary/Final Subdivision - Alejandro Estrada Castro and Harold John Pagan Torres
Kennett Square Borough - SD-04-24-18070

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.

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, the Assessment Office and the municipality.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of the Borough of Kennett Square. 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: Alejandro Estrada Castro & Harold John Pagan Torres
Register Associates, Inc.



THE COUNTY OF CHESTER



COMMISSIONERS

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Eric M. Roe

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

May 16, 2024

Tiffany M. Loomis, Manager
Malvern Borough
1 E. First Avenue, Suite 3
Malvern, PA 19355

Re: Preliminary Land Development - 201 Pennsylvania Avenue
Malvern Borough – LD-04-24-18073

Dear Ms. Loomis:

A Preliminary Land Development Plan entitled "201 Pennsylvania Avenue", prepared by Howell Engineering, and dated April 3, 2024, was received by this office on April 19, 2024. 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:

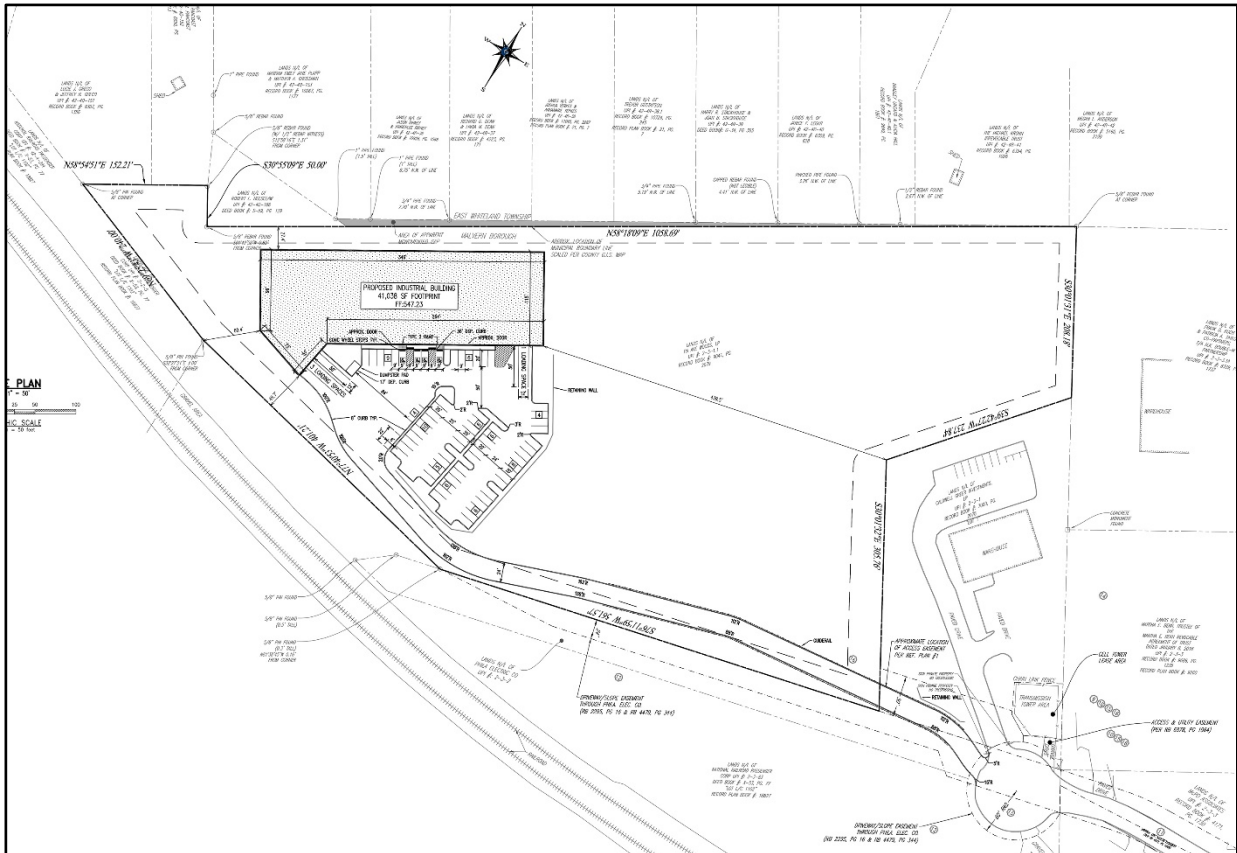
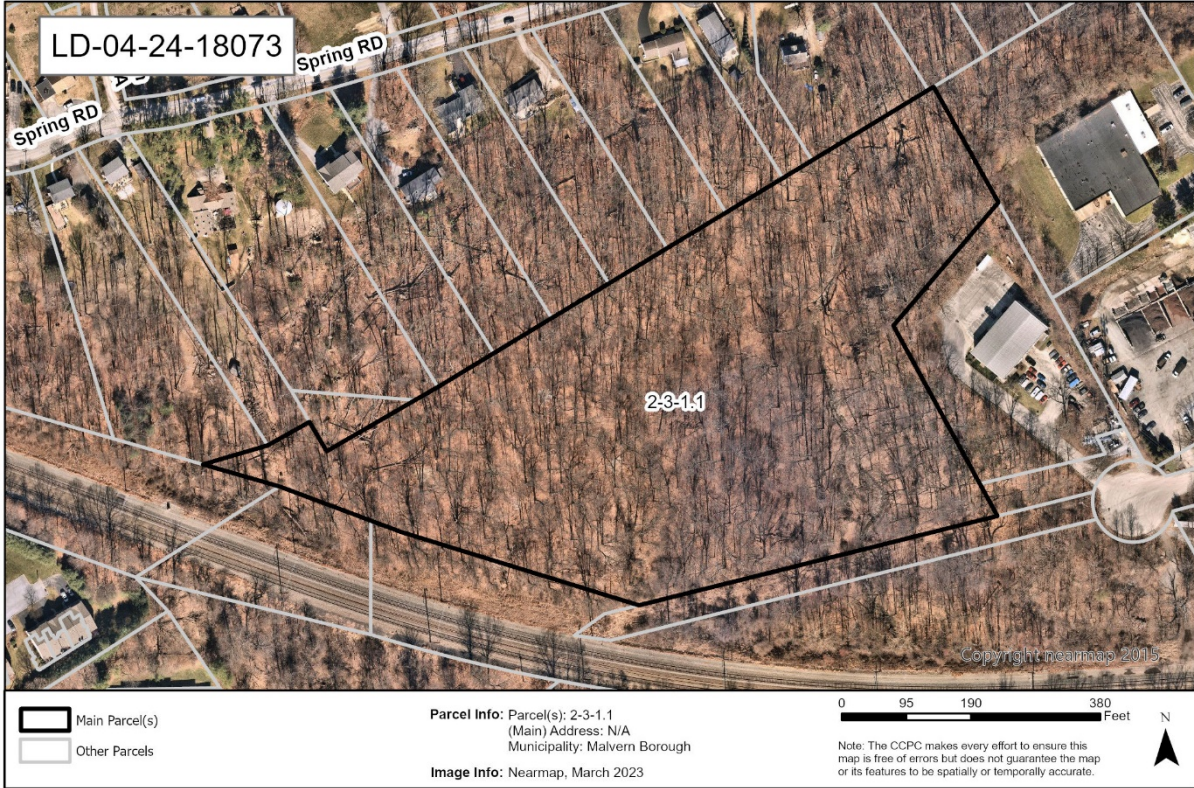
Location:	western end of Pennsylvania Avenue cul-de-sac, west of North Warren Avenue
Site Acreage:	9.70
Lots/Units:	1 Lot
Non-Res. Square Footage:	41,038
Proposed Land Use:	Industrial
New Parking Spaces:	70
Municipal Land Use Plan Designation:	Resource Protection, Open Space, and Recreation, adjoining an Industrial designation to the east and to the south
UPI#:	2-3-1.1

PROPOSAL:

The applicant proposes the construction of a 41,038 square foot industrial building, and 70 parking spaces. The project site, which will be served by public water and public sewer, is located in the LI1 Limited Industrial zoning district. The project site adjoins East Whiteland Township to the north; the adjoining parcels in East Whiteland are located in the Township's R-3 Low Density Residential district.

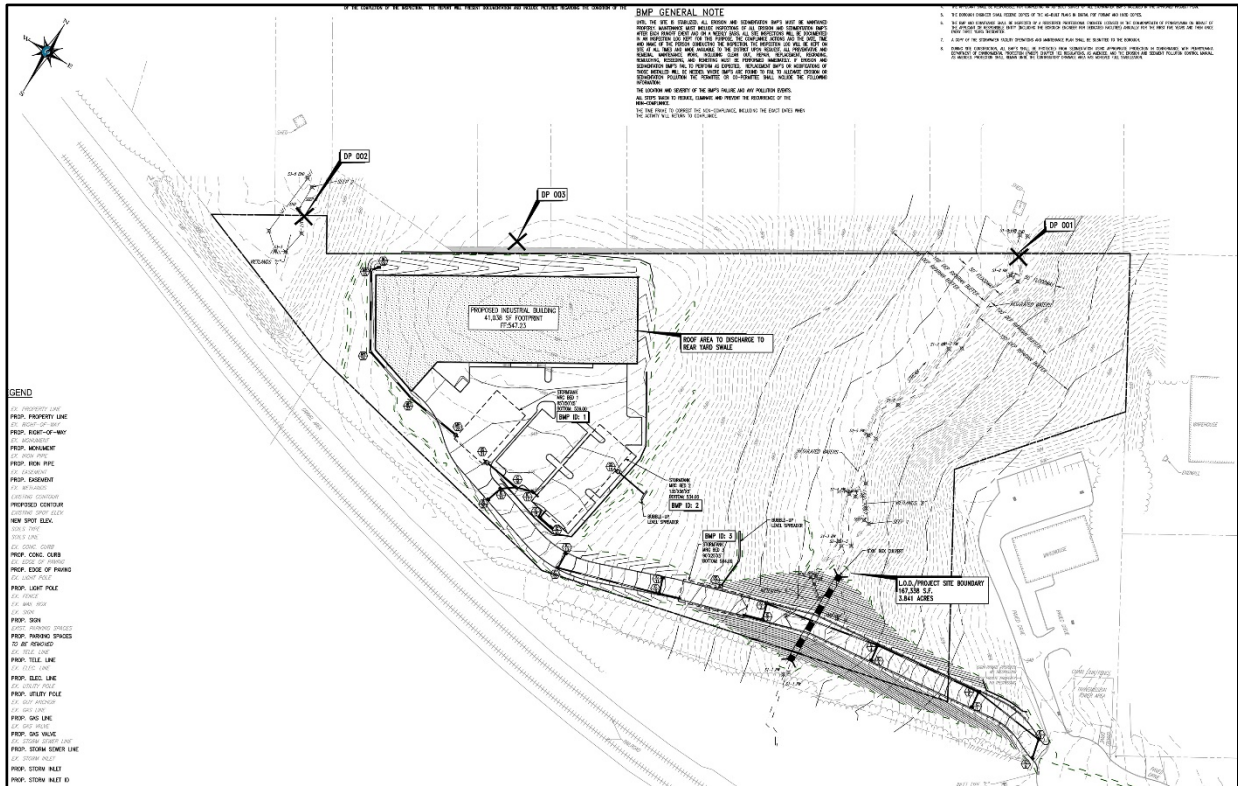
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, particularly the natural features protection issues discussed in comments #3 through #7, and all Borough issues should be resolved before action is taken on this land development plan.

Page: 2
Re: Preliminary Land Development - 201 Pennsylvania Avenue
Malvern Borough – LD-04-24-18073



Site Plan Detail, Sheet 2, Title Plan: Preliminary Land Development - 201 Pennsylvania Avenue

Page: 3
 Re: Preliminary Land Development - 201 Pennsylvania Avenue
 # Malvern Borough – LD-04-24-18073



Site Plan Detail, Sheet 5, PCSWM Plan: Preliminary Land Development - 201 Pennsylvania Avenue

COUNTY POLICY:

LANDSCAPES:

- The project site is located within the **Urban Center Landscape** and **Natural Landscape** designations 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. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems. As an overlay of all other landscapes, the county’s **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. While industrial development is appropriately located in an **Urban Center Landscape**, careful consideration of the proposed development activity is required due to the existing environmental characteristics of the project site.

WATERSHEDS 2045:

- Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Valley Creek watershed. The *Watersheds 2045* plan’s highest priority objectives within this watershed are: reducing stormwater runoff and mitigating flooding; addressing water quality impairments and emerging contaminants; restoring riparian corridors and cold water fish habitat; and implementing source water protection measures for groundwater wells. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

Page: 4
 Re: Preliminary Land Development - 201 Pennsylvania Avenue
 # Malvern Borough – LD-04-24-18073

PRIMARY ISSUES:

Natural Features Protection:

3. The site plan depicts the location of an unnamed tributary to Little Valley Creek that flows through eastern portion of the project site. Page 1 of the Post Construction Stormwater Management Report states the applicant proposes to construct an embankment with a maximum height of approximately 40 feet to cross the stream and develop the western portion of the property. The report also states that a box culvert will be installed to convey the stream through the embankment. Because this is an exceptional value stream that drains to a Class A Trout Stream, all efforts should be made in both design and construction to preserve the natural ecological and hydraulic function of the waterway.
4. The site plan depicts the location of riparian buffer areas associated with an unnamed tributary to Little Valley Creek. The unnamed waterway that flows through the property is part of an Exceptional Value watershed. Chester County’s High Quality and Exceptional Value Watersheds are especially sensitive to degradation and pollution that could result from development. Pennsylvania law requires a 150-foot forested riparian buffer along all Exceptional Value waterways. With very limited exceptions, persons proposing conducting earth disturbance activities in an Exceptional Value watershed must either protect the existing 150-foot forested riparian buffer or establish a new one. Soil disturbance by grading is prohibited within the riparian buffer zone, and the construction of roadways, bridges, and other structures is only permitted when authorized by the PA Department of Environmental Protection (PA Chapter 102.14 – Riparian Buffer Requirements).

Additionally, the proposed embankment to support the driveway would require significant earth moving within the mandatory 150-foot forested riparian buffer. This is not consistent with the requirements laid out in Chapter 102.14 unless the applicant receives permits or explicit authorization from the Pennsylvania Department of Environmental Protection to allow these types of activities.

5. The site contains wetlands. Placement of fill in wetlands is regulated by the U.S. Army Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977). The Pennsylvania Department of Environmental Protection (PA DEP) regulates all activities that affect bodies of water, including wetlands, under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management. The Borough should request documentation of all required permits(s) before approving the plan.

Due to their proximity to an Exceptional Value stream, the wetlands shown along the riparian corridor are considered to be Exceptional Value wetlands. The proposed earthen embankment as shown on the plan appears to completely cover the mapped Wetlands “A” zone. PA DEP will not grant Chapter 105 permits for activities that encroach upon or negatively impact Exceptional Value wetlands, unless the applicant can meet the requirements laid out in PA Chapter 105.18a.

6. The plan and 2023 aerial photography indicate that the site is heavily wooded, which is beneficial to water quality and volume control in the unnamed tributary to Little Valley Creek that crosses the site. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The removal of trees should be limited to the minimum area needed for the building and support facilities. The limits of 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

Page: 5
 Re: Preliminary Land Development - 201 Pennsylvania Avenue
 # Malvern Borough – LD-04-24-18073

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.

7. The site plan depicts the location of steep slope (15-20%) and very steep slope (greater than 20 percent) areas, portions of which are proposed to be regraded for the proposed driveway entrance. The Borough should verify that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization. Areas of steep and moderate slopes should be protected from disturbance that may cause erosion and flooding, as well as negatively impact water quality, wildlife habitat, slope stability, and scenic views.

Stormwater Management:

8. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
9. The Post Construction Stormwater Management Report included with the plan, dated April 3, 2024, indicates that this project was designed per the Malvern Borough Stormwater Management Act 167 Ordinance, as adopted on May 20, 2014. This ordinance was updated, as required by State law, on September 5, 2023. The applicant should ensure that the plan complies with all requirements of the updated ordinance.

Access and Circulation:

10. The Parking Tabulation table on Sheet 1 appears to indicate that 28 more parking spaces will be provided than required by the Borough Zoning Ordinance (we note that, while the site plan depicts the location of 70 spaces, this table indicates that 69 spaces will be provided). We suggest that the applicant and the Borough evaluate the anticipated parking demand for this facility, and determine whether all of the proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.
11. The Borough’s emergency service providers should be requested to review the plan to ensure that they can safely navigate the proposed development when completed. We note that a Fire Truck Turning Plan is provided on Sheet 15.

Official Map:

12. The Borough’s Official Map, adopted February 21, 2017, depicts the location of the “Malin Road Extension” from Pennsylvania Avenue to the Malvern/East Whiteland municipal border along the southernmost portion of the project site. We also note that the Multimodal Connections map in East Whiteland’s 2022 Park, Recreation and Open Space Plan depicts the location of a recommended 8 to 10 foot wide multi-use trail that would extend from this location at the municipal boundary to Route 30, along the northern side of the existing railroad corridor until it reaches South Malin

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 Re: Preliminary Land Development - 201 Pennsylvania Avenue
 # Malvern Borough – LD-04-24-18073

Road. Prior to taking action on this land development proposal, the Borough should consider any issues pertaining to the Official Map designation of this site consistent with the provisions of Section 406 of the Pennsylvania Municipalities Planning Code.

Design Issues:

13. We recommend that the applicant and Borough, in its review of the proposed landscape plan (Sheet 13), verify that adequate landscaping/vegetative screening is provided along the northern boundary of the project site, between the proposed facilities and adjoining residential lots to the north in East Whiteland Township.
14. The proposed building includes large roof areas that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at:
<https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>.

Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.

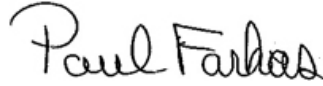
ADMINISTRATIVE ISSUES:

15. The Waivers Requested table on Sheet 1 indicates that the applicant is requesting three waivers from the provisions of the Borough Subdivision and Land Development Ordinance, along with one waiver from Section 177-306 of the Borough Stormwater Management 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.
16. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
17. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

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Re: Preliminary Land Development - 201 Pennsylvania Avenue
Malvern Borough – LD-04-24-18073

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: E. Kahn Development Corp.
Howell Engineering
Chester County Conservation District
Zachary Barner, AICP, Director of Planning & Development, East Whiteland Township
Chester County Water Resources Authority



THE COUNTY OF CHESTER



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May 7, 2024

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

Re: Preliminary/Final Land Development - 375 Morgan Street
Phoenixville Borough - LD-04-24-18061

Dear Mr. Boelker:

A Preliminary/Final Land Development Plan entitled "375 Morgan Street", prepared by Wilkinson Apex, and dated April 4, 2024, was received by this office on April 10, 2024. 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:	between Walnut and Morgan Streets, east of Bridge Street
Site Acreage:	0.51
Lots/Units:	29 units
Proposed Land Use:	Apartment
New Parking Spaces:	29
Municipal Land Use Plan Designation:	Mixed Use
UPI#:	15-9-572

PROPOSAL:

The applicant proposes the adaptive reuse of an existing warehouse building into 29 apartment units and 29 parking spaces at a former industrial site. The project site, which will be served by public water and public sewer, is located in the TC-Town Center zoning district.

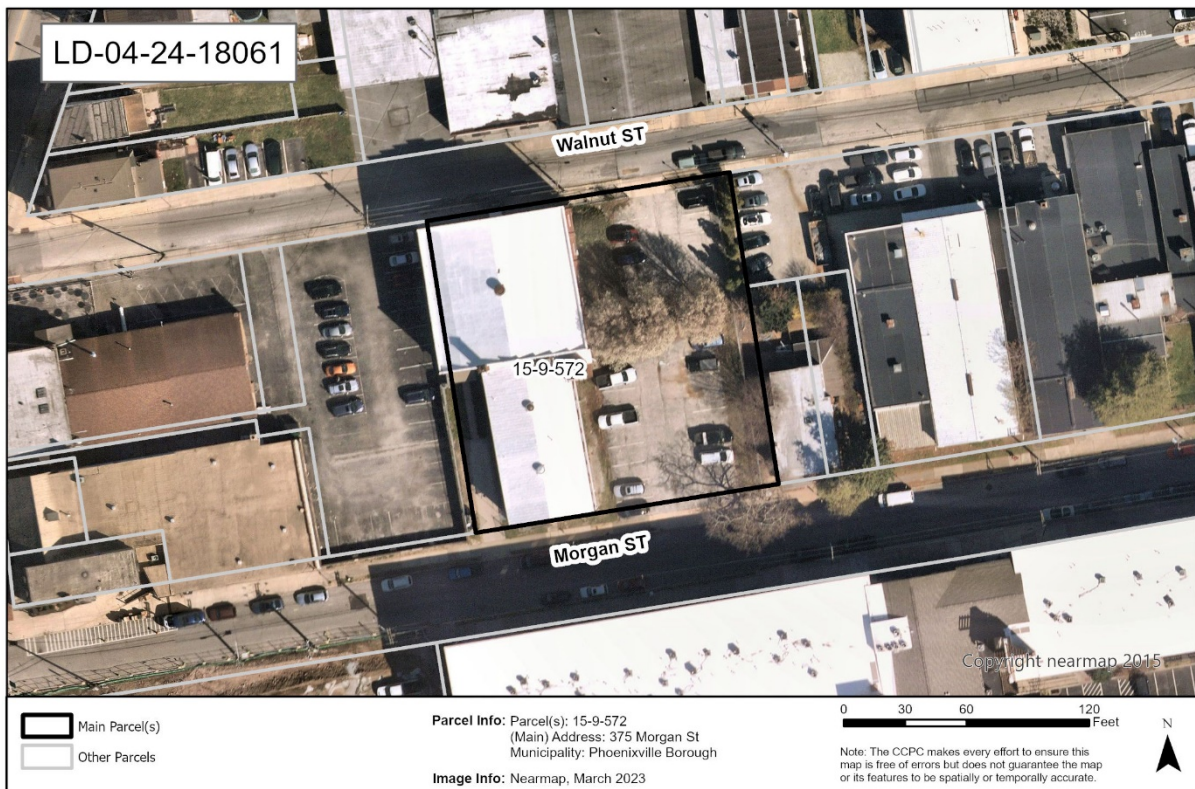
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Borough issues should be resolved before action is taken on this land development plan.

Page: 2
 Re: Preliminary/Final Land Development - 375 Morgan Street
 # Phoenixville Borough - LD-04-24-18061

COUNTY POLICY:

LANDSCAPES:

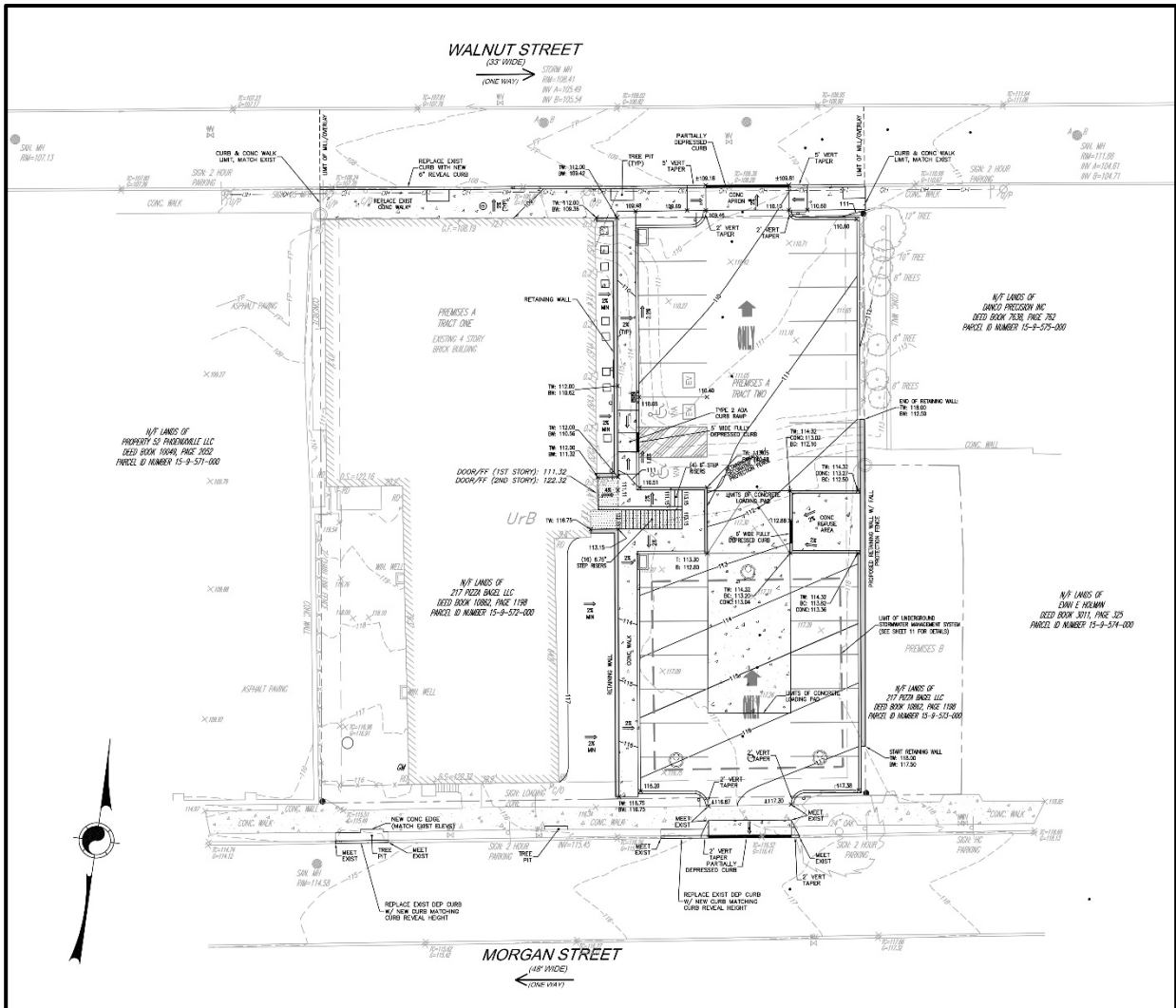
- The project site is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional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



WATERSHEDS 2045:

- Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the French Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: addressing causes of stream impairments; maintaining water quality in high performing and critical habitat streams; continuing land preservation efforts; and restoring and enhancing vegetated riparian buffers and floodplains. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

Page: 3
 Re: Preliminary/Final Land Development - 375 Morgan Street
 # Phoenixville Borough - LD-04-24-18061



Detail of Sheet 4 of the plan

PRIMARY ISSUES:

3. We commend the applicant for their investment in the Urban Center Landscape and rehabilitation of historic architecture in Phoenixville Borough. The County Comprehensive Plan, Landscapes3, promotes investment in our Urban Centers and this submission is representative of that policy.
4. The plan does not indicate if a Certificate of Appropriateness has been issued for the project per the Phoenixville HARB’s recommendation.
5. The Stormwater Management Plans indicate that subsurface infiltration practices will be utilized to manage the site’s stormwater runoff. The applicant should submit the Operations and Management Plan for the stormwater facilities to the Borough, which should be reviewed by the municipal engineer. To ensure this system continues to function as designed, the applicant and/or those responsible for future maintenance should strictly adhere to the inspection schedule included in the Operation and Maintenance Plan. Appropriate pre-treatment Best Management Practices (BMPs) should be installed to remove sediment and other debris from runoff before it

Page: 4
 Re: Preliminary/Final Land Development - 375 Morgan Street
 # Phoenixville Borough - LD-04-24-18061

discharges to the planned subsurface infiltration system. Sediment, oil, grease, or other debris should be regularly removed from these pretreatment BMPs.

Subsurface infiltration stormwater management practices are not appropriate for areas that will receive runoff with high sediment loads. Particular care should be taken during construction to prevent compaction of the soil below the system and to minimize the delivery of sediment to this system from construction runoff. The applicant should ensure that sufficient observation wells and access points are incorporated into the design and are located in areas that will remain easily accessible. These access points should be designed to allow for the occasional removal of accumulated sediment.

6. We suggest that the applicant and Borough consider providing a percentage of affordably priced housing units within the proposed apartment building. “Live” Objective B of Landscapes3 is to accommodate housing at costs accessible to all residents. Additionally, the County recently launched the A+ Homes initiative, that focuses on creating homes that are attractive, affordably priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at: <https://www.chescoplanning.org/Housing/aPlusHomes.cfm>.

ADMINISTRATIVE ISSUES:

7. The applicant should contact the office of the Chester County Conservation District (telephone 1#610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit, or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
8. The applicant is requesting two waivers from the provisions of the Borough 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.
9. The Borough emergency service providers should review the plans to verify the design, location and specifications of all emergency service facilities and equipment to be installed in the building.
10. The final plan should include signature blocks for the approval of Borough Council, any other required Borough review and the review of the Chester County Planning Commission.
11. We commend the applicant for incorporating electric vehicle charging stations into the plan. The provision of charging stations for electric vehicles can help increase the marketability of the facility, and some facilities have offered charging stations near building entrances as site amenities. Charging stations can encourage the wider acceptance of electric vehicles. Additional information on this topic is provided in the County Planning Commission's Electric Vehicles eTool, which is available online at: <https://www.chescoplanning.org/MuniCorner/eTools/19-ev.cfm>
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, the Assessment Office, and the municipality.

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Re: Preliminary/Final Land Development - 375 Morgan Street
Phoenixville Borough - LD-04-24-18061

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

Sincerely,

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:
217 Pizza Bagel LLC
Wilkinson Apex Engineering Group, LLC
Chester County Conservation District



THE COUNTY OF CHESTER



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May 1, 2024

Laurie Getz, Manager
 Schuylkill Township
 111 Valley Park Road
 Phoenixville, PA 19460

Re: Sketch Plan – Sheetz Phoenixville
 # Schuylkill Township - LD-04-24-18058

Dear Ms. Getz:

An Unofficial Sketch Plan entitled "Sheetz Phoenixville", prepared by Landcore Engineering Consultants, P.C., and dated March 13, 2024, was received by this office on April 3, 2024. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code (MPC) as amended, our comments are offered as a planning service at the request of Schuylkill Township. This review focuses primarily upon design and procedural-related issues and concerns to assist the applicant and Schuylkill Township in its review of this proposal prior to the official submission. This review does not replace the need for an official referral by Schuylkill Township of a preliminary or final plan, as required by the Pennsylvania Municipalities Planning Code.

PROJECT SUMMARY:

Location:	Southeast corner of Valley Forge Road and South White Horse Road, north Wells Road
Site Acreage:	2.88
Lots/Units:	1 lot
Non-Res. Square Footage:	6,193
Proposed Land Use:	Convenience Store
New Parking Spaces:	60
Municipal Land Use Plan Designation:	Mixed Use
UPI#:	27-6A-85, 27-6A-86, 27-6A-73

PROPOSAL:

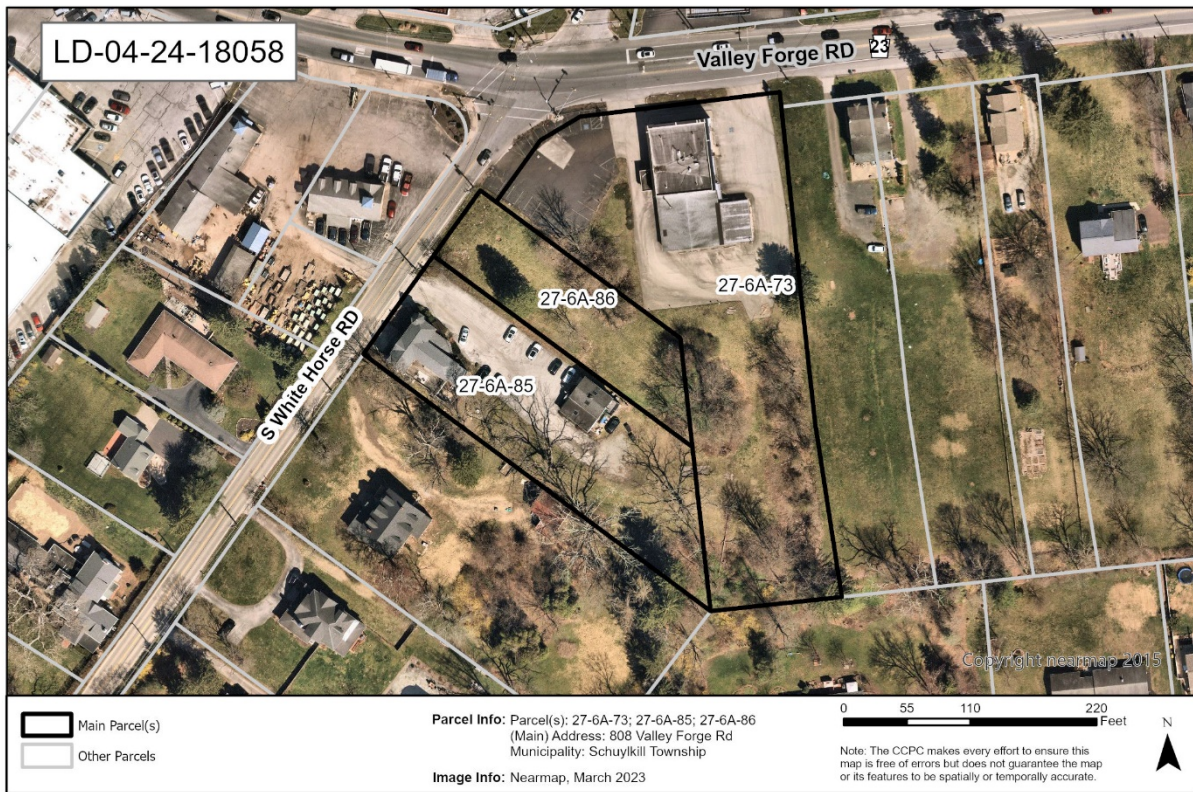
The applicant proposes the consolidation of three parcels and the construction of a 6,193 square foot convenience store with drive-through service, 20 fueling stations and 60 parking spaces. The project site, which will be served by public water and sewer, is located in the C-Commercial zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter be addressed and all Township issues should be resolved before the applicant submits an official subdivision and land development plan.

Page: 2
 Re: Sketch Plan – Sheetz Phoenixville
 # Schuylkill Township - LD-04-24-18058

LANDSCAPES:

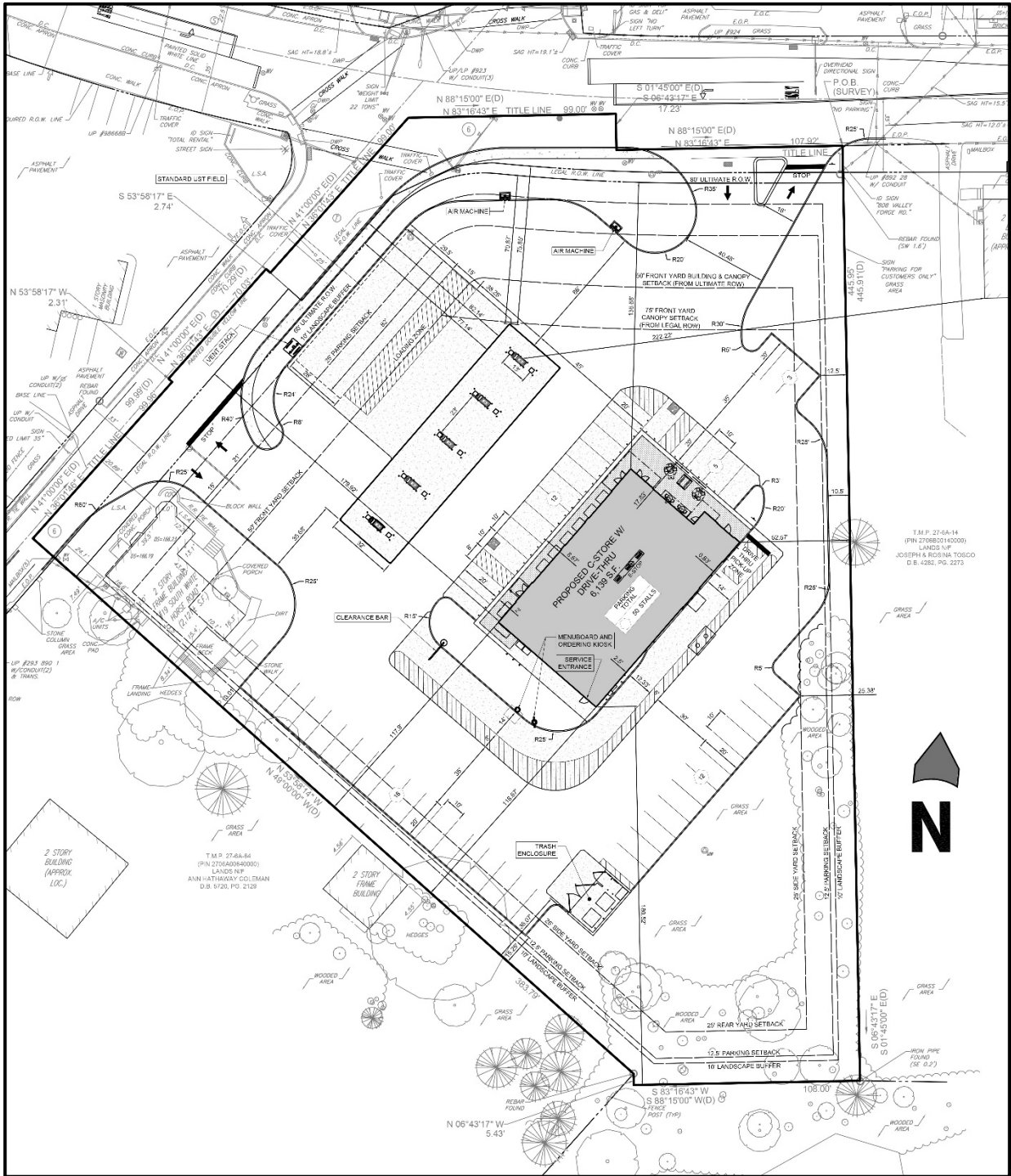
1. The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally oriented commercial uses and facilities, accommodating growth at a medium 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**.



PRIMARY ISSUES:

2. We note that Convenience Stores are permitted by Conditional Use in the C-Commercial zoning district. While we acknowledge that this submission is a Sketch Plan, the applicant should be able to demonstrate that the design has considered the requirements of the Conditional Use procedure in Schuylkill Township.
3. The submitted plans do not include any information about the stormwater management facilities proposed for this site. The Township should be assured that the official plan will meet all Township ordinance requirements.
4. The Township should ensure that sidewalks extend to the property lines on Valley Forge and South White Horse Roads and that appropriate pedestrian crossing markings are installed across all driveway access points. Also signal phasing may need to be modified and other facilities installed to accommodate pedestrian crossings at the intersection.

Page: 3
Re: Sketch Plan – Sheetz Phoenixville
Schuylkill Township - LD-04-24-18058



Detail of the Site Plan Sheet

5. The plan and Township meeting minutes indicate that the existing historic building at the southwest corner of the site will be preserved. While we understand that the applicant does not have specific plans for use of the historic building. We recommend that on-going preservation is best served when the historic resource is actively used and maintained. Also, the applicant and the Township should discuss physical protection of the structure such as a guide rail to protect the

Page: 4
Re: Sketch Plan – Sheetz Phoenixville
Schuylkill Township - LD-04-24-18058

structure from large delivery vehicles and landscape buffering the structure to make building more appealing to future tenants.

6. We have recently reviewed a land development plan for a convenience store at this intersection diagonally opposite this site (CCPC# SD-01-24-17967 & LD-01-24-17966 reviewed February 9, 2024). That plan proposed the construction of a 6,049 square foot convenience store with 10 gasoline pumps and 52 parking spaces. The Township, the applicants for both projects and PennDOT should meet to discuss access to the site and improvements at the intersection that would accommodate both applicants and improve the safety and function of the intersection.
7. The applicant should contact the local police to discuss the design of the convenience store as it relates to safety of customers and effectiveness of officers responding to calls at the facility.

We appreciate the opportunity to be a party to the design process prior to engineering and the associated costs which may preclude design revisions. If you have any questions in regard to this review, we will be glad to discuss this project at your convenience. The County Planning Commission staff is also available to meet with the applicant and the Township to discuss this project in further detail.

Sincerely,



Glenn Bentley
Senior Review Planner

cc: Sheetz Phoenixville c/- Ricardo S. Coroniti
Sheetz Inc.
Landcore Attn: C.J. Bock
Chester County Health Department
Chester County Conservation District.



THE COUNTY OF CHESTER



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

May 7, 2024

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

Re: Final Land Development - Byers Station Amended Final PRD Plans
Upper Uwchlan Township - LD-04-24-18077

Dear Mr. Scheivert:

A final land development plan entitled "Byers Station Amended Final PRD Plans", prepared by Bohler Engineering, dated May 25, 2022 and last revised on April 18, 2024, was received by this office on April 24, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	East side of Pottstown Pike (State Route 100), north of Station Boulevard
Site Acreage:	3.89 acres
Lots:	1 lot; two structures
Non-Res. Square Footage:	21,000 square feet
Proposed Land Use:	Child daycare, retail
New Parking Spaces:	80 spaces
Municipal Land Use Plan Designation:	Village (2014 Comprehensive Plan)
UPI#:	32-4-1090.1

PROPOSAL:

The applicant proposes the construction of two 10,500 square foot commercial buildings totaling 21,000 square feet and 80 parking spaces. The site, which will be served by public water and public sewer facilities, is located in the Upper Uwchlan Township PRD Planned Residential Development Overlay zoning district.

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

Page: 2
Re: Final Land Development - Byers Station Amended Final PRD Plans
Upper Uwchlan Township - LD-04-24-18077

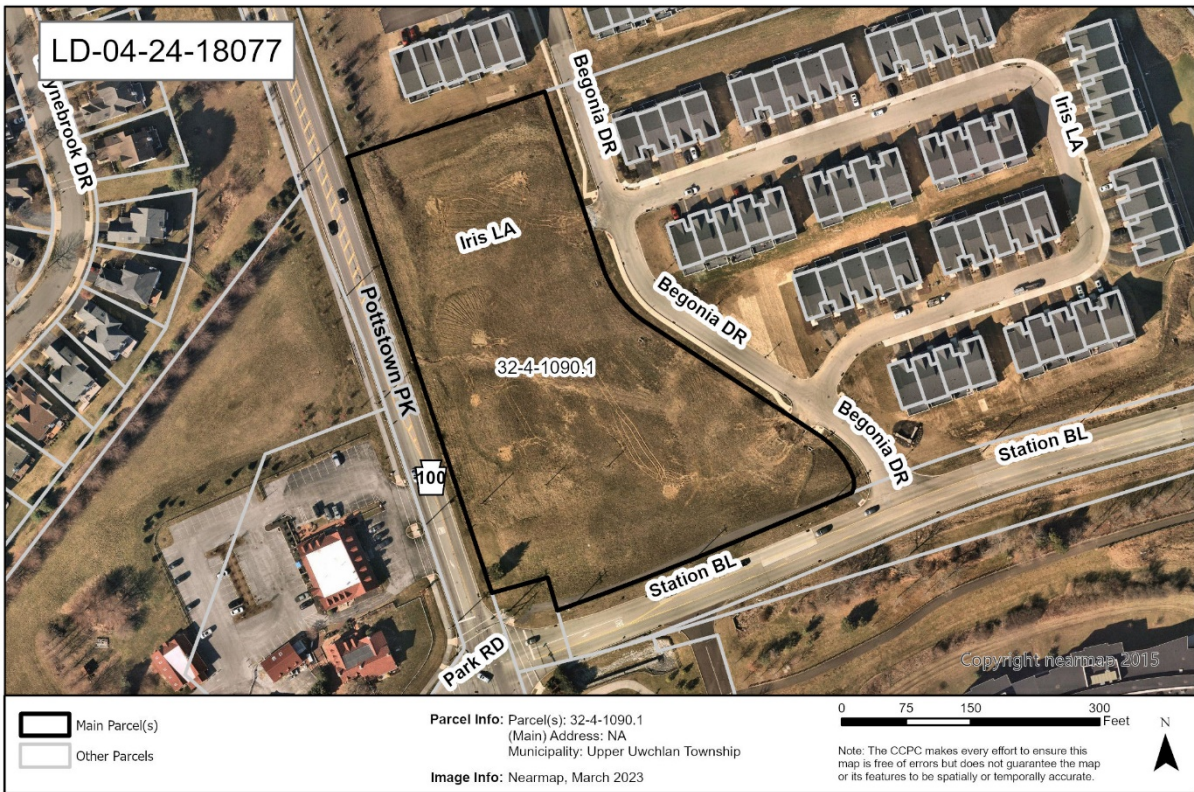
BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a land development proposal for this site. Our review of that plan was submitted to the Township on April 12, 2022 (refer to CCPC# LD-03-22-17149). We have no record of Township action on that submission. This letter includes some of the previous comments that are still relevant to the current submission.

COUNTY POLICY:

LANDSCAPES:

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

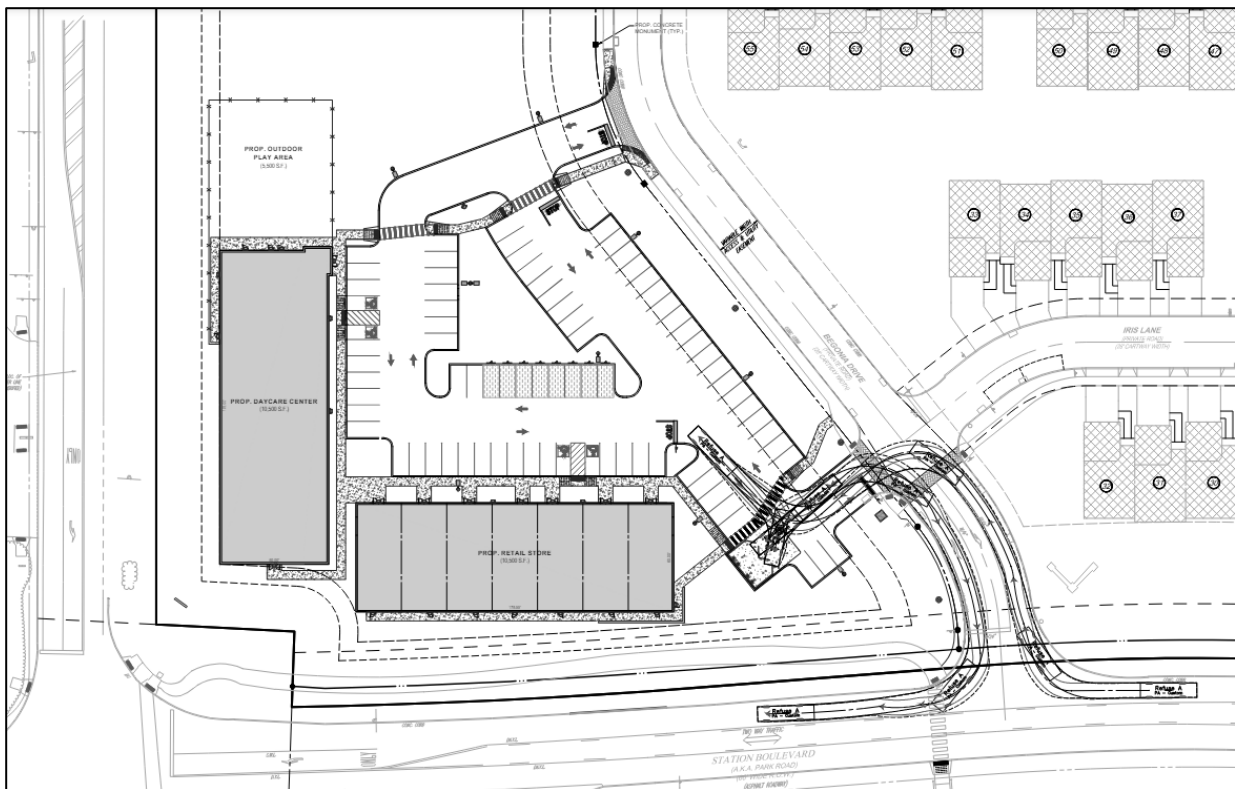


Page: 3
 Re: Final Land Development - Byers Station Amended Final PRD Plans
 # Upper Uwchlan Township - LD-04-24-18077

WATERSHEDS 2045:

3. ***Watersheds 2045***, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Pickering Creek watershed. The ***Watersheds 2045*** plan's highest priority objectives within this watershed are:
- protecting and restoring vegetated riparian buffers, first order streams, and floodplain connectivity;
 - reducing storm water runoff and mitigating flooding; implementing source water protection measures; and
 - encouraging holistic planning to reduce potential conflict between development and natural resources.

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



***Detail of Byers Station Amended Final PRD Plan
 Final Land Development Plan***

PRIMARY ISSUES:

4. The County Planning Commission's **Multimodal Circulation Handbook** (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Pottstown Pike (State Route 100) as a Major Arterial roadway. The Handbook (page 183) recommends a 150-foot-wide right-of-way for Major Arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Pottstown Pike and that be offered to PennDOT for dedication.

Page: 4
 Re: Final Land Development - Byers Station Amended Final PRD Plans
 # Upper Uwchlan Township - LD-04-24-18077

5. Pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system in the **Suburban Center Landscape**. “Connect” Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas. We endorse the provision of sidewalks on this site, which also connect to the adjacent residential areas. We also encourage the applicant to provide appropriate crosswalk connections from this site across Pottstown Pike as well as along the eastern portion of Pottstown Pike.

PennDOT’s Design Manual 2-Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act (ADA) recommend that sidewalks be a minimum of 5 feet in width. Additional information on this topic is provided in the Pedestrian Facilities Design Element of the County Planning Commission’s Multimodal Circulation Handbook (2016 Update), which is available online at: www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm.

6. While we acknowledge the proposed landscaping along Pottstown Pike and Station Boulevard, we recommend that the applicant consider incorporating pitched roofs to mitigate the views of the rear elevations from the public right-of-way. We also suggest that the applicant avoid the use of flat roofs on the structures because many of the nearby structures have pitched roofs and especially because the site is at a lower elevation from Pottstown Pike and Station Boulevard.
7. The roof areas may also offer opportunities to improve the facility’s long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate “green roofs,” “white roofs” and solar photovoltaic energy systems. Green roofs can reduce a building’s stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility’s long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at: <https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>. Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.
8. The Stormwater Management Plans indicate that vegetated swales will be utilized to manage a portion of the site’s stormwater runoff. The applicant should submit the Operations and Management Plan for the stormwater facilities to the Township, which should be reviewed by the Township Engineer. To ensure this system continues to function as designed, the applicant and/or those responsible for future maintenance should strictly adhere to the inspection schedule included in the Operation and Maintenance Plan. Appropriate pre-treatment Best Management Practices (BMPs) should be installed to remove sediment and other debris from runoff before it discharges to the planned subsurface infiltration system. Sediment, oil, grease, or other debris should be regularly removed from these pretreatment BMPs.
9. The Township’s emergency service providers should be requested to review the plan to ensure that safe access and egress is provided for this site, especially to the structures’ rear areas.

ADMINISTRATIVE ISSUES:

10. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for

Page: 5
Re: Final Land Development - Byers Station Amended Final PRD Plans
Upper Uwchlan Township - LD-04-24-18077

discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Bohler Engineering
Prosperity Property Investments, LLC
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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May 1, 2024

Scott Greenly, Manager
 Uwchlan Township
 715 North Ship Road
 Exton, PA 19341

Re: Preliminary/Final Land Development - Eagleview Market at Town Center
 # Uwchlan Township - LD-04-24-18062

Dear Mr. Greenly:

A preliminary/final land development plan entitled "Eagleview Market at Town Center", prepared by Chester Valley Engineers, Inc. and dated April 3, 2024, was received by this office on April 10, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	East side of Wharton Boulevard, south of Rice Boulevard
Site Acreage:	33.94 acres
Lots/Units:	1 lot/41 apartment units
Non-Res. Square Footage:	14,000 square feet
Proposed Land Use:	Commercial and residential
New Parking Spaces:	138 spaces, including 14 garage spaces
Municipal Land Use Plan Designation:	Commercial/Industrial
UPI#:	33-4-8.10

PROPOSAL:

The applicant proposes the creation of 41 apartment units, 14,000 square feet of commercial area and 138 parking spaces. The site, which will be served by public water and sewer facilities, is located in the Uwchlan Township PCID (Planned Commercial Industrial Development) - Town Center zoning district.

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

BACKGROUND:

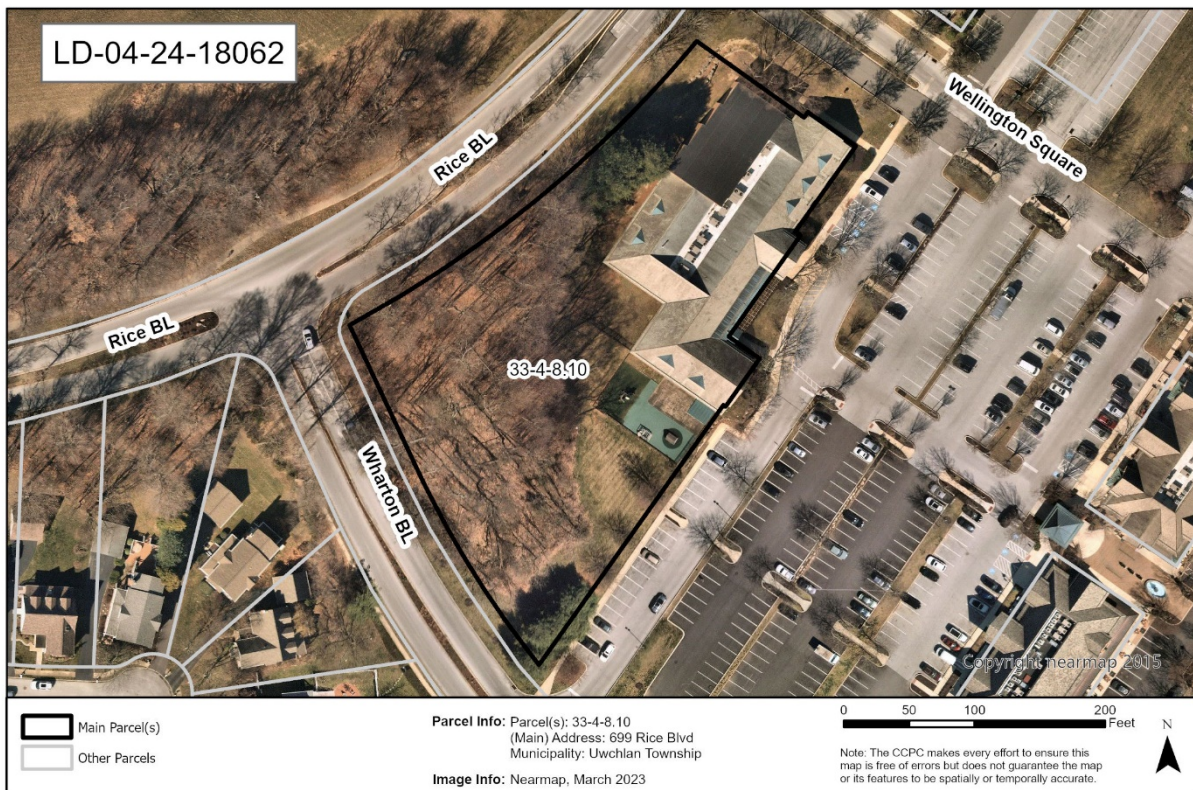
1. The Chester County Planning Commission has previously reviewed a conditional use proposal for this site. That review, CCPC# CU-11-23-17905, was forwarded to the Township in a letter dated December 5, 2023. This current submission is substantially similar to the previous submission. This letter repeats the comments in our previous review that are still relevant.

Page: 2
 Re: Preliminary/Final Land Development - Eagleview Market at Town Center
 # Uwchlan Township - LD-04-24-18062

COUNTY POLICY:

LANDSCAPES:

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



WATERSHEDS 2045:

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

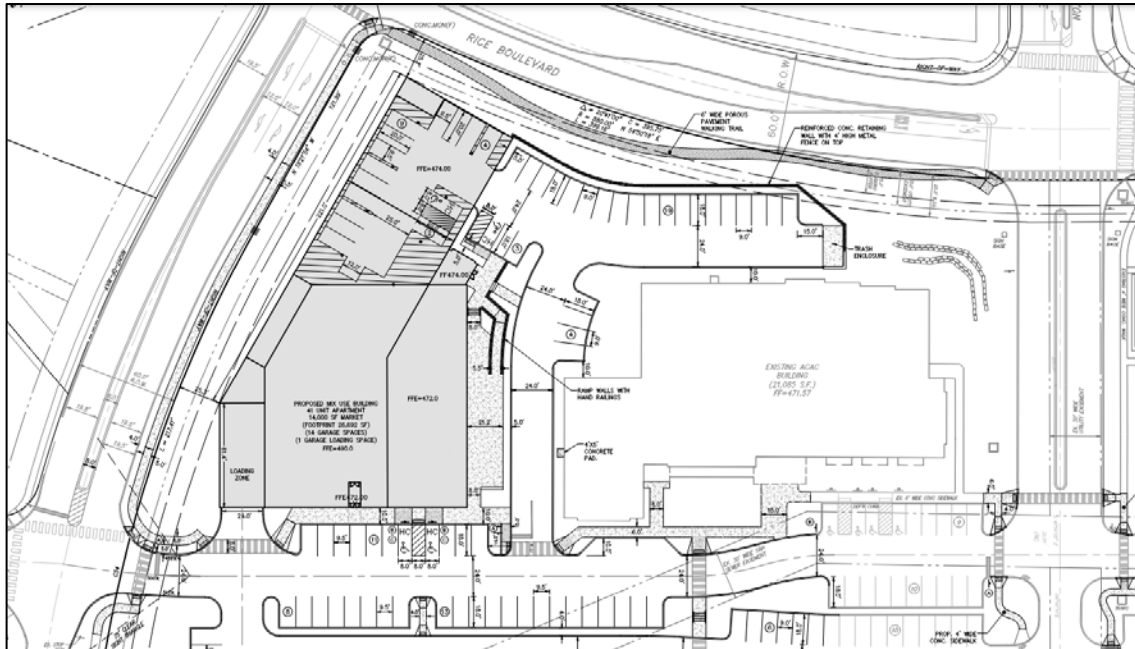
Watersheds 2045 can be accessed at www.chesco.org/watersheds2045.

Page: 3

Re: Preliminary/Final Land Development - Eagleview Market at Town Center

Uwchlan Township - LD-04-24-18062

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



*Detail of Eagleview Market at Town Center
Preliminary/Final Land Development Plan*

PRIMARY ISSUES:

5. We endorse the applicant's proposal for this mixed-use residential and commercial development, which includes residences and a 14,000 square foot market. In the future, as areas within the Planned Commercial Industrial Development-Town Center District need updating, the Township may wish to consider expanding the range of land uses in this District to respond to market demand. The County Planning Commission's eTool on mixed use development offers additional suggestions, at: <https://www.chescoplanning.org/MuniCorner/eTools/25-MixedUse.cfm>
6. We suggest that the applicant take advantage of the building's large roof areas to incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the buildings' long-term sustainability and reduce their reliance on energy from the grid. Additional information on green roofs is available at: <https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>. Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.

Page: 4
Re: Preliminary/Final Land Development - Eagleview Market at Town Center
Uwchlan Township - LD-04-24-18062

7. We recommend that the applicant create a unified architectural and landscape design template to ensure that the building reflects a theme that is compatible with the other structures in the area. This can include common building finishes, window designs, as well as street furniture and landscaping. Specifically, we suggest that the applicant consider a pedestrian entrance and architectural designs for the building's elevations along Rice and Wharton Boulevards to avoid the appearance of blank or uniform walls. The building design and landscape design should also consider ways to screen the loading area from views along Wharton Boulevard.
8. We suggest that the applicant and Uwchlan Township consider providing a percentage of affordably-priced housing units within the development. "Live" Objective B of *Landscapes3* is to accommodate housing at costs accessible to 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>.
9. The applicant and Uwchlan Township should consider providing dedicated bicycle parking facilities. Bicycle racks should be located in visible areas near building entrances and/or areas of pedestrian activity such as bus shelters, and they should be located under a roof or building overhang to provide shelter from the elements. Additional information on this topic is provided in the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: www.chesco.org/documentcenter/view/27029.
10. The applicant has proposed reserving some of the required parking on the site. We endorse this approach and recommend that the reserved parking spaces be landscaped until it becomes apparent that they will be needed. The applicant and the Township should also determine who will decide whether the reserved parking spaces will be required in the future, and how they will be funded and constructed.
11. Uwchlan Township should verify that the design and location of any proposed outdoor lighting conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses. We suggest that all site lighting should be downward-pointing to limit "skyglow" and reduce glare on surrounding roads. In general, the applicant should use the minimum amount of light intensity that is necessary to safely illuminate the buildings.
12. The Uwchlan Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
13. The Post Construction Stormwater Management Plans indicate that subsurface infiltration practices and a porous pavement walking trail will be utilized to manage a portion of the site's stormwater runoff. Regular inspections and proper operations and maintenance protocols are critical to ensuring that stormwater best management practices continue to function as designed. The applicant should ensure that, upon transfer of responsibility to the final property owner, the owner is provided with all necessary information to maintain these stormwater best management practices. This may include design schematics, as-built plans, maintenance guidelines and schedules, planting plans, etc. Additionally, the final property owner(s) should be provided with an inspection schedule and guidelines for maintenance on the proposed retaining walls, as a failure in any of those structures could result in major impacts to the adjacent streams.

Page: 5
Re: Preliminary/Final Land Development - Eagleview Market at Town Center
Uwchlan Township - LD-04-24-18062

The applicant should ensure that the designated contractor responsible for operation, maintenance, and inspection of these facilities is properly trained to inspect and maintain these areas to reduce the potential for failure and to address any issues which may occur.

ADMINISTRATIVE ISSUES:

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: The Hankin Group
Chester Valley Engineers, Inc.
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Brian N. O'Leary, AICP
Executive Director

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May 13, 2024

Scott Greenly, Manager
Uwchlan Township
715 North Ship Road
Exton, PA 19341

Re: Preliminary/Final Subdivision - McDade Subdivision
Uwchlan Township - SD-04-24-18074

Dear Mr. Greenly:

A preliminary/final subdivision plan entitled "McDade Subdivision", prepared by Horizon Engineering Associates LLC and dated April 1, 2024, was received by this office on April 26, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	South side of Norwood Road, west of Garris Road
Site Acreage:	3.10 acres
Lots:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Medium Density Residential
UPI#:	33-7-7.1

PROPOSAL:

The applicant proposes the creation of two lots. The site, which will be served by public water and public sewer facilities (as indicated in the Act 247 Referral form), is located in the Uwchlan Township R-1 Low Density Residential zoning district. The site contains one dwelling that will remain and a second dwelling will be constructed. The existing driveway will be used by both lots.

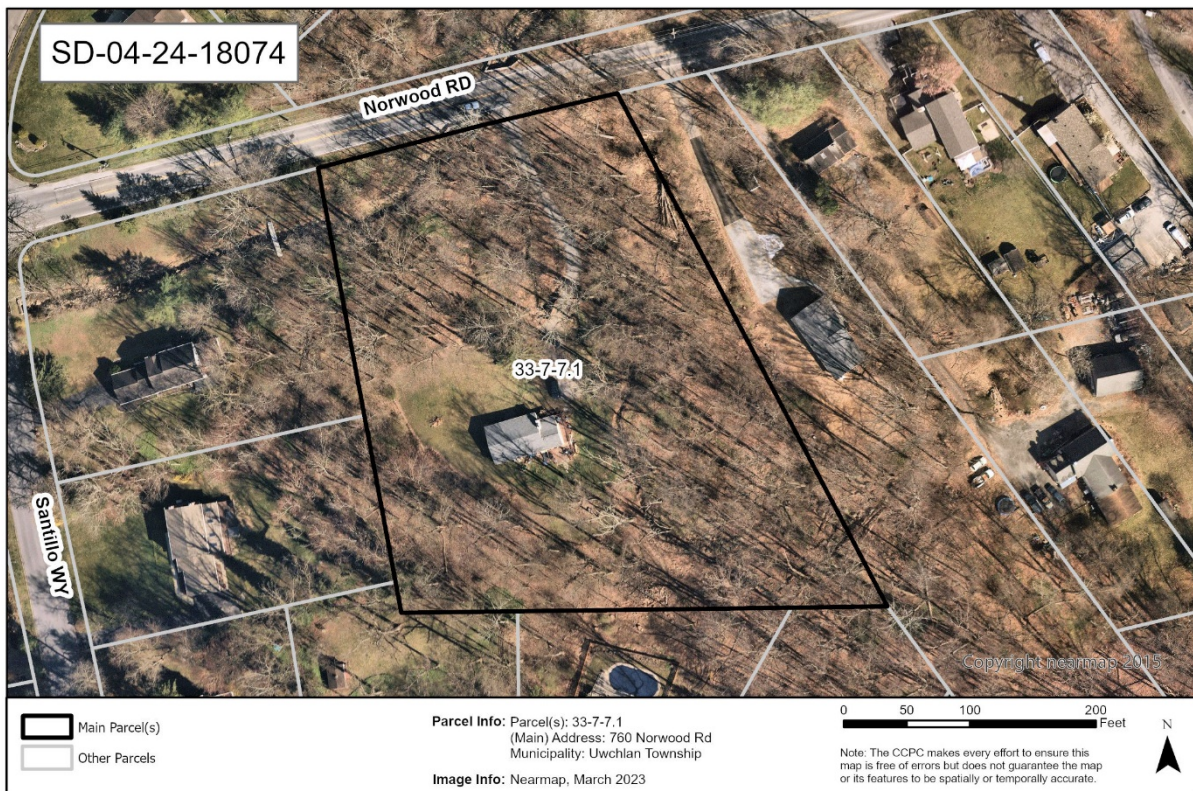
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Uwchlan Township issues should be resolved before action is taken on this subdivision plan.

Page: 2
 Re: Preliminary/Final Subdivision - McDade Subdivision
 # Uwchlan Township - SD-04-24-18074

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**.

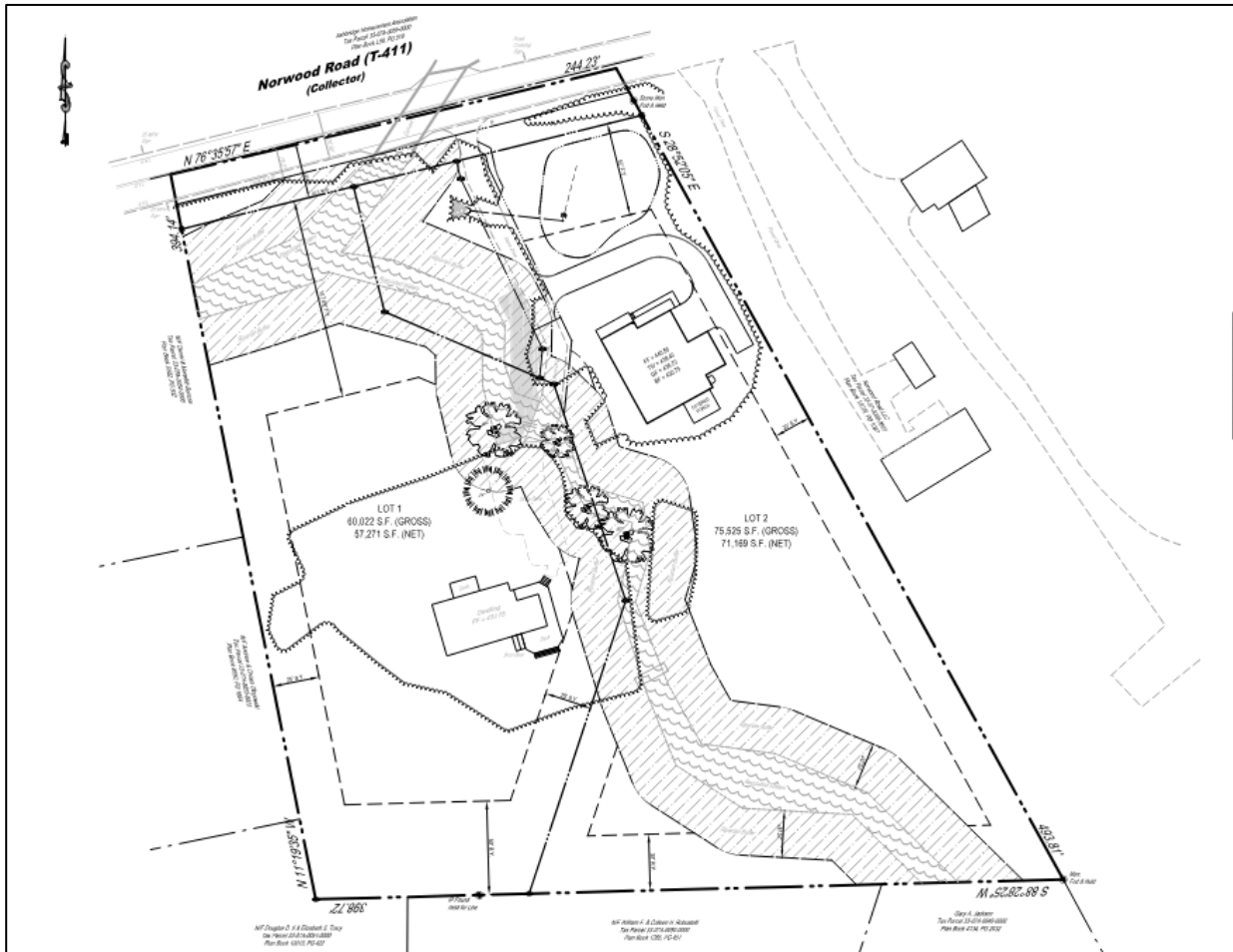


WATERSHEDS 2045:

2. **Watersheds 2045**, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Pickering Creek watershed. The Watersheds 2045 plan's highest priority objectives within this watershed are:
 - protecting and restoring vegetated riparian buffers, first order streams, and floodplain connectivity;
 - reducing storm water runoff and mitigating flooding; implementing source water protection measures; and
 - encouraging holistic planning to reduce potential conflict between development and natural resources.

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

Page: 3
 Re: Preliminary/Final Subdivision - McDade Subdivision
 # Uwchlan Township - SD-04-24-18074



*Detail of McDade
 Preliminary/Final Subdivision Plan*

PRIMARY ISSUES:

3. The plan shows 25-foot riparian buffer areas. The Township's definition of "riparian setback and buffer area" (in Section 301.4 - Specific terms) states that "...The buffer is 50 feet in width...". The Township should determine whether the applicant should show 50-foot riparian setback and buffer areas.
4. The site appears to contain wooded areas. Zoning Ordinance Section 619.1a.(1)(a) states that "Outside of areas designated as riparian buffer, permitted woodland disturbance on any lot or tract shall not exceed 25% of the total area of any woodland(s) or hedgerow(s). This limitation shall not apply within the PC, PC-2, and PI Districts." The Township should determine whether the applicant's site contains woodlands as defined in the Ordinance (in Section 301.4 - Specific terms) and should show how the plan conforms with this requirement.
5. The Act 247 Referral form that was submitted with the plan indicates that site will be served by public water and public sewer facilities, but the plan indicates that the existing well on Lot 1 will remain. The applicant should clarify this matter.

Page: 4
Re: Preliminary/Final Subdivision - McDade Subdivision
Uwchlan Township - SD-04-24-18074

6. The site plan states that the individual property owner will be responsible for the ownership and maintenance of all stormwater management facilities on their lot. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill the operation and maintenance requirements for these facilities.
7. The existing driveway will be used by both lots, and the plan shows an access easement. The applicant should provide documentation that the owner of the easement is aware that a plan is proposed for the site and approves of its design as it relates to the easement.
8. The proposed lot line separating the two lots may contain more changes in bearing than necessary, which may require more effort in identifying and describing changes in bearing. The applicant could consider eliminating one or two changes in bearing. This may make it easier to place pins at points where bearings change. Straightening the southernmost portion of the separation between the lots may also give Lot 1 more usable rear yard area.
9. Waivers are requested from Sections 602.9.A(2), 602.9.A(6), and 602.9.A(10) of the Township Subdivision and Land Development Ordinance and from Chapter 214-311.A.2. (A)-(D) and (F) of the Township's stormwater ordinances. The Township Engineer should review the design and details of the stormwater basin before the Township considers these waivers. Reducing the pipe size to eight inches is not recommended given the size of the stormwater basin. Corrugated plastic pipes may clog more frequently, may be difficult to clean, and may become less durable as soils become more compacted. Similar, a plastic endwall is less durable than a concrete section. Anti-seep collars are designed to address internal seepage, which helps to keep pipes from being washed out. Also, anti-vortex devices help to prevent clogging the riser.
10. The applicant should consider incorporating separate green stormwater infrastructure measures throughout the site, such as a rain garden, infiltration trench, and bioswales, in lieu of a single large stormwater basin to manage the runoff.

ADMINISTRATIVE ISSUES:

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

Page: 5
Re: Preliminary/Final Subdivision - McDade Subdivision
Uwchlan Township - SD-04-24-18074

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Horizon Engineering Associates LLC
David McDade and Alexandra Boardman
Chester County Health Department
Chester County Water Resources Authority
Chester County Conservation District



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Brian N. O'Leary, AICP
Executive Director

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

May 7, 2024

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

Re: Final Land Development - Jay Smoker Ag Operation
West Fallowfield Township - LD-12-23-17930

Dear Ms. Wheeler:

A final land development plan entitled "Jay Smoker Ag Operation", prepared by Nye Consulting Services, Inc. and dated December 6, 2023, was received by this office on April 7, 2024. 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 Glen Run Road, east of Lenover Road; the tract is located in both West Fallowfield and Highland Townships
Site Acreage:	76.00 acres
Units:	2 primary structures
Non-Res. Square Footage:	97,800 square feet
Proposed Land Use:	Agricultural
Municipal Land Use Plan Designation:	Agricultural (West Fallowfield Township)
UPI#:	45-2-44, 44-2-23

PROPOSAL:

The applicant proposes the construction of a 97,800 square foot agricultural facility in two primary buildings. The site, which will be served by on-site water and on-site sewer facilities, is located in the Rural Residential district (in West Fallowfield Township) and in the Agriculture Preservation district (in Highland Township). The plan was submitted to the Chester County Planning Commission by West Fallowfield Township.

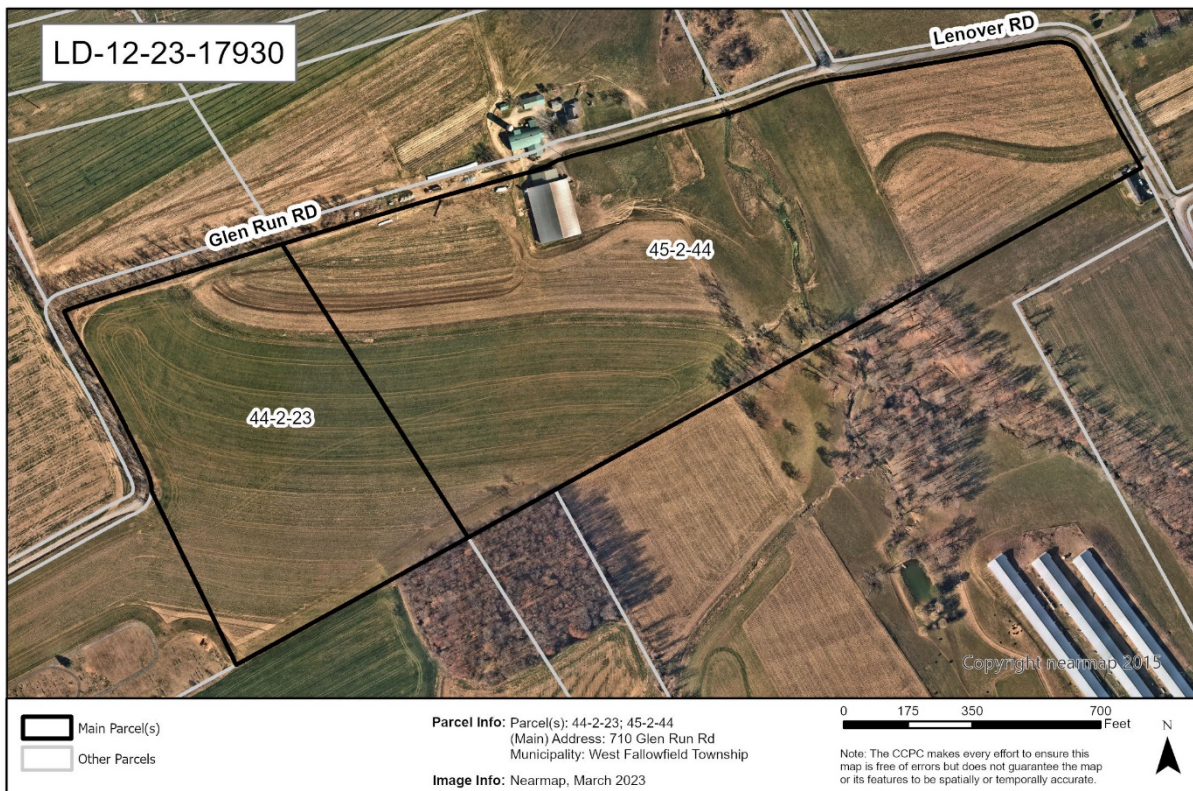
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all West Fallowfield Township issues should be resolved before action is taken on this land development plan.

Page: 2
 Re: Final Land Development - Jay Smoker Ag Operation
 # West Fallowfield Township - LD-12-23-17930

COUNTY POLICY:

LANDSCAPES:

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



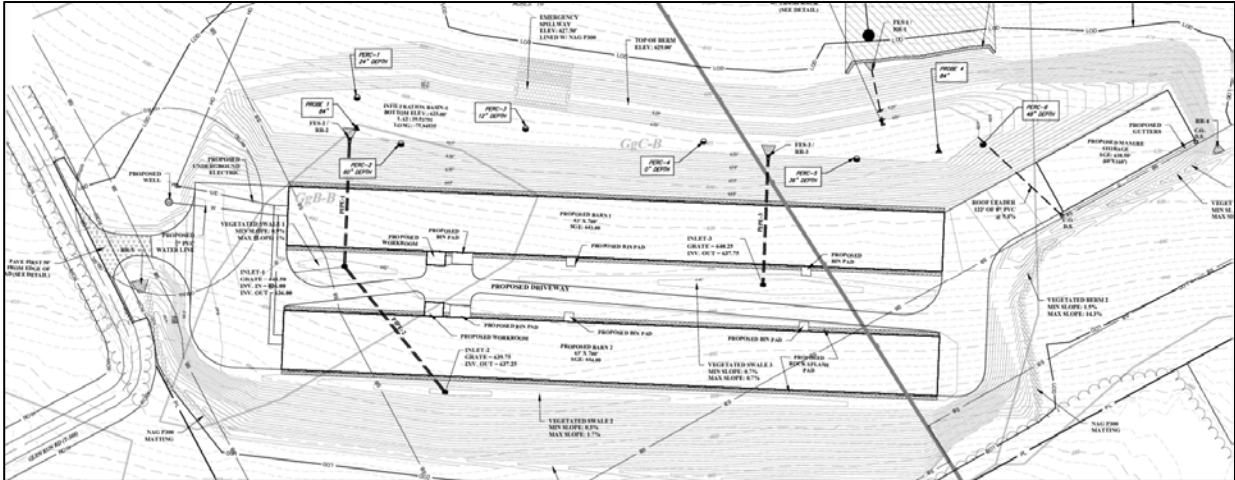
WATERSHEDS:

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

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

Page: 3
 Re: Final Land Development - Jay Smoker Ag Operation
 #: West Fallowfield Township - LD-12-23-17930

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



*Detail of Jay Smoker Ag Operation
 Final Land Development Plan*

PRIMARY ISSUES:

4. Due to the proximity of the proposed manure storage facility to the stormwater infiltration basin, extra care should be taken to ensure that manure is kept from running off into the basin.
5. When intensive agricultural activities, such as large poultry facilities, are proposed we recommend that the municipality encourage the use of modern practices and procedures that will limit the potential adverse effects of such activities. Vehicle usage, odors, excessive use of water resources, potential pollution of groundwater supplies, and the consumption of prime agricultural soils for activities that do not directly require the use of such soils should all be limited.
6. The applicant should ensure that they receive and comply with all necessary permits from PADEP, including any related to Act 38 nutrient management regulations should they apply.
7. The Township Engineer should review the design of the access road to determine if large vehicles entering the site from Glen Run Road can safely navigate the right turn into the site, or if a greater turn radius should be provided.
8. The proposed buildings include large roof areas that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs.

Page: 4
Re: Final Land Development - Jay Smoker Ag Operation
West Fallowfield Township - LD-12-23-17930

Photovoltaic energy systems can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at: <https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>. Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.

ADMINISTRATIVE ISSUES:

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

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of West 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: Jay W. and Martha A. Smoker
Barbara Davis, Secretary, Highland Township
Nye Consulting Services, Inc.
Chester County Health Department
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
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 (610) 344-6285 Fax (610) 344-6515

May 8, 2024

Gregory McCummings, Manager
 West Grove Borough
 117 Rosehill Avenue P. O. Box 61
 West Grove, PA 19390

Re: Final Subdivision - MBQ, LLC
 # West Grove Borough - SD-04-24-18065

Dear Mr. McCummings:

A Final Subdivision Plan entitled "MBQ, LLC", prepared by Register Associates Inc, and dated February 28, 2019, and last revised on March 25, 2020, was received by this office on April 12, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Subdivision for your consideration.

PROJECT SUMMARY:

Location:	south of West Summitt Avenue, east of South Guernsey Road
Site Acreage:	1.76
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Neighborhood Residential
UPI#:	5-4-288

PROPOSAL:

The applicant proposes the creation of 2 lots from a 1.76 acre parent parcel. The project site, which will be served by public water and public sewer, is located in the R-3 Residential Cluster District zoning district.

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

BACKGROUND:

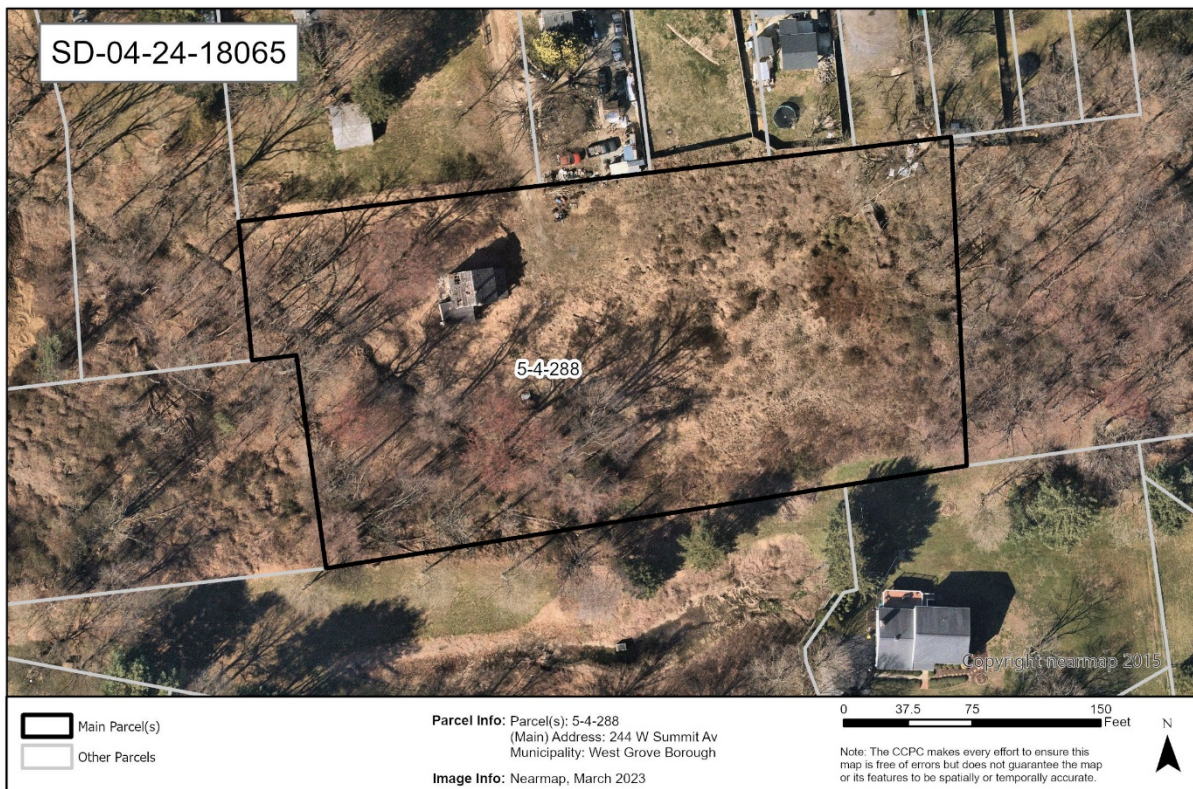
1. The Chester County Planning Commission has previously reviewed a subdivision proposal for this site. That review, CCPC# SD-04-19-15876, was dated May 1, 2019.

Page: 2
 Re: Final Subdivision - MBQ, LLC
 # West Grove Borough - SD-04-24-18065

COUNTY POLICY:

LANDSCAPES:

- 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**.



WATERSHEDS 2045:

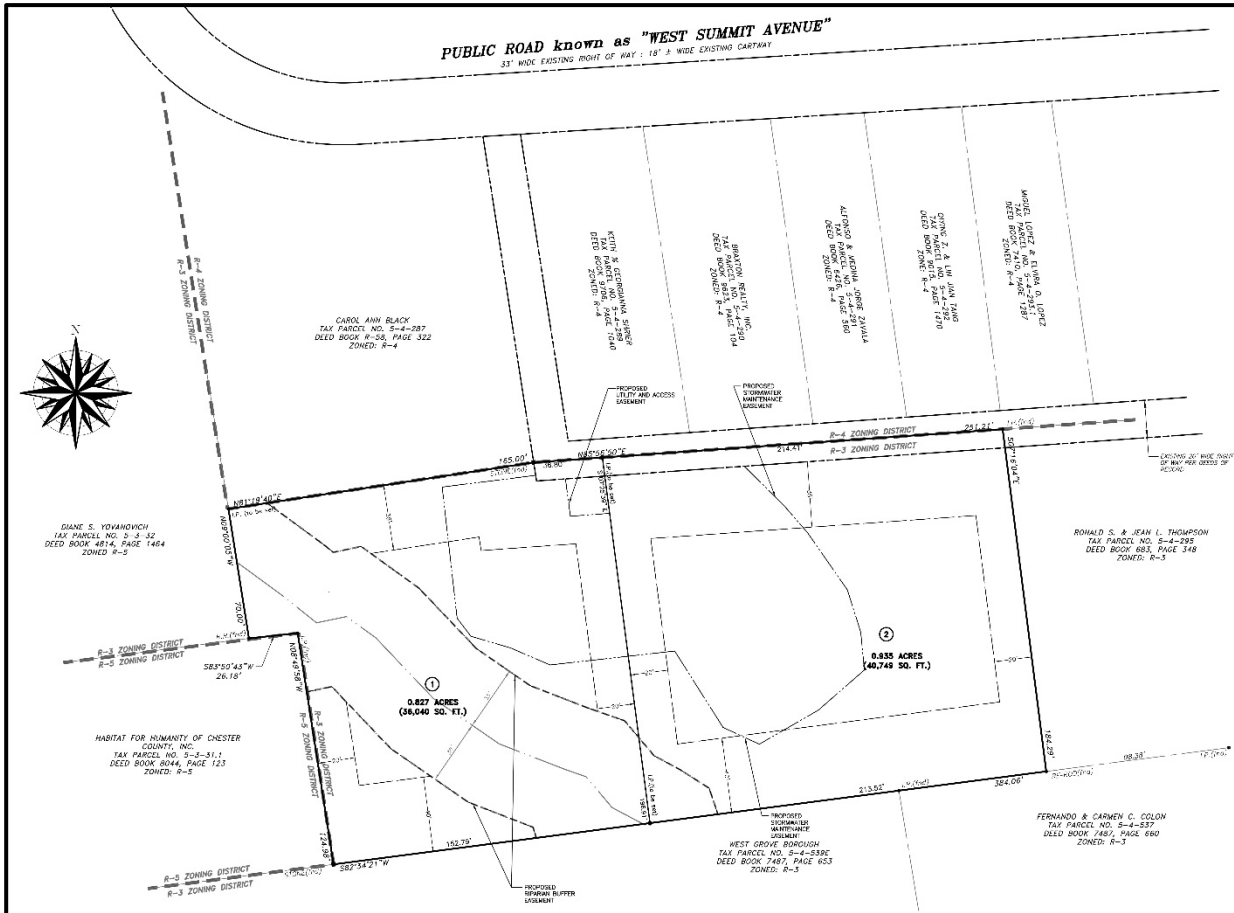
- Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the White Clay Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: protecting and restoring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

PRIMARY ISSUES:

- The Borough Fire Marshal should review the plan to ensure that emergency service vehicles will be able to access the proposed lots.

Page: 3
 Re: Final Subdivision - MBQ, LLC
 #: West Grove Borough - SD-04-24-18065

- Details of the maintenance agreement related to the shared driveway should be incorporated into the deeds of both parcels.



Detail of Sheet 2 of the subdivision plan

ADMINISTRATIVE ISSUES:

- The plan indicates that three waivers were granted in May 2018. Prior to granting final plan approval, the Borough should verify that the plan conforms to the decision issued by Borough Council, and any conditions of approval issued by the Board should be indicated on the final plan.
- The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit, or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
- A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

Page: 4
Re: Final Subdivision - MBQ, LLC
West Grove Borough - SD-04-24-18065

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: MBQ, LLC
Register Associates, Inc.
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
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 Marian D. Moskowitz
 Eric M. Roe

 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

May 21, 2024

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

Re: Final Subdivision - Final Minor Subdivision/Lot Line Exchange Plan for Pothouse-Kimberton, LLC Self Storage
 # West Vincent Township - SD-02-24-18006

Dear Ms. Shillenn:

A Final Subdivision Plan entitled "Final Minor Subdivision/Lot Line Exchange Plan for Pothouse-Kimberton, LLC Self Storage", prepared by Commonwealth Engineers Inc, and dated February 21, 2024, was received by this office on April 26, 2024. 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 of Route 100, south of Conestoga Road
Site Acreage:	7.45
Lots/Units:	3 lots
Proposed Land Use:	Lot Line Revision
Municipal Land Use Plan Designation:	Mixed Use – PRCP
UPI#:	25-6-69, 25-6-84, 25-6-70

PROPOSAL:

The applicant proposes the lot line adjustment of 3 existing lots. The project site, which will be served by onsite water and sewer, is located in the LVCC-Ludwig Village Commercial Center & PC/LI Planned Commercial/Light Industrial zoning districts.

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

Page: 2
 Re: Final Subdivision - Final Minor Subdivision/Lot Line Exchange Plan for Pothouse-Kimberton, LLC Self Storage
 # West Vincent Township - SD-02-24-18006

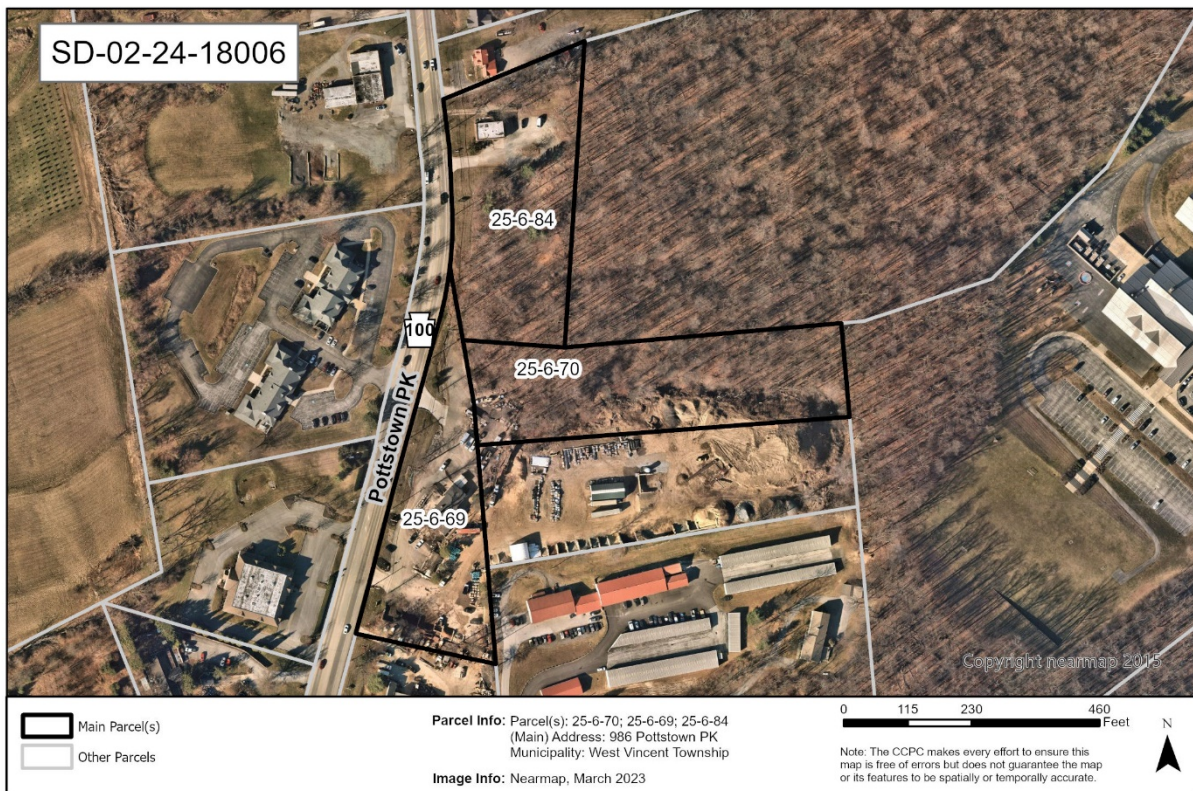
BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a combination subdivision/land development proposal for this site. That review, CCPC# SD-11-22-17453 & LD-11-22-17456, dated December 16, 2022, addressed the creation of two lots, and the construction of a 102,000 square foot self-storage building addition and seven parking spaces.

COUNTY POLICY:

LANDSCAPES:

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

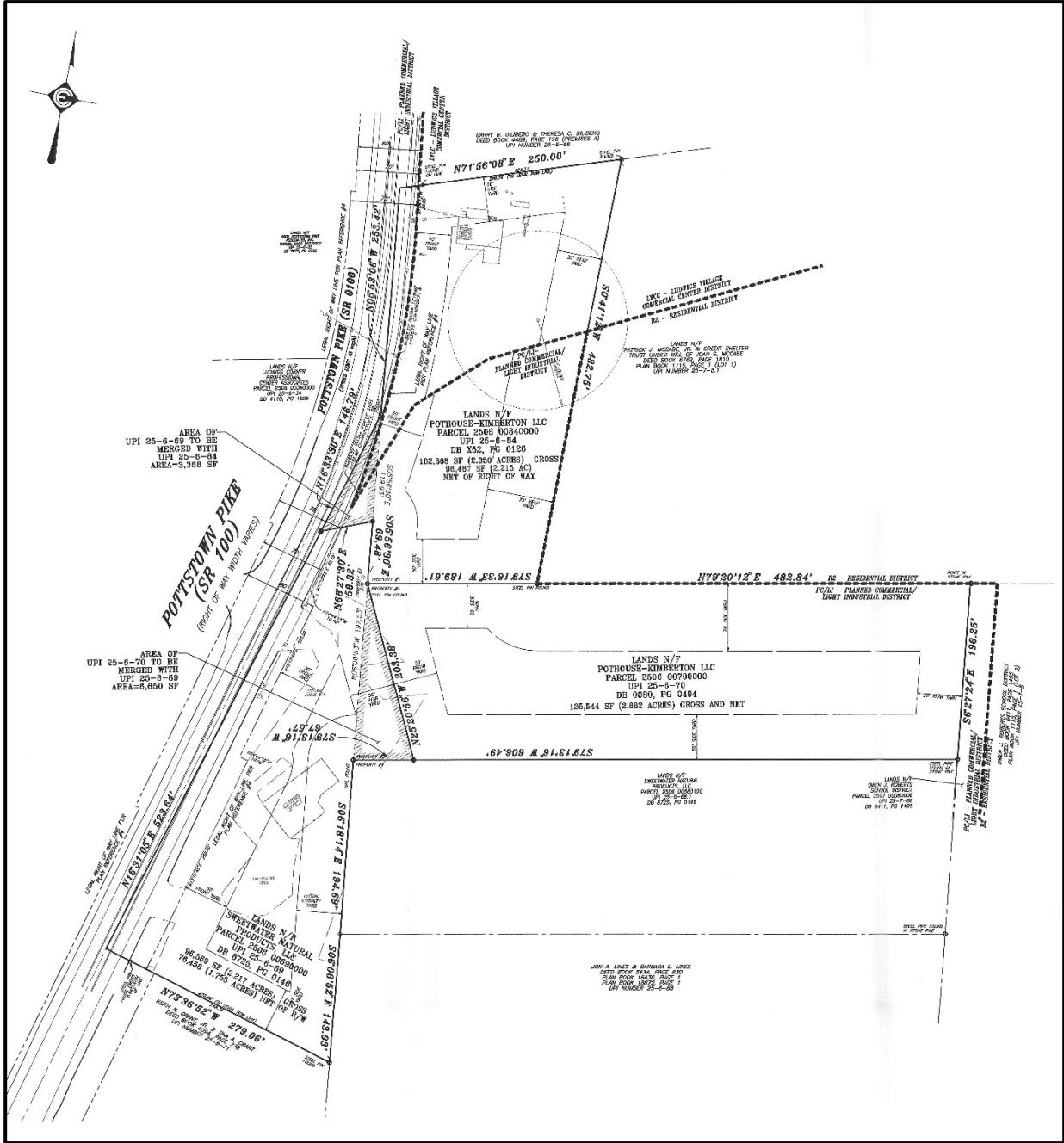


WATERSHEDS 2045:

3. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Upper Brandywine Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: protecting first order streams, riparian corridors, and existing woodlands; reducing

Page: 3
 Re: Final Subdivision - Final Minor Subdivision/Lot Line Exchange Plan for Pothouse-Kimberton, LLC Self Storage
 # West Vincent Township - SD-02-24-18006

stormwater runoff; mitigating flood risks; implementing source water protection measures; and promoting and expanding water-based recreational opportunities and access.
 Watersheds 2045 can be accessed at www.chesco.org/watersheds2045.



Detail of Sheet 1 of the plan

Page: 4
Re: Final Subdivision - Final Minor Subdivision/Lot Line Exchange Plan for Pothouse-Kimberton,
LLC Self Storage
West Vincent Township - SD-02-24-18006

PRIMARY ISSUES:

4. The proposed subdivision does not show how access to the lands of Pothouse-Kimberton would be affected by subdivision. Unless the access design has been revised, it appears that access easements will be necessary to accommodate access as shown in the previously reviewed plan as mentioned above under the heading BACKGROUND. Details of the location of all access easements and any maintenance agreements pertaining to those easements should be incorporated into the deeds of the affected parcels.

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Glenn Bentley
Senior Review Planner

cc: Pothouse-Kimberton-LLC Self Storage
Commonwealth Engineers, Attn: James Haigney
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT



THE COUNTY OF CHESTER



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 Josh Maxwell
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 Eric M. Roe

 Brian N. O'Leary, AICP
 Executive Director

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

May 2, 2024

Jacqui Guenther, Manager
 West Vincent Township
 729 St. Matthews Road
 Chester Springs, PA 19425

Re: Preliminary/Final Subdivision - Charlie Dickinson
 # West Vincent Township - SD-03-24-18044

Dear Ms. Guenther:

A Preliminary/Final Subdivision Plan entitled "Charlie Dickinson", prepared by Mid Atlantic Land Surveyors LLC, and dated February 28, 2024, was received by this office on April 9, 2024. 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:	Southeast side of Fellowship Road and the north side of Township line.
Site Acreage:	31.90
Lots/Units:	3 lots
Proposed Land Use:	Single Family Residential, Farm/Pastureland
Municipal Land Use Plan Designation:	Rural
UPI#:	25-7-81.1, 25-7-81

PROPOSAL:

The applicant proposes the consolidation of 3 existing lots into a single 31.9 acre parcel. The project site, which is served by onsite water and onsite sewer, is located in the R-2 Residential zoning district.

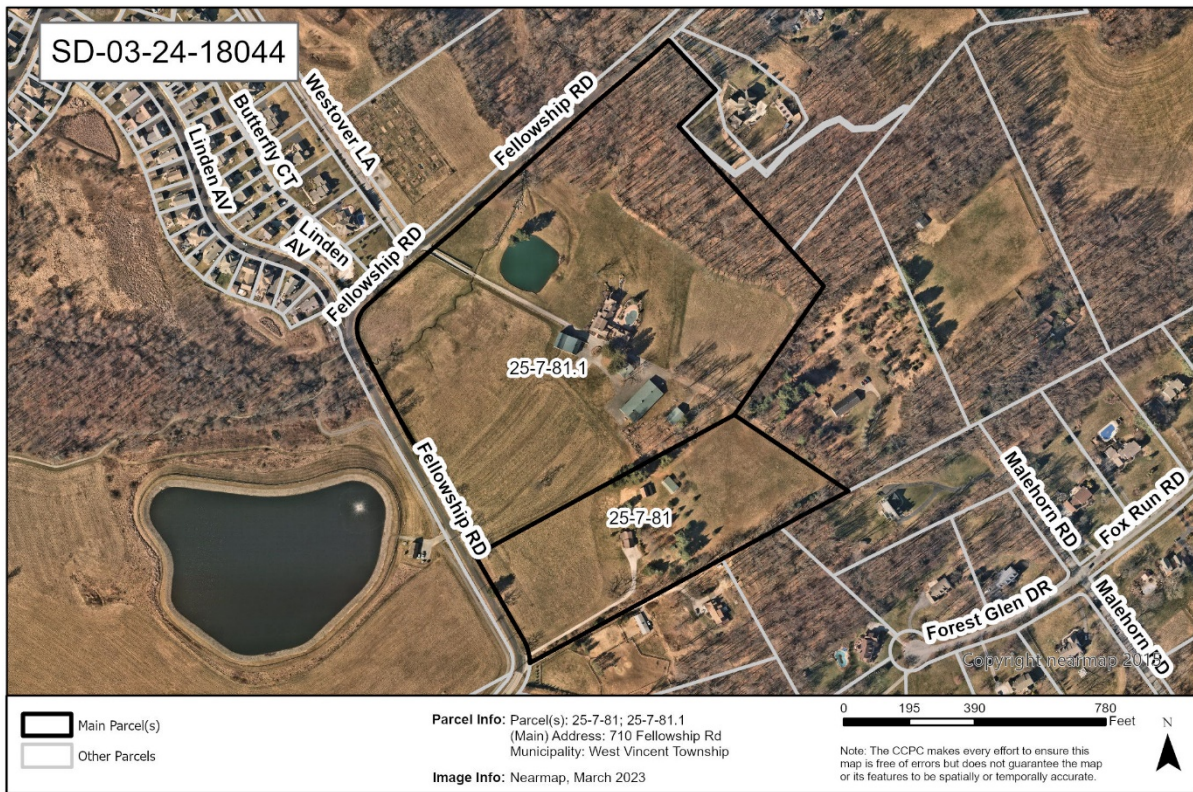
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this subdivision plan.

Page: 2
 Re: Preliminary/Final Subdivision - Charlie Dickinson
 # West Vincent Township - SD-03-24-18044

COUNTY POLICY:

LANDSCAPES:

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



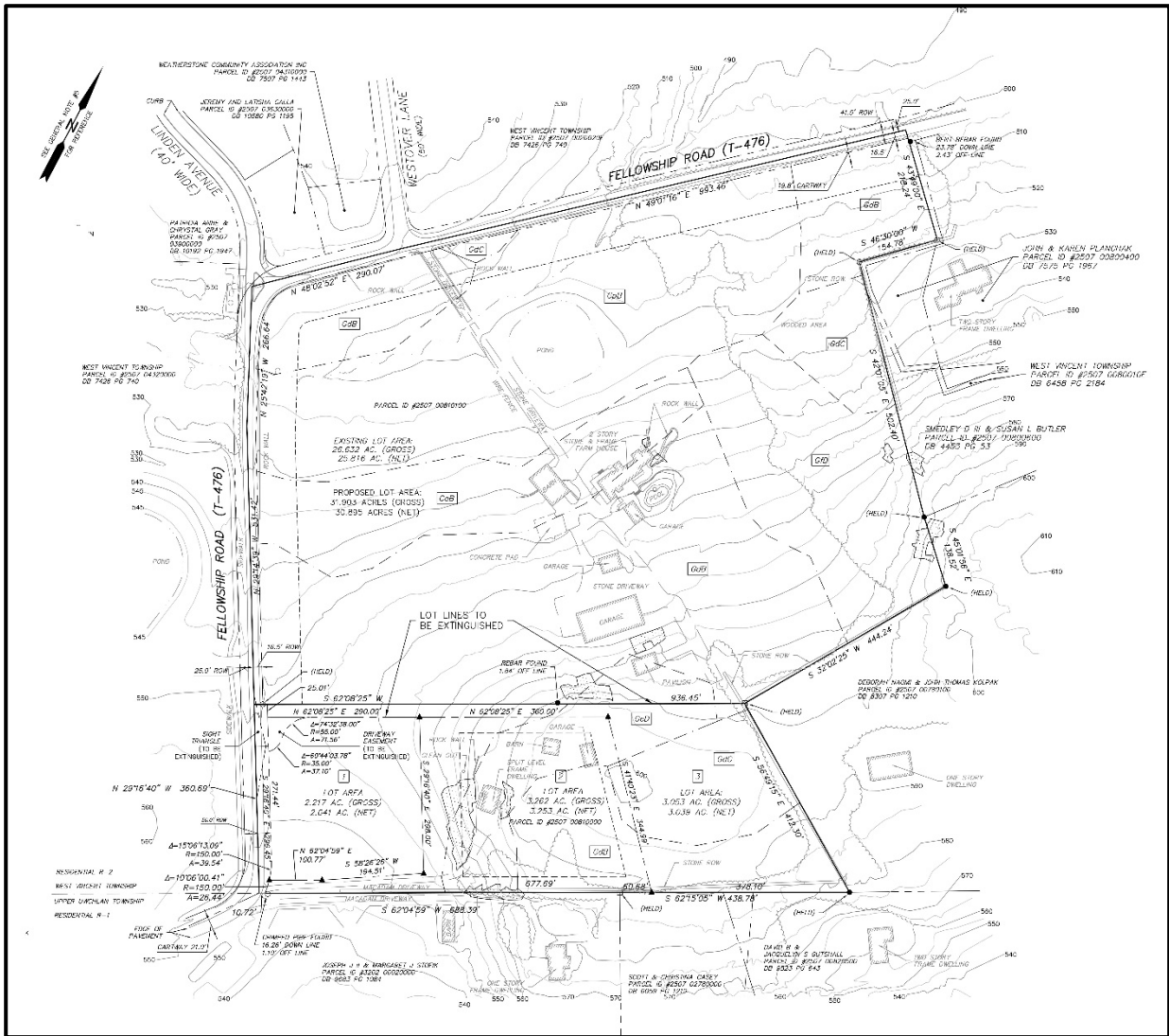
WATERSHEDS 2045:

2. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the French Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: addressing causes of stream impairments; maintaining water quality in high performing and critical habitat streams; continuing land preservation efforts; and restoring and enhancing vegetated riparian buffers and floodplains. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

3. We note that the larger existing parcel (Tax Parcel 25-7-81.1) is subject of an Agricultural Conservation easement, we would encourage the applicant to include the lands being added to the easement holdings.

Page: 3
 Re: Preliminary/Final Subdivision - Charlie Dickinson
 # West Vincent Township - SD-03-24-18044



ADMINISTRATIVE ISSUES:

4. According to County Tax Assessment records, the land of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.
5. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, the Health Department, and the municipality.

Page: 4
Re: Preliminary/Final Subdivision - Charlie Dickinson
West Vincent Township - SD-03-24-18044

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

Sincerely,

A handwritten signature in black ink, appearing to read "Glenn Bentley". The signature is fluid and cursive, with a long horizontal stroke extending to the left.

Glenn Bentley
Senior Review Planner

cc: Charlie Dickinson
Mid Atlantic Land Surveyors, LLC
Chester County Assessment Office



THE COUNTY OF CHESTER



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 Eric M. Roe

Brian N. O'Leary, AICP
 Executive Director

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

May 3, 2024

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

Re: Preliminary/Final Subdivision and Land Development - Westrum Senior Living at West Whiteland
 # West Whiteland Township – SD-03-24-18050 and LD-04-24-18054

Dear Mr. Weller:

A Preliminary/Final Subdivision and Land Development Plan entitled "Westrum Senior Living at West Whiteland", prepared by Edward B. Walsh & Associates, Inc., and dated March 22, 2022, and last revised on March 20, 2024, was received by this office on April 3, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development plan for your consideration.

PROJECT SUMMARY:

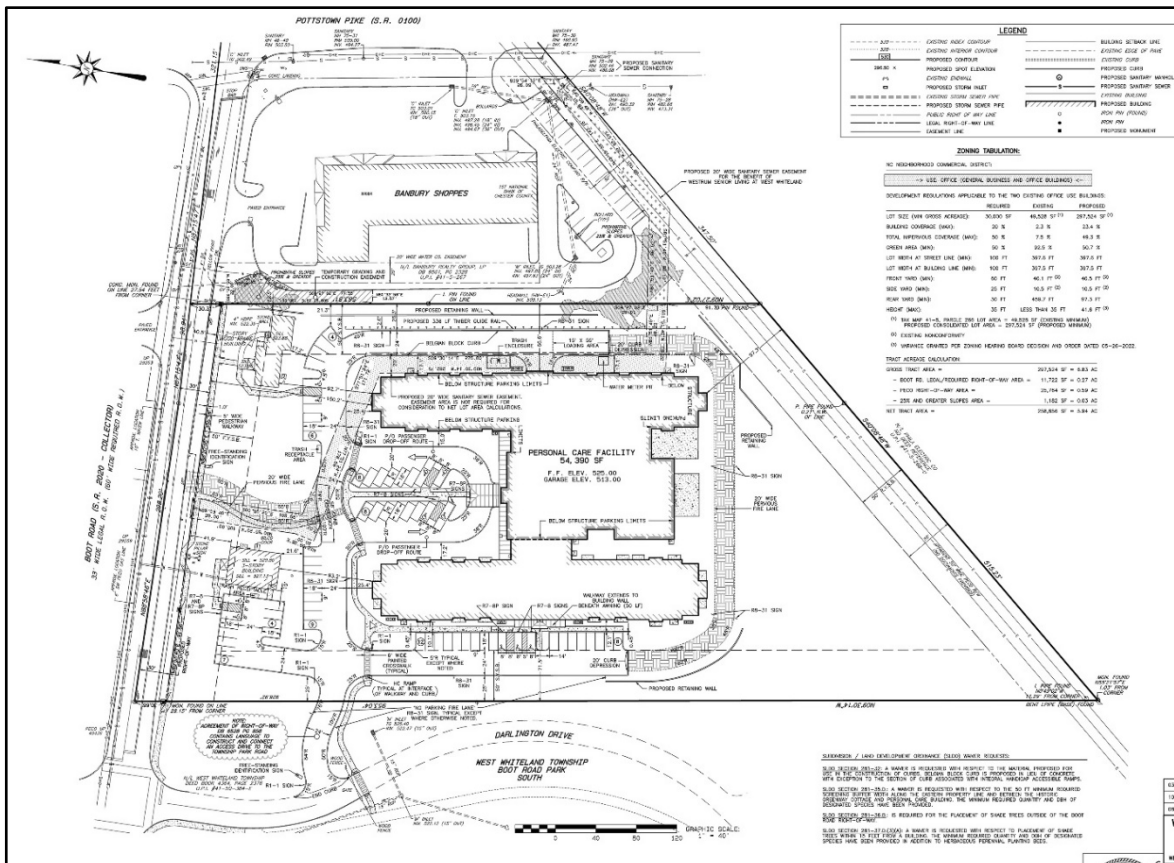
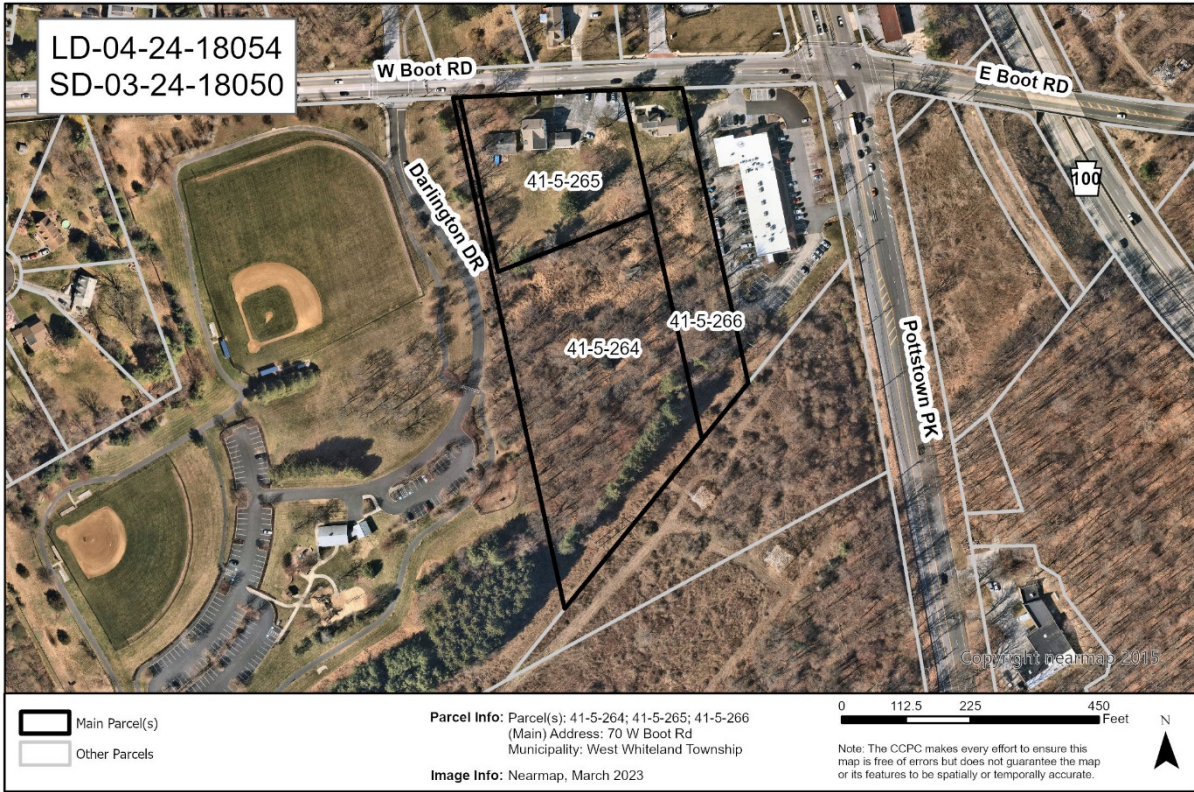
Location:	south side of West Boot Road, west of Pottstown Pike
Site Acreage:	6.83
Lots/Units:	3 Existing Lots; 1 Proposed Lot
Non-Res. Square Footage:	54,390
Proposed Land Use:	Institutional (Personal Care Facility)
New Parking Spaces:	125
Municipal Land Use Plan Designation:	Neighborhood Commercial
UPI#:	41-5-264, 41-5-265, 41-5-266

PROPOSAL:

The applicant proposes the consolidation of three existing lots totaling 6.83 acres into one lot, along with the construction of a 54,390 square foot personal care facility, and 125 parking spaces. Vehicular access will be provided from Darlington Drive, with an emergency access entrance provided on West Boot Road. The project site, which will be served by public water and public sewer, is located in the NC Neighborhood Commercial zoning district, and is being developed pursuant to the provisions of the IN Institutional Overlay District.

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

Page: 2
Re: Preliminary/Final Subdivision and Land Development - Westrum Senior Living at West Whiteland
West Whiteland Township – SD-03-24-18050 and LD-04-24-18054



Site Plan Detail, Sheet 3, Site Improvement Plan: Westrum Senior Living at West Whiteland

Page: 3
 Re: Preliminary/Final Subdivision and Land Development - Westrum Senior Living at West Whiteland
 # West Whiteland Township – SD-03-24-18050 and LD-04-24-18054

BACKGROUND:

1. The Chester County Planning Commission previously reviewed an earlier version of this plan submission on October 14, 2022 (CCPC# SD-08-22-17340 and LD-08-22-17341). It is identified on the applicant's March 20, 2024 cover letter that this prior submission was withdrawn, but has now been refiled by the applicant. While the proposed building square footage has not changed, and the overall layout appears to be the same, we note that the number of plan sheets has increased from 13 to 17. For instance, Sheet 16 – Circulation and Parking Plan, and Sheet 17 – Highway Occupancy and Permit Plan, were not part of the prior plan submission.

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS 2045:

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

PRIMARY ISSUES:

Access and Circulation:

4. We endorse the installation of sidewalks along West Boot Road, which will extend to the adjoining parcels. We also acknowledge that direct pedestrian access (sidewalks and crosswalk areas) will be provided from the west side of the proposed building to the adjoining parcel to the west owned by the Township (Boot Road Park South). Sidewalks are an essential design element in the Suburban Landscape. As stated in our previous review, we recommend that the applicant and the Township, in consultation with the adjoining landowner, provide direct pedestrian access to the existing commercial building on the adjoining parcel to the east.
5. The applicant and Township should examine the design of the pedestrian facilities in front of the eastern end of the building. There appears to be a crosswalk area that does not connect to the proposed sidewalk network.

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 Re: Preliminary/Final Subdivision and Land Development - Westrum Senior Living at West Whiteland
 # West Whiteland Township – SD-03-24-18050 and LD-04-24-18054

Historic Preservation:

6. Land Development Plan Note 3 on Sheet 2 indicates that the existing three-story building located at 60 West Boot Road (UPI# 41-5-265), which will remain, is a Class 2 historic resource. It is our understanding that the Township Historical Commission, at its May 9, 2022 meeting, recommended approval of the conditional use application for this project. The applicant and Township should continue to work to mitigate any negative impacts on the integrity of the existing historic resource. “Appreciate” Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at: www.chescoplanning.org/Landscapes3/1c-Appreciate.cfm.

Stormwater Management:

7. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
8. The project is located in an area designated by the PaDEP as a Special Protection Watershed. Chester County’s High Quality and Exceptional Value Watersheds are especially sensitive to degradation and pollution that could result from development. Therefore, stricter DEP or municipal limitations to wastewater and stormwater discharges may apply in this watershed. A map of Special Protection Watersheds in Chester County, PA may be viewed here: www.chesco.org/DocumentCenter/View/17339.
9. The applicant should consider using naturalized basin designs for the proposed stormwater basins. Features of naturalized basins, including naturalized low-flow channels and seeding with native plant species, can increase water storage, facilitate greater evapotranspiration, increase nutrient uptake and sediment reduction, and provide additional wildlife habitat.
10. Given the development of new driveways, parking spaces, and sidewalk areas, the applicant should consider establishing a de-icing plan and material storage area that minimizes the volume of de-icing chemicals and pollutants that will directly infiltrate to the groundwater or runoff to streams. Monitoring results throughout Chester County show rapid increases in baseline chloride concentrations and pronounced spikes in chloride levels are often observed after winter precipitation events. Reducing chloride runoff from all pavement sources as well as roads is increasingly needed to minimize impacts to water resources.

Natural Features Protection:

11. The Existing Features Plan shows wooded areas consisting currently of mature trees, much of which will be removed during construction. The removal of the site's wooded area will significantly reduce infiltration and evapotranspiration of stormwater and will result in the generation of additional stormwater runoff that will need to be managed through the construction of the planned stormwater BMPs. Given the project's location in proximity to Broad Run, a High Quality, Cold Water Fishery watershed, the applicant should minimize the removal of trees on the property to the greatest extent possible to reduce the volume of stormwater generated.

Page: 5
 Re: Preliminary/Final Subdivision and Land Development - Westrum Senior Living at West Whiteland
 # West Whiteland Township – SD-03-24-18050 and LD-04-24-18054

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.

Design Issues:

12. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 8) 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.
13. The Landscape Plan (Sheet 7) includes several species of shrubs and trees that are non-native to this region. The applicant should consider using native plant species in its landscaping plan. Additional information on this topic is providing in the County Planning Commission’s Landscaping with Native Plants Planning eTool, which is available online at: <https://www.chescoplanning.org/MuniCorner/eTools/72-NativePlants.cfm>.
14. The proposed building includes large roof areas that may offer opportunities to improve the facility’s long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate “green roofs,” “white roofs” and solar photovoltaic energy systems. Green roofs can reduce a building’s stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility’s long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at: <https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>. Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.

ADMINISTRATIVE ISSUES:

15. It is identified on Sheet 2 that, on September 14, 2022, the Township Board of Supervisors granted conditional use approval for this project, with 14 conditions of approval. We note that the conditions of approval include the following:
 - Prior to occupancy, the facility shall purchase one (1) individual membership to the Good Fellowship Ambulance Company for each available unit of occupancy, which shall be renewed as needed (condition #1).
 - The land development shall provide an evergreen buffer along the eastern side of the site to create a more effective visual buffer (condition #7).
 - The land development approval shall include a requirement for the applicant to conduct a post-development traffic analysis to evaluate the impact of the project upon the Boot Road/Darlington Drive intersection, the date of such analysis to be determined by the Township. Should the analysis indicate the need for changes to signal timing or phasing, the applicant shall be responsible for the permitting and implementation of such changes (condition #8).

Prior to granting final plan approval, the Township should verify that all applicable conditions of approval have been incorporated into the final plan.

Page: 6
Re: Preliminary/Final Subdivision and Land Development - Westrum Senior Living at West Whiteland
West Whiteland Township – SD-03-24-18050 and LD-04-24-18054

16. The Zoning Hearing Board Order on Sheet 2 indicates that four variances were granted by the Township Zoning Hearing Board on May 26, 2022. The Township should verify that the plan conforms to the decision issued by the Zoning Hearing Board.
17. The site plan depicts the location of three retaining walls. The Township should verify that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization. Areas of steep and moderate slopes should be protected from disturbance that may cause erosion and flooding, as well as negatively impact water quality, wildlife habitat, slope stability, and scenic views. Additional information on this issue is provided in the County Planning's Commission's Retaining Wall Design Standards eTool, which is available online at: <https://www.chescoplanning.org/MuniCorner/eTools/74-RetainingWalls.cfm>.
18. The waiver requests table on Sheets 2 and 3 indicates that the applicant is requesting four waivers from the design standards set forth in Article V of the Township Subdivision and Land Development Ordinance (we note that only three requested waivers were identified in the prior plan submission). 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.
19. The site plan depicts the location of a 50 foot wide PECO easement along the southern parcel boundary. The details of this easement should be incorporated into the deeds of the proposed lot.
20. A Pennsylvania Department of Transportation (PennDOT) permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
21. 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>.
22. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

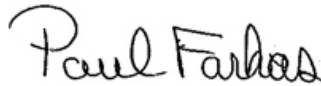
Page: 7

Re: Preliminary/Final Subdivision and Land Development - Westrum Senior Living at West Whiteland

West Whiteland Township – SD-03-24-18050 and LD-04-24-18054

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of West Whiteland 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: Commerce Pursuit Capital, L.P.
Edward B. Walsh & Associates, Inc.
Tytrevken, LLC
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District
Chester County Water Resources Authority



THE COUNTY OF CHESTER



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 Executive Director

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

May 1, 2024

Shanna Lodge, Township Manager
 Willistown Township
 688 Sugartown Road
 Malvern, PA 19355

Re: Final Subdivision - Lot Consolidation Plan for Paoli Hospital
 # Willistown Township – SD-03-24-18033

Dear Ms. Lodge:

A Final Subdivision Plan entitled "Lot Consolidation Plan for Paoli Hospital", prepared by Chester Valley Engineers, and dated February 6, 2024, was received by this office on April 25, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

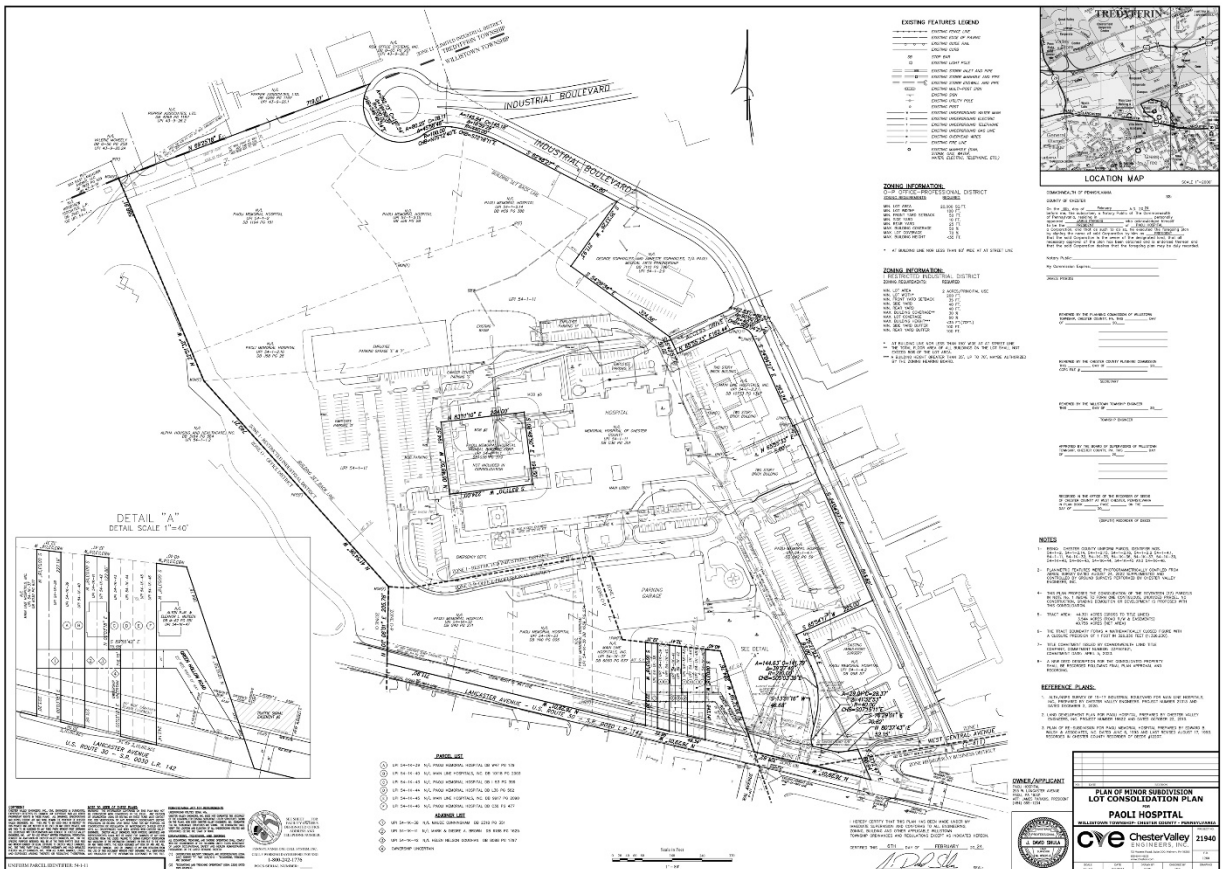
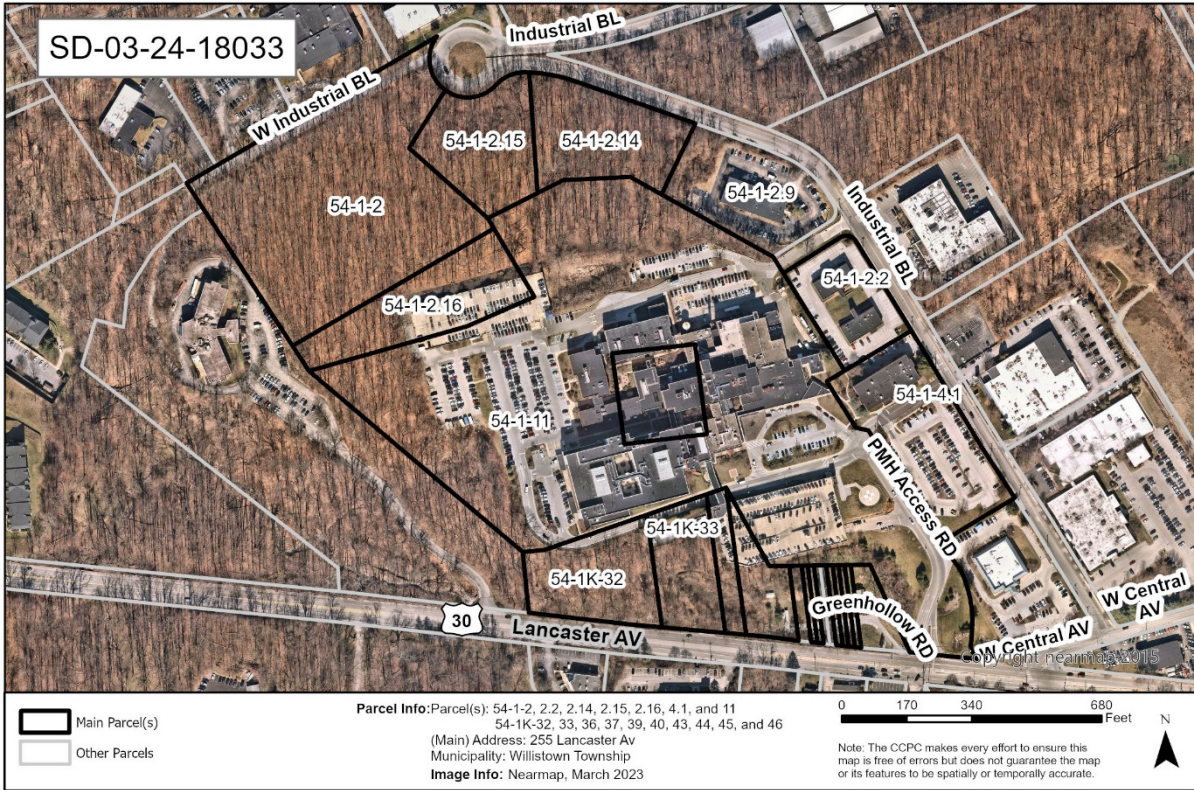
Location:	the north side of Lancaster Avenue, west of West Central Avenue
Site Acreage:	44.30
Lots/Units:	17 existing lots; 1 proposed lot
Non-Res. Square Footage:	0
Proposed Land Use:	Lot consolidation for existing institutional use
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Industrial, and Commercial/Mixed-Use
UPI#:	54-1-2, 54-1-2.2, 54-1-2.14, 54-1-2.15, 54-1-2.16, 54-1-4.1, 54-1-11, 54-1K-32, 54-1K-33, 54-1K-36, 54-1K-37, 54-1K-39, 54-1K-40, 54-1K-43, 54-1K-44, 54-1K-45, 54-1K-46

PROPOSAL:

The applicant proposes the consolidation of 17 existing lots into 1 lot. No development activity is proposed as part of the current plan submission. The project site is located in the I Restricted Industrial and OP Office-Professional zoning districts.

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

Page: 2
Re: Final Subdivision - Lot Consolidation Plan for Paoli Hospital
Willistown Township – SD-03-24-18033



Site Plan Detail: Lot Consolidation Plan for Paoli Hospital

Page: 3
Re: Final Subdivision - Lot Consolidation Plan for Paoli Hospital
Willistown Township – SD-03-24-18033

COUNTY POLICY:

LANDSCAPES:

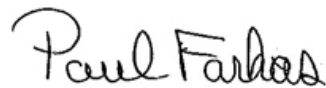
1. The project site is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional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

ADMINISTRATIVE ISSUES:

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

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Willistown 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: Paoli Memorial Hospital
Chester Valley Engineers

Proposed Plan and Ordinance Reviews



ORDINANCE PROPOSALS

5/1/2024 to 5/31/2024

The staff reviewed proposals for:

	Total
Comprehensive Plans	1
Zoning Ordinance Amendments	6
TOTAL REVIEWS	7

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Brandywine Township	ZA-04-24-18080	5/1/2024	Proposed - Zoning Ordinance Amendment Changing density multipliers of net lot area for cluster developments: in the R-1 District from 0.430 to 0.3658, and in the R-2 District from 0.560 to 0.4785. Changes open space requirement in R-2 cluster developments from 40% to 50%.	Consistent
East Whiteland Township	ZA-04-24-18063	5/2/2024	Proposed - Zoning Ordinance Amendment The Township proposes to amend the existing definition of "special event" in Section 200-14, and add standards for special events in Section 200-96.	Not Relevant
Penn Township	CP-03-24-18036	5/1/2024	Proposed - Comprehensive Plan Penn Township Comprehensive Plan 2024	Consistent
Valley Township	ZA-04-24-18075	5/7/2024	Proposed - Zoning Ordinance Amendment Covered and uncovered decks at single-family homes in R-1, R-2 Cluster dev'ts, def. of Single Family Covered Deck	Consistent
Wallace Township	ZA-04-24-18057	5/3/2024	Proposed - Zoning Ordinance Amendment kennel regulations - amended definition, setbacks, noise, no dog shows	Not Relevant
West Goshen Township	ZA-05-24-18084	5/28/2024	Proposed - Zoning Ordinance Amendment The Township proposes to amend its standards on convenience stores.	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Willistown Township	ZA-04-24-18076	5/23/2024	Proposed - Zoning Ordinance Amendment The Township proposes to amend the historic preservation standards set forth in Article XXIX of the Township Zoning Ordinance.	Consistent

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 5

TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 5

Ordinance Review Letters



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

May 1, 2024

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

Re: Zoning Ordinance Amendment - Changing R-1 and R-2 District Density Multipliers for Cluster Developments, Increasing Minimum Open Space in R-2 Cluster Developments
East Brandywine Township - ZA-04-24-18080

Dear Mr. Reven:

The Chester County Planning Commission has reviewed the proposed East Brandywine Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on April 15, 2024. We offer the following comments to assist in your review of the proposed East Brandywine Township Zoning Ordinance amendment.

DESCRIPTION:

East Brandywine Township proposes to amend its Zoning Ordinance by adjusting the maximum number of permitted residential units for cluster developments in the R-1 Residential District and in the R-2 Residential District. The cluster development density multipliers in the R-1 District would be decreased from 0.430 to 0.3658 per net lot area, and in the R-2 District from 0.560 to 0.4785 per net lot area. "Net lot area" is defined in the East Brandywine Township Code **Part III: Land Use Legislation**, Chapter 300 **Land Use**, which contains the definitions referenced in Chapter 399 **Zoning**. The amendment also increases the required minimum open space applicable to clustered residential development in the R-2 District from 40% to 50%.

BACKGROUND:

The Chester County Planning Commission previously reviewed a portion of this amendment, and our comments were forwarded to the Township in a letter dated December 27, 2023 (refer to CCPC # ZA-11-23-17926). This current submission includes an additional provision to increase the required minimum open space applicable to clustered residential development in the R-2 District from 40% to 50%.

LANDSCAPES:

1. The R-1 Residential District in East Brandywine Township is primarily located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs.

Page: 2
Re: Zoning Ordinance Amendment - Changing R-1 and R-2 District Density Multipliers for Cluster Developments, Increasing Minimum Open Space in R-2 Cluster Developments
East Brandywine Township - ZA-04-24-18080

The R-2 Residential District in East Brandywine Township is primarily located within the **Suburban Landscape** designation of [Landscapes3](#). The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. The proposed zoning amendment is consistent with the objectives of the **Rural** and **Suburban Landscapes**.

COMMENT:

2. The proposed increase in the required minimum open space for clustered residential developments in the R-2 District from 40% to 50% is consistent with other municipalities' cluster development regulations. It is also consistent with the recommendations for minimum required open space for cluster subdivisions in the Chester County Planning Commission's **Cluster Subdivision Design Guide**, which is available at:

<https://www.chesco.org/DocumentCenter/View/54299/DesignGuideCluster>.

We have no additional comments on the remainder of the proposed amendment.

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner



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 Eric M. Roe

 Brian N. O’Leary, AICP
 Executive Director

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

May 2, 2024

Zachary Barner, AICP, Director of Planning & Development
 East Whiteland Township
 209 Conestoga Road
 Frazer, PA 19355

Re: Zoning Ordinance Amendment - Special Events
 # East Whiteland Township – ZA-04-24-18063

Dear Mr. Barner:

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 April 8, 2024. 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. Amend the definition of “special event” in Section 200-14; and
 - B. Add a new Section 200-96, Special Events.

BACKGROUND:

2. The County Planning Commission previously reviewed a zoning amendment that addressed deleting the existing special event standards in Section 200-96 (CCPC# ZA-10-18-15644, dated November 19, 2018). According to our records, this amendment was adopted by the Township on November 14, 2018 (East Whiteland Township Ordinance No. 303-2018).

We acknowledge that the current amendment submission proposes additional permitting standards, along with a Purpose and Intent statement, that were not addressed in the special event standards previously provided for in the Township Zoning Ordinance.

COMMENTS:

3. We recommend that the Township, in its review of the proposed amendment, consider incorporating special event regulations as a stand-alone chapter of the Township Code outside of the Zoning Ordinance. We note that Code Enforcement Officers may not be available at times when complaints about special events are likely to be filed. Other municipal officials, such as police officers, may be better suited to enforce special event provisions.

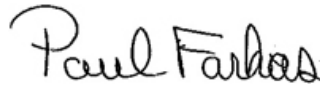
Page: 2
Re: Zoning Ordinance Amendment - Special Events
East Whiteland Township – ZA-04-24-18063

4. The Township should consider what will be the impact of this amendment for special events at facilities such as schools and churches. In particular, the Township should determine whether such events will be prohibited or viewed as an allowable accessory use to their respective principal use.

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

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

Sincerely,



Paul Farkas
Senior Review Planner



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May 1, 2024

Ms. Karen Versuk, Director of Operations
Penn Township
1260 Lewis Road
West Grove, PA. 19390

Re: Penn Township Comprehensive Plan,
Act 247 and Vision Partnership Planning Grant – Combined Review
VPP Contract #21282 - Act 247 Review: CP-03-24-18036

Dear Ms. Versuk:

The referral for review was received by this office on March 18, 2024. This letter serves as both the official Act 47 review pursuant to the provisions of Section 302 of Act 247 (Municipalities Planning Code), and the Vision Partnership Program (VPP) review required by Section 7.3 of the VPP Grant Manual (2022).

This review notes the project's consistency with *Landscapes3* and with the VPP Grant Contract (dated April 7, 2022) and Scope of Work. Mark Gallant served as the VPP Grant Monitor for this project. **Consistency with *Landscapes3* and the VPP Grant Contract are required prior to grant reimbursement.**

DESCRIPTION:

From the Plan's introduction, "The 2024 Comprehensive Plan is an update of the Penn Township 2012 Comprehensive Plan. While the 2024 Plan builds on many of the goals and strategies of the 2012 Plan, it also establishes a new focus regarding township land use, natural and historic resources protection, public roads and trails, and considers, for the first time, climate resiliency in its planning efforts. Together, these critical planning topics and related recommendations seek to maintain and enhance Penn Township's unique character while preparing for future challenges."

CONSISTENCY WITH *LANDSCAPES3*:

Growth Areas: Two land use categories or landscapes, as defined in *Landscapes3*, encompass the southern portion of the study area (south of U.S. Route 1): Suburban Center and Suburban. These landscapes are described as follows:

Suburban Center – Suburban Center landscapes are regional economic, population, and transportation centers with varying land uses. Suburban Centers will accommodate substantial growth of medium and high intensity with a mix of uses, including commercial, residential, and industrial. As Suburban Centers grow, repurposing obsolete structures and sites and encouraging sustainable development will be critical. Transportation infrastructure and amenities will need to expand with new development to create an integrated multimodal network for a variety of users.

Page: 2

Re: Act 247 and Vision Partnership Planning Grant – Combined Review
VPP Contract #21282 - Act 247 Review: CP-03-24-18036
Penn Township

Suburban – Suburban landscapes are predominantly residential communities with locally-oriented commercial uses and community facilities. The Suburban landscapes will accommodate growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing types and affordability. Neighborhoods are inter-connected by roads, sidewalks, and paths with convenient access to parks and community facilities.

The proposed Comprehensive Plan identifies three land use categories that closely reflect the *Landscapes3* map: Town Center, Suburban Center, and Suburban. The recommended strategies for each of these land use categories are consistent with the descriptions included above for *Landscapes3*.

Resource Protection: Two land use categories or landscapes, as defined in *Landscapes3*, encompass the northern portion of the study area (north of U.S. Route 1): Rural and Agricultural. These landscapes are described as follows:

Rural – Rural Landscapes consist of open and wooded lands, with scattered villages, farms, and residential uses. Very limited development occurs, preserving significant areas of open space and critical natural and cultural resources. Transportation infrastructure and amenities are context sensitive to the rural character and accommodate both residential and farm needs.

Agricultural - Agricultural landscapes consist of large concentrations of active and diverse farm operations, along with related support services. The landscape is dominated by working lands that support land-based livelihoods. Very limited development occurs at very low densities to preserve prime agricultural soils and farm operations. Transportation infrastructure and amenities are context sensitive to the agricultural character and accommodate farm and residential needs.

The proposed Plan identifies a Rural land use category that encompasses the area north of U.S. Route 1. The recommended strategies for this land use category are consistent with the descriptions included above for *Landscapes3*.

The proposed Plan also includes a linear land use category called “Sensitive Resources” (which essentially follows the stream corridors throughout the Township) where the protection of resources is a “leading focus” for any activities (development or otherwise) that may occur here. This designation is consistent with the Natural Landscapes overlay and with the natural resource objectives of *Landscapes3*.

The proposed Comprehensive Plan update is consistent with the policies of *Landscapes3*. Those policies include, but are not limited to:

- **Preserve Objective B:** Prioritize preservation efforts to reflect the critical resources of agricultural soils, wildlife habitat, water resources, and public recreation opportunities.
- **Protect Objective A:** Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth.
- **Appreciate Objective C:** Support safe and accessible places for people of all ages and abilities, from children to seniors, through development of appropriate housing, community facilities, and amenities.
- **Prosper Objective C:** Support redevelopment and strategic infrastructure investment to maximize community assets, capitalize on existing infrastructure, and provide areas for residential and commercial growth.
- **Connect Objective A:** Meet travel needs and reduce congestion through transportation demand management, Support redevelopment and strategic infrastructure investment to maximize community assets, capitalize on existing infrastructure, and provide areas for residential and commercial growth.

Page: 3

Re: Act 247 and Vision Partnership Planning Grant – Combined Review
VPP Contract #21282 - Act 247 Review: CP-03-24-18036
Penn Township

CONSISTENCY WITH VPP GRANT CONTRACT AND SCOPE OF WORK:

The Scope of Work (dated February 23, 2022) for the Vision Partnership Grant Contract identified the following tasks to be completed by the Consultant (Brandywine Conservancy, Tom Comitta Associates, and McMahon Associates):

- Task 1.1** Project Administration.
- Task 1.2** Task Force Meetings, Public Meetings, and Public Hearing.
- Task 1.3** Existing Conditions Inventory and Data Collection.
- Task 1.4** Community Visioning Session.
- Task 1.5** Community Values Survey.
- Task 1.6** Newsletter Articles.
- Task 1.7** Vision Statement, Goals, and Objectives.
- Task 1.8** Key Issue Identification.
- Task 1.9** Other Sections Update.
- Task 1.10** Stakeholder Interviews.
- Task 1.11** Draft Comprehensive Plan.
- Task 1.12** Final Comprehensive Plan.

Project Tasks 1.1 and 1.3 thru 1.11 have been completed and Task 1.2 is currently underway. Task 1.12 will be completed following adoption.

OTHER COMMENTS:

While the following suggestions are not required to meet the scope of work or consistency with *Landscapes3*, their implementation would result in improved readability/plan implementation.

1. The maps that are included in the printed copy of the draft Comprehensive Plan, while well developed and clear, are quite small and somewhat difficult to read. While most will view the Plan in an electronic format, where maps can be enlarged on screen for improved readability, we would recommend enlarging the maps to a page size.
2. To assist in the implementation of the Penn Township Comprehensive Plan, we recommend that all members of the Township Board of Supervisors and Planning Commission be provided with official copies after adoption.

ACT 247 COMMENTS:

3. We note that throughout the document there are place holders for dates, references to appendices or other information that wasn't available to the author at the time of writing. We recommend that the Township closely review the document and insert the missing information prior to adoption of the Plan.
4. Under the heading Planning Considerations on page 28 the reference to the Chester County Open Space Department should be revised to read Chester County Parks + Preservation.
5. The Township should consider revising the language in Chapter 3 Guiding Growth. While the text covers the major points of the Township's approach to growth, the style of the language is inconsistent with that of the rest of the document and should be reviewed for clarity.

Page: 4

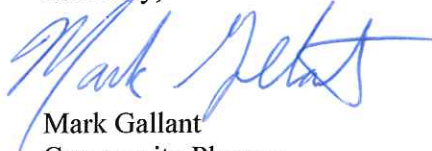
Re: Act 247 and Vision Partnership Planning Grant – Combined Review
VPP Contract #21282 - Act 247 Review: CP-03-24-18036
Penn Township

RECOMMENDATION:

Based on our review, the proposed Penn Township Comprehensive Plan is consistent with *Landscapes3* and has fulfilled the VPP Grant Contract. We commend the Township for developing a Plan that has a focus on resource protection, conservation, and sustainability which should serve the community well into the future. The Township may apply for reimbursement under Section 9.0 of the VPP Grant Manual (2021), following adoption.

Upon adoption, and as required by Section 608 of the Pennsylvania Municipalities Planning Code, we request a copy of the decision made by the Board of Supervisors.

Sincerely,



Mark Gallant
Community Planner

CC: Victor Mantegna, Board of Supervisors Chairman
Sarah Sharpe, Brandywine Conservancy
Glenn Bentley, Chester County Planning Commission



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

Brian N. O'Leary, AICP
 Executive Director

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

May 7, 2024

Janis A Rambo, Manager/Treasurer
 Valley Township
 1145 West Lincoln Highway
 Coatesville, PA 19320

Re: Zoning Ordinance Amendment - Single-Family Homes With Covered Decks in R-1, R-2
 Cluster Developments, Definition of Single Family Covered Deck
 # Valley Township - ZA-04-24-18075

Dear Ms. Rambo:

The Chester County Planning Commission has reviewed the proposed Valley Township Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on April 19, 2024. We offer the following comments to assist in your review of the proposed Valley Township Zoning Ordinance Amendment.

DESCRIPTION:

1. Valley Township proposes the following amendments to its Zoning Ordinance:
 - A. In "Limited Cluster Developments" in the R-1 District, Single Family Covered Decks must comply with the R-1 setback regulations for accessory uses (which require 18 foot side yard setbacks and 35 foot rear setbacks);
 - B. In "Cluster Developments" in the R-2 District, Residential Accessory Uses and Structures are permitted, including Single Family Covered Decks, in accordance with the accessory use setbacks as set forth in Section 27-413.1.C, (which require 8 foot side and rear yard setbacks);
 - C. Section 27-302 "Accessory Uses and Structures", Subsection 2.B is amended to read, with the underlined section as follows: "Uncovered decks, uncovered porches, terraces, patios and similar structures. Uncovered decks, uncovered porches, terraces, patios and similar structures. Single Family Covered Decks for cluster design homes in limited cluster developments (R-1) and cluster developments (R-2) are permitted in accordance with the accessory use setbacks as set forth in Section 27-448.1.E, 27 8 and Section 27-413.1.C, 27 Attachment 9.", (which are 8 foot side and rear yard setbacks) and
 - D. A definition of Single Family Covered Decks is added; this definition specifically relates to a single family cluster home.

COMMENTS:

2. The setback requirements for Single Family Covered Decks in cluster developments are similar to related regulations in other municipalities and are appropriate.

Page: 2

Re: Zoning Ordinance Amendment - Single-Family Homes With Covered Decks in R-1, R-2
Cluster Developments, Definition of Single Family Covered Deck
Valley Township - ZA-04-24-18075

3. The definition of Single Family Covered Decks appears to specifically relate to such decks at a single family cluster home. The Township should consider how or if it will regulate Single Family Covered Decks that are not part of limited cluster developments (in the R-1 District) or cluster developments (in the R-2 District).

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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 Marian D. Moskowitz
 Eric M. Roe

Brian N. O'Leary, AICP
 Executive Director

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May 3, 2024

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

Re: Zoning Ordinance Amendment - Kennels
 # Wallace Township - ZA-04-24-18057

Dear Ms. Randzin:

The Chester County Planning Commission has reviewed the proposed Wallace 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 April 19, 2024. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

DESCRIPTION:

1. Wallace Township proposes the following amendments to its Zoning Ordinance relating to kennels:
 - A. Replace the definition of "Kennel" to include the breeding and/or selling of dogs;
 - B. Clarify the setback requirements for Kennels and exercise yards to specify that they are to be set back from all dwellings, excluding dwellings on the subject property;
 - C. Correct a typographical error;
 - D. Clarify animal waste storage regulations;
 - E. Include regulations relating to noise;
 - F. Increase setbacks from floodplains and related areas to 150 feet from 100 feet, and
 - G. Prohibit dog shows, competitions, or similar activities or events when part of a kennel.

COMMENTS:

2. The enforcement of noise complaints pursuant to zoning regulations is ordinarily difficult because zoning officers may not be able to respond to complaints when objectionable noises are typically most noticeable, such as during nights and weekends. It may be preferable to locate regulations relating to objectionable noise in other parts of the Township Code, which can be enforced by the police.
3. If the Township excludes dog shows, competitions, or similar activities or events when a part of a kennel, it should determine whether these land uses would be permitted in other parts of the zoning ordinance. Our review of the Township zoning ordinance did not clearly indicate where such activities could be permitted. Prohibiting activities such as dog shows could invite a claim that the Township is impermissibly prohibiting a valid land use. The Township Solicitor should advise the Township on this matter.

Page: 2
Re: Zoning Ordinance Amendment - Kennels
Wallace Township - ZA-04-24-18057

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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May 28, 2024

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

Re: Zoning Ordinance Amendment - Convenience Stores
West Goshen Township – ZA-05-24-18084

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 May 3, 2024. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Delete the existing definition of convenience store in Section 84-7;
 - B. Add definitions for the following terms to Section 84-7: convenience store without retail sale of automotive fuel; and convenience store with retail sale of automotive fuel;
 - C. Replace “Convenience store” with “Convenience store without retail sale of automotive fuel” in the list of uses permitted by conditional use in the C-1 Neighborhood Commercial District (Section 84-18.I(4));
 - D. Replace convenience store with “Convenience store without retail sale of automotive fuel and convenience store with retail sale of automotive fuel” in the list of uses permitted by conditional use in the C-5 General Highway Commercial District (Section 84-32.N(9));
 - E. Replace the existing convenience store regulations in Section 84-57.12 with separate regulations for convenience stores with or without the retail sale of automotive fuel, as set forth in Section 4 of the draft ordinance; and
 - F. Amend the parking requirements for convenience stores set forth in Section 84-55.I(2).

COMMENTS:

2. The County Planning Commission recently reviewed a zoning amendment that proposed removing convenience stores from the list of uses permitted by conditional use in the C-1 district (CCPC# ZA-03-24-18051, dated April 24, 2024). In our previous review, we suggested that, rather than removing convenience stores from the list of uses permitted by conditional use in the C-1 District, the Township could consider revised standards that allow smaller convenience stores without the retail sale of automotive fuel in the C-1 district, while restricting larger stores to the C-5 district. We endorse the Township’s efforts in developing the amended standards in the current zoning amendment submission. We have no additional comments at this time.

Page: 2
Re: Zoning Ordinance Amendment - Convenience Stores
West Goshen Township – ZA-05-24-18084

RECOMMENDATION: The Township should act in accordance with the recommendations of the Township Solicitor.

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 style with a large, looped initial "P".

Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

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

May 23, 2024

Shanna Lodge, Township Manager
Willistown Township
688 Sugartown Road
Malvern, PA 19355

Re: Zoning Ordinance Amendment - Historic Preservation
Willistown Township – ZA-04-24-18076

Dear Ms. Lodge:

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 April 23, 2024. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. Willistown Township proposes to amend the historic preservation standards set forth in Article XXIX of the Township Zoning Ordinance. The proposed amendments to the existing standards include the following:
 - A. Eliminate the historic classes set forth in Section 139-162.A, along with removing all existing references used elsewhere in this article (for instance, changing the first sentence in Section 139-164.B from “No Class I, IB or II historic resource shall be removed from its site...” to “No historic resource shall be removed from its site...”);
 - B. Amend the research requirements and criteria for inclusion on the Township’s Historic Resource Inventory set forth in Section 139-162.B;
 - C. Amend the Establishment and membership standards in Section 139-163.A;
 - D. Change the title of Section 139-164 from “Demolition or removal of historic resources” to “Demolition, removal, or alterations of historic resources,” along with adding specific application requirements for the alteration of an historic resource;
 - E. Update the application requirements for the demolition or removal of historic resources. These changes include replacing the requirement of recent 8x10 inch black and white photographs documenting the interior and exterior of the historic resource with 8x10 inch color photographs and digital copies at a resolution of at least 3,000 by 2,000 pixels. We note that the digital/color photograph requirements also apply for applications for the alteration of historic resources; and
 - F. Amend the Certificate of Appropriateness standards in Section 139-172.C.

Page: 2
Re: Zoning Ordinance Amendment - Historic Preservation
Willistown Township – ZA-04-24-18076

COMMENTS:

2. It is our understanding that the goal of this historic preservation ordinance amendment is to work towards becoming a Certified Local Government with the PA Historical and Museum Commission (PHMC). We endorse the Township’s efforts in updating its historic preservation standards. “Appreciate” Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at: www.chescoplanning.org/Landscapes3/1c-Appreciate.cfm. We offer the following comments to assist the Township in its development of the proposed ordinance language.
3. For clarity purposes, the Township should identify whether historic properties designated prior to the date of adoption of this ordinance also need to meet at least two of the criteria for inclusion in the Historic Resource Inventory set forth in Section 139-162.B.
4. We recommend changing the word “judge” used in the introductory language in Section 139-162.B to “evaluate.”
5. We suggest that the Township add “...or lack of feasible use” at the end of the phrase “...due to lack of financial ability or provide maintenance” in Section 139-164.A.
6. Section 139-164.E(1)(a) states that the Historical Commission shall consider, in its review of applications for demolition or removal, the effect of demolition or removal on the historical significance and architectural integrity of neighboring contributing historic resources. We recommend that this section be revised to add the impact of the demolition or removal on the historic property itself.
7. The Township should consider adding a field visit to the list of items provided in Section 139-164.E(1) that the Township shall consider when reviewing applications for demolition or removal.
8. Section 139-164.F(2) indicates that all site plans required for alterations to a historic resource “...will use the scale 1 inch to 40 feet or a scale that adequately shows an appropriate level of detail of the property.” For clarity purposes, the Township should identify who determines if the plan scale is appropriate. We note that Section 139-164.D(3) states that, for site plans required for demolition or removal of an historic resource, the scale of all drawings shall be determined at the sole discretion of the Township.
9. For clarity purposes, the Township should identify if Section 139-164.G, Initial recommendation of the Willistown Historical Commission, also applies to alterations to historic resources.
10. We recommend that the first sentence in Section 139-164.K(6) be revised to state “Any consideration by the owner as to profitable uses or adaptive uses for the property.”
11. The Township should clarify whether the requirement that any costs incurred by the Commission that shall be reimbursed to the Township as set forth in Section 139-164.K(6) only refers to this specific section, or to Section 139-164.K in its entirety.
12. Section 139-166.A(c) states that attached signs shall not be illuminated. We suggest that the Township consider allowing historic-looking downward lighting for attached (wall) signs.

Page: 3
Re: Zoning Ordinance Amendment - Historic Preservation
Willistown Township – ZA-04-24-18076

13. Section 139-170, pertaining to the Township's Open Space Conservation district standards in Article XXVI, should provide more specific guidance. We suggest that this section be revised to indicate that, when applicable, the preservation of historic properties and structures, on the project site and on nearby properties, should be a core site consideration for open space conservation development.
14. Section 139-171.A indicates that an Historic Resource Impact Study, or any applicable portion thereof, shall be required, unless waived or modified by the Board Supervisors. Section 910.2 of the PA Municipalities Planning Code (MPC) grants the authority to grant variances to the provisions of a zoning ordinance to the zoning hearing board, but not to the governing body. We suggest that all references to waivers be removed, or replaced with language that automatically exempts certain requirements when certain conditions are met. This will avoid any conflict with the requirements of the MPC.
15. There appears to be an unnecessary quotation mark at the end of the first sentence in Section 139-172.A. This should be corrected by the Township.
16. Section 139-169.A and Section 139-173 both address design standards. We suggest that the Township consider combining these separate sections into one section. Additionally, the Township should check Section 139-173 for internal consistencies. For example, while Sections 139-173.C and 139-173.D both refer to rehabilitation, alteration or enlargement review, there is already a Section that provides the review process for alterations (Section 139-164.F).
17. Additional information on historic preservation, including links to reference materials and model ordinance language, is provided in the following planning eTools available on the County Planning Commission website:
 - Historic Resource Protection Standards:
<https://www.chescoplanning.org/MuniCorner/eTools/36-HistoricStandards.cfm>.
 - Historic and Cultural Resource Preservation Planning:
<https://www.chescoplanning.org/MuniCorner/eTools/35-HistoricPlanning.cfm>.

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

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

Sincerely,



Paul Farkas
Senior Review Planner

Act 537 Reviews

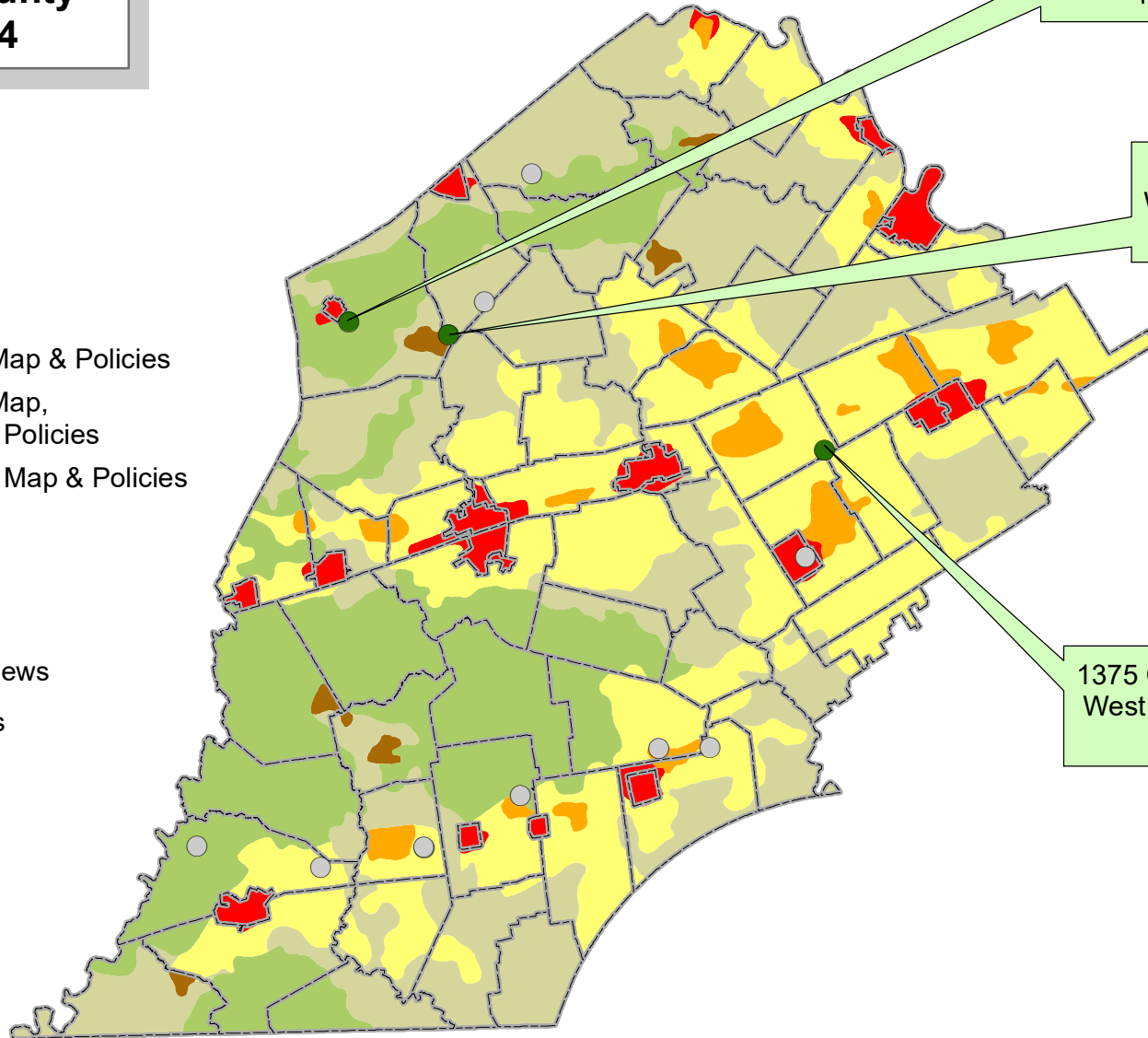


Act 537 Reviews for Chester County May 2024

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

Legend

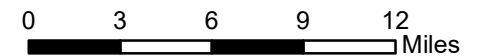
- May Act 537 Reviews
- Previous Reviews
- Agricultural
- Rural Center
- Suburban Center
- Urban Center
- Rural
- Suburban



3766 Horseshoe Pike
Honey Brook Township
1,200 gpd

AJ Specialities
West Nantmeal Township
2,000 gpd

1375 Old Phoenixville Pike
West Whiteland Township
4,400 gpd



Map prepared June 2024
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
June 12, 2024

ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

None

MINOR REVISIONS TO MUNICIPAL PLANS:

Honey Brook Township, 3766 Horseshoe Pike

The applicant is proposing a residential/commercial land development on one lot of 1.66 acres. The site is located on Horseshoe Pike. The amount of wastewater for the project is 1,200 gpd. The project is to be served by a public sewage disposal system, managed by Northwestern Chester County Municipal Authority. This project is designated as an Urban Center Landscape and is consistent with *Landscapes3*.

West Nantmeal Township, AJ Specialties/Chestnut Tree Road

The applicant is proposing a commercial and warehouse land development of 50,000 sf, on 12.18 acres. The site is located on Chestnut Tree Road, north of the intersection with Route 322. The amount of wastewater for the project is 2,000 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*, based on its proximity to the Rural Center and the existing surrounding land use pattern.

West Whiteland Township, 1375 Old Phoenixville Pike

The applicant is proposing a residential development of 16 single family homes on approximately 20 acres. The site is located on Old Phoenixville Pike, situated between Phoenixville Pike and US 202. The amount of wastewater for the project is 4,400 gpd. The project is to be served by a public sewage disposal system. This project is designated as a Suburban Landscape and is consistent with *Landscapes3*.

Action Requested

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

6/12/2024

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 1375 Old Phoenixville Pike & 1338 Morstein Road/Schiffer Tract, West Whiteland Township

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

1. Date plan received by county planning agency. April 01, 2024
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency May 08, 2024

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. Watersheds2045, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2024.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use?
<u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Suburban Center Landscape. 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. Public sewer systems are supported in this landscape when available.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters, the Ridley Creek. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? 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)

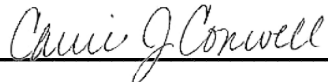
- 11. Have all applicable zoning approvals been obtained? **N/A**
- 12. Is there a county or areawide subdivision and land development ordinance? **No**
- 13. Does this proposal meet the requirements of the ordinance? **N/A**
If no, describe which requirements are not met
- 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency
- 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
- 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
- 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? We note that on August 17, 2022, the Chester County Board of Commissioners adopted a resolution to amend the County-wide Act 167 Stormwater Management Plan for Chester County, PA and PA DEP approved the County Stormwater Management Ordinance in November 2022. Per PA DEP requirements, all municipalities were required to adopt the updated ordinance requirements by May 2023. Individual municipalities should be consulted regarding the specific stormwater ordinance regulations in effect in their municipality. For more information, please visit the Chester County Water Resources Authority at <http://www.chesco.org/water>.

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICP

Title: Senior Environmental Planner

Signature: 

Date: 5/8/2024

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

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

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

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

This project was previously reviewed under PA Act 247 as Case Number SD-02-24-17987, and was consistent with Landscapes3.

According to the National Pipeline Mapping System (NMPS), the proposed project is located within an area that contains the Sunoco 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.

PC53-05-24-18087

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
Deb Cornelius, West Chester University Foundation
Carol Zindel, West Whiteland Township



**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 3766 Horseshoe Pike Land Development, Honey Brook Township

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

1. Date plan received by county planning agency. April 12, 2024
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency April 29, 2024

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. Watersheds2045, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2024.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use?
<u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Urban Center Landscape. The vision for the Urban Center Landscape is historic downtown and established neighborhoods serving as civic, economic and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Public sewer systems are encouraged in this landscape.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters, the West Branch Brandywine Creek. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: <u>* Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, although it does not appear that any proposed development activity will encroach upon them. The applicant should be aware that placement of fill in wetlands is regulated by Section 404 of the Clean Water Act (1977) and PA DEP Chapter 105 Rules and Regulations.</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? <u>N/A</u> |

Yes	No	SECTION C. AGENCY REVIEW (continued)
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- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
If yes, is the proposed waiver consistent with applicable ordinances. Not Known
If no, describe inconsistencies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>We note that on August 17, 2022, the Chester County Board of Commissioners adopted a resolution to amend the County-wide Act 167 Stormwater Management Plan for Chester County, PA and PA DEP approved the County Stormwater Management Ordinance in November 2022. Per PA DEP requirements, all municipalities were required to adopt the updated ordinance requirements by May 2023. Individual municipalities should be consulted regarding the specific stormwater ordinance regulations in effect in their municipality. For more information, please visit the Chester County Water Resources Authority at http://www.chesco.org/water.</u> |
| | | 18. |

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICP

Title: Senior Environmental Planner

Date: 4/29/2024

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

Address: Government Services Center, Suite 270

601 Westtown Road

P.O. Box 2747

West Chester, PA 19380-0990

Telephone Number: (610) 344-6285

Signature: 

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

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

This project was previously reviewed under PA Act 247 as Case Number LD-01-24-17959, and was consistent with Landscapes3.

PC53-04-24-18081

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
Vernon MacIntyre, Site Contact
Warren Obenski, Honey Brook Township
Brynn Schaffer, Carta Engineering



**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 2416 Chestnut Tree Road, West Nantmeal Township

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

1. Date plan received by county planning agency. April 30, 2024
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency May 22, 2024

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 Policy Plan, was adopted in 2018. Watersheds 2045, the Chester County Integrated Water Resources Plan, was adopted in 2024.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use?
<u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the 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 <u>While the proposed project is located within the Rural Landscape, it is located immediately adjacent to the Rural Center Landscape and reflects the existing land use pattern along Route 322.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency <u>Landscapes3 Protect 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: <u>*Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, although it does not appear that any proposed development activity will encroach upon them. The applicant should be aware that placement of fill in wetlands is regulated by Section 404 of the Clean Water Act (1977) and PA DEP Chapter 105 Rules and Regulations.</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

Yes No SECTION C. AGENCY REVIEW (continued)

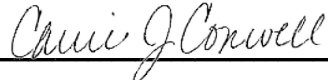
- 11. Have all applicable zoning approvals been obtained? **N/A**
- 12. Is there a county or areawide subdivision and land development ordinance? **No**
- 13. Does this proposal meet the requirements of the ordinance? **N/A**
If no, describe which requirements are not met
- 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency
- 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
- 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
- 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? We note that on August 17, 2022, the Chester County Board of Commissioners adopted a resolution to amend the County-wide Act 167 Stormwater Management Plan for Chester County, PA and PA DEP approved the County Stormwater Management Ordinance in November 2022. Per PA DEP requirements, all municipalities were required to adopt the updated ordinance requirements by May 2023. Individual municipalities should be consulted regarding the specific stormwater ordinance regulations in effect in their municipality. For more information, please visit the Chester County Water Resources Authority at <http://www.chesco.org/water>.

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICP

Title: Senior Environmental Planner

Signature: 

Date: 5/22/2024

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

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

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

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

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.

PC53-05-24-18104

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
Heath Machamer, HNT Engineering
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
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

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

TO:

Joseph M. Morris, Chairman
West Brandywine Township
Board of Supervisors
198 Lafayette Road
West Brandywine, PA 19320

Date:

May 21, 2024

Parcel:

29-7-136.2

Acreage*:

11.8

Owner(s)*:

Luann B. McHugh & Scott L.
Verzinskie

*According to County Tax Assessment Records

Review Timetable

On, 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 , representing your municipality. Following Act 43, the CCPC has 45 days to review this submission, which means that our review must be completed by .

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 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 site is split 50/50 Suburban Site Responsive and Open Space/Resource Protection on the Future Land Use map in the 2019 Comprehensive Plan. The location of the natural resources on the property would preclude access for more intense uses.**

3. Does the proposed agricultural use of the parcel comply with *Landscapes3*, the Chester County Comprehensive Plan? Yes No

Comments: **The site is located within the Suburban Landscape, which appropriate for Agriculture.**

Agricultural Lands

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

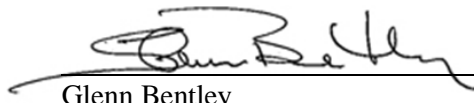
2. What is the Chester County Real Estate System land use code?

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: Kevin Schneider, Township P.C. Chair
Jake Michael, CCPC
Geoff Shellington, Chester County Open Space Preservation Department



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

TO:

Robert T. Lange, Chair
Willistown Township
Board of Supervisors
688 Sugartown Road
Malvern, PA 19355

Date:

May 21, 2024

Parcel:

54-7-10.2

Acreage*:

16.7

Owner(s)*:

Nathan W. Jameson & Robyn E. Jameson

*According to County Tax Assessment Records

Review Timetable

On, 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 , representing your municipality. Following Act 43, the CCPC has 45 days to review this submission, which means that our review must be completed by .

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: **The parcel is located in the RU-Rural zoning district which permits Agriculture as a by-right use.**

- 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 Rural/Agricultural/Preserved/Suburban Low Density on Future Land Use Map in the Township’s 2023 Comprehensive Plan.**

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

Agricultural Lands

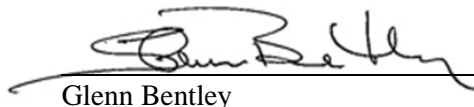
- 1. Is the parcel enrolled in a farmland protection program? Act 515 Act 319 None

- 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: Cathy Rubenstone, Township P.C. Chair
 Jake Michael, CCPC
 Geoff Shellington, Chester County Open Space Preservation Department



THE COUNTY OF CHESTER



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

TO:

Robert T. Lange, Chair
 Willistown Township
 Board of Supervisors
 688 Sugartown Road
 Malvern, PA 19355

Date:

May 21, 2024

Parcel:

54-7-10.8

Acreage*:

3.3

Owner(s)*:

10 Twin Creek, LLC

*According to County Tax Assessment Records

Review Timetable

On, 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 , representing your municipality. Following Act 43, the CCPC has 45 days to review this submission, which means that our review must be completed by .

Soils

- 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: **The parcel is located in the RU-Rural zoning district which permits Agriculture as a by-right use.**

- 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 Rural/Agricultural/Preserved/Suburban Low Density on Future Land Use Map in the Township’s 2023 Comprehensive Plan.**

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

Agricultural Lands

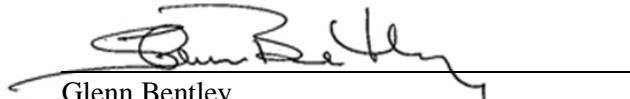
- 1. Is the parcel enrolled in a farmland protection program? Act 515 Act 319 None

- 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 parcel is adjacent to and part of a 16 acre parcel that has an existing agricultural use.**

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: Cathy Rubenstone, Township P.C. Chair
 Jake Michael, CCPC
 Geoff Shellington, Chester County Open Space Preservation Department

Discussion and Information Items

Design & Technology Division Update



THE COUNTY OF CHESTER



COMMISSIONERS
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Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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MEMORANDUM

To: Chester County Planning Commission
From: Paul Fritz, Director, Design & Technology Division
Date: May 31, 2024
Re: Planning Commission Board Meeting Monthly Report

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

The 247 planners reviewed and processed plan and ordinance submittals. The development of letters to municipalities with information on how to make their zoning ordinances more ag-friendly continued.

The GIS staff assisted the Community Planning and Sustainability Divisions with mapping and analysis requests for work program projects, such as the Oxford Region Comprehensive Plan update. Staff also refined an interactive Heritage Resources map and continued to develop data and create mapping for Landscapes3 metrics and Lanscapes3's five-year review.

The Graphics team assisted with various ongoing projects, including the Public Transportation Plan update.

Community Planning

Community Planning Municipal Assistance Projects

June 2024

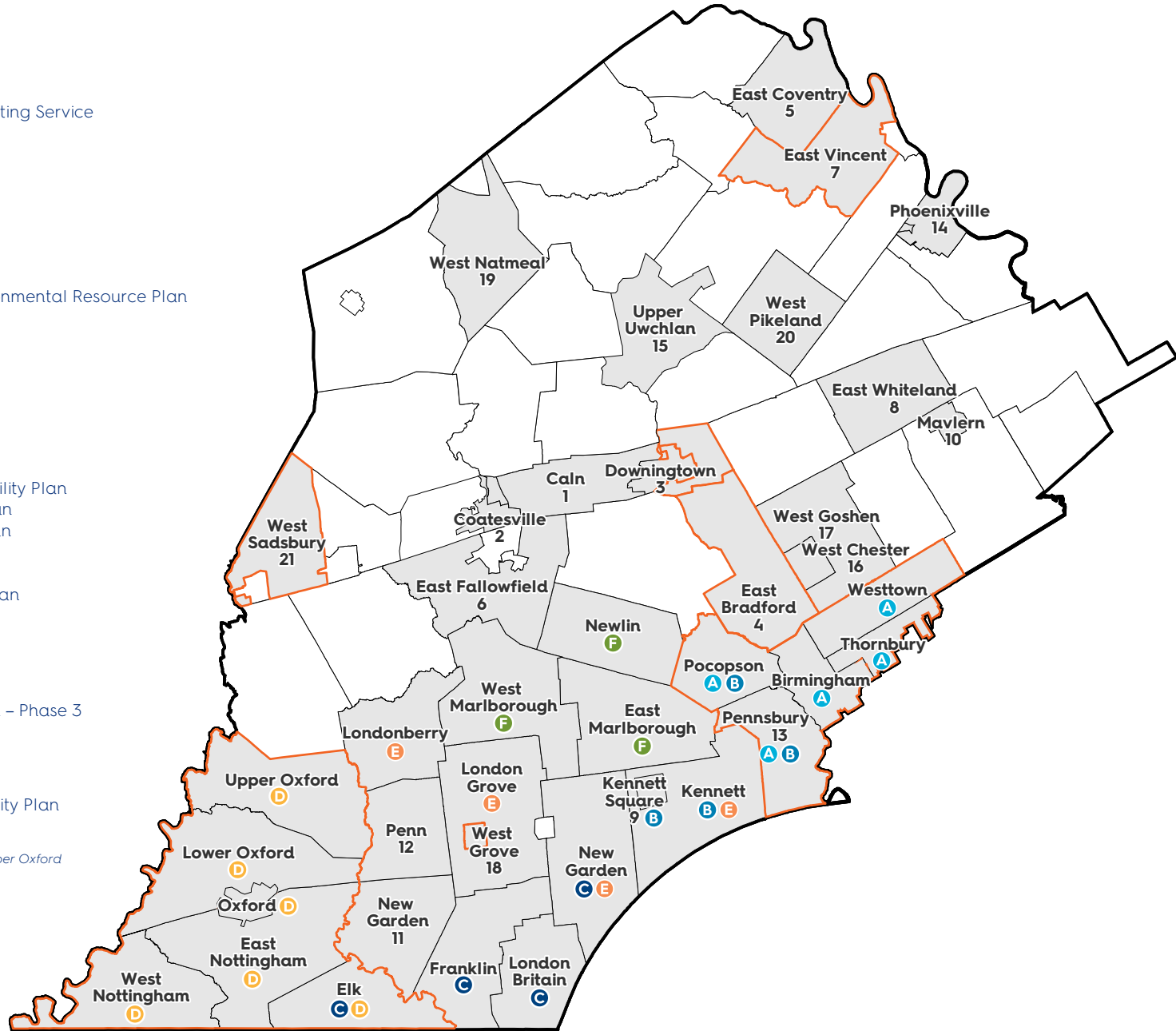
-  Municipality with Ongoing VPP Project
-  Municipality with Planning Commission Consulting Service

Single-Municipality Projects

1. Caln Zoning Ordinance
2. Coatesville Zoning Ordinance
3. Downingtown Comprehensive Plan
4. East Bradford Zoning Ordinance
5. East Coventry Land Use Assumptions Report
6. East Fallowfield Open Space, Recreation, & Environmental Resource Plan
7. East Vincent Zoning Ordinance
8. East Whiteland Zoning Ordinance
9. Kennett Square State Street Revitalization Study
10. Malvern Zoning Ordinance Amendments
11. New Garden Zoning Ordinance Update
12. Penn Comprehensive Plan
13. Pennsbury Ordinance Update
14. Phoenixville Zoning Ordinance
15. Upper Uwchlan Eagle Village Gateways and Mobility Plan
16. West Chester Parks, Recreation, & Open Space Plan
17. West Goshen Parks, Recreation, & Open Space Plan
18. West Grove Zoning Ordinance
19. West Nantmeal Comprehensive Plan
20. West Pikeland Parks, Recreation, & Open Space Plan
21. West Sadsbury Comprehensive Plan

Multi-Municipal Projects

- A** Brandywine Battlefield Strategic Landscapes Plan – Phase 3
Birmingham, Pocopson, Pennsbury, Thornbury, Westtown
- B** Harriett Tubman Heritage Interpretation Plan
Kennett, Pennsbury, Pocopson, Kennett Square
- C** Mason-Dixon Line/
Arc Corner Heritage Interpretation and Connectivity Plan
Elk, Franklin, London Britain, New Garden
- D** Oxford Region Comprehensive Plan
Oxford, East Nottingham, West Nottingham, Elk, Lower Oxford, Upper Oxford
- E** Route 41 Corridor Improvement Study
Kennett, Londonberry, London Grove, New Garden
- F** Unionville Area Regional Comprehensive Plan
East Marlborough, Newlin, West Marlborough



COMMUNITY PLANNING REPORT

June 2024 (Activities as of 5/31/24)

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.

SINGLE MUNICIPALITY

1. Caln Township – Zoning Ordinance Update

Percent Completed: 10%, Contract Term: 1/24-12/25 Consultant: Nanci Sarcinello Planning & GIS Monitor: Mark Gallant

The Township is updating their Zoning Ordinance, implementing recommendations from their 2017 comprehensive plan, and creating a cohesive ordinance that encourages appropriate development and removing the complicated and numerous overlay districts. The kickoff meeting was held on February 15 with the Board of Commissioners serving as the Task Force. A general project overview was given as well as some general guidance from the Commissioners on specific areas of the ordinance to focus on as part of the update. The 2nd meeting took place on March 21st and the Task Force discussed remaining large developable parcels and in-fill parcels in the Township. The 3rd and 4th meetings were held in April and May and the Task Force continued to discuss large developable parcels and other outstanding zoning inconsistencies.

2. City of Coatesville – Zoning Ordinance Update

Percent Completed: 100% Contract Term: 6/21 – 5/24 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 City is working to finalize edits to the zoning amendments partly in response to CCPC's Act 247 review letter. Because of this and the adoption process, the City will need a second time extension to complete the project. A second time extension was granted for the adoption process and the updated deadline is May 31, 2024. The amendments have been submitted for a second and final Act 247 review and the review letter was sent 3/11/24. The ordinance amendments were adopted May 13, 2024.

3. Downingtown – Comprehensive Plan

Percent Completed: 80% Contract Term: 3/23 – 2/25 Consultant: Michael Baker International Monitor: Kevin Myers

The Borough is updating its comprehensive plan that was last updated in 2013 and amended in 2015 and has selected Michael Baker International as the consultant. The borough/consultant received 920 responses from the public survey and the consultant attended several public events to gather feedback. The Community Profile (background information) and public survey results are currently under

review. The consultant has drafted plan chapters and the last task force meeting was March 18th. Comments on the draft chapters were sent prior to the meeting. The consultant has provided a tentative schedule for plan adoption by the end of August 2024 (the contract end date is February 2025). A full draft has been made available to the task force for review and comment. The task force public meeting is June 24 to present the plan to the public, to be followed by the planning commission public meeting then Act247/VPP Review and council adoption (exact schedule tbd).

4. East Bradford Township – Zoning Ordinance Update

Percent Completed: 70% Contract Term: 8/22 – 7/24 Consultant: Chester County Planning Commission Monitor: Chris Patriarca

The June meeting will cover the Planned University District and numerous supplemental use standards.

5. East Coventry Township – Land Use Assumptions Report

Percent Completed: 75% Contract Term: 8/23 – 7/25 Consultant: McMahon Associates, Inc. Monitor: Kate Clark

The Task Force met in May to review a draft future land use assumptions report. Once edits are reviewed by the Task Force in the coming months, the report will be presented to the Board of Supervisors.

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

Percent Completed: 75% Contract Term: 5/23 – 10/24 Consultant: Simone Collins Monitor: Kate Clark

The Task Force met on May 23rd to review the full draft plan. A fourth public meeting will be held on May 30th to present the draft plan.

7. East Vincent – Zoning Ordinance

Percent Completed: 80% Contract Term: 4/22 – 9/24 Consultant: Chester County Planning Commission Monitor: Kate Clark

The full draft ordinance was distributed to the Township in late April. CCPC 's will attend the Township July 16th meeting to discuss the draft ordinance.

8. East Whiteland Township – Zoning Ordinance

Percent Completed: 10% Contract Term: 9/23 – 8/25 Consultant: Bergmann Monitor: Chris Patriarca

The next Task Force meeting will occur in June.

9. Kennet Square Borough – State Street Revitalization Study – New

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

The Borough proposes to work with a planning and design consultant to help improve several sites along State Street. This street is the main commercial district in the borough and includes shops, restaurants, office spaces, the library, and more. These quality-of-life improvements to State Street will create a better space for both residents and visitors to enjoy.

10. Malvern Borough – Zoning Ordinance Amendments - New

Percent Completed: 0% Contract Term: TBD Consultant: Thomas Comitta Associates Monitor: Jeannine Speirs

The Borough will be updating the zoning ordinance text and map to support implementation of the Malvern Borough Comprehensive Plan

of 2022. Issues to be addressed include accessory dwelling units, open space regulation refinements, multi-family opportunities in the LI Limited Industrial district, business promotion and parking regulations in commercial districts, historic resource regulation refinements, riparian and woodland regulations, and climate resilient landscaping.

11. New Garden Township – Zoning Ordinance Update - New

Percent Completed: 0% Contract Term: TBD Consultant: Michael Baker International Monitor: Libby Horwitz

The Township proposes to update their current zoning ordinance for consistency with the Township’s adopted Comprehensive Plan (2018), Village of Toughkenamon Streetscape and Transportation Improvement Plan (2020), and Official Map (2019). The Township intends to address several important planning issues including the County Planning Commission’s “Missing Middle” housing initiatives for attainable and affordable housing. The Township has chosen Michael Baker International as their consultant.

12. Penn Township – Comprehensive Plan Update

Percent Completed: 100% Contract Term: 5/22 – 4/24 Consultant: Brandywine Conservancy Monitor: Mark Gallant

The township is working on a major update to the Penn Township Comprehensive Plan (2012) to better align the township plan with Landscapes3, incorporate recommendations from their Act 209 plan, consider zoning changes from 2019, and account for significant growth and development over the last decade. The consultant presented a final draft of the Comprehensive Plan to the Board of Supervisors in late 2023. The Township applied for an extension (the first) to accommodate the review and adoption process and the Plan was submitted for VPP Review/official Act 247 review in mid-March. The public hearing to consider adoption of the proposed Comp Plan update was scheduled for May 7th and the Township adopted the Plan.

13. Pennsbury Township – Ordinance Updates

Percent Completed: 5% Contract Term: 5/24-10/25 Consultant: Brandywine Conservancy Monitor: Kate Clark

Pennsbury Township will: (1) review and write an ordinance regarding the protection of specimen trees, (2) review and write an ordinance regarding the protection of riparian buffers, (3) write an ordinance regarding medical marijuana (growing, processing and dispensary operations), and (4) assess and update/adopt as appropriate, additional natural resource protection ordinance updates such as reducing the permissible rise in base flood elevation from 1’ to 0’. The kickoff meeting was held on May 14th.

14. Phoenixville Borough – Zoning Ordinance Update

Percent Completed: 20% Contract Term: 7/23 - 6/25 Consultant: Gilmore & Associates Monitor: Chris Patriarca

The April meeting covered proposed changes to the zoning map and parking regulations. The next meeting is scheduled for June.

15. Upper Uwchlan Township – Eagle Village Gateways and Mobility Plan - New

Percent Completed: 0% Contract Term: TBD Consultant: Bowman Monitor: Patty Quinn

The Eagle Village Gateways and Mobility Plan will build community and stakeholder consensus related to needed improvements at the two intersections of Pottstown Pike (Route 100) and Graphite Mine Road, which serve as the northern and southern gateways to the Village of Eagle.

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

Percent Completed: 0 % Contract Term: 5/24-4/26 Consultant: Johnson, Mirmiran & Thompson/ Toole Rec. Monitor: Kevin Myers

West Chester Borough will update its 1986 PROS Plan which was last updated in 1992. It will focus on advancing the goals of Landscapes 3 in West Chester Borough. A project team of Johnson, Mirmiran & Thompson (JMT) and Toole Recreation Planning has been selected to complete this project. The first meeting took place in February and the grant monitor attended the following meeting on May 29th.

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

Percent Completed: 0% Contract Term: 5/24-4/26 Consultant: Toole Recreation Planning Monitor: Mark Gallant

The purpose of this plan to help guide future planning efforts and investment in the Township's park, recreation, and open space facilities. The West Goshen Township Park, Recreation, and Open Space Plan will prioritize annual capital improvements and provide guidance for the management and maintenance of the existing and future parks, recreation facilities, and open spaces in the Township. The township is in the process of selecting a consultant.

18. West Grove Borough – Zoning Amendments

Percent Completed: 70 % Contract Term: 4/23 – 3/25 Consultant: Chester County Planning Commission Lead Planner: Kevin Myers

The Chester County Planning Commission will provide professional planning and support staff to assist the Borough in the update of the West Grove Borough Zoning Ordinance. The existing ordinance will be used as a base for this update. The February 4, 2024 meeting covered the minor administrative articles. The March 4th and April 1st meetings covered Definitions which completed a full first review of the ordinance. The next step will develop a full 2nd draft documenting the proposed amendments to the full ordinance, in part for review and input by the Zoning Officer, Engineer, and Solicitor as necessary.

19. West Nantmeal Township – Comprehensive Plan Update

Percent Completed: 0 % Contract Term: 6/24-5/26 Consultant: Castle Valley Consultants Monitor: Elise Davis/Mark Gallant

West Nantmeal Township will be updating the Comprehensive Plan, last updated in 2007. Designated Rural and Agricultural Resource Areas in Landscapes 3, the Township wishes to update the plan to reflect changing conditions over the past 17 years and to engage the public in charting the future course for the community. The township has selected Castle Valley Consultants to lead this effort. The VPP Grant Agreement has been signed by the County Commissioners and forwarded to the Township. The kick-off meeting will be held sometime in June.

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

Percent Completed: 15 % Contract Term: 06/23 – 05/25 Consultant: Natural Lands Monitor: Chris Patriarca

The March meeting was a joint one with the Township Open Space Advisory Committee to review the Township's open space priorities and how these will be incorporated into the plan.

21. West Sadsbury Township – Comprehensive Plan

Percent Completed: 80% Contract Term: 2/23 – 1/25 Consultant: Chester County Planning Commission Lead Planner: Kate Clark

The full draft plan was presented at the March Planning Commission meeting and the May 14th Board of Supervisors' meeting. CCPC will next meet with the Township on June 11th, where the Board may authorize of the Act 247 review of the plan.

MULTI-MUNICIPAL PROJECTS**22. Brandywine Battlefield Strategic Landscapes Plans – Phase 3**

Percent Completed: 70% Contract Term: N/A (contract work completed) Consultant: CCPC Lead Planner: Jeannine Speirs

Technical report and interactive map draft has been prepared by consultants and PHMC has completed their review. New interactive map is on web. Consultant is readying technical report to go on web. Consultants will assist drafting and reviewing planning documents. Planning documents are now being prepared now at the completion of the ABPP grant. Web ready technical report and map is also being completed.

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

Percent Completed: 35% Contract Term: 12/22 – 11/24 Consultant: Brandywine Conservancy Monitor: Jeannine Speirs

The four townships are preparing a plan to promote thematic and physical heritage interpretation and connectivity between key natural, cultural, historic, and agricultural sites within the Mason-Dixon Planning area. This project specifically builds on Franklin's Comp Plan policy as well as policy in the other three communities. Consultant discussed how this Plan could interface with the County Heritage Tourism Plan in terms of possible overarching themes. Task Force provided feedback on thematic direction. David Blackburn is attending meetings of the group. Project themes have been vetted to focus on the Mason Dixon/Arc Corner as the primary theme. First public meeting for the project occurred in May.

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

Percent Completed: 45% Contract Term: 2/23 – 7/24 Consultant: McMahon Associates Monitor: Chris Patriarca

The five municipalities are proposing a corridor plan which places community needs and values at its center. The May Task Force meeting covered the initial draft recommendations of the plan.

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

Percent Completed: 0% Contract Term: 6/23-5/25 Consultant: National Travel Center Monitor: Jeannine Speirs

Harriet Tubman Scenic Byway Commission member municipalities: Kennett Township (lead), Pennsbury Township, Pocopson Township, and Kennett Square Borough are completing a Heritage Interpretation Plan for the Harriet Tubman Underground Railroad – Path to Freedom. This grant will allow for an examination of the broader Underground Railroad story in Chester County and the region, using both Underground Railroad research materials and direct input from Underground Railroad advocacy groups to develop a heritage interpretation plan and tour for this important part of Chester County history. First meeting is planned for June.

26. Oxford Region Comprehensive Plan Update

Percent Completed: 5 %

Contract Term: 1/24 – 12/26

Consultant: Chester County Planning Commission

Lead Planner: Mark Gallant

Upper Oxford, Lower Oxford, Oxford, West Nottingham, East Nottingham, and Elk will undertake an update to the 2012 Multimunicipal Comprehensive Plan. The ORPC held their first meeting for the Plan update in January where they discussed a review of regional policy. The ORPC held a Public-Kick-off meeting on February 28th at the Herr's visitors center in West Nottingham and provided information stations for participants and a presentation that included the history of the ORPC, the Comp Plan process, and strategies for public outreach/feedback. 50 –70 members of the public attended. The February and March Task Force meetings focused on follow-up to the Public Meeting and a review of the draft Existing Land Use Map. We will continue to pull together and present existing conditions over the next few months.

27. Unionville Area Region – Comprehensive Plan Update

Percent Completed: 75%

Contract Term: 4/22 – 09/24

Consultant: Brandywine Conservancy

Monitor: Kate Clark

The Task Force is scheduled to meet on May 29th to review the full draft plan.

OTHER PROJECTS

- **Oxford Region** – Administration assistance to the regional planning group (ORPC) and associated sub-groups: The ORPC Regional EAC and The ORPC Historic Sub-Committee; Mark Gallant. Mark will continue to serve as the Region's secretary throughout the Plan update work program. Jeannine and David assist with historic resource and heritage interpretation network items.
- **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 Inquiries or Requests**

1. East Caln (Zoning Ordinance Update)
2. Kennett Township (subdivision and land development ordinance) – Contract development underway
3. Spring City (comprehensive plan)
4. South Coatesville Borough (general planning assistance)
5. West Whiteland Township (comprehensive plan) – Contract development underway

Cash Grant Inquiries (or VPP channel not established yet)

- Sadsbury Township – Comprehensive Plan Update (March 2024)
- West Nottingham Township – Corridor Study (November 2021)

- Charlestown Township – Traffic Impact Fee (December 2022)
- New Garden – Zoning (November 2023)
- East Pikeland Township – Parks & Recreation Plan (January 2024)
- Kennett Square – Selected infill/redevelopment sites and “main streets” redevelopment strategy.
- Kennett Township (lead), Pennsbury Township, Pocopson Township, and Kennett Square Borough – Phase 2 Path to Freedom Heritage Interpretation Plan (June 2025)

HISTORIC PRESERVATION

- **Training** – Conduct and support training for historical commissions, committees, and HARBs, often in coordination with CCHPN.
Staff: David Blackburn with support from Sally Warren and Jeannine Speirs.
External Partners: CCHPN, PHMC
Status:
David and Jeannine agreed to provide internal training for three planner’s meetings. In July Blackburn will provide an overview of the America250 Chester County Commission and a summary of the Heritage Tourism Plan. In August, with assistance from Blackburn and Speirs, there will be an overview of the Harriet Tubman Byway project. In November, there will be an overview of Mason-Dixon Arc Corner Heritage/Interpretive & Connectivity Plan in the context of the County Interpretive Network by the project's consultant team with the assistance of Jeannine.
 - **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: David Blackburn with Jeannine Speirs support on select items (such as Section 106 and reviews of ordinance language)
External Partners: Vary by project
- County associated Programs/Projects:
- County DCD: DCD is changing their Section 106 review process to have a greater reliance on the State and less on County review and committee consensus. DCD has relied on County level review/consensus for as much as 20 years.
 - County-owned Bridges/Facilities: in coordination with CC Facilities Dept (Eric Quinn). David attended his second county bridge meeting with CC facilities lead Eric Quinn.
 - Continued to address potential right of way questions regarding homeowners adjacent to an abutment of Bridge #199.
 - Addressed final ROW package for homeowners at Bridge Creek Road #175.
 - Draft agreement with Brandywine Conservancy for Allerton Road Bridge #134.
 - Acquisition and transfer for Spring City Road #205

- Reimbursement Agreement w/ PennDOT for Camp Bonsul Road #26
- Agreement for pole relocation Mill Road #175
- Multiple design projects are active:
 - Fremont Road #4; Wyebrook Road #143; Bertolet School Road #196; County Park Road #259; Hillendale Road #320; Elkview Road #35; Harvey's Bridge Road #92; Allerton Road #111; North Reeds Road #134; Dutton Mill Road #157, Mill Road #167; Creek Road #175; Seven Stars Road #190; Spring City Road #205; Old Schuylkill Road #207; Keim Street #220; Hadfield Road #244; Township Road #297; Thomas Road #300; West Cedarville Road #311;
 - Language for interpretive signage will be developed for #26 and #207.
 - Bid packages are advertised for Hickory Hill Road #40 and Mill Road #65.
 - Construction is commencing on Watermark Road #21.
 - Bridge inspection contract was extended through April. The contract will be readvertised.
 - Bridge crew is working on #198, #253, #26, #311, #146, #35, and #194.
- List of bridges is being compiled for guiderail replacement. County-owned properties/Facilities and Parks + Preservation: Heritage Coordinator Blackburn will be meeting Eric Quinn [Facilities] on 29 April to receive an orientation to county facilities and an update on current and upcoming projects.

Non-County affiliated Section 106:

- Reviewed proposal for replacement of a bridge on Doe Run Road over Buck Run ; no significant impact.
- Currently reviewing impact on a National Register property along the Route 30 ROW.
- Downingtown Train Station project has been reactivated and consulting party meetings have been taking place to discuss the possible demolition of a project identified historic resource in a project identified historic district for a storm water basin; FTA and PennDot engineers indicated there is no other way to do this project but to demolish the historic resource and a discussion of mitigation measures has started.
- London Grove Agricultural Historic District/New Garden/ West Marlborough/London Grove - An existing large rural historic district encompasses parts of three municipalities has been evaluated by PennDOT for its contributing historic resources.
- West Brandywine culvert – PennDOT stopped work and is assessing historic resource impacts.
- A FEMA project in Tredyffrin is starting mitigation implementation that entails documenting a historic property and training for the Historical Commission on historic research, survey, and context creation.

Other activity:

- Other activity (planning /technical assistance) with potential regulatory element: Nothing to report
- Act 247 reviews as requested.
- Reviews for historic resource ordinance language: Caln

- National Register Nomination support: Nothing new to report
- Historic Commissions and HARBs: Nothing to report
- Blackburn attended the monthly Board meeting of the Chester County Historic Preservation Network.
- **Heritage Education/Tourism/Interpretation Network** – multiple efforts to support education and interpretation throughout the county
Staff: Brian O’Leary led [CHESCO250], support from David Blackburn for the 250th Commission and Iron & Steel Partnership, and Jeannine Speirs for Brandywine Battlefield/southern Philadelphia Campaign region/Battlefield Heritage Centers and interpretive sites, municipal heritage interpretive plans/planning, Battle of the Clouds. Paoli Battlefield, Valley Forge/northern Philadelphia Campaign region, Path to Freedom/Harriet Tubman Byway region, Mason-Dixon/Arc Corner region, Oxford Region/Agriculture theme
External Partners: Vary by project

Projects with ongoing activity:

- America250PA Chester County Commission:
 - Continuing and growing the strategy for outreach, focusing on the establishment and growth of a pool of ‘ambassadors’ of Commission members and community leaders to link to municipalities, organizations, communities, and businesses throughout Chester County in 2024. The purpose of the ambassadors is to lay out the themes, goals, and objectives of America250PA Chester County and highlight how the assembled group can get involved in planning and promotion. Several groups have reached out and booked Ambassadors over the last few weeks. In April, there were 11 Ambassador talks throughout Chester County interacting with nearly 200 participants.
 - A full, live Commission meeting was held 4 April at the Chester County Chamber of Business and Industry.
 - America250 PA Infrastructure Program Grant: waiting for award
 - LSA grant for interactive kiosks: waiting for award
 - Community Development Grant: Request for Heritage Interpretive Network.
- County Heritage Tourism Plan: Adopted by County Commissioners 24 April 2024. Working on an Implementation Plan
- Heritage Interpretive Network
 - Iron and Steel Heritage Partnership: Blackburn met with steering committee at Yellow Springs. We discussed efforts by the America250 Chester County Commission that link to Iron and Steel, linkages to the Heritage Tourism Plan, and inviting owners of Iron and Steel resources [former ironmaster residences] to speak to the group. In attendance was Mark Slouf. America250 Chester County Commission member shared his idea for a new driving tour of iron and steel history.
 - Brandywine Battlefield Task Force (BBTF):
 - Battlefield heritage interpretive signage project - last sign of 15 signs in the project is to be installed soon. Several sign dedication events have occurred and have received press coverage. Kennett Township held a sign dedication in

- May and Speirs spoke on behalf of the project and county heritage planning.
 - Opportunities are being worked on to coordinate on heritage interpretation for education and outreach. One opportunity is a driving tour visitor experience implementation project to mesh with/tie together the County Heritage Tourism Plan and 250th with the already existing/in place Brandywine Battlefield Heritage Interpretive Network concept and Signage Project, and the Philadelphia Campaign theme.
 - BBTF is coordinating with ChesCo250 and DelCo250 on a May working meeting about 250th events/projects/programs ideas and the Heritage Interpretive Network as a long term, legacy project with the 250th as the launch. This is also being coordinated with ChesCo250th June Summit event as back-to-back working meetings.
 - Speirs is presenting on behalf of the Philadelphia Campaign heritage theme at the CC250 Summit in June
 - Strode's Mill Village Heritage Center plans to open in 2024 and was awarded a \$100,000 grant from PHMC towards renovation of the barn roof at the Heritage Center.
 - Discussions occurred with property owner about the Heritage Center in Dilworthtown.
 - A regional Heritage Interpretive and Connectivity Plan is funded under VPP (See Above) for the Mason-Dixon/Delaware Arc Corner area
 - A regional Heritage Interpretive Plan is funded under VPP (see above) for the Path to Freedom
 - Oxford Region Subcommittee is working on the agricultural theme of the heritage network and presenting at the CC250 Summit in June as the facilitating region for the Agricultural Heritage Interpretive theme.
 - Technical assistance has been requested to help facilitate heritage centers.
 - Underground Railroad Heritage Center at Barnard Station
 - African American history Heritage Center effort at Passtown School
 - Brandywine Battlefield Heritage Centers
- **Town Tours** – A series of free educational programs on historic towns, neighborhoods, and other items of interest in Chester County.
 Staff: David Blackburn support from Sally Warren and additional CCPC Staff as needed.
 External Partners: CCHPN and individual site organizers/municipalities/municipal historical commissions
 Status: Brochures for the 2024 program arrived 24 April. They will be distributed across the county as well as to all the municipalities that are hosting tours. The CCPC website was updated to provide detailed parking information as well as a reminder that all the programs are free and do not require advanced registration. On offer for 2024:
 - 6 June: Chester County History Center, Kick Off Celebration
 - 13 June: South Coventry Twp, Coventryville
 - 20 June: West Whiteland Twp, Ashbridge Mansion and Indian Run Farm
 - 27 June: Upper Uwchlan Twp, Upland Farm Park

11 July: West Bradford Twp, Highland Orchards
 18 July: East Whiteland Twp, White Horse Village
 25 July: Uwchlan Twp, Baird House
 1 August: Tredyffrin Twp, Baptist Church in the Great Valley
 8 August: North Coventry Twp, Coventry Woods
 15 August: Yellow Springs

- **Community Engagement --**

- Blackburn met with representatives of the Oxford Regional History Center and was provided a tour of facility. Also discussed needs for the emerging agricultural interpretive center at the Glenroy Preserve.
- Blackburn attended the annual meeting of the Chester County Visitor Bureau at the People's Light Theater Company in Malvern.
- Blackburn attended the annual Sooper Supper at Marshallton to see the heritage center and meet preservation advocates in the community
- Blackburn is representing the CCPC at the annual Sheep and Wool Festival on 27 April at Springton Manor Farm. Event is rain or shine, 11:00 am to 3:00 pm.
- Speirs was at Park Day at Brandywine Battlefield Park in May, an effort of BBTF in coordination with KCCB

- **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: David Blackburn support from Colin Murtoff
 External Partners: PHMC, vary by project.
 Data is being corrected and refined. The first official draft of the map should be available by the end of April.

- **Adaptive Reuse Design Guide** – development of a guide specific to adaptive reuse
 Staff: Mark Gallant led with support from Jeannine Speirs, Jake Michael, Elise Davis, and David Blackburn
 External Partners: Advisory Committee for the project
 Project lead Gallant is meeting with Davis and Blackburn to refine the project and present a rough draft outline.

ECONOMIC

- **CCEDC Coordination** – Regular contact regarding ongoing projects.
- **Reinvestment Opportunities Map** – Online presentation for municipalities complete. Initiating outreach efforts for project. Additional mapping work completed for Coatesville.
- **Non-Residential Construction Report** – 2024 report (2023 data) completed and posted. **State of the County Economy Report** – 2023 report complete and posted. Data to be updated as it becomes available.

HOUSING

- **Housing Choices Committee** – Meeting scheduled for June 4th.
- **Missing Middle Housing** – Report complete and posted online.
- **Adaptable Housing Guide** – Initial data collection and analysis, and trend research for housing needs study complete. Drafting text for get started section Developing projection methods to identify future trends. Guide will include analysis of Census and Assessment data, review of housing trends, projection of housing needs, and potential impact of interventions on issues. Completed gathering data and information on trends and their associated housing impacts. Working on final organization of data and strategies sections of report.
- **Housing eTools** – Updates are complete, although resources and examples will continue to be added as appropriate.
- **Case Studies** – TBD
- **Housing Forum** – Fall 2024 forum held in September as a convening of housing groups in the county,
- **Residential Construction Report** – 2023 (2022 data) report posted. **Final of 2024 (2023 data) complete and in final review before posting.**
- **Starter Home Pilot Project** – Initial meetings held with four municipalities based on interest. CCPC created and sent proposals outlining potential CCPC assistance through the Starter Home Pilot and other initiatives. Currently finalizing zoning recommendations and example site plans for municipalities. Three municipalities have received zoning recommendations and will continue to work with CCPC through either VPP grants or additional zoning language assistance. With the completion of three zoning reviews staff are able to take on additional municipalities if there is interest. Program shifted to focus on zoning assistance, completed initial zoning reviews for all participating municipalities. Working on graphic sheets to present zoning recommendations to municipalities.
- **Presentations** – Presented to the multi-lingual real estate group in March. Presentation at the Westtown Planning Commission in April with the West Chester Affordable Housing Council.

URBAN CENTERS

- **VPP Support** – , Coatesville (zoning amendments), Downingtown (comprehensive plan update), and West Chester Parks and Recreation Plan.
- **Technical assistance/coordination** – Atglen for zoning (to begin March 28th- minor zoning amendments), future park planning, and grant assistance (DCNR, CCCRP, etc.). Atglen Zoning meetings: March 28th (kick-off, home occupations), May 16th (Home Occupations, TNC District), June 25th (TNC, TNG Districts, MF Uses, Outdoor Dining), Aug 28th, Sept. 26th, Dec. 19th, Feb. 27, 2024 – B District review, Solar considerations, Billboards, working on full second draft of all materials for next steps for April 2024; Avondale consideration of commercial uses in the R-2 District and parking requirements. A full draft of zoning amendments with tracked edits was sent to Atglen borough via email on 4/24/2024. Next steps are to be determined.; Parkesburg for implementation coordination and potential grant funding assistance; 70 E Second

Avenue Sketch Plan Review (see below); Downingtown (signs, parking, TND) and comprehensive plan update monitoring; Kennett Square for NVF zoning and comprehensive plan update assistance; TMAAC (design); Coatesville (coordination between the City, 2nd Century, CDC, and CCPC); West Grove – potential assistance with PA DCNR C2P2 Grant for parks master plan, and zoning updates consistent with the 2022 comprehensive plan update (breweries, mixed use zoning, parking requirements). Engaged DVRPC in conjunction with other CCPC staff regarding the DVRPC ExPo program (Oxford) and sidewalks installation (Avondale).

South Coatesville – Discussed CPD assistance regarding comprehensive plan update on June 17th and August 11th, attended Council meeting on October 24th to discuss CCPC Technical Assistance Project for a comp plan refresh (partial update). Discussion with Parkesburg Borough regarding assistance with sketch plan/land development related to potential housing development on farm in the Borough including affordable housing considerations, density, and design. This included Bill, Chris P., and Libby. CCPC will provide the Borough with alternative conceptual designs for consideration to assist with discussions to develop a better project than what has been proposed. Developer will meet with the Borough on June 29th. Urban Planner will continue to communicate with the Borough and coordinate CCPC assistance. Similar inquiry made by Kennett Square regarding the NVF site and discussion pending.

Discussions/emails with South Coatesville regarding VPP application for comprehensive plan; attended S Coatesville Council meeting on Oct. 24th to discuss comprehensive plan update, council expressed support for updating the plan. Continued communication with Parkesburg regarding the 70 East Second Ave (“Christmas Tree Farm”) sketch plan (and potential zoning amendment) development. Working with Chris Patriarca to develop a draft zoning amendment and design guide to allow TND use in the R-2 zoning district. Draft zoning amendments to include TND development were sent to Parkesburg borough and a meeting was held for initial discussion on 4/11/2024. A second draft was created and sent to the borough for review and comment which occurred on May 23rd. A third draft will be completed and sent to the borough for the planning commissions consideration at an official planning meeting commission (to date the work has been done by a small working group).

- **Meeting Attendance** – Participation in meetings for economic development through Historic Kennett Square (now Kennett Collaborative), the Western Chester County Chamber of Commerce, 2nd Century Alliance, and the Western Chester County COG
- **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 2023 urban centers forum was held November 2, 2023 with a focus on historic resources and adaptive reuse at the Downingtown STEM Academy. PHMC staff presented along with the Garage Youth Center and CCPC staff. 2024 Urban Centers Forum scoping meeting is scheduled for 5/9/2024. The 2024 UCF may either occur as one forum at a central location (topic tbd) or as a series of three forums (southern, east/northern, and western chester county) by region.
- **Urban Centers Improvement Inventory** –A draft 2022 UCII was made available in early February 2022. All 2022 UCII coordination is complete and the final 2022 UCII has been posted. 2023 UCII update announcements were sent to each urban center individually on 11/10/2022. The due date for UCII edits and additions was 1/20/2023. The 2023 UCII was posted on March 2, 2023. Note beginning with the

2023 CRP, CRP will be every other year instead of annually, which might then also apply to future UCII updates. The next UCII update will be in the last quarter of 2024.

- **Urban Centers Survey** – A SurveyMonkey survey has been completed. Working on outreach to urban centers managers, staff, council, and planning commission.
- **DCD CRP Coordination** – Provide input and response to inquiries from urban centers regarding CRP applications. 2021 CRP awards were approved by the Commissioners and letters were sent on November 9, 2021. 2022 CRP applications reviewed and comments submitted, and awards made. The 2023 CRP opened in March 2023. Scored 2023 CRP applications, discussed with CPD Division Director, and submitted and discussed scores/applications with DCD. Final determination and awards pending further discussion with DCD, recommendation to Commissioners for consideration, and final award (typically July/August). The next coordination will be the 2025 CRP.
- **DVRPC TCDI representative** – C The Multimodal Transportation Division will be taking over this responsibility in the future with coordination with other staff beginning in 2024.
- **Presentations:** Attended the Western Chester County COG 1/26/2022 and presented a CCPC overview on 2/23/2022. Attended the 5/3/2022 Avondale Borough Council meeting along with Brian O’Leary. Attended CCPC Housing presentation to Kennett Square Council on June 8, 2022. Attended Kennett Square Borough Council meeting on May 3, 2023. Leading Coatesville Mobile Workshop for the 2023 APA National Conference on April 3, 2023. Led WCU planning studio on tour of Coatesville back on Feb. 27th and attended final student presentation at WCU on May 8th. Will continue to coordinate WCU on how University/student planning studios can be modified to better coordinate with municipalities to increase the benefits to all parties. In addition, continuing discussion on collaboration with WCU regarding ArcUrban use and/or student internships/work to collaborate on municipal assistance/projects. The Urban Planner is scheduled to present at the WCCCC Future Focus annual event in late June.

Sustainability Division Update

Sustainability Division

Monthly Activities Report – June 2024

Summary:

- A series of four virtual roundtable discussions for HOAs are in planning. Each will be on a different topic and will be facilitated by local experts. Topics include: sustainable landscaping, tree and woodland management, stormwater management, and sustainability action planning.
- Keep Chester County Beautiful partnered with Recycling Services, Inc. (RSI) in North Coventry to host a campaign and yard sign recycling event on Sat. 5/25. The event was lightly attended but is seen as a practice round for the November election.
- Presented at the PA Renewables Conference on 6/3 about the county's involvement in the Southeast PA Sustainable Energy Partnership.
- Worked with the Water Resources Authority to prepare a grant application to DEP's Growing Greener program to expand the Catch the Rain Program county-wide. The program, currently available to landowners in the White Clay Creek watershed, provides 50% rebates for installing small green infrastructure projects like rain gardens, conservation landscaping, riparian buffer plantings, and depaving projects.
- The Sustainability Division's summer intern, Caroline Deyrup, started on 5/28. She is a rising senior at Oberlin College studying geology and history. She will be with us through late August.

Environmental and Energy Advisory Board

- The EEAB is working with the CCEDC to plan an agrivoltaics conference with the support of the German American Chamber of Commerce. The event is scheduled for 1/30/25.

Multimodal Transportation Planning Division

Multimodal Transportation Planning Division

May 2024

TMACC Bike to Work

On Thursday May 16th, the Transportation Management Association of Chester County (TMACC) held its annual Bike to Work event along the Chester Valley Trail. Commissioner Chair Josh Maxwell provided opening remarks for the ride that began at 7:30am from Exton Park traversing 5-6 miles to Cedar Hollow Park in Tredyffrin. Other riders began from the alternate west bound starting location at the South Gulph Road parking lot in King of Prussia. In total, roughly 50 riders participated in the approximate 10-12 mile round trip. This year's winners for most riders from a single entity – and recipients of the much desired 'Horns Trophy' - include Vanguard in the 'large company' category and... drum roll please... **Chester County** in the 'small company' category. The winning Chester County team is pictured to the right.



Transportation Community Development Initiative (TCDI) Awards

On Thursday, May 23rd the DVRPC Board approved the slate of FY2025 PA TCDI recommended projects. For this year's application round there was \$1.2M available, and 31 applications were received requesting a total of \$3,094,600. Award caps were set at \$100,000 for single municipal and \$175,000 for multi-municipal projects, plus a soft award floor of \$60,000. Chester County recipients include:

- **Transportation Management Association of Chester County (TMACC)** - \$85,000 - Lincoln Highway Active Transportation Improvement Plan – *'funds will be used to develop a plan that will make Lincoln Highway a safer and more useable corridor for pedestrians, cyclists, and users of public transportation'*.
- **Upper Uwchlan Township** - \$100,000 - Eagle Village Gateways and Mobility Plan – *'to build on prior efforts to improve walkability in the core by closing gaps in the multimodal network. The Plan will also identify appropriate traffic calming measures, and ways in which to enhance the sense of place within Eagle Village'*.

SEPTA Board Approves New Bus Network

On Thursday, May 23rd the SEPTA Board voted to approve the results of the two year plus effort to redesign their bus network known as the 'Bus Revolution'. MTP Division staff including Alex Sankaran and Brian Styche participated in this process by providing comments and suggestions for the many iterations of the proposed new network. What it means for Chester County is the removal or significant revisions to poorly performing routes, added frequency / more efficient routing of other routes and the biggest change being the implementation of 'microtransit' or 'on-demand' zones. Implementation of the New Bus Network will begin later this year. For more information, please refer to the SEPTA [press release](#).



Director's Report