



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

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

Chester County Planning Commission
Government Services Center – Suite 351 East

Hybrid Meeting
May 14, 2025

AGENDA

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

A. Chair's Welcome

Chair

2. PUBLIC COMMENT

Chair

2:10 p.m. 3. ACTION ITEMS

B. Approval of Commission Meeting Minutes – April 9, 2025

Commission

C. Act 247 Reviews – April 2025 Applications

Act 247 Team

1) Review of interest

1. Newlin and West Bradford Townships SD-03-25-18460

2) Subdivision and Land Development Plan Reviews (25)

1. Downingtown Borough	LD-02-25-18427
2. East Brandywine Township	SD-03-25-18443
3. East Marlborough Township	SD-03-25-18444
4. Honey Brook Township	LD-02-25-18438
5. London Grove Township	LD-02-25-18440
6. New Garden Township	SD-02-25-18433
7. Newlin and West Bradford Townships	SD-03-25-18460
8. Penn Township	SD-03-25-18468
9. Schuylkill Township	SD-03-25-18455
10. South Coventry Township	SD-03-25-18453
11. Upper Oxford Township	LD-02-25-18436
12. Uwchlan Township	LD-03-25-18447
13. Warwick Township	LD-03-25-18446
14. West Brandywine Township	LD-03-25-18463
15. West Brandywine Township	SD-03-25-18462
16. West Caln Township	LD-03-25-18470
17. West Caln Township	SD-03-25-18472
18. West Fallowfield Township	SD-03-25-18473
19. West Goshen Township	LD-03-25-18466
20. West Whiteland Township	LD-02-25-18441
21. West Whiteland Township	LD-03-25-18451
22. West Whiteland Township	SD-03-25-18475
23. Willistown Township	LD-03-25-18452
24. Willistown Township	SD-03-25-18450
25. Willistown Township	SD-03-25-18477

3) Comprehensive Plan, Zoning and Subdivision Ordinance

Amendment, Miscellaneous Reviews (8)

- | | |
|----------------------------|----------------|
| 1. East Whiteland Township | ZA-03-25-18456 |
| 2. East Whiteland Township | ZA-03-25-18457 |
| 3. East Whiteland Township | ZA-03-25-18459 |
| 4. East Whiteland Township | ZM-03-25-18458 |
| 5. Easttown Township | ZA-03-25-18464 |
| 6. New Garden Township | MA-03-25-18467 |
| 7. Tredyffrin Township | ZA-03-25-18465 |
| 8. Upper Uwchlan Township | ZA-03-25-18454 |

D. Act 537 Reviews - April 2025 Applications

Carrie Conwell

1) Minor Applications (2)

1. East Fallowfield Township, Carlino/Yellow Pony Farm, East Fallowfield Township, 47-9-14.1A, Consistent
2. East Pikeland Township, Hidden River Park and Preserve, 26-1-36E, Consistent

E. Agricultural Security Area

Carrie Conwell

1) ASA additions (1)

1. Franklin Township, 72-2-41

F. Vision Partnership Program 2025 Round 1 Grants

Bambi Griffin Rivera

- 1) East Vincent Township; Corridor Study
- 2) London Britain Township; Open Space, Recreation and Environmental Resource Plan
- 3) Pennsbury Township; Comprehensive Plan Update
- 4) Valley Township; Zoning Ordinance Update

G. Vision Partnership Program 2025 Mini Grant

Bambi Griffin Rivera

- 1) East Nottingham Township; Official Map and Ordinance

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

H. Sustainability Division Update

Rachael Griffith

I. Multimodal Transportation Planning Division Update

Brian Styche

- 1) 2024 Landscapes3 Metrics

Jake Michael

J. Design & Technology Division Update

Geoff Creary

K. Community Planning Division Update

Bambi Griffin Rivera

L. Director's Report

*Matt Edmond*4:00 p.m. 5. ADJOURNMENT

Action Items



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MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid – GSC Suite 270
April 9, 2025

MEMBERS PRESENT IN PERSON: Nate Cline, Chair; Roberta Cosentino, Vice Chair;
Stephanie Duncan; Molly Morrison; Andy Wright.

MEMBERS PRESENT VIA ZOOM: Doug Fasick; Frank Furman; Matt Hammond; Michael Heaberg.

STAFF PRESENT IN PERSON: Matthew Edmond, Executive Director; Carol Stauffer, Assistant Director; David Blackburn; Carolyn Conwell; Geoff Creary; Beth Cunliffe; Gina French; Bambi Griffin Rivera; Rachael Griffith; Gene Huller; Jake Michael; Colin Murtoff; Nancy Shields; Brian Styche.

STAFF PRESENT VIA ZOOM: Chris Bittle; Wes Bruckno; Steve Buck; Angela Dracup; Richard Drake; Gwen Duli; Paul Farkas; Mark Gallant; Carolyn Oakley; Al Park; Chris Patriarca; Patty Quinn; Elle Steinman; Sally Warren.

VISITORS PRESENT IN PERSON: None.

VISITORS PRESENT VIA ZOOM: Jackson; Brandon L.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person at the Government Services Center Suite 270 and via Zoom audio/video on Wednesday, April 9, 2025 was called to order at 2:00 P.M. by Chair Nate Cline.

PUBLIC COMMENT: None.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE MARCH 12, 2025 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MS. COSENTINO, SECONDED BY MR. WRIGHT, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:Subdivision and Land Development Reviews:

A MOTION TO APPROVE THE TWENTY-TWO (22) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MS. MORRISON, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Heaberg recused himself from the following application: LD-02-25-18425.

Mr. Hammond recused himself from the following applications: LD-01-25-18404; LD-02-25-18426; LD-01-25-18402; SD-01-25-18401.

Mr. Cline recused himself from the following applications: SD-02-25-18406; LD-02-25-18415; SD-02-25-18422.

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

A MOTION TO APPROVE THE SEVEN (7) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MR. WRIGHT, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Ms. Morrison requested that CCPC staff brief the board on 247 reviews of interest each month.

Act 537 Reviews:

A MOTION TO APPROVE THE ONE (1) MAJOR ACT 537 REVIEW WAS MADE BY MS. MORRISON, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

A MOTION TO APPROVE THE SIX (6) MINOR ACT 537 REVIEWS WAS MADE BY MS. DUNCAN, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following applications: WCU Foundation/1338 Morstein Road, 53-1-2.1; Dutch Country Farm Market, 21-1-32.

Agricultural Security Area:

A MOTION TO APPROVE THE ONE (1) AGRICULTURAL SECURITY AREA ADDITION WAS MADE BY MS. MORRISON, SECONDED BY MR. WRIGHT, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

Community Planning Division Update:

Ms. Griffin Rivera displayed the March municipal assistance projects map noting that there are 17 active single municipal projects and four active multi-municipal projects.

Next, Ms. Griffin Rivera reported that the VPP grants subcommittee met regarding the 2025 VPP Cash Grant Round One applications. The grant award recommendations will be on next month's May 14, 2025 board agenda for board approval.

Lastly, Ms. Griffin Rivera reported on the following: Honey Brook Township and Borough's Comprehensive Plan Update; and Libby Horwitz, CCPC's Senior Housing and Economic Planner was nominated as a 2025 VISTA NexGen Superstar.

Mr. Blackburn reported that the Chester County Historic Preservation Network's Leadership luncheon serves to train and educate the municipal Historic Commissions and Historic Architectural Review Boards. These training and education sessions take place once in the Spring and once in the Fall. This Spring's luncheon on March 15, 2025 focused on the upcoming America 250 celebration.

Sustainability Division Update:

Ms. Griffith reported that CCPC is piloting a program to support HOAs in developing Sustainability Action Plans using CCPC's template. A meeting was held with representatives from municipal Environmental Advisory Councils to determine if their members would be interested in providing technical assistance to HOAs.

Next, Ms. Griffith reported that a kick-off meeting was held for the "Sustainability at the Pocopson Complex" project, which will involve developing a conceptual master plan for sustainable landscape improvements in partnership with the county's prison, youth center, and Pocopson Home. The Conservation District is applying for grant funding to conduct lawn to meadow conversion projects at multiple municipally owned sites, which includes the Pocopson Home pilot lawn conversion project.

Ms. Griffith went on to report that an internal kick-off meeting was held for the Transit Oriented Communities project. The project will identify potential locations for transit-oriented development as well as conceptual plans for improvements.

Lastly, Ms. Griffith reported that the Commissioners honored two recipients of Keep PA Beautiful Awards that were nominated by Keep Chester County Beautiful. The Volunteer of the Year awardee, Dave Shirey organizes a one-day clean-up event in New London Township every year. Recycling Services, Inc., a North Coventry non-profit recycling center, received the Community Partner Award for their critical support to the county's campaign sign collection event last fall.

Multimodal Transportation Division Update:

Mr. Styche reported that as part of DVRPC's Unified Planning Work Program, DVRPC is developing a Baltimore Pike Feasibility Study for a sidepath (multi-use trail) along Baltimore Pike in southern Chester County focusing on the heavily used segment of the Pike between Kennett Square and Avondale. This was requested by CCPC to follow up on the Baltimore Pike Bikeway recommendation made in the *Southern Chester County Circuit Trail Feasibility Study* completed by CCPC in 2021.

Next, Mr. Styche reported that MTP Staff attended an event sponsored by TMACC in conjunction with the Bicycle Coalition of Greater Philadelphia and Lower Merion Township to discuss the concept of expanding Lower Merion's Main Line Greenway westward into Chester County. The concept is to use locally designated roadways shared by cars and bicyclists combined with multi-use trails and easements through institutional campuses to form a safe, attractive bicycling mobility network.

Lastly, Mr. Styche reported that MTP's held the first of four quarterly Transportation Forums for Municipal Managers (and Secretaries). The intent of these Forums is to improve municipal relations and increase municipal participation in the transportation improvement development process. The next Forums are tentatively scheduled for June 26, September 25th, and December 11th.

Mr. Michael reported on the 2024 Protected Open Space Tracking data. An estimated aggregate 154,970 total acres were protected equaling 31.9% of the county. A more precise protected open space mapping has been identified.

Mr. Murtoff reported that the more precise protected open space mapping was achieved through GIS. The open space numbers have been correct but were mapped as the whole parcel. The improved mapping includes removing buildings and impervious surfaces allowing a more accurate view of the parcel's open space.

Design and Technology Division Update:

Mr. Creary introduced Gina French, CCPC's new Graphics Supervisor.

Next, Mr. Creary reported that a new item, 'this month last year' data is listed in the monthly overview of review submissions for yearly comparison purposes and also noted that development reviews are lower this month for both residential lots and non-residential square footage numbers.

Mr. Creary went onto report about CCPC's 75th anniversary plans which include the following: logo creation, including the logo into CCPC's email signature, website creation, and social media outreach. Each month will celebrate a decade ending this November with the present decade.

Lastly, Mr. Creary recognized the D&T teams' accomplishments: GIS and Technical teams Windows Hello implementation and app data maintenance; Graphics team's Town Tours and Village Walks brochure, Rural & Agricultural Communities brochure, and the Transportation Grants Guide.

Director's Report:

Mr. Edmond reported that the upcoming 2025 Chester County Sustainability Summit and Expo is confirmed for Saturday, May 17 at West Chester University from 10-2. CCPC is currently soliciting vendors and sponsors for the event and attendee registration is now open. Registration information can be found on [CCPC's event page](#).

Next, Mr. Edmond reintroduced Gina French and noted that CCPC is currently interviewing for Planner II and Planner III positions in the Community Planning Division.

Lastly, Mr. Edmond reported that CCPC will be more involved in the administration of Chester County 250. As a result, a part time administration position to support Chester County 250 has been approved and will be advertised.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:40 PM WAS MADE BY MR. WRIGHT, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,

Matthew J. Edmond, Executive Director
Chester County Planning Commission

MJE/ncs

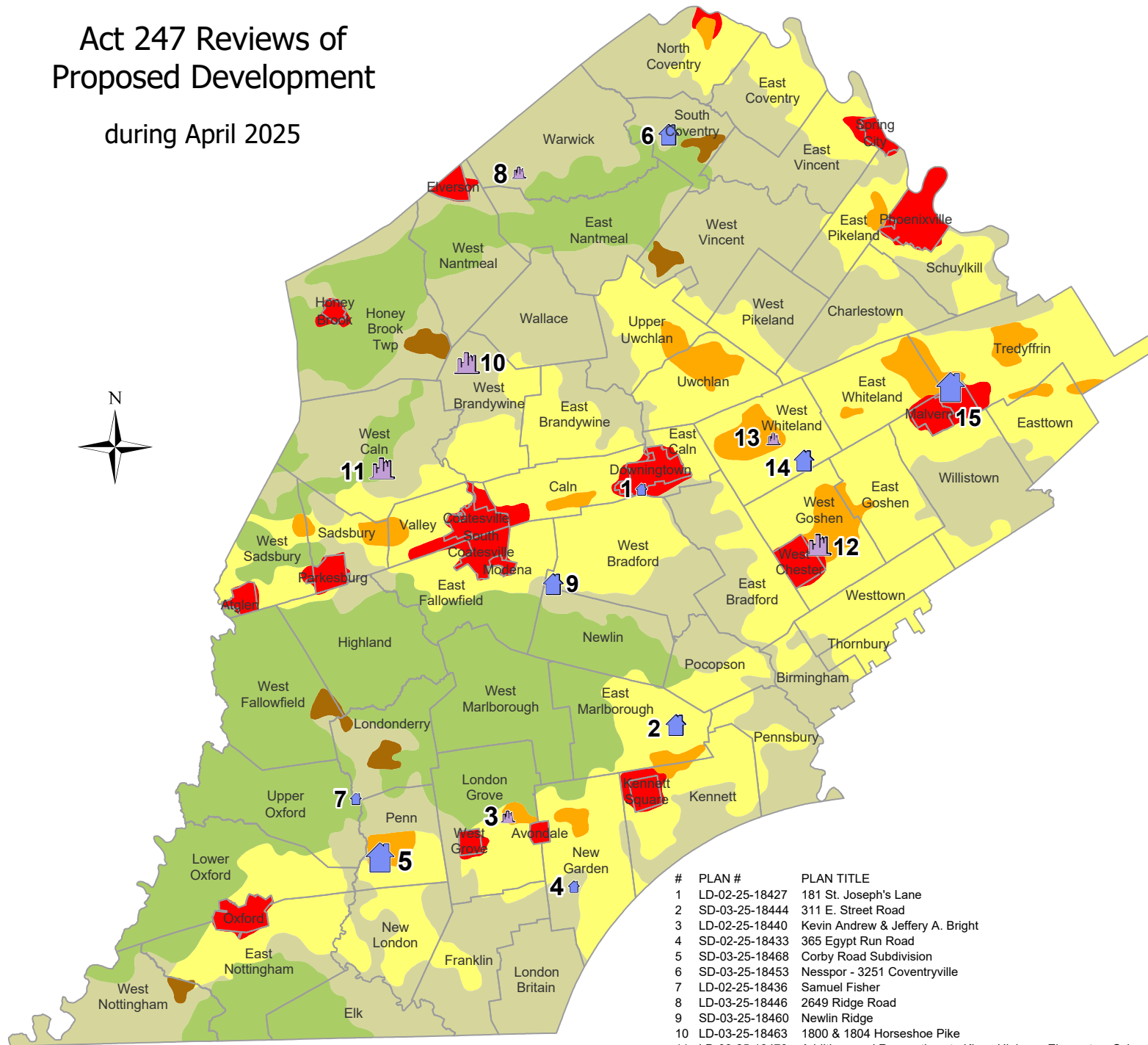
Act 247 Reviews

Act 247 Review of Interest Newlin & West Bradford Twps. SD-03-25-18460

Subdivision & Land Development

Act 247 Reviews of Proposed Development

during April 2025



Symbols

Residential Lots/Units

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

Non-Residential Square Feet

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

Other

- Mixed Use
- Not Consistent with Landscapes3

Landscapes3

Growth Areas

- Urban Center
- Suburban Center
- Suburban
- Rural Center

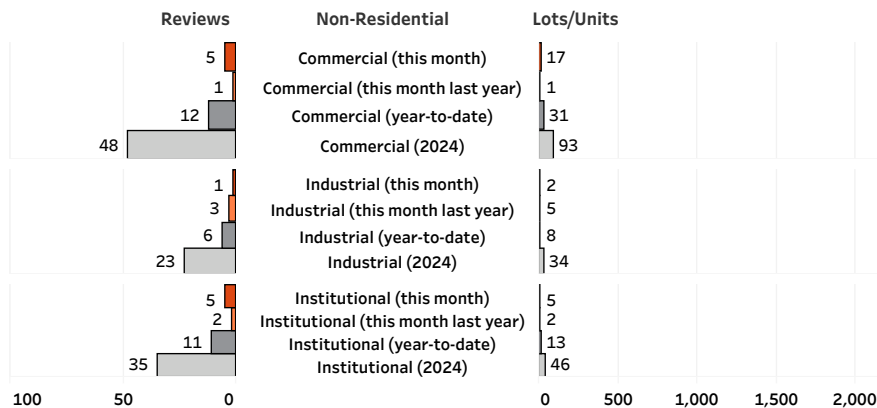
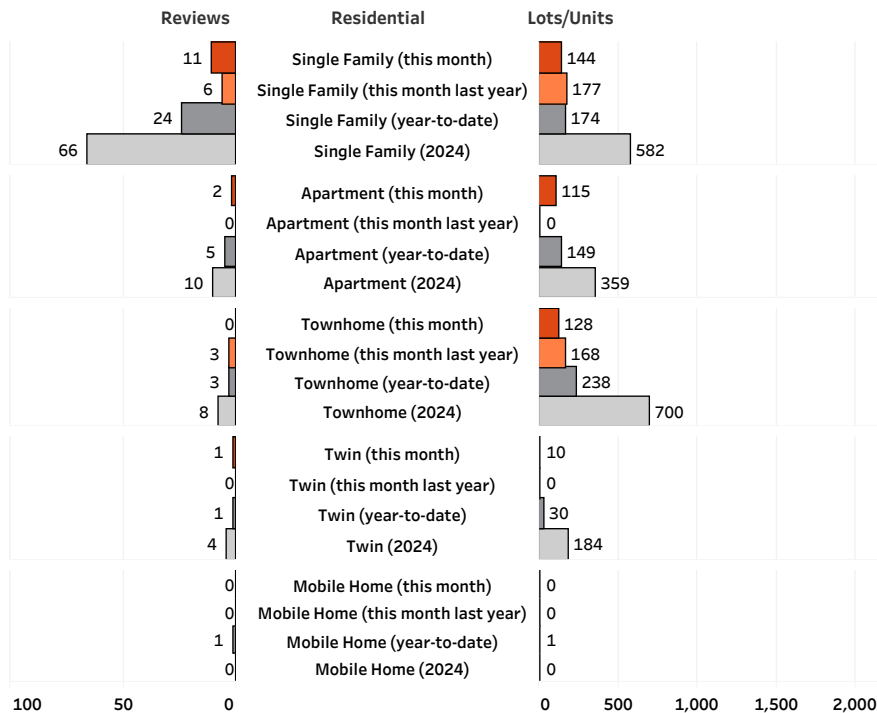
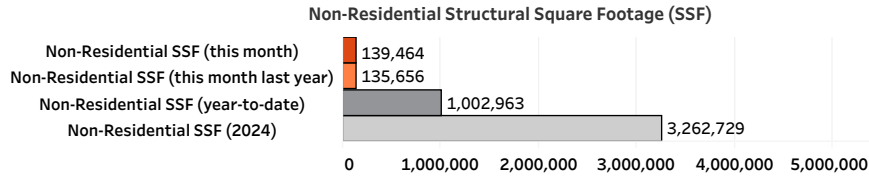
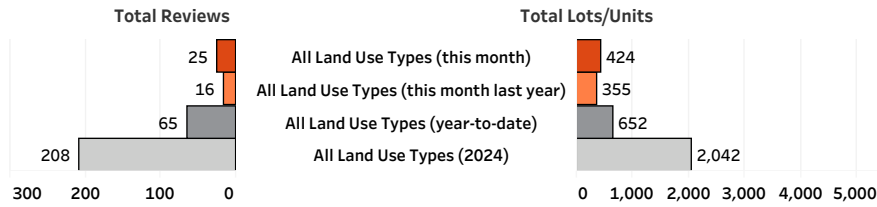
Rural Resource Areas

- Rural
- Agricultural

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

#	PLAN #	PLAN TITLE
1	LD-02-25-18427	181 St. Joseph's Lane
2	SD-03-25-18444	311 E. Street Road
3	LD-02-25-18440	Kevin Andrew & Jeffery A. Bright
4	SD-02-25-18433	365 Egypt Run Road
5	SD-03-25-18468	Corby Road Subdivision
6	SD-03-25-18453	Nesspor - 3251 Coventryville
7	LD-02-25-18436	Samuel Fisher
8	LD-03-25-18446	2649 Ridge Road
9	SD-03-25-18460	Newlin Ridge
10	LD-03-25-18463	1800 & 1804 Horseshoe Pike
11	LD-03-25-18470	Additions and Renovations to Kings Highway Elementary School
12	LD-03-25-18466	820 E. Washington St. Automobile Repair Facility
13	LD-02-25-18441	Addition to Exton Elementary School
14	SD-03-25-18475	1375 Kirkland Avenue
15	LD-03-25-18452	Mainline Views Senior Apartments

April 2025



Subdivision and Land Development Reviews 4/1/2025 to 4/30/2025

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes ³ (Yes, No, N/R)
Downingtown Borough	LD-02-25-18427	181 St. Joseph's Lane	4/9/2025	0.36	Twin	2		Residential Twin			Yes
East Brandywine Township	SD-03-25-18443	840 Creek Road and 851 Creek Road	4/11/2025	5.70	Single Family Residential	2		Residential Single Family Residential			Yes
East Marlborough Township	SD-03-25-18444	311 E. Street Road	4/2/2025	8.95	Single Family Residential	4		Residential Single Family Residential			Yes
Honey Brook Township	LD-02-25-18438	Syncarpha Honeybrook, LLC	4/2/2025	68.00	Institutional	1		Institutional Unique	0	1,408	Yes
London Grove Township	LD-02-25-18440	Kevin Andrew & Jeffery A. Bright	4/2/2025	1.60	Industrial	1	3,600	Industrial Unique	1		Yes
New Garden Township	SD-02-25-18433	365 Egypt Run Road	4/1/2025	47.30	Single Family Residential	2		Residential Single Family Residential			Yes
Penn Township	SD-03-25-18468	Corby Road Subdivision	4/28/2025	124.00	Single Family Residential Townhouse Twin	240		Residential Single Family Residential Residential Townhouse Residential Twin		9,375	Yes
Schuylkill Township	SD-03-25-18455	1070/1080 Township Line Road	4/22/2025	2.50	Single Family Residential	2		Residential Single Family Residential			Yes
South Coventry Township	SD-03-25-18453	Nesspor - 3251 Coventryville	4/18/2025	5.80	Single Family Residential	3		Residential Single Family Residential			Yes
Upper Oxford Township	LD-02-25-18436	Samuel Fisher	4/11/2025	31.86	Single Family Residential	1		Residential Single Family Residential			Yes
Uwchlan Township	LD-03-25-18447	LUV Car Wash Northeast, LLC	4/11/2025	0.94	Commercial	1		Commercial Unique			Yes
Warwick Township	LD-03-25-18446	2649 Ridge Road	4/11/2025	2.00	Commercial	1	7,920	Commercial Unique	1		Yes

Subdivision and Land Development Reviews 4/1/2025 to 4/30/2025

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes ³ (Yes, No, N/R)
West Bradford Township	SD-03-25-18460	Newlin Ridge	4/22/2025	67.10	Single Family Residential	18		Residential Single Family Residential		2,150	Yes
West Brandywine Township	LD-03-25-18463	1800 & 1804 Horseshoe Pike	4/23/2025	26.91	Commercial Agricultural	13	97,400	Commercial Unique Agricultural Farm/Pasture Land	12		Yes
West Brandywine Township	SD-03-25-18462	1800 & 1804 Horseshoe Pike	4/23/2025	26.91	Commercial	2		Commercial Lot Line Revision			Yes
West Caln Township	LD-03-25-18470	Additions and Renovations to Kings Highway Elementary School	4/22/2025	23.50	Institutional	1	11,878	Institutional Addition to Existing	1		Yes
West Caln Township	SD-03-25-18472	Additions and Renovations to Kings Highway Elementary School	4/22/2025	23.50	Institutional	1		Institutional Lot Consolidation			Yes
West Fallowfield Township	SD-03-25-18473	Lot Line Change Plan for Stephen S. & Lydia S. Smucker	4/24/2025	44.03	Single Family Residential Agricultural Industrial	4		Residential Single Family Residential Agricultural Farm/Pasture Land Industrial Lot Line Revision			Yes
West Goshen Township	LD-03-25-18466	820 E. Washington St. Automobile Repair Facility	4/18/2025	1.86	Commercial	1	14,286	Commercial Unique	1		Yes
West Whiteland Township	LD-02-25-18441	Addition to Exton Elementary School	4/16/2025	16.30	Institutional	1	4,380	Institutional Addition to Existing	1		Yes
West Whiteland Township	LD-03-25-18451	Exton Park - Phase II	4/10/2025	173.45	Institutional	1		Institutional Park			Yes
West Whiteland Township	SD-03-25-18475	1375 Kirkland Avenue	4/18/2025	4.50	Single Family Residential	3		Residential Single Family Residential		0	Yes
Willistown Township	LD-03-25-18452	Mainline Views Senior Apartments	4/16/2025	7.50	Apartment	114		Residential Apartment			Yes
Willistown Township	SD-03-25-18450	Mainline Views Senior Apartments	4/16/2025	7.50	Apartment	1		Residential Apartment			Yes

Subdivision and Land Development Reviews 4/1/2025 to 4/30/2025

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
Willistown Township	SD-03-25-18477	800 Grubbs Mill Road	4/18/2025	40.70	Single Family Residential	4		Residential Single Family Residential			Yes
Grand Totals of Subdivision and Land Development Reviews		25 Reviews		762.77 Acres		424 Lots/Units	139,464 Non-Res. Sq. Feet		17 Non-Res. Bldgs.	12,933 Linear Feet Roadway	

There are **25** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

Unofficial Sketch Plan Evaluations
4/1/2025 to 4/30/2025

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
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No Unofficial Sketch Plan Evaluations were conducted during this timeframe.

Conditional Use Reviews
4/1/2025 to 4/30/2025

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

Subdivision & Land Development Letters



THE COUNTY OF CHESTER



COMMISSIONERS
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Government Services Center, Suite 270
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April 9, 2025

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

Re: Final Land Development - 181 St. Joseph's Lane
Downingtown Borough - LD-02-25-18427

Dear Ms. Badman:

A final land development plan entitled "181 St. Joseph's Lane", prepared by Medveczky Associates Ltd. and dated December 10, 2024, was received by this office on March 10, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	Southeast side of Saint Joseph Lane, northeast of Bradford Avenue
Site Acreage:	0.36 acre
Units:	2 units proposed
Proposed Land Use:	Twin
Municipal Land Use Plan Designation:	Core Residential
UPI#:	11-11-165

PROPOSAL:

The applicant proposes the construction of two residences in duplex units. The site will be served by public water and public sewer facilities and is located in the Downingtown Borough R-4 Residential zoning district.

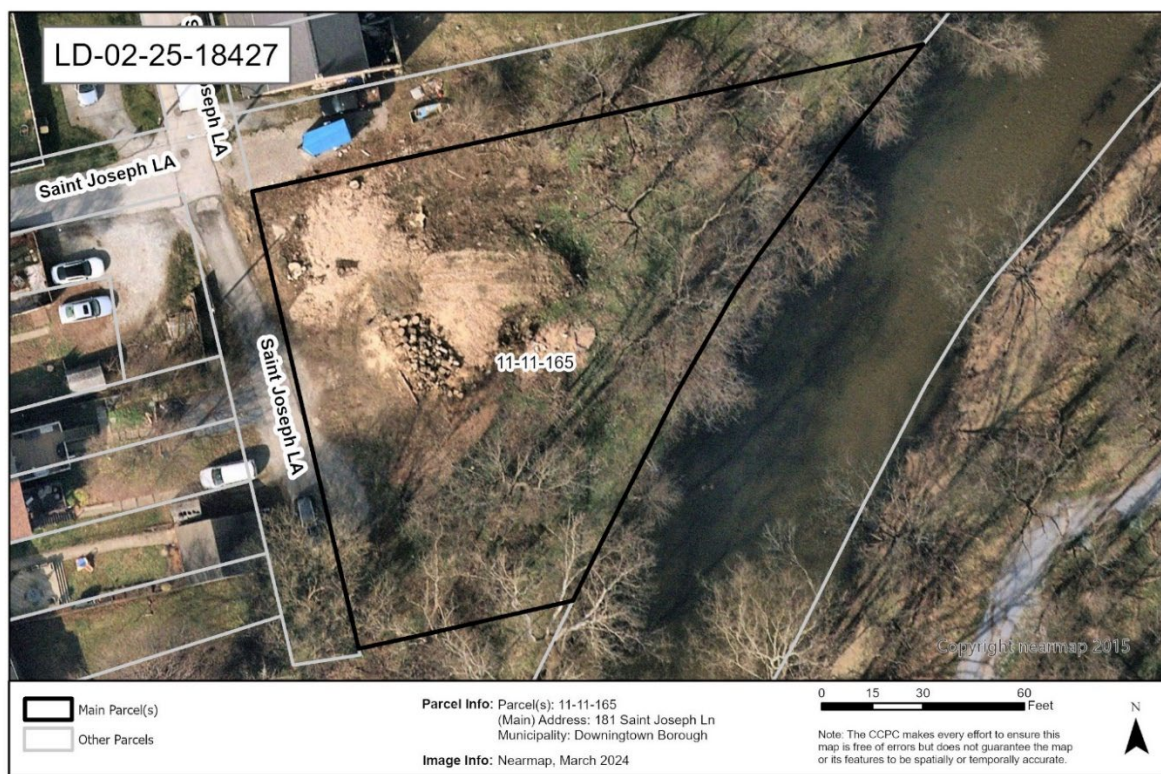
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Downingtown Borough issues should be resolved before action is taken on this land development plan.

Page: 2
 Re: Final Land Development - 181 St. Joseph's Lane
 # Downingtown Borough - LD-02-25-18427

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**.



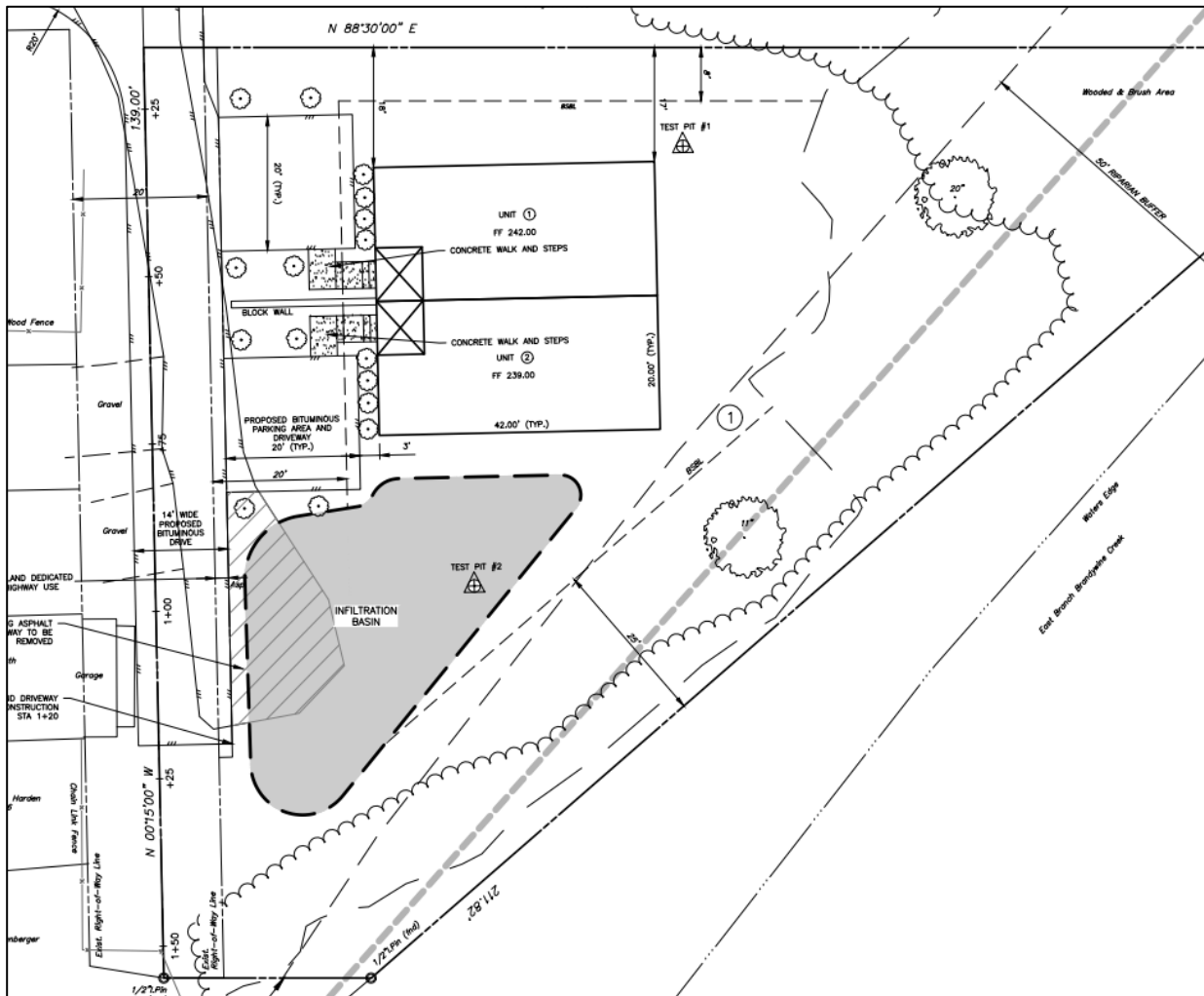
WATERSHEDS 2045:

2. **Watersheds 2045**, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the East Branch of 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 - 181 St. Joseph's Lane
 # Downingtown Borough - LD-02-25-18427

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 181 St. Joseph's Lane Final Land Development Plan

WATER RESOURCES INFORMATION:

East Branch Brandywine Creek, Brandywine Creek Watershed, Delaware River Basin

FEMA: 100-yr floodplain covers eastern portion of the parcel

MS4 community: yes

Impairments for East Branch Brandywine Creek: Assessed Use - Aquatic Life, Source – Flow Regime Modification, Municipal Point Source Discharges, Urban Runoff/Storm Sewers (Unknown)

TMDL for Brandywine Creek/Christina Basin: Nutrients & Sediment

Designated use: Warm Water Fishery

- The applicant should confirm that the stormwater basin will be naturalized with native vegetation (unless site conditions preclude such a naturalization) and identify the plant materials in a landscaping plan, and the Borough should verify that the proposed landscaping plan conforms to the Borough's landscape and screening requirements.

Page: 4
 Re: Final Land Development - 181 St. Joseph's Lane
 # Downingtown Borough - LD-02-25-18427

4. Instructions for the maintenance and upkeep of all stormwater infrastructure facilities should be transferred to the final property owner to ensure they are maintained as designed in perpetuity.
5. While the proposed structures are outside of the 100-year floodplain, the applicant should be aware that any grading or other development-related activities within the boundaries of the 100-year floodplain will require a floodplain permit from the Borough (in addition to any other required state or federal permits).
6. Although not mandatory, given the relative frequency of flooding along the East Branch of the Brandywine Creek, the applicant may wish to elevate the structures above grade to increase their resiliency during floods that are greater in magnitude than the 100-year flood.

PRIMARY ISSUES:

7. The Act 247 form that was submitted with the application indicates that the Borough owns (or will own) the proposed 14-foot driveway serving this site (i.e., an extension of St. Joseph's Lane to the northwest). The Borough should determine whether the 14-foot driveway is adequate for the Borough's first responders and their emergency vehicles. It may be appropriate to prohibit parking on the proposed driveway to ensure that emergency vehicles can reach the site.

The Borough should also consider whether a turn-around area should be provided at the southern end of the St. Joseph's Lane driveway, and whether the driveway should be extended to the southern lot line to provide better access to existing and future dwellings on the west side of St. Joseph's Lane.

8. The design of the dwellings does not appear to include garages, and vehicles must therefore make reverse movements to or from St. Joseph's Lane to either exit or enter the proposed parking areas. The Borough Engineer should review whether St. Joseph's Lane provides enough area for such movements. The applicant should also clarify the number of proposed parking spaces.
9. Sidewalks are an essential design element for new construction in the **Urban Center Landscape**, and "Connect" Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas. We recommend that the applicant agree to participate with the Borough if the Borough embarks in a comprehensive sidewalk installation/improvement program in this area.
10. The applicant and the Borough should discuss whether any rear yard areas will be provided for the residents; this may be an important consideration because the proximity of the East Branch of the Upper Brandywine Creek and its riparian buffer in this area may limit typical rear-yard activities.
11. The Borough's submission indicates that no homeowner association is proposed, and the applicant and the Borough should discuss how the proposed stormwater infiltration basin and other common areas will be maintained.
12. The applicant should attempt to preserve as much of the existing vegetation on the site as possible, particularly any mature trees near the Upper Brandywine Creek.

Page: 5
Re: Final Land Development - 181 St. Joseph's Lane
Downingtown Borough - LD-02-25-18427

ADMINISTRATIVE ISSUES:

13. 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>.
14. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and Downingtown Borough.

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

Sincerely,

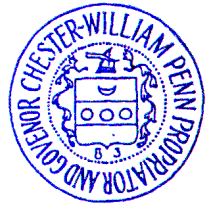
A handwritten signature in black ink that reads "Wes Bruckno". The signature is written in a cursive, flowing style.

Wes Bruckno
Senior Review Planner

cc: Medveczky Associates Ltd.
JPI-HI Real Estate Holdings LLC
Chester County Water Resources Authority
Chester County Conservation District



THE COUNTY OF CHESTER



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Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

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

April 11, 2025

Luke Reven, Township Manager
East Brandywine Township
12124 Horseshoe Pike
Downingtown, PA 193351153

Re: Final Subdivision - 840 Creek Road and 851 Creek Road
East Brandywine Township - SD-03-25-18443

Dear Mr. Reven:

A final subdivision plan entitled "840 Creek Road and 851 Creek Road", prepared by InLand Design LLC and dated February 27, 2025, was received by this office on March 14, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

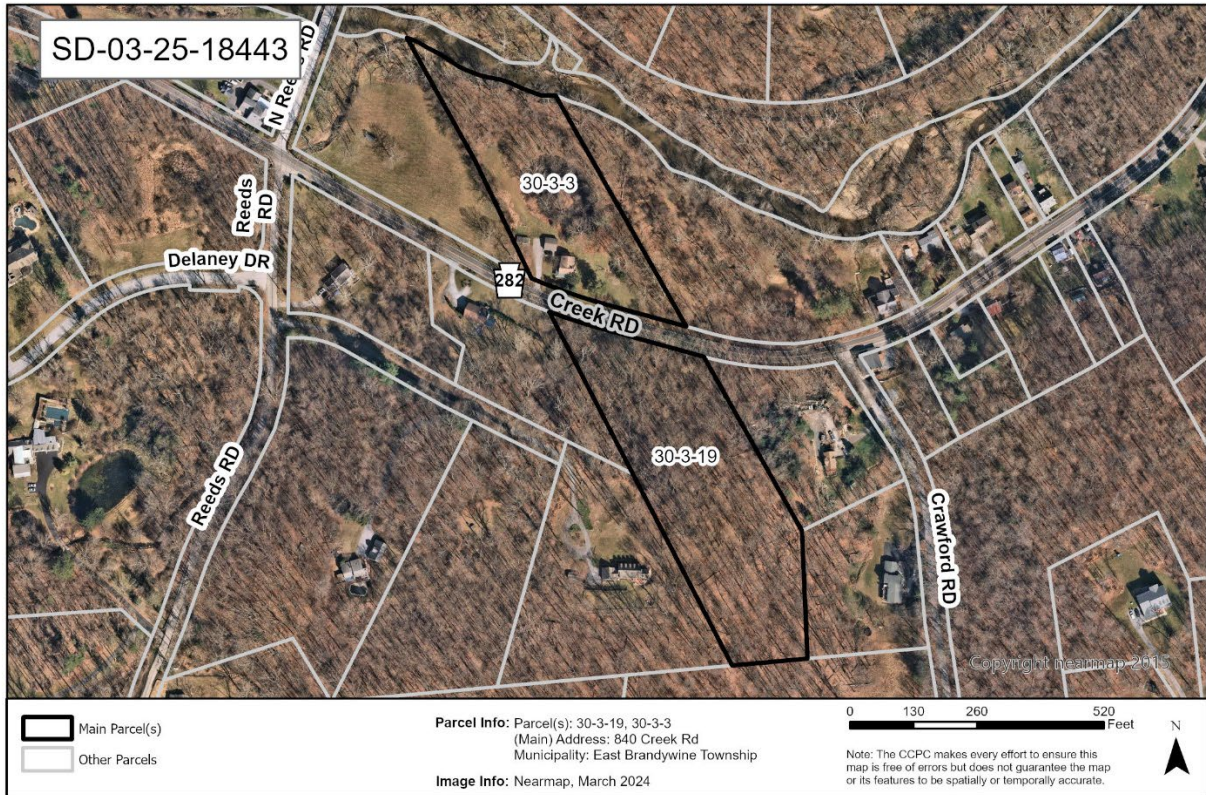
PROJECT SUMMARY:

Location:	South side of Creek Road (State Route 282), east of Reeds Road
Site Acreage:	5.70 acres
Lots:	2 lots proposed
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Residential
UPI#:	30-3-3, 30-3-19

PROPOSAL:

The applicant proposes the creation of two lots. The site, which is not served by water or sewer facilities, is located in the East Brandywine Township R-1 Residential zoning district. The site contains one dwelling that will remain, and no additional development is proposed by this subdivision.

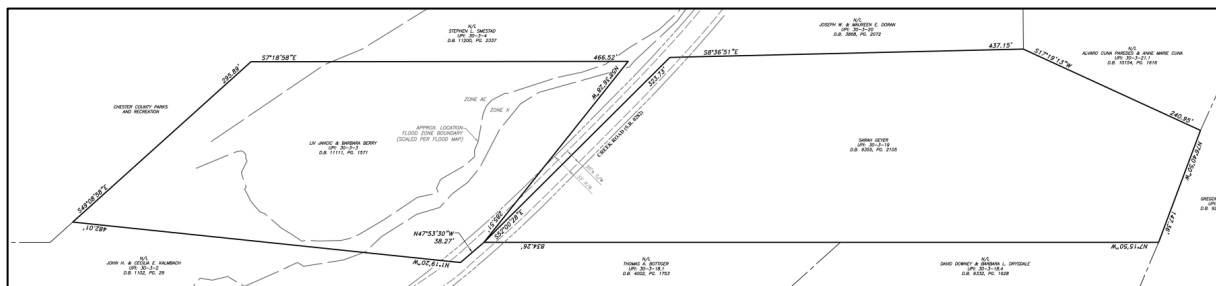
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, and all East Brandywine Township issues should be resolved before action is taken on this subdivision plan.



COUNTY POLICY:

LANDSCAPES:

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



***Detail of 840 Creek Road
Final Subdivision Plan***

Page: 3

Re: Final Subdivision - 840 Creek Road and 851 Creek Road

East Brandywine Township - SD-03-25-18443

PRIMARY ISSUES:

2. General Note 1 on the plan indicates that the purpose of this plan is to formally subdivide the properties located at 840 Creek Road (UPI: 30-3-19) and 851 Creek Road (UPI: 30-3-13). However, individual UPI numbers are currently assigned to these lots and the lots are shown on the plan as having separate owners; the applicant should elaborate on how these lots will be further formally subdivided.

Also, General Note 5 on the plan states that the existing right of way (on Creek Road, State Route 282) assumed to be 33 feet. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: <https://chescoplanning.org/Guides/Multimodal/>, classifies Creek Road as a major collector road. The Handbook (page 183) recommends an 80-foot-wide right-of-way for major collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Creek Road and that this area be offered for dedication to PennDOT.

ADMINISTRATIVE ISSUE:

3. 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 East Brandywine Township.

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

Sincerely,

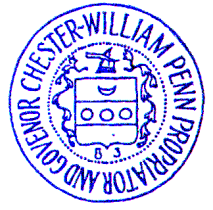


Wes Bruckno
Senior Review Planner

cc: Sarah Geyer
InLand Design LLC
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT



THE COUNTY OF CHESTER



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Executive Director

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April 2, 2025

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

Re: Preliminary/Final Subdivision - 311 E. Street Road
East Marlborough Township – SD-03-25-18444

Dear Mr. Lovekin:

A Preliminary/Final Subdivision Plan entitled "311 E. Street Road", prepared by Howell Engineering, and dated February 27, 2025, was received by this office on March 7, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

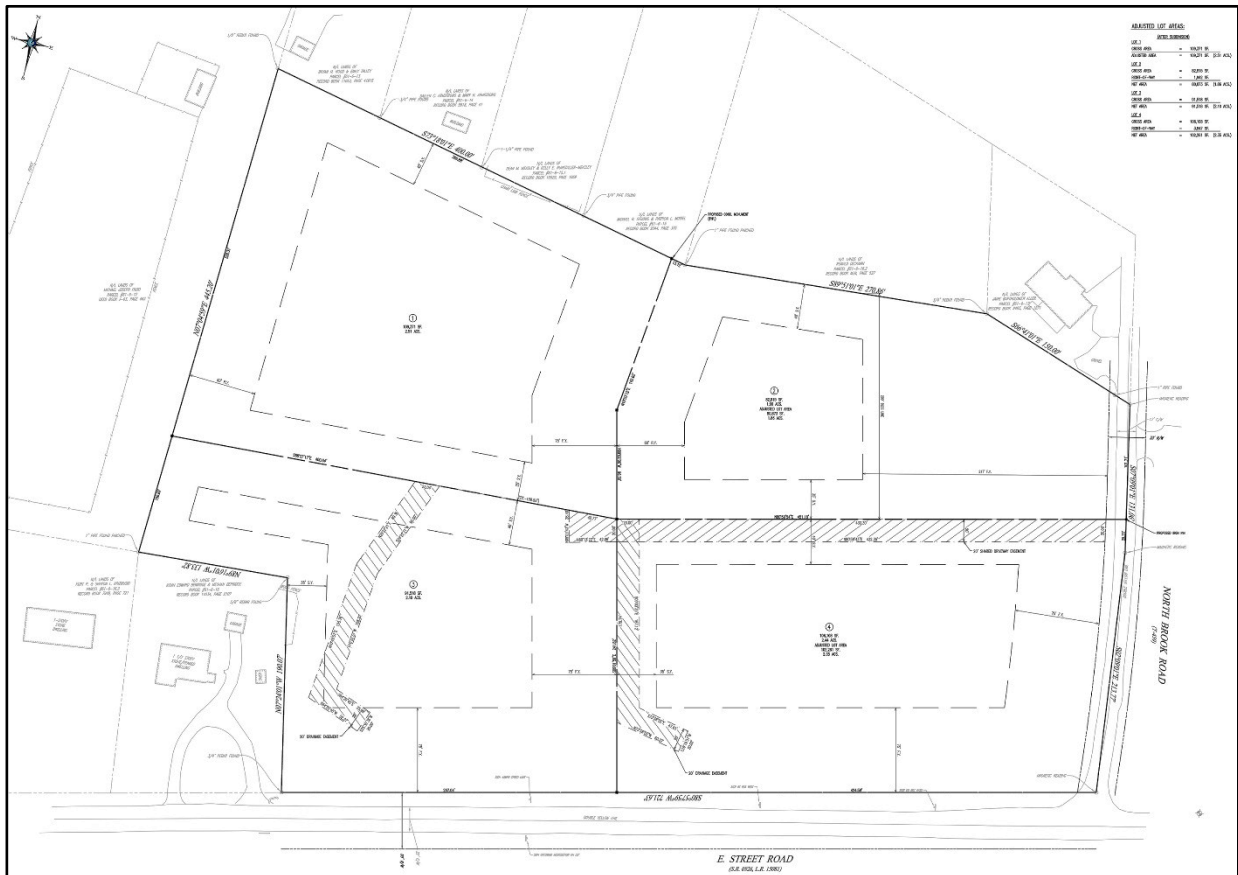
Location:	Northwest corner of East Street Road (Route 926) and Northbrook Road
Site Acreage:	8.95
Lots/Units:	1 existing lot; 4 proposed lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Site Sensitive Suburban
UPI#:	61-6-16.1

PROPOSAL:

The applicant proposes the creation of 4 single family residential lots. The project site, which will be served by onsite water and onsite sewer, is located in the R-B Residential zoning district.

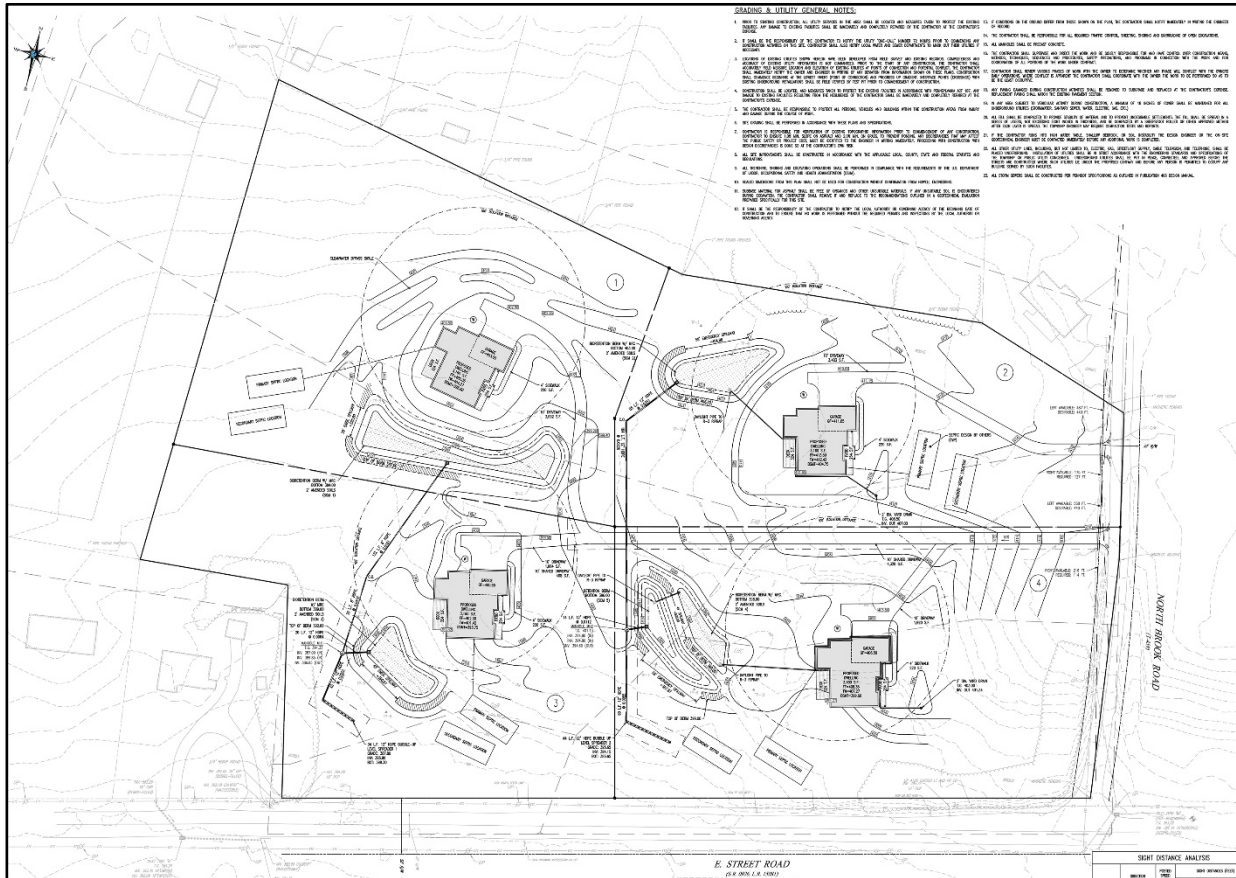
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, and all Township issues should be resolved before action is taken on this subdivision plan.

Page: 2
 Re: Preliminary/Final Subdivision - 311 E. Street Road
 # East Marlborough Township – SD-03-25-18444



Site Plan Detail, Sheet 2: Preliminary/Final Subdivision - 311 E. Street Road

Page: 3
 Re: Preliminary/Final Subdivision - 311 E. Street Road
 #: East Marlborough Township – SD-03-25-18444



Site Plan Detail, Sheet 5 (Grading & Utilities Plan): Preliminary/Final Subdivision - 311 E. Street Road

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a subdivision proposal for this site. That review, CCPC# 12003, "North Brook," dated April 10, 2006, addressed the creation of four residential lots. The Commission has no record of the Township granting final plan approval for the prior subdivision plan submission. We also note that the proposed lot configuration shown on the prior plan differed greatly from the current plan submission (all four lots on the prior plan had direct frontage on Route 926, with individual driveways provided for each lot, including three driveway entrances provided on Route 926).

COUNTY POLICY:

LANDSCAPES:

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

Page: 4
 Re: Preliminary/Final Subdivision - 311 E. Street Road
 # East Marlborough Township – SD-03-25-18444

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 Red Clay Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: protecting and restoring vegetated riparian corridors and first order streams; reducing stormwater runoff; addressing sources of water quality impairments; addressing legacy contaminants and contaminants of emerging concern; protecting and expanding water-based recreational opportunities and access. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

4. Vehicular access to Lots 1, 3, and 4 will be provided from a shared driveway entrance on Lot 4. The details of this shared access arrangement should be incorporated into the deeds of these lots. We suggest that the applicant and Township investigate the feasibility of all four lots sharing one common driveway entrance.
5. The Township should ensure that the width of the common driveway for Lots 1, 3, and 4 will allow two vehicles to safely pass one another.
6. We suggest that Lots 3 and 4 be deed restricted from vehicular access onto Route 926.
7. The site plan depicts an existing 33 foot wide right-of-way on Northbrook Road. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at <https://chescoplanning.org/Guides/Multimodal/>, classifies Northbrook Road as a local distributor road. The Handbook (page 183) recommends a 50 foot-wide right-of-way for local distributor roads to accommodate future road and infrastructure improvements. We recommend that the applicant identify an area along Northbrook Road that will allow an ultimate right-of-way of 50 feet, which should be offered for dedication to the Township.
8. The site plan depicts an existing 50 foot wide right-of-way on Route 926. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at <https://chescoplanning.org/Guides/Multimodal/>, classifies Route 926 as a minor arterial road. The Handbook (page 183) recommends a 100 foot-wide right-of-way for minor arterial roads in suburban areas 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 Route 926.
9. We recommend that the applicant and Township consider providing additional landscaping around the perimeter of the project site, particularly along the Route 926 corridor, more than currently depicted on the landscape plan (Sheet 14).

ADMINISTRATIVE ISSUES:

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

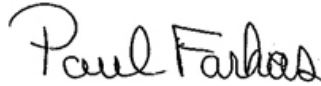
Page: 5
Re: Preliminary/Final Subdivision - 311 E. Street Road
East Marlborough Township – SD-03-25-18444

11. General Note 6 on Sheet 1 states that the individual property owner will be responsible for the ownership and maintenance of all stormwater management facilities on their lot. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill the operation and maintenance requirements for these facilities.
12. According to the Waiver(s) Requested table on Sheet 1, the applicant is requesting a waiver from the shadow analysis requirements set forth in Section 502.C.13 of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
13. The Township should verify the configuration of Lot 1, which does not have frontage on either Route 926 or North Brook Road, conforms to Township ordinance requirements. We note that Section 503.A of the Township Zoning Ordinance indicates that if a lot in the R-B district does not abut a street, the lot must be connected to a road or street by a right-of-way or roadway at least twenty-five feet wide, which right-of-way or roadway shall be in addition to the minimum adjusted lot area of 80,000 square feet.
14. Sheet 2 depicts the location of 20 foot wide drainage easements on Lots 3 and 4. The details of these easements should be incorporated into the deeds of the appropriate lots.
15. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
16. A copy of the plan should be submitted to the Chester County Health Department for their review and comment on the proposed sewage disposal and/or water supply. The municipality should receive confirmation on the availability of sufficient sewer and water capacity from the appropriate authority and/or company prior to final plan approval. Additional information on this topic is provided online at: <https://www.chesco.org/365/Sewage-Water>.
17. 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: 6
Re: Preliminary/Final Subdivision - 311 E. Street Road
East Marlborough Township – SD-03-25-18444

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

Sincerely,

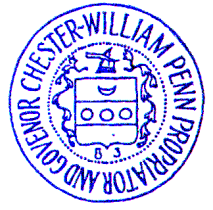
A handwritten signature in black ink that reads "Paul Farkas". The signature is written in a cursive, flowing style.

Paul Farkas
Senior Review Planner

cc: The Gary Mercer Team
Howell Engineering
Sharra A. Mercer, LLC
Chester County Health Department
Chester County Conservation District
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT



THE COUNTY OF CHESTER



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

April 2, 2025

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

Re: Preliminary/Final Land Development - Syncarpha Honeybrook, LLC
Honey Brook Township - LD-02-25-18438

Dear Mr. Obenski:

A preliminary/final land development plan entitled "Syncarpha Honeybrook, LLC", prepared by JHA Companies, Inc. and dated February 21, 2025, was received by this office on March 3, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Land development for your consideration.

PROJECT SUMMARY:

Location:	South side of Dampman Road, east of Locust Drive
Site Acreage:	68.00 acres
Lots:	1 lot
Proposed Land Use:	Institutional - Utility
New Parking Spaces:	2 new spaces
Municipal Land Use Plan Designation:	Agricultural
UPI#:	22-8-8.3-E

PROPOSAL:

The applicant proposes the construction of a solar power generation facility and 1,408 feet of new roadway at an existing utility site owned by the Northwestern Chester County Municipal Authority. The site is located in the Honey Brook Township Agricultural zoning district. No additional sewer or water utilities are proposed. The Act 247 referral form that was submitted by the Township for this land development plan indicated that two new parking spaces are proposed.

On November 25, 2024, the Honey Brook Township Zoning Hearing Board granted a request for a variance to permit this solar power generation facility as a principal use on the property and to permit two principal uses on the property, subject to conditions that are listed on the land development plan.

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

Page: 2

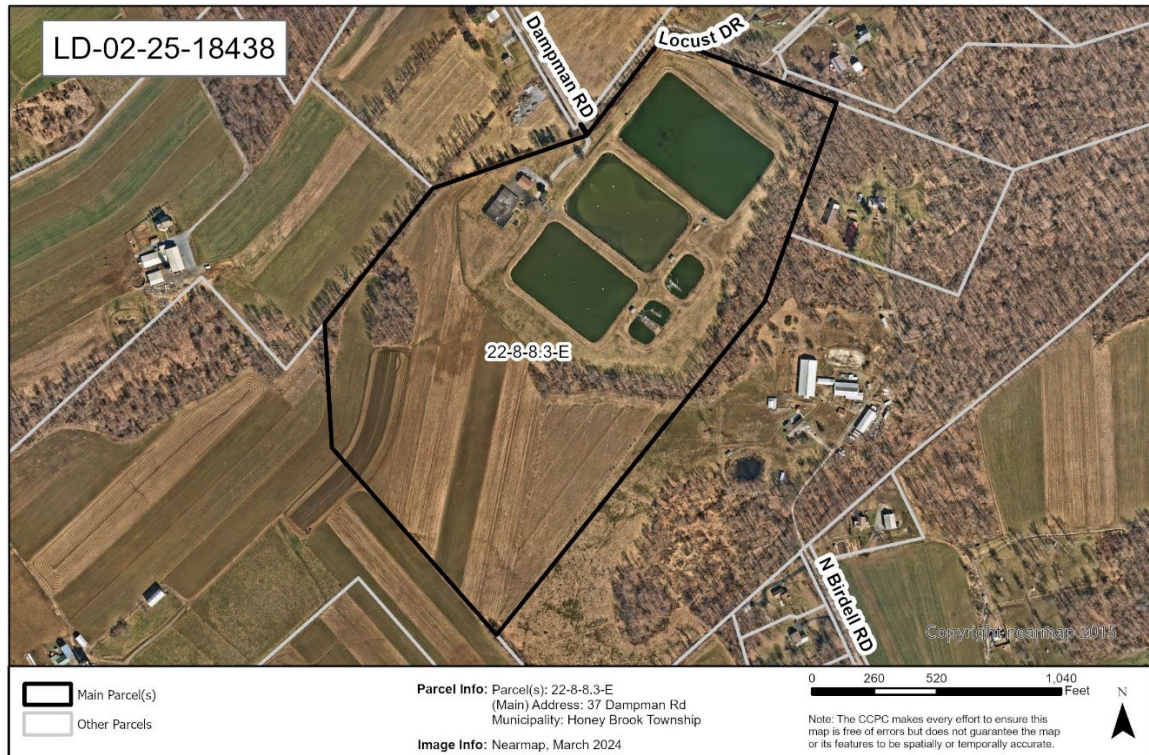
Re: Preliminary/Final Land Development - Syncarpha Honeybrook, LLC
 # Honey Brook Township - LD-02-25-18438

COUNTY POLICY:

LANDSCAPES:

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

Energy infrastructure that includes alternative energy sources such as the proposed photovoltaic facility is specifically consistent with the [Landscapes3](#) “Connect” Goal: “Advance efficient, reliable, and innovative transportation, utility, and communications infrastructure systems that responsibly serve thriving and growing communities.”



WATERSHEDS 2045:

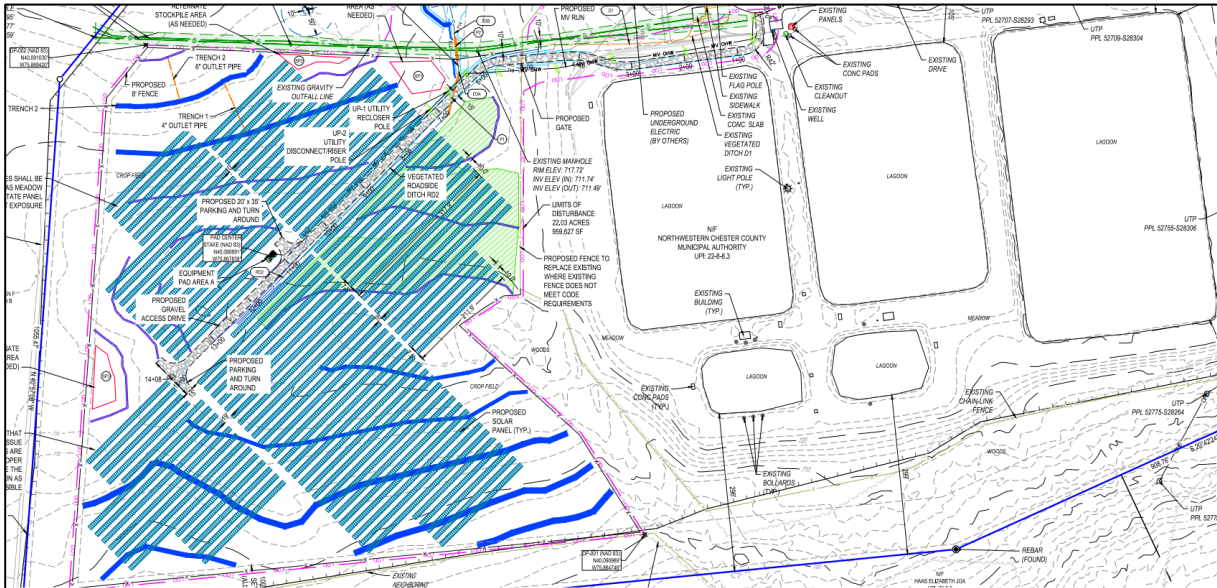
2. **Watersheds 2045**, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Upper Brandywine Creek watershed. The **Watersheds 2045** plan’s highest priority objectives within this watershed are:
 - protecting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

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

Page: 3

Re: Preliminary/Final Land Development - Syncarpha Honeybrook, LLC
 # Honey Brook Township - LD-02-25-18438

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 Syncarpha Honeybrook, LLC
 Preliminary/Final Land Development Plan***

PRIMARY ISSUES:

3. The Township may wish to ask the applicant how the solar panels will be kept clean to allow them to operate at their peak efficiency, and how the areas around the panels will be mowed and kept free of excessive vegetative growth.
4. The Township may also inquire whether the soils under the solar panels, which include some prime agricultural soil classifications, will be usable for commercial agricultural purposes if the solar panels are ever decommissioned and removed.
5. The Act 247 referral form that was submitted by the Township for this land development plan indicated that two new parking spaces are proposed, but it is unclear where these spaces will be located on the plan.
6. We commend the applicant for preserving almost all the wooded areas on the site.
7. To ensure that the stormwater management controls continue to function as designed, the applicant should include information on the frequency and proper inspection, operation, and maintenance of these systems in an Inspection, Operation and Maintenance Plan. Also, since the owner's designated operator/inspector of the stormwater facilities is responsible for operation, maintenance, and inspection of these facilities, the applicant should ensure the designated operator/inspector is properly trained to inspect these facilities to reduce the potential for failure and to address any issues with these facilities. The applicant should also provide the Township with the full Post-Construction Stormwater Management Report for review, if not yet provided.

Page: 4

Re: Preliminary/Final Land Development - Syncarpha Honeybrook, LLC
Honey Brook Township - LD-02-25-18438

ADMINISTRATIVE ISSUES:

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 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 Honey Brook Township.

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

Sincerely,

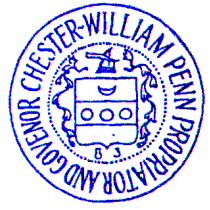


Wes Bruckno
Senior Review Planner

cc: Northwestern Chester County Municipal Authority
JHA Companies, Inc.
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
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Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

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

April 2, 2025

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

Re: Preliminary Land Development - Kevin Andrew & Jeffery A. Bright
London Grove Township - LD-02-25-18440

Dear Mr. Battin:

A preliminary land development plan entitled "Kevin Andrew & Jeffery A. Bright", prepared by Regester Associates Inc. and dated February 5, 2025, was received by this office on March 3, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	South side of East Baltimore Pike (State Route 3026), east of Lake Road
Site Acreage:	1.60 acres
Lots/Units:	1 lot/1 unit
Non-Res. Square Footage:	3,600 square feet
Proposed Land Use:	Industrial
New Parking Spaces:	8 spaces
UPI#:	59-5-100

PROPOSAL:

The applicant proposes the construction of a 3,600 square foot industrial building and eight parking spaces. The site is located in the London Grove Township I - Industrial zoning district. Existing structures on the site will be removed. The plan provides no information regarding proposed water or sewer facilities.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all London Grove Township issues should be resolved before action is taken on this land development plan. The Township should not approve the plan until it is satisfied that the land development complies with all applicable Township and State potable water supply and on-lot sewage disposal requirements.

Page: 2
 Re: Preliminary Land Development - Kevin Andrew & Jeffery A. Bright
 # London Grove Township - LD-02-25-18440

COUNTY POLICY:

LANDSCAPES:

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

Page: 3

Re: Preliminary Land Development - Kevin Andrew & Jeffery A. Bright

London Grove Township - LD-02-25-18440

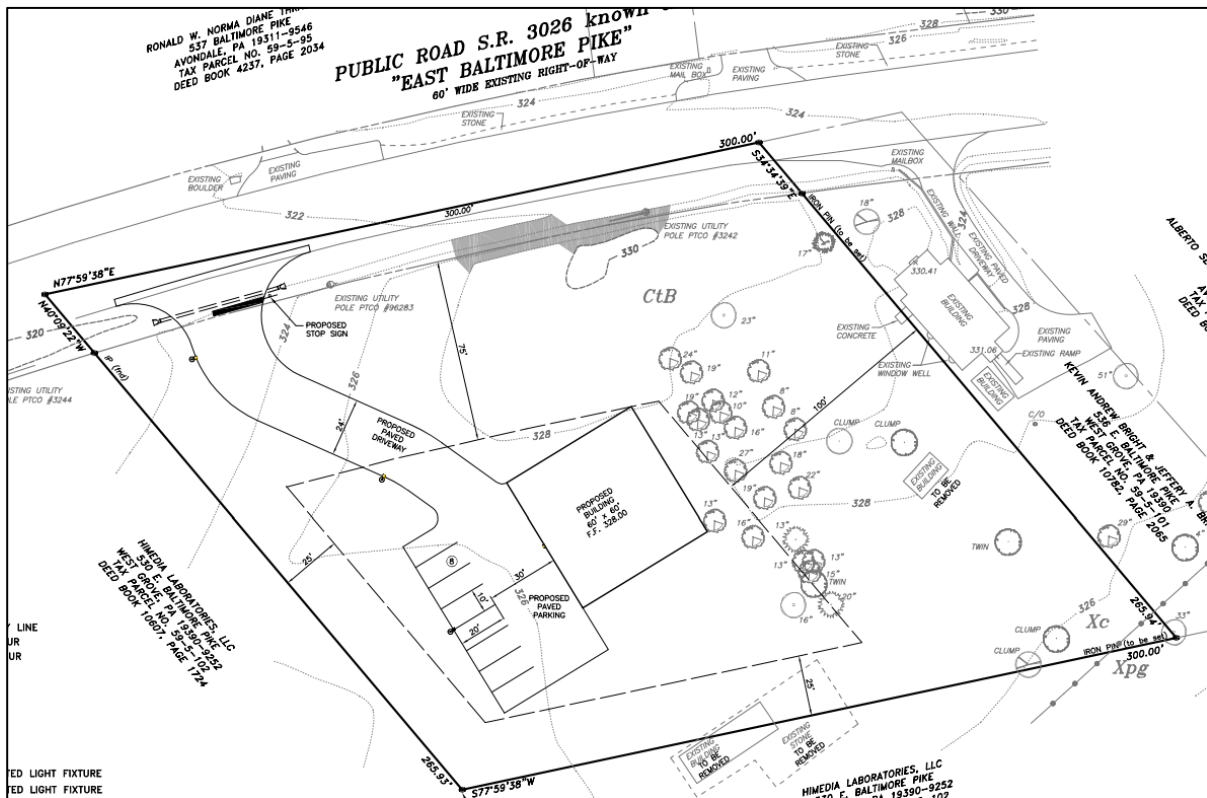
Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.

PRIMARY ISSUES:

3. The plan provides no information regarding water or sewer facilities. The Township should ensure that the applicant complies with the applicable provisions of the London Grove Township Subdivision and Land Development Ordinance Sec. 22-502.10.A. *Sewer and water feasibility report.*

We recommend that the applicant show areas on the site where a potable water well and an on-lot sewage disposal system can be provided, and which conform to all applicable Township and State water and sanitary sewer disposal requirements.

4. The applicant should indicate whether any hazardous or otherwise-dangerous materials or processes will occur on the site, and whether any outside storage is proposed.
5. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at <https://chescoplanning.org/Publications/PDF/TM-RoadClassifications.pdf>, classifies East Baltimore Pike (State Route 3026) as a minor arterial. The Handbook (page 183) recommends a 100-foot-wide right-of-way for minor arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of East Baltimore Pike. We suggest that this area be identified as a dedicated right-of-way and be offered for dedication to PennDOT.



Kevin Andrew & Jeffery A. Bright Preliminary Land Development Plan

Page: 4
Re: Preliminary Land Development - Kevin Andrew & Jeffery A. Bright
London Grove Township - LD-02-25-18440

ADMINISTRATIVE ISSUES:

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

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

Sincerely,

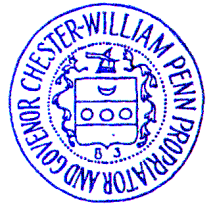


Wes Bruckno
Senior Review Planner

cc: Regester Associates Inc.
Kevin Andrew Bright and Jeffery A. Bright
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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April 1, 2025

Christopher Himes, Manager
New Garden Township
299 Starr Road
New Garden, PA 19350

Re: Preliminary/Final Subdivision - 365 Egypt Run Road
New Garden Township – SD-02-25-18433

Dear Mr. Himes:

A Preliminary/Final Subdivision Plan entitled "365 Egypt Run Road", prepared by Howell Engineering, and dated February 14, 2025, was received by this office on March 3, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

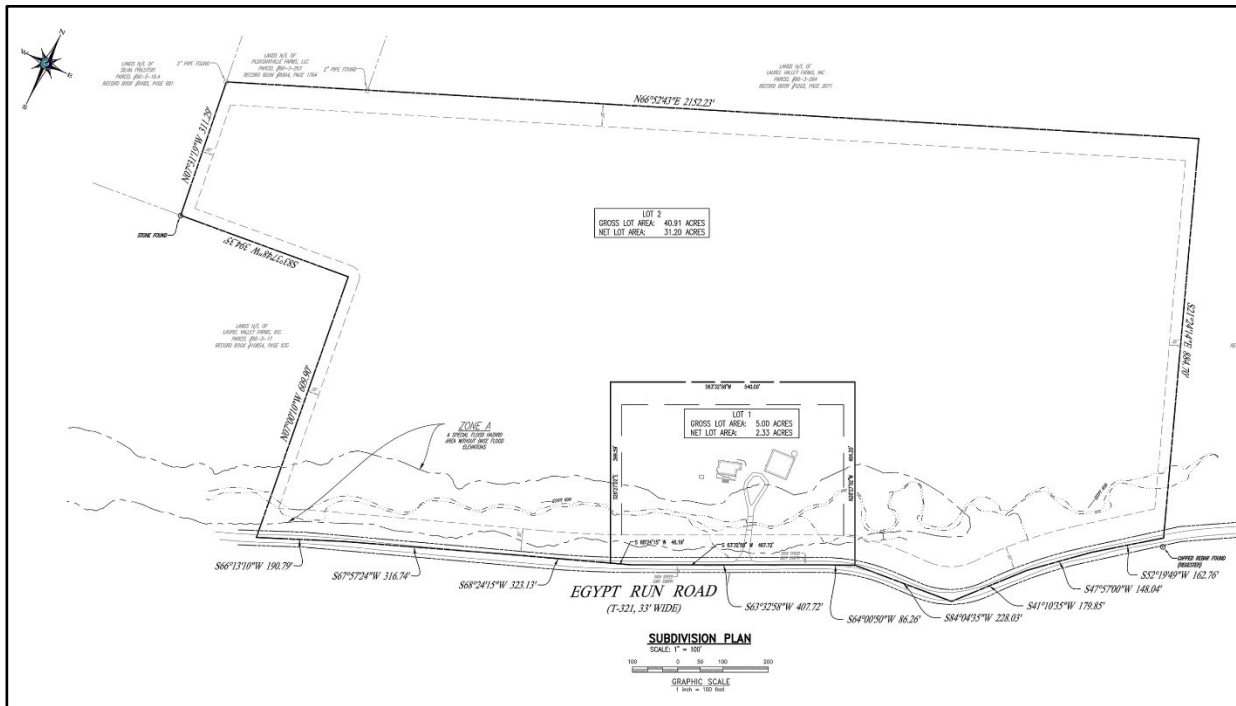
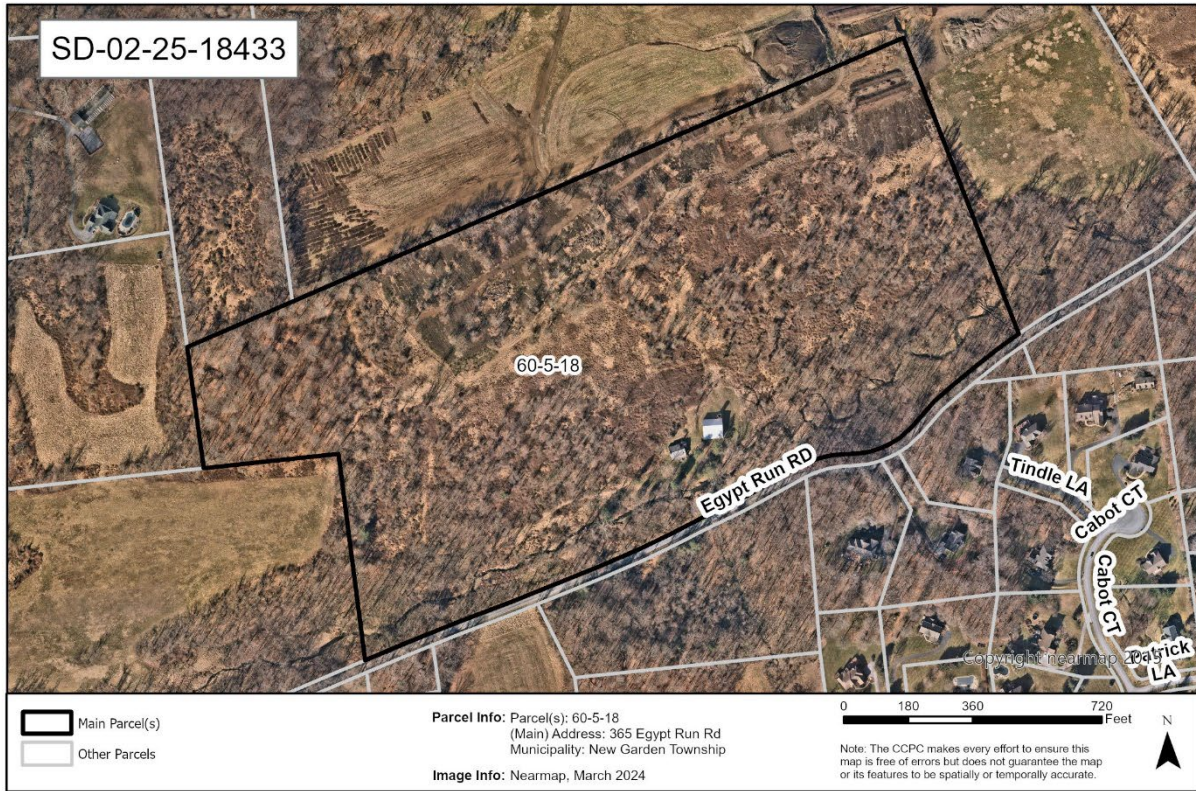
Location:	North side of Egypt Run Road, east of Penn Green Road
Site Acreage:	47.30
Lots/Units:	1 existing lot; 2 proposed lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Resource Protection
UPI#:	60-5-18

PROPOSAL:

The applicant proposes the creation of 2 lots. The existing residence will remain on Lot 1. No development activity is proposed as part of this project. The project site is located in the R-1 Residential zoning district.

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

Page: 2
 Re: Preliminary/Final Subdivision - 365 Egypt Run Road
 # New Garden Township – SD-02-25-18433



Site Plan Detail, Sheet 1: Preliminary/Final Subdivision - 365 Egypt Run Road

Page: 3
 Re: Preliminary/Final Subdivision - 365 Egypt Run Road
 # New Garden Township – SD-02-25-18433

COUNTY POLICY:

LANDSCAPES:

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

PRIMARY ISSUES:

2. While General Note 12 on Sheet 1 states that the subdivision described herein is and shall be dedicated for the express purpose of providing a natural barrier use, no further details are provided. This should be clarified by the applicant. The applicant may need to consult with the Chester County Conservation District (CCCD) for the future use(s) of this site envisioned by the applicant. We note that County Assessment records indicate that the owner of the project site, Laurel Valley Farms Inc., is also the owner of the adjoining lot to the north (UPI# 60-3-264), which is subject to an agricultural conservation easement.

ADMINISTRATIVE ISSUES:

3. According to the Waiver Requests table on Sheet 1, the applicant is requesting eight waivers from the plan requirements for preliminary plans set forth in Section 170-20 of the Township Subdivision and Land Development Ordinance (SLDO). 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.

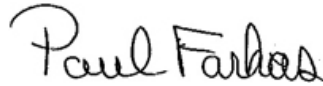
We note that one of the requested waivers is a waiver from providing a site analysis plan as set forth in Section 170-20.B(4) of the Township SLDO. We note that this section requires that the applicant provide the location of existing man-made features, including the location and size of existing utilities. County mapping records indicate that this area of the Township is not served by public sewer facilities; we suggest that the location of the sewer facilities for the existing dwelling on Lot 1 be provided on the site plan. If a replacement septic system does not currently exist for Lot 1, then the location of a replacement system should be provided as part of this plan submission.

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 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: Preliminary/Final Subdivision - 365 Egypt Run Road
New Garden Township – SD-02-25-18433

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

Sincerely,

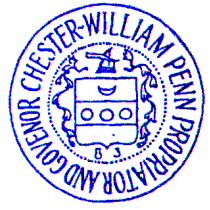
A handwritten signature in black ink that reads "Paul Farkas". The signature is written in a cursive, flowing style.

Paul Farkas
Senior Review Planner

cc: Basciani Group of Companies
Joseph F. Basciani Rev. Trust
Howell Engineering
Laurel Valley Farms, Inc.
Chester County Health Department
Chester County Assessment Office



THE COUNTY OF CHESTER



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

April 22, 2025

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

Re: Preliminary Subdivision Plan - Newlin Ridge - Newlin and West Bradford Townships, Chester County, Pennsylvania
Newlin and West Bradford Townships - SD-03-25-18460

Dear Ms. Abel:

A preliminary subdivision plan entitled "Newlin Ridge - Newlin and West Bradford Townships, Chester County, Pennsylvania", prepared by NePo Associates Inc., dated May 25, 2022 and last revised on February 4, 2025, was received by this office on March 26, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	South side of Strasburg Road (State Route 3062) and the east side of Laurel Road. The easternmost portion of the site is within West Bradford Township.
Site Acreage:	Approximately 64 acres in Newlin Township; approximately three acres in West Bradford Township.
Lots:	16 residential lots in Newlin Township, one in West Bradford Township.
Proposed Land Use:	Single-Family Residential
Multi-Municipal Land Use Plan Designation:	Newlin Township: Rural Resource Preservation (Unionville Regional Comprehensive Plan Update, 2024); Resource Protection Areas & Areas of Development Constraints (West Bradford Township Comprehensive Plan, 2020)
UPI#:	49-1-13, 50-4-86.1

PROPOSAL:

The applicant proposes the creation of 16 single-family lots in Newlin Township, one lot in West Bradford Township, approximately 1,930 feet of new roadway and 45 acres of open space. The site, which will be served by public water facilities and individual, on-site sewer facilities, is located in the FRD-Flexible Rural Development zoning district in Newlin Township and in the R-1 Residential zoning district in West Bradford Township. The referral for the Act 247 review to the Chester County Planning Commission was submitted by both Newlin and West Bradford Townships.

Page: 2
 Re: Preliminary Subdivision Plan - Newlin Ridge - Newlin and West Bradford Townships, Chester County, Pennsylvania
 # Newlin and West Bradford Townships - SD-03-25-18460

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

BACKGROUND:

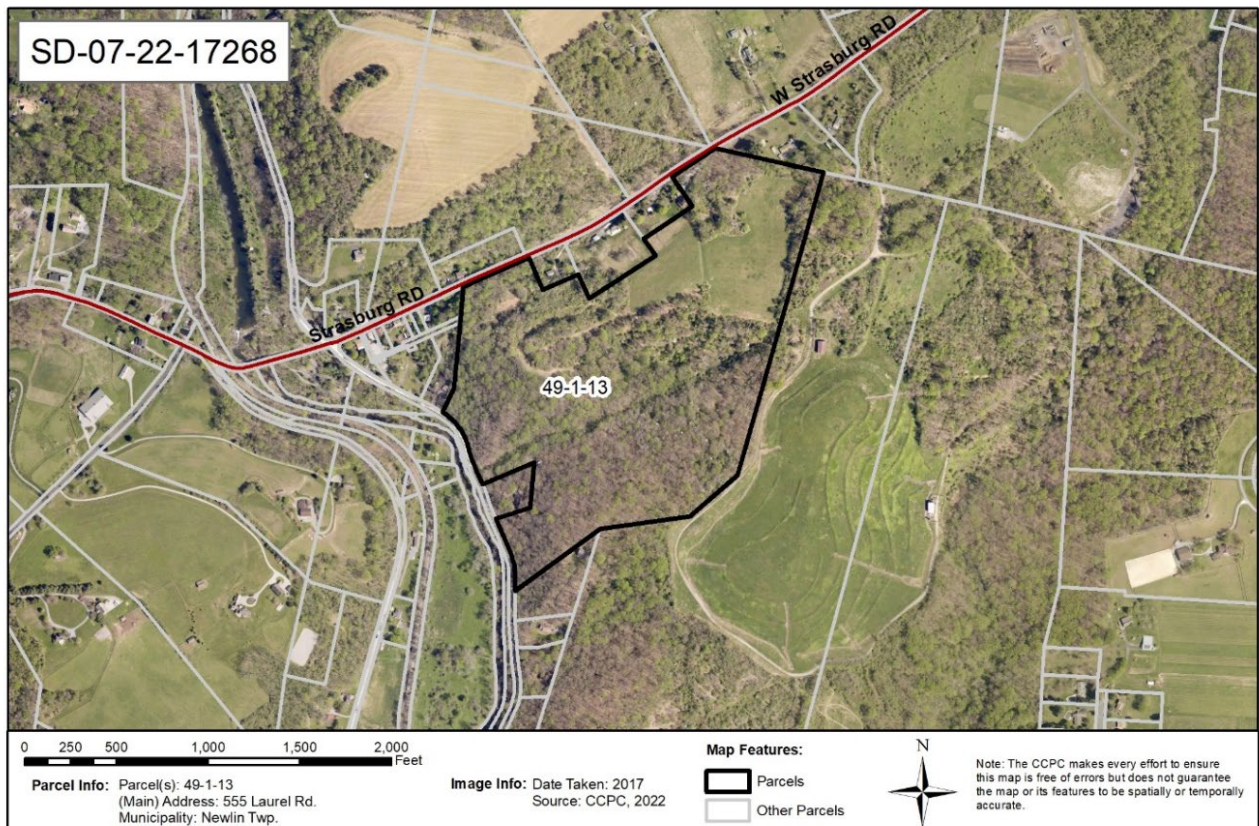
1. The Chester County Planning Commission previously reviewed a subdivision proposal for this site (originally identified as the "Davis Tract"). That review, CCPC# SD-05-17-14898, was forwarded to the Townships in a letter dated June 1, 2017.

The County Planning Commission then reviewed a subsequent subdivision plan for this site. That review, CCPC# SD-07-22-17268, was forwarded to the Townships in a letter dated August 11, 2022. We have no records of municipal action on either of those submissions.

COUNTY POLICY:

LANDSCAPES:

2. The 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**.



Page: 3

Re: Preliminary Subdivision Plan - Newlin Ridge - Newlin and West Bradford Townships, Chester County, Pennsylvania

Newlin and West Bradford Townships - SD-03-25-18460

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

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

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

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

Water Resources Information:

4. FEMA: All proposed development is located in FEMA Zone X, Area of Minimal Flood Hazard
TMDL: None
Impairments for UNT to West Branch Brandywine Creek: None; Impairments for West Branch Brandywine Creek: Fish Consumption: Source Unknown- Polychlorinated biphenyls (PCBs); Aquatic Life-Urban Runoff/Storm Sewers (flow regime modification, siltation) and agriculture (nutrients and siltation)
Designated uses: Migratory Fish and Trout Stocking

Stormwater Considerations:

5. Requirements for regular inspections of the stormwater management facilities should be included in an operation and maintenance plan to ensure these systems maintain their designed function. The Township Engineers should review and approve the operation and maintenance plan.
6. The plans show that grading will result in several additional areas of steep slopes. Steep slopes on disturbed soils increased the potential for accelerated stormwater runoff and sheet and rill erosion. The operation and maintenance plan should include requirements for routine inspection and maintenance of these slopes to prevent future erosion. The applicant should use native shrub species and other ground-covering vegetation at the top and along the toe of these slopes to further stabilize soils, increase sediment trapping, and slow runoff.
7. The plans show easements that will provide access to several of the stormwater basins. The applicant should ensure that these easements are constructed, maintained, and located in a way will allow sufficient vehicular ingress and egress from the roadway to facilitate routine maintenance.
8. The applicant should incorporate naturalized designs into the stormwater basins when appropriate, such as seeding with a wetland seed mix, sediment forebays or low flow channels, and using appropriate mowing and maintenance activities that will promote herbaceous wetland vegetation.

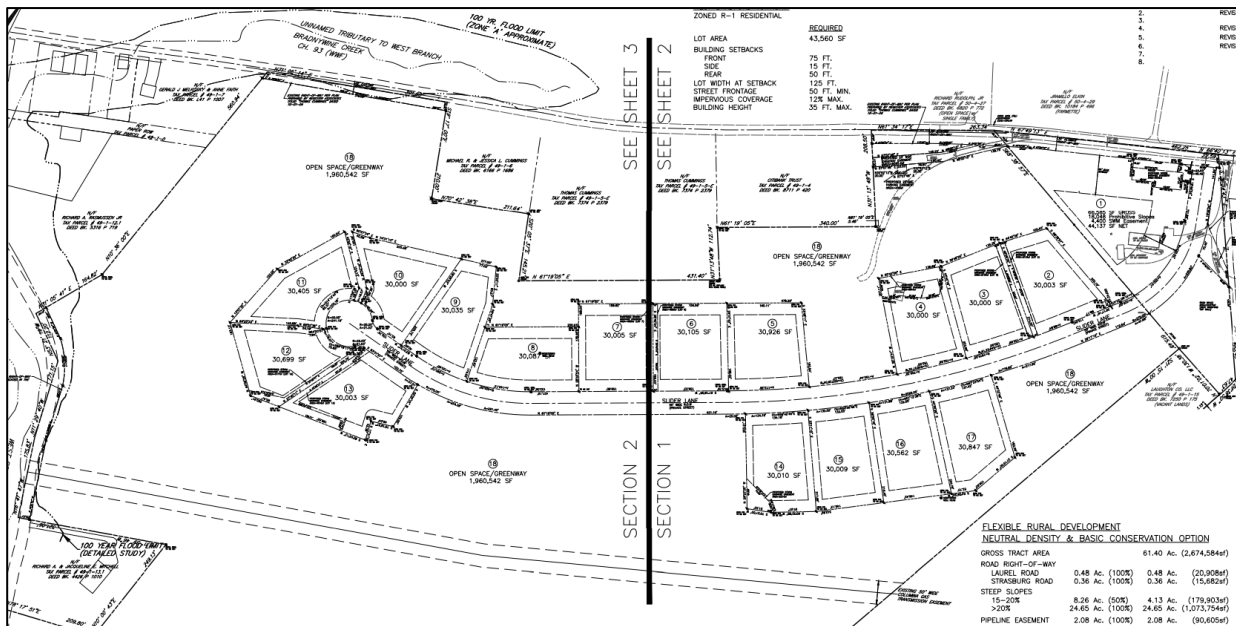
Page: 4

Re: Preliminary Subdivision Plan - Newlin Ridge - Newlin and West Bradford Townships, Chester County, Pennsylvania

Newlin and West Bradford Townships - SD-03-25-18460

PRIMARY ISSUES:

9. We commend the applicant for preserving a large proportion of this site, which includes areas of steep slope, woodlands and floodplains. Because of the topography, limited accessibility and significant challenges to the site's development, we recommend that the open space areas should be permanently protected from further significant development. We also suggest that the applicant consider creating trails to and within the open space areas as well as to areas near the stormwater basins. Such accesses can provide opportunities for passive recreation and create site amenities.
10. The proposed subdivision is in proximity to a gas transmission pipeline operated by TransCanada/Colombia Gas Transmission, LLC. The applicant should be aware that the actual location of the pipeline may not always be within the center of the easement or right-of-way. To minimize risks before and during construction, the project designer should contact the Pennsylvania One Call Center at 811 or <http://www.pa1call.org/pa811>, consistent with the provisions of Section 4(2) of Act 287 (Underground Utility Protection Act), prior to finalizing the design. The PA One Call Center should also be contacted at least three business days, but not more than ten days prior to any excavation. More information about pipeline safety can be found at the Chester County Pipeline Information Center at: <http://www.chescoplanning.org/pic/introduction.cfm>.



Page: 5

Re: Preliminary Subdivision Plan - Newlin Ridge - Newlin and West Bradford Townships, Chester County, Pennsylvania

Newlin and West Bradford Townships - SD-03-25-18460

11. The plan indicates that a Homeowners' Association (HOA) will be created. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the HOA document, and it should include provisions allowing the Township to intervene and maintain commonly-owned facilities, determine the schedule for HOA formation, the timing for construction of the common facilities, and to determine the schedule for the transfer of ownership of common facilities from the developer to the HOA. The HOA document should be submitted as part of the application to the Townships to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance.
12. The current plan utilizes on-lot sewer disposal systems instead of the previously proposed community sanitary sewer system (see CCPC# SD-07-22-17268). Some of the individual sewer disposal systems in the current plan are located in open space areas. The Township should ensure that a plan is in place for the perpetual maintenance of all such sewer systems, particularly those in the open space areas. A failure of the sewer systems in the open space areas could ultimately become the responsibility of the Homeowners' Association, and it should be adequately capitalized with an escrow fund to ensure such appropriate maintenance and possible repair requirements. This scenario is similarly applicable to the stormwater management facilities and Slider Lane (the community's road).
13. Slider Lane is shown with a 50-foot right-of-way. The applicant and the Townships should consider whether a 50-foot right-of-way is excessive for the anticipated vehicle volume from a 16-lot subdivision, and whether the cartway width can be narrowed (especially if on-street parking is not anticipated). The Chester County Planning Commission's Multi-Modal Circulation Handbook's **Design parameters for local access streets** at: <https://chescoplanning.org/Guides/Multimodal/pdf/Chapter3.pdf> suggests that some local access streets can function with total cartway widths of as little as 18 feet. Such a narrowing can reduce construction and maintenance costs, as well as reduce stormwater runoff.

The Multi-Modal Circulation Handbook also suggests that cul-de-sac turnarounds should include landscaped islands to reduce impervious surfaces and provide a more attractive view both for homes facing the cul-de-sac and for residents of the subdivision in general. Mountable curbs can be used to facilitate the passage of large vehicles.

14. The Township and the applicant should discuss the need for improvements on Laurel Road related to slope stabilization, issues related to flooding and tree maintenance.
15. The plan seems to provide unusually-large driveway apron areas in front of garages; the applicant should describe why such large areas are needed. The removal of excess pavement areas can reduce expense and stormwater flows.
16. According to County Tax Assessment records, the site appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) to determine if this proposal could affect the applicant's tax status. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.
17. The Township and the applicant should investigate the possibility of creating an emergency access to the adjoining closed Strasburg Landfill parcel to the east (an existing driveway leading to Strasburg Road is proposed to be removed; it may be desirable to retain a connection to this driveway at some point opposite proposed Lot 1).
18. Sheet 1 of the plan should include a signature block for the Chester County Planning Commission's endorsement to permit recording of the plan.

Page: 6
 Re: Preliminary Subdivision Plan - Newlin Ridge - Newlin and West Bradford Townships, Chester County, Pennsylvania
 # Newlin and West Bradford Townships - SD-03-25-18460

19. The applicant should review the General Notes on Sheet 5 and consider deleting Note 24.

ADMINISTRATIVE ISSUES:

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

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

Sincerely,

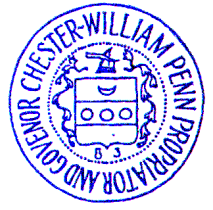


Wes Bruckno
 Senior Review Planner

cc: Irvin and Deborah Warner
 Newlin Development 15, LLC
 Dan Popplewell, NePo Associates, Inc.
 Chester County Health Department
 Chester County Water Resources Authority
 Chester County Conservation District
 Chester County Assessment Office
 Christian Adamek, Director of Planning and Zoning, West Bradford Township



THE COUNTY OF CHESTER



COMMISSIONERS
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Executive Director

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

April 28, 2025

Caitlin Ianni, Township Secretary
Penn Township
260 Lewis Road
West Grove, PA 19390

Re: Preliminary Subdivision - Corby Road Subdivision
Penn Township - SD-03-25-18468

Dear Ms. Ianni:

A preliminary subdivision plan entitled "Corby Road Subdivision", prepared by Edward B. Walsh & Associates, Inc. and dated February 28, 2025, was received by this office on April 1, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

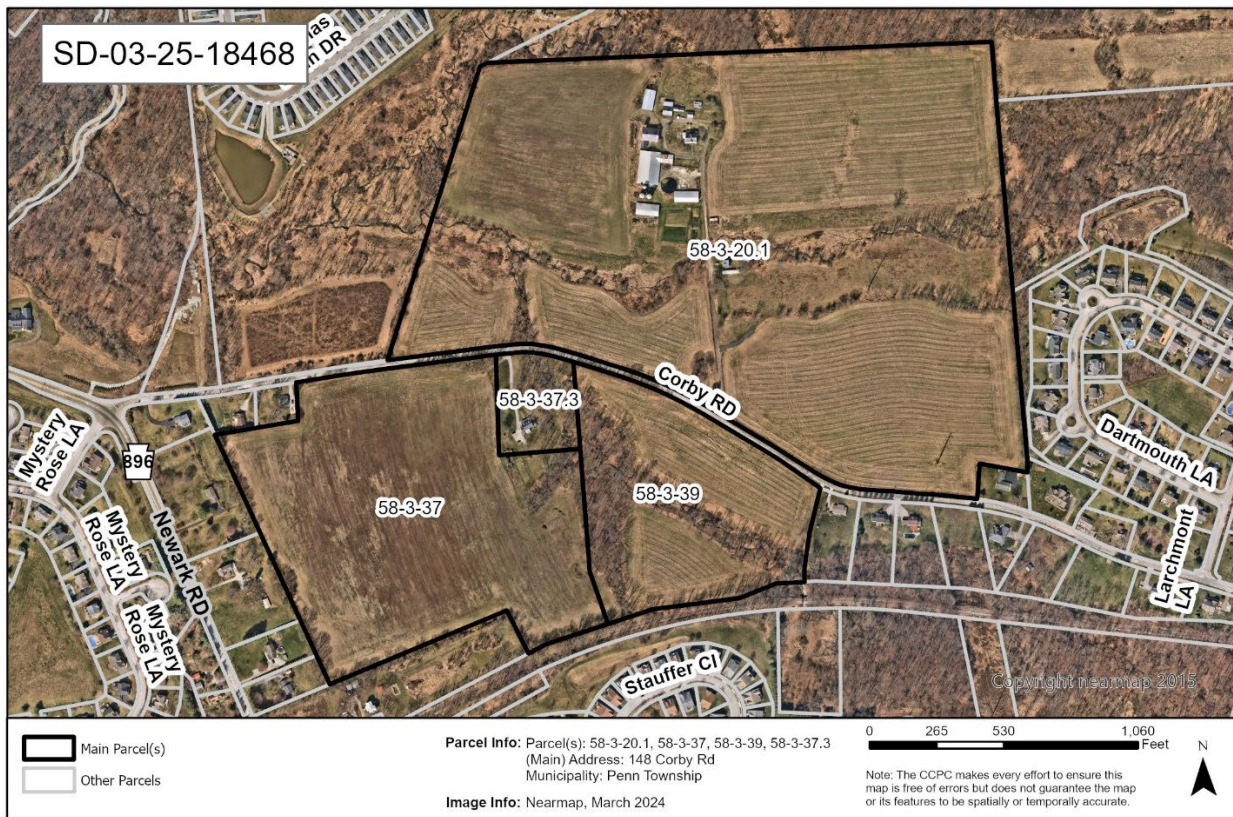
Location:	North and south sides of Corby Road, east of Newark Road
Site Acreage:	122.34 acres
Lots/Units:	239 units
Proposed Land Use:	Single Family Residential, Townhouses, Twins
New Parking Spaces:	125 on-street spaces
Municipal Land Use Plan Designation:	Suburban Center and Sensitive Resource
UPI#:	58-3-37, 58-3-39, 58-3-37.3, 58-3-20.1

PROPOSAL:

The applicant proposes the creation of an age-restricted residential subdivision of 239 residential lots composed of 103 single-family dwellings, 128 townhouses and eight twin dwellings, 9,375 feet of new roadway, 125 on-street parking spaces, and 76.42 gross acres of open space. Active recreation facilities and two community buildings are also proposed. The site, which will be served by public water and public sewer facilities, is located in the Penn Township I-R Institutional-Residential zoning district.

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

Page: 2
 Re: Preliminary Subdivision - Corby Road Subdivision
 # Penn Township - SD-03-25-18468



COUNTY POLICY:

LANDSCAPES:

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

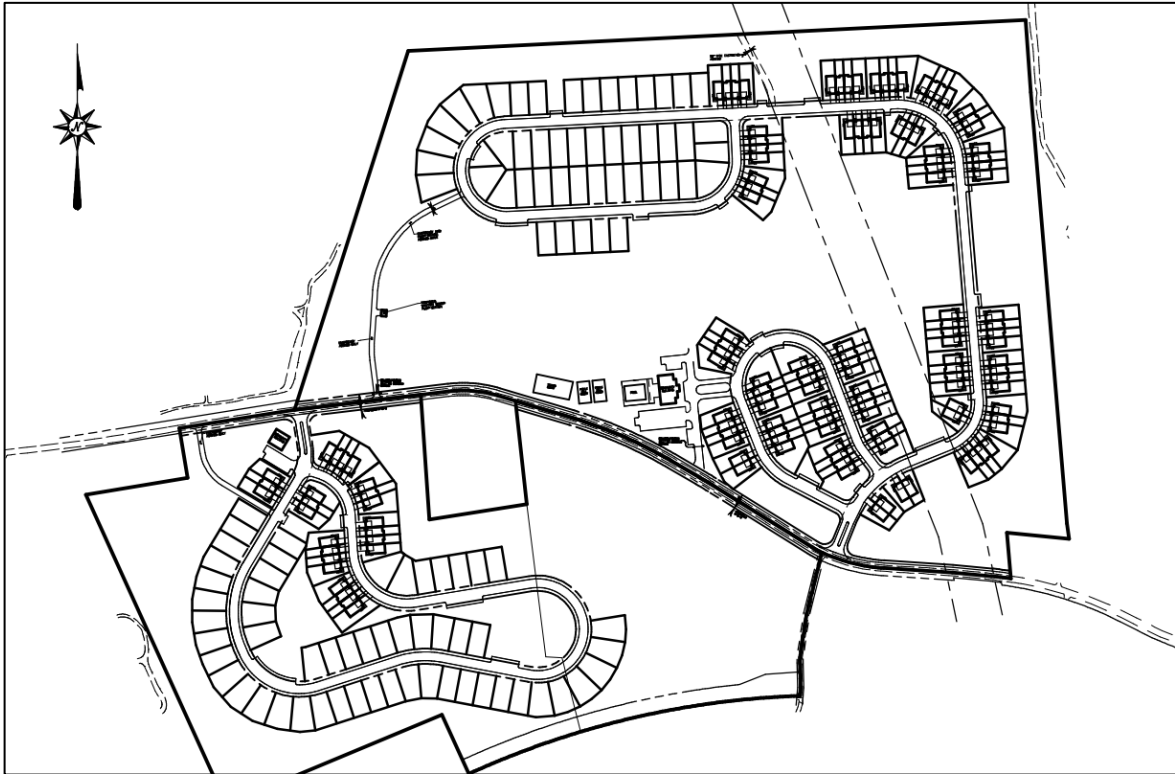
WATERSHEDS 2045:

2. **Watersheds 2045**, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Elk Creek watershed. The **Watersheds 2045** plan's highest priority objectives within this watershed are:
 - protecting and restoring headwater streams and vegetated riparian corridors;
 - reducing agricultural and urban runoff;
 - protecting groundwater resources;
 - restoring water quality in impaired streams; and
 - creating and enhancing water-based recreational opportunities.

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

Page: 3
 Re: Preliminary Subdivision - Corby Road Subdivision
 # Penn Township - SD-03-25-18468

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



*Detail of Corby Road Subdivision
 Preliminary Subdivision Plan*

PRIMARY ISSUES:

3. The site is located within an agricultural security area adopted by the Township in accordance with the Agricultural Security Area Act (Act 43). Adoption of an agricultural security area is a public policy statement for the preservation of agriculture. Before action is taken, the Township should consider how this development is affecting the agriculture security area.
4. Sidewalks are an essential design element for new construction in the **Suburban Center Landscape** and we commend applicant for the inclusion of sidewalks in the plan. The applicant's plan indicates that sidewalks will be four feet in width; PennDOT's **Design Manual 2-Chapter 6: Pedestrian Facilities** and the Americans with Disabilities Act (ADA) recommend that sidewalks be a minimum of five 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: <https://chescoplanning.org/Guides/Multimodal/>.
5. The applicant should discuss whether parallel on-street parking will be provided; if not permitted, the Township and the applicant could consider reducing the proposed roadway widths (the Township Subdivision and Land Development Ordinance permits minimum paved widths for minor roads to be 28 feet). Reducing roadway widths can also provide more areas for wider sidewalks. Consideration should also be provided for a designated snow disposal area(s) on the site.

Page: 4
 Re: Preliminary Subdivision - Corby Road Subdivision
 # Penn Township - SD-03-25-18468

6. Phase 3, the portion of the subdivision south of Corby Road, proposes a trail system that loops around the southern and western portions of the lots in this Phase. We recommend that the trail also continue around the northeast portion of the Phase 3 lots. Phase 2, the portion of the subdivision north of Corby Road, also has a limited trail system, and we recommend that the trail in the northern portion of the subdivision continue into Phase 1 and loop around the lots in this area. The Township and the applicant should also investigate opportunities to connect the trails in this subdivision with other existing and proposed trails in the area.
7. The applicant should consider introducing a slight horizontal curve in Road A in the northern portion of the subdivision, which can help create a variation in viewpoints. The applicant can also vary the setbacks of all the dwellings in this subdivision, which reduces the impression of uniform setbacks.

Additional design flexibility can be achieved if some of the single-family dwelling lots utilize common driveways, which can potentially allow for side-entry garages. Also, reducing the widths of the driveway connections at the roadways for attached units can relieve the impression of excessive expanses of asphalt along the front yard areas.

The applicant should consider creating aesthetic features where Road A and Road C enter the site, such as roundabouts with a central landscaped island (also known as a “terminal vista”) at their first intersections within the subdivision. The Chester County Planning Commission’s **Suburban Center Design Guide** includes suggestions regarding such site designs, at:

<https://chescoplanning.org/MuniCorner/PDF/SuburbanCenterDesignGuide.pdf>.

Similar design-related recommendations are available in Chapter 3 **Design Elements** of the County Planning Commission’s **Multi-Modal Circulation Handbook**, at:

<https://chescoplanning.org/Guides/Multimodal/pdf/Chapter3.pdf>.

The Handbook suggests that landscaped islands can reduce impervious surfaces and create more attractive views. Mountable curbs can be used to facilitate the passage of large vehicles.

8. The plan indicates that a Homeowners’ Association (HOA) will be created. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the HOA. The document should include provisions which allow the Township to intervene and maintain common owned facilities, determine the schedule for HOA formation and the timing for construction of common facilities, and determine the schedule for transfer of ownership from developer to the HOA of the common facilities. The document should be submitted as part of the application to the Township to be reviewed by an attorney versed in HOA documents to evaluate its completeness. We also recommend that the HOA document allow for rooftop solar installations and other energy efficiency and environmental conservation actions. The Township Solicitor and the Township Engineer should work together to ensure that the HOA will be adequately capitalized to ensure the perpetual maintenance of the common facilities.
9. The Township Engineer should review and comment on the traffic impact study that was prepared for this project.
10. The location of the community building and active recreational areas to the north of Corby Road may be inconvenient for many of the subdivision’s residents to access on foot; consideration should be given for a more central location. Consideration should also be given to providing some active recreational areas in the southern portion of the of the development; without such recreational opportunities in the southern area, residents from that portion of the development will need to drive or walk on Corby Road to access the proposed active recreational area. If such access is necessary, we recommend appropriate sidewalks, crosswalk striping on Corby Road, and perhaps a pedestrian-actuated crossing signal be installed.

Page: 5
Re: Preliminary Subdivision - Corby Road Subdivision
Penn Township - SD-03-25-18468

11. The stormwater management basins could also serve as site amenities if they were provided with landscaping and trail access opportunities for passive recreation. The applicant and the Township should consider “naturalizing” the stormwater management basins by adding additional landscaping or vegetative screening to soften the appearance of the facilities.
12. If appropriate, we recommend that all trail corridor location and design details be incorporated into the final plan, and all trails should be constructed before the Township issues building occupancy permits. The applicant should utilize all-weather materials in the construction of trails, which will accommodate a wider variety of uses, and be handicapped-accessible.
13. The 2024 Penn Township Comprehensive Plan identifies UPI # 58-3-20.1 (located north of Corby Road) as containing a Class 2 Historic Resource and is shown on aerial imagery as comprising several agricultural structures. The Township should review the structures on this site and evaluate whether or to what extent these historic features can be protected.
14. The site contains land within the 100-year floodplain. The County Planning Commission does not support development in floodplains, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems. The applicant should contact both agencies to determine if future development activity will require a permit. The Township should request documentation of these contacts or permit(s) before approving the plan.
15. The site contains wetlands. Placement of fill in wetlands is regulated by the U.S. Army Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977). The Pennsylvania Department of Environmental Protection regulates all activities that affect bodies of water, including wetlands, under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management. The applicant should contact both agencies to determine if future development activity will require a permit. The Township should request documentation of these contacts or permit(s) before approving the plan.
16. The plan and aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. If development or earth disturbance is going to encroach upon existing woodlands, the removal of trees should be limited to the minimum area needed for the dwellings, buildings and support facilities. The limits of tree removal should be clearly shown 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.
17. 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.
18. We suggest that the applicant consider providing some affordably-priced housing units within the proposed subdivision. “Live” Objective B of *Landscapes3* is to accommodate housing at costs accessible

Page: 6
Re: Preliminary Subdivision - Corby Road Subdivision
Penn Township - SD-03-25-18468

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>.

19. A 150-foot-wide Pennsylvania Electric Company easement crosses the project site. The applicant should provide documentation that the PECO is aware that a plan is proposed for the site and approves of its design as it relates to the easement. We recommend that the applicant and PECO discuss ways to maintain the areas under the easement without the use of extensive herbicides, pesticides, and excessive clearing. Other municipalities have worked with utility companies to permit the use of native landscaping under electric utility lines without compromising the safety and utility of the lines.
20. The Township should determine if this proposal also requires a land development approval.

ADMINISTRATIVE ISSUES:

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 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 Penn Township.

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

Sincerely,

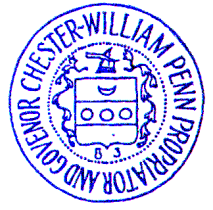


Wes Bruckno
Senior Review Planner

cc: Edward B. Walsh & Associates, Inc.
Richard, David and Edward Bartels
Chester County Conservation District
East Penn Railways Inc.



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

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

April 22, 2025

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

Re: Final Subdivision - 1070/1080 Township Line Road
Schuylkill Township - SD-03-25-18455

Dear Ms. Getz:

A final subdivision plan entitled "1070/1080 Township Line Road", prepared by Hopkins and Scott Inc. and dated April 30, 2019, was received by this office on March 24, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

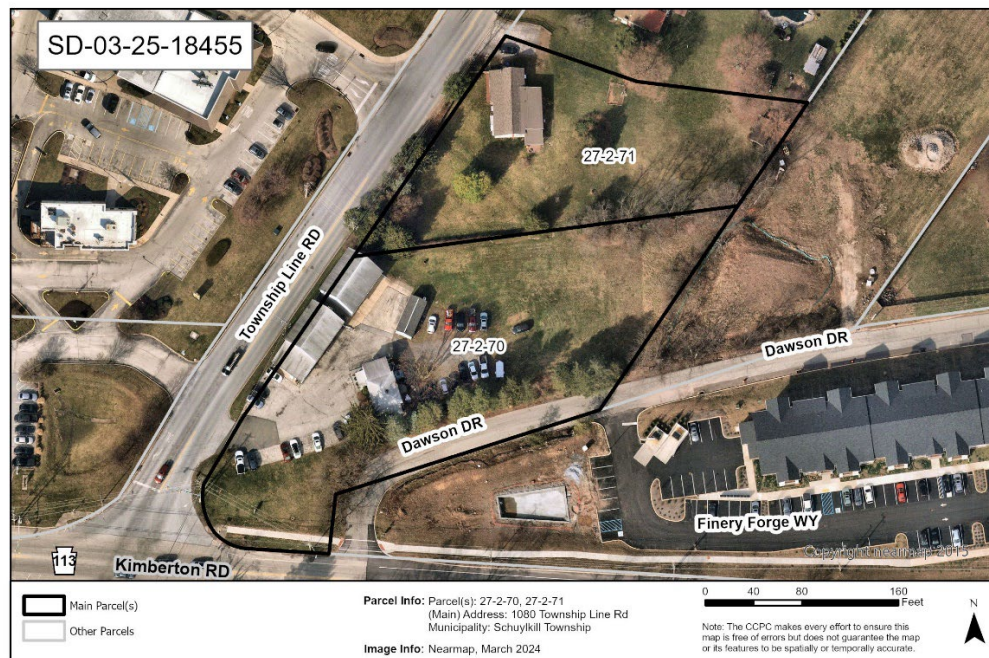
PROJECT SUMMARY:

Location:	Northeast intersection of Township Line Road and Chester Springs/Kimberton Road (State Route 113) and Dawson Drive
Site Acreage:	2.50 acres; approximately 230.9 square feet to be transferred
Lots:	2 lots
Municipal Comprehensive Plan:	Mixed Use (2021 Phoenixville Regional Comprehensive Plan)
Proposed Land Use:	Single family residential and commercial
UPI#:	27-2-71, 27-2-70

PROPOSAL:

The applicant proposes to transfer an area of approximately 230.9 square feet between two lots. The site, which served by on-site water and public sewer facilities and contains a dwelling and a commercial facility, is located in the Schuylkill Township LI Limited Industrial zoning district. No additional development is proposed by this subdivision.

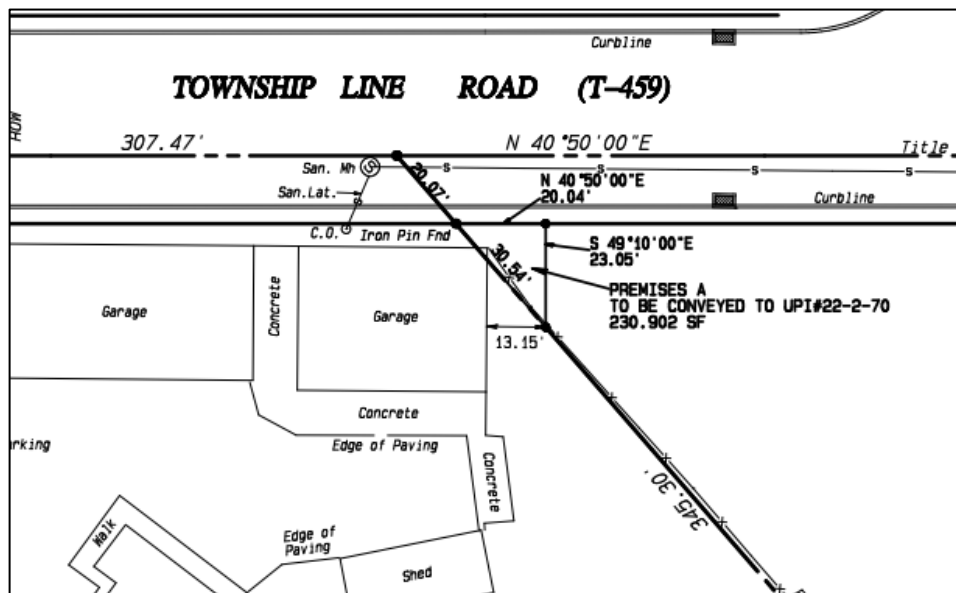
RECOMMENDATION: The County Planning Commission recommends that the issue raised in this letter should be addressed and all Schuylkill Township issues should be resolved before action is taken on this subdivision plan.



COUNTY POLICY:

LANDSCAPES:

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



Detail of 1070/1080 Township Line Road Final Subdivision Plan

Page: 3
Re: Final Subdivision - 1070/1080 Township Line Road
Schuylkill Township - SD-03-25-18455

PRIMARY ISSUE:

2. The applicant should verify the plan's date (April 30, 2019) and whether any updates have been made.

ADMINISTRATIVE ISSUE:

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

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

Sincerely,

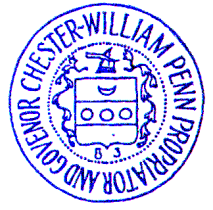
A handwritten signature in black ink that reads "Wes Bruckno". The signature is written in a cursive, flowing style.

Wes Bruckno
Senior Review Planner

cc: Edwin and Rosalia Dunckley
Hopkins and Scott Inc.



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

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

April 18, 2025

Amanda Shaner, Administrator/Secretary-Treasurer
South Coventry Township
1371 New Philadelphia Road
Pottstown, PA 19465

Re: Final Subdivision - Nesspor - 3251 Coventryville
South Coventry Township - SD-03-25-18453

Dear Ms. Shaner:

A final subdivision plan entitled "Nesspor - 3251 Coventryville", prepared by All County and Associates Inc. and dated December 26, 2024, was received by this office on March 19, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	West side of Coventryville Road, north of Franklin Drive
Site Acreage:	5.80 acres
Lots:	3 lots proposed
Proposed Land Use:	Single Family Residential
UPI#:	20-4-10

PROPOSAL:

The applicant proposes the subdivision of 5.80-acre tract into three lots. The site, which contains one dwelling that will remain and is served by on-site water and on-site sewer facilities, is located in the South Coventry Township LR-Low Density Residential zoning district.

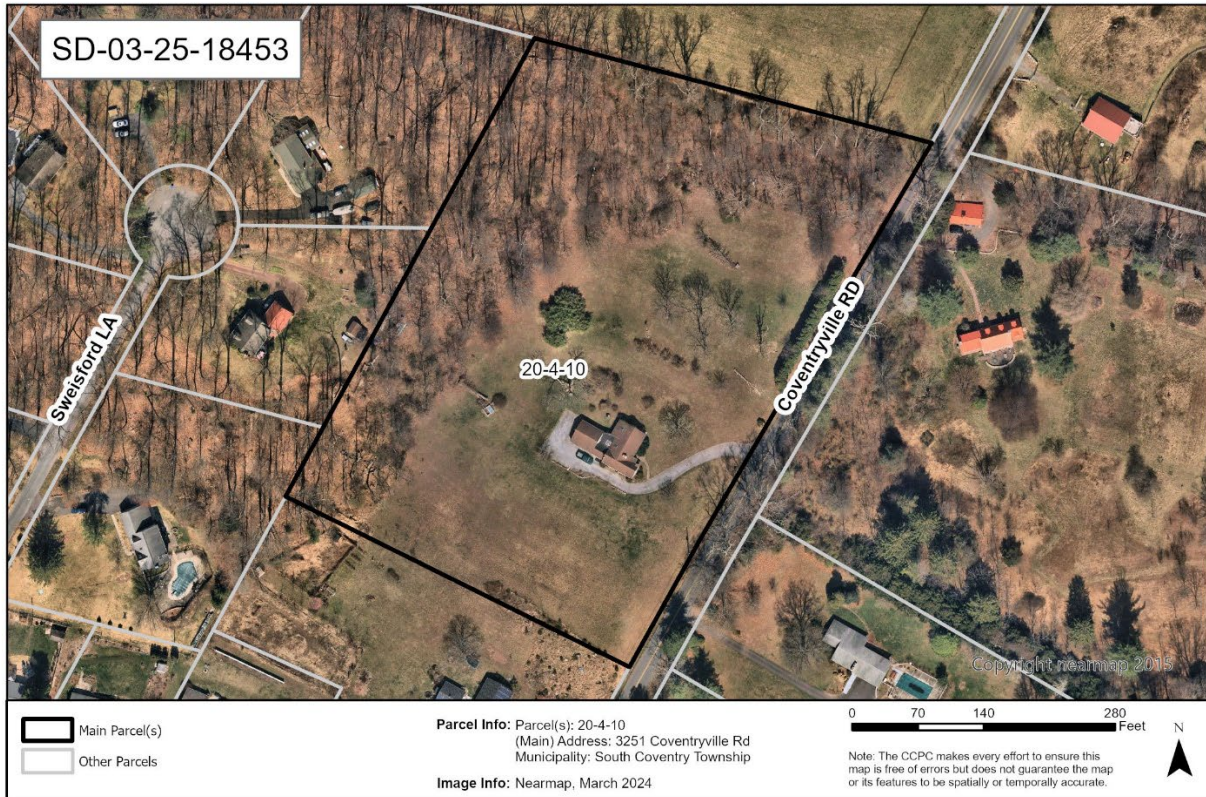
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all South Coventry Township issues should be resolved before action is taken on this subdivision plan.

COUNTY POLICY:

LANDSCAPES:

1. The site is located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. 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**.

Page: 2
 Re: Final Subdivision - Nesspor - 3251 Coventryville
 # South Coventry Township - SD-03-25-18453



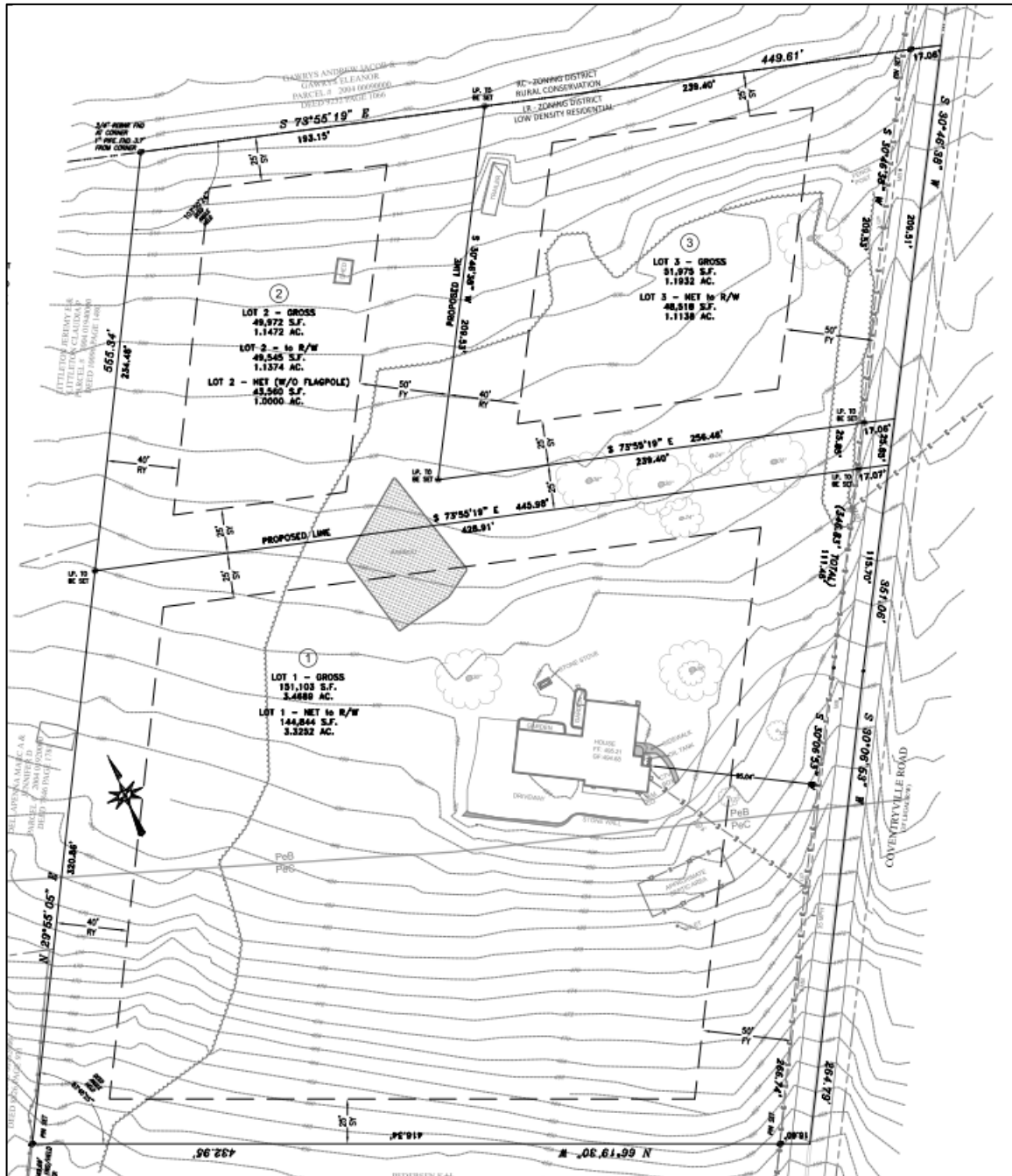
PRIMARY ISSUES:

2. We suggest that the applicant and the Township consider the use of shared driveways for lots 2 and 3. Shared driveways can reduce the number of new access points on public roads, limit impervious coverage, reduce earth disturbance and lower construction costs.
3. The **Hopewell Big Woods** represents the last large, unbroken forest in southeastern Pennsylvania. This is an exceptional forest with hundreds of plant and bird species, unique wetlands, and clean streams, and provides open space, drinking water, and unique scenic, cultural, and natural resources. Elverson Borough, East Nantmeal, East Vincent, North Coventry, South Coventry, Warwick, West Nantmeal, and West Vincent townships have recognized the value of this area by joining the Hopewell Big Woods Partnership, which seeks to conserve the Woods. *Landscapes3* recognizes the **Hopewell Big Woods** as a natural resource priority protection area. Protecting natural areas helps ensure that the critical functions these areas provide will not diminish due to development.

Therefore, removal of trees from this site, particularly on its northwest portion, should be limited to the minimum area needed for the dwellings and support facilities. The “limits of disturbance” should be delineated to protect all trees that are intended to remain, and orange construction fencing should be placed at the “limit of disturbance” to prevent unintended intrusion into these areas by construction equipment. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.

4. The applicant should show potential areas for on-lot sewer disposal systems and water wells for lots 2 and 3.

Page: 3
 Re: Final Subdivision - Nesspor - 3251 Coventryville
 # South Coventry Township - SD-03-25-18453



*Detail of Nesspor - 3251 Coventryville
 Final Subdivision Plan*

ADMINISTRATIVE ISSUE:

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

Page: 4
Re: Final Subdivision - Nesspor - 3251 Coventryville
South Coventry Township - SD-03-25-18453

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

Sincerely,

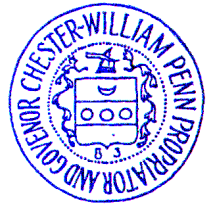
A handwritten signature in black ink that reads "Wes Bruckno". The signature is written in a cursive, flowing style.

Wes Bruckno
Senior Review Planner

cc: Robert D. Nesspor
Chester County Health Department
All County and Associates Inc.



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

Matthew J. Edmond, AICP
 Executive Director

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

April 11, 2025

Jane L. Daggett, Secretary/Treasurer
 Upper Oxford Township
 1185 Limestone Road
 Oxford, PA 19363

Re: Final Land Development - Samuel Fisher
 # Upper Oxford Township – LD-02-25-18436

Dear Ms. Daggett:

A Final Land Development Plan entitled "Samuel Fisher", prepared by Terrain Engineering, LLC, and dated February 3, 2025, was received by this office on March 14, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	South side of Ewing Road, east of Forest Manor Road
Site Acreage:	31.86
Lots/Units:	1
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential, Agricultural
Municipal Land Use Plan Designation:	Agricultural
UPI#:	57-5-19.2

PROPOSAL:

The applicant proposes the construction of a single family residence, a barn and a greenhouse. The project site, which will be served by onsite water and onsite sewer, is located in the AR-1 Agricultural zoning district. While the site plan indicates that a portion of the site is situated in Londonderry Township, it appears that all proposed development activity will be located in Upper Oxford Township.

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 Land Development - Samuel Fisher
 # Upper Oxford Township – LD-02-25-18436



Site Plan Detail, Sheet PO-02: Final Land Development - Samuel Fisher

Page: 3
 Re: Final Land Development - Samuel Fisher
 #: Upper Oxford Township – LD-02-25-18436

COUNTY POLICY:

LANDSCAPES:

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

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

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 Elk Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: protecting and restoring headwater streams and vegetated riparian corridors; reducing agricultural and urban runoff; protecting groundwater resources; restoring water quality in impaired streams; and creating and enhancing water-based recreational opportunities. *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. 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 package as submitted does not include a planting plan. The applicant should ensure compliance with 25 Pa. Code § 102.14, which requires the establishment of a 150-foot forested riparian buffer by "persons proposing or conducting earth disturbance activities when the activity requires a permit under [Chapter 102] where the project site is located in an Exceptional Value or High Quality watershed where there are waters failing to attain one or more designated uses...and the project site contains, is along or within 150 feet of a perennial or intermittent river, stream, or creek, lake, pond or reservoir."

Page: 4
 Re: Final Land Development - Samuel Fisher
 #: Upper Oxford Township – LD-02-25-18436

Stormwater Management:

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. According to the Waiver/Modification table on Sheet PO-00, the applicant is requesting a waiver from Section 308.A of the Township Stormwater Management Ordinance, which requires new development regulated activities to reduce the 2-year post-development peak flow rate to the 1-year pre-development peak flow rate. Given that this plan proposes earth disturbance on an active farm in a High Quality watershed adjacent to a stream with runoff-related impairments, we would not recommend that the Township grant this waiver.
7. The proposed plans do not explicitly indicate if all of the diversion berms are temporary or permanent stormwater control measures. This should be clarified by the applicant.
8. The applicant should confirm and size the berms so they can manage the overland flow generated from design storms in each contributing drainage area, and ensure the desired channel lining (riprap, grass, turf-reinforced matting) are evaluated and checked against the design velocity.
9. The applicant should be sure to visually inspect the berms during construction, and repair any cracks and any low points along the top of the berm, as these will be the areas that water will likely breach and wash out sections of the berm during a significant rainfall event.
10. The applicant should ensure the stabilization of side slopes of the diversion berms to reduce erosion and sedimentation deposited at the base. Top soiling, seeding, and erosion control blanketing are recommended ways to protect the side slopes to prevent siltation and clogging which might require replacement of these materials after construction.
11. Diversion Berms B3 and C (East) do not have permanent grass seeding mixtures listed under the Post-Construction Stormwater Management plans. If these berms will not be permanent stormwater control measures, the applicant should explicitly state that in these plans.
12. The applicant should include removal of woody vegetation as part of its operations and management (O&M) plan, as this type of vegetation may comprise the integrity of the berms.
13. The plans are not clear if the direction of runoff flows to Diversion Berms A-1 and A-2 and Swale A, along the south side of proposed driveway, are directed away from the proposed construction or towards Swale A. This should be clarified by the applicant.
14. Diversion Berm A-1 at 5.8% grade should have an erosion control mat, riprap, and other additional protection measures. The plan should also clearly indicate the flow path from Swale A to Inlet 2.1 then to Infiltration Basin-A.
15. The applicant should clearly indicate the direction of runoff flows to Diversion Berms-C East and West and direction of conveyance from the berms.

Page: 5
 Re: Final Land Development - Samuel Fisher
 #: Upper Oxford Township – LD-02-25-18436

16. The PCSM plans indicate that part of the stone driveway is undetained. Additionally, the Erosion & Sediment (E&S) Control Plan Sheet ES-00 details under Construction Sequence, Critical Stage, item 11.A. states, "The limited portion of the driveway that is unable to have E&S controls installed downslope of it shall have only what portion of driveway can be constructed and stabilized with stone and or erosion control matting within one workday." The applicant should include measures to manage runoff during and permanently after construction for this portion of the driveway.
17. The Site Narrative on Sheet PO-00 includes the following language: "Stormwater runoff from the new improvements will be directed to the infiltration basin. The basin will 100% infiltrated up to and including the 50-year storm. The basin will discharge over the emergency spillway during the 100-year storm and flow to the stream." Under Section 313 of the Township's Stormwater Ordinance, the applicant should ensure that Infiltration Basin-A will safely convey flows above the 50-year storm, including the 100-year storm.
18. In order for the Township and all interested parties to adequately assess whether the proposed stormwater management designs for this site are sufficiently protective of this High Quality stream, the applicant should provide the PCSM design and computations along with any additional information that demonstrate potential impacts, including thermal impacts, on the waterway.
19. The Erosion & Sediment Control Plans show topsoil stockpiles as rectilinear, which are more difficult to maintain. The applicant should properly illustrate the shape of the stockpiles.

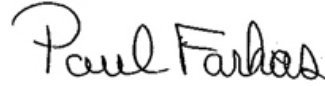
ADMINISTRATIVE ISSUES:

20. A copy of the plan should be submitted to the Chester County Health Department for their review and comment on the proposed sewage disposal and/or water supply. The municipality should receive confirmation on the availability of sufficient sewer and water capacity from the appropriate authority and/or company prior to final plan approval. Additional information on this topic is provided online at: <https://www.chesco.org/365/Sewage-Water>.
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 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: 6
Re: Final Land Development - Samuel Fisher
Upper Oxford Township – LD-02-25-18436

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

Sincerely,

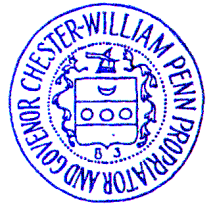
A handwritten signature in black ink that reads "Paul Farkas". The signature is written in a cursive, slightly slanted style.

Paul Farkas
Senior Review Planner

cc: Samuel S. and Rebecca Y. Fisher
AET Consulting
Terrain Engineering, LLC
Chester County Health Department
Chester County Conservation District
Chester County Water Resources Authority



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

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

April 11, 2025

Robert Kagel, Township Manager
Uwchlan Township
715 North Ship Road
Exton, PA 19341

Re: Preliminary/Final Land Development - LUV Car Wash Northeast, LLC
Uwchlan Township - LD-03-25-18447

Dear Mr. Kagel:

A preliminary/final land development plan entitled "LUV Car Wash Northeast, LLC", prepared by Bohler Engineering and dated March 5, 2025, was received by this office on March 13, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Land development for your consideration.

PROJECT SUMMARY:

Location:	Southwest intersection of North Pottstown Pike (State Route 100) and South Village Avenue
Site Acreage:	0.94 acre
Lots/Units:	1 lot
Non-Res. Square Footage:	Approximately 3,669 square feet (existing building)
Proposed Land Use:	Commercial
New Parking Spaces:	14 spaces total
Municipal Land Use Plan Designation:	Medium Density Residential; Commercial to the east and west.
UPI#:	33-4H-26.1

PROPOSAL:

The applicant proposes various site, parking and vehicle circulation improvements at an existing car wash. The site, which is served by public water and sewer facilities, is located in the Uwchlan Township R-2 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.

Page: 2
 Re: Preliminary/Final Land Development - LUV Car Wash Northeast, LLC
 # Uwchlan Township - LD-03-25-18447



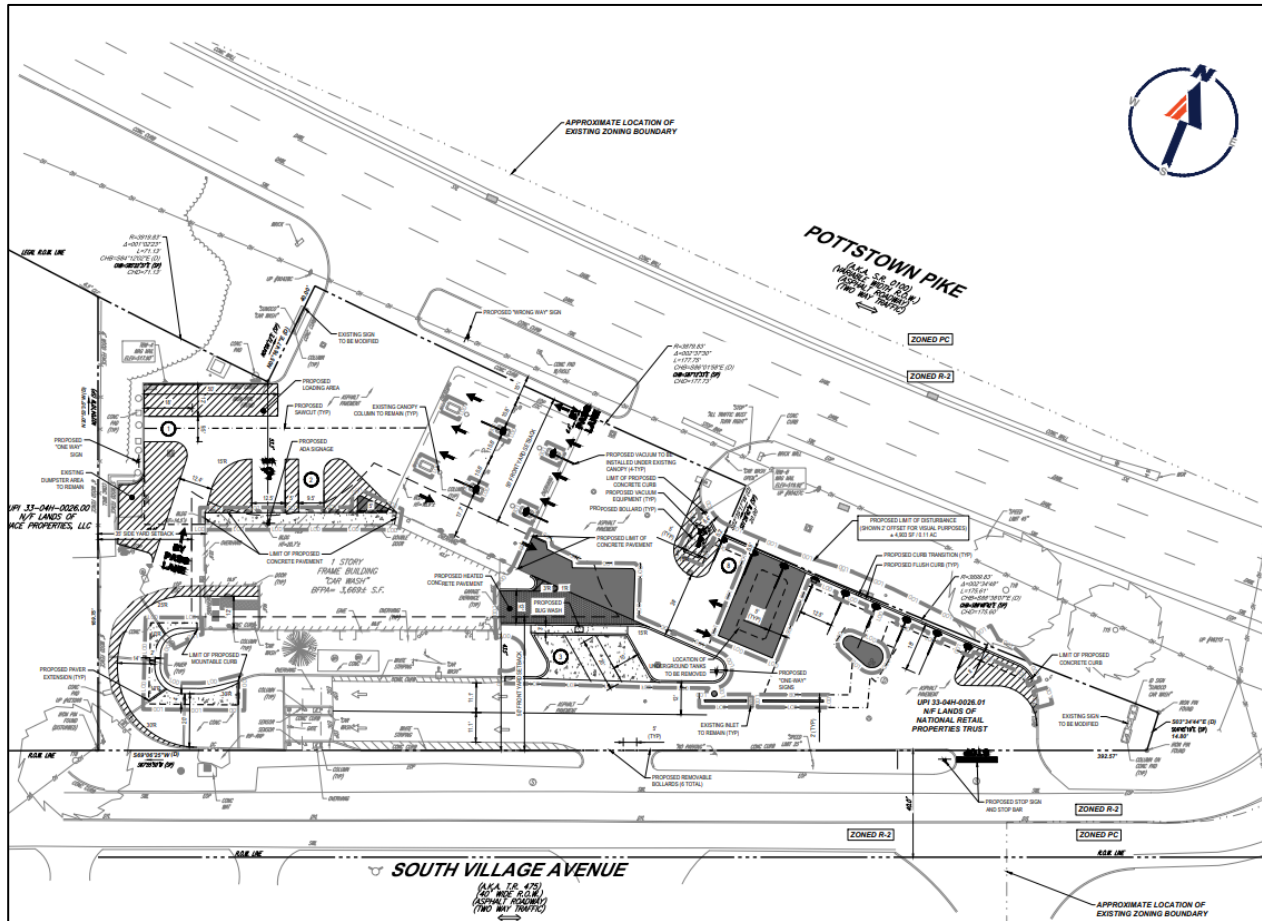
COUNTY POLICY:

LANDSCAPES:

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

Page: 3

Re: Preliminary/Final Land Development - LUV Car Wash Northeast, LLC
 # Uwchlan Township - LD-03-25-18447



*Detail of LUV Car Wash Northeast, LLC
 Preliminary/Final Land Development Plan*

WATERSHEDS 2045:

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

Page: 4
 Re: Preliminary/Final Land Development - LUV Car Wash Northeast, LLC
 #: Uwchlan Township - LD-03-25-18447

The *Watersheds 2045* plan's highest priority objectives within the **Upper Brandywine Creek** watershed are:

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

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

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.

PRIMARY ISSUES:

3. If the five parking spaces near the South Village Avenue intersection are to be used as vacuum stations, the Township should ensure that there is adequate area for vehicles to reverse out from the easternmost spaces.
4. The Township should ensure that safe vehicle circulation can be maintained while fuel is being delivered to the site from large tanker trucks. The Township's first responders should also review the circulation pattern to ensure that they can efficiently access the site.
5. *Landscapes3* recommends that developments in the **Suburban Center Landscape** include extensive landscaping in parking areas (page 37). We recommend that additional landscaping be provided along North Pottstown Pike and South Village Avenue (which does not limit sight distances at this intersection). The applicant should use native tree, shrub, and herbaceous species in the planting areas.
6. The Township Engineer should consider whether curbing should be placed along South Village Avenue, because curbing can help better define the landscaped areas and direct stormwater flow.
7. The applicant and the Township Engineer should discuss the functions of the proposed six removable bollards at the western entrance/exit to the site at South Village Avenue. Alternatively, the Township and the applicant should determine whether this entry/exit should remain or be removed.

ADMINISTRATIVE ISSUES:

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>.

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Re: Preliminary/Final Land Development - LUV Car Wash Northeast, LLC
Uwchlan Township - LD-03-25-18447

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

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

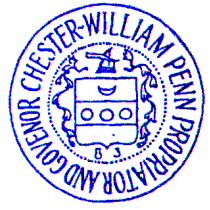
A handwritten signature in black ink that reads "Wes Bruckno". The signature is written in a cursive, flowing style.

Wes Bruckno
Senior Review Planner

cc: Bohler Engineering
LUV Car Wash - Exton
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
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 Marian D. Moskowitz
 Eric M. Roe

Matthew J. Edmond, AICP
 Executive Director

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

April 11, 2025

Colleen Patton, Township Administrator
 Warwick Township
 2500 Ridge Road
 Elverson, PA 19520

Re: Preliminary Land Development - 2649 Ridge Road
 # Warwick Township - LD-03-25-18446

Dear Ms. Patton:

A preliminary land development plan entitled "2649 Ridge Road", prepared by Witman Engineers & Consultants and dated February 26, 2025, was received by this office on March 14, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	North side of Ridge Road (State Route 23), east of Bulltown Road
Site Acreage:	2.29 acres
Lots:	1 lot/ 1 additional structure proposed
Non-Res. Square Footage:	7,920 square feet
Proposed Land Use:	Commercial
Parking Spaces:	19 total spaces
Municipal Comprehensive Plan:	Regulated Resource
UPI#:	19-4-107.7

PROPOSAL:

The applicant proposes the construction of a 7,920 square foot commercial building. The site contains two structures that will remain, is served by on-lot water and sewer facilities, and is located in the Warwick Township B-1 Neighborhood Business zoning district.

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

Page: 2
 Re: Preliminary Land Development - 2649 Ridge Road
 # Warwick Township - LD-03-25-18446

COUNTY POLICY:

LANDSCAPES:

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



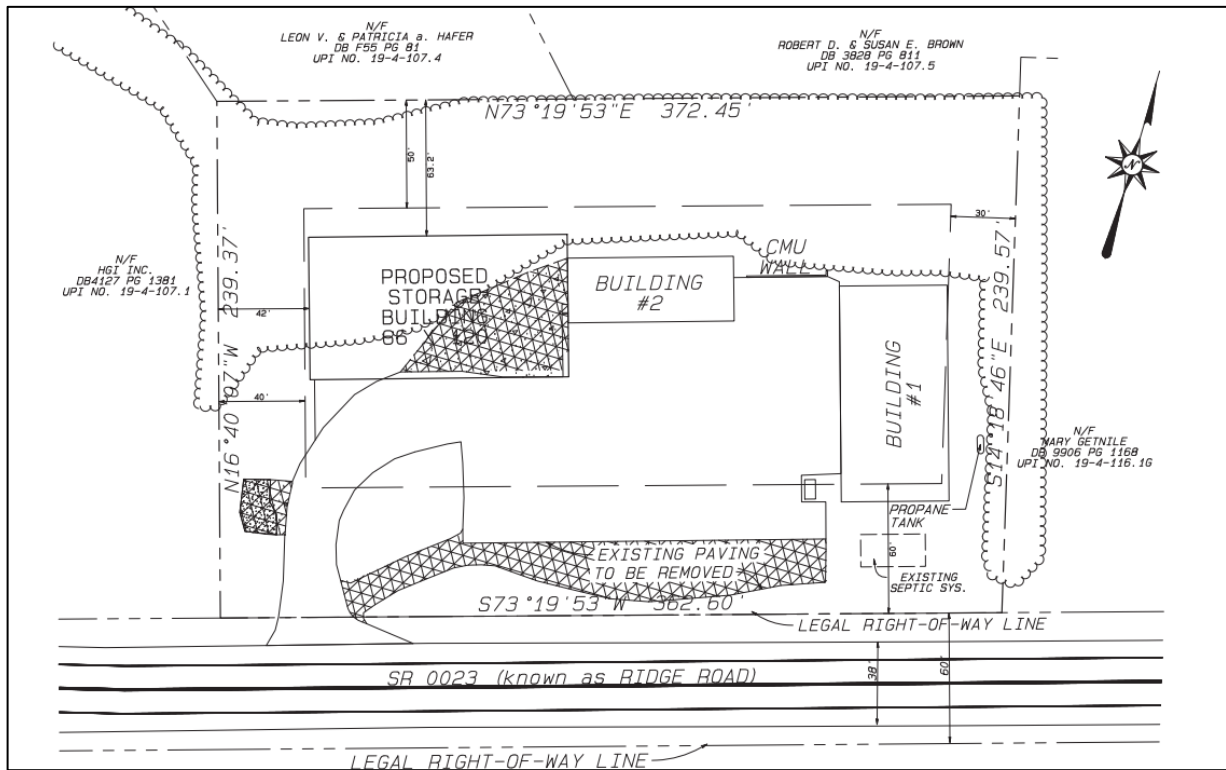
WATERSHEDS 2045:

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.

Page: 3
 Re: Preliminary Land Development - 2649 Ridge Road
 # Warwick Township - LD-03-25-18446

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 2649 Ridge Road
Preliminary Land Development Plan

PRIMARY ISSUES:

- The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at <https://chescoplanning.org/Guides/Multimodal/Introduction.cfm>, classifies Ridge Road (State Route 23) as a minor collector. The Handbook (page 183) recommends an 80 foot-wide right-of-way for minor collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Ridge Road and it be offered for dedication to PennDOT.
- The site is within the **Hopewell Big Woods**, which represents the last large, unbroken forest in southeastern Pennsylvania. This is an exceptional forest with hundreds of plant and bird species, unique wetlands, and clean streams, and provides open space, drinking water, and unique scenic, cultural, and natural resources. Elverson Borough, East Nantmeal, East Vincent, North Coventry, South Coventry, Warwick, West Nantmeal, and West Vincent Townships have recognized the value of this area by joining the Hopewell Big Woods Partnership, which seeks to conserve the Woods. **Landscapes3** recognizes the **Hopewell Big Woods** as a natural resource priority protection area. Protecting natural areas helps ensure that the critical functions these areas provide will not diminish due to development.

Page: 4
 Re: Preliminary Land Development - 2649 Ridge Road
 # Warwick Township - LD-03-25-18446

The site also contains a “Regulated Resource” as designated in Appendix B8 “Protection Status of Forest” in the Warwick Township *Comprehensive Plan Supplement: Protection Strategies for the Hopewell Big Woods*. The applicant and the Township should work to preserve as much of the wooded areas on the site as possible. The limits of tree removal should be clearly shown, and “limits of disturbance” and orange construction fencing should be used to prevent any unintended intrusions into woodland areas 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 plan to replace and mitigate the loss of removed trees. The Township should also verify that the proposed landscaping plan conforms to the Township’s landscape and screening requirements.

5. The applicant should show the location of the site’s water well.
6. The applicant should elaborate on the design of the rear portion of the proposed storage building, which appears to require extensive grading and removal of material.
7. The Warwick Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.

ADMINISTRATIVE ISSUES:

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 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 Warwick Township.

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

Sincerely,

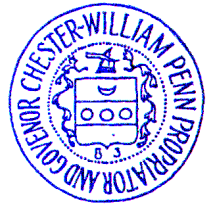


Wes Bruckno
 Senior Review Planner

cc: Witman Engineers & Consultants
 RAMA Properties, LLC
 Chester County Health Department
 Anthony Antonelli, District Permits Manager, PennDOT
 Francis J. Hanney, PennDOT
 Chester County Conservation District
 Chester County Water Resources Authority



THE COUNTY OF CHESTER



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

April 23, 2025

Tracy Stairs, Township Secretary
West Brandywine Township
198 Lafayette Road
West Brandywine, PA 19320

Re: Preliminary Subdivision and Land Development - 1800 & 1804 Horseshoe Pike
West Brandywine Township - SD-03-25-18462, LD-03-25-18463

Dear Ms. Stairs:

A preliminary subdivision and land development plan entitled "1800 & 1804 Horseshoe Pike", prepared by Schock Group LLC and dated January 20, 2025, was received by this office on March 25, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

PROJECT SUMMARY:

Location:	Southwest side of Horseshoe Pike (State Route 322), west of Manor Road
Site Acreage:	26.91 acres
Lots/Units:	2 lots to be merged; 12 structures proposed
Non-Res. Square Footage:	97,000 square feet
Proposed Land Use:	Lot line revision and commercial development
New Parking Spaces:	154 spaces
Municipal Land Use Plan Designation:	Suburban Site-Responsive (west), Agricultural Preservation (east), Open Space/Resource Protection Focus (south)
UPI#:	29-4-27.4, 29-4-27.3

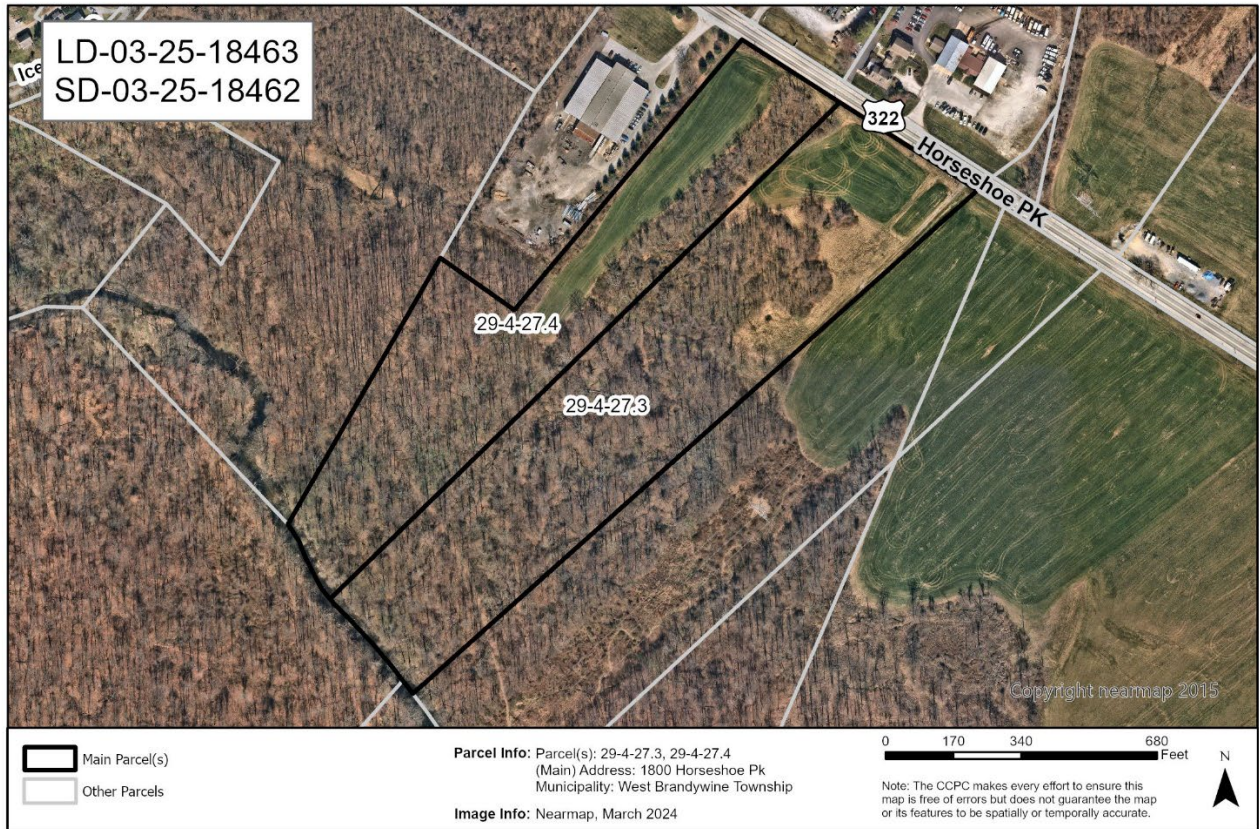
PROPOSAL:

The applicant proposes the construction of 97,000 square feet of retail storage facilities in 12 buildings, 154 parking spaces, and the merger of two lots into one lot. The site, which will be served by public water and on-site sewer facilities, is located in the West Brandywine Township - LI Limited Industrial zoning district. A special exception approval to operate a retail storage facility was issued by the West Brandywine Township Zoning Hearing Board pursuant to a hearing on October 9, 2024, and the conditions of the approval are shown on the plan.

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

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Re: Preliminary Subdivision and Land Development - 1800 & 1804 Horseshoe Pike
 # West Brandywine Township - SD-03-25-18462, LD-03-25-18463



COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS 2045:

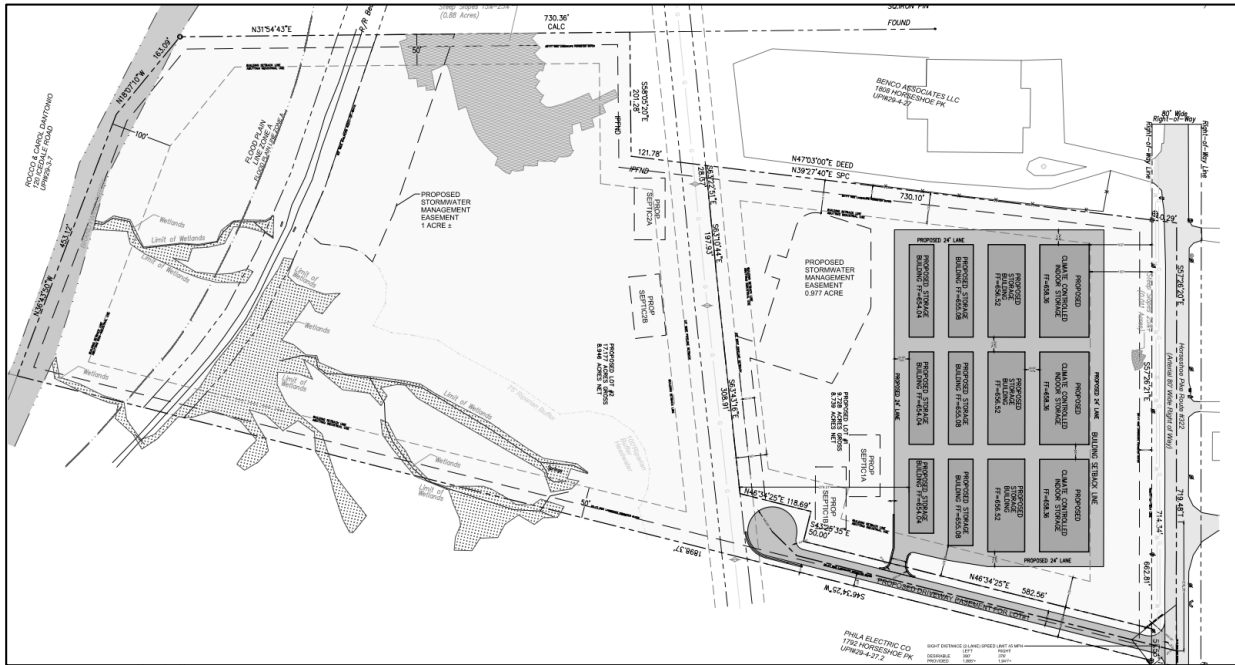
2. **Watersheds 2045**, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Upper Brandywine Creek watershed. The **Watersheds 2045** plan's highest priority objectives within this watershed are:
 - protecting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

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Re: Preliminary Subdivision and Land Development - 1800 & 1804 Horseshoe Pike
 # West Brandywine Township - SD-03-25-18462, LD-03-25-18463

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



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

PRIMARY ISSUES:

3. The 2014 Brandywine Creek Gateway Strategic Action Plan, at: <https://www.brandywine.org/sites/default/files/media/Strategic%20Action%20Plan%20Part%201.pdf> shows a “conceptual land link” along the Brandywine Creek in this area and identifies a “Creek Access” and a “Gateway” in nearby areas. The Township and the applicant should discuss how the plan for this site can help implement the plans and policies in the Brandywine Creek Gateway Strategic Action Plan.
4. The plan indicates that 154 parking spaces are proposed, while 104 spaces are required by the Township Zoning Ordinance. However, the plan does not show any areas that are specifically designated for parking. We suggest that the applicant and West Brandywine Township evaluate the anticipated parking demand for this facility and determine whether all 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 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. The applicant should specify the location of any on-site office facilities, and associated parking spaces.
5. The County Planning Commission’s Multimodal Circulation Handbook (2016 Update), which is available online at <https://chescoplanning.org/Guides/Multimodal/>, classifies Horseshoe Pike (State Route 322) as a major arterial. The Handbook (page 183) recommends a 150-foot-wide right-of-way for major arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the West Brandywine Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Horseshoe Pike that it be offered for dedication to PennDOT.

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Re: Preliminary Subdivision and Land Development - 1800 & 1804 Horseshoe Pike
 # West Brandywine Township - SD-03-25-18462, LD-03-25-18463

6. We suggest that West Brandywine Township's review of this plan submission would benefit from the preparation of a traffic impact study and a review of the potential traffic impacts posed by this project. The Township Engineer should also consider whether the proposed driveway should be directly offset from the existing driveway on the opposite side of Horseshoe Pike. The proposed driveway also is shown as partially within an easement over lands of the Philadelphia Electric Company, and the applicant should provide documentation that the owner of the easement area is aware that a plan is proposed for the site and approves of its design as it relates to the easement.
7. Sheet 1 of the plan indicates that "supplemental" landscaping and lighting plans are "reserved". We recommend that the Township require that those plans be submitted and reviewed as part of the land development submission and the Township should verify that the proposed landscaping, screening and lighting plans conform to the Township's requirements. The applicant should use extensive native tree, shrub, and herbaceous species in the planting areas and especially along Horseshoe Pike.

To mitigate the potential uniform appearance of the building's facades facing Horseshoe Pike, the applicant should use neutral colors and perhaps roofing designs that mitigate the appearance of flat roofs, such as the use of mansard-type roofs along the Horseshoe Pike elevation.

Additional recommendations on the design of self-storage facilities is available in the Chester County Planning Commission's eTool at: <https://chescoplanning.org/MuniCorner/eTools/70-SelfStorage.cfm>. The eTool also contains examples and recommendations regarding aesthetic considerations relating to storage facilities.

8. The applicant should describe whether a fence will be used and should provide fence details. We suggest that a decorative fence design be used, and chain link, barbed wire, razor ribbon, or similar materials should be avoided. The applicant should also indicate if a gate will control access to the site and how emergency service providers would gain access.
9. The applicant should demonstrate that the proposed building separations and driveway widths are adequate to accommodate the various types of vehicles (trucks, moving vans, fire trucks, etc.) that will utilize the site. The West Brandywine Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
10. The proposed buildings include 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/>.
11. To ensure that the stormwater management controls continue to function as designed, the applicant should include information on the frequency and proper inspection, operation, and maintenance of these systems an inspection, operation and maintenance plan. Additionally, because the applicant will be responsible for operation, maintenance, and inspection of these facilities, the applicant should ensure a designated operator/inspector is properly trained to inspect these facilities to reduce the potential for failure, and to address any issues with these facilities.

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Re: Preliminary Subdivision and Land Development - 1800 & 1804 Horseshoe Pike

West Brandywine Township - SD-03-25-18462, LD-03-25-18463

12. The proposed subdivision and land development is in proximity to a 40-foot wide gas transmission pipeline (Sunoco Pipeline - Energy Transfer). Applicants should be aware that the actual location of the pipeline may not always be within the center of the easement or right-of-way. To minimize risks before and during construction, the project designer should contact the Pennsylvania One Call Center at 811 or <https://www.pa1call.org/>, consistent with the provisions of Section 4(2) of Act 287 (Underground Utility Protection Act), prior to finalizing the design. The PA One Call Center should also be contacted at least three business days, but not more than ten days, prior to any excavation. More information about pipeline safety can be found at the Chester County Pipeline Information Center at: <http://www.chescoplanning.org/pic/introduction.cfm>.

Two proposed on-lot septic disposal areas are located on the opposite side of the pipeline right-of-way ("PROP SEPTIC2A") and ("PROP SEPTIC2A") and will require crossing the pipeline right-of-way to connect with the proposed buildings. The Chester County Planning Commission does not endorse the use of on-site sewer facilities for commercial uses, due to the potential for high wastewater flows and the contamination of groundwater resources. We recommend that the applicant connect to public systems in consideration of potable water safety and water supply dependability.

13. The site contains wetlands. Placement of fill in wetlands is regulated by the U.S. Army Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977). The Pennsylvania Department of Environmental Protection regulates all activities that affect bodies of water, including wetlands, under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management. The applicant should contact both of these agencies to determine if future development activity will require a permit. The Township should request documentation of these contacts or permits before approving the plan.
14. The plan and aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The removal of trees should be limited to the minimum area needed for the buildings and support facilities. The "limits of disturbance" should be delineated to protect all trees that are intended to remain, and orange construction fencing should be placed at the "limit of disturbance" to prevent unintended intrusion into these areas by construction equipment. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.
15. The site contains land within the 100-year flood plain. Although it does not appear that any development activity will encroach into the floodplain, we note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems.

ADMINISTRATIVE ISSUES:

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>.

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Re: Preliminary Subdivision and Land Development - 1800 & 1804 Horseshoe Pike
West Brandywine Township - SD-03-25-18462, LD-03-25-18463

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

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

Sincerely,

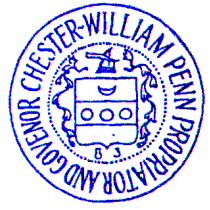


Wes Bruckno
Senior Review Planner

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



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
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Executive Director

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April 22, 2025

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

Re: Preliminary/Final Land Development and Subdivision Plan- Additions and Renovations to
Kings Highway Elementary School
West Caln Township - LD-03-25-18470, SD-03-25-18472

Dear Ms. Milane-Sauro:

A preliminary/final land development and subdivision plan entitled "Additions and Renovations to Kings Highway Elementary School", prepared by T&M Associates and dated February 28, 2025, was received by this office on March 25, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development and subdivision for your consideration.

PROJECT SUMMARY:

Location:	North side of West Kings Highway (State Route 340), west of North Bonsall Road
Site Acreage:	23.50 acres
Lots:	1 lot
Non-Res. Square Footage:	11,878 square feet (additions)
Proposed Land Use:	Addition to existing Kings Highway Elementary School
New Parking Spaces:	37 additional spaces
Municipal Land Use Plan Designation:	Agricultural Preservation
UPI#:	28-5-117-E, 28-5-117.1-E

PROPOSAL:

The applicant proposes the construction of additions totaling 11,878 square feet to the Kings Highway Elementary School, demolition of modular classroom areas, restriping of parking areas, new pavement areas, and 37 additional parking spaces. A portion of the tract containing a separate lot will be merged with the remainder of the tract. The site, which will be served by on-site water and sewer facilities, is located in the West Caln Township AP -Agricultural Preservation zoning district. No change to the site's access onto West Kings Highway (State Route 340) is proposed.

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

Page: 2
 Re: Preliminary/Final Land Development and Subdivision Plan- Additions and Renovations to Kings Highway Elementary School
 # West Caln Township - LD-03-25-18470, SD-03-25-18472



COUNTY POLICY:

LANDSCAPES:

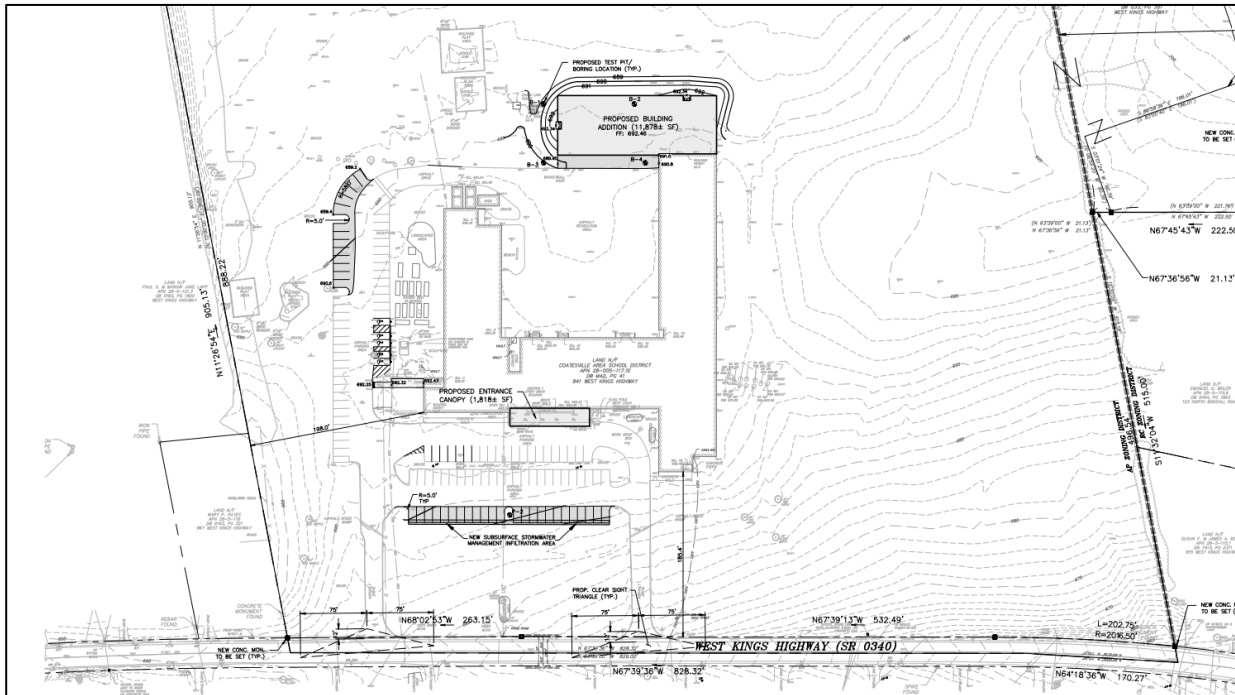
1. The site is located within the **Agricultural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. This landscape consists of large concentrations of active and diverse farm operations along with related support services. The vision for the **Agricultural Landscape** is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

WATERSHEDS 2045:

2. **Watersheds 2045**, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the 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 and Subdivision Plan- Additions and Renovations to
 Kings Highway Elementary School
 # West Caln Township - LD-03-25-18470, SD-03-25-18472



***Detail of Additions and Renovations to Kings Highway Elementary School
 Preliminary/Final Land Development and Subdivision Plan***

PRIMARY ISSUE:

3. The applicant should consider adding trees to the existing play area to provide shade and cool the play area's structures and surfaces.

ADMINISTRATIVE ISSUES:

4. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
5. A copy of the plan should be submitted to the Chester County Health Department for their review and comment on the proposed sewage disposal and/or water supply. West Caln Township should receive confirmation on the availability of sufficient sewer and water capacity from the appropriate authority and/or company prior to final plan approval. Additional information on this topic is provided online at: <https://www.chesco.org/365/Sewage-Water>.
6. A minimum of five copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, the Health Department, and West Caln Township.

Page: 4
Re: Preliminary/Final Land Development and Subdivision Plan- Additions and Renovations to
Kings Highway Elementary School
West Caln Township - LD-03-25-18470, SD-03-25-18472

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

Sincerely,

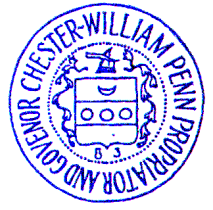
A handwritten signature in black ink that reads "Wes Bruckno". The signature is written in a cursive, flowing style.

Wes Bruckno
Senior Review Planner

cc: T&M Associates
Coatesville Area School District
Chester County Health Department
Chester County Conservation District



THE COUNTY OF CHESTER



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Matthew J. Edmond, AICP
Executive Director

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

April 24, 2025

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

Re: Final Subdivision - Lot Line Change Plan for Stephen S. & Lydia S. Smucker
West Fallowfield Township - SD-03-25-18473

Dear Ms. Wheeler:

A final subdivision plan entitled "Lot Line Change Plan for Stephen S. & Lydia S. Smucker", prepared by Regester Associates, Inc. and dated February 4, 2025, was received by this office on April 23, 2025. The referral for review was submitted by West Fallowfield Township and is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	East side of Gap-Newport Road (State Route 41) and south of Barnard Avenue; the eastern portion of the site is within Highland Township, the site adjoins Londonderry Township to the south.
Site Acreage:	58.16 acres
Lots:	5 lots
Proposed Land Use:	Single Family Residential, Farm/Pasture Land
UPI#:	44-8-22, 44-8-22.3, 44-8-22.2, 44-8-22.1, 45-8-1

PROPOSAL:

The applicant proposes the revision of the lot lines separating five lots to create three lots. The site, which is served by on-lot water and on-lot sewer facilities, is located in the C-Commercial (West Fallowfield Township) and RV-2 Rural Village-2 (Highland Township) zoning districts. The site contains several structures that will remain, and no additional development is proposed by this subdivision. No changes to the site's access onto Gap-Newport Road (State Route 41) are proposed.

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

Page: 2

Re: Final Subdivision - Lot Line Change Plan for Stephen S. & Lydia S. Smucker

West Fallowfield Township - SD-03-25-18473



COUNTY POLICY:

LANDSCAPES:

1. The portion of the site within West Fallowfield Township is generally located within the **Rural Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Rural Center Landscape** is as a community focal point for the surrounding rural and agricultural areas that accommodates limited growth. The portion of the site within Highland Township and Londonderry Township is generally within the **Agricultural Landscapes3** designation. The vision for the **Agricultural Landscape** is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. The proposed subdivision is consistent with the objectives of the **Rural Center** and the **Agricultural Landscape**.

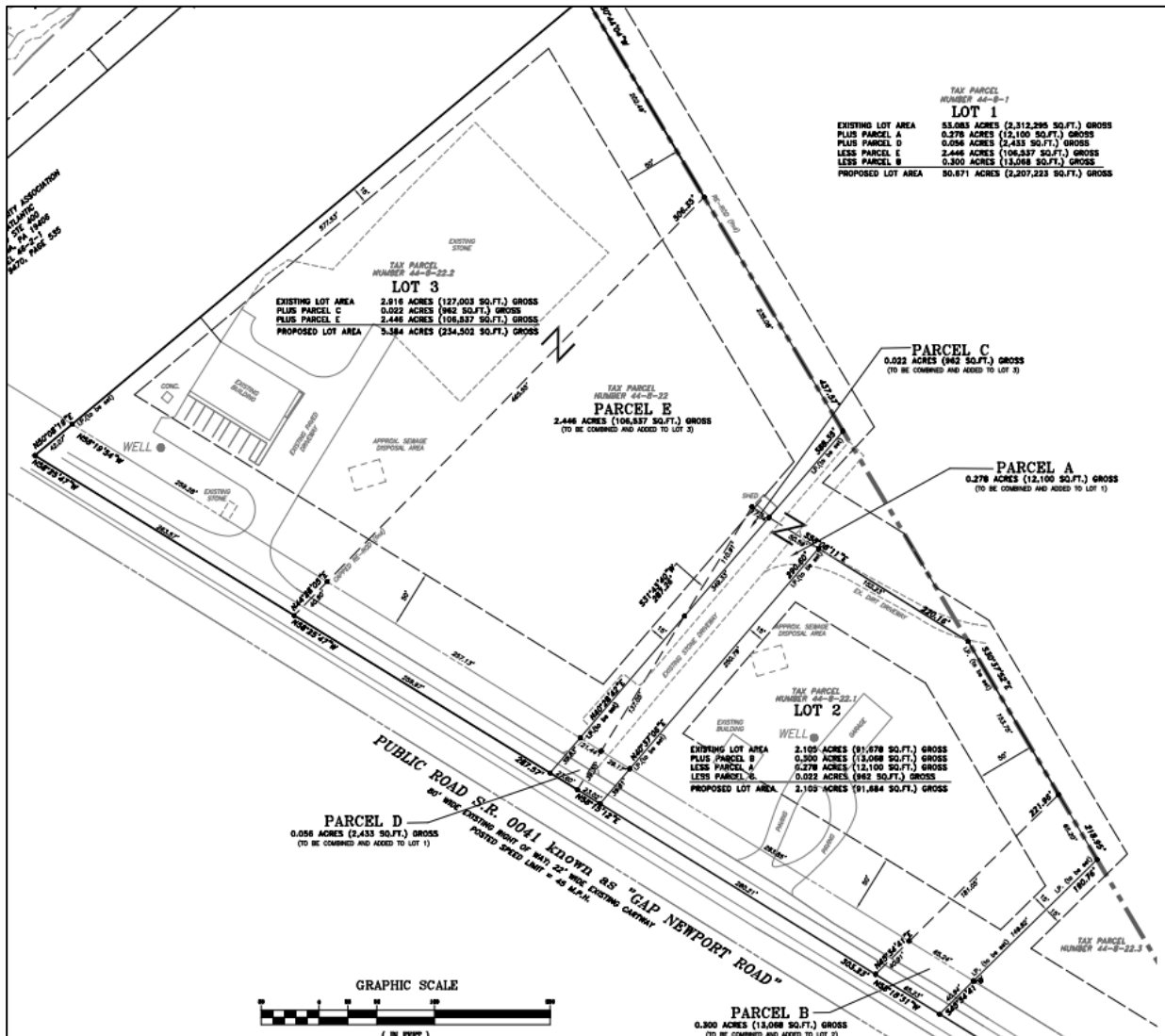
PRIMARY ISSUES:

2. The adjoining parcel to the north (UPI # 44-6-53-ALPB), in Highland Township, is subject to an agricultural conservation easement and is within an agricultural security area. We suggest that the applicant consider placing all or a portion of UPI # 45-8-1 within an agricultural conservation easement. The Township and applicant should contact the Chester County Department of Parks and Preservation (telephone #610-344-5656) for information and clarification on what is permitted and/or restricted under an agricultural conservation easement.
3. The County Planning Commission's [Multimodal Circulation Handbook](#) (2016 Update), which is available online at <https://chescoplanning.org/Guides/Multimodal/Introduction.cfm> classifies Gap-Newport Road (State Route 41) as a major arterial. The Handbook (page 183) recommends a 150-foot-wide right-of-way for major arterial roads to accommodate future road and infrastructure

Page: 3

Re: Final Subdivision - Lot Line Change Plan for Stephen S. & Lydia S. Smucker
West Fallowfield Township - SD-03-25-18473

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 Gap-Newport Road and be offer it for dedication.



*Detail of Lot Line Change Plan for Stephen S. & Lydia S. Smucker
Final Subdivision Plan*

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

ADMINISTRATIVE ISSUE:

- 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 municipalities.

Page: 4
Re: Final Subdivision - Lot Line Change Plan for Stephen S. & Lydia S. Smucker
West Fallowfield Township - SD-03-25-18473

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

Sincerely,

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

Wes Bruckno
Senior Review Planner

cc: Strong Tower Properties, LLC
Regester Associates, Inc.
Barbara Davis, Secretary/Treasurer, Highland Township
Dana P. Simpson, Secretary, Londonderry Township
Chester County Department of Parks and Preservation
Chester County Health Department



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

April 18, 2025

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

Re: Preliminary/Final Land Development - 820 E. Washington St. Automobile Repair Facility
 # West Goshen Township – LD-03-25-18466

Dear Mr. Bashore:

A Preliminary/Final Land Development Plan entitled "820 E. Washington St. Automobile Repair Facility", prepared by T & M Associates, and dated March 4, 2022, and last revised on March 4, 2025, was received by this office on March 26, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

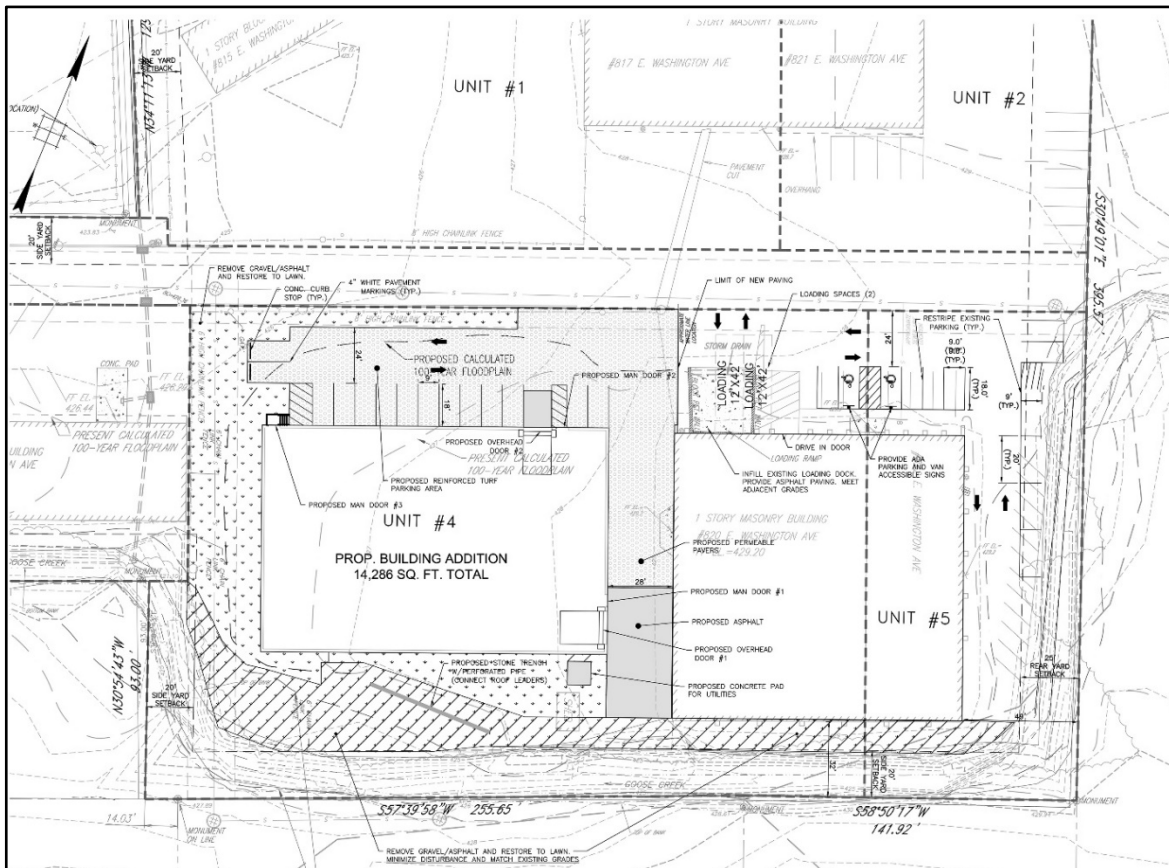
Location:	Southeast corner of Garfield Avenue and East Washington Street
Site Acreage:	1.86
Lots/Units:	1
Non-Res. Square Footage:	14,286
Proposed Land Use:	Automobile body repair and paint shop
New Parking Spaces:	26
Municipal Land Use Plan Designation:	Commercial, Office, Industrial Infill
UPI#:	52-5F-19.7, 52-5F-19.6 (condominium units located within UPI# 52-5F-19)

PROPOSAL:

The applicant proposes the construction of a 14,286 square foot commercial building. The Statement of Intended Use on Sheet 5 indicates that the intended use of project site is for an automobile body repair and paint shop. The project site, which will be served by public water and public sewer, is located in the I-3 General Industrial zoning district.

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

Page: 2
 Re: Preliminary/Final Land Development - 820 E. Washington St. Automobile Repair Facility
 # West Goshen Township – LD-03-25-18466



Site Plan Detail, Sheet 5: Preliminary/Final Land Development - 820 E. Washington St. Automobile Repair Facility

Page: 3
 Re: Preliminary/Final Land Development - 820 E. Washington St. Automobile Repair Facility
 # West Goshen Township – LD-03-25-18466

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a land development proposal for this site. That review, CCPC# LD-08-23-17826, dated September 15, 2023, which addressed the construction of a 17,227 square foot expansion of an existing building, for a new automobile body repair and paint shop, was approved by the Township on September 19, 2023. However, it is our understanding that this previously approved plan was not build; a plan note on Sheet 1 indicates that this plan supersedes the previously approved plan. We also note that the proposed building is situated in the same general location on the project site as the building expansion depicted on the previously approved plan.
2. The Special Exception Order on Sheet 5 indicates that, on January 23, 2023, the Township Zoning Hearing Board granted a special exemption pursuant to Section 84-90.9.F(1) of the Township Zoning Ordinance to permit permeable parking areas in existing and proposed floodplains, along with a special exemption to Section 84-90.9.F(6) to permit grading in existing and proposed floodplains.

COUNTY POLICY:

LANDSCAPES:

3. The project site is located within the **Suburban Center Landscape**, **Urban Center Landscape**, and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. 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. 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 the proposed development activity is appropriately located in the **Suburban Center** and **Urban Center Landscape** designations, careful consideration of the proposed development activity is required due to the 100-year floodplain associated with Goose Creek, which traverses the southern portion of the project site.

WATERSHEDS 2045:

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

PRIMARY ISSUES:

5. The site contains land within the 100 year floodplain, and we note that the site plan depicts the proposed calculated 100-year floodplain boundary. The Township engineer should review the applicant's calculated floodplain boundary findings. 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

Page: 4
 Re: Preliminary/Final Land Development - 820 E. Washington St. Automobile Repair Facility
 # West Goshen Township – LD-03-25-18466

minor floods, and present health and safety problems. The Township should request documentation of any permit(s) required for this project before approving the plan.

6. Land disturbance and land development activities that occur within Chester County must comply with the ***County-wide Act 167 Stormwater Management Plan for Chester County, PA*** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality. We acknowledge that the Post Construction Stormwater Management Plan (Sheet 9) indicates that the proposed best management practices (BMPs) include landscape restoration and riparian buffer restoration areas. We also acknowledge the level of information provided in the Post Construction Stormwater Management Detail Sheet (Sheet 14) pertaining to BMP operations, maintenance, and inspections. This is valuable information for the property owner/land owner to have in order to ensure the BMP's continue to function as designed in perpetuity.
7. Since the site is vulnerable to flooding, we recommend that the applicant assess any equipment and/or materials that are planned to be stored within areas that might be accessible to floodwaters, in order to reduce potential contamination of floodwaters during significant storm events. Consideration should also be provided for developing and maintaining a strategy to move materials ahead of storm events to minimize the potential for property damage and contaminant release.
8. The Township's emergency service providers should be requested to review the plan to ensure that they can safely navigate the proposed development when completed.

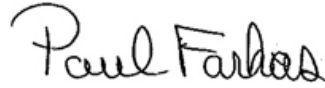
ADMINISTRATIVE ISSUES:

9. A Waivers Granted table on Sheet 1 appears to indicate that the applicant is requesting one waiver from the final plan submission requirements set forth in Section 72-18 of the Township Subdivision and Land Development Ordinance, along with one waiver from Chapter 71 – Stormwater Management of the Township Code (while these waiver requests were not identified in the previous plan submission reviewed by the Commission, our records indicate that these waivers were granted by the Township as part of the previously approved land development plan). Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
10. While the application materials indicate that this proposal is for a standalone building, the site plan itself labels the proposed building as a "building addition" instead. This should be corrected by the applicant.
11. 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 Land Development - 820 E. Washington St. Automobile Repair Facility
West Goshen Township – LD-03-25-18466

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

Sincerely,

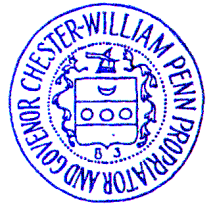
A handwritten signature in black ink that reads "Paul Farkas". The signature is written in a cursive, flowing style.

Paul Farkas
Senior Review Planner

cc: Rockhill Real Estate XII LP
T&M Associates
RDS Enterprises V LP
Chester County Water Resources Authority



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

Matthew J. Edmond, AICP
 Executive Director

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

April 16, 2025

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

Re: Preliminary/Final Land Development - Addition to Exton Elementary School
 # West Whiteland Township – LD-02-25-18441

Dear Mr. Weller:

A Preliminary/Final Land Development Plan entitled "Addition to Exton Elementary School", prepared by T&M Associates, and dated February 20, 2025, was received by this office on March 31, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

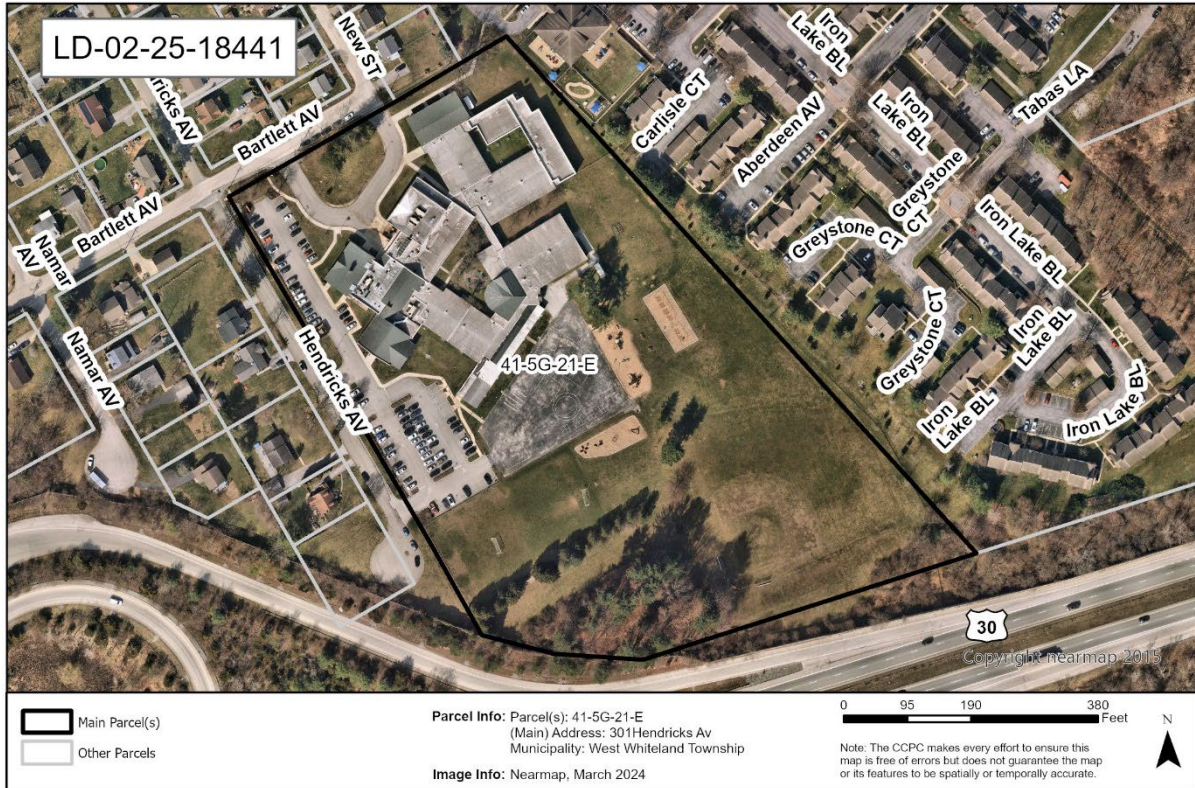
Location:	Southeast corner of Bartlett Avenue and Hendricks Avenue
Site Acreage:	16.30
Lots/Units:	1
Non-Res. Square Footage:	4,380
Proposed Land Use:	Addition to existing elementary school
New Parking Spaces:	0
Municipal Land Use Plan Designation:	INS Institutional
UPI#:	41-5G-21-E

PROPOSAL:

The applicant proposes the construction of a 4,380 square foot building addition. An existing modular addition in the same area on the project site will be removed. The project site, which is served by public water and public sewer, is located in the R-4 Residential zoning district.

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

Page: 2
 Re: Preliminary/Final Land Development - Addition to Exton Elementary School
 # West Whiteland Township – LD-02-25-18441



Site Plan Detail, Sheet 4: Preliminary/Final Land Development - Addition to Exton Elementary School

Page: 3
 Re: Preliminary/Final Land Development - Addition to Exton Elementary School
 # West Whiteland Township – LD-02-25-18441



Site Plan Detail, Sheet 5: Preliminary/Final Land Development - Addition to Exton Elementary School

BACKGROUND:

1. The Chester County Planning Commission previously reviewed a land development proposal for this site, which addressed the construction of a 7,885 square foot building addition (CCPC# LD-08-18-15534, dated August 23, 2018). According to our records, this previous land development plan was approved by the Township on November 7, 2018.

COUNTY POLICY:

LANDSCAPES:

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

Page: 4
 Re: Preliminary/Final Land Development - Addition to Exton Elementary School
 #: West Whiteland Township – LD-02-25-18441

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:

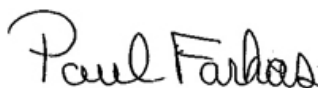
4. A plan note on Sheets 4 and 5 indicates that an existing asphalt hard surface play area, to the immediate south of the proposed addition, is to be milled and overlaid. We suggest that the applicant and Township consider alternative materials for the outdoor play area surface, along with incorporating additional shade trees into the design of the Landscaping Plan (Sheet 7).
5. The site is underlain by carbonate geology in which the presence or potential may exist for formation and/or expansion of solution channels, sinkholes, and other karst features. These features can present risk of collapse and groundwater contamination that often can be overcome and avoided with careful stormwater management design. The location, type, and design of stormwater facilities and best management practices (BMPs) should be based on a site evaluation conducted by a qualified licensed professional that ascertains the conditions relevant to formation of karst features, and the PA BMP Manual or other design guidance acceptable to the Municipal Engineer.

ADMINISTRATIVE ISSUES:

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

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

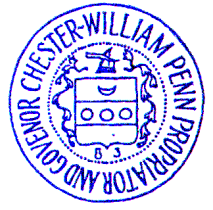


Paul Farkas
 Senior Review Planner

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



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

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

April 10, 2025

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

Re: Final Land Development - Exton Park - Phase II
West Whiteland Township – LD-03-25-18451

Dear Mr. Weller:

A Final Land Development Plan entitled "Exton Park - Phase II", prepared by YSM Landscape Architects, and dated February 18, 2025, was received by this office on March 11, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

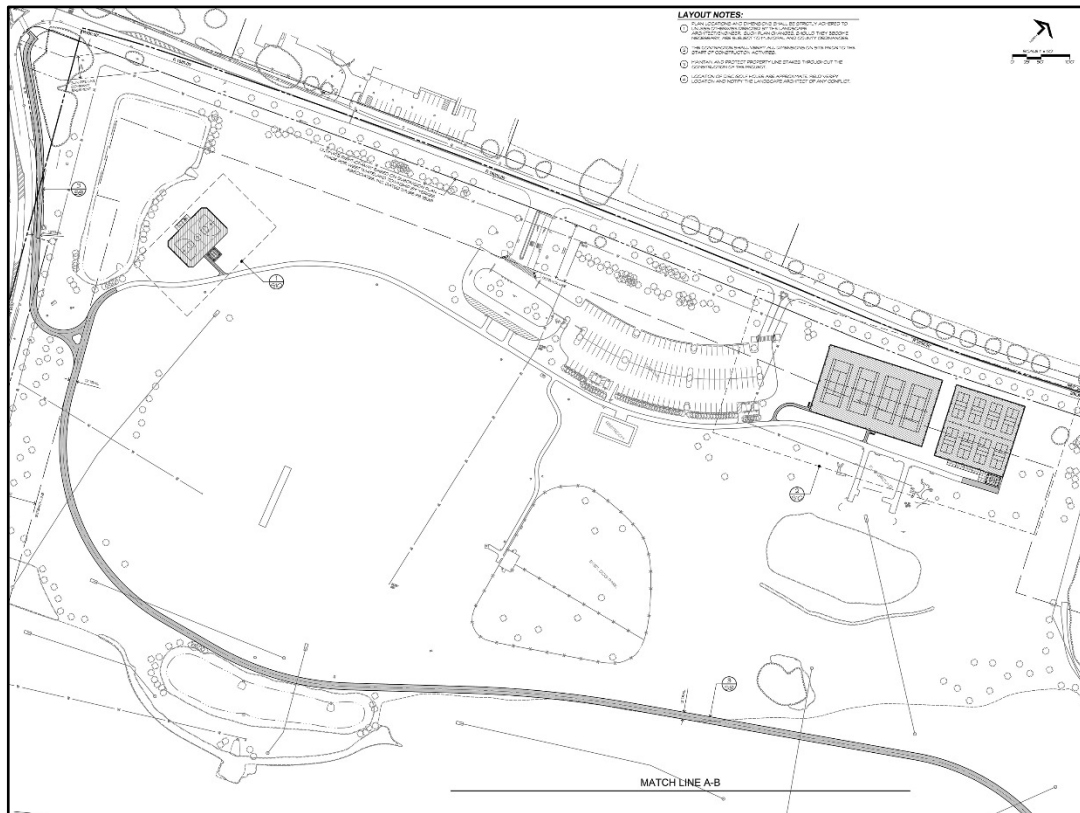
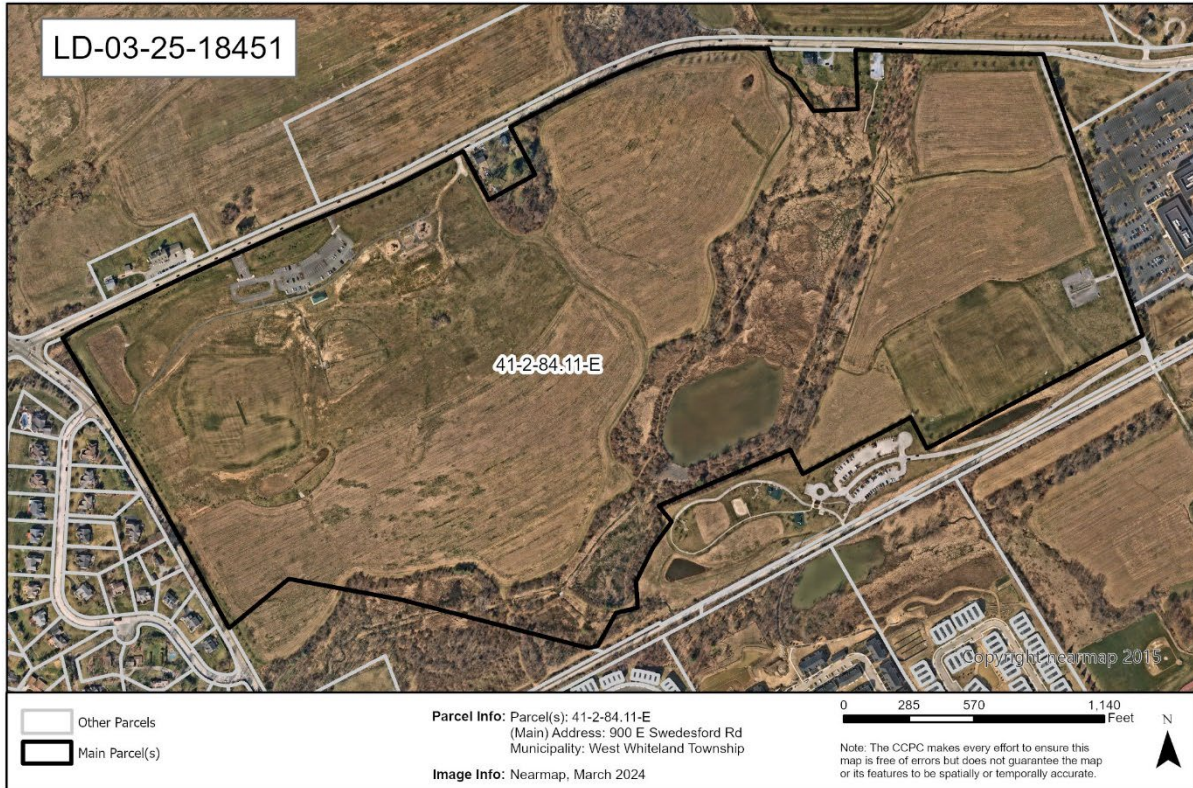
Location:	Southeast corner of East Swedesford Road and North Ship Road
Site Acreage:	173.45
Lots/Units:	1
Non-Res. Square Footage:	0
Proposed Land Use:	Institutional (Township Park)
New Parking Spaces:	101
Municipal Land Use Plan Designation:	Open Space & Recreation; and Naturally Constrained Land
UPI#:	41-2-84.11-E

PROPOSAL:

The proposed improvements to the Exton Park site include the construction of new basketball, tennis and pickleball courts, a playground, restroom facilities, and various sidewalk, off-street parking, landscaping and lighting improvements, along with the completion of a trail that was previously approved and permitted. The project site, which is served by public water and public sewer, is located in the R-1 Residential zoning district.

RECOMMENDATION: The County Planning Commission endorses the Township's ongoing efforts in the development of Exton Park. The County Planning Commission recommends that the issues raised in this letter should be addressed, particularly the transmission pipeline issues discussed in comment #4, and all Township issues should be resolved before action is taken on this land development plan.

Page: 2
 Re: Final Land Development - Exton Park - Phase II
 # West Whiteland Township – LD-03-25-18451

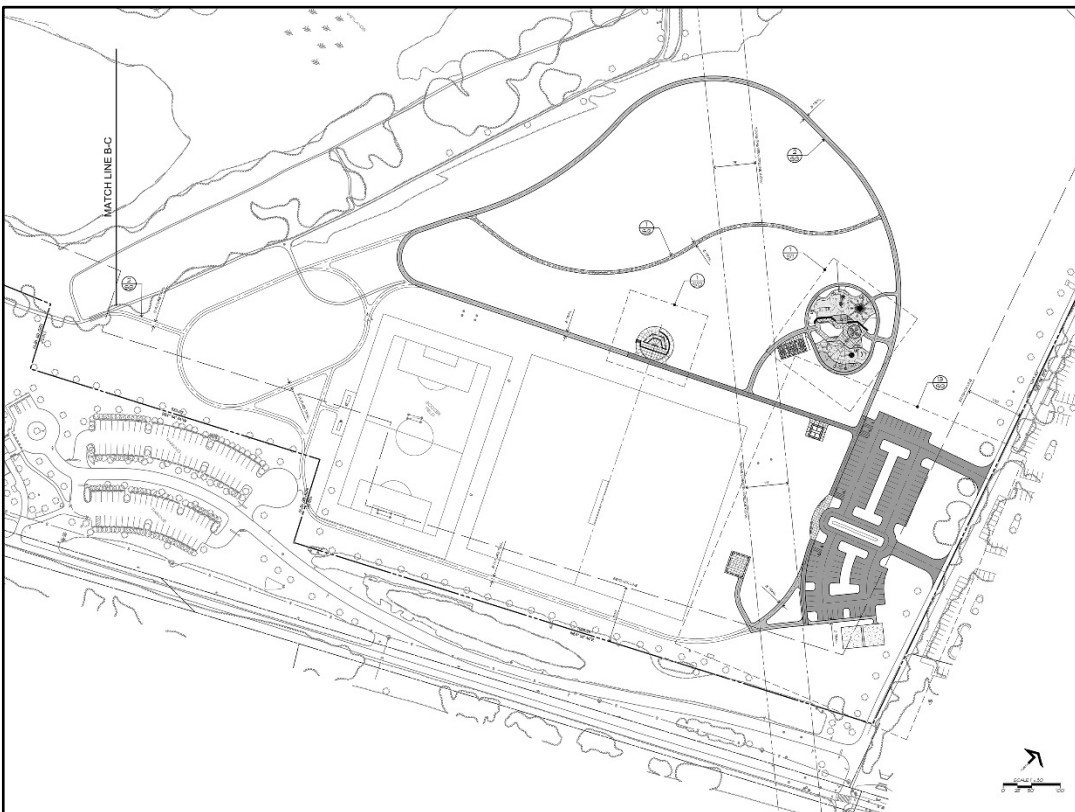


Site Plan Detail, Sheet 3 (northwestern portion of project site): Exton Park - Phase II

Page: 3
 Re: Final Land Development - Exton Park - Phase II
 # West Whiteland Township – LD-03-25-18451



Site Plan Detail, Sheet 4 (southwestern portion of project site): Exton Park - Phase II



Site Plan Detail, Sheet 5 (southeastern portion of project site): Exton Park - Phase II

Page: 4
 Re: Final Land Development - Exton Park - Phase II
 #: West Whiteland Township – LD-03-25-18451

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a land development proposal for this site. That review, CCPC# LD-03-25-18451, “Exton Park - Swedesford Road Recreation Area,” dated July 11, 2019, addressed the construction of a dog park, playground, pavilion, and walking trails. It is our understanding that this plan was approved by the Township on August 28, 2019.

COUNTY POLICY:

LANDSCAPES:

2. The project site is located within the **Suburban Landscape** and **Natural Landscape** designations of [*Landscapes3*](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. 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 proposed land development is consistent with the objectives of the **Suburban Landscape**. The County Planning Commission endorses the Township’s efforts in the development of these facilities. “Preserve” Recommendation 4 of *Landscapes3* is to create additional recreational properties such as parks, playgrounds, sports fields, and trails.

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:

4. A 75 foot wide Texas Eastern Pipeline easement traverses the eastern portion of the site. The site plan indicates that a parking area will be constructed along the eastern boundary of this pipeline easement, and that pedestrian trails will traverse the easement. Additionally, the Mapping Application available on the County Planning Commission’s Pipeline Information Center website (<https://chescoplanning.org/pic/mapping.cfm>) indicates there is a Sunoco Pipeline hazardous liquid transmission pipeline along the Swedesford Road corridor.

The Township should be aware that the actual location of the pipelines may not always be within the center of the easement or right-of-way. To minimize risks before and during construction, the project designer should contact the Pennsylvania One Call Center at 811 or <https://www.pa1call.org/>, consistent with the provisions of Section 4(2) of Act 287 (Underground Utility Protection Act), prior to finalizing the design. The PA One Call Center should also be

Page: 5
 Re: Final Land Development - Exton Park - Phase II
 #: West Whiteland Township – LD-03-25-18451

contacted at least 3 business days, but not more than 10 days, prior to any excavation. More information about pipeline safety can be found at the Chester County Pipeline Information Center at: <http://www.chescoplanning.org/pic/introduction.cfm>.

5. The Township's 2022 Historic Resources Map indicates that a parcel on the north side of Swedesford Road (UPI# 41-2-84.5) directly across the street from the proposed facilities contains a designated historic resource listed on the National Register. Additionally, the Historic Resources map indicates that two adjoining parcels along the south side of Swedesford Road contain two designated resources and a designated resource listed on the National Register (UPI# 41-2-87, and 41-3-6-E, respectively). The Township should reserve granting final plan approval until the proposal has been reviewed by the Township's Historical Commission. "Appreciate" Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at: www.chescoplanning.org/Landscapes3/1c-Appreciate.cfm.
6. The project site adjoins a Chester Valley Trail parking lot to the south (UPI# 41-2-84.9-E). We also note that the plan depicts the location of a connection to the Chester Valley Trail on an adjoining parcel (UPI# 41-5-341) that appears to be part of the trail proposed to be constructed as part of the current plan submission. Any development activity in proximity to the Chester Valley Trail corridor should be reviewed by the Chester County Department of Parks and Preservation (telephone # 610-344-5656, <https://www.chesco.org/4498/Parks-Preservation>) prior to the Township taking official action on the land development plan submission.
7. The Township should ensure that adequate landscaping/vegetative screening is provided in the immediate vicinity of the proposed pickleball courts.
8. The site is underlain by carbonate geology in which the presence or potential may exist for formation and/or expansion of solution channels, sinkholes, and other karst features. These features can present risk of collapse and groundwater contamination that often can be overcome and avoided with careful stormwater management design. The location, type, and design of stormwater facilities and best management practices (BMPs) should be based on a site evaluation conducted by a qualified licensed professional that ascertains the conditions relevant to formation of karst features, and the PA BMP Manual or other design guidance acceptable to the Municipal Engineer.
9. The site contains land within the 100 year flood plain. We note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems. The details of any permit(s) required for this project should be identified on the final plan.
10. The site contains delineated wetlands. Although it does not appear that any development activity will encroach into the delineated wetland areas, the applicant should be aware that placement of fill in wetlands is regulated by the Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977) and the Department of Environmental Protection under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management.

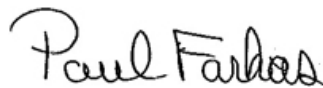
Page: 6
Re: Final Land Development - Exton Park - Phase II
West Whiteland Township – LD-03-25-18451

ADMINISTRATIVE ISSUES:

11. 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.
12. The Waiver Requests table on Sheet LD1 indicates that the applicant is requesting twelve waivers from the provisions of the Township Subdivision and Land Development Ordinance; we note that this table indicates that ten of these requested waivers were also approved as part of Phase 1 of the project. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
13. 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>.
14. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

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

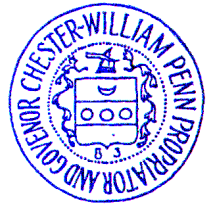


Paul Farkas
Senior Review Planner

cc: YSM Landscape Architects
Chester County Conservation District
Chester County Parks and Preservation Department
Erik T. Walschburger, Chief Operating Officer, County of Chester



THE COUNTY OF CHESTER



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

April 18, 2025

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

Re: Preliminary/Final Subdivision - 1375 Kirkland Avenue
West Whiteland Township – SD-03-25-18475

Dear Mr. Weller:

A Preliminary/Final Subdivision Plan entitled "1375 Kirkland Avenue", prepared by Yohn Engineering, LLC, and dated March 4, 2025, was received by this office on March 31, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	East side of Kirkland Avenue, north of Boot Road
Site Acreage:	4.50
Lots/Units:	1 existing lot; 3 proposed lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	LDR Low Density Residential
UPI#:	41-6N-162

PROPOSAL:

The applicant proposes the creation of 3 single family residential lots. The existing residence and accessory buildings will remain on Lot 1 (this issue is further discussed in comment #3). 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 Township issues should be resolved before action is taken on this subdivision plan.

Page: 2
 Re: Preliminary/Final Subdivision - 1375 Kirkland Avenue
 # West Whiteland Township – SD-03-25-18475



COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. 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 Chester Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: improving stormwater management to increase infiltration and protect baseflow; restoring stream channels and vegetated riparian corridors; addressing legacy and emerging contaminants; reducing nutrient pollution; and promoting source water protection methods. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

Page: 3
 Re: Preliminary/Final Subdivision - 1375 Kirkland Avenue
 # West Whiteland Township – SD-03-25-18475



Site Plan Detail, Sheet 1: Preliminary/Final Subdivision - 1375 Kirkland Avenue

PRIMARY ISSUES:

- The Township's 2022 Historic Resources Map indicates that the project site contains three designated historic resources, one of which, the former "Anne Cresson's Boarding School for Girls," was built in 1814. We acknowledge, and endorse, that the dwelling and accessory buildings will remain on Lot 1.

The Township should reserve granting final plan approval until the proposal has been reviewed by the Township's Historical Commission. "Appreciate" Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at:

www.chescoplanning.org/Landscapes3/lc-Appreciate.cfm.

- The site plan indicates that the existing driveway for Lot 1 extends into the side yard setback with Lot 3. We suggest that the applicant and Township consider providing additional landscaping, along a deed restriction prohibiting fencing on Lots 2 and 3, in order to preserve the historic context of the existing buildings on Lot 1.

Page: 4
 Re: Preliminary/Final Subdivision - 1375 Kirkland Avenue
 # West Whiteland Township – SD-03-25-18475

5. The plan and 2024 photography indicate that a portion of the site contains mature trees. 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 dwellings and support facilities. The “limits of disturbance” should be delineated to protect all trees that are intended to remain, and orange construction fencing should be placed at the “limit of disturbance” to prevent unintended intrusion into these areas by construction equipment. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.

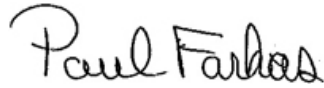
ADMINISTRATIVE ISSUES:

6. Land disturbance and land development activities that occur within Chester County must comply with the ***County-wide Act 167 Stormwater Management Plan for Chester County, PA*** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
7. According to the Waivers Requested table on Sheet 2, the applicant is requesting a waiver from the provision of the Township Subdivision and Land Development Ordinance which requires that the landscaping plan be prepared by a registered landscape architect. 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.
8. The site plan appears to depict that a portion of a boulder wall on Lot 1 extends onto the adjoining parcel to the east (UPI# 41-6N-164.2). We note that County mapping records indicate that the current owner of the project site also owns this adjoining parcel. If the encroachment issue is valid, the applicant and Township should use this opportunity to resolve this issue (for example, creating an easement area to permit the boulder wall to remain at its current location), if it hasn’t already been done.
9. The Township should verify that Lot 1 has legitimate access on Kirkland Avenue. The site plan appears to indicate that the existing driveway entrance for Lot 1 crosses two adjoining parcels (UPI# 41-6N-164.2 and 41-6N-163). Any required easements for this access arrangement should be incorporated into the deeds of the affected lots.
10. Stormwater Management Operation and Maintenance Procedures Note B on Sheet 5 states that the responsibility for the continued maintenance and operation of the stormwater management system and other associated facilities shall be the obligation of the property owner. 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.
11. 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 - 1375 Kirkland Avenue
West Whiteland Township – SD-03-25-18475

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,

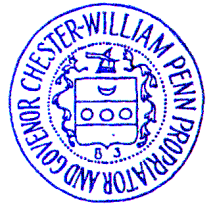
A handwritten signature in black ink that reads "Paul Farkas". The signature is written in a cursive, flowing style.

Paul Farkas
Senior Review Planner

cc: Kirkland Avenue Management, LLC
Polaris Construction Management, LLC
Yohn Engineering, LLC
William and Talia Corbett



THE COUNTY OF CHESTER



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

April 16, 2025

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

Re: Preliminary/Final Subdivision and Land Development - Mainline Views Senior Apartments
Willistown Township – SD-03-25-18450 and LD-03-25-18452

Dear Ms. Lodge:

A Preliminary/Final Subdivision and Land Development Plan entitled "Mainline Views Senior Apartments", prepared by Howell Engineering, and dated February 28, 2025, was received by this office on March 17, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development plan for your consideration.

PROJECT SUMMARY:

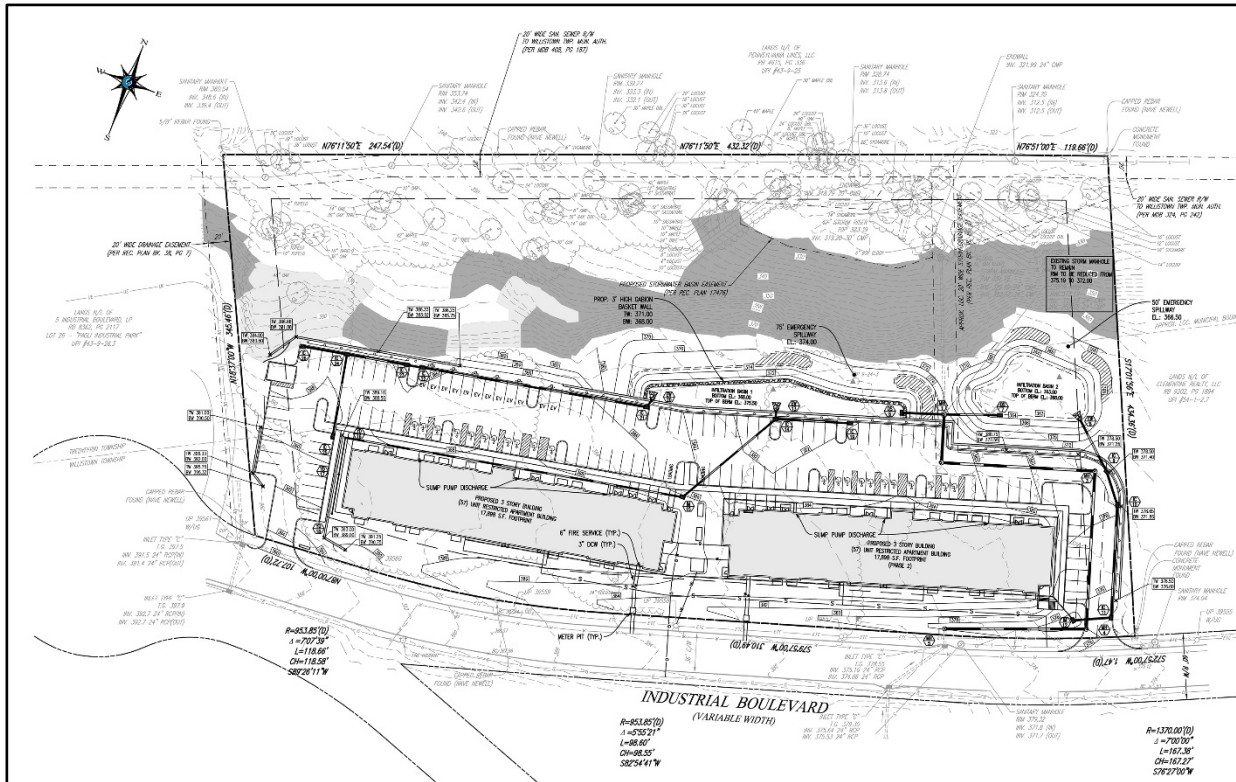
Location:	North side of Industrial Boulevard, west of North Cedar Hollow Road
Site Acreage:	7.50
Lots/Units:	2 existing lots; 1 proposed lot
Non-Res. Square Footage:	0
Proposed Land Use:	114 apartment units
New Parking Spaces:	134
Municipal Land Use Plan Designation:	Industrial
UPI#:	54-1-2.12, 54-1-2.13

PROPOSAL:

The applicant proposes the consolidation of two existing lots into one lot, along with the construction of two three-story buildings containing 114 age-restricted residential units, and 134 parking spaces. The site plan indicates that the proposed development will be constructed in two phases. The project site, which will be served by public water and public sewer, is located in the I Restricted Industrial zoning district, and is being developed under the age-restricted apartment development (ARAD) option standards set forth in Section 139-75.2 of the Township Zoning Ordinance. While a portion of the project site is located in the Tredyffrin Township, both proposed apartment buildings are located within the portion of the site situated in Willistown Township. It is our understanding that both phases of the project will be principally funded with low-income housing tax credits, and it also our understanding that Chester County has awarded Phase 1 competitive gap financing through the HOME Investment Partnership Program.

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.

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 Re: Preliminary/Final Subdivision and Land Development - Mainline Views Senior Apartments
 # Willistown Township – SD-03-25-18450 and LD-03-25-18452



Site Plan Detail, Sheet 6 (Grading & Utilities Plan): Mainline Views Senior Apartments

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a subdivision and land development proposal for this site. CCPC# SD-8-15-12428 and LD-8-15-12429, dated September 4, 2015, addressed the construction of a drug and alcohol treatment center and 185 parking spaces, along with the consolidation of the two lots into one lot. We have no record of the Township granting final approval for this prior proposal.
2. The County Planning Commission previously reviewed a zoning amendment submission pertaining to the creation of the ARAD Option (CCPC# ZA-01-22-17073, dated February 23, 2022). It is our understanding that this zoning amendment was adopted by the Township on March 14, 2022.

COUNTY POLICY:

LANDSCAPES:

3. The project site is located within the **Urban Center Landscape** and **Suburban 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 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

Page: 4
 Re: Preliminary/Final Subdivision and Land Development - Mainline Views Senior Apartments
 # Willistown Township – SD-03-25-18450 and LD-03-25-18452

multimodal network. While age-restricted residential development is appropriately located in the **Urban Center** and **Suburban Center Landscape** designations, careful consideration of the proposed development activity is required in order to avoid conflicts between residential and non-residential uses.

WATERSHEDS 2045:

4. *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.

PRIMARY ISSUES:

5. It is our understanding that, while 18 residential units will be market-rate apartments, the remaining residential units will be subject to an affordable deed restriction, requiring these units to be rented to households earning no greater than sixty percent (60%) of the county area median income. The County Planning Commission supports the development of affordably-priced housing units. "Live" Objective B of ***Landscapes3*** is to accommodate housing at costs accessible to all residents.
6. The site plan indicates that sidewalks will only be provided to the side and to the rear of the building. Sidewalks, which are an essential design element in the **Urban Center Landscape**, should be provided along Industrial Boulevard. This will allow for the development of future pedestrian connectivity to the regional trail network, including the Chester Valley Trail.
7. The Township Zoning Ordinance indicates that the age-restricted apartment development (ARAD) option requires conditional use approval. Prior to granting conditional use approval, the Township should ensure that this submission complies with the open space standards for the ARAD option set forth in Section 139-75.2.B(7) (this section states that a minimum of 25 percent of the overall net tract area shall be permanently preserved as open space pursuant to Section 139-108 of the Zoning Ordinance). The final plan should accurately note the date and any conditions set as part of the conditional use approval, and the Township should verify that all applicable conditions of approval have been incorporated into the final plan.
8. We acknowledge, and endorse, that the applicant is providing electric vehicle (EV) charging stations, which can encourage the wider acceptance of electric vehicles. Additional information on this topic is provided in the County Planning Commission's Electric Vehicles Planning eTool, which is available online at: <https://www.chescoplanning.org/MuniCorner/eTools/19-ev.cfm>.
9. The Township's emergency service providers should be requested to review the plan to ensure that they can safely navigate the proposed development when completed, and access the development to address on-site emergencies. We note that a truck turning plan for a fire truck is provided on Sheet 18.
10. The application materials indicate that the property was historically used as a dump for old, low-grade fill. As assessment for hazardous materials should be conducted on the project, if one hasn't already been completed. Any required remediation efforts that need to be addressed for the prior use of the property should be identified on the plan.

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 Re: Preliminary/Final Subdivision and Land Development - Mainline Views Senior Apartments
 # Willistown Township – SD-03-25-18450 and LD-03-25-18452

11. The applicant should demonstrate how snow disposal (i.e. snow storage) will be handled for this development. Consideration should be provided for a designated snow disposal area(s) on the project site.
12. The plan and 2024 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 buildings 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.
13. The site plan depicts the location of several retaining walls. The Township should verify that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization.
14. Land disturbance and land development activities that occur within the (East) Valley Creek watershed must comply with the applicable stormwater management ordinance standards as approved in the *Valley Creek Watershed Act 167 Stormwater Management Plan* (February 2011).
15. The site is underlain by carbonate geology in which the presence or potential may exist for formation and/or expansion of solution channels, sinkholes, and other karst features. These features can present risk of collapse and groundwater contamination that often can be overcome and avoided with careful stormwater management design. The location, type, and design of stormwater facilities and best management practices (BMPs) should be based on a site evaluation conducted by a qualified licensed professional that ascertains the conditions relevant to formation of karst features, and the PA BMP Manual or other design guidance acceptable to the Municipal Engineer.
16. 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.
17. To ensure that the stormwater management controls continue to function as designed, the applicant should include information on the frequency and proper inspection, operation, and maintenance of these systems in an Inspection, Operation and Maintenance Plan. Additionally, since the owner's designated operator and inspector of stormwater facilities is responsible for operation, maintenance, and inspection of these facilities, the applicant should ensure the designated operator/inspector is properly trained to inspect these facilities to reduce the potential for failure, and to address any issues with these facilities.

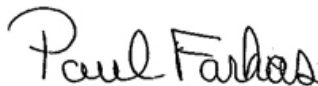
Page: 6
 Re: Preliminary/Final Subdivision and Land Development - Mainline Views Senior Apartments
 # Willistown Township – SD-03-25-18450 and LD-03-25-18452

ADMINISTRATIVE ISSUES:

18. Willistown Township should coordinate its review of the proposed development with Tredyffrin Township, as required.
19. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
20. It is our understanding that, on October 26, 2022, the Willistown Township Zoning Hearing Board granted a variance from the residential parking requirements set forth in Section 139-98G of the Township Zoning Ordinance for this development (we note the Parking Requirements table on Sheet 2 indicates that, while 228 parking spaces are required, 134 parking spaces will be provided). The final plan should accurately note the Zoning Hearing Board's decision, including any conditions of approval issued by the Board.
21. The site plan depicts the location of several easements, the details of which should be identified in the deed of the consolidated lot.
22. 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>.
23. 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,

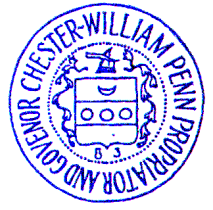


Paul Farkas
 Senior Review Planner

cc: Walters Alliance
 Walters Cornerstone Development LLC
 Howell Engineering
 Mainline Views Benefit, LLC
 Chester County Conservation District
 Erin McPherson, Director of Planning and Zoning, Tredyffrin Township



THE COUNTY OF CHESTER



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

April 18, 2025

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

Re: Preliminary/Final Subdivision - 800 Grubbs Mill Road
 # Willistown Township – SD-03-25-18477

Dear Ms. Lodge:

A Preliminary/Final Subdivision Plan entitled "800 Grubbs Mill Road", prepared by Howell Engineering, and dated March 23, 2025, was received by this office on April 1, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

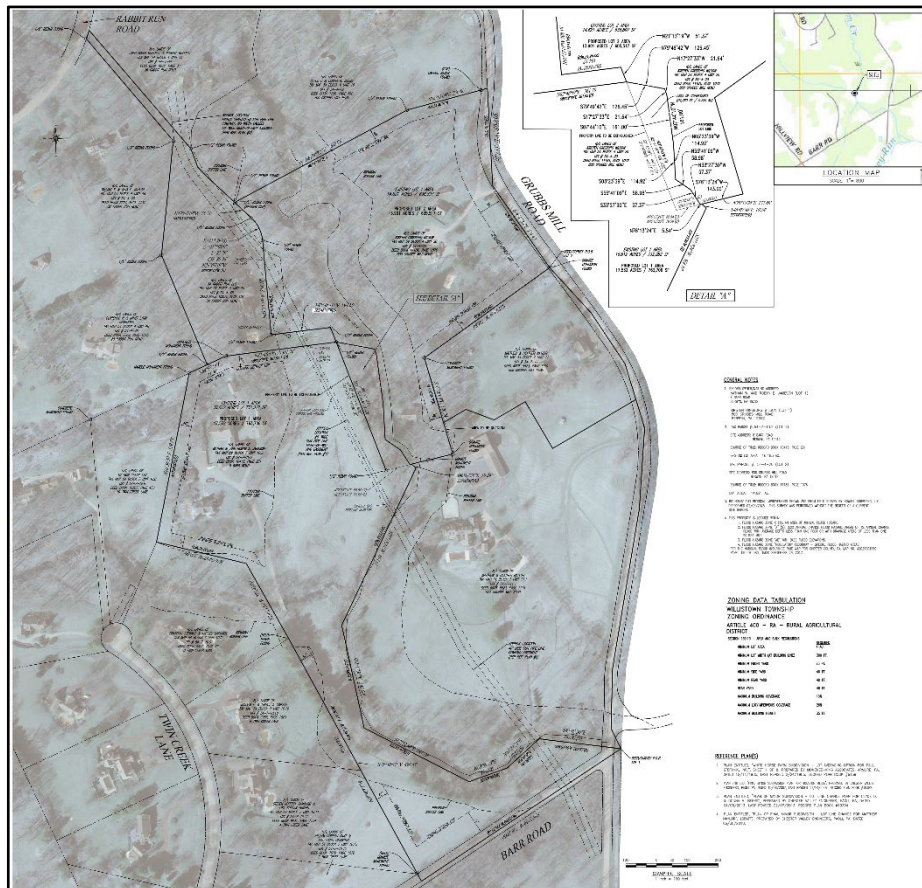
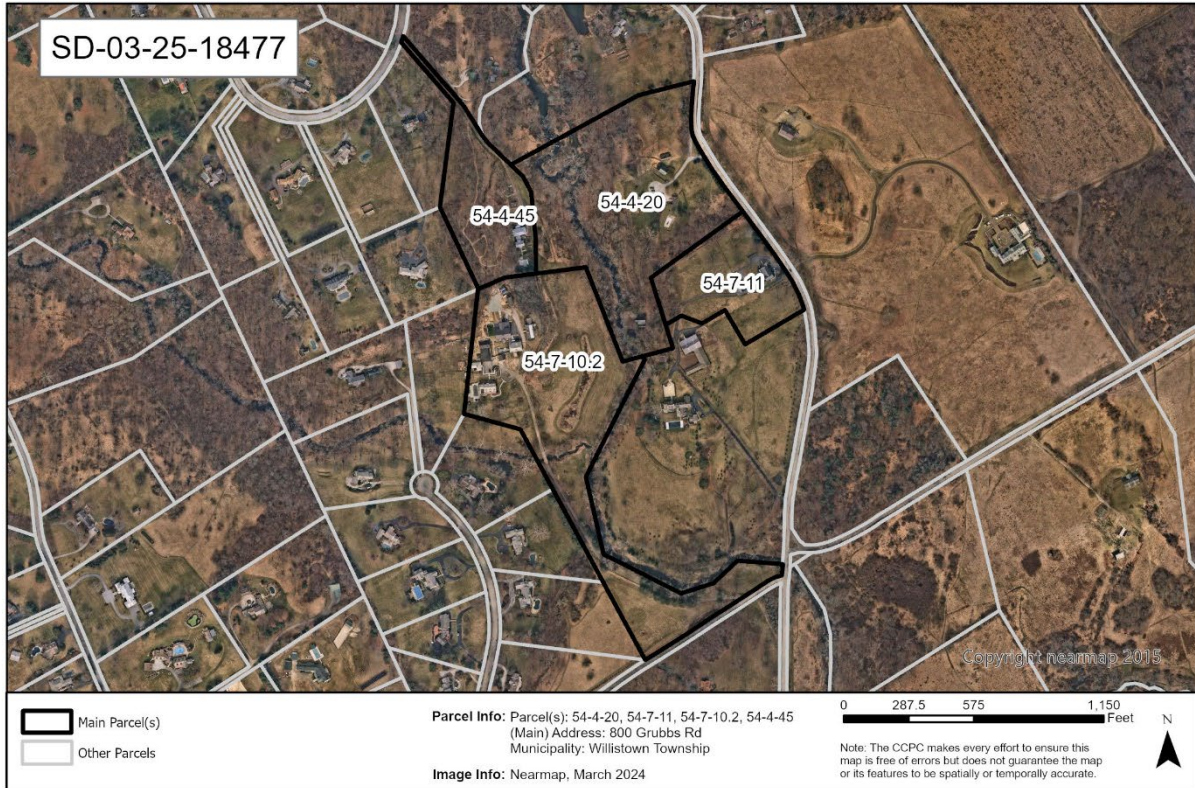
Location:	West side of Grubbs Mill Road, north of Barr Road
Site Acreage:	40.70
Lots/Units:	4 lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Rural/Agricultural/Preserved/Suburban Low Density
UPI#:	54-4-20, 54-7-11, 54-7-10.2, 54-4-45

PROPOSAL:

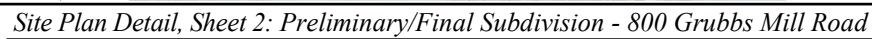
The applicant proposes lot line revisions amongst four existing lots. The site plan also depicts the location of a quitclaim area, the details of which are provided on Sheet 3. The Township Application Form indicates that the purpose of the plan is to adjust the property lines in a manner that matches the existing natural features present. No development activity is proposed as part of the current plan submission. The project site is located in the RU Rural 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 - 800 Grubbs Mill Road
 # Willistown Township – SD-03-25-18477



Site Plan Detail, Sheet 1: Preliminary/Final Subdivision - 800 Grubbs Mill Road



Page: 4
 Re: Preliminary/Final Subdivision - 800 Grubbs Mill Road
 # Willistown Township – SD-03-25-18477

BACKGROUND:

1. The County Planning Commission previously reviewed a subdivision plan involving UPI# 54-4-20. CCPC# SD-1-13-7348, dated February 8, 2013, proposed the conveyance of a 6.0 acre portion of UPI# 54-4-19 to UPI# 54-4-20. According to our records, this subdivision plan was approved by the Township on March 11, 2013.

COUNTY POLICY:

LANDSCAPES:

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

PRIMARY ISSUES:

3. The Township Application Packet indicates that a portion of UPI# 54-7-11 is subject to a conservation easement held by the Willistown Conservation Trust. Additionally, the Township's 2016 Official Map identifies UPI# 54-4-20 as "Lands Under Conservation Easement" (the subdivision plan reviewed by the Commission in 2013 referenced in comment #1 of this review letter identified that this parcel is subject to a conservation easement agreement with the Willistown Conservation Trust). The Township should reserve granting final plan approval until the plan has been reviewed and approved by the owner(s) of the easements. All applicable details of the existing easements on these parcels should be provided on the plan.
4. While we acknowledge that no development activity is proposed as part of the current plan submission, the site plan depicts the location of a transmission pipeline corridor operated by Sunoco Pipeline L.P. that traverses three of the parcels (UPI# 54-4-20, 54-4-45, and 54-7-10.2). If any future development activity is proposed on these parcels, we suggest that the applicant contact the pipeline operator to ensure that any future development does not result in any encroachments into the pipeline rights-of-way. Pipeline operator contact information is located on the pipeline markers within the easement and can also be found at the Chester County Pipeline Information Center Pipeline Operators page: <http://www.chescoplanning.org/pic/operators.cfm>.

ADMINISTRATIVE ISSUES:

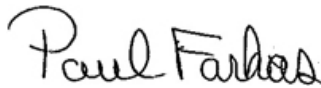
5. For clarity purposes, the applicant should provide a separate plan detail depicting the lot line revisions shown on Sheet 2, as provided for on Sheets 1 and 3.
6. According to County Tax Assessment records, two of the parcels included in this subdivision plan (UPI# 54-7-10.2 and 54-4-11) appear to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) to determine if this proposal could affect the applicant's tax status. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.

Page: 5
Re: Preliminary/Final Subdivision - 800 Grubbs Mill Road
Willistown Township – SD-03-25-18477

7. A site plan note on Sheet 2 incorrectly identifies UPI# 54-7-11 as 54-7-11.1. This should be corrected by the applicant.
8. The Township should verify the accuracy of the information provided in the Zoning Data Tabulation tables. According to our copy of the Township Zoning Map, the project site is located in the RU Rural, rather than the RA Rural Agricultural, zoning district.
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 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: Nathan W. and Robyn E. Jameson
Howell Engineering
Chester County Assessment Office

Proposed Plan and Ordinance Reviews



ORDINANCE PROPOSALS

4/1/2025 to 4/30/2025

The staff reviewed proposals for:

	Total
Miscellaneous Ordinance (Misc.) Amendments	1
Zoning Map Amendments	1
Zoning Ordinance Amendments	6
TOTAL REVIEWS	8

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Whiteland Township	ZA-03-25-18456	4/10/2025	Proposed - Zoning Ordinance Amendment The Township proposes to amend the conditional use application requirements set forth in Section 200-109 of the Township Zoning Ordinance.	Not Relevant
East Whiteland Township	ZA-03-25-18457	4/11/2025	Proposed - Zoning Ordinance Amendment The proposed amendments to the Township Zoning Ordinance include various amendments to the Table of Permitted Uses for Mixed Use Districts, and the Table of Permitted Uses for Industrial Districts, particularly pertaining to warehouses.	Consistent
East Whiteland Township	ZA-03-25-18459	4/11/2025	Proposed - Zoning Ordinance Amendment The Township proposes to permit Logistics and Fulfillment Centers by conditional use in the proposed LFCO Logistics and Fulfillment Center Overlay District.	Consistent
East Whiteland Township	ZM-03-25-18458	4/11/2025	Proposed - Zoning Map Amendment Zoning Map Amendment: Logistics and Fulfillment Center Overlay (LFCO) District.	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Easttown Township	ZA-03-25-18464	4/17/2025	Proposed - Zoning Ordinance Amendment The Township proposes to add supplemental regulations pertaining to pickleball, which includes the requirement that conditional use approval shall be required in all cases where play is to occur on any outdoor surface.	Not Relevant
New Garden Township	MA-03-25-18467	4/16/2025	Proposed - Misc Amendment Land Use Assumptions Report.	Consistent
Tredyffrin Township	ZA-03-25-18465	4/17/2025	Proposed - Zoning Ordinance Amendment The Township has received a zoning amendment petition to allow add Age-Qualified Single-Family Detached and Age-Qualified Single-Family Semidetached (twin) Dwellings by-right in the C-1 Commercial District, subject to the proposed standards in Section 208-65.	Consistent
Upper Uwchlan Township	ZA-03-25-18454	4/3/2025	Proposed - Zoning Ordinance Amendment Deleting certain language in the C-1 and C-3 Districts allowing the Supervisors to modify area, bulk and lot, historic preservation, design and other Conditional Use standards.	Consistent

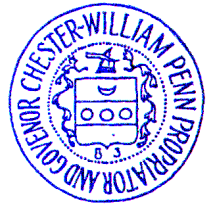
TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 6

TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 6

Ordinance Review Letters



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

PLANNING COMMISSION
Government Services Center, Suite 270
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April 10, 2025

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

Re: Zoning Ordinance Amendment - Conditional Use Application Requirements
East Whiteland Township – ZA-03-25-18456

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 March 14, 2025. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes to amend the conditional use application requirements set forth in Section 200-109 of the Township Zoning Ordinance. We note that the proposed revisions include the following:
 - A. Require a conservation plan, in accordance with the standards in Section 175-23.B of the Township Subdivision and Land Development Ordinance (SLDO);
 - B. Provide specific requirements for the contents of a site plan; and
 - C. Require an Environmental Impact Assessment in accordance with Section 175-23.C of the Township SLDO, or an alternative scope of study deemed acceptable by the Board of Supervisors in consultation with the Township Engineer.

COMMENTS:

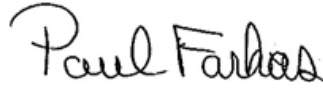
2. The proposed ordinance language appears to be appropriate.
3. We note that East Whiteland Township is currently undertaking an update of its Zoning Ordinance, which is being prepared under the Chester County Vision Partnership Program (VPP). The Township should ensure that these amendments are coordinated with the zoning ordinance update.

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

Page: 2
Re: Zoning Ordinance Amendment - Conditional Use Application Requirements
East Whiteland Township – ZA-03-25-18456

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

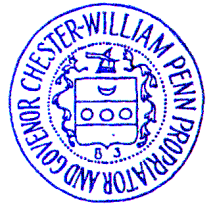
Sincerely,

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

Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



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April 11, 2025

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

Re: Zoning Ordinance Amendment – Tables of Permitted Uses, Industrial and Mixed Use Districts
East Whiteland Township – ZA-03-25-18457

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 March 14, 2025. 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, the purpose of which, as set forth in the introductory language, is “to clarify various definitions and to clarify the use tables for various areas and uses for better efficiency and to minimize potential ambiguities”:
 - A. Add definitions for the following terms to Section 200-14: Accessory Structure; Manufacturing, Heavy; Manufacturing, Light; Office; Research & Development; Storage Facility; Storage, Outdoor; and Temporary;
 - B. Amend the existing definitions of the following terms in Section 200-14: Accessory Use; Dwelling Unit; Hotel, Motel, or Inn; Storage; Storage Facility, Self Service; and Warehouse;
 - C. Add subsection B(10) to the General Regulations for Accessory Uses in Section 200-90. The proposed section, pertaining to accessory warehouses in the Office/Business Park, Office/Business Park Services, Industrial, and Frontage Commercial districts, indicates that, where an accessory warehouse use is larger in terms of gross floor area than the principal use it supports, special exception approval is required from the Township Zoning Hearing Board;
 - D. Remove Truck Terminal from the list of permitted uses for Industrial Districts set forth in Section 200 Attachment 8;
 - E. Amend 200 Attachment 8, Table of Permitted Uses for Industrial Districts, by removing “Warehousing and distributing, including storage for personal household use” from the list of permitted uses for Industrial Districts, and add “Warehouse (Accessory)” and “Self-Service Storage Facility” as permitted uses.
 - F. Amend 200 Attachment 8, Table of Permitted Uses for Industrial Districts, by removing “Accessory office uses” from the list of permitted uses for Industrial districts, and showing “Office” as a permitted use;
 - G. Amend 200 Attachment 6, Table of Permitted Uses for Mixed Use Districts, by showing “Medical Offices or Clinics/Medical Clinics” and “Specialty Hospital” as permitted uses in the O/BP Office/Business Park and O/BPS Office/Business Park Services districts; and

Page: 2
 Re: Zoning Ordinance Amendment - Tables of Permitted Uses, Industrial and Mixed Use Districts
 # East Whiteland Township – ZA-03-25-18457

- H. Amend 200 Attachment 6, Table of Permitted Uses for Mixed Use Districts, by removing “Warehousing and distributing” from the list of permitted uses in the O/BP Office/Business Park and GVR Great Valley Revitalization Overlay Districts, and adding “Warehouse (Accessory)” as a permitted use in the O/BP, O/BPS, GVR Great Valley Revitalization Overlay and FC Frontage Commercial districts.
2. On March 14, 2025, the County Planning Commission received a separate zoning map amendment and zoning ordinance amendment submission, pertaining to the creation of a Logistics and Fulfillment Center Overlay District, which would permit, by conditional use, a Logistics and Fulfillment Center. These amendments are addressed by the Commission in a separate review letter (CCPC# ZM-03-25-18458 and ZA-03-25-18459). We note that the proposed definition for the term warehouse in this amendment differs from the proposed definition of Logistics and Fulfillment Centers provided in CCPC# ZA-03-25-18459.

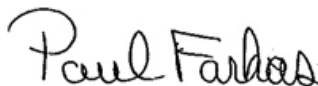
COMMENTS:

3. While Section 1.A of the draft Ordinance indicates that the Township proposes to include a newly defined term for office, the online copy of the Township Zoning Ordinance located at <https://ecode360.com/6757091> currently provides the same definition for the term office as set forth in Section 1.A. This should be clarified by the Township.
4. The Township should check the existing definitions set forth in Section 175-6 of the Township Subdivision and Land Development (SLDO) for consistency with the proposed changes set forth in the draft ordinance language. For instance, the existing definition of “Dwelling Unit” set forth in Section 175-6 of the Township SLDO differs from the proposed definition provided in Section 1.B of the draft ordinance.
5. It appears that truck terminals, which are proposed to be removed from the list of permitted uses for Industrial Districts, are only currently permitted in the Industrial District. The Township Solicitor should determine if this use should be permitted elsewhere in the Township to preclude a possible exclusionary challenge.
6. We note that East Whiteland Township is currently undertaking an update of its Zoning Ordinance, which is being prepared under the Chester County Vision Partnership Program (VPP). The Township should ensure that these amendments are coordinated with the zoning ordinance update.

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.

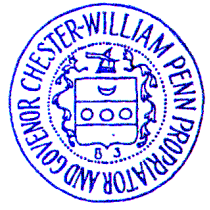
Sincerely,



Paul Farkas
 Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
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Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

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April 11, 2025

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

Re: Zoning Map Amendment – LFCO Logistics and Fulfillment Center Overlay District; and Zoning Ordinance Amendment - Logistics and Fulfillment Centers
East Whiteland Township – ZM-03-25-18458 and ZA-03-25-18459

Dear Mr. Barner:

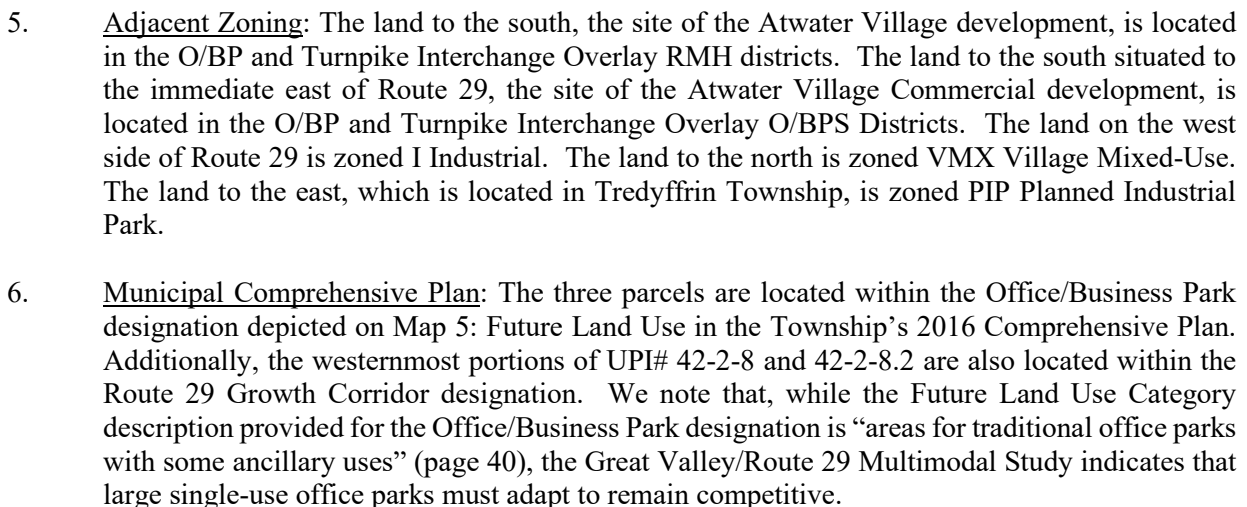
The Chester County Planning Commission has reviewed the proposed Zoning Map and Zoning Ordinance Amendments as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on March 14, 2025. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

DESCRIPTION:

1. The Township proposes the creation of the LFCO Logistics and Fulfillment Center Overlay District, which shall overlay the following parcels within the O/BP Office/Business Park District, located on the north and south side of Atwater Drive east of Morehall Road (Route 29): UPI# 42-2-8 (16.51 acres), 42-2-8.1 (24.8 acres), and 42-2-8.2 (28.2 acres).
2. The Township also proposes the following amendments to its Zoning Ordinance:
 - A. Add a new Section 200-39.5, titled “LFCO Logistics and Fulfillment Center Overlay District.” In addition to requiring conditional use approval, the conditional use criteria and supplemental standards set forth in Section 200-39.5.D include a minimum gross lot area requirement of 10 acres, a requirement that all setbacks shall be increased by fifty percent (50%) above the otherwise applicable development standards in the O/BP District, and parking standards set forth in Section 200-39.5D(3);
 - B. Add a definition for the term “Logistics and Fulfillment Centers” to Section 200-14; and
 - C. Amend Section 200 Attachment 6, Table of Permitted Uses for Mixed Use Districts, by showing “Logistics and Fulfillment Center” as a use permitted by conditional use in the LFCO District.
3. On March 14, 2025, the County Planning Commission received a separate zoning amendment from the Township, which addresses various amendments to the list of permitted uses for mixed use districts and industrial districts, including warehousing and distributing. This zoning amendment is addressed by the Commission in a separate review (CCPC# ZA-30-25-18457).

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

4. Land Use: While UPI# 42-2-8, and 42-2-8.2 are undeveloped, UPI# 42-2-8.1 is the site of an existing commercial office building.



Page: 3
 Re: Zoning Map Amendment – LFCO Logistics and Fulfillment Center Overlay District; and Zoning Ordinance Amendment - Logistics and Fulfillment Centers
 # East Whiteland Township – ZM-03-25-18458 and ZA-03-25-18459

7. Water and Sewer Facilities: According to County Mapping Records, this area of the Township is served by public water and public sewer facilities.

LANDSCAPES:

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

COMMENTS – ZONING MAP AMENDMENT:

9. Prior to taking action on this amendment, the Township should ensure that the draft zoning map amendment is generally consistent with its municipal Comprehensive Plan, as set forth in Section 603(j) of the PA Municipalities Planning Code (PA MPC).
10. The Township should ensure that they have met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the PA Municipalities Planning Code (PA MPC), prior to taking action on this amendment.

COMMENTS – ZONING ORDINANCE AMENDMENT:

11. While the maximum permitted height for principal structures in the O/BP District is 42 feet, the proposed maximum height for a logistics and fulfillment center is only 35 feet. Additionally, Section 200-39.5.D(4) states that logistics and fulfillment centers shall not be eligible for incentives to increase building height in relation to reductions in impervious coverage, or alternative calculations of building height, as described in Notes 3 and 4 of the Table of Development Standards for Mixed Use districts. Furthermore, Section 200-39.5.D(2) states that all setbacks shall be increased by fifty percent (50%) above the applicable development standards of the district.

The Township should provide their rationale for the proposed building height limitations and proposed setback increases, which could be disincentives for development within the Overlay district. We recommend that the Township keep the existing O/BP District height and building setback standards in place for a logistics and fulfillment center in the overlay district.

12. Section 1 of the draft Ordinance indicates that the list of parcels within in the Overlay District will be included in Section 200-39.5.B of the Zoning Ordinance, in addition to be identified in the text of the draft zoning map amendment. We recommend deleting the parcel list from Section 200-39.5.B. In addition to being redundant, these parcels may change over time (for instance, an applicant proposes a lot consolidation plan, or further subdivides them).

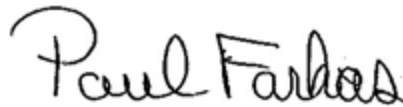
Page: 4
Re: Zoning Map Amendment – LFCO Logistics and Fulfillment Center Overlay District; and Zoning Ordinance Amendment - Logistics and Fulfillment Centers
East Whiteland Township – ZM-03-25-18458 and ZA-03-25-18459

13. We note that East Whiteland Township is currently undertaking an update to its existing Zoning Ordinance, which is being prepared under the Chester County Vision Partnership Program (VPP). We recommend that, going forward, the Township delay additional major amendments to the Township Zoning Ordinance until after the update has been completed.

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

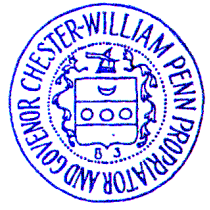
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Paul Farkas
Senior Review Planner

cc: Erin McPherson, Director of Planning and Zoning, Tredyffrin Township



THE COUNTY OF CHESTER



COMMISSIONERS
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Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

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Government Services Center, Suite 270
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West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

April 17, 2025

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

Re: Zoning Ordinance Amendment - Pickleball
Easttown Township – ZA-03-25-18464

Dear Mr. Curley:

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 March 18, 2025. 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 Land Use Table Figure 3-1 (Attachment 1 of Chapter 455 of the Township Code), by including Pickleball as a specifically regulated use requiring conditional use approval in all zoning districts, whether as a principal land use or accessory land use;
 - B. Add a definition for the term Pickleball to Section 455-132; and
 - C. Add supplemental regulations pertaining to Pickleball (Section 455-72.6), which include the following:
 - Conditional use approval shall be required in all cases where play is to occur on any outdoor surface, including if the play area is semi-enclosed or roofed, but not inside a fully contained building.
 - Conditional use approval shall be required whether the pickleball outdoor surface activity is to be conducted on a newly installed surface, a surface converted from an existing tennis or other racquet court surface or facilities, or to be played on any other existing or proposed outdoor surface.
 - Applicants are required to submit a site-specific noise study completed by a certified acoustical professional.
 - Applicants shall be required to show conformance with all applicable sound, noise or nuisance avoidance standards set forth in the Township Code.

BACKGROUND:

2. It is our understanding that, on January 6, 2025, the Township adopted an amendment to Chapter 278 (Noise) of the Township Code, which addresses pickleball activities (Township Ordinance No. 466-25).

Page: 2
Re: Zoning Ordinance Amendment - Pickleball
Easttown Township – ZA-03-25-18464

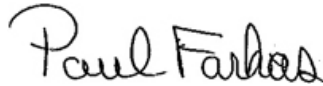
COMMENTS:

3. Pickleball is a relatively new use in terms of finding comparable zoning regulations, but, overall, the proposed regulations appear to be appropriate. The Township should consider, with input from their code enforcement staff, if they foresee any issues with enforcing any specific elements of the proposed ordinance regulations, such as those relating to noise enforcement.

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

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

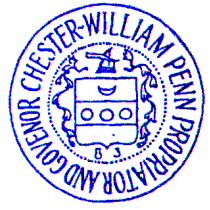
Sincerely,

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

Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



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Executive Director

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Government Services Center, Suite 270
601 Westtown Road
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West Chester, PA 19380-0990
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April 16, 2025

Christopher Himes, Manager
New Garden Township
299 Starr Road
New Garden, PA 19350

Re: Land Use Assumptions Report
New Garden Township – MA-03-25-18467

Dear Mr. Himes:

The Chester County Planning Commission has reviewed the proposed Land Use Assumptions Report (March 2025 Draft) as submitted pursuant to the provisions of Section 504-A.(c)(3) of the Pennsylvania Municipalities Planning Code (PA MPC). The referral for review was received by this office on March 21, 2025. We offer the following comments to assist in your review of the proposed Land Use Assumptions Report.

DESCRIPTION:

1. New Garden Township proposes to adopt a Land Use Assumptions Report, as part of the process towards adopting an Act 209 Transportation Impact Fee Ordinance. The Township's 2018 Comprehensive Plan (page 57) recommends that the Township consider developing an Act 209 Transportation Impact Fee Ordinance. Article V-A of the PA MPC allows municipalities to adopt a Transportation Impact Fee Ordinance and impose impact fees to offset costs for transportation capital improvements that result from the additional traffic generated by new development. Section 504-A(c)(3) of the MPC requires that a land use assumptions report be prepared prior to the adoption of the Transportation Impact Fee Ordinance. The MPC limits a Transportation Service Area (TSA) to seven square miles. The Township proposes the creation of a TSA identified on Map 1: Preliminary Transportation Service Area (page 17) as 6.99 square miles.

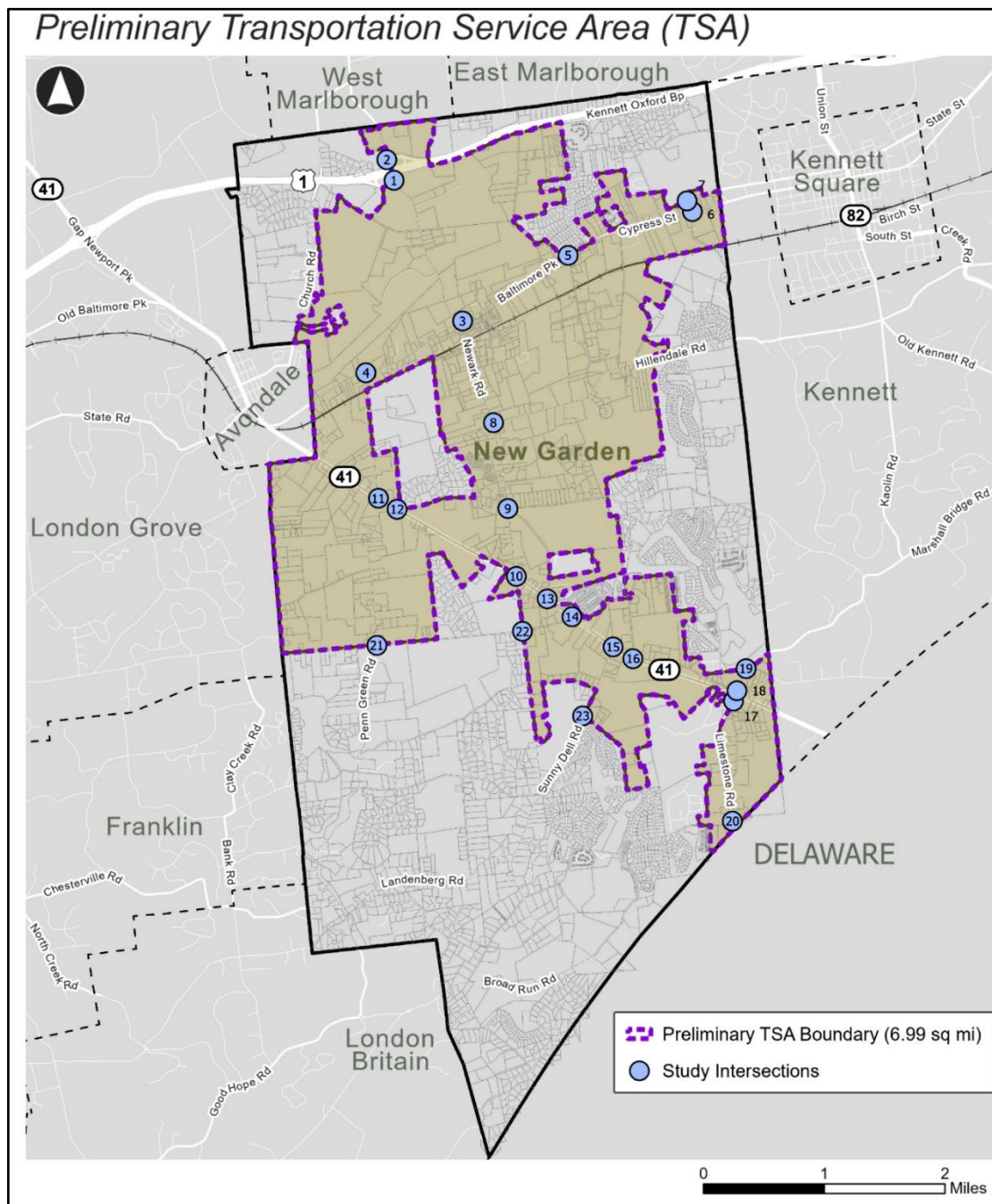
The report analyzes the level of development that is anticipated to occur in the Township over the next ten years. It describes the existing road system and existing land uses, accounts for approved and pending subdivisions and land developments, analyzes population, addresses population forecasts, and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

LANDSCAPES:

2. The Preliminary Transportation Service Area (TSA) shown on Map 1 is generally located in the **Suburban Landscape** and **Suburban Center Landscape** designations of *Landscapes3*, the 2018 County Comprehensive Plan. We note a small area of the northernmost portion of the TSA, on the north and south side of Route 1 at its intersection with Newark Road, is located within an **Agricultural Landscape** designation (this area is located within the Site Sensitive Residential designation on the Township's Land Use Plan). The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities,

Page: 2
 Re: Land Use Assumptions Report
 # New Garden Township – MA-03-25-18467

accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. The vision for the **Agricultural Landscape** is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. The Land Use Assumptions Report is consistent with the guidelines of **Landscapes3**. CONNECT Objective A of **Landscapes3** (page 119) is to “meet travel needs and reduce congestion through transportation demand management, roadway improvements, and expanded public transportation.”



Map 1: Preliminary Transportation Service Area (page 17)

Page: 3
Re: Land Use Assumptions Report
New Garden Township – MA-03-25-18467

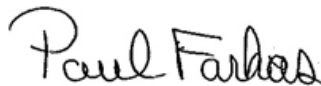
COMMENTS:

3. Appendix A – Methodology includes a copy of a draft Zoning Map (page 20 – “Map 4 Proposed New Zoning”). We note that New Garden Township is currently undertaking an update of its Zoning Ordinance, which is being prepared under the Chester County Vision Partnership Program (VPP), and it is identified on page 13 that Map 4 depicts “township zoning as per the most recent iteration of its zoning update process.” However, Section 504-A(c)(2)(ii) of the PA Municipalities Planning Code indicates that projections provided within a land use assumptions report shall be based on current zoning regulations. We recommend that the Township utilize its current zoning regulations in its development of the Land Use Assumptions Report, and update the report later if the Township Zoning Ordinance Update is adopted.
4. For clarity purposes, we suggest that the Township indicate the years of the population sources under each of the tables provided on pages 8 through 11.
5. Section 504-A.(d)(1) of the MPC requires the preparation of a roadway sufficiency analysis upon adoption of the land use assumptions report. We recommend that the projected additional development in the Township be closely linked to current levels of service for existing roadways in the Township, so that the effects of future development can be clearly identified.
6. The Township should ensure that copies of the proposed Land Use Assumptions Report have been forwarded to all contiguous municipalities and to the Kennett Consolidated School District.

RECOMMENDATION: The Township should consider the comments in this letter before acting on the proposed Land Use Assumptions Report.

We request an official copy of the decision made by the Board of Supervisors.

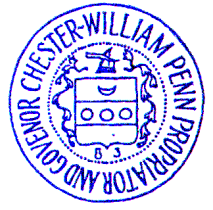
Sincerely,



Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

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

April 17, 2025

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

Re: Zoning Ordinance Amendment - Age-Qualified Single-Family Detached and Semidetached
(Twin) Dwellings, C-1 Commercial District
Tredyffrin Township – ZA-03-25-18465

Dear Ms. McPherson:

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 March 18, 2025. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township has received a zoning amendment petition requesting the following amendments to the Township Zoning Ordinance:
 - A. Add Age-Qualified Single-Family Detached Dwelling, and Age-Qualified Single-Family Semidetached Dwellings (Twins), subject to the proposed standards in Section 208-65, to the list of uses permitted by-right in the C-1 Commercial District.
 - B. Add Section 208-65, Limited Age-Qualified Residential Use Option in the C-1 Commercial District. The proposed requirements include the following:
 - The Option is only permitted on a lot or tract that does not have frontage along a major arterial highway as defined in the Township's Comprehensive Plan (we note that Highway Functional Classifications are provided on the Transportation map in the Township's Comprehensive Plan);
 - The lot or tract must be adjacent to or across the street from a Residential District;
 - The permitted dwelling units may be located on individual lots, or on one lot or tract with multiple dwelling units;
 - Age-qualified for purposes of these standards shall meet all applicable provisions of the Federal Fair Housing Act, pertaining to housing intended for occupancy by persons 55 years or older;
 - Area, bulk and height requirements for single-family detached dwellings are provided in Section 208-65.E; and
 - Area, bulk, and height requirements for twin dwellings are provided in Section 208-65.F.
 - C. Add a definition for the term Age-Qualified Dwelling(s) to Section 208-6.B.

Page: 2
 Re: Zoning Ordinance Amendment - Age-Qualified Single-Family Detached and Semidetached (Twin) Dwellings, C-1 Commercial District
 # Tredyffrin Township – ZA-03-25-18465

BACKGROUND:

2. Although it is our understanding that the purpose of this amendment petition is to allow for the redevelopment of a 5.78 acre site (UPI# 43-10J-76, 43-10J-76.1, 43-10J-76.2, 43-10J-78, and 43-10J-79), situated on the south side of Russell Road, west of Old Lancaster Road, we note that it would also apply to all other eligible parcels/tracts within the C-1 District. Our comments on the potential redevelopment of this site under the proposed ordinance standards commerce on page #3 of this review letter. County mapping records indicate that UPI# 43-10J-76.1 and 43-10J-76.2 are condominium units located within UPI# 43-10J-76.

The County Planning Commission previously reviewed three proposals for the construction of an assisted living facility on this site, the latest of which (CCPC# SD-07-15973 and LD-07-19-15974, dated July 23, 2019), addressed the construction of a 114,128 square foot assisted living facility, along with the consolidation of the three existing lots into one lot. It is identified in the application materials that, while the plan was approved by the Township, the plan never went forward to construction. We also note that the County Planning Commission subsequently reviewed a zoning amendment that proposed to delete assisted living facility as a permitted use in the C-1 Commercial District (CCPC# ZA-01-20-16219, dated February 21, 2020). According to our records, this amendment was approved by the Township on May 18, 2020.

LANDSCAPES:

3. The areas of the Township that are located within a C-1 zoning district designation and also meet the location requirements set forth in Section 208-65 are located within the **Suburban Landscape** and **Suburban Center Landscape** designations of *Landscapes3*, the 2018 Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network.

Single-family detached and twin residential units, including age-restricted units, are appropriate uses in the **Suburban** and **Suburban Center Landscapes**. LIVE Objective C of *Landscapes3* is to support and accessible places for people of all ages and abilities, from children to seniors, through development of appropriate housing, community facilities, and amenities.

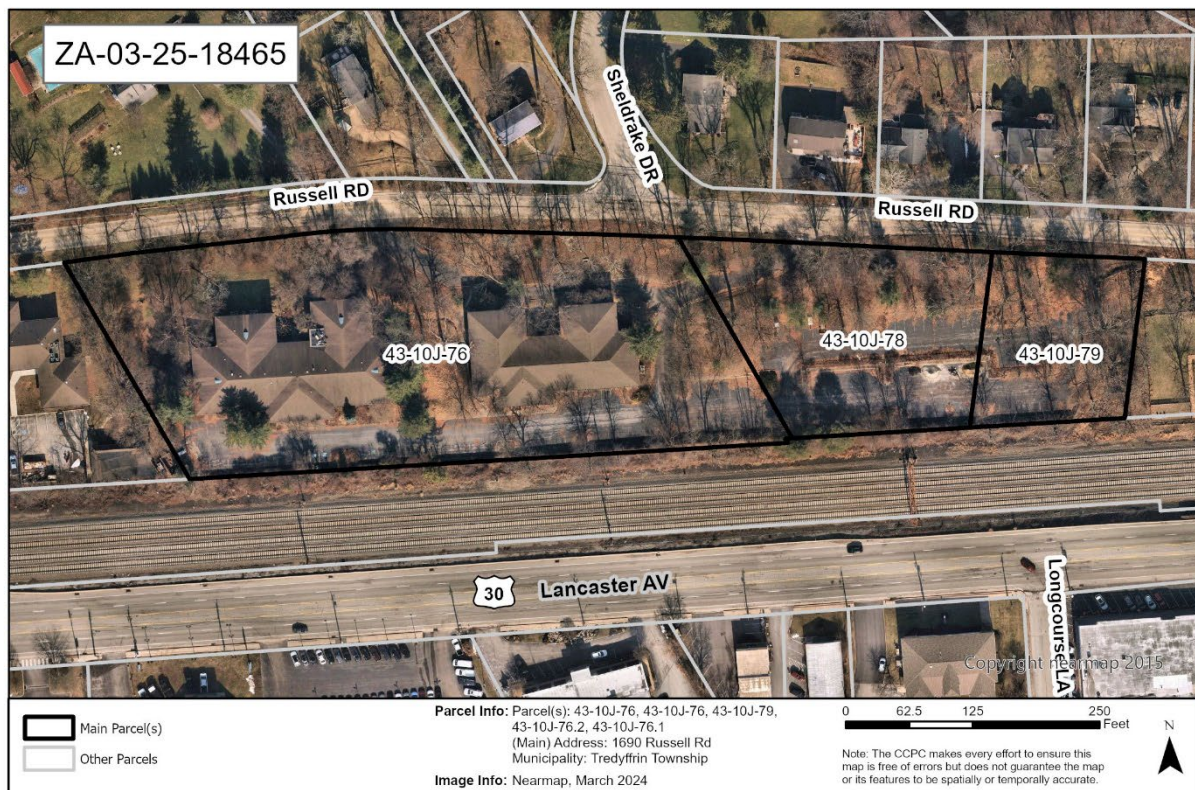
COMMENTS – ZONING ORDINANCE AMENDMENT:

4. Prior to taking action on this amendment, the Township should consider whether the draft ordinance language is generally consistent with its municipal Comprehensive Plan, as set forth in Section 603(j) of the PA Municipalities Planning Code (PA MPC). While the Township's Comprehensive Plan does recommend that the Township ensure that zoning regulations continue to provide for a variety of residential housing types to meet the needs of aging residents (as noted in Recommendation 7.3, page 102), and it also specifically supports updating regulations in office and limited industrial districts to integrate more housing options (page 103), it is less clear on allowing single-family and twin homes in commercial districts.

Page: 3
 Re: Zoning Ordinance Amendment - Age-Qualified Single-Family Detached and Semidetached (Twin) Dwellings, C-1 Commercial District
 # Tredyffrin Township – ZA-03-25-18465

It appears that the areas of the C-1 zoning districts that also meet the location requirements set forth in Section 208-65 are located in either the Strafford Mixed-Use or General Commercial designations on the Township's Future Land Use Map. While the Comprehensive Plan (page 96) indicates that the Strafford Mixed-Use area "should continue supporting the business community while encouraging appropriate residential development in the community to foster a fully mixed-use community," the description of the General Commercial designation on page 91 does not provide any specific language in support of residential development in this Comprehensive Plan designation.

5. The Township could consider allowing the age-qualified residential use option by special exception or by conditional use, rather than by-right. This will allow the Township to attach reasonable conditions, in addition to those expressed in the zoning ordinance, to implement the purposes of the zoning ordinance.
6. In its evaluation of the proposed ordinance language, the Township should determine how many parcels/tracts in the C-1 district may be eligible for the Age-Qualified Residential Use Option in accordance with the proposed standards, if they haven't already done so.



COMMENTS – FUTURE DEVELOPMENT CONSIDERATIONS, RUSSELL ROAD SITE:

7. The site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. Single-family detached and twin residential units, including age-restricted units, are appropriate uses in the **Suburban Landscape**.

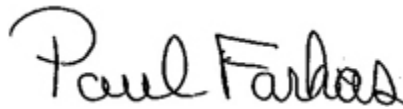
Page: 4
Re: Zoning Ordinance Amendment - Age-Qualified Single-Family Detached and Semidetached (Twin) Dwellings, C-1 Commercial District
Tredyffrin Township – ZA-03-25-18465

8. *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.
9. Sidewalks, which are an essential design element in the Suburban Landscape, should be provided along Russell Road. They also encourage walking and the use of public transit, contributing to a more sustainable and accessible transportation network.
10. The applicant and Township should ensure that adequate landscaping/vegetative screening is provided between the proposed development activity and the adjoining railroad corridor to the south.

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

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

Sincerely,

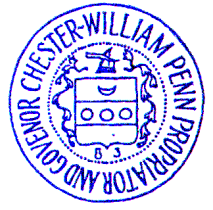


Paul Farkas
Senior Review Planner

cc: George W. Broseman, Esq., Kaplin Stewart



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

Matthew J. Edmond, AICP
 Executive Director

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

April 3, 2025

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

Re: Zoning Ordinance Amendment - Deleting Certain Language in the C-1 And C-3 Districts
 Allowing the Supervisors to Modify Conditional Use Area, Bulk and Lot, Historic Preservation,
 Design, and Other Standards
 # Upper Uwchlan Township - ZA-03-25-18454

Dear Mr. Scheivert:

The Chester County Planning Commission has reviewed the proposed Upper Uwchlan Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on March 12, 2025. We offer the following comments to assist in your review of the proposed Upper Uwchlan Township Zoning Ordinance amendment.

DESCRIPTION:

1. Upper Uwchlan Township proposes to amend the C-1 Village District and the C-3 Highway Commercial District to generally remove current language allowing the Board of Supervisors to modify certain area, bulk and lot, historic preservation, design and other standards.

BACKGROUND:

2. The Chester County Planning Commission reviewed a previous version of the Township Zoning Ordinance amendment, and our comments were forwarded to the Township in a letter dated March 4, 2025 (refer to CCPC # 02-25-18429). We have no further comments on the amendment.

RECOMMENDATION: Upper Uwchlan Township should consider the comments in our review letter of March 4, 2025 prior to proceeding with adoption.

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

Sincerely,

Senior Review Planner

Act 537 Reviews

Act 537 Reviews for Chester County April 2025

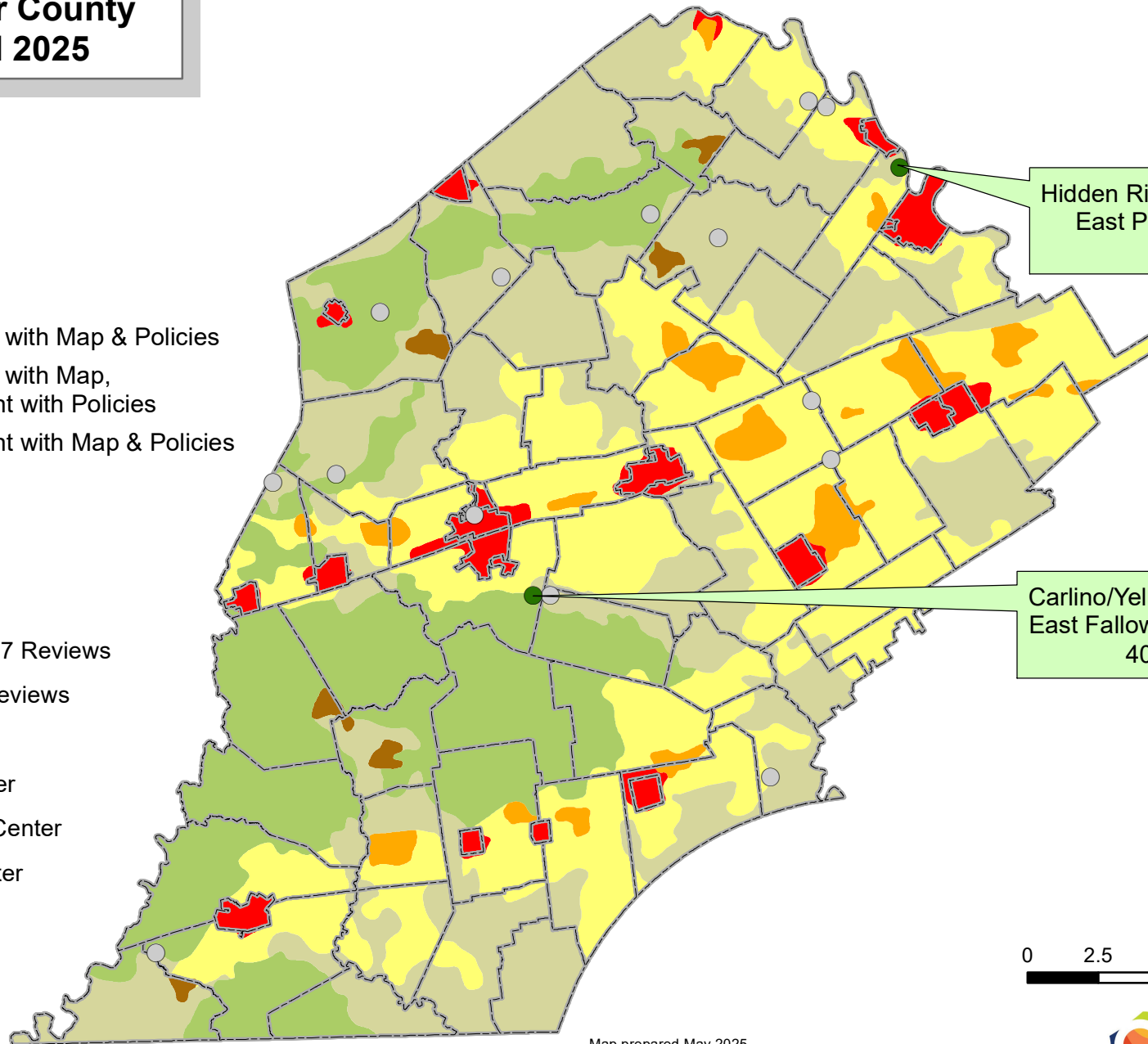


- Consistent with Map & Policies
- Consistent with Map,
Inconsistent with Policies
- Inconsistent with Map & Policies

Legend

- April Act 537 Reviews
- Previous Reviews

- Agricultural
- Rural Center
- Suburban Center
- Urban Center
- Rural
- Suburban



0 2.5 5 7.5 10
Miles

Map prepared May 2025
Data Sources:
Act 537 Review - created by Chester County Planning Commission, 2018;
Landscapes3 - Chester County Municipalities - Chester County DCIS/GIS;
Planning Commission, November 29, 2018.



Chester County Planning Commission
May 14, 2025

ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

None

MINOR REVISIONS TO MUNICIPAL PLANS:

East Fallowfield Township, Carlino

The applicant is proposing a residential conversion of a barn to an apartment on 22 acres. The site is located on Fairview Road. The amount of wastewater for the project is 400 gpd. The project is to be served by an on-lot sewage disposal system. This project is designated as a Rural and Agricultural Landscape and is consistent with ***Landscapes3***.

East Pikeland Township, Hidden River Park & Preserve

The applicant is proposing a park and preserve development with a trail on 115.3 acres. The site is located on Spring City Road. The amount of wastewater for the project is 1,200 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***.

Action Requested

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

5/14/2025

Minor Revisions



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

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

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

1. Date plan received by county planning agency. February 04, 2025
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency April 02, 2025

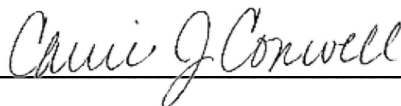
SECTION C. AGENCY REVIEW (See Section C of instructions)

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101et 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 land development includes land designated as the Rural Landscape. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. On-lot sewage disposal, or very limited public or community sewer service to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this landscape. The proposed land development includes land designated as the Agricultural Landscape. The vision for the Agricultural Landscape is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. On-lot sewage disposal is supported in this landscape, except where public health requires alternatives.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

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

<u>If yes, will this project plan require the implementation of storm water management measures? Individual municipalities should be consulted regarding the specific stormwater ordinance regulations in effect in their municipality. For more information, please visit the Chester County Water Resources Authority at http://www.chesco.org/water.</u> |
| | | 18.

Name, Title and signature of person completing this section:
Name: <u>Carrie J. Conwell, AICP</u>
Title: <u>Senior Environmental Planner</u> Signature: <u></u>
Date: <u>4/2/2025</u>

Name of County or Areawide Planning Agency: <u>Chester County Planning Commission</u>
Address: <u>Government Services Center, Suite 270</u>
<u>601 Westtown Road</u>
<u>P.O. Box 2747</u>
<u>West Chester, PA 19380-0990</u>
<u>Telephone Number: (610) 344-6285</u> |

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

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.

PC53-04-25-18479

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
Anne Carlino, Site Contact
Scott Swichar, East Fallowfield Township
Ann Lane, Evans Mill Environmental, LLC



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

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

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

Project Name & Municipality Hidden River Park and Preserve, East Pikeland Township

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

1. Date plan received by county planning agency. March 19, 2025
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency April 25, 2025

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? <u>Landscapes3, the Chester County Comprehensive Policy Plan, was adopted in 2018. Watersheds 2045, the Chester County Integrated Water Resources Plan, was adopted in 2024.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use?
<u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Rural Landscape. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. On-lot sewage disposal, or very limited public or community sewer service to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this landscape.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: <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.

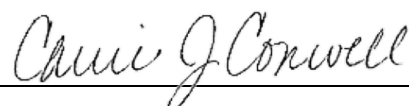
If yes, will this project plan require the implementation of storm water management measures? Individual municipalities should be consulted regarding the specific stormwater ordinance regulations in effect in their municipality. For more information, please visit the Chester County Water Resources Authority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

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICP

Title: Senior Environmental Planner

Signature: 

Date: 4/25/2025

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

Address: Government Services Center, Suite 270

601 Westtown Road

P.O. Box 2747

West Chester, PA 19380-0990

Telephone Number: (610) 344-6285

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

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.

According to the National Pipeline Mapping System (NMPS), the proposed project is located within an area that contains both the Interstate Energy and the Buckeye pipeline corridor - along the edge of parcels 26-1-53.4 and 26-1-53. 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. We recommend contacting the pipeline operator to coordinate construction activities in addition to calling 811 before digging. You can find contact information for the operator in your area by going to the Chester County Pipeline Information Center website <https://www.chescoplanning.org/pic/operators.cfm> and linking to the corresponding company.

The Chester County Planning Commission recommends that all municipalities adopt an ordinance requiring regular management, inspection and pump-out of all individual sewage systems, established in a legally enforceable manner.

PC53-04-25-18496

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
Kimberly Moretti, Site Contact
VW Consultants, LLC , VW Consultants, LLC

Agricultural Security Area Reviews



- Proposed Agricultural Security Area Parcel
- Existing Agricultural Security Area Parcel

Parcel Info: Acreage: 2 acres
 (Main) Address: 1047 Wickerton Rd
 Municipality: Franklin Township

Image Info: Nearmap, March 2025

0 90 180 360
 Feet

Note: The CCPC makes every effort to ensure this map is free of errors but does not guarantee the map or its features to be spatially or temporally accurate.





THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

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

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

TO:

David Gerstenhaber, Chairman
Franklin Township
20 Municipal Lane
PO Box 118
Kemblesville, PA 19347

Date: April 3, 2025

Parcel: 72-2-41

Acreage*: 2

Owner(s)*: 1067 Wickerton Road, LP

*According to County Tax Assessment Records

Review Timetable

On, March 21, 2025 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 Jeffrey Eastburn, representing your municipality. Following Act 43, the CCPC has 45 days to review this submission, which means that our review must be completed by May 5, 2025

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: **According to the 2020 Zoning Ordinance, the parcel is located in the AR: Agricultural Residential District and does permit 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: **According to the 2022 Comprehensive Plan, the parcel is located in the Rural Resource Area.**

3. Does the proposed agricultural use of the parcel comply with *Landscapes3*, the Chester County Comprehensive Plan? Yes ☒ No ☐
Comments: **According to Landscapes3, the parcel is located within the Rural Landscape.**

Agricultural Lands

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

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

3. Is the parcel "viable farmland" as defined by Act 43? Yes ☒ No ☐
Comments: **While the parcel itself is partially wooded, it is part of a farm operation of over 100 acres, most of which is enrolled in the Township ASA.**

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.



Carrie Conwell, AICP
Senior Environmental Planner

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

VPP 2025 Round I Grants and Rolling Mini-Grants

VPP Grant Applications Round 1 May 2025

★ Planning Commission Consulting Service

18 Single-Municipality Projects

Zoning or Subdivision Ordinance

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

Open Space

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

Comprehensive Plan

- West Nantmeal Comprehensive Plan
- ★ West Whiteland Comprehensive Plan

Other

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

Vision Partnership Program Applicants

- East Vincent Township - Corridor Study
- London Britain Township - Open Space, Recreation and Environmental Resources Plan
- Pennsbury Township - Comprehensive Plan Update
- Valley Township - Zoning Ordinance Update

Rolling Mini-Grant Application

- East Nottingham Township - Official Map and Ordinance

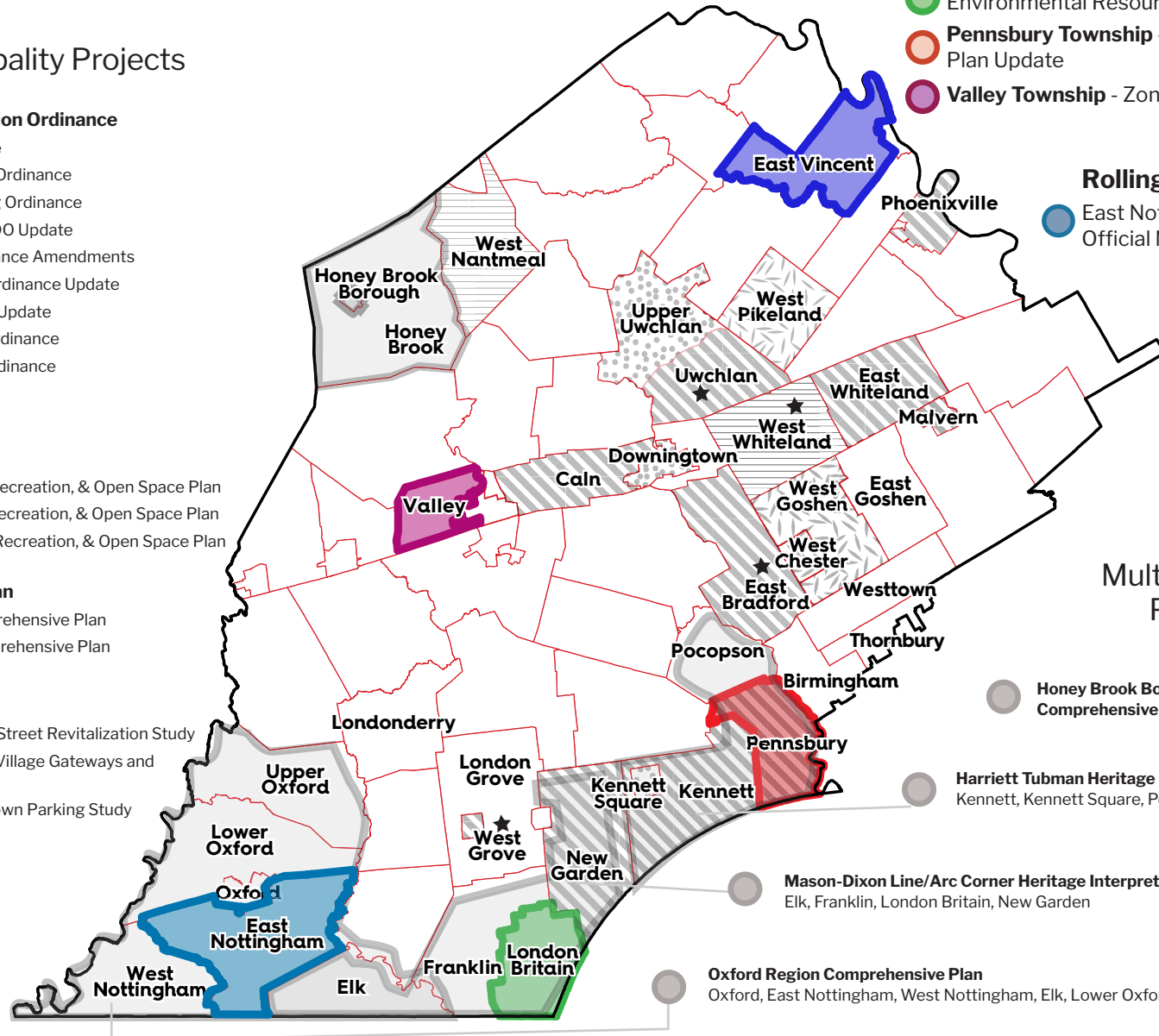
4 Multi-Municipal Projects

- Honey Brook Borough Township and Borough Comprehensive Plan

- Harriett Tubman Heritage Interpretation Plan
Kennett, Kennett Square, Pennsbury, Pocopson

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

- Oxford Region Comprehensive Plan
Oxford, East Nottingham, West Nottingham, Elk, Lower Oxford, Upper Oxford



Vision Partnership Program

2025 Round 1 Cash Grant Requests - Project Descriptions

<p>East Vincent Township - Corridor Study</p> <p>East Vincent Township proposes a corridor study along the three mile stretch of State Route 724 that runs through the Township to analyze the existing conditions including zoning, signalized intersections, and pedestrian infrastructure to create goals, recommendations, and strategies including pedestrian safety improvements, and traffic calming measures to revitalize the corridor and create a strong connection within the Township. The creation of a zoning overlay district is noted as an element of this study. The Township has chosen Pennoni Consultants as a consultant.</p>	<p>VPP Grant Request \$30,000 (60%) <u>Municipal Match</u> \$20,000 (40%) Total Project Cost \$50,000.00</p>
<p>London Britain Township - Open Space, Recreation and Environmental Resources Plan</p> <p>London Britain Township proposes to complete an Open Space, Recreation, and Environmental Resources Plan (OSRER) to increase protected farmlands, expand the network of protected open space, engage restoration and stewardship, support open space policies and ordinances and expand recreational opportunities. The OSRER will replace the Township's 1993 Plan. The Township has chosen Brandywine Conservancy as their consultant.</p>	<p>VPP Grant Request \$39,000 (60%) <u>Municipal Match</u> \$26,000 (40%) Total Project Cost \$65,000.00</p>
<p>Pennsbury Township - Comprehensive Plan Update</p> <p>Pennsbury Township will update their 2006 Comprehensive Plan to be consistent with the County's Comprehensive Plan, Landscapes3; comply with the Pennsylvania Municipalities Planning Code; reflect on successfully implemented accomplishments; and recognize new challenges. The Comprehensive Plan Update will help to continue building a sustainable and resilient community. The Township has chosen Brandywine Conservancy as their consultant.</p>	<p>VPP Grant Request \$44,100 (60%) <u>Municipal Match</u> \$29,400 (40%) Total Project Cost \$73,500.00</p>
<p>Valley Township - Zoning Ordinance Update</p> <p>Valley Township proposes selected updates of the Township's Zoning Ordinance based upon recent housing and environmental trends along with recurring shortcomings identified in zoning, land use, and associated permit applications. The ordinance updates will support implementation of the recently completed Lincoln Highway Corridor Study. The Township has chosen Pennoni Consultants as their consultant.</p>	<p>VPP Grant Request \$19,200 (60%) <u>Municipal Match</u> \$12,800 (40%) Total Project Cost \$32,000.00</p>

2025 Rolling Mini Grant Requests - Project Description

<p>East Nottingham Township – Official Map and Ordinance</p> <p>East Nottingham Township proposes to develop and adopt an Official Map and Ordinance to support the Township's Open Space preservation efforts.</p>	<p>VPP Mini Grant Request \$5,547 (60%) <u>Municipal Match</u> \$3,698 (40%) Total Project Cost \$9,245.00</p>
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2025 Round 1 VPP - VPP Grant Committee Recommendations

(high to low ranking)										
Ranking	Score	Municipality	Proposal	VPP Grant Request	Municipal Funding Proposed*	Total Project Cost	Municipal Match Proposed*	Recommended Award	Running Total	Remaining
1	242	Pennsbury Township	Comprehensive Plan Plan Update	\$44,100.00	\$29,400.00	\$73,500.00	40.00%	\$44,100.00	\$44,100.00	\$80,900.00
2	218	London Britain Township	Open Space, Recreation and Environmental Resource Plan	\$39,000.00	\$26,000.00	\$65,000.00	40.00%	\$39,000.00	\$83,100.00	\$41,900.00
3	182	Valley Township	Zoning Ordinance Update (staff recommend awarding slightly less than requested amount - less \$2,300)	\$19,200.00	\$12,800.00	\$32,000.00	40.00%	\$19,200.00	\$102,300.00	\$22,700.00
4	149	East Vincent Township	A corridor study and creating a zoning overlay district (Staff recommend awarding \$5000 less than the requested amount)	\$30,000.00	\$20,000.00	\$50,000.00	40.00%	\$30,000.00	\$132,300.00	-\$7,300.00
								\$132,300.00		
*300 points maximum				\$132,300.00	\$88,200.00	\$220,500.00	40.0%			
				Funding Available:	\$125,000.00					
				Amount of Requests Over Remaining Funding:	\$7,300.00					
Recommended for Funding				TBD Awarded Funding:	\$0.00					
				Balance:	\$117,700.00					

Conditions:**Valley Township:**

1. Section 8.1.2 in the 2025 Cash Grant manual outlines the VPP Task Force Composition as follows, "The municipal planning commission should take primary responsibility for the preparation of comprehensive plans, zoning ordinances, subdivision and land development ordinances, and official maps." Section 209.1 of the PA Municipalities Planning Code assigns responsibility to the appointed municipal planning commissions for preparing and presenting to the governing body, the municipal comprehensive plan, zoning ordinance, and subdivision and land development ordinances and for making recommendations on official maps. To meet these requirements, the township planning commission must be well represented on the task force.
2. Additional qualifications are required to demonstrate consultant qualifications for proposed zoning project as required per section 7.2 A 2025 VPP Grant Manual.
3. The scope of work must clarify the specific zoning sections to be addressed under this project. The CCPC also recommends that the Township also review their Accessory Dwelling Units residential quarters requirements when evaluating short-term rentals.
4. The proposed start date of the project should be clarified, the application start date is 1/2026, if awarded, can this date be moved up to start sooner?

East Vincent Township:

1. Clarification is needed whether the corridor improvement study will also include specific zoning overlay district language and design guidelines for future adoption by the township. If zoning is to be addressed, additional qualification information is required to demonstrate that the consultant meets the qualifications for the proposed zoning element as required as in section 7.2 A of the 2025 VPP Grant Manual.
2. Should funding for this project be awarded, the scope of work must be expanded to clearly define the project tasks, timeline, and the final deliverables for each phase.
3. CCPC recommends that the Township and consultant take the former Pennhurst property into consideration within the scope of work.

2025 Rolling Mini Grant Application - Staff Recommended						
Municipality	Proposal	VPP Grant	Municipal	Total Project	Municipal	Recommended Award
East Nottingham Township	Official Map and ordinance to support the preservation of open space within the Township.	\$5,547.00	\$3,698.00	\$9,245.00	40.00%	\$5,547.00

Discussion and Information Items

Sustainability Division Update

Sustainability Division

Monthly Activities Report – May 2025

Summary:

- **Sustainability Summit & Expo:** Planning is nearly complete for the Sustainability Summit & Expo on May 17 at West Chester University. Please help us promote the event!
[Chesco.org/sustainability](https://chesco.org/sustainability)
- **Justice Center Pollinator Garden:** A 1,000 SF pollinator garden was planted in front of the Justice Center. This project was led by the West Chester Green Team and the Chester County Facilities Dept., with support from CCPC's Sustainability Division and Keep Chester County Beautiful. Planting was completed in two phases: county employees helped plant trees and shrubs in the garden, and volunteers from the community helped plant over 400 native perennials.
- **Open Space Accelerator:** A kickoff meeting was held with the project steering committee for CCPC's Open Space Accelerator pilot project with North Coventry Township. CCPC will support public engagement around the project at the Coventry Woods Festival on 5/18. The Township is using the program to develop a stewardship plan for their Coventry Woods Preserve that can be used as a template to create stewardship plans for other township owned properties.
- **Keep Chester County Beautiful:** Sustainability Division staff issued a survey to municipalities to understand the extent to which municipalities are aware of and addressing litter-related issues. The survey yielded 53 responses from 39 municipalities. A summary report was prepared for the Keep Chester County Beautiful Steering Committee and will be shared with the municipalities that participated. The findings will help inform Keep Chester County Beautiful's work moving forward.

Additionally, planning is underway for campaign sign collection and recycling for the May primary election.

Multimodal Transportation Planning Division

Multimodal Transportation Planning Division

April 2025

SEPTA Budget Crisis

On Thursday April 10th, The Southeastern Pennsylvania Transportation Authority (SEPTA) released their FY26 budget proposal that includes service reductions and fare increases if a funding solution is not found in the State Budget that will go into effect on July 1st. If the budget negotiations fall short of providing SEPTA with \$213M to fill its budget deficit, drastic cuts in service and fare increases will be implemented in early Fall. Service cuts including the elimination of bus routes and trips on regional rail will begin with the launch of fall schedules on Aug. 24th. On September 1st, a fare increase averaging 21.5% for all riders would go into effect. On January 1st, five Regional Rail lines will be eliminated and a 9 p.m. curfew will be implemented on rail services. A total of 50 bus routes would be shut down between August 24th and January 1st.

Chester County will see beginning in August the elimination of the 106, 120, 204, and 206 bus routes, shortened routes on the 124 & 125 buses, and reduced service on the 99 & 104 buses and Paoli/Thorndale regional rail line. For more information, please reference the following:

- April 10th SEPTA [Press Release](#)
- SEPTA Funding Crisis [Webpage](#)



Chester Valley Trail Phase IVa Update

Bids for construction of the Chester Valley Trail (CVT) Phase IVa, a one mile extension of the existing CVT to the Oaklands Corporate Center were received in early February (the 12th) from three bidders. Due to the low bid and other related expenses including construction inspection services for the new trail bridge to be installed crossing Whitford Road and associated PECO utility relocation and environmental services exceeding the budget, a budget amendment was passed at the March 19th Commissioners meeting to allow for the low responsible bid to be awarded. That low bid award - to the Richard E. Pierson company - was then approved by the Commissioners at their April 9th meeting in the amount of \$3,905,427.00. A pre-construction meeting has been scheduled for May 28th with construction to begin shortly thereafter. It is anticipated that construction may be complete in 2025, but could flow into early 2026.

Design & Technology Division Update



Design & Technology Division

May 2025

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

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

The GIS staff assisted the Community Planning Division, Sustainability Division and the Multimodal Transportation Division with mapping and data needs. That includes the continuation of POST precision mapping (focusing on the land trust easements), assisting TMACC with the farmer's market mapping, and updating A+ Homes application. Staff also assisted the 247 planners with their mapping needs and the 247 models along with setting up for various Planning Commission meetings.

The graphics team assisted with various work program projects, prepare graphics for the 75th CCPC anniversary social media accounts, prepared graphics for the upcoming Rt. 30 pollinator corridor project, mapping for the VPP grants, updated event banners for the CCPC website, finishing up the West Whiteland Comprehensive Plan renderings, create various event flyers and presentation boards for upcoming meetings, and prepare graphics for 2025 Towns Tours and & Village Walks event.

Community Planning

Municipalities with ongoing VPP projects April 2025

★ Planning Commission Consulting Service

18 Single-Municipality Projects

Zoning or Subdivision Ordinance

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

Open Space

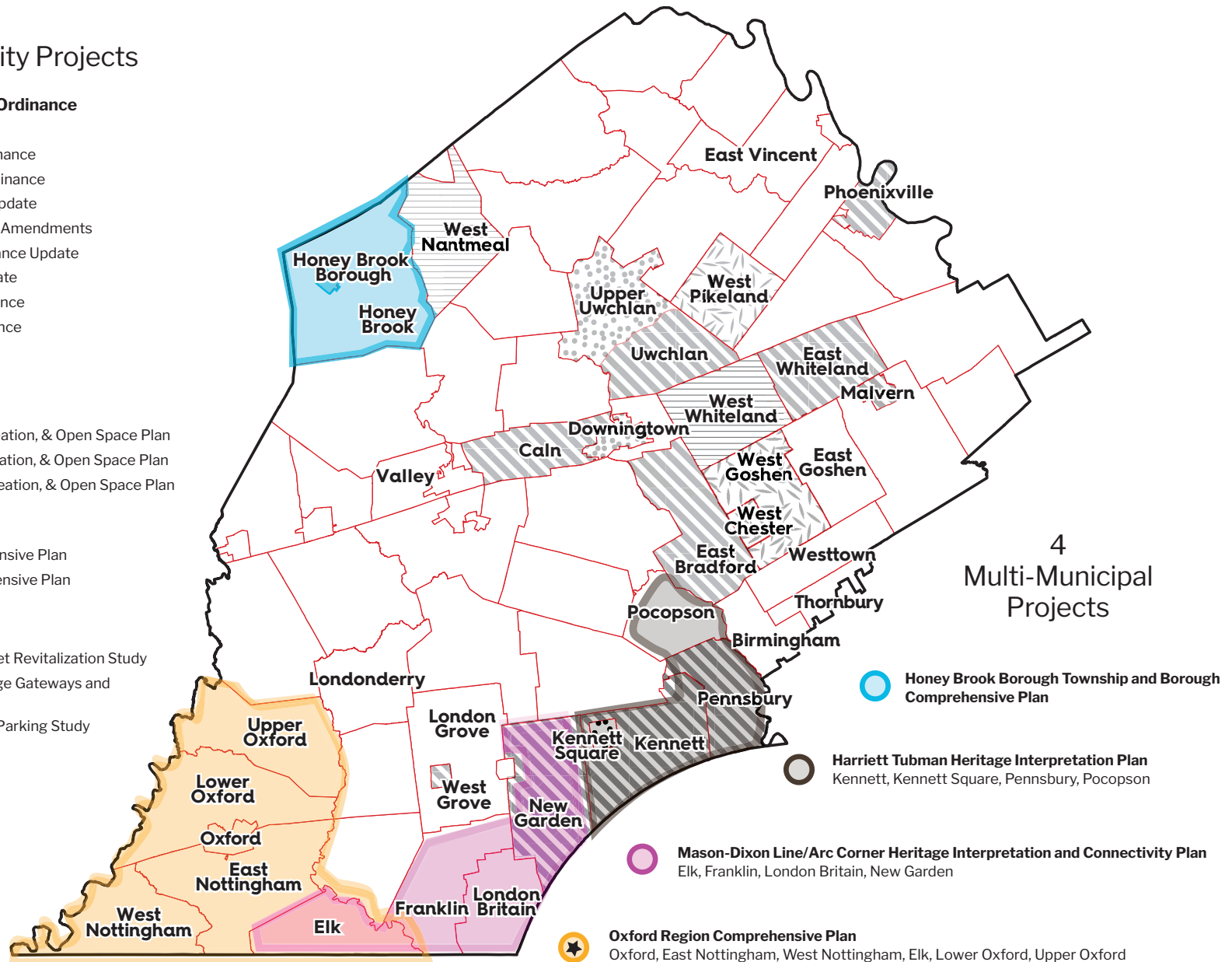
- West Chester Parks, Recreation, & Open Space Plan
- West Goshen Parks, Recreation, & Open Space Plan
- West Pikeland Parks, Recreation, & Open Space Plan

Comprehensive Plan

- West Nantmeal Comprehensive Plan
- ★ West Whiteland Comprehensive Plan

Other

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



COMMUNITY PLANNING REPORT

May 2025 (Activities as of 4/30/25)

Community Planning activities are reported as: Municipal Assistance, Historic Preservation, Economic, Housing, and Urban Centers.

MUNICIPAL ASSISTANCE

The following summarizes significant municipal assistance activity with a contractual obligation, including Vision Partnership Program (VPP) cash grant and technical service projects for Single Municipality or Multi-municipality. Non-contractual staff updates are noted under other projects.

SINGLE MUNICIPALITY

1. Caln Township – Zoning Ordinance Update

Percent Completed: 70 % Contract Term: 1/24-12/25 Consultant: Nanci Sarcinello Planning & GIS Monitor: Mark Gallant
The Township is creating an ordinance to remove complicated overlay districts. The Task Force completed their discussion on Thorndale Village, the proposed Lincoln Highway Districts, and the final draft of the Zoning Map. A full draft of the Zo will be completed and distributed to the Task Force soon.

2. Downingtown Borough – Parking Study

Percentage Completed: 0% Contract Term: 3/25-2/26 Consultant: Walker Consultants Monitor: Kevin Myers
A parking study to address growth and redevelopment for the downtown core of Downingtown. Kick off meeting was held April 11th

3. East Bradford Township – Zoning Ordinance Update

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

4. East Whiteland Township – Zoning Ordinance Update

Percent Completed: 55% Contract Term: 9/23–8/25 Consultant: Bergmann Monitor: Chris Patriarca
Draft zoning text on-going.

5. Kennett Square - State Street Revitalization Study

Percent Completed: 80 % Contract Term: 9/24-10/26 Consultant: Derck & Edson Monitor: Kevin Myers
The Borough proposes working with a planning and design consultant to improve sites along State Street. Awaiting a full draft of the study from the consultant prior to upcoming public presentations (to be determined).

6. Kennett Township – SLDO update

Percent Completed: 10% Contract Term: 8/24-7/26 Consultant: Chester County Planning Commission Planner: Jeannine Speirs
The Township is updating their SLDO to reflect the recent Zoning update as well as other changes. The project is progressing on schedule.

COMMUNITY PLANNING REPORT

7. Malvern Borough – Zoning Ordinance Amendments

Percent Completed: 30 % Contract Term: 8/24-8/26 Consultant: Thomas Comitta Associates Monitor: Jeannine Speirs
Updates to text and map to support implementation of Malvern Borough Comprehensive Plan. There was a meeting on April 4th.

8. New Garden Township – Zoning Ordinance Update

Percent Completed: 0% Contract Term: 7/24-6/26 Consultant: Michael Baker International Monitor: Libby Horwitz
The project is progressing on schedule. Draft zoning is nearly complete. A meeting was held on April 23rd.

9. Pennsbury Township – Natural Resources and other Ordinance Updates

Percent Completed: 80% Contract Term: 5/24-10/25 Consultant: Brandywine Conservancy Monitor: Jeannine Speirs
The project is progressing on schedule. Final draft materials are largely done, and a meeting was held on April 14th.

10. Phoenixville Borough – Zoning Ordinance Update

Percent Completed: 80% Contract Term: 7/23-6/25 Consultant: Gilmore & Associates Monitor: Chris Patriarca
Recommendation made by Task Force and advanced to the Planning Commission.

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

Percent Completed: 32% Contract Term: 9/1/2024-2/28/2026 Consultant: Bowman Monitor: Patty Quinn
The Eagle Village Gateways and Mobility Plan will build community and stakeholder consensus for improvements at two Pottstown Pike (Route 100) and Graphite Mine Road intersections, the northern and southern gateways to the Village of Eagle. The next task force meeting will be held on May 13th. Bowman is coordinating a gathering of local business leaders for their input on the project this Spring and are planning a broader public outreach during the summer.

12. Uwchlan Township - Zoning Ordinance Update

Percent Completed: 0% Contract Term: 9/25-8/27 Consultant: CCPC Planner: Mark Gallant
The Chester County Planning Commission (CCPC) will provide professional planning and support staff to assist the Township in the update and rewrite of the Uwchlan Township Zoning Ordinance. The existing ordinance will be used as a base for this full update. Prior to the start of the process, the Township will create a Task Force, comprised of members of the Township Planning Commission and representatives of the Township Board of Supervisors and other municipal boards, commissions, or groups as deemed appropriate by the Township.

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

Percent Completed: 50 % Contract Term: 5/24-4/26 Consultant: Johnson, Mirmiran & Thompson/ Toole Rec. Monitor: Kevin Myers
West Chester Borough will update its 1986 PROS Plan, last updated in 1992 to advance goals of Landscapes3. The next meeting is TBD and Progressing on schedule. Awaiting a full draft of the plan from the consultant prior to upcoming public presentations (to be determined).

COMMUNITY PLANNING REPORT

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

Percent Completed: 15% Contract Term: 5/24-4/26 Consultant: Tool Recreation Planning Monitor: Mark Gallant
This plan will guide future planning efforts and investment in the Township's park, recreation, and open space facilities. The next meeting has not yet been announced.

15. West Grove Borough – Zoning Ordinance Amendments

Percent Completed: 80% Contract Term: 4/23-9/25 Consultant: CCPC Lead Planner: Kevin Myers
CCPC will provide professional planning and support staff to assist updating the Boroughs Zoning Ordinance. The project is nearing completion and requires an extension to develop the Hearing Draft (incorporating Solicitor, Zoning Officer, Engineer comments and final edits) and to facilitate the adoption process (public meetings, Act 247 review, etc.). An extension was granted taking the contract to 9/25.

16. West Nantmeal Township – Comprehensive Plan Update

Percent Completed: 5% Contract Term: 6/24-5/26 Consultant: Castle Valley Consultants Monitor: Mark Gallant
At the April Meeting we will go over the first plan chapters including natural resources, cultural resources, land use, and housing.

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

Percent Completed 50% Contract Term: 6/23-11/25 Consultant: Natural Lands Monitor: Chris Patriarca
Chapter development on-going. The 2nd public meeting is scheduled for May/June.

18. West Whiteland Township – Comprehensive Plan

Percent Completed: 35% Contract Term: 7/24-6/26 Consultant: CCPC Lead Planner: Chris Patriarca
Topical chapter review continues in May.

MULTI-MUNICIPAL PROJECTS

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

Percent Completed: 70% Contract Term: 6/24-11/25 Consultant: National Travel Center Monitor: Jeannine Speirs
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 region/ theme for the broader Underground Railroad story in Chester County and region to develop a tour trail. Draft tours are under review.

B. Honey Brook Township and Borough – Comprehensive Plan

Percent Completed: 0% Contract Term: 4/25-3/28 Consultant: Brandywine Conservancy Monitor: Jeannine Speirs
Honey Brook Township and Borough will develop an update to the 2015 Comprehensive Plan which will be consistent with Chester County's Comprehensive Plan, *Landscapes3*, comply with the Pennsylvania Municipalities Planning Code (Act 247), and reflect on the successfully implemented accomplishments and new challenges planning to continue building a sustainable and resilient community.

COMMUNITY PLANNING REPORT

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

Percent Completed: 65 % Contract Term: 12/22-5/25 5/25 Consultant: Brandywine Conservancy Monitor: Jeannine Speirs

This plan will highlight the heritage of the Mason-Dixon / Arc Corner Region through the sites and landscapes of Elk, Franklin, London Britain, and New Garden townships building on Franklin's Comprehensive Plan and policy in the other three communities. The project is progressing on schedule.

D. Oxford Region Comprehensive Plan Update

Percent Completed: 20 % Contract Term: 1/24–12/26 Consultant: CCPC Lead Planner: Mark Gallant

Upper Oxford, Lower Oxford, Oxford, West Nottingham, East Nottingham, and Elk will undertake an update to the 2012 Multimunicipal Comprehensive Plan. In April, the Task Force completed the plan goals and objectives and will present them, and the public survey results, to the public at an Open House on May 28th.

OTHER PROJECTS

- **Oxford Region** – Administration assistance to the regional planning group (ORPC) and associated sub-groups: The ORPC Regional EAC and The ORPC Historic Sub-Committee; Mark Gallant. Mark is serving as the Region's secretary throughout the Plan update. Jeannine and David are assisting with historic resource and heritage interpretation network items.
- **Phoenixville Region Planning Committee** – The April meeting the committee discussed a few items including supporting a West Vincent Township grant application to PA Department of Community and Economic Development for stormwater improvements. Otherwise, the discussion revolved around various municipal updates.
- **Pottstown Metropolitan Regional Planning Committee** – April meeting focused on future land use discussion for the comp plan update.

❖ **Internal County Coordination**

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

Housing Authority of Chester County: Libby Horwitz and Chris Patriarca

Facilities: David Blackburn

Historic Interpretive Network: Jeannine Speirs

VPP INQUIRIES

County Consulting Assistance Inquiries or Requests

1. South Coatesville Borough (General Planning Assistance)
2. Pennsbury (Historic Resources Zoning)
3. Coatesville (Official Map)
4. North Coventry (Zoning Ordinance Amendment)
5. East Nottingham (Official Map)
6. Uwchlan (Zoning Ordinance Amendment)

COMMUNITY PLANNING REPORT

7. East Fallowfield (Comprehensive Plan)
8. East Caln (Zoning Ordinance Update)
9. East Bradford – SALDO Update
10. Spring City (Comprehensive Plan)
11. Penn Township
12. Downingtown (Official Map)

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)
- Malvern Borough - Paoli Battlefield Master Plan (Spring 2025)
- East Bradford – Subdivision and Land Development Ordinance (Fall 2025)
- Penn Township SALDO (Spring 2025) Valley Township (Zoning Ordinance Update)
- East Vincent – Corridor Study (Spring 2025)

HISTORIC PRESERVATION & HERITAGE INTERPRETIVE NETWORK (HIN)

America 250 & Heritage Tourism Plan

- ❖ At the April CC America250 Commission, CCPC formally announced that it is taking over the administration of the CC America250 Commission. The details of the transfer of files, website, social media, and other materials related to administration of the CC America250 Commission was held at CCPC.
- ❖ CCPC posted a position announcement to hire a part time administrative support position to assist with the administration of the 250 Commission.
- ❖ 78% of the County's municipalities have officially adopted the resolution of support of the Chester County America250.
- ❖ Represented CCPC at the 'Two Lights of Liberty' event in downtown West Chester.
- ❖ Attended the online regional meeting for America250 PA, the of the West Chester University committee for commemorating America250, the first Kennett/Chadds Ford and West Chester America250 Community Convening and Conversation, and the Phi Alpha Theta History workshop at West Chester University, part of a panel to speak about CC America250

Historic Interpretive Network

- ❖ Brandywine Battlefield Task Force (BBTF) & expanded Philadelphia Campaign Partnership- No updates for April
- ❖ Philadelphia Campaign Heritage Interpretive Network – No updates for April
- ❖ Northern Philadelphia Campaign and Heritage Interpretive Network - No updates for April
- ❖ Northern Philadelphia Campaign and Heritage Interpretive Network – No updates for April

COMMUNITY PLANNING REPORT

Agriculture HIN theme region

❖ No updates for April

Iron & Steel HIN theme region

Collaborative met on 17 April. Owners of two historic iron master's homes, converted to B and Bs, talked about their preservation work and their desire to better connected to the region's iron history and resources.

Outreach

Town Tours & Village Walks – Nine sites/dates are confirmed for 2025 Town Tours: 6/12 West Chester; 6/26, Coatesville; 7/10 Warwick County Park; 7/26, Lafayette Day @ Thornbury Farm; 7/31, Bernard Station; 8/7 Oxford Region; 8/14 Hopewell Furnace; 8/21 Yellow Springs.

CCHPN: Attended April Board meeting, discussing annual recognition of Chester County people and projects in the world of Chester County Historic Preservation.

Attended one Township Commission meeting: Westtown: motion to approve demolition contract for two historic buildings on the Crebilly Farm preserve.

Chester County History Center History Maker Awards: Was asked to present an award to the French and Pickering Trust for their work preserving and interpreting the ruins of Warwick Iron Furnace.

Review

County Owned Bridges

4/22 meeting – strategized over the standstill between West Nantmeal and Warwick townships concerning agreement on a proposal for the rehab/replacement of Bridge #99 over French Creek

Section 106

Nothing to report for April

ECONOMIC

- **Economy Report** – Initial data available for update in June.

HOUSING

- **Adaptable Housing Guide** – Complete and being formatted for posting.
- **Accessible Housing Guide** – Drafting map.
- **Housing Workshops** – Draft presentations complete, dates selected, flyer available, and need analyses complete for West Chester area. Finalizing partner organizations and completing zoning analyses for West Chester region.
- **Land Acquisition** – Working with the Chester County Economic Development Council to identify sites appropriate for acquisition and development of affordably-priced housing.
- **Organizational Convening** - Organization coordination meeting held April 16th. Developing resource sharing hub for organizations.

COMMUNITY PLANNING REPORT

URBAN CENTERS

➤ **Technical assistance/coordination**

Contacted by Coatesville Solicitor for input for potential zoning amendments drafted by the city.

Completed review and provided scoring of 2025 Community Revitalization Program (CRP) applications to the Department of Community Development (DCD) prior to the May meeting to discuss recommendations.

Director's Report