



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

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

Chester County Planning Commission
Government Services Center – Suite 270

Hybrid Meeting
December 11, 2024

AGENDA

- 2:00 p.m. 1. CALL TO ORDER
 - A. Chair’s Welcome *Chair*
 - 2. PUBLIC COMMENT *Chair*
 - 3. PRESENTATION
 - B. Landscapes3 - Future Trends *Carol Stauffer*
- 2:20 p.m. 4. ACTION ITEMS
 - C. Approval of Commission Meeting Minutes – Nov. 13, 2024 *Commission*
 - D. Approval of 2025 Planning Commission Meeting Schedule *Commission*
 - E. Approval of 2025 Work Program and Communications Plan *Commission*
 - F. Act 247 Reviews – November 2024 Applications *Act 247 Team*
 - 1) Subdivision and Land Development Plan Reviews (25)
 - 1. Caln Township LD-10-24-18276
 - 2. Caln Township SD-10-24-18273
 - 3. East Brandywine Township SD-10-24-18292
 - 4. East Coventry Township LD-10-24-18286
 - 5. East Nantmeal Township SD-09-24-18259
 - 6. East Whiteland Township LD-08-24-18199
 - 7. East Whiteland Township LD-10-24-18271
 - 8. East Whiteland Township SD-08-24-18205
 - 9. Honey Brook Township SD-10-24-18290
 - 10. Lower Oxford Township LD-08-24-18211
 - 11. Lower Oxford Township SD-08-24-18207
 - 12. Lower Oxford Township SD-10-24-18282
 - 13. Malvern Borough SD-11-24-18317
 - 14. New Garden Township SD-09-24-18242
 - 15. New London Township SD-09-24-18243
 - 16. Phoenixville Borough LD-10-24-18279
 - 17. Phoenixville Borough SD-10-24-18272
 - 18. Pocopson Township SD-11-24-18316
 - 19. Schuylkill Township LD-10-24-18295
 - 20. Upper Oxford Township LD-10-24-18297
 - 21. Upper Oxford Township SD-10-24-18278
 - 22. Upper Uwchlan Township LD-10-24-18275

- | | |
|-----------------------------|----------------|
| 23. Valley Township | SD-09-24-18268 |
| 24. West Chester Borough | SD-10-24-18291 |
| 25. West Whiteland Township | SD-10-24-18283 |

2) Comprehensive Plan, Zoning and Subdivision Ordinance
Amendment, Miscellaneous Reviews (11)

- | | |
|-------------------------------|----------------|
| 1. Caln Township | ZA-11-24-18313 |
| 2. Caln Township | ZM-10-24-18284 |
| 3. East Pikeland Township | SA-11-24-18320 |
| 4. Montgomery County | CP-10-24-18269 |
| 5. Parkesburg Borough | SA-10-24-18289 |
| 6. Parkesburg Borough | ZA-10-24-18288 |
| 7. West Bradford Township | SA-10-24-18285 |
| 8. West Bradford Township | ZA-10-24-18299 |
| 9. West Brandywine Township | ZA-10-24-18294 |
| 10. West Brandywine Township | ZM-10-24-18300 |
| 11. West Fallowfield Township | SA-10-24-18293 |

G. Act 537 Reviews – November 2024 Applications *Carrie Conwell*

- 1) Major Applications (0)
- 2) Minor Applications (5)
 1. East Fallowfield Township, South Brandywine Elementary School, 47-4-133, Consistent
 2. Easttown Township, 604 Lancaster Avenue, 55-2G-27, Consistent
 3. East Vincent Township, Jones Motor Tract, 21-5-11, Consistent
 4. London Grove Township, 146 Garden Station Road, 59-11-23.6, Consistent
 5. Upper Oxford Township, Reserve at Upper Oxford, 57-8-23, Consistent

H. Agricultural Security Area *Carrie Conwell*

- 1) ASA additions (3)
 1. East Nottingham Township, 69-3-41
 2. East Nottingham Township, 69-3-72
 3. East Nottingham Township, 69-7-4

2:45 p.m. 5. DISCUSSION AND INFORMATION ITEMS

- | | |
|---|-----------------------------|
| I. Sustainability Division Update | <i>Rachael Griffith</i> |
| J. Multimodal Transportation Planning Division Update | <i>Brian Styche</i> |
| K. Design & Technology Division Update | <i>Geoff Creary</i> |
| L. Community Planning Division Update | <i>Bambi Griffin Rivera</i> |
| 1) Brandywine Battlefield Phase 3 | <i>Jeannine Speirs</i> |
| M. Director's Report | <i>Carol Stauffer</i> |

4:00 p.m. 6. ADJOURNMENT

Action Items



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MINUTES: Regular Monthly Meeting
 Chester County Planning Commission

Hybrid – GSC Suite 351 East
 November 13, 2024

MEMBERS PRESENT IN PERSON: Michael Heaberg, Chair; Nate Cline, Co-Chair; Matt Hammond; Andy Wright.

MEMBERS PRESENT VIA ZOOM: Roberta Cosentino; Stephanie Duncan; Doug Fasic; Frank Furman; Molly Morrison.

STAFF PRESENT IN PERSON: Carol Stauffer, Acting Executive Director; Carolyn Conwell, Geoff Creary; Beth Cunliffe; Angela Dracup; Bambi Griffin Rivera; Rachael Griffith; Gene Huller; Carolyn Oakley; Chris Patriarca; Elle Steinman; Brian Styche.

STAFF PRESENT VIA ZOOM: Chris Bittle; Wes Bruckno; Steve Buck; Richard Drake; Gwen Duli; Paul Farkas; Patty Quinn; Sally Warren; Diana Zak.

VISITORS PRESENT IN PERSON: None.

VISITORS PRESENT VIA ZOOM: Javonna Wylie.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person at the Government Services Center Suite 351 East and via Zoom audio/video on Wednesday, November 13, 2024, was called to order at 2:00 P.M. by Chair Michael Heaberg.

PUBLIC COMMENT: None.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE OCTOBER 9, 2024, MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. WRIGHT, SECONDED BY MR. CLINE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from approving the October 9, 2024 meeting minutes.

2025 - 247 Review Fees:

A MOTION TO APPROVE THE 2025 - 247 REVIEW FEES WAS MADE BY MR. CLINE, SECONDED BY MR. WRIGHT, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Appointment of 2025 Officers Nominating Committee:

A MOTION TO APPOINT MR. HAMMOND, MR. WRIGHT, AND MS. COSENTINO AS THE MEMBERS OF THE 2025 OFFICERS NOMINATING COMMITTEE WAS MADE BY MR. CLINE, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Vision Partnership Program 2024 Round II Grants:

A MOTION TO APPROVE THE THREE (3) RECIPIENTS TO RECEIVE VPP 2024 ROUND TWO GRANT FUNDING WAS MADE BY MR. HAMMOND, SECONDED BY MR. CLINE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:Subdivision and Land Development Reviews:

A MOTION TO APPROVE THE TWENTY-FIVE (25) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MR. WRIGHT, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following application: LD-09-24-18257.

Mr. Hammond recused himself from the following applications: LD-09-24-18235; SD-08-24-18231; SD-09-24-18267.

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

A MOTION TO APPROVE THE THIRTEEN (13) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MR. CLINE, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

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

A MOTION TO APPROVE THE TWO (2) MINOR ACT 537 REVIEWS WAS MADE BY MR. WRIGHT, SECONDED BY MR. CLINE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:Administration and Communications Division Update:

As part of a presentation on the proposed 2025 CCPC Communications Plan, Ms. Oakley reported on the following 2024 achievements and 2025 goals for the communications division: CCPC eNewsletter subscribers increased by 14% to over 2,500; Sustainability eNewsletter subscribers increased by 76% to over 1,300; social media platform followers increased by 8% to over 8,500.

Next, Ms. Oakley reported that the CCPC website views increased by 14% to over 253,000 page views. The most visited page was the home page. The reducing solid waste page came in second. The most visited topics were Historic Preservation followed by Environment and Utilities Infrastructure. In 2024, major changes to the website included organizing the plan review section, fixing broken links, and ensuring ADA compliance.

Lastly, Ms. Oakley noted other websites that CCPC supports: Schuylkill River Passenger Rail Authority, 250th PA Chester County, Chester County Ride Guide, and backup for the County's website.

Ms. Steinman highlighted the following 2024 accomplishments: over 50 news articles and press releases were published; monthly municipal emails and updates; expanded municipal contact lists; and cross promotion and partner content. A new initiative for 2025 will be to assess overall outreach and branding.

Community Planning Division Update:

Ms. Griffin Rivera highlighted the following: the Housing Forum took place on October 30 and was well attended by many housing organizations across Chester County; two regional Urban Centers Forum took place on October 24th and 30th.

Mr. Patriarca highlighted the A+ Adaptable Housing Guide and noted that Chester County is in a housing deficit needing a total 117,956 new households by 2050 to accommodate projected population growth, the commuter workforce, projected employment growth, and current employment

Sustainability Division Update:

Ms. Griffith reported that the Open Space Accelerator Program was awarded \$75,000 from DCNR to help to fund a new condensed planning process which will help municipalities develop implementation plans for open space. Program guidelines will launch early next year.

Next, Ms. Griffith reported on the Chester County's panel discussion regarding environmental progress which was organized by West Chester University in partnership with the West Chester Green Team. The panel focused on environmental justice and single use plastics.

Ms. Griffith went on to report that county leadership met regarding the Climate Action Plan implementation, discussing current year progress and the following new focus areas for 2025: fleet transition to electric vehicles; waste reduction; and building energy policies and management.

Ms. Griffith also reported that the campaign and yard sign recycling project was a huge success.

Lastly, Ms. Griffith reported that CCPC will be hosting another Sustainability Summit in 2025 open to the general public with follow-up workshops for specific audiences.

Multimodal Transportation Division Update:

Mr. Styche reported that the Statewide Local Share Account which was established by the PA Race Horse Development and Gaming Act, announced awards totaling \$346,075,488 for 1,169 projects across the Commonwealth. Chester County has 47 projects totaling \$12,848,320.

Next, Mr. Styche reported that DVRPC announced the Municipal Bridge Retro-reimbursement Program made \$20 million in awards available. Projects must be listed on the PA Capital Bridge Bill to be eligible for these awards. The following municipalities applied for an award: West Nottingham Township – Woodland Drive bridge over Northeast Creek and the Park Road bridge; West Vincent Township – Buttonwood Lane bridge; Willistown Township – Garrett Mill Road bridge; and East Bradford Township – Ravine Road bridge.

Design and Technology Division Update:

Mr. Creary, in the monthly overview of review submissions, noted that development reviews increased for both residential lots and non-residential square footage numbers this month.

Mr. Creary recognized the D&T teams' accomplishments: GIS team's mapping Chester County's protected open space and drone photo abilities; and the graphics team wrapping up 2024 projects including eTools.

Director's Report:

Ms. Stauffer, Acting Director, reported that a search is underway for a new Planning Commission Director and the interview process is expected to begin next month.

Next, Ms. Stauffer noted that the Communications Plan and the Work Program will be on next month's board meeting agenda for approval.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:31 PM WAS MADE BY MR. WRIGHT, SECONDED BY MR. CLINE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,

Michael Heaberg, Chair
Chester County Planning Commission Board

MH/ncs



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CHESTER COUNTY PLANNING COMMISSION 2025 BOARD MEETING SCHEDULE

Second Wednesday of the month at 2:00 p.m., Government Services Center
unless otherwise noted

January 8th

February 12th

March 12th

April 9th

May 14th

June 11th

July 9th

August 13th

September 10th

October 8th

November 12th

December 10th

CJS /ncs

2025 Work Program

Draft 2025 Work Program



New projects are highlighted in yellow.

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- 1. Chapter 1: Using the Work Program 1
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Chapter 1

Using this Work Program

The 2025 Work Program lists proposed projects and events for 2025 and provides administrative information about these projects. This information includes:

Project Staffing: Under each project, the lead division is listed; however, in a number of cases, the project is a multi-division team project. In these cases, other divisions involved in the project are also listed.

Time Frame: The time frame reflects the general timing of the project during the upcoming calendar year while noting if it will be a multiyear project.

Funding: In some cases, specific grants are helping to fund specific projects. These are noted when applicable.

Staff Resources: There are three levels of staff resources – limited, moderate, and significant. Limited usually involves one person or a smaller team for a project that can be completed relatively quickly or easily. Moderate usually involves a larger project managed by one person or a small team. Significant projects involve multiple people for a large project.

Communications: Three levels of communications are identified for each project, and these are focused on the four primary audiences of municipalities, implementation partners, policymakers, and the public.

Communications Level I

A level I project pertains to a single event or entity. It also can be a simple brochure, tool, or study about one topic. This type of project may have a limited audience such as a single municipality.

Communications Level II

A level II project spans over a couple of months to up to two years and includes more than one audience group. It also would include projects that have a couple of public meetings, events, an in-depth study, etc.

Communications Level III

A level III project spans over one to three years and includes multiple audiences. The project would include multiple public meetings, hearings and events. Extensive coordination with the executive director and the Chester County Commissioners is often necessary.

Scoping Meetings: There should usually be three scoping meetings during the process of completing a project, with a focus on the project kickoff, production and communications, and project status. The exact nature of each meeting will depend on the specific project, and the need for scoping meetings for the Work Program projects will be determined by the management committee on a regular basis. Project leads should check with their manager to see if a scoping meeting is needed.

Project leads should prepare an agenda for the scoping meeting that addresses the purpose elements identified below. This agenda should be shared with all meeting participants ahead of time.

Project Kickoff Meeting

Purpose: Identify key planning issues to be addressed, important stakeholders, relationship to other CCPC projects, critical CCPC and intra-county coordination, overall timeline, anticipated events, and major resources needed.

Key Participants:

- Project Lead
- Division Director for Project Lead
- Key Staff Members for Project
- Executive Director
- Assistant Director
- Director of Design and Technology

Time Frame: Before project begins

Duration of Meeting: An hour

Production and Communications Scoping Meeting

Purpose: Discuss a detailed timeline, expected products, design needs, division coordination, communication needs, and meeting needs.

Key Participants:

- Project Lead
- Other Project Participants
- Division Director for Project Lead
- Representative of Design and Technology Division
- Representative of Communications Team

Time Frame: In early stages of project

Duration of Meeting: An hour

Project Status Meeting

Purpose: Determine the status of the project, the timeline, the production of materials, and communications, including communications after the project is completed.

Key Participants:

- Project Lead
- Other Project Participants
- Division Director for Project Lead
- Executive Director (if necessary)
- Assistant Director (if necessary)
- Designer
- Representative of Communications Team

Time Frame: In mid-stage of project or other appropriate time.

Duration of Meeting: An hour, if needed

Chapter 2

2025 Work Program

The 2025 Work Program lists proposed projects and events for 2025 that implement *Landscapes3*. This work program is structured around the six goal areas of *Landscapes3* – Preserve, Protect, Appreciate, Live, Prosper, and Connect – plus work activities that implement the Landscapes vision and map.

These projects and events are larger scale efforts that have a distinct beginning and ending point and require more production and communications support. These projects have a clear final deliverable that is produced by CCPC staff. Major ongoing planning activities, which usually do not involve significant production or communications work, are listed at the end of this Chapter.

The Work Program for 2025 contains a large number of projects and events and is divided into the following topic areas:

- Preserve
- Protect
- Appreciate
- Live
- Prosper
- Connect
- Landscapes Vision and Map
- Ongoing Planning Activities

Preserve Goal

Open Space Accelerator

Complete a pilot project with one municipality to develop a focused implementation plan for open space. Develop, launch and administer a mini-grant program to scale up this project type if DCNR funding is received.

Lead Division – Sustainability

Supporting Divisions – Design and Technology

2025 Time Frame – Full year

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed – Yes

Open Space Preservation Updated Mapping and Data (POST)

Prepare annual summary of the amount and type of permanently protected open space in Chester County.

Lead Division – Multimodal Transportation Planning

2025 Time Frame – First quarter of year

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - No

Open Space Summit

Work with the Department of Parks and Preservation to convene an open space summit. Anticipated audience is conservancy staff and board members.

Lead Division –Sustainability

2025 Time Frame – First half of year

Staff Resources – Low

Communications – Level I

Scoping Meetings Needed - Yes

Protect Goal

Sustainability Summit

Hold a sustainability summit for the general public that is focused on practicable ways to implement the county’s Climate Action Plan, followed by smaller, audience-specific programs for small to medium-sized businesses, homeowners’ associations, and K-12 schools.

Lead Division – Sustainability

Supporting Division – Administration

2025 Timeframe – First half of year

Staff Resources – Significant

Communications – Level II

Scoping Meeting Needed – Yes

Sustainable HOAs

Pilot a program that connects up to three HOAs with their municipality to provide technical assistance and support in developing a Sustainability Action Plan while also launching a sustainable HOAs community certification program.

Lead Division –Sustainability

2025 Time Frame – Full year (will continue in 2026)

Staff Resources – Low

Communications – Level II

Scoping Meetings Needed – Yes

Imagining Transit Oriented Communities

Analyze one or two regional rail stops for mixed use redevelopment opportunities, identify specific development sites, prepare urban design solutions for these sites, identify potential ordinance changes to encourage redevelopment, and identify potential public improvements.

Lead Divisions – Sustainability and Design and Technology Divisions

2025 Timeframe – Full year

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed – Yes

Climate Action Plan Update

Update the county's Climate Action Plan to include a commentary on progress made since the last Climate Action Plan's adoption, an updated greenhouse gas inventory, and new and more specific/targeted actions.

Lead Division – Sustainability Division

2025 Timeframe – Last quarter (will continue in 2026)

Staff Resources – Significant

Communications – Level III

Scoping Meetings Needed – Yes

Sustainability at the Pocopson Home

Support the Pocopson Home in implementing recommendations from their 2024 Food Waste Reduction study and in converting a portion of their lawn to a wildflower meadow.

Lead Division –Sustainability

2025 Time Frame – Full year

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - No

Establish Sustainable Landscape Management Plans for County Lands

Develop conceptual sustainable landscape establishment and management plans for non-park county owned properties

Lead Division –Sustainability

2025 Time Frame – Full year

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed – Yes

Appreciate Goal**Town Tours and Village Walks**

Continue Town Tour and Village Walks program, with approximately ten events.

Lead Division – Community Planning

2025 Time Frame – First three quarters of year

Staff Resources – Moderate

Communications –Level II

Scoping Meetings Needed – No

Historic Commission Leadership Luncheon

Conduct annual training and technical assistance to municipal historic commissions with training specific to the commission chairs.

Lead Division: Community Planning

2025 Time Frame: First quarter of year

Staff Resources: Limited

Communications: Level I

Scoping Meetings Needed: Yes

Heritage Site Interpretive Implementation

Help implement the county's Heritage Tourism Plan and support the America 250PA Chester County Commission by facilitating the physical improvement of sites or installation of interpretive signage/kiosks at ten to twenty gateways, heritage centers, or interpretive sites identified as part of the county's Heritage Interpretive Network.

Lead Division: Community Planning

2025 Time Frame: Full year (will continue in 2026)

Staff Resources: Moderate

Communications: Level I

Scoping Meetings Needed: No

Live Goal

Removing Housing Barriers

Work with municipalities to remove housing barriers through municipal housing workshops, housing best practices guides, large-scale housing planning projects, small-scale housing implementation projects that identify sites that are appropriate for additional housing, conceptual site plans of development sites, and outlines of zoning solutions that remove housing barriers.

Lead Division – Community Planning

2025 Time Frame – Full year

Staff Resources – Moderate

Communications –Level II

Scoping Meetings Needed – Yes

Employer Supported Housing Guide and Outreach

Prepare guide highlighting how employers can support affordably-priced housing.

Lead Division – Community Planning

2025 Time Frame – Second half of year

Staff Resources – Limited

Communications –Level I

Scoping Meetings Needed – Yes

Housing Summit

Convene a housing summit to advocate for A+ Homes.

Lead Division – Community Planning

2025 Time Frame – Second half of year

Staff Resources – Limited

Communications –Level II

Scoping Meetings Needed - Yes

Accessible Housing Locations Guide

Prepare a map and planning guide that identifies growth area locations for new housing that has good access to services and amenities. This guide will include municipal approaches and strategies to encourage housing in these areas.

Lead Division – Community Planning

2025 Time Frame – First half of the year (continuation of project from 2024)

Staff Resources – Limited

Communications –Level I

Scoping Meetings Needed – Yes

Chester County Housing Report

Prepare annual housing report on Chester County housing sales and construction prices, total units built, and types.

Lead Division – Community Planning

2025 Time Frame – First half of year

Staff Resources – Limited

Communications –Level I

Scoping Meetings Needed - No

Land Bank Support

Establish and run a Chester County land bank.

Lead Division – Community Planning

2025 Time Frame – Full year

Staff Resources – Limited

Communications –Level I

Scoping Meetings Needed - No

Prosper Goal

Urban Centers Forum

Coordinate annual Urban Centers Forum with support from the Department of Community Development.

Lead Division – Community Planning

2025 Time Frame – Second half of year

Staff Resources – Limited

Communications – Level II

Scoping Meetings Needed - Yes

County Economy Website Area

Prepare an annual update of data about the county’s economy, working with CCEDC, putting the data into a website format and producing an executive summary.

Lead Division – Community Planning

2025 Time Frame – Second half of year

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed – Yes

Non-Residential Construction Report

Prepare annual report on non-residential construction in the county.

Lead Division – Community Planning

2025 Time Frame – First half of year

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - No

Connect Goal

Better Bus Stops Pilot Project

Coordinate with local municipalities and TMACC toward development of an improved bus stop in the West Chester Pike corridor, as recommended in previous DVRPC studies and the Chester County Public Transportation Plan.

Lead Division – Multimodal Transportation Planning

2025 Time Frame – Full year (continuation of project from 2024)

Staff Resources – Moderate

Communications –Level I

Scoping Meetings Needed - Yes

Municipal Connector Trail Project

Work with local municipality(ies) toward implementation of a connector trail as recommended in the Chester County Trails Master Plan.

Lead Division – Multimodal Transportation Planning

2025 Time Frame – Full year (continuation of project from 2024)

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed - Yes

Circuit Trails Extension Projects

Manage all aspects of new Circuit Trail development, including the extension of the Struble Trail, Phase IV-A of the Chester Valley Trail, the Philadelphia & Thorndale (P&T) portion of the Chester Valley Trail, and the Enola Low Grade/Chester Valley Trail extension to Atglen.

Lead Division – Multimodal Transportation Planning

2025 Time Frame – Full year (continuation of projects from 2024)

Staff Resources – Significant

Communications – Level I

Scoping Meetings Needed – No

DVRPC Safety Program

Coordinate with DVRPC and provide public outreach associated with DVRPC’s Regional Vision Zero 2050 Action Plan development. This will be year two of a two-year revenue generating project.

Lead Division – Multimodal Transportation Planning

2025 Time Frame – Full year (continuation of project from 2024)

Funding – contract with DVRPC

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - No

Transportation Event

Coordinate the convening of a transportation summit.

Lead Division – Multimodal Transportation Planning

2025 Time Frame – Third quarter of year

Staff Resources – Limited

Communications – Level II

Scoping Meeting Needed - Yes

Transportation Improvement Inventory

Conduct biannual update of Transportation Improvement Inventory list, modernizing and fine tuning the list.

Lead Division – Multimodal Transportation Planning

2025 Time Frame – First half of year

Staff Resources – Moderate

Communications – Level II

Scoping Meetings Needed - Yes

Transportation Priority Projects

Prepare a new Transportation Priority Projects list with input from an advisory committee and the Transportation Improvement Inventory projects.

Lead Division – Multimodal Transportation Planning

2025 Time Frame – Second and third quarters of year

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - No

Transportation Data Inventory & Evaluation

Collect and analyze various data sets which address recent changes in transportation and provide base data for the update of *Landscapes3*, while paying particular attention to significant changes in transportation since COVID and the shift to remote working.

Lead Division – Multimodal Transportation Planning

2025 Time Frame – First half of year

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - No

Trailfinder Update / Trails Master Plan integration

Transition the Trailfinder out of its current format, which is in an ESRI product that is being sunsetted, while adding proposed trail connections from the CC Trails Master Plan to serve as an online living document of trail development progress.

Lead Division – Multimodal Transportation Planning

2025 Time Frame – Second half of year

Staff Resources – Limited

Communications – II

Scoping Meetings Needed - Yes

Quarterly Transportation Forums for Municipal Managers

Hold quarterly zoom meetings to inform Municipal Managers about current transportation funding opportunities, initiatives, etc. Intent is to improve municipal relations and increase municipal participation in the transportation improvement development process.

Lead Division – Multimodal Transportation Planning

2025 Time Frame – Full year – Quarterly meetings

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - No

Freight Plan Implementation

Implement recommendations on truck routes from the 2023 Chester County Freight Plan.

Lead Division – Multimodal Transportation Planning

2025 Time Frame – Full year

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - No

Landscapes Vision and Map

Landscapes3 Annual Progress Report

Produce annual progress report that tracks the metrics in *Landscapes3* while also highlighting implementation successes during the year.

Lead Division – Multimodal Transportation Planning

Supporting Divisions – Administration and Office and Communications

2025 Time Frame – First half of year

Staff Resources – Limited

Communications – Level III

Scoping Meetings Needed – No

Kennett Township Subdivision and Land Development Ordinance

Prepare an updated subdivision ordinance for Kennett Township that synchronizes with their new zoning ordinance.

Lead Division – Community Planning

2025 Time Frame – Full year (continuation of project from 2024 and will continue in 2026)

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed - Yes

Oxford Region Comprehensive Plan

Prepare an updated comprehensive plan for the Oxford region, which includes Oxford Borough, Lower Oxford Township, Upper Oxford Township, East Nottingham Township, West Nottingham Township, and Elk Township.

Lead Division – Community Planning

2025 Time Frame – Full year (continuation of project from 2024)

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed - Yes

West Whiteland Township Comprehensive Plan

Prepare a new, implementable comprehensive plan for West Whiteland Township.

Lead Division – Community Planning

2025 Time Frame – First half of year (continuation of project from 2024)

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed – Yes (completed in 2022)

Other Plan or Ordinance Projects to be added

As staff capacity becomes available, begin Township-focused plan or ordinance projects.

Lead Division – Community Planning

2025 Time Frame – Full year

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed – Yes

Other Plan or Ordinance Projects to be added

As staff capacity becomes available, begin Borough or City-focused plan or ordinance projects.

Lead Division – Community Planning

2025 Time Frame – Full year

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed – Yes

Major Ongoing Planning Activities

The following planning activities are very important elements of the department's work program and recur constantly throughout the year. These activities typically need limited, but recurring, support from production and communications.

Review and Support Letters for Subdivisions, Land Developments, Ordinances, Plans, Developments, Grant Applications, and Sewage Facilities

Vision Partnership Program Cash Grant Monitoring

Demographic, Economic Development Data, and Pipeline Updates

Coordination with and Outreach to Municipal, Transportation, Conservancy, Natural Resource, Housing, Agricultural, Economic Development, Energy, and Historic Preservation Partners, as well as the General Public

Geographical Information Systems Updates for Transportation, Historic Resources, Demographics, Land Use, and Other Topics

Administration of Planning Commission, Keep PA Beautiful Chester County, Housing Choices Committee, and Environmental and Energy Advisory Board

2025 Communications Plan



2025 Communications Plan

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The Chester County Planning Commission's 2022 work program and communications efforts are focused on implementing *Landscapes3*. The communications plan is divided into three broad areas: general communications, communication by *Landscapes3* goal, and communication procedures for projects and events.

General Communications

Identified Audiences

There are four broad audiences for the planning commission's work. Although interaction with each of them is different, there is still often an overlap.

- Municipal-Level Planning and Development
 - Municipal officials (BOS, BC, PC, other MCD boards and staff)
 - Multimunicipal planning regions
 - Municipal service providers (engineers, attorneys)
 - Planning professionals (private sector planning firms, DVRPC, APA PA, APA, other county Planning Commissions)
 - Developers/247 applicants
 - Municipal organizations (CCATO, consortiums)
- Project Implementers of County Planning Goals
 - PennDOT, TMAs (TMACC and GVFTMA)
 - Transit Service Providers (SEPTA, PART, Rover)
 - Conservancies, Land Trusts, and Watershed Groups
 - County Departments
 - Utility Providers
 - Other State and Federal Agencies
- Funders and Policymakers for Planning Goals/Projects
 - Commissioners
 - State Representatives and Senate leaders
 - DVRPC
 - State Agencies
- Groups Affected by Planning and Development Implementation
 - County residents
 - County businesses and their associations (chambers, CCEDC)
 - Major Employers
 - Restaurants
 - Cultural Institutions
 - Farmers
 - Ag service providers and related industries
 - Advocacy groups (CC2020, SAVE, Bike Coalitions, Circuit Coalition)
 - School districts
 - Real estate agents
 - Developers
 - Planning educators (universities/programs)
 - Media (newspapers, online, etc.)

Interaction with Identified Audiences

The type of interaction with each of the identified broad audiences varies because of their role.

Municipal Level Planning and Development

Why might municipalities listen to CCPC's messages? Generally, those working at the local municipal level are looking for clear guidance for their issues. At other times, they want to receive county funding.

- All land use planning and development is controlled at this level
- Municipal cooperation is critical to implement Landscapes3, particularly land use, but also other elements.
- Municipal officials change often, must respond to constituent demands, have limited time, and may have priorities other than planning.
- CCPC's role with municipalities is advising officials to implement planning that is consistent with Landscapes3.
- CCPC provides planning consulting services and technical advisory documents to encourage efficient and mindful planning at the municipal level.

Project Implementers of County Planning Goals

Why might implementers of projects listen to CCPC's messages? The county has a direct role in deciding whether a project will move forward. The county commissioners are often involved in the decision-making process.

- In addition to municipalities, there are many other stakeholders who directly implement county and/or Landscapes3 policies and goals.
- These implementing stakeholders typically focus on one aspect of planning implementation (e.g., transportation or open space).
- Often, CCPC or the county advocates for funds or implements the project. In other cases, the county coordinates with the implementing agency to make sure the project is done well and is consistent with Landscapes3.

Funders and Policymakers for Planning Goals/Projects

Why might funders and policymakers listen to CCPC's messages? They are most likely to listen when problems and solutions are clearly defined.

- The funders and policymakers of planning goals/projects often have many competing demands for funding and attention.
- Planning is often a forgotten or underplayed element of funding and policy decisions.
- Many "hot" topics relate back to planning in one way or another.

Groups Affected by Planning and Development Implementation

When might the public listen to CCPC's messages? When they believe their voice can make a difference, are directly impacted by issues in the built environment, or are seeking general information.

- The public and groups affected by planning generally do not pay attention to planning issues unless they are directly affected, perhaps by traffic congestion or unwanted neighboring development.
- Many members of the public have specific issues that excite them (e.g., bicycling, preservation, or natural resource protection).

New Initiatives for 2025

| Action | Audience | Staff | Status |
|--------------------------------------|----------|-------------------------------------|--------|
| Assess overall branding and outreach | | Management D&T Communications | |
| | | | |
| | | | |

General Ongoing Initiatives

| Action | Audience | Staff | Status |
|--|--------------------------------------|-----------------------------------|-----------------------------------|
| Present at CCATO conferences | Municipalities | Management | |
| Meet with CCATO Board discuss topics of interest. | | Management | |
| Participate in key partner events (i.e., attend, present, interactive booths, etc.) | Municipalities Partners Public | All Staff | Ongoing <i>(maintain list)</i> |
| Attend and present at Chester County Manager's Consortium meeting. | Partners Municipalities | Management | |
| Attend and present at Chester County Secretary's Meetings. | Partners | Management | |
| Present new information at engineering association's continuing education seminars. | Partners | Creary | |
| Present new information at Bar's continuing education seminars. | Partners | Management | |
| Send welcome letter and packet to all newly elected officials, planning commission members and municipal managers. | Municipalities | Admin | First Quarter |
| Maintain and drive people to our websites. | Municipalities Partners Public | Oakley Steinman | Ongoing |
| Have planners share important CCPC announcements at meetings. | Municipalities Partners | All Staff | Ongoing |
| Post to social media about projects, activities, news, events, funding opportunities, and planning stories. | Municipalities Partners Public | Steinman Oakley | Ongoing Daily |
| Send monthly eNewsletter | Municipalities Partners Public | Management Steinman Oakley | Ongoing Monthly |
| Email municipal managers with CCPC updates | Municipalities | Executive Director Steinman | Biannually |
| Push out grant opportunities | Municipalities Partners | All Staff | Ongoing |
| Send monthly email to commissioners on current CCPC activity. | Commissioners | Ex Dir | Ongoing Monthly |

| | | | |
|--|--------------------------------------|------------|-------------------------------------|
| Provide articles and other content for newsletters and outreach efforts to other county departments and implementation partners. | Partners Municipalities Public | Steinman | Ongoing (<i>maintain list</i>) |
| Aid in other county departments' planning related studies and integrate their projects and plans into CCPC work program. | Partners | Management | Ongoing (<i>maintain list</i>) |

Communications for Landscapes3 Goals

Preserve Goal

Advance the protection and stewardship of open space, farmland, and natural and cultural features to realize economic, ecological, and quality of life benefits.

Purpose

Preserving our farmlands, natural areas, and cultural resources is fundamental to protecting the county's quality of life, enhancing its economy, and maintaining the character that residents and visitors so highly value. Permanently protected lands limit development pressure on critical resources and often provide for public access offering people of all ages a place to connect to streams, woodlands, and wildlife. Preserving farmlands protects and strengthens the agriculture industry, providing food security and a connection to our agricultural heritage.

Communications Background

The following background information provides a framework for communications actions.

What do we want to accomplish under the Preserve Goal?

- Protect more open space in Chester County, particularly prime farmland, sensitive natural areas, connected open space, viewsheds, and recreational land.

What do we want municipalities and other partners to do?

- Incorporate open space preservation as a priority in their planning documents.
- Adopt ordinances that protect open space, including TDRs, cluster ordinances, and true agricultural zoning.
- Purchase open space or conservation easements.
- Update municipal plans for protecting open space to generate buy-in for current preservation initiatives
- Leverage county and state funding by helping to fund open space acquisition or easements
- Conduct public outreach on open space

What messages should we share that might help convince municipalities to do these actions?

- Open space preservation helps communities maintain their existing character and reduce suburban sprawl.
- Open space has many economic benefits and, because preserved open space does not generate new homes and school-aged children, it has a positive fiscal impact on local schools and municipalities.
- Open space land does not create negative impacts, such as new traffic or stormwater runoff from new impervious coverage.
- Protecting open space provides a haven for wildlife and allows for natural systems to thrive.

- There are ways open space can be implemented by the private sector (HOA open space, fee in lieu, etc.) if ordinances effectively require it.
- Overwhelmingly residents support open space preservation, and the benefit of preserved open space is the reason many people choose to live here.
- Referenda for funding open space rarely fail (provide data).
- Open space funds can be used for maintaining land preserved with those funds.

Why aren't municipalities and other partners always implementing the Preserve goal?

- They do not want to raise taxes or reduce potential tax base.
- They do not want land they have to maintain.
- They believe open space preservation impedes property rights.
- Not understanding the need/benefits of open space.
- Lack of resources: staff, funding,
- No sense of urgency

Who are the key partners for the Preserve goal?

- Municipalities
- Land Trusts
- State agencies
 - o PA Department of Community and Economic Development
 - o PA Department of Conservation and Natural Resources
 - o Department of Agriculture, Agricultural Land Preservation Board
- Chester County Parks and Preservation
 - o Chester County Agricultural Land Preservation Board
 - o Chester County Parks Board
- Chester County Agricultural Development Council
- School districts
- Environmental groups
- Farmers
- Major employers
- Historic commissions and organizations
- Public

Action Items

| Action | Audience | Timeframe | Staff | Tools | Status |
|---|--------------------------------------|----------------------|---|---|---------------|
| Promote Open Space Accelerator mini-grant program | Municipalities | Full Year | Griffith Steinman | Municipal Emails Custom Emails | |
| Push out POST | Partners | 1 st Half | Michael Steinman | Website Social Media eNewsletter | |
| Promote Open Space Summit (before and after) | Municipalities Partners Public | | Griffith Admin Steinman Oakley | Website Social Media eNewsletter Custom emails | |

Protect Goal

Protect and restore critical natural resources to ensure a resilient environment that supports healthy communities.

Purpose

The county's natural environment is integral to the high quality of life enjoyed by residents and visitors and serves as a foundation for our vibrant economy. Protecting woodlands, streams, wetlands, riparian buffers, groundwater, floodplains, soils, and wildlife habitat provides significant and wide-ranging benefits.

Communications Background

The following background information provides a framework for communications actions.

What do we want to accomplish under the Protect goal?

- Expand and restore natural areas.
- Provide adequate and ongoing protection of natural resources through policy planning and regulatory controls.
- Engage in open discussion and involvement between municipalities, CCPC, and other partner agencies to address inquiries, questions, and concerns regarding barriers to protecting natural resources.
- Raise citizen awareness on the benefits and importance of natural resource protection.
- Expand the focus of natural resource protection to other related topics such as addressing climate change or providing more equitable access to protected spaces.

What do we want municipalities and other partners to do?

- Directly protect, expand, and improve natural areas through streambank stabilization, riparian buffer restoration, reforestation, wetland creation, and other projects.
- Consider the adoption of policy plans and regulatory ordinances which protect natural resources.
- Strengthen relationships with partner agencies to raise awareness and share information on the importance of protecting the environment with all audiences of municipalities (for example, residents, businesses, students, and municipal officials among others).
- Seek and share feedback regarding potential barriers to protecting the environment.
- Engage in intermittent status updates on natural resources with partner agencies.
 - o Are there specific properties or natural resources of concern in the municipality?
 - o Are there areas of municipal ordinances that need to be updated or addressed?
 - o Have residents or developers shared concerns with building in the municipality in relation to current protection policies?

What messages should we share that might help convince municipalities to do these actions?

- Potential updates and policy changes can happen incrementally – these updates do not need to be implemented all at once or to the strictest standards possible.
- Residents typically support natural resource protection, and access to vibrant natural resources is the reason many people choose to live here.
- Protecting natural resources provides compound benefits. For instance, protecting riparian buffers may provide additional protection to wetlands or floodplain areas.

Why aren't municipalities and other partners always implementing the Protect goal?

- Lack of resources: staffing, funding, expertise, and knowledge.
- Concern of public opposition or concern for not complying with complex laws such as ACRE.
- Concerns of over regulation, or not fully understanding that regulations can be balanced to provide protection but not be overly limiting.

Who are the key partners for the Protect Goal?

- Municipalities
- Municipal Environmental Advisory Councils
- Land Trusts
- Other planning professionals
- Environmental advocacy groups
- Residents
- Watershed groups

Action Items

| Action | Audience | Timeframe | Staff | Tools | Status |
|---|--|--------------------------------------|---|---|--------|
| Promote Sustainability Summit | Municipalities Public Home Owners Businesses HOAs Schools | 1 st Half | Griffith Admin Steinman Oakley | Website Social Media eNewsletter Custom Emails | |
| Climate Action Plan Update | | 4 th Quarter into 2026 | Griffith | | |
| Promote Sustainable HOA Certification Program | HOAs Municipalities Partners | Full Year into 2026 | Griffith Steinman | Press Release eNewsletter Social Media | |
| Promote Sustainability at the Pocopson Home | Public | | Griffith Steinman | Success Story? eNewsletter Social Media | |
| Imagining Transit Oriented Communities | Municipalities Partners Developers | Full Year | Griffith Styche D&T | | |

Appreciate Goal

Preserve the historic resources and landscapes that define our cultural heritage to inspire the future through tangible connections to our shared past.

Purpose

As one of the founding counties in the nation, Chester County benefits from an abundance of historic homes, barns, mills, bridges, and other notable features and events that have retained original settlement patterns and **connections to the stories of our history**. These historic features and their surroundings provide a unique sense of place and positively impact our economy and environment through reuse of infrastructure, heritage tourism, and improved property values.

Communications Background

The following background information provides a framework for communications actions.

What do we want to accomplish under the Appreciate goal?

- Protection and invest in historically significant structures and their environs to ensure they are used productively into the future.
- Develop programming that increases the understanding and value placed upon historic structures and their environs.
- Increase the capacity (staff and funding) of historically significant museums and sites so the public can experience them in a predictable and enjoyable manner.
- Advance 250th planning with Brandywine Battlefield and the BBTF/partners as the central focus and lead.
- Promote the heritage economy including historic resources, open space resources (aka environs for historic resources), and agritourism.
- Provide the message that historic resources are an inherent, although often unrecognized, part of community character, and once they are gone, they cannot be replaced.

What do we want municipalities and other partners to do?

- Implement programs to increase public support for historic resources and their environs.
- Create and support Historic Commissions and/or Historic Review Boards to promote the public value and physical protection and adaptive reuse of historic resources.
- Continue to Identify historically significant structures and environs.
- Enact demolition, rehabilitation, and new construction standards to ensure the preservation of historically significant resources and their environs.
- Coordinate historic resource promotion and appreciation with adjacent municipalities/regional planning.
- Coordinate impacts of economic development, recreation, and public infrastructure planning with historic resources preservation.
- Preserve and rehabilitate municipally owned historic properties.
- Consider preserving and owning key historic resources in their community.

What messages should we share that might help convince municipalities to do these actions?

- The preservation and investment in historic resources, streetscapes and landscapes are the most important ways that municipalities preserve their unique qualities and differentiate themselves from one another. They provide an inherent sense of place.
- Historic resources are a record of their time and show the evolution of a place. Once they are removed there is no way to recreate the effect of their presence and the sense of place they create.
- There is potential for increased local heritage related economic activity and development for small businesses (e.g., shops, pubs, restaurants, and agritourism) and through using incentives (e.g., Federal and State historic tax credits for historic preservation and adaptive reuse).

Why aren't municipalities and other partners always implementing the Appreciate goal?

- Lack of resources: staffing, funding, coordinated planning.
- Reluctance to regulate property owners (e.g., private property rights issues).
- Lack of adequate (willing and/or knowledgeable) volunteers for Historic Commissions/HARBS.
- Historic preservation is viewed as a burden/afterthought/headache and not as a core benefit. Doesn't rise to level of importance as other local planning topics. People take for granted that historic resources will be there forever/preserved without help.

Who are the key partners for the Appreciate goal?

- Chester County Conference and Visitors Borough
- Chester County Historic Preservation Network
- Municipal Historic Commissions
- Historic Sites
- Brandywine Battlefield Task Force

- Chester County History Center
- Municipalities
- Pennsylvania History and Museum Commission
- Iron and Steel Coalition
- Oxford Region Historic Preservation Network
- Heritage Centers
- Chester County Parks and Preservation
- Chester County Archives
- Chester County Department of Community Development
- Chester County Economic Development Corporation
- Pennsylvania Department of Transportation
- Mason-Dixon Planning Group
- Developers
- Businesses

Action Items

| Action | Audience | Timeframe | Staff | Tools | Status |
|---|--------------------------------------|---------------------|--|---|---------|
| Promote Town Tours | Public Partners | Summer | CPD Admin Steinman Oakley | Website Social Media eNewsletter Events Calendar County Press Release | |
| Promote Heritage Site Interpretive Implementation (installed stuff) | Public | Full year into 2026 | Blackburn Speirs? Steinman Oakley | eNewsletter Social Media | |
| Promote Heritage Interpretive Network | Public | Full year into 2026 | Speirs | | Ongoing |
| Support 250 th Anniversary Celebration | Municipalities Partners Public | Ongoing | Commissioners Blackburn Steinman Oakley | Video Social Media eNewsletter Emails Website | Ongoing |

Live Goal

Nurture diverse and well-rounded communities with a balance of residential opportunities and convenient access to community facilities, services, and amenities.

Purpose

Our neighborhoods, including homes, schools, libraries, community services, and parks, provide the foundation for public and individual health and significantly influence economic opportunity and social resiliency. Strong neighborhoods with a diversity of housing options that are affordable across all incomes are a cornerstone for community well-being. Other cornerstones are adequate emergency services, accessible community facilities, and supportive services that evolve to address the needs of all community members.

Communications Background

The following background information provides a framework for communications actions.

What do we want to accomplish under the Live goal?

- Provide accessibility, walkability, educational opportunities, and a sense of community.
- Provide increased diversity of new housing and an expanded supply of affordable housing.
- Ensure Chester County residents and businesses continue to have access to appropriate community facilities and are served by adequate emergency services.

What do we want municipalities and other partners to do?

- Adopt zoning that provides incentives for affordable housing.
- Use municipally owned land for affordable housing developments.
- Encourage development around amenities such as public transportation (transit-oriented development).
- Encourage mixed use development, especially renovation of obsolete commercial and office facilities into mixed use centers with housing.
- Reduce zoning and processing hurdles that are adding overly burdensome costs to new residential construction.
- Change zoning to allow a broader variety and denser housing types (such as accessory dwelling units, twins, duplexes, triplexes, quadraplexes, and small multiplexes) in appropriate areas.

What messages should we share that might help convince municipalities to do these actions?

- Housing options are essential to allow people to live in the communities they work and serve. Affordability is a growing issue and employers are struggling to attract employees due to high housing costs.
- As municipalities continue to experience extreme weather events at a greater frequency, greater cooperation and coordination of emergency services is essential.
- Access to parks and recreational opportunities offer residents opportunities for both mental and physical engagement in their communities as well as promotion of healthier lifestyles.
- Population is growing and demographics are changing (increasing one and two person households, aging population) that will cause a shift in the needed housing types.
- Infill development helps to preserve open space.
- Developing near transportation helps to keep traffic lower.
- Chester County historically had many of these diverse housing styles.

Why aren't municipalities and other partners always implementing the Live goal?

- Lack of resources: funding, staff, knowledge
- Community push back
- Politics
- Residents feel they cannot express concern/feedback.
- There is a sense of futility and inability to fight market conditions.

Who are the key partners for the Live goal?

- Other county departments
- American Association of Retired Persons (AARP)
- Housing Choices Committee
- Housing Authority of Chester County
- Developers
- Municipalities
- Major Employers
- Economic Development Council

- Department of Community Development
- Housing Authority
- Housing advocacy groups
- Homebuilders' associations
- Chester County Association of Township Officials (CCATO)
- Non-profits
- Labor organizations
- Emergency service providers
- Food banks
- Land trusts
- School Districts

Action Items

| Action | Audience | Timeframe | Staff | Tools | Status |
|--|--|---|---|---|--------|
| Removing Housing Barriers | Municipalities | Full Year | Horwitz | Workshops | |
| Promote Accessible Housing Locations Guide | Municipalities | 1 st Half; continued from 2024 | Horwitz Steinman Oakley | Website eNewsletter Social Media Custom Emails | |
| Promote Housing Summit (before and after) | Municipalities Developers Partners | 2 nd Half | Horwitz Patriarca Admin Steinman Oakley | Website Social Media | |
| Promote Annual Housing Report | Municipalities Partners Public | 1 st Half | Horwitz Steinman Oakley | Website Social Media eNewsletters | |
| Promote Accessible Housing Locations Guide | Municipalities Partners Public | From 2024 | Horwitz Patriarca Steinman Oakley | Website Social Media eNewsletter | |
| Promote Adaptable Housing Guide | Municipalities Partners Public | From 2024 | Horwitz Patriarca Steinman Oakley | Website Social Media eNewsletter | |

Prosper Goal

Grow our economic strength through developing and sustaining a skilled workforce, adaptable work areas, supportive infrastructure, a culture of innovation, and engaged communities.

Purpose

Economic opportunity is an essential element of healthy communities, supporting the quality of place across our landscapes. A strong and diverse economy provides economic opportunity through job and business growth, and provides the financial resources for preserving open space, delivering quality education, and maintaining and enhancing infrastructure for the benefit of the entire community.

Communications Background

The following background information provides a framework for communications actions.

What do we want to accomplish under the Prosper goal?

- Grow the economy (increase businesses, lower unemployment, support new industries, workforce development, revitalize main street areas, etc.).
- Celebrate and support agriculture as a top economic driver in our region.

What do we want municipalities and other partners to do?

- Work collaboratively and coordinate with each other, the County, and other partners.
- Understand available resources.
- Adopt nonresidential zoning that has flexible standards.
- Streamline development review processes.
- Support existing industries and businesses (and acknowledge “support industries”)
- Plan for growth considering mixed-use, infill development, brownfield and greyfield redevelopment.
- Create business improvement districts (BIDs).
- Encourage BIDs and other Main Street organizations to provide community support and resources

What messages should we share that might help convince municipalities to do these actions?

- CCPC, and other organizations, can help with funding, data, and information.
- Agriculture is a significant economic driver that can bring environmental benefits as well as agritainment and agritourism opportunities. (not just an attractive, temporary land use waiting for real development)
- Chester County has numerous existing and growing industries unique to the county.
- Importance/protection of industrial zoning

Why aren't municipalities and other partners always implementing the Prosper goal?

- Lack of resources: staffing, funding, knowledge
- Municipalities don't have a major role influencing the market outside of ensuring adequate provision of utilities and zoning.
- Consider growth to be a “bad” thing that will have negative impacts.
- Avoiding conflict with residents over agricultural industry (smell, noise, etc.)

Who are the key partners for the Prosper goal?

- Chester County Economic Development Council
- Chester County Conference and Visitors Bureau
- Department of Community Development
- Chambers of Commerce
- Major employers
- Public transportation agencies
- Municipalities
- Developers
- Commissioners
- Agricultural organizations
- Farmers
- Ag service providers and related industries
- Chester County Association of Township Officials
- Restaurants and cultural institutions

Action Items

| Action | Audience | Timeframe | Staff | Tools | Status |
|--|---|----------------------|--------------------------------------|--|--------|
| Promote Urban Centers Forum (before and after) | Municipalities (Urban & Suburban Centers) | 2 nd Half | Myers Admin Steinman Oakley | Website Social Media eNewsletter Events Calendar Partner Toolkit | |
| Promote Non-residential Construction Report | Municipalities Public Partners | 1 st Half | Horwitz Steinman Oakley | Website Social Media eNewsletter | |
| Share Agriculture News | Public | Full Year | Commissioners Steinman | Social Media eNewsletter | |

Connect Goal

Advance efficient, reliable, and innovative transportation, utility, and communications infrastructure systems that responsibly serve thriving and growing communities.

Purpose

The infrastructure systems that connect and serve Chester County are an integral part of our past, present, and future, evolving to serve the needs of our community. These systems provide a stable foundation for economic growth and community safety.

Communications Background

The following background information provides a framework for communications actions.

What do we want to accomplish under the Connect goal?

- Develop multi-use trails and sidewalks to interconnect communities (accessible for everyone)
- Expand public transportation services to meet travel demand/needs
- Reduce congestion through roadway improvements (bottleneck points on highways, bridges, etc.)
- Promote safe, sustainable, and resilient energy and communications systems
- Guide development toward designated growth areas (water/sewage facilities and land use planning)

What do we want municipalities and other partners to do?

- Participate in studies.
- Engage in the planning process.
- Build sidewalks and trails, and complete connections in the multi-modal trail network.
- Amend subdivision ordinances to require active transportation improvements.
- Pursue funding to advance projects and other initiatives.
- Share information with stakeholders and other community members to encourage feedback.
- Understand the importance of smart transportation, multimodal transportation, Complete Streets, and other important objectives.
- Enhance pipeline safety and connectivity.
- Implement greenhouse gas reduction strategies such as installation of energy savings measures at municipal facilities, updating or adopting alternate energy ordinances, participating in the regional LED streetlight procurement process, and installation of electric vehicle charging stations.
- Provide information to the public on sustainable and efficient energy practices and links to support resources such as home energy audits and weatherization programs.

What messages should we share that might help convince municipalities to do these actions?

- Provide relevant and compelling data that educates as to why these actions are important and what impact they have
- Specific information for funding opportunities (reimbursement programs, match programs, etc.)
- Tutorial or summary to assist with the application processes which are complicated/always changing
- Success stories

Why aren't municipalities and other partners always implementing the Connect goal?

- Lack of resources: staffing, funding, coordinated planning
- Unaware of opportunities or how to take advantage of them
- Negative feedback from community members on controversial topics
- Lack of understanding or political avoidance of the issues by municipal officials

Who are the key partners for the Connect goal?

- Planning and Implementation Partners: SEPTA, PennDOT, DVRPC
- Transit Service Providers: SEPTA, PART, Rover, TMAAC
- Transportation Demand Management and Advocacy Groups: GVF, TMAAC, Bike Coalition, Bike Chesco, Circuit Coalition

Action Items

| Action | Audience | Timeframe | Staff | Tools | Status |
|--|--------------------------------------|--|---------------------------------------|--|-----------|
| Promote Public Transportation Plan | Public Partners Municipalities | 1 st quarter; from 2024 | MTP Steinman Oakley | Website eNewsletter Social Media | |
| Promote Trails Master Plan | Public Partners Municipalities | 1 st quarter; from 2024 | MTP Steinman Oakley | Website eNewsletter Social Media | |
| Promote Better Bus Stops Pilot Projects | | Full year; continued from 2024 | MTP Steinman Oakley | | |
| Promote DVRPC Safety Program | Public | Full Year; continued from 2024 | MTP Steinman Oakley | eNewsletter Social Media | |
| Promote Transportation Improvement Inventory (TII) | Municipalities Partners | 1 st Half | MTP Steinman Oakley | Website eNewsletter Social Media | |
| Promote Transportation Priorities Projects (TPP) | Municipalities Partners | 2 nd -3 rd Quarters | MTP Steinman Oakley | Website eNewsletter Social Media | |
| Promote Quarterly Transportation Forums for Municipal Managers | Municipalities | Quarterly | MPT Steinman | Municipal Emails Custom Emails | Quarterly |
| Promote Transportation Event (before and after) | Partners Municipalities Public | Fall | Styche Admin Steinman Oakley | Website Social Media eNewsletter Events Calendar Partner Toolkit | |

Landscapes Vision and Map

The vision for Chester County focuses on place, choice, and community.

Purpose

To embrace places, enhance choices, and engage communities as we continue to balance preservation and growth in the county.

Communications Background

The following background information provides a framework for communications actions.

What do we want to accomplish under the Vision?

- Balance preservation and growth.
- Provide targeted education efforts, planning, technical assistance, programs, and services.
- Educate municipalities on what CCPC does and how we can provide assistance.
- Ask municipalities how we can help them to support the L3 Vision

What do we want municipalities and other partners to do?

- Implement smart and effective planning principles that benefit our social, economic, and environmental health.
- Commit to the core principles that position the county and its municipalities for success: Resource Preservation, Revitalized Centers, Housing Diversity, Transportation Choices, Collaboration, and Resiliency.
- Adopt zoning that includes design and dimensional standards that create appropriate landscapes.
- Coordinate planning efforts with their neighbors.
- Promote development consistent with the Landscapes Map.
- Apply for the Vision Partnership Program.

What messages should we share that might help convince municipalities to do these actions?

- Design matters to maintain and create sense of place. Continue to promote the design guides to municipalities (planning commissions, managers, commissioners), land planning and design consultants, and municipal attorneys
- Multi-municipal collaboration is critical.
- VPP offsets costs/is cost effective for municipalities
- Planning is an opportunity to address issues and enhance communities

Why aren't municipalities and other partners always implementing the Landscapes Vision and Map?

- Not understanding the importance of maintaining and enhancing the characteristics of each landscape on the Landscape Map
- A misconception that the Landscapes Map limits growth
- Not understanding the distinctive planning principles and design elements of each landscape and/or not incorporating the principles and design elements within comprehensive plans or specific plans
- The Landscape Map overlays (Significant Historic Landscapes and Significant Natural Landscapes) are ignored when evaluating development plans
- Multi-municipal coordination is inconsistent or not happening with municipal long-range planning
- Not understanding the regional influences impacting the county (i.e., population growth, aging population, housing affordability, etc.)
- Don't understand what a Comprehensive Plan (or planning in general) is and is not
- Unaware of the consequences of not planning for future or poor/outdated planning policies

Who are the key partners for the Vision?

- Multimunicipal Planning Regions: Honey Brook Township/Honey Brook Borough, Octoraro Region, Oxford Region, Phoenixville Region, Pottstown Metropolitan Region, Unionville Area Region, Kennett Area Region, Northern Federation
- Municipalities
- Developers
- Chester County Association of Township Officials
- Land trusts
- Architects
- Engineers
- Landscape architects
- Land use attorneys
- Chester County Economic Development Council

Action Items

| Action | Audience | Timeframe | Staff | Tools | Status |
|---|-----------------|--------------------|-----------------------------|---|---------------|
| L3 Annual Progress Report – Metrics and Successes | Public Partners | 1st Half | Michael D&T Steinman Oakley | Website Social Media eNewsletter YouTube | |
| L3 2025 Success Stories | Public Partners | Full year; monthly | Steinman Oakley | Website Social Media eNewsletter | |

Communicating Work Program Projects

Work program projects will need to be communicated to targeted audiences for both participation and implementation. Usually, individual projects will have their own communications approach, although some projects may be combined for their communications.

Process for Communicating Work Program Projects

For most projects, the following steps should be followed. In some cases, all these steps may not be needed.

1. Prior to meeting with the communications team, planners should refer to the form on the following page.
2. Hold a production and communications scoping meeting early in the process that includes a discussion of the communications outreach and confirm assigned outreach level (I, II, or III).
3. Focus the initial outreach efforts on participation.
4. Hold a mid-project scoping meeting that assesses how the communications outreach is working and adjust, as necessary.
5. While continuing to encourage participation, begin outreach focused on either implementation or conveying information.
6. Hold an end of project meeting to determine potential ongoing communications outreach needed to help implement the project and discuss the successes (and failures) of outreach efforts.

Communication Levels

Each project will be assigned a Communications level which reflects the amount of work that might be used on the project. The following categories generally describe the types of communications work that might fall within each level, although these can be varied as necessary. See appendix 2 for detailed list of potential communication activities.

Level I

A level I project pertains to a single event or entity. It also can be a simple brochure, tool, or study about one topic. This type of project may have a limited audience such as a single municipality.

Level II

A level II project spans over a couple of months to up to two years and includes more than one audience group. It also would include projects that have a couple of public meetings, events, an in-depth study, etc. Coordination with the executive director may be necessary.

Level III

A level III project spans over one to three years and includes multiple audiences. The project would include multiple public meetings, hearings, and events. Coordination with the executive director and the Chester County Commissioners is often necessary.

Communications Checklist for Planners

Background Information

Name of project:
Start date:

Lead planner:
Anticipated end date:

What goal does this project fall under and what do we want to accomplish?
Who is the audience for this project, and what do we want them to do?
Who are the key partners for this project, and will you provide us with contact information?
What messages might help us convey this project to our audiences?
What level of Communications does this project require? (Refer to Appendix 3)

Materials and Timeline

Please indicate which outreach materials are needed for this project:

| Materials | Yes/No | Estimated Date Needed |
|----------------------------------|--------|-----------------------|
| Press Release | | |
| Email sent from CCPlanning * | | |
| Partner Toolkit | | |
| Newsfeed Article on CCPC Website | | |
| eNewsletter Feature | | |
| Social Media Post(s) | | |
| Survey | | |
| Public Meeting(s) | | |

* If you selected YES to having an email sent out, please select which signature you would like. *

- Generic CCPC Signature
- Executive Director Signature
- Lead Planner Signature

Additional Information

Would you like an article/news piece following up once the project is completed?
Would you like to review all materials before they go out?
Would you like to schedule a mid-project check in?
Are there any eTools that are relevant to this project?
Are there any potential grant opportunities at the end of this project to assist municipalities with implementation?

Appendices

Appendix 1: 2024 Completed Tasks

Below are items completed in 2024, organized by Landscapes3 Goal.

New Initiatives

Improve Municipal Corner to provide better resources for municipalities in a more organized manner.

- Plan Review page expanded and better organized.
- Continued adding project examples and completed VPP projects.

Provide content for municipality newsletters and websites.

- Energy Supplier Research (Elverson/Honey Brook/Atglen/West Nantmeal/West Sadsbury)
- HOA Sustainable Events

Expand on municipality contact list.

- Municipal Managers/Secretaries + Other Admin

General Ongoing Initiatives

- Used planners' emails and contacts for more targeted outreach.
- Planners shared important announcements at meetings.
 - VPP Round 1
 - Landscapes3 5-Year Event
 - Landscapes3 Survey
 - VPP Rolling Mini-grant
 - VPP Round 2
 - Fall PMPEI Courses
- Pushed out grant opportunities.
- Posted daily to social media.
- Sent monthly eNewsletter and grew audience.
- Provided content for other department and partner newsletters
 - Chester County Commissioners' Newsletter (Weekly)
 - WCCC Life Magazine – 2 per year
- Aided in other departments' planning related studies
 - Trail Development – Parks + Preservation, Finance, and Solicitor's
 - Keim Street Bridge – Facilities
 - Multiple Projects – Department of Community Development
 - Multiple Projects – Water Resources Authority
- Participated in key partner events.
 - 2/15 – County Grants Webinar – Deguffroy
 - 2/15 – Square Rootes Collectice – Myers
 - 2/27 – Wallace Township EAC - Griffith
 - 2/28 – Oxford Region Comp Plan Kickoff – Deguffroy, Gallant
 - 4/12 – Tri County Realtors Association – O'Leary
 - 4/18 – TMAAC Breakfast Briefing – Styche
 - 4/20 – Carolyn Commita Earth Day Festival – Conwell

- 4/27 – Octorara Reservoir Clean Up – Griffith
- 5/4 – Sheep and Wool Day – Blackburn
- 5/8 – Brandywine Subscribers Meeting – O’Leary
- 5/11 – Brandywine Battlefield Park Day – Speirs
- 5/23 – Chester County Engineers – Horwitz, Farkas
- 5/25 – Campaign/Yard Sign Recycling Event – Conwell
- 6/6 – Chester County Chamber Speaker Series – Horwitz
- 6/20 – WRA Municipal Stormwater Idea Exchange – Griffith
- 6/23 – Historic Preservation Network - Blackburn
- 6/26 – WCC Future Focus Annual Event - Myers
- 7/13 – Exton Park Community Day – Conwell, Patriarca
- 7/17 – Chester County Habitat for Humanity - Patriarca
- 8/7 – Natural Lands Strategic Planning Focus Group – Griffith
- 8/10 – Circuit Trails – Steve Buck

Preserve

- Pushed out POST

Protect

- Promoted HOA Summit
- Promoted Sustainable Practices for HOAs
- Promoted HOA Virtual Roundtable Events

Appreciate

- Supported 250th Anniversary Commission
- Promoted Town Tours and Village Walks (before, during, after)
- Promoted Adaptive Reuse Guide
- Promoted Village Preservation Guide
- Promoted Heritage Tourism Plan

Live

- Promoted annual residential report

Prosper

- Promoted annual Non-residential Construction Report
- Promoted the Farm Guide
- Promoted County Economy Data

Connect

- Promoted Public Transportation Plan Update
- Promoted County-wide Trail master Plan
- Promoted TII and TPP
- Promoted Transportation Forum (before/after)
- Created and promoted webpage for CVT extension to Downingtown

Vision and Map

- Promoted L3 2023 metrics
- Promoted L3 5 Year Assessment
- Promoted VPP
- Promoted Planners' Forum (before/after)
- Promoted PMPEI to municipalities and the public
- Promoted Agricultural Landscapes Design Guide
- Promoted L3 Design Guides Series Brochure

Appendix 2: Communication Tools

Communication and outreach to CCPC's partners take advantage of a wide range of tools to implement the goals and strategies identified.

Electronic media tool: eNewsletter, email campaigns, ChescoPlanning.org home page, project specific websites, Facebook, Twitter, LinkedIn, Flickr, YouTube, Instagram, News Feed, EventBrite, calendar of events, and online meeting tools such as Zoom and WebEx.

Publication tools: Annual report, topic-specific reports, project publications, and project executive summaries.

Direct outreach tools: One-on-one interviews, stakeholder groups, surveys, topic specific presentations to groups, general CCPC presentation to groups, participation in events, and a booth with snacks and water along trails or at public events.

Media tools: Press releases, interviews with Radio/TV, editorials and articles, newspaper ads, commissioner meeting announcements, and CCPC board announcements.

Event tools: Workshops, awards ceremonies, public presentations, "Big Name" speaker events, PMPEI training, and participation in bike-to-work day.

Branding tools: Logo, slogan, brochure describing agency, brochures describing specific services, resumes and descriptions of planners, business cards, bookmarks, posters, table displays, video on CCPC, and hashtags for social media.

Appendix 3: Communication and Production Levels

Level I

A level I project pertains to a single event or entity. It also can be a simple brochure, tool, or study about one topic. This type of project may have a limited audience such as a single municipality.

Examples: Planners' Forum, Urban Centers Forum, comprehensive plan or zoning ordinance for one municipality, brochure, tool, annual housing report, etc.

- Social media posts: Facebook, LinkedIn, Twitter, and Instagram
- ChescoPlanning homepage banner
- Monthly eNewsletters
- News Feed
- Flyers/Posters (printed or electronic) *
- Events calendar
- EventBrite/Zoom
- "Save the Date" emails
- Event tables**

Level II

A level II project spans over a couple of months to up to two years and includes more than one audience group. It also would include projects that have a couple of public meetings, events, an in-depth study, etc. Coordination with the executive director may be necessary.

Examples: Chester Valley Trail West Study, Phoenixville Region Multimodal Study, etc.

- Social media posts: Facebook, LinkedIn, Twitter, and Instagram
- Targeted/paid Facebook ad
- Facebook event
- ChescoPlanning homepage banner
- Monthly eNewsletters
- News Feed
- Flyers/Posters (printed or electronic) *
- Events calendar
- EventBrite/Zoom
- “Save the Date” emails
- Event tables**
- Event planning**
- Webpages
- Surveys
- PowerPoint presentations*
- Executive summaries*
- Photos*
- Partner toolkits
- Press releases
- Text message and email alerts via ReadyChesco

Level III

A level III project spans over one to three years and includes multiple audiences. The project would include multiple public meetings, hearings, and events. Coordination with the executive director and the Chester County Commissioners is often necessary.

Example: Landscapes3, Open Space Initiatives (summit and study), etc.

- Social media posts: Facebook, LinkedIn, Twitter, and Instagram
- Targeted/paid Facebook ad
- Facebook event
- ChescoPlanning homepage banner
- Monthly eNewsletters and/or topic specific eNewsletters
- News Feed
- Flyers/Posters (printed or electronic) *
- Postcards*
- Events calendar
- EventBrite/Zoom

- “Save the Date” emails
- Event tables**
- Event planning**
- Webpages
- Surveys
- PowerPoint presentations*
- Executive summaries*
- Photos*
- Partner toolkits
- Press releases
- Media advisories
- News articles
- Publications*
- Newspaper legal advertisements for public hearing
- Text message and email alerts via ReadyChesco
- Videos*
- Complex PowerPoint presentations*
- Audio blogs*
- ESRI Story Map*

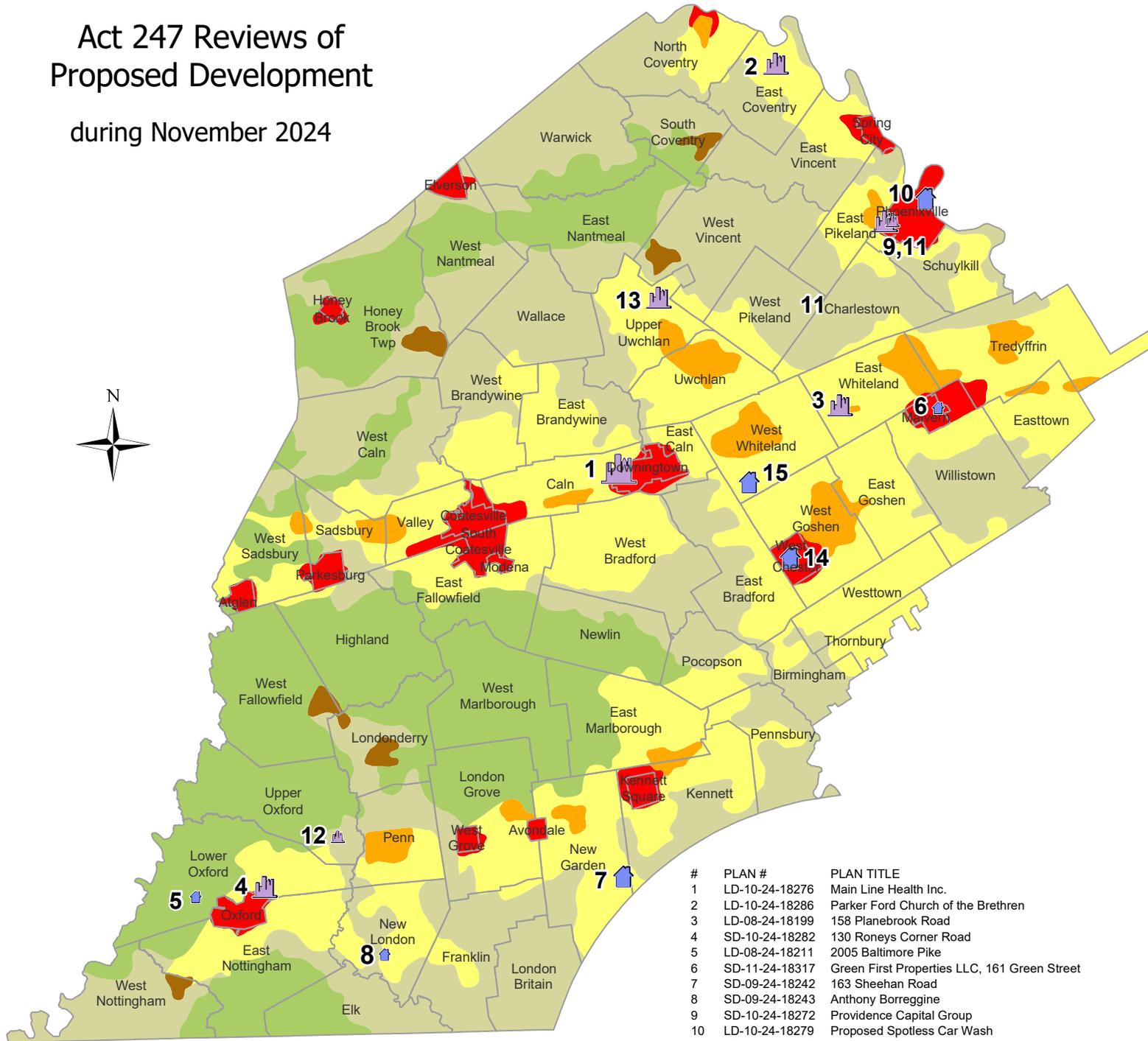
*Requires coordination with the Communications Team and Technical Services Division.

**Requires coordination with the Communications Team and Admin Team.

Act 247 Reviews

Subdivision & Land Development

Act 247 Reviews of Proposed Development during November 2024



Symbols

Residential Lots/Units

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

Non-Residential Square Feet

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

Other

- Mixed Use
- Not Consistent with Landscapes3

Landscapes3

Growth Areas

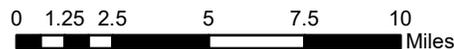
- Urban Center
- Suburban Center
- Suburban
- Rural Center

Rural Resource Areas

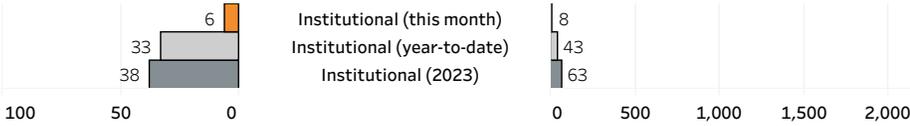
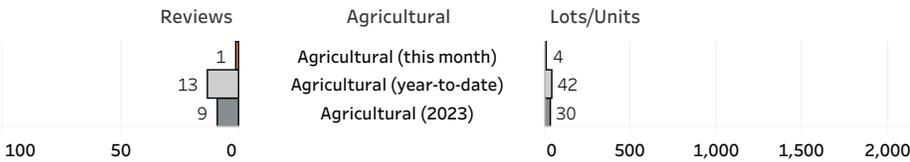
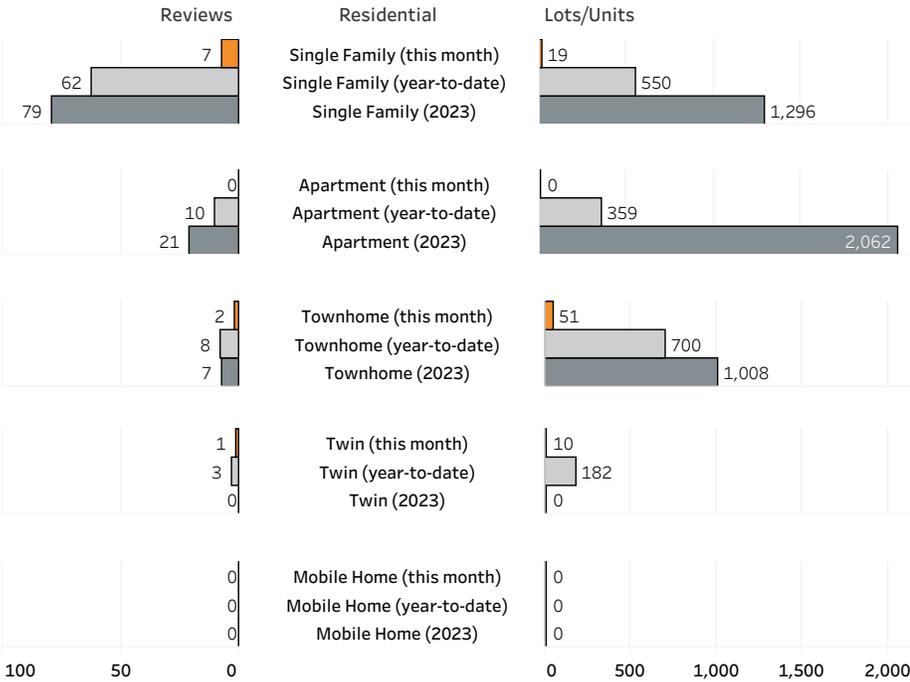
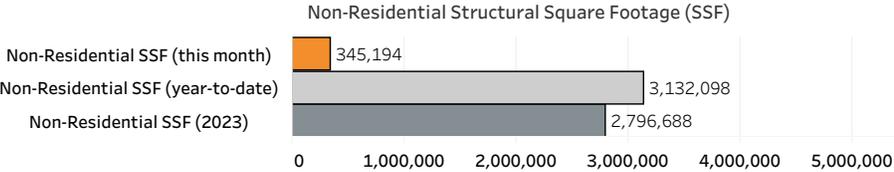
- Rural
- Agricultural

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-10-24-18276 | Main Line Health Inc. |
| 2 | LD-10-24-18286 | Parker Ford Church of the Brethren |
| 3 | LD-08-24-18199 | 158 Planebrook Road |
| 4 | SD-10-24-18282 | 130 Roneys Corner Road |
| 5 | LD-08-24-18211 | 2005 Baltimore Pike |
| 6 | SD-11-24-18317 | Green First Properties LLC, 161 Green Street |
| 7 | SD-09-24-18242 | 163 Sheehan Road |
| 8 | SD-09-24-18243 | Anthony Borreggine |
| 9 | SD-10-24-18272 | Providence Capital Group |
| 10 | LD-10-24-18279 | Proposed Spotless Car Wash |
| 11 | LD-10-24-18295 | Proposed Fitness Center French Creek Business Park Lot 3 |
| 12 | LD-10-24-18297 | Lot 7 Dalin Drive |
| 13 | LD-10-24-18275 | Chester Springs Service Center |
| 14 | SD-10-24-18291 | Axle Square, LLC |
| 15 | SD-10-24-18283 | Hoadley Tract |



November 2024



Subdivision and Land Development Reviews 11/1/2024 to 11/30/2024

| Municipality | Plan # | Title | Review Date | Acreage | Land Use | Lots/Units | Non-Res. Sq. Footage | Structure Use | Non-Res. Bldgs. | Roads (L. Feet) | Landscapes ³ (Yes, No, N/R) |
|-------------------------|----------------|--|-------------|---------|--|------------|----------------------|--|-----------------|-----------------|--|
| Caln Township | LD-10-24-18276 | Main Line Health Inc. | 11/14/2024 | 61.00 | Institutional | 1 | 146,140 | Institutional Medical Building | 1 | | Yes |
| Caln Township | SD-10-24-18273 | Main Line Health Inc. | 11/14/2024 | 61.00 | Institutional | 2 | | Institutional | | | Yes |
| East Coventry Township | LD-10-24-18286 | Parker Ford Church of the Brethren | 11/20/2024 | 10.00 | Institutional | 1 | 10,454 | Institutional Addition to Existing | 1 | | Yes |
| East Nantmeal Township | SD-09-24-18259 | Harry W. and Shirley E. Pfahler | 11/7/2024 | 26.12 | Single Family Residential | 2 | | Residential Single Family Residential | | | Yes |
| East Whiteland Township | LD-08-24-18199 | 158 Planebrook Road | 11/1/2024 | 3.60 | Institutional | 1 | 28,000 | Institutional Religious Organization | 1 | | Yes |
| East Whiteland Township | LD-10-24-18271 | Johnson & Johnson Innovative Medicine | 11/1/2024 | 7.60 | Commercial Commercial | 2 | | Commercial Parking Lot/Garage Commercial Unique | | | Yes |
| East Whiteland Township | SD-08-24-18205 | 158 Planebrook Road | 11/1/2024 | 3.60 | Institutional | 1 | | Institutional Religious Organization | | | Yes |
| Honey Brook Township | SD-10-24-18290 | Elmer G. Stoltzfus | 11/20/2024 | 89.81 | Single Family Residential Agricultural | 2 | | Residential Single Family Residential Agricultural Farm/Pasture Land | | | Yes |
| Lower Oxford Township | LD-08-24-18211 | 2005 Baltimore Pike | 11/1/2024 | 18.00 | Commercial | 5 | 96,000 | Commercial Warehouse | 5 | | Yes |
| Lower Oxford Township | SD-08-24-18207 | 2005 Baltimore Pike | 11/1/2024 | 18.00 | Commercial | 3 | | Commercial | | | Yes |
| Lower Oxford Township | SD-10-24-18282 | 130 Roneys Corner Road | 11/14/2024 | 10.20 | Single Family Residential | 2 | | Residential Single Family Residential | | | Yes |
| Malvern Borough | SD-11-24-18317 | Green First Properties LLC, 161 Green Street | 11/20/2024 | 0.29 | Single Family Residential | 2 | | Residential Single Family Residential | | | Yes |

Subdivision and Land Development Reviews 11/1/2024 to 11/30/2024

| Municipality | Plan # | Title | Review Date | Acreage | Land Use | Lots/Units | Non-Res. Sq. Footage | Structure Use | Non-Res. Bldgs. | Roads (L. Feet) | Landscapes ³ (Yes, No, N/R) |
|-------------------------|----------------|--|-------------|---------|------------------------------|------------|----------------------|---|-----------------|-----------------|--|
| New Garden Township | SD-09-24-18242 | 163 Sheehan Road | 11/25/2024 | 9.41 | Townhouse Commercial | 44 | 1,530 | Residential Townhouse Commercial Office Building | 1 | 948 | Yes |
| New London Township | SD-09-24-18243 | Anthony Borreggine | 11/25/2024 | 11.79 | Single Family Residential | 2 | | Residential Single Family Residential | | | Yes |
| Phoenixville Borough | LD-10-24-18279 | Proposed Spotless Car Wash | 11/21/2024 | 1.50 | Commercial | 1 | 8 | Commercial Addition to Existing | 1 | | Yes |
| Phoenixville Borough | SD-10-24-18272 | Providence Capital Group | 11/8/2024 | 0.51 | Twin Twin | 10 | | Residential Twin Residential Twin | | | Yes |
| Pocopson Township | SD-11-24-18316 | Michael Dougherty | 11/22/2024 | 46.20 | Single Family Residential | 2 | | Residential Single Family Residential | | 0 | Yes |
| Schuylkill Township | LD-10-24-18295 | Proposed Fitness Center French Creek Business Park Lot 3 | 11/25/2024 | 2.60 | Commercial | 1 | 12,200 | Commercial Unique | 1 | | Yes |
| Upper Oxford Township | LD-10-24-18297 | Lot 7 Dalin Drive | 11/22/2024 | 3.00 | Commercial | 1 | 5,088 | Commercial | 1 | | Yes |
| Upper Oxford Township | SD-10-24-18278 | Ben K. & Sarah L. Fisher and Christian K. & Lizzie S. Fisher | 11/21/2024 | 32.53 | Agricultural Agricultural | 3 | | Agricultural Farm/Pasture Land Agricultural Open Space Conservation | | | Yes |
| Upper Uwchlan Township | LD-10-24-18275 | Chester Springs Service Center | 11/13/2024 | 13.79 | Commercial | 1 | 45,774 | Commercial Unique | 1 | | Yes |
| Valley Township | SD-09-24-18268 | 890 West Lincoln Highway | 11/4/2024 | 1.50 | Institutional | 2 | | Institutional Government | | | Yes |
| West Chester Borough | SD-10-24-18291 | Axle Square, LLC | 11/15/2024 | 0.38 | Townhouse | 8 | | Residential Townhouse | | | Yes |
| West Whiteland Township | SD-10-24-18283 | Hoadley Tract | 11/21/2024 | 9.20 | Single Family Residential | 8 | | Residential Single Family Residential | | 400 | Yes |

| | | | | | | |
|---|----------------------|------------------------|--------------------------|--|---------------------------------|---|
| Grand Totals of Subdivision and Land Development Reviews | 24 Reviews | 441.63 Acres | 107 Lots/Units | 345,194 Non-Res. Sq. Feet | 13 Non-Res. Bldgs. | 1,348 Linear Feet Roadway |
|---|----------------------|------------------------|--------------------------|--|---------------------------------|---|

There are **24** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

Unofficial Sketch Plan Evaluations 11/1/2024 to 11/30/2024

| Municipality | Plan # | Title | Review Date | Acreage | Land Use | Lots/Units | Non-Res. Sq. Footage | Structure Use | Non-Res. Bldgs. | Roads (L. Feet) | Landscapes3 (Yes, No, N/R) |
|--|----------------|----------------------|-------------|-------------|-----------|------------|----------------------|-----------------------|------------------------|-----------------|----------------------------|
| East Brandywine Township | SD-10-24-18292 | 2069 Bondsville Road | 11/19/2024 | 3.00 | Townhouse | 21 | 0 | Residential Townhouse | | 240 | Yes |
| Grand Totals of Unofficial Sketch Evaluations | | 1 | | 3.00 | | 21 | 0 | | Non-Res. Bldgs. | 240 | Linear Feet Roadway |

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

Conditional Use Reviews 11/1/2024 to 11/30/2024

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

No Conditional Use Reviews were conducted during this timeframe.

Subdivision & Land Development Letters



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

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

November 14, 2024

Denise Miller, Assistant Township Secretary
 Caln Township
 253 Municipal Drive
 Thorndale, Pennsylvania 19372

Re: Zoning Map and Text Amendment, Subdivision Plan, Land Development Plan for Main Line
 Health Inc.; 5030 Horseshoe Pike, UPI 39-2-87
 # Caln Township - ZM-10-24-18284, SD-10-24-18273, LD-10-24-18276

Dear Ms. Miller:

The Chester County Planning Commission has reviewed a proposed Caln Township Zoning Map and Zoning Ordinance text amendment, a subdivision plan and a land development plan all relating to a proposed development located at 5030 Horseshoe Pike, UPI 39-2-87, as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Sections 609(e) and Section 502. The referrals for review were received by this office on October 8, 2024. We offer the following comments to assist in your reviews of the proposed Caln Township Zoning Map and Zoning Ordinance text amendment, subdivision plan and land development plan.

DESCRIPTIONS:

Rezoning:

1. The applicant proposes to change the zoning designation of an approximately 14.5-acre portion of an approximately 61.0-acre parcel located at 5030 Horseshoe Pike (UPI # 39-2- 87) from its current R-2 Low to Medium Density Residential District to the C-2 Regional Commercial District. The entire parcel is commonly referred to as the "Lloyd Farm". The parcel proposed to be rezoned is also currently located within the Township's Route 30 Bypass Interchange Overlay District, which is not proposed to be changed.

Text Amendment:

2. The amendment also proposes to revise the Zoning Ordinance text to:
 - A. permit medical center uses in the C-2 Zoning District by-right (as opposed to by conditional use),
 - B. permit a maximum height of 65 feet for medical center uses within the C-2 Zoning District (as opposed to the current 50-foot maximum height),
 - C. separate and differentiate between "hospital" and "medical center" uses as regulated in the Zoning Ordinance. (These terms are currently combined with the same standards and requirements.)

Page: 2
 Re: Zoning Map and Text Amendment, Subdivision Plan, Land Development Plan for Main Line Health Inc.; 5030 Horseshoe Pike, UPI 39-2-87
 # Caln Township - ZM-10-24-18284, SD-10-24-18273, LD-10-24-18276

Subdivision:

3. “Subdivision/Preliminary Land Development Plans” entitled “Main Line Health Inc. Proposed Medical Center”, prepared by Bohler Engineering PA, LLC and dated October 4, 2024, were received by the Chester County Planning Commission on October 15, 2024. The subdivision portion of the plan proposes to subdivide an approximately 14.5-acre part of the northern portion of the 61-acre site, which abuts Horseshoe Pike (State Route 322). This portion of the site would contain a proposed medical center building.

Land Development:

4. The associated land development plan proposes the construction of an approximately 146,140-square-foot, four-story, medical center within the subdivided portion of the parcel (i.e., the northern portion). The plan does not show any proposed development for the southern portion of the site (i.e., the southern portion).

LANDSCAPES:

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

The eastern portion of the site is located within the **Urban Center Landscape**. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems.

The proposed Caln Township Zoning Map and Zoning Ordinance text amendment, subdivision and land development plans are consistent with the objectives of the **Suburban** and **Urban Center Landscapes**.

AREA EVALUATION OF THE PROPOSED REZONING:

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

6. Land Use: This area of the Township is currently in agricultural use and is commonly referred to as the "Lloyd Farm". The State Route 30/State Route 322 interchange is to the north, commercial and retail areas are also to the north and northeast across Horseshoe Pike, the area to the east contains a senior-care facility, and single-family detached dwellings are to the south and west.

Page: 3

Re: Zoning Map and Text Amendment, Subdivision Plan, Land Development Plan for Main Line Health Inc.; 5030 Horseshoe Pike, UPI 39-2-87
 # Caln Township - ZM-10-24-18284, SD-10-24-18273, LD-10-24-18276

7. Adjacent Zoning: The area to the north is within the C-2 - Regional Commercial District, other areas to the north and northeast of the site are also within the R-2 Low to Medium Density Residential District, the area to the east is within the R-3 Medium Density Residential District, the areas to the south and southwest of the site are within the R-2 Low to Medium Density Residential District, and the area to the west is within the R-4 Medium to High Density Residential District.
8. Municipal Comprehensive Plan: The 2017 Caln Township Comprehensive Plan's "Land Use & Housing Plan" designates this site as "Medium Low Density Residential", with the "Older Adult Residential Option". The *Caln Township Mobility & Connectivity Study* in the Township Comprehensive Plan shows G.O. Carlson Boulevard extending through this site to connect with Horseshoe Pike at a point opposite Rock Raymond Road.
9. Water and Sewer Facilities: According to County mapping records, this area of the Township is served by public water and public sewer facilities.

Comments on the Proposed Rezoning:

10. If the Township rezones this parcel to the C-2 District, the Township should be aware that all the land uses currently permitted in the C-2 District could potentially be proposed for this site in addition to the proposed medical center (i.e., unforeseen or unpredictable circumstances could result in conditions whereby the applicant's proposed medical center would not be built). Some of the permitted uses in the C-2 District may not be appropriate for this area, such as various retail and commercial land uses.
11. Instead of rezoning the parcel as proposed by the applicant, the Township could consider a less-extensive amendment to the Zoning Ordinance; the R-2 District currently allows hospitals, therefore the Township could include medical offices and related facilities in the R-2 District as well. These land uses could be regulated by conditional use in this District with proper considerations of location (such as on lots meeting minimum sizes), proximity to a major roadway, within a certain distance of an interchange, etc.
12. The 2017 Caln Township Comprehensive Plan's "Land Use & Housing Plan" designates this site as "Medium Low Density Residential", with the "Older Adult Residential Option". The Township should consider whether the draft zoning map amendment is generally consistent with its Comprehensive Plan, as set forth in Section 603(j) of the Pennsylvania Municipalities Planning Code.
13. Prior to taking action on this amendment, the Township should ensure that it has met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the Pennsylvania Municipalities Planning Code.

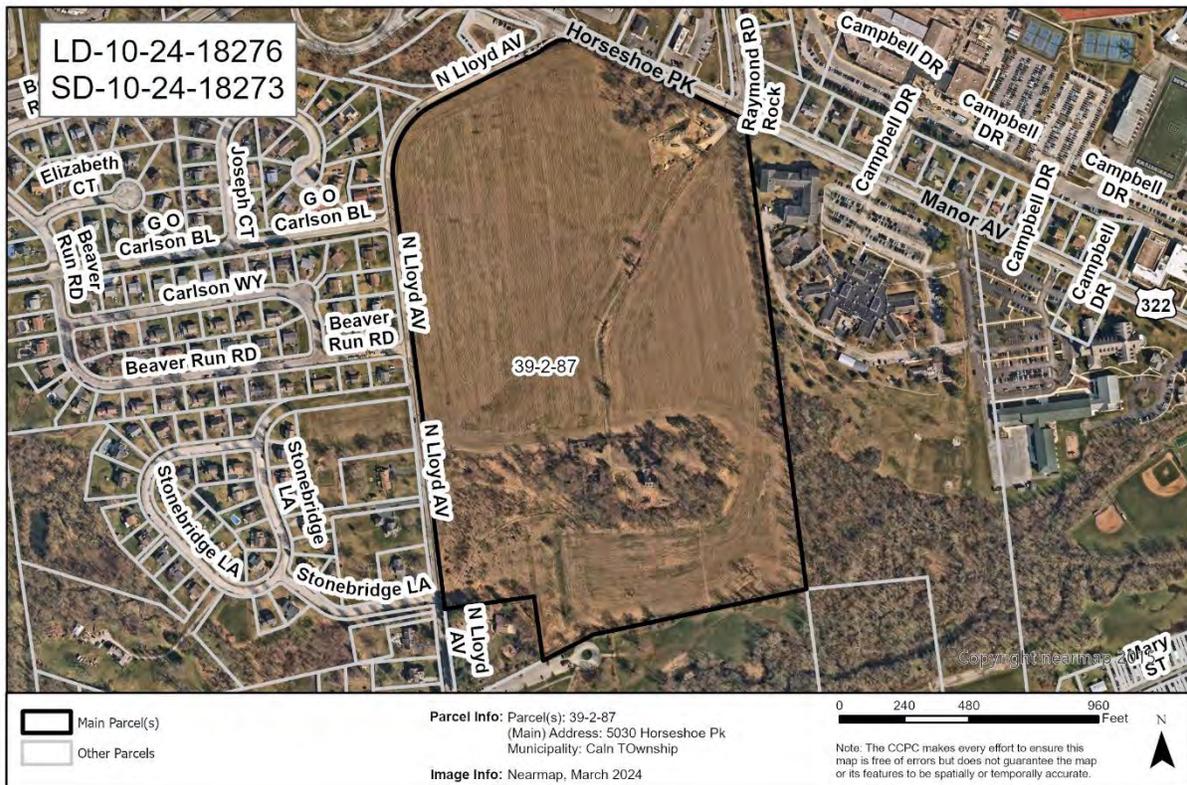
GENERAL EVALUATION OF THE SUBDIVISION AND LAND DEVELOPMENT PLAN:

Project Summary:

| | |
|-----------------------------|---|
| Location: | 5030 Horseshoe Pike, Downingtown, is located south of Horseshoe Pike (State Route 322) and south of the State Route 30 interchange. |
| Site Acreage: Approximately | 14.5 acres (entire site is approximately 61.0 acres) |
| Lots/Units: | 1 new lot proposed, one new structure proposed |

Page: 4
 Re: Zoning Map and Text Amendment, Subdivision Plan, Land Development Plan for Main Line Health Inc.; 5030 Horseshoe Pike, UPI 39-2-87
 # Caln Township - ZM-10-24-18284, SD-10-24-18273, LD-10-24-18276

Non-Res. Square Footage: 146,140 square-foot, 4-story structure
 Proposed Land Use: medical center
 New Parking Spaces: 503 new parking spaces
 Municipal Land Use Plan Designation: "Medium Low Density Residential", with the "Older Adult Residential Option"
 UPI#: 39-2- 87



WATERSHEDS 2045:

14. *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.

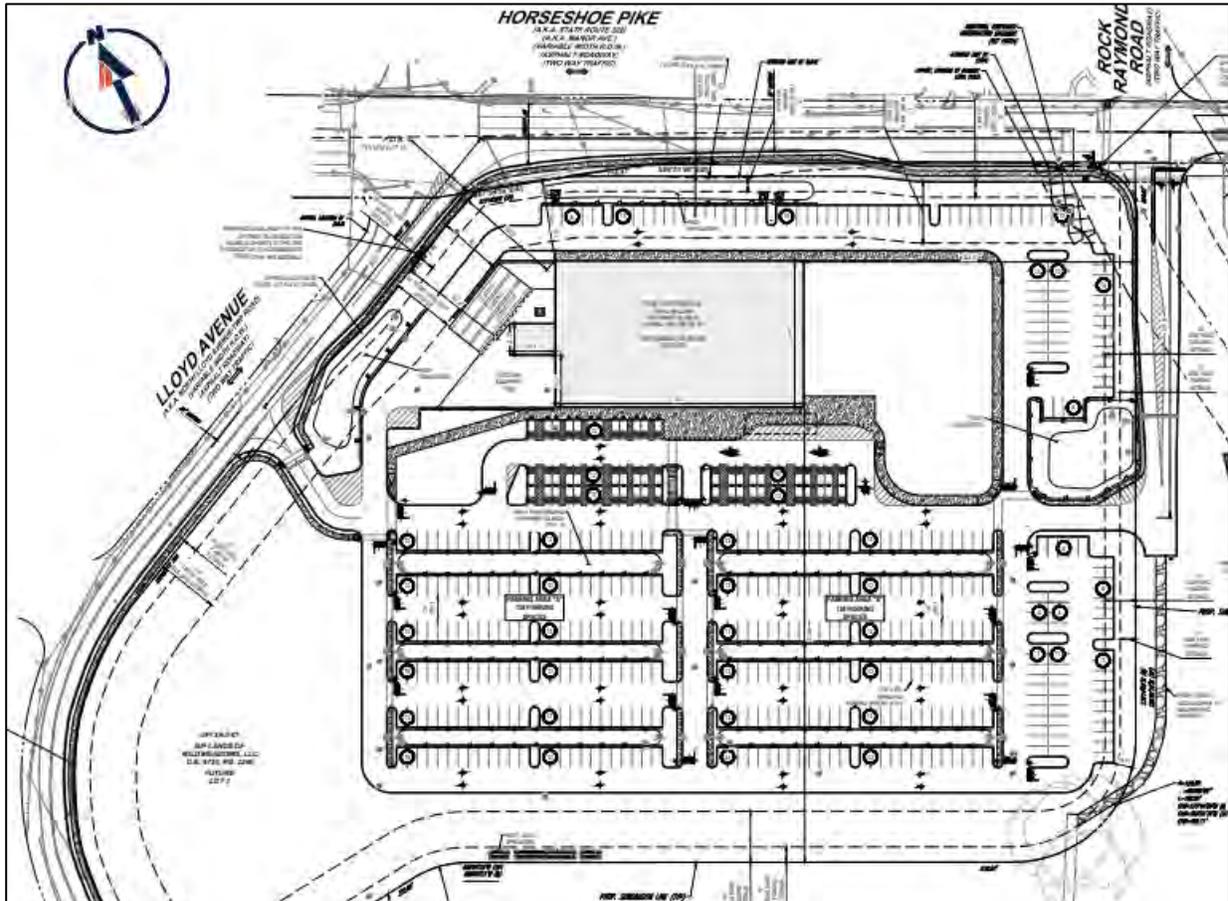
Watersheds 2045 can be accessed at www.chesco.org/watersheds2045.

15. 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 013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.

Page: 5

Re: Zoning Map and Text Amendment, Subdivision Plan, Land Development Plan for Main Line Health Inc.; 5030 Horseshoe Pike, UPI 39-2-87

Caln Township - ZM-10-24-18284, SD-10-24-18273, LD-10-24-18276



*Detail of the Main Line Health Inc.
Subdivision Plan and Land Development Plan*

Comments on the Subdivision and Land Development Plan:

16. If the Township approves the rezoning and accepts a subdivision and land development for review generally according to the applicant's site plan, we recommend that the Township and the applicant consider the following:
 - A. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Horseshoe Pike (State Route 322), as a major arterial. The Handbook (page 183) recommends an 80-foot-wide right-of-way for major arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Horseshoe Pike. We suggest that this area be identified as a dedicated right-of-way and be offered for dedication to PennDOT.

Page: 6

Re: Zoning Map and Text Amendment, Subdivision Plan, Land Development Plan for Main Line Health Inc.; 5030 Horseshoe Pike, UPI 39-2-87

Caln Township - ZM-10-24-18284, SD-10-24-18273, LD-10-24-18276

- B. The applicant and the Township should review the vehicle circulation design at the building's entrance, because it appears that a two-way driveway leads to a one-way driveway. We suggest that some medical center designs include dedicated drop-off areas for patients, with more-distinct separation from parking areas; such designs generally provide good circulation and safety.
- C. The plan shows 503 parking spaces. The Township should evaluate the anticipated parking demand for this facility and determine whether all of the proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.
- D. We recommend that the applicant and Township, in consultation with SEPTA, consider providing bus service from the 135 Route and a bus shelter at this location. Additional information on this topic is provided in the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: www.chesco.org/documentcenter/view/27031.
- E. We recommend the applicant and Township refer to the Emergency Access design element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update) in its design of the emergency access connections. This design element is available online at: www.chesco.org/DocumentCenter/View/27034.
- F. We commend the applicant for providing a sidewalk system throughout the site. Sidewalks are an essential design element for new construction in **Suburban** and **Urban Center Landscapes**, 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. The applicant and the Township should therefore also work to integrate pedestrian access to this site with the surrounding areas, especially the adjacent residential areas to the west and the facility to the east, and to Lloyd Park to the south. We also encourage the applicant to provide more shade trees in the parking lot and along the walkways.

We also commend the applicant for providing sidewalks that are at least five feet in width, as recommended by PennDOT's Design Manual 2-Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act (ADA). Some areas on the site may require sidewalks wider than five feet, especially if persons in wheelchairs are anticipated. The applicant should also attempt to remove places where the sidewalks turn at 90-degree angles, such as at the southern end of the parking bay at the northeast part of the site. Additional information on this topic is provided in the Pedestrian Facilities Design Element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at:

www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm.

The applicant and the Township should refer to the Pedestrian Facilities Design Element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update) in its design of the proposed pedestrian facilities. The Handbook is available online at:

www.chesco.org/documentcenter/view/27042.

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Re: Zoning Map and Text Amendment, Subdivision Plan, Land Development Plan for Main Line Health Inc.; 5030 Horseshoe Pike, UPI 39-2-87

Caln Township - ZM-10-24-18284, SD-10-24-18273, LD-10-24-18276

- G. The Township Engineer should review and comment on the applicant's traffic impact study, including the proposed build-out levels-of-service.
- H. The entrance nearest Lloyd Avenue should be considered for redesign because this entrance may not provide adequate vehicle stacking area, and includes a relatively-small turning radius. This entrance also leads into a part of the parking area where many patients may be gathering to enter the building, which may result in conflicts with vehicles.
- I. The *Caln Township Mobility & Connectivity Study* in the 2017 Caln Township Comprehensive Plan shows G.O. Carlson Boulevard extending through this site. The Township and the applicant should discuss this Township policy.
- J. The proposed building includes large roof areas that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at: <https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>. Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.
- K. This proposal includes large paved areas. The applicant should consider providing canopies over portions of the paved areas that incorporate photovoltaic energy systems, which can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Canopies can also reduce the heat island effect of the paved areas, and electric vehicle charging stations can be incorporated into the parking areas under the canopies. Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/> and at the Chester County Planning Commission's *Clean and Sustainable Energy* page, at: <https://www.chescoplanning.org/Environmental/CleanEnergy/>.
- L. The proposed shapes of the stormwater basins appear to be designed to promote visual interest and include extensive landscaping. To further improve their value as site amenities, the sidewalks near the basins could include seating areas.
- M. The applicant may want to consider working with a geotechnical engineer to determine if incorporate any infiltration (albeit, more slowly due to the karst geology) into their stormwater management designs.
- N. The applicant and the Township should discuss whether the area to the southeast of the building will be developed in the future, and how parking will be provided for it.
- O. The building's elevation along Horseshoe Pike will be visually prominent; the applicant and the Township should discuss how its design and architecture can fit into this part of Caln Township as well as Downingtown Borough. Additional landscaping could be considered for this elevation as well as other parts of the site's perimeter.

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Re: Zoning Map and Text Amendment, Subdivision Plan, Land Development Plan for Main Line Health Inc.; 5030 Horseshoe Pike, UPI 39-2-87
Caln Township - ZM-10-24-18284, SD-10-24-18273, LD-10-24-18276

- P. The Township and the applicant should discuss potential ultimate plans for the remainder of the Lloyd Farm, and whether it should be preserved. If the remainder of the parcel will not be preserved and developed for residential development instead, the Township and the applicant should consider preserving the historic resource within its context. We suggest that the farmhouse should be preserved by at least stabilizing and weather-proofing it until a future use can be determined.

Also, the proposed alignment of the western extension of the Chester Valley Trail passes to the south of this site. The applicant could consider providing an opportunity for a future connection to the Trail from this site, as a potential future site amenity.

RECOMMENDATION: Caln Township should consider the comments in this letter before acting on the proposed zoning map and text amendment, subdivision plan, and land development plan.

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

This report does not review the subdivision plan and land development plans for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Caln Township. However, we appreciate the opportunity to review and comment on this plan.

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Chester County Conservation District
Wild Meadows LLC



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

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

November 19, 2024

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

Re: Sketch Plan - 2069 Bondsville Road
 # East Brandywine Township - SD-10-24-18292

Dear Mr. Reven:

Unofficial sketch plans entitled "2069 Bondsville Road", prepared by Kennedy & Associates, dated September 14, 2023 and November 15, 2023, were received by this office on October 21, 2024. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code as amended, our comments are offered as a planning service at the request of East Brandywine Township. This review focuses primarily upon design and procedural-related issues and concerns to assist the applicant and East Brandywine Township in its review of this proposal prior to the official submission. This review does not replace the need for an official referral by East Brandywine Township of a preliminary or final plan, as required by the Pennsylvania Municipalities Planning Code.

PROJECT SUMMARY:

| | |
|--------------------------------------|---|
| Location: | East side of Bondsville Road, east of East Reeceville Road |
| Site Acreage: | 3.00 acres |
| Lots: | 1 lot/21 units |
| Proposed Land Use: | Townhouse |
| New Parking Spaces: | 56 spaces |
| Municipal Land Use Plan Designation: | Residential (Village Mixed Use to the north across Reeceville Road; Protected Lands to east, south and west across Bondsville Road) |
| UPI#: | 30-5-128 |

PROPOSAL:

The applicant has submitted two alternate sketch plans for 21 single-family townhouse units and 56 parking spaces (42 in the townhouses and 14 for guests). The first sketch plan (identified in this review letter as "sketch plan #1", dated November 15, 2023) is designed with two driveways leading from a future extension of East Reeceville Road, leading to an internal parking area to the south of 12 units arranged in an east-west row with their front elevations facing the East Reeceville Road extension. The remaining nine units are arranged in a north-south row with their front elevations facing Bondsville Road, and which are also served by an internal driveway in their rear yard areas. Sketch Plan #1 apparently includes garages that are accessed from the internal driveway, and an additional 22 90-degree spaces are shown along the driveway.

Page: 2
 Re: Sketch Plan - 2069 Bondsville Road
 # East Brandywine Township - SD-10-24-18292

The second sketch plan (identified in this review letter as “sketch plan #2”, dated September 14, 2023) is designed with a single driveway leading from the intersection of Bondsville Road and the East Reeceville Road extension that ends in a cul-de-sac at the eastern end of the site. This sketch shows the rear elevations of 14 units facing the East Reeceville Road extension and their rear elevations facing the internal driveway and cul-de-sac. The remaining seven units in this design include rear elevations that are oriented facing southwest towards a stormwater basin, and their front elevations facing the internal driveway in a northeast direction. Sketch Plan #2 apparently includes garages that are accessed from the internal driveway, and an additional 14 90-degree spaces are shown along the driveway and the cul-de-sac.

The site will be served by public water and public sewer facilities and is located in the East Brandywine Township R-2 and TND-2 Overlay zoning district.

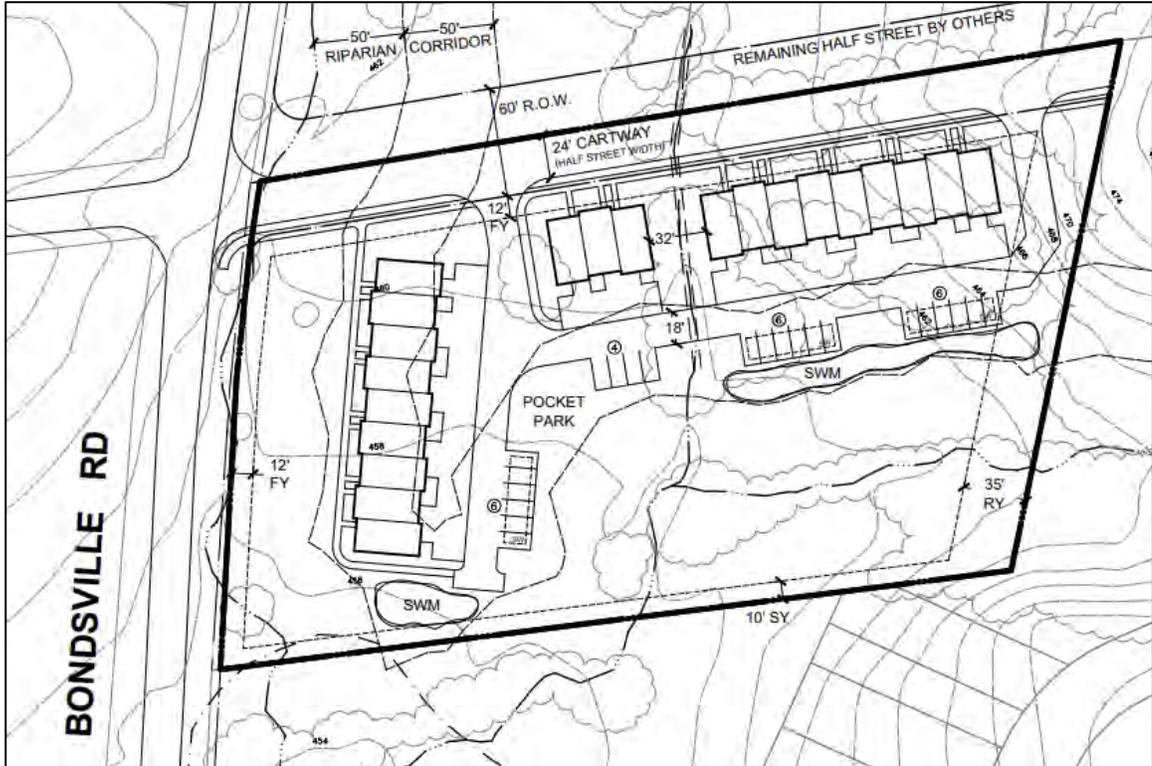
RECOMMENDATION: The County Planning Commission appreciates the opportunity to comment on alternative designs that can result in innovative and attractive developments and help achieve the planning policies and goals of both East Brandywine Township and the County. The County Planning Commission looks forward to reviewing an official submission of this plan from East Brandywine Township.

LANDSCAPES:

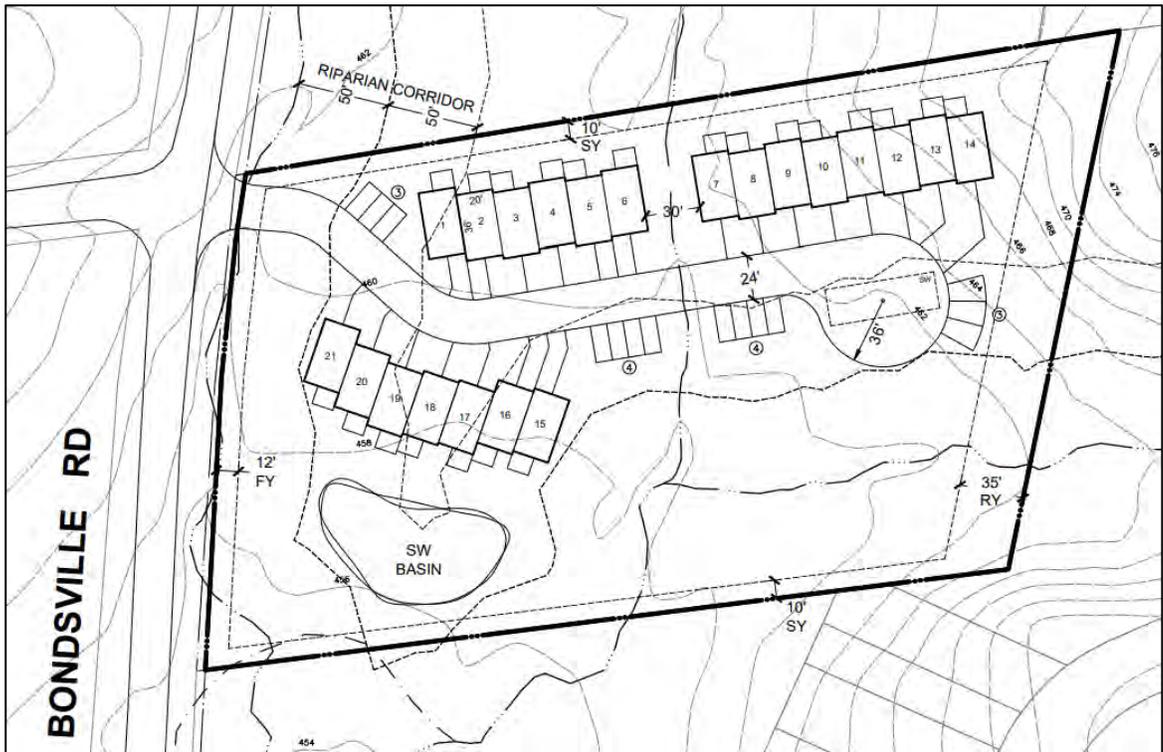
1. The site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density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



Page: 3
Re: Sketch Plan - 2069 Bondsville Road
East Brandywine Township - SD-10-24-18292



Detail from 2069 Bondsville Rd. Sketch Plan # 1



Detail from 2069 Bondsville Rd. Sketch Plan # 2

Page: 4
 Re: Sketch Plan - 2069 Bondsville Road
 # East Brandywine Township - SD-10-24-18292

PRIMARY ISSUES:

2. We believe that sketch plan #1 is the superior design, for the following reasons:
 - a. This design offers better consistency with the roadway design policies in the Township's 2023 Official Map, which shows East Reeceville Road extending along the northern portion of this site to the north of Locks Farm Lane, leading to a connection with Horseshoe Pike.
 - b. The dwellings in this design all face either the East Reeceville Road extension or Bondsville Road. This orientation respects the streetscape in the general area, which includes dwellings that typically face the roadways. This design also provides more rear-yard privacy for the 12 units fronting on the future extension of East Reeceville Road (the applicant should consider providing more front yard area along the East Reeceville Road extension by moving the dwellings farther south).
 - c. Sketch plan #1 includes a "pocket park" that can be integrated into the site's stormwater management design. The planned stormwater infrastructure can provide an opportunity to demonstrate the principles and practices of low impact stormwater management, design, and maintenance, and the importance of watershed stewardship. The basin could represent a site amenity by providing a trail for passive recreational access. The plan also appears to "naturalize" the stormwater management basin by following the site's natural contours. Adding additional landscaping/vegetative screening could also be added to enhance its appearance.
 - d. This design can also help implement the policies in the 2012 Guthriesville Village Development Strategy Plan Design Guide. We recommend that sidewalks be provided along the East Reeceville Road extension and ultimately along Bondsville Road, and that the architectural character of the Guthriesville area should serve as a template for the dwellings in this development. An excerpt from Guthriesville Village Development Strategy Plan Design Guide is shown below:

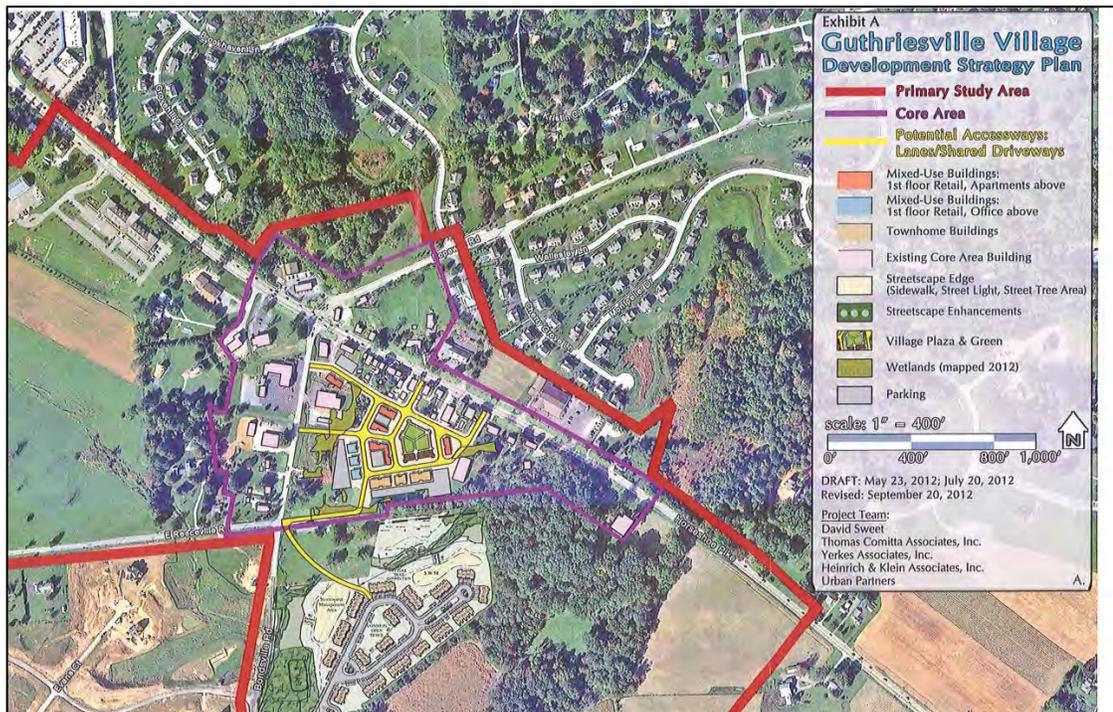


Exhibit A - 2012 Guthriesville Village Development Strategy Plan Design Guide

Page: 5
 Re: Sketch Plan - 2069 Bondsville Road
 # East Brandywine Township - SD-10-24-18292

- e. As shown in *Exhibit A - 2012 Guthriesville Village Development Strategy Plan Design Guide* above, sketch plan # 1 can help implement the “Potential Accessway” from the north to the Locks Farm Lane development to the south, which contains a significant open space area. The Township’s Comprehensive Plan Map 7 “Trails and Recreation” also shows a trail along the East Reeceville Road extension; this plan offers a better opportunity to achieve this trail.
 - f. The applicant and the Township should consider whether it would be possible to eliminate the western driveway along the East Reeceville Road extension to provide more separation between the East Reeceville Road extension and the Bondsville Road intersection. (We note that sketch plan # 2 contains a large turn-around “bulb” at the eastern end of the cul-de-sac, which creates a large paved area that can have the visual effect of dominating the area. Large “bulbs” at the ends of the cul-de-sacs should typically include a landscaped center island with mountable curbs to break up the asphalt mass.)
3. Regardless of the plan that may be preferred by the Township, the following issues should be addressed:
 - a. The County Planning Commission’s *Multimodal Circulation Handbook* (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Bondsville Road 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 determine the appropriate right-of-way to be reserved for this section of Bondsville Road and that this area be identified as a dedicated right-of-way and be offered for dedication to the Township.
 - b. The applicant and the Township should work together to protect the stream at the southern portion of the site.
 - c. We suggest that the Township’s review of this plan submission would benefit from the preparation of a traffic impact study and a review of the potential impacts posed by this project.
 - d. The applicant should clarify the number of guest parking spaces; the plan notes indicate 14 guest spaces, but Sketch Plan #1 shows 22 90-degree spaces along the driveway and sketch plan #2 shows 14 spaces along the driveway and along the cul-de-sac.
 4. Additional information on suburban development is available in the *Suburban Landscapes Design Guide*, at: <https://www.chescoplanning.org/MuniCorner/pdf/SuburbanDesignGuide.pdf>, as well as in the *Cluster Development* eTool, at: <https://www.chescoplanning.org/MuniCorner/eTools/26-ClusterDev.cfm>.

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

Sincerely,



Wes Bruckno, AICP
 Senior Review Planner

cc: Three Creeks, LLC
 Kennedy & Associates



THE COUNTY OF CHESTER



COMMISSIONERS
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 Marian D. Moskowitz
 Eric M. Roe

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November 20, 2024

Eugene C. Briggs, Jr., AICP, CZO, Township Manager
 East Coventry Township
 855 Ellis Woods Road
 Pottstown, PA 19465

Re: Preliminary Land Development - Parker Ford Church of the Brethren
 # East Coventry Township - LD-10-24-18286

Dear Mr. Briggs:

A preliminary land development plan entitled "Parker Ford Church of the Brethren", prepared by Edward B. Walsh & Associates, Inc. and dated April 17, 2024, was received by this office on October 25, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

| | |
|--------------------------------------|--|
| Location: | South side of Old Schuylkill Road, east of Rinehart Road |
| Site Acreage: | 10.00 acres |
| Lots/Units: | 1 lot/1 building addition |
| Non-Res. Square Footage: | 10,454 square foot addition |
| Proposed Land Use: | Religious use |
| New Parking Spaces: | 72 spaces |
| Municipal Land Use Plan Designation: | Secondary Growth Areas, Figure 5-3 East Coventry Township Future Land Use Map (2015 Pottstown Metropolitan Comprehensive Plan) |
| UPI#: | 18-1-120.2-E |

PROPOSAL:

The applicant proposes the construction of a 10,454 square foot addition to a religious land use and 72 additional parking spaces. The site, which is served by public water and public sewer facilities, is located in the East Coventry Township R-3 Residential zoning district.

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

Page: 2
 Re: Preliminary Land Development - Parker Ford Church of the Brethren
 # East Coventry Township - LD-10-24-18286

COUNTY POLICY:

LANDSCAPES:

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



WATERSHEDS 2045:

- Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Schuylkill River watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are:
 - addressing causes of stream impairments;
 - implementing comprehensive stormwater management;
 - protecting vegetated riparian corridors and first order streams; and
 - expanding water-based recreational opportunities and access.

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

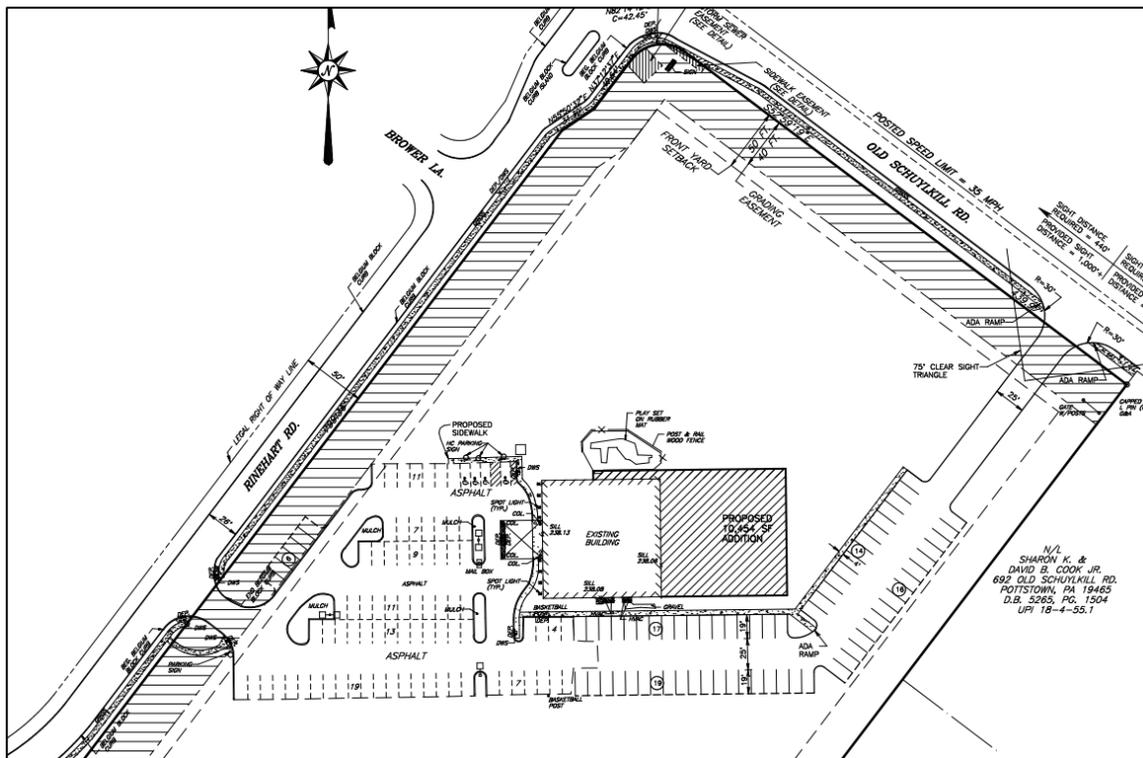
Page: 3

Re: Preliminary Land Development - Parker Ford Church of the Brethren
East Coventry Township - LD-10-24-18286

- 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.

PRIMARY ISSUES:

- We suggest that the Township's review of this plan submission would benefit from the preparation of a traffic impact study and a review of the potential impacts posed by this project. Specifically, the Township and the applicant should determine whether the additional driveway on Old Schuylkill Road is necessary, or whether the existing driveway on Rinehart Road is sufficient to serve the new parking area. If the entrance from Old Schuylkill Road is determined to be necessary, the applicant should connect the sidewalk from Old Schuylkill Road to the proposed sidewalk to the rear of the addition.



*Detail of Parker Ford Church of the Brethren
Preliminary Land Development Plan*

- The Post Construction Stormwater Management Plans indicate that subsurface infiltration practices will be utilized to manage a portion of the site's stormwater runoff. The applicant should submit the Operations and Management Plan for the stormwater facilities to the Township, which should be reviewed by the Township Engineer. To ensure this system continues to function as designed, the applicant and/or those responsible for future maintenance should strictly adhere to the inspection schedule included in the Operation and Maintenance Plan. Appropriate pre-treatment Best Management Practices (BMPs) should be installed to remove sediment and other debris from runoff before it discharges to the planned subsurface infiltration system. Sediment, oil, grease, or other debris should be regularly removed from these pretreatment BMPs. The infiltration basin could also be integrated into the site's landscaping plan and be provided with a walkway to provide a low-impact site amenity.

Page: 4
 Re: Preliminary Land Development - Parker Ford Church of the Brethren
 # East Coventry Township - LD-10-24-18286

6. The applicant should attempt to retain the trees on the east side of the site, and the Township Engineer should ensure that the landscaping proposed for the east side of the site new parking area will effectively screen vehicles from the adjacent residential area.
7. The proposed building includes large roof areas that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and 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 photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/> and at the County Planning Commission's Solar Power Guide, at: <https://www.chescoplanning.org/UandI/SolarPowerGuide/Introduction.cfm>

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

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

Sincerely,



Wes Bruckno, AICP
 Senior Review Planner

cc: Edward B. Walsh & Associates, Inc.
 Parker Ford Church of the Brethren
 Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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

November 7, 2024

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

Re: Final Subdivision - Harry W. and Shirley E. Pfahler
East Nantmeal Township - SD-09-24-18259

Dear Ms. Rutherford:

A final subdivision plan entitled "Harry W. and Shirley E. Pfahler", prepared by Bercek & Associates and dated August 9, 2024, was received by this office on October 9, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

| | |
|--------------------|---|
| Location: | South of Sweet Spring Road and east and west of Finney Road |
| Site Acreage: | 26.12 acres |
| Lots: | 2 lots |
| Proposed Land Use: | Single Family Residential |
| UPI#: | 24-8-15, 24-9-38 |

PROPOSAL:

The applicant proposes to adjust the lot lines of two lots to create two parcels with gross lot areas of at least 10 acres each. Finney Road bisects a portion of the tract. No construction is proposed by this subdivision. The site contains one dwelling and is served by on-site water and sewer facilities, and is located in the East Nantmeal Township AP Agricultural Preservation zoning district.

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

Page: 2
 Re: Final Subdivision - Harry W. and Shirley E. Pfahler
 # East Nantmeal Township - SD-09-24-18259

COUNTY POLICY:

LANDSCAPES:

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



PRIMARY ISSUE:

2. The southern portion of the site is within the 100-year floodplain and contains a riparian buffer zone and wetlands, and is located in the East Nantmeal Township AP Agricultural Preservation zoning district. The parcels to the west are located in Agricultural Security areas. Therefore, we encourage the applicant to preserve this parcel from further development. We recommend that the applicant contact Chester County Parks + Preservation (telephone #610-344-5656) for information on the advantages of being in the County Agricultural Land Preservation Program and how lands under the agricultural conservation easement are protected. If the applicant is interested in participating in the County Land Preservation Program, they should initially contact the Township to add the parcel to the Township's Agricultural Security Area Program; this is a prerequisite to participation in the County Program.



THE COUNTY OF CHESTER



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Brian N. O'Leary, AICP
 Executive Director

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

November 1, 2024

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

Re: Preliminary/Final Land Development - Johnson & Johnson Innovative Medicine
 # East Whiteland Township – LD-10-24-18271

Dear Mr. Barner:

A Preliminary/Final Land Development Plan entitled "Johnson & Johnson Innovative Medicine", prepared by Gilmore & Associates, Inc., and dated September 13, 2024, was received by this office on October 7, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

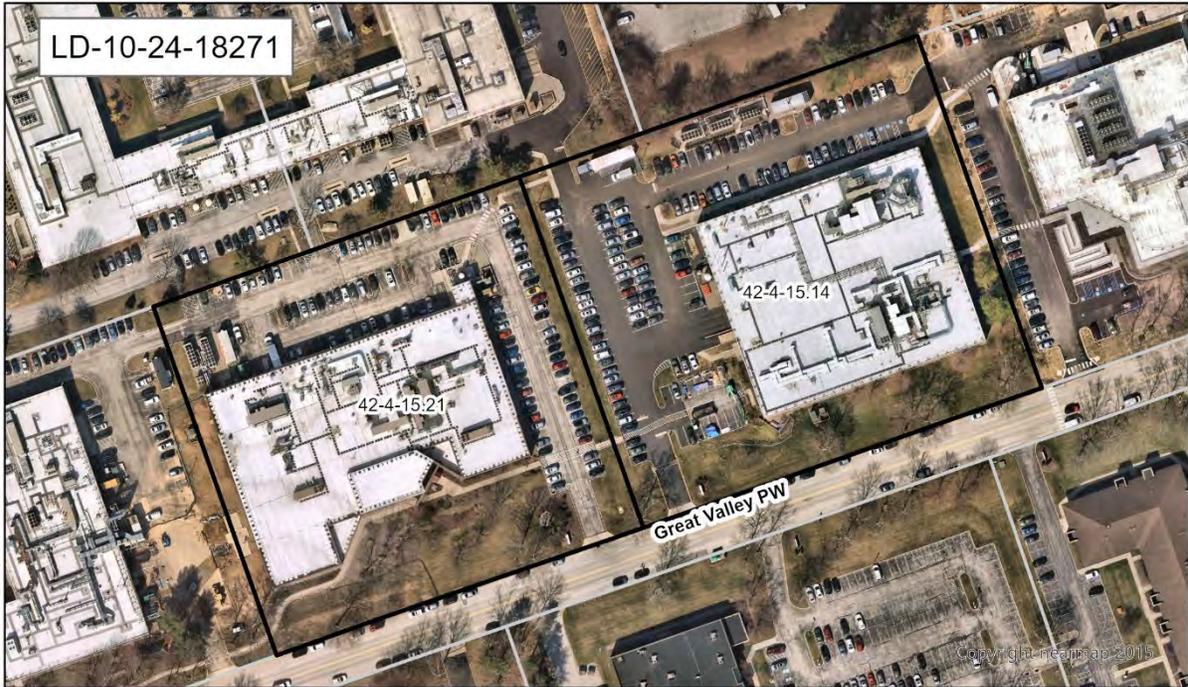
| | |
|--------------------------------------|--|
| Location: | North side of Great Valley Parkway, west of Morehall Road |
| Site Acreage: | 7.60 |
| Lots/Units: | 2 |
| Non-Res. Square Footage: | 0 |
| Proposed Land Use: | Installation of an electrical generator, and upgrades to existing parking facilities on UPI# 42-4-15.21. |
| New Parking Spaces: | 21 |
| Municipal Land Use Plan Designation: | Office/Business Park |
| UPI#: | 42-4-15.14, 42-4-15.21 |

PROPOSAL:

The applicant proposes the installation of an electrical generator to be mounted on a concrete pad and located on the property line between the two lots, along with upgrades to the existing parking facilities on UPI# 42-4-15.21 (the parking summary table on Sheet 5 indicates that there will be a net increase of 21 parking spaces for this lot). The project site, which is served by public water and public sewer, is located in the O/BP Office/Business Park 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 - Johnson & Johnson Innovative Medicine
East Whiteland Township – LD-10-24-18271



-  Main Parcel(s)
-  Other Parcels

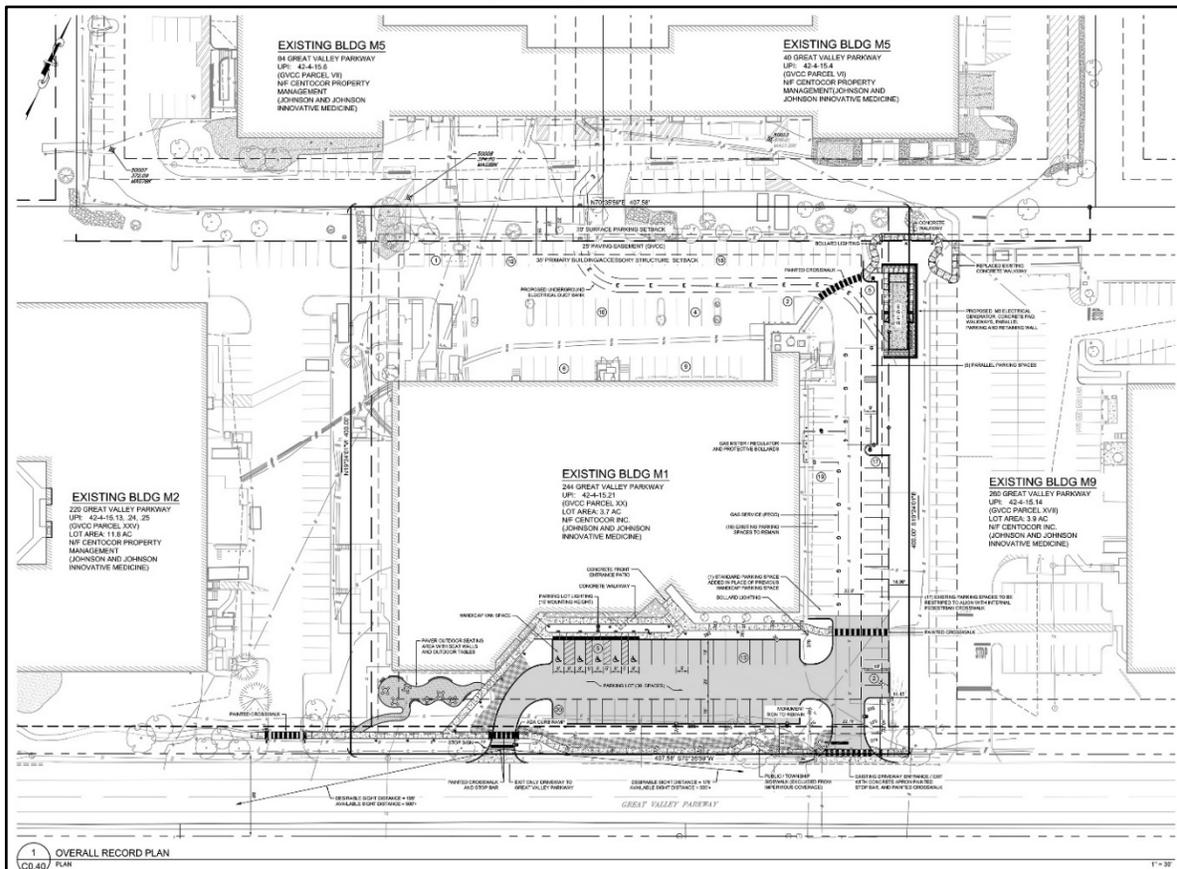
Parcel Info: Parcel(s): 42-4-15:21; 42-4-15:14
(Main) Address: 244 Great Valley Pw
Municipality: East Whiteland Township

0 65 130 260 Feet



Image Info: Nearmap, March 2024

Note: The CGPC 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.



Site Plan Detail, Sheet 5: Johnson & Johnson Innovative Medicine

Page: 3
 Re: Preliminary/Final Land Development - Johnson & Johnson Innovative Medicine
 # East Whiteland Township – LD-10-24-18271

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS 2045:

2. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the 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:

3. We endorse the installation of sidewalks and crosswalk areas on UPI# 42-4-15.21, which extend to the adjoining parcels to the east and west. Sidewalks are an essential design element in the Suburban Center Landscape. We also endorse that direct pedestrian access will be provided from the sidewalks to the existing building. Pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system in the Suburban Center Landscape.

We recommend that sidewalks also be provided along the Great Valley Parkway on UPI# 42-4-15.14. In addition to sidewalks being an essential design element in the Suburban Center Landscape, the Multimodal Connections map in the Township's 2022 Park, Recreation, and Open Space Plan recommends that sidewalks be provided for this development.

4. 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:

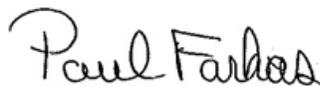
5. Land disturbance and land development activities that occur within the (East) Valley Creek watershed must comply with the applicable stormwater management ordinance standards as approved in the *Valley Creek Watershed Act 167 Stormwater Management Plan* (February 2011).

Page: 4
Re: Preliminary/Final Land Development - Johnson & Johnson Innovative Medicine
East Whiteland Township – LD-10-24-18271

6. According to the Ordinance Waivers Requested table on Sheet 5, the applicant is requesting one waiver from the stormwater infiltration requirements set forth in Section 170-306 of the Township Code, along with nine waivers from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
7. While the site plan indicates that the electrical generator itself is situated on both UPI# 42-4-15.14 and 42-4-15.21, a plan note on Sheet 5 indicates that the generator will serve Building M5 on an adjoining site to the north. The details of this arrangement should be incorporated into the deeds of these parcels.
8. A Zoning Variances Granted table on Sheet 5 and the Application Narrative included with the plan submission both indicate that three variances were granted for this project by the Township Zoning Hearing Board. Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by the Township Zoning Hearing Board. The date of the Zoning Hearing Board's decision, and any conditions of approval issued by the Board, should be indicated on the final plan (the Application Narrative indicates that these variances were granted on August 26, 2024).
9. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
10. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of East 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: Janssen Biotech, Inc.
Gilmore & Associates, Inc.
Chester County Conservation District



THE COUNTY OF CHESTER



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Brian N. O'Leary, AICP
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November 1, 2024

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

Re: Preliminary/Final Subdivision and Land Development - 158 Planebrook Road
 # East Whiteland Township – SD-08-24-18205 and LD-08-24-18199

Dear Mr. Barner:

A Preliminary/Final Subdivision and Land Development Plan entitled "158 Planebrook Road", prepared by Nave Newell Inc, and dated July 23, 2024, was received by this office on October 11, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

PROJECT SUMMARY:

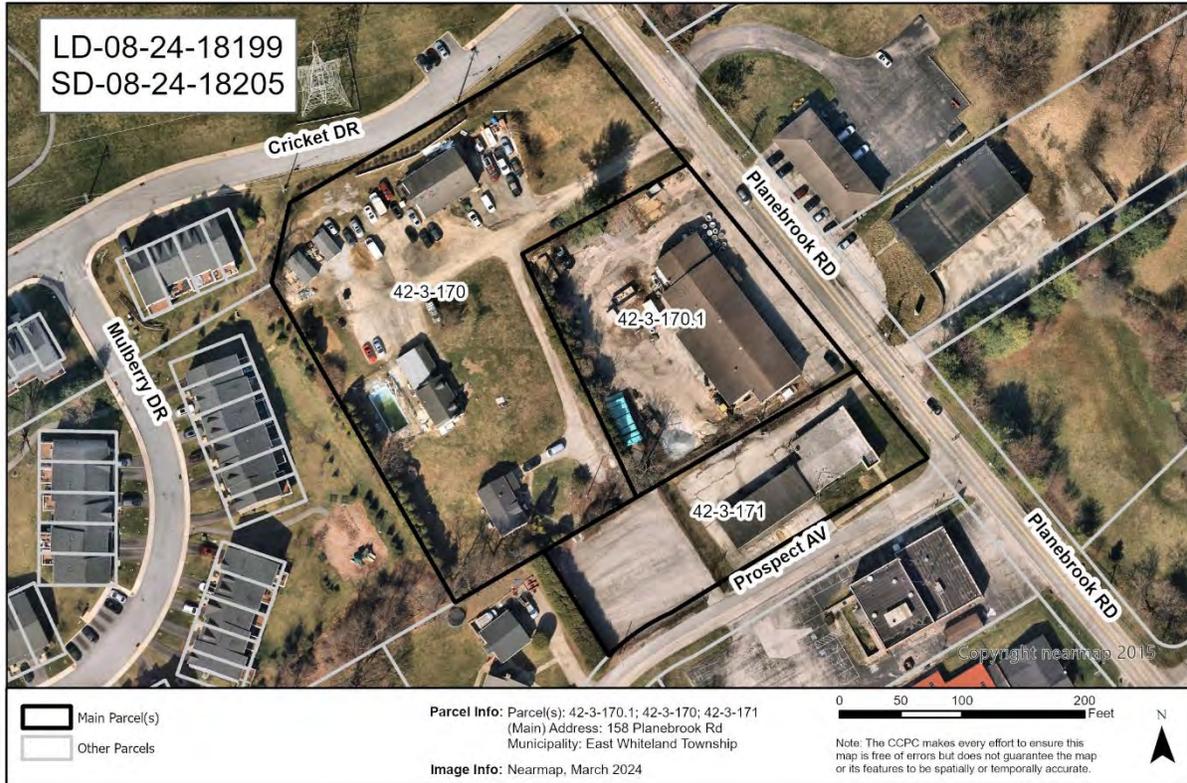
| | |
|--------------------------------------|---|
| Location: | West side of Planebrook Road, north of Lancaster Avenue |
| Site Acreage: | 3.60 |
| Lots/Units: | 3 existing lots; 1 proposed lot |
| Non-Res. Square Footage: | 28,000 |
| Proposed Land Use: | Religious Organization |
| New Parking Spaces: | 130 |
| Municipal Land Use Plan Designation: | Commercial |
| UPI#: | 42-3-170, 42-3-171-E, 42-3-170.1-E |

PROPOSAL:

The applicant proposes the consolidation of three existing lots into one lot, along with the construction of a 28,000 square foot institutional building (worship center). While two existing buildings will remain (the Project Narrative identifies these are single family dwellings), all other buildings on the project site will be removed. The project site, which will be served by public water and public sewer, is located in the VMX Village Mixed Use zoning district. The Zoning Data table on Sheet 5 indicates that special exception approval was granted for this project on November 27, 2023. A Traffic Impact Study, prepared by Horner & Canter Associates and dated September 8, 2023, was included with the plan submission.

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

Page: 2
 Re: Preliminary/Final Subdivision and Land Development - 158 Planebrook Road
 # East Whiteland Township – SD-08-24-18205 and LD-08-24-18199



COUNTY POLICY:

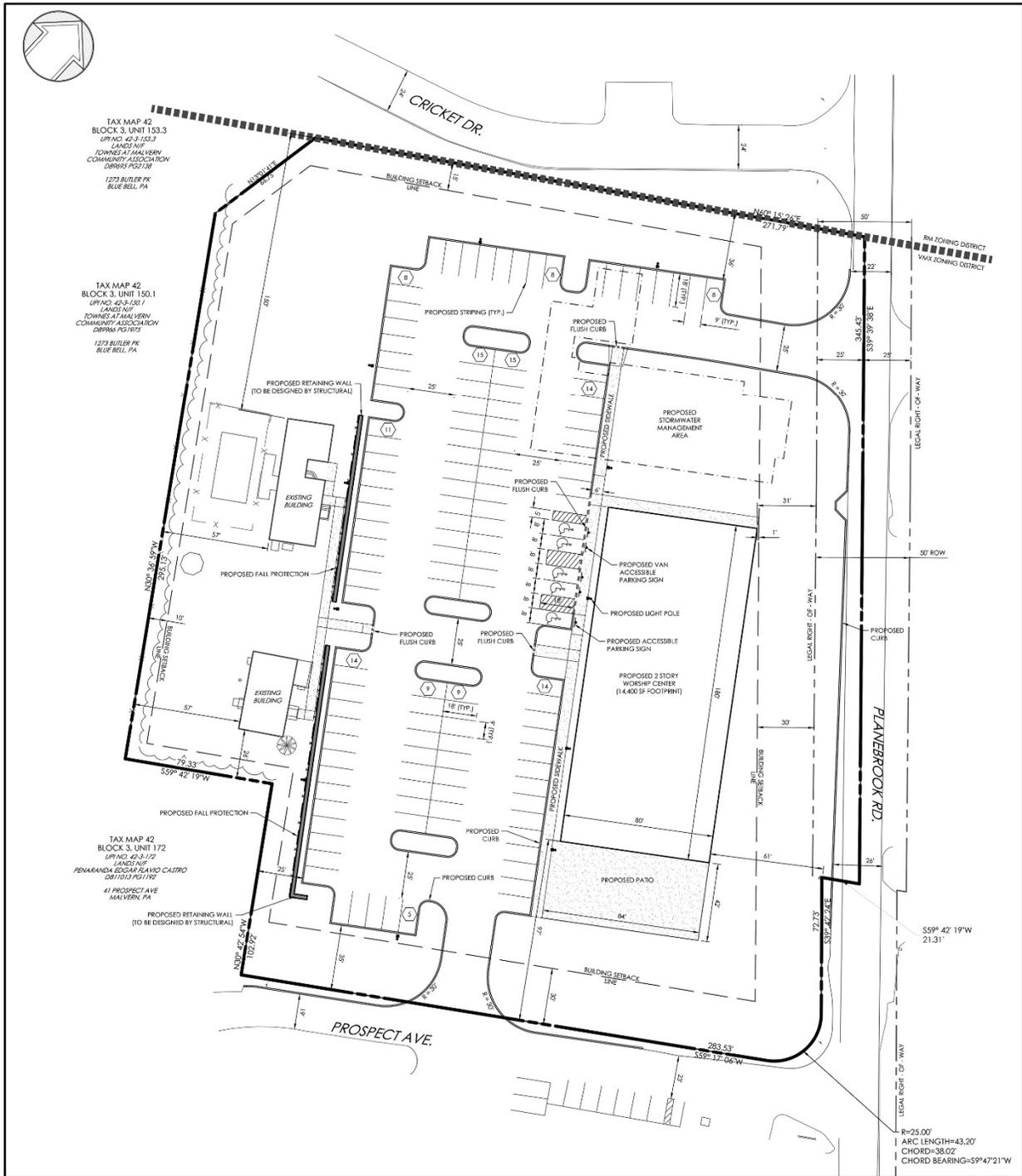
LANDSCAPES:

- The project site is located within the **Suburban Landscape** and **Suburban Center Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. The proposed plan is consistent with the objectives of the **Suburban Landscape** and **Suburban Center Landscape** designations.

WATERSHEDS 2045:

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

Page: 3
Re: Preliminary/Final Subdivision and Land Development - 158 Planebrook Road
East Whiteland Township – SD-08-24-18205 and LD-08-24-18199



Site Plan Detail, Sheet 5: 158 Planebrook Road

PRIMARY ISSUES:

Design Issues:

3. A portion of this site is located within the Mixed Use Center West designation in the Township’s Route 30 Corridor Master Plan. The applicant and Township should ensure that the site design conforms to applicable design guidelines set forth in the Master Plan. For instance, the Master Plan states that sidewalks shall be maintained along both sides of all streets, and sidewalks along the street

Page: 4
 Re: Preliminary/Final Subdivision and Land Development - 158 Planebrook Road
 # East Whiteland Township – SD-08-24-18205 and LD-08-24-18199

should have direct access to the primary entrance of each principal building (Appendix F-page 11.1). Additionally, design guidelines for street lights and street trees are provided on pages 12.1 and 13.1 of Appendix F, respectively. Furthermore, the Multimodal Connections map in the Township's 2022 Parks, Recreation and Open Space Plan recommends that an 8-10 foot wide multi-use trail be provided along Planebrook Road from Lancaster Avenue to the Chester Valley Trail to the north.

Sidewalks are an essential design element in the **Suburban** and **Suburban Center Landscape designations**, and pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system. Additionally, clear pedestrian access should be provided between the buildings. The graphic provided below illustrates what this design option, featuring crosswalks and planted islands, could look like.



Conceptual Pedestrian Access Connection, for illustrative purposes only
 (Base drawing from Sheet 5, prepared by Nave Newell Inc, and dated July 23, 2024)

4. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 9) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

Stormwater Management:

5. 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).
6. 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.

Page: 5
 Re: Preliminary/Final Subdivision and Land Development - 158 Planebrook Road
 # East Whiteland Township – SD-08-24-18205 and LD-08-24-18199

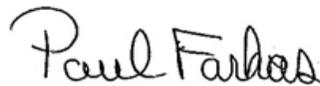
7. The project is located in an area designated by the PaDEP as a Special Protection Watershed. Chester County's High Quality and Exceptional Value Watersheds are especially sensitive to degradation and pollution that could result from development. Therefore, stricter DEP or municipal limitations to 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.

ADMINISTRATIVE ISSUES:

8. According to the Waivers and/or Modifications Requested table on Sheet 1, the applicant is requesting four waivers from the provisions of the Township Subdivision and Land Development Ordinance, including three waivers from Article IV – Plan Processing Procedures. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
9. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
10. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of East 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: SAI Temple Inc.
 Nave Newell Inc.
 Chester County Conservation District



THE COUNTY OF CHESTER



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 Marian D. Moskowitz
 Eric M. Roe

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

November 20, 2024

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

Re: Final Subdivision - Elmer G. Stoltzfus
 # Honey Brook Township - SD-10-24-18290

Dear Mr. Obenski:

A final subdivision plan entitled "Elmer G. Stoltzfus", prepared by Impact Engineering Group and dated August 7, 2024, was received by this office on October 24, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

| | |
|--------------------------------------|---|
| Location: | East side of Pleasant View Road, south of Suplee Road |
| Site Acreage: | 89.81 acres |
| Lots: | 2 lots |
| Proposed Land Use: | Agricultural |
| Municipal Land Use Plan Designation: | Rural/Agriculture |
| UPI#: | 22-7-52 |

PROPOSAL:

The applicant proposes the creation of two lots. The site, which contains one dwelling and associated agricultural structures on proposed Lot 1 and is served by onsite water and onsite sewer facilities, is located in the Honey Brook Township Agricultural zoning district. Potential locations for an additional dwelling and associated agricultural buildings are shown on the proposed new Lot 2.

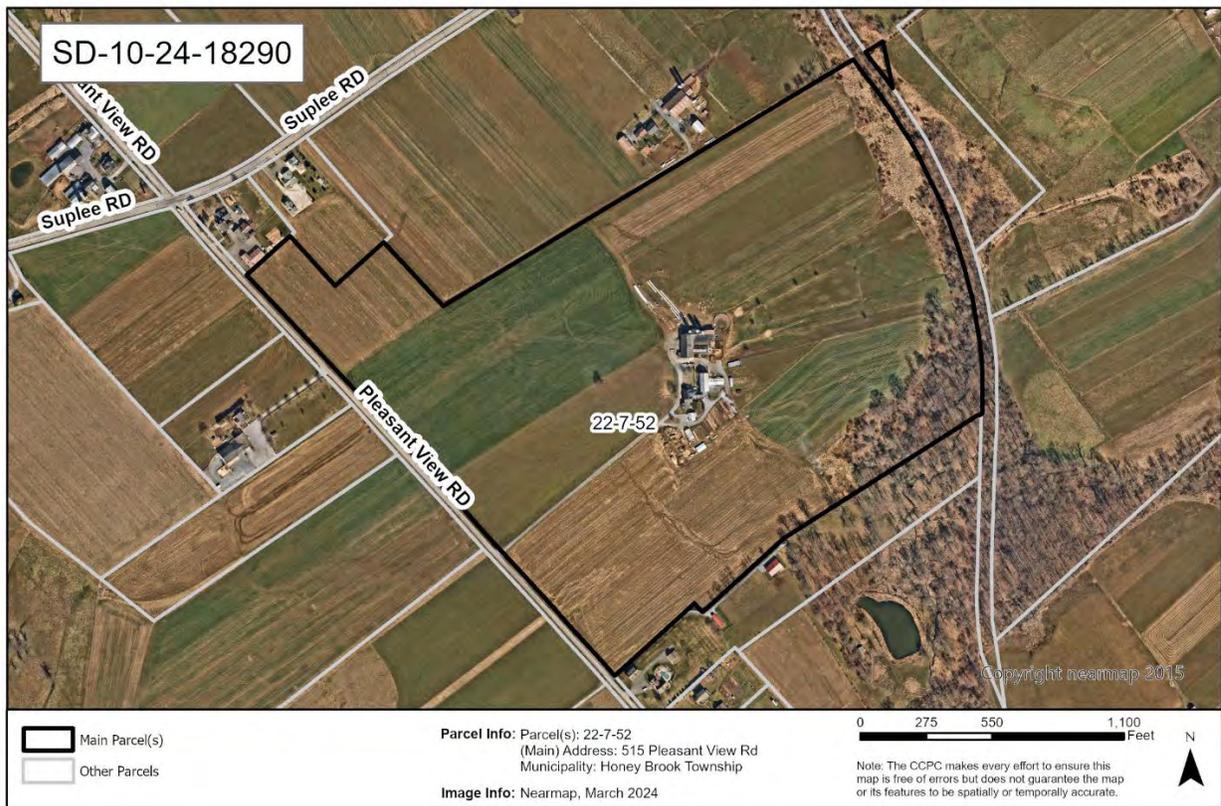
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Honey Brook Township issues should be resolved before action is taken on this subdivision plan.

Page: 2
 Re: Final Subdivision - Elmer G. Stoltzfus
 # Honey Brook Township - SD-10-24-18290

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 subdivision development is consistent with the objectives of the **Agricultural Landscape**.



WATERSHEDS 2045:

2. **Watersheds 2045**, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the **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.

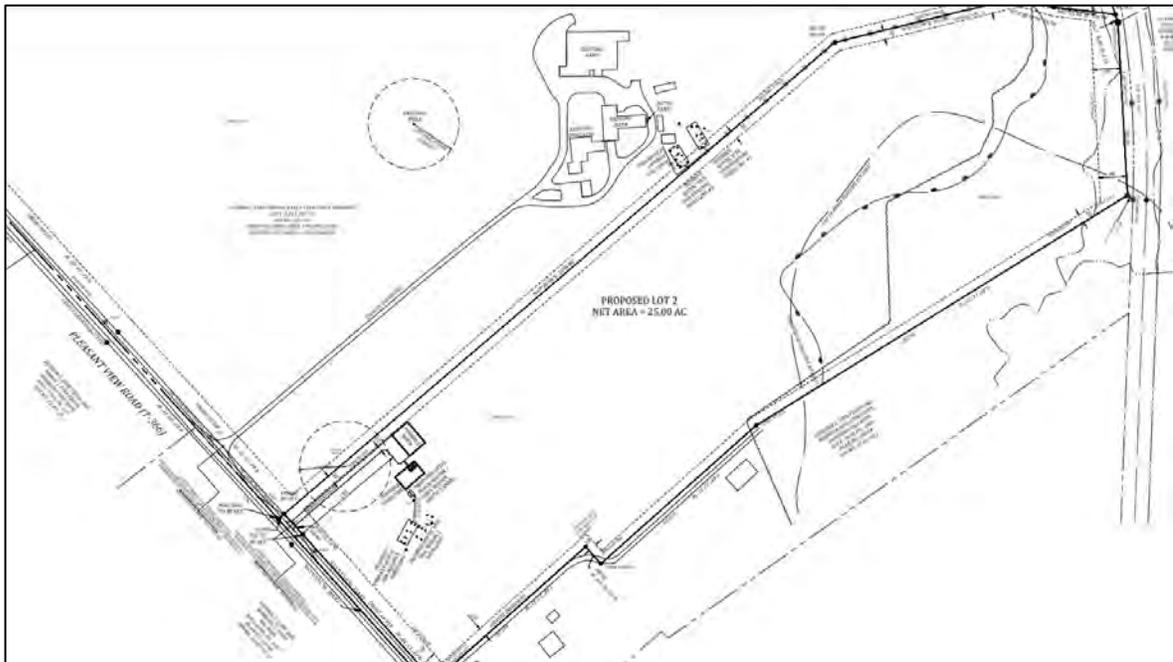
Watersheds 2045 can be accessed at www.chesco.org/watersheds2045.

Page: 3
 Re: Final Subdivision - Elmer G. Stoltzfus
 # Honey Brook Township - SD-10-24-18290

- 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.

PRIMARY ISSUES:

- The plan shows a “proposed split black water/grey water septic tank” as well as a “proposed primary septic for possible dwelling” for proposed Lot 2. The Township should ensure that the proposed black water/grey water septic tank will comply with all Pennsylvania Department of Environmental Protection regulations regarding sewage disposal and for alternate sewage systems. **Title 25 of the Pennsylvania Code, Environmental Protection; Chapter 72. Administration Of Sewage Facilities Permitting Program and Chapter 73. Standards For Onlot Sewage Treatment Facilities** contain regulations pertaining to greywater systems, at:
<https://www.pacodeandbulletin.gov/Display/pacode?file=/secure/pacode/data/025/chapter72/chap72toc.html&d=> and
<https://www.pacodeandbulletin.gov/Display/pacode?file=/secure/pacode/data/025/chapter73/chap73toc.html>



*Detail of Elmer G. Stoltzfus
 Final Subdivision Plan*

- The eastern portion of the site is within the 100-year floodplain, contains wetlands, and is located in the Honey Brook Township Agricultural zoning district, as well as within an Agricultural Security Area and in the **Agricultural Landscape** designation of [Landscapes3](#). Therefore, we encourage the applicant to preserve this parcel from further non-agricultural development. We recommend that the applicant contact Chester County Parks + Preservation (telephone #610-344-5656) for information on the advantages of being in the County Agricultural Land Preservation Program and how lands under the agricultural conservation easement are protected.

Page: 4
Re: Final Subdivision - Elmer G. Stoltzfus
Honey Brook Township - SD-10-24-18290

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

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

cc: Impact Engineering Group
Elmer Stoltzfus and Sally Stoltzfus
Chester County Parks + Preservation
Chester County Health Department
Chester County Conservation District



THE COUNTY OF CHESTER



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Brian N. O'Leary, AICP
 Executive Director

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

November 1, 2024

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

Re: Preliminary/Final Subdivision and Land Development - 2005 Baltimore Pike
 # Lower Oxford Township – SD-08-24-18207 and LD-08-24-18211

Dear Ms. Kinney:

A Preliminary/Final Subdivision and Land Development Plan entitled "2005 Baltimore Pike", prepared by Hillcrest Associates, Inc., and dated August 7, 2024, was received by this office on October 3, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

PROJECT SUMMARY:

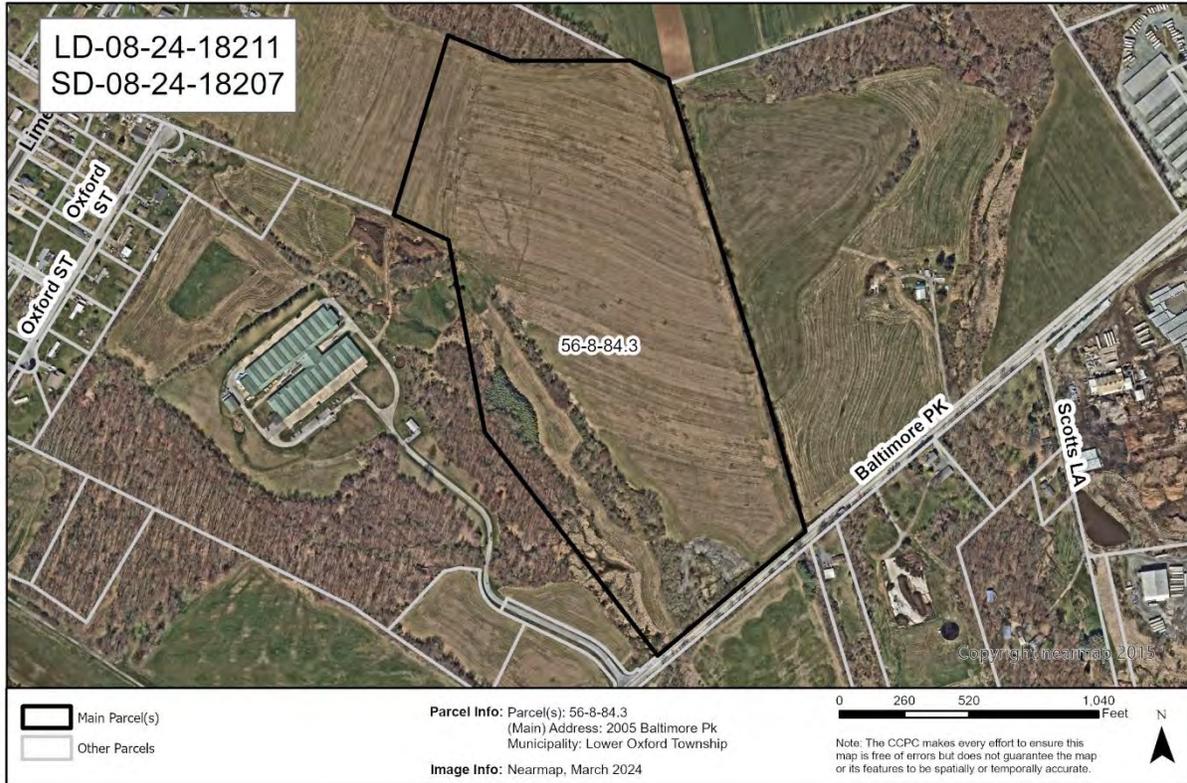
| | |
|--------------------------------------|---|
| Location: | North side of Baltimore Pike, west of Reedville Road |
| Site Acreage: | 18.00 |
| Lots/Units: | 1 existing lot; 3 proposed lots |
| Non-Res. Square Footage: | Five buildings totaling 96,000 square feet |
| Proposed Land Use: | Commercial (wholesale sales, storage or distribution, and contractor base facilities) |
| New Parking Spaces: | 149 |
| Municipal Land Use Plan Designation: | Commerce |
| UPI#: | 56-8-84.3 |

PROPOSAL:

The applicant proposes the creation of three lots, along with the construction of five commercial buildings totaling 96,000 square feet (a 60,000 square foot building will be located on Lot 2, and four buildings totaling 36,000 square feet on Lot 3). The project site, which will be served by onsite water and public sewer, is located in the C-2 Special Limited Business zoning district. The project site adjoins Oxford Borough to the south.

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

Page: 2
 Re: Preliminary/Final Subdivision and Land Development - 2005 Baltimore Pike
 # Lower Oxford Township – SD-08-24-18207 and LD-08-24-18211



COUNTY POLICY:

LANDSCAPES:

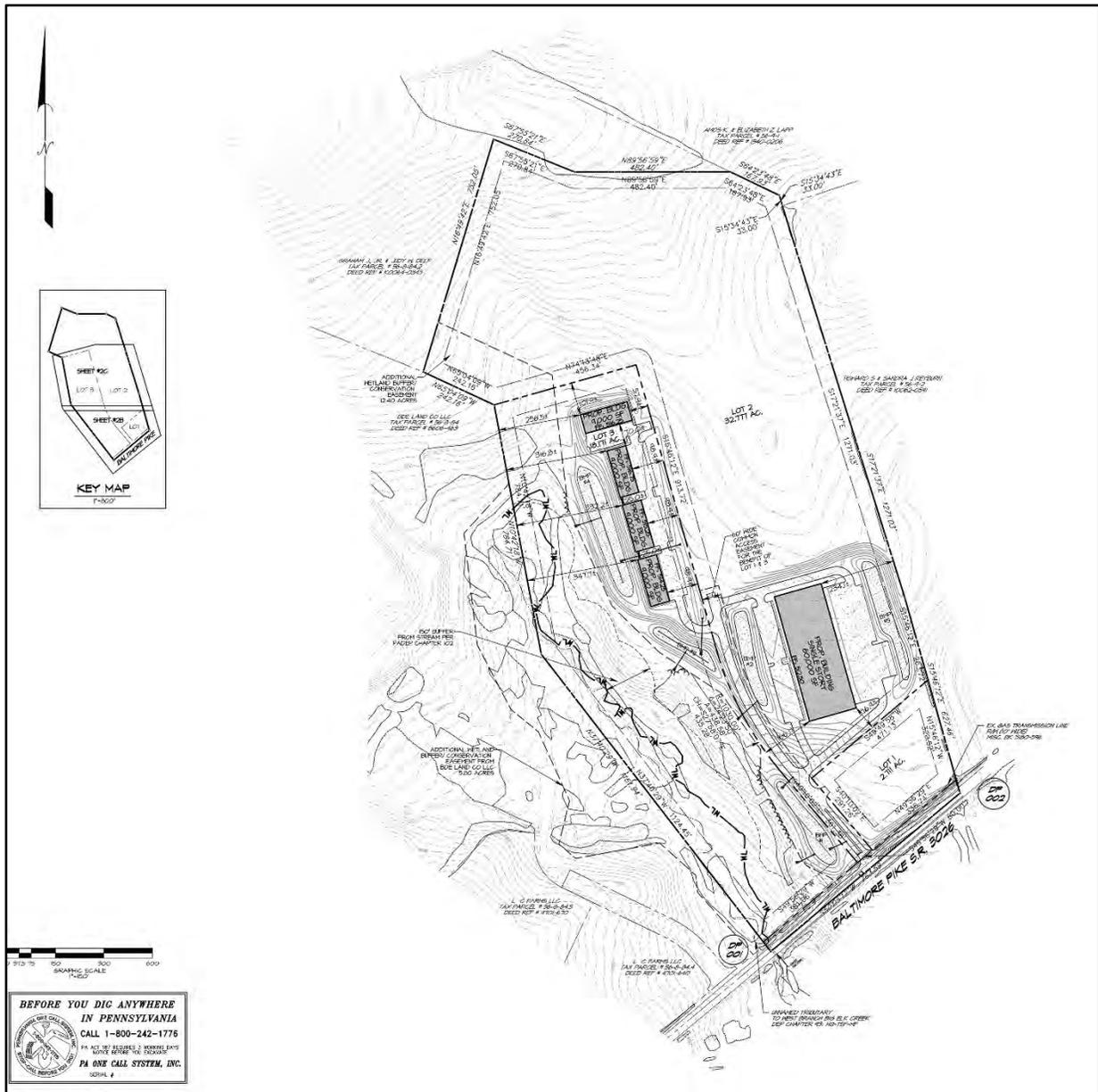
- The project site is located within the **Suburban Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan, adjoining an **Urban Landscape** designation to the south. The vision for the **Suburban Landscape** is predominantly residential communities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

The project site is also located in the Commerce land use category as set forth in the Future Land Use Plan of the Oxford Region's Multimunicipal Comprehensive Plan. The Commerce area is characterized by larger scale institutional, commercial, retail, light industrial, and warehousing operations. The recommended strategies for Commerce suggest that "municipal regulations should continue to permit commercial and institutional facilities within this commercial/institutional core with regard to the need to link these facilities to adjacent residential facilities with adequate pedestrian access. The densities for this category can range from one-half acre to two acres." The proposed use is generally consistent with the recommended strategies for the Commerce area.

Page: 3
Re: Preliminary/Final Subdivision and Land Development - 2005 Baltimore Pike
Lower Oxford Township – SD-08-24-18207 and LD-08-24-18211

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.



Site Plan Detail, Sheet 3: 2005 Baltimore Pike

Page: 4
Re: Preliminary/Final Subdivision and Land Development - 2005 Baltimore Pike
Lower Oxford Township – SD-08-24-18207 and LD-08-24-18211

PRIMARY ISSUES:

Access and Circulation:

3. Vehicular access to all three lots will be provided from a boulevard-style entrance on Lot 2. The details of this shared driveway arrangement should be incorporated into the deeds of all three lots.

Natural Features Protection:

4. There is an unnamed tributary to the West Branch Big Elk Creek along the western portion of the site. The site plan indicates that a 150 foot buffer from this stream, along with wetland areas, will be located within a wetland buffer/conservation easement situated on Lots 2 and 3. The details of this conservation easement should be incorporated into the deeds of these lots.
5. 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 building(s) and support facilities. The limits of tree removal should be clearly shown on the plan and “limits of disturbance” should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the “limit of disturbance” to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.

Stormwater Management:

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. 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.
8. According to the Waivers Requested table on Sheet 1, the applicant is requesting a waiver from Section 308.A of the Township Stormwater Management Ordinance, to allow the post-construction peak flow rates during the 2-year design storm to exceed the predevelopment 1-year design storm peak flow rates. Given that this plan represents a major land development in a High Quality watershed adjacent to a stream with runoff-related impairments, we would not recommend that the Township grant this waiver.

Page: 5
Re: Preliminary/Final Subdivision and Land Development - 2005 Baltimore Pike
Lower Oxford Township – SD-08-24-18207 and LD-08-24-18211

Design Issues:

9. The Township should verify that the design of the proposed outdoor lighting plan (Drawings 6A and 6B) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

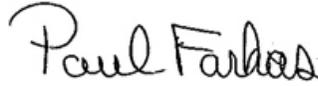
ADMINISTRATIVE ISSUES:

10. For clarity purposes, the applicant should identify the future use(s) intended for Lot 1, along with the future use(s) intended for the remaining acreage of Lot 2.
11. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
12. A Pennsylvania Department of Transportation (PennDOT) permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
13. 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.
14. While it is our understanding, according to information provided by the applicant's engineer, that the correct square footage for the proposed building on Lot 2 is 60,000 square feet, a plan note on Drawing 2B identifies that it is only 50,000 square feet. This should be corrected by the applicant.
15. General Note 4 on Sheet 1 incorrectly identifies that the stream located on the site is an unnamed tributary to the East Branch Big Elk Creek. This should be corrected to be the West Branch Big Elk Creek.
16. A minimum of five (five) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, the Health Department, and the municipality.

Page: 6
Re: Preliminary/Final Subdivision and Land Development - 2005 Baltimore Pike
Lower Oxford Township – SD-08-24-18207 and LD-08-24-18211

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Yates Farms, LLC
Hillcrest Associates, Inc.
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District
Chester County Assessment Office
Chester County Water Resources Authority
Pauline Garcia-Allen, Borough Manager, Oxford Borough



THE COUNTY OF CHESTER



COMMISSIONERS
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 Marian D. Moskowitz
 Eric M. Roe

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November 14, 2024

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

Re: Preliminary/Final Subdivision - 130 Roneys Corner Road
 # Lower Oxford Township – SD-10-24-18282

Dear Ms. Kinney:

A Preliminary/Final Subdivision Plan entitled "130 Roneys Corner Road", prepared by Hillcrest Associates, Inc., and dated September 9, 2024, was received by this office on October 16, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

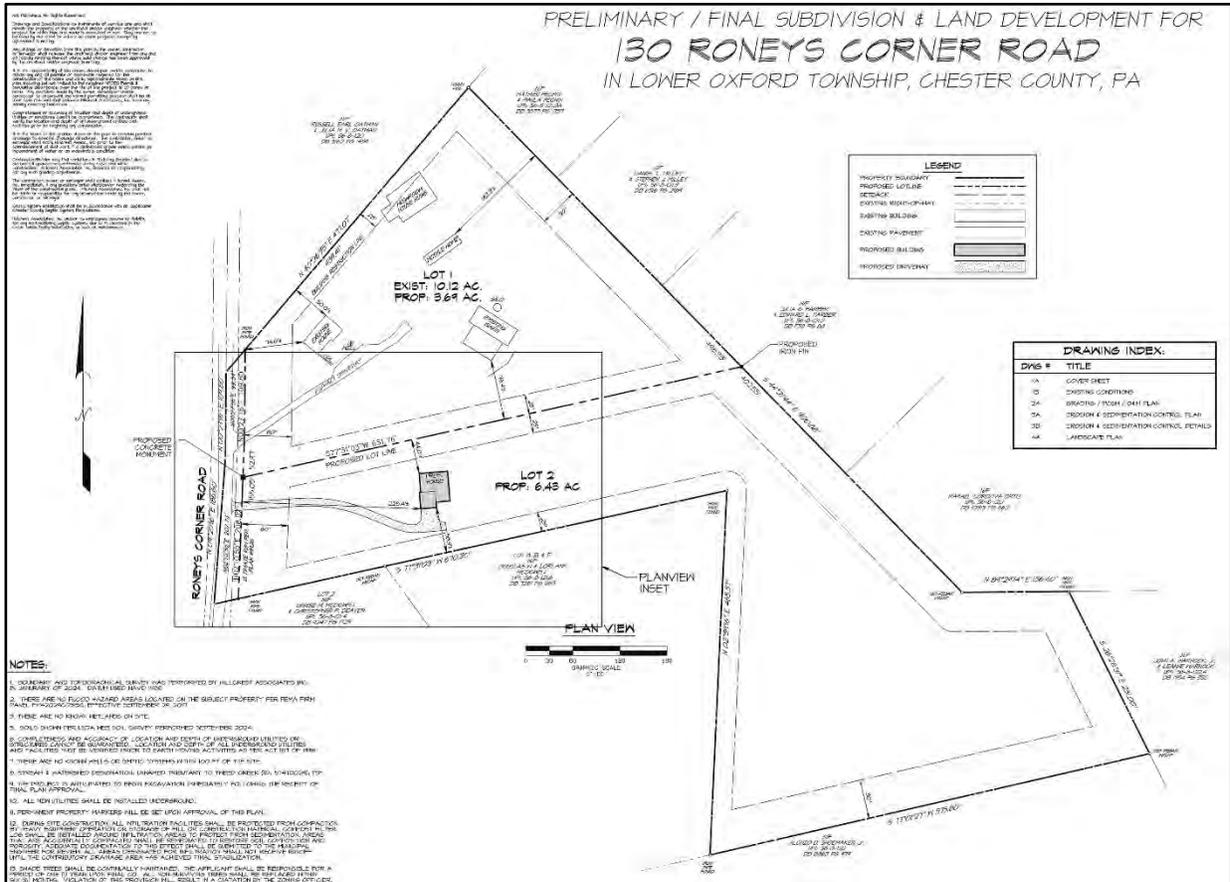
| | |
|--------------------------------------|--|
| Location: | East side of Roneys Corner Road, south of Lancaster Pike |
| Site Acreage: | 10.20 |
| Lots/Units: | 2 |
| Non-Res. Square Footage: | 0 |
| Proposed Land Use: | Single Family Residential |
| Municipal Land Use Plan Designation: | Agricultural |
| UPI#: | 56-8-121 |

PROPOSAL:

The applicant proposes the creation of 2 single family residential lots. The existing buildings will remain on Lot 1. The project site, which will be served by onsite water and onsite sewer, is located in the R-1 Residential zoning district.

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

Page: 2
 Re: Preliminary/Final Subdivision - 130 Roneys Corner Road
 # Lower Oxford Township – SD-10-24-18282



Site Plan Detail, Sheet 1: Preliminary/Final Subdivision - 130 Roneys Corner Road

Page: 3
 Re: Preliminary/Final Subdivision - 130 Roneys Corner Road
 # Lower Oxford Township – SD-10-24-18282

BACKGROUND:

1. The Chester County Planning Commission previously reviewed a subdivision plan pertaining to the creation of the current configuration of UPI# 56-8-121. CCPC# 4222-3, “Paul H. and Joyce Ann McDowell,” dated September 18, 1989, which addressed the creation of four single family residential lots from a 17.26 acre site, was approved by the Township on October 16, 1989. This proposal involves the further subdivision of Lot 1 of the previously approved plan.

COUNTY POLICY:

LANDSCAPES:

2. The project site is located within the **Agricultural Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Agricultural Landscape** is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. As an overlay of all other landscapes, the county’s **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. The proposed subdivision is consistent with the objectives of the **Agricultural Landscape**.

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 subdivision appears to be consistent with this designation.

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 Octoraro Creek watershed. The *Watersheds 2045* plan’s highest priority objectives within this watershed are: improving water quality in impaired streams and groundwater; reducing polluted runoff from agricultural and developed lands; implementing comprehensive stormwater management; protecting and restoring vegetated riparian corridors; and implementing source water protection measures. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

4. County mapping records indicate that an unnamed tributary to Tweed Creek is located on the western portion of the project site. For clarity purposes, the location of this tributary should be provided on the site plan.

ADMINISTRATIVE ISSUES:

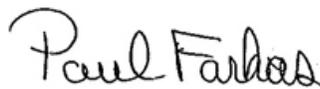
5. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.

Page: 4
Re: Preliminary/Final Subdivision - 130 Roneys Corner Road
Lower Oxford Township – SD-10-24-18282

6. 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>.
7. 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.
8. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, the Health Department, and the municipality.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Kristine McDowell
Hillcrest Associates, Inc.
Chester County Health Department
Chester County Assessment Office



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

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

November 20, 2024

Terri Woodman, Acting Manager
 Malvern Borough
 1 E. First Avenue, Suite 3
 Malvern, PA 19355

Re: Preliminary/Final Subdivision - Green First Properties LLC, 161 Green Street
 # Malvern Borough – SD-11-24-18317

Dear Ms. Woodman:

A Preliminary/Final Subdivision Plan entitled "Green First Properties LLC, 161 Green Street", prepared by Vastardis Consulting Engineers, LLC, and dated September 18, 2024, was received by this office on November 12, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

| | |
|--------------------------------------|--|
| Location: | Northeast corner of Green Street and East First Avenue |
| Site Acreage: | 0.29 |
| Lots/Units: | 1 existing lot; 2 proposed lots |
| Non-Res. Square Footage: | 0 |
| Proposed Land Use: | Single Family Residential |
| Municipal Land Use Plan Designation: | Residential |
| UPI#: | 2-4-317 |

PROPOSAL:

The applicant proposes the creation of 2 single family residential lots. The existing residence will remain on Lot 1. The project site, which will be served by public water and public sewer, is located in the R-5 Residential zoning district.

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

Page: 3
Re: Preliminary/Final Subdivision - Green First Properties LLC, 161 Green Street
Malvern Borough – SD-11-24-18317

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS 2045:

2. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Crum Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: improving stormwater management and reducing runoff; maintaining and protecting woodlands and tree canopies; protecting and restoring stream banks, riparian buffers, and in-stream habitat; and expanding source water protection efforts. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

3. According to the Requested Waivers table on Sheet 1, the applicant is requesting four waivers from the provisions of the Borough Subdivision and Land Development Ordinance, including a waiver from the sidewalk requirements set forth in Article V – Design Standards. 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. At a minimum, sidewalks should be provided along East First Avenue. Sidewalks are an essential design element in the Urban Center Landscape.
4. The applicant and Borough should verify that this proposal fully complies with the street tree requirements set forth in Section 181-525.C of the Borough Subdivision and Land Development Ordinance (there was no landscaping plan included with the plan submission to the County Planning Commission). Street trees are an essential design element in the Urban Center Landscape.

ADMINISTRATIVE ISSUES:

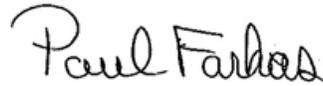
5. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
6. Sheet 3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

Page: 4
Re: Preliminary/Final Subdivision - Green First Properties LLC, 161 Green Street
Malvern Borough – SD-11-24-18317

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Vastardis Consulting Engineers, LLC
Green First Properties LLC



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

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

November 25, 2024

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

Re: Preliminary Subdivision - 163 Sheehan Road
 # New Garden Township – SD-09-24-18242

Dear Mr. Himes:

A Preliminary Subdivision Plan entitled "163 Sheehan Road", prepared by Howell Engineering, and dated August 30, 2024, was received by this office on November 8, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

| | |
|--------------------------------------|---|
| Location: | West side of Limestone Road, between Kaolin Road and Sheehan Road |
| Site Acreage: | 9.41 |
| Lots/Units: | 1 existing lot; 44 proposed lots |
| Proposed Land Use: | 43 townhouse units, and a 1,530 square foot office building |
| Municipal Land Use Plan Designation: | Small Scale Mixed Use; and Gap-Newport Pike Corridor |
| UPI#: | 60-6-6 |

PROPOSAL:

The applicant proposes the creation of 44 lots, 948 linear feet of private roadway, and 3.19 acres of open space. Townhouse units will be constructed on Lots 1-43. An existing residence on an unnumbered lot will be converted into a 1,530 square foot commercial office building, and the Parking Requirements table on Sheet 1 indicates that five parking spaces will be provided. Vehicular access will be provided from Kaolin Road and Sheehan Road. The project site, which will be served by public water and public sewer, is located in the UD Unified Development zoning district. The site plan indicates that, on June 27, 2023, the Township Zoning Hearing Board granted a variance for this project, in order to allow a mixed-use development on a lot with a gross minimum lot size less than 10 acres.

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 Subdivision - 163 Sheehan Road
New Garden Township – SD-09-24-18242



Site Plan Detail, Sheet 6: Preliminary Subdivision - 163 Sheehan Road

Page: 3
 Re: Preliminary Subdivision - 163 Sheehan Road
 # New Garden Township – SD-09-24-18242

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

PRIMARY ISSUES:

Access and Circulation:

3. We acknowledge, and endorse, that sidewalks will be provided for this development. Sidewalks are an essential design element in the **Suburban Landscape**. Consideration should be provided for extending the sidewalk network to the adjoining parcels to the west along Kaolin Road and Sheehan Road.
4. We suggest that the applicant and Township consider a revised cul-de-sac bulb design that has a central landscaped area with mountable curbs. An alternative site plan graphic depicting this concept, which includes shared parking spots around the central landscaped area, is provided on page 4.
5. While we acknowledge that this will require the relocation of several units, we suggest that the applicant and Township investigate the feasibility of a vehicular access connection to the adjoining parcel to the west. According to our copy of the Township Zoning Map, this adjoining parcel is also located in the UD zoning district.
6. The site plan depicts an existing 50 foot wide right-of-way along Limestone Road (State Route 3013). The County Planning Commission's [Multimodal Circulation Handbook](#) (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies this section of Limestone 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 Limestone Road.

Page: 4
 Re: Preliminary Subdivision - 163 Sheehan Road
 # New Garden Township – SD-09-24-18242



*Alternative Site Design Graphic, for illustrative purposes only
 (Base drawing – Sheet 25, prepared by Howell Engineering, and dated August 30, 2024)*

7. We suggest that the applicant and Township determine if any necessary roadway improvements to the Sheehan Road/Route 41 intersection, along with other nearby intersections, will be required as part of this project. A traffic impact study was not included with the submission to the County Planning Commission.

The applicant and Township should also ensure, in consultation with PennDOT, that adequate right-of-way is provided for future roadway improvements to the Route 41 corridor in this area of the Township. While we recognize that the (draft) Route 41 Planning Study has not been finalized, the October 2024 draft study (page 70) recommends that the Township investigate the feasibility of roundabout treatments or other improvements at the Route 7/Route 41 interchange.

Design Issues:

8. The site plan indicates that the sides of several of the townhouse units face the adjoining roadways (for instance, the sides of the units on Lots 13 and 14 face Kaolin Road). We recommend that the applicant and Township consider providing wrap-around porches for these units.
9. The Township should verify that the proposed open space plan (Sheet 25) meets all applicable municipal ordinance requirements. The applicant should clearly identify how access will be provided to all proposed open space areas, for both the use of residents and for maintenance purposes.

Natural Features Protection:

10. 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. 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.

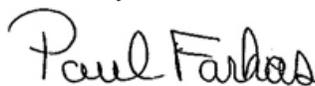
Page: 5
 Re: Preliminary Subdivision - 163 Sheehan Road
 # New Garden Township – SD-09-24-18242

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 Act 247 County Referral Form indicates that a Homeowners' Association will be responsible for the proposed common facilities/areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance. We also recommend that the HOA document allow for rooftop solar installations and other energy efficiency and environmental conservation actions. Additional information on HOA sustainability action plans is available on the County Planning Commission's website at: <https://www.chescoplanning.org/Environmental/HOA/Introduction.cfm>.
13. While the Act 247 Form indicates that there will be an HOA for this development, the Act 247 Form also indicates that the proposed open space will be public. This should be clarified by the applicant.
14. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
15. A minimum of four (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 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,



Paul Farkas
 Senior Review Planner

cc: D.R. Horton
 Howell Engineering
 163 Sheehan Road KCHG, LLC
 Chester County Conservation District
 Anthony Antonelli, District Permits Manager, PennDOT
 Francis J. Hanney, PennDOT



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

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

November 25, 2024

Maureen Zdun, Secretary/Treasurer
 New London Township
 PO Box 1002
 New London, PA 19360

Re: Final Subdivision - Anthony Borreggine
 # New London Township - SD-09-24-18243

Dear Ms. Zdun:

A final subdivision plan entitled "Anthony Borreggine", prepared by Register Associates, Inc. and dated June 26, 2024, was received by this office on November 11, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

| | |
|--------------------------------------|--|
| Location: | Extension of North Deer Run Drive, northeast of Creek Road |
| Site Acreage: | 11.79 acres |
| Lots: | 2 lots |
| Proposed Land Use: | Single Family Residential |
| Municipal Land Use Plan Designation: | Residential |
| UPI#: | 71-3-40 |

PROPOSAL:

The applicant proposes the subdivision of a 11.79 acre tract to create a 10.4 acre lot (Lot 1) and a 1.236 acre lot (Lot 2). The site contains a single-family dwelling, and an additional dwelling is proposed for proposed Lot 2. The site is served by public water and on-site sewer facilities and is located in the New London Township R-1 Low Density Residential (Residential Lot Average Design Option) zoning district.

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

Page: 2
 Re: Final Subdivision - Anthony Borreggine
 # New London Township - SD-09-24-18243

COUNTY POLICY:

LANDSCAPES:

- The site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan (a **Rural Landscape** area is located to the west of this site). 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**.



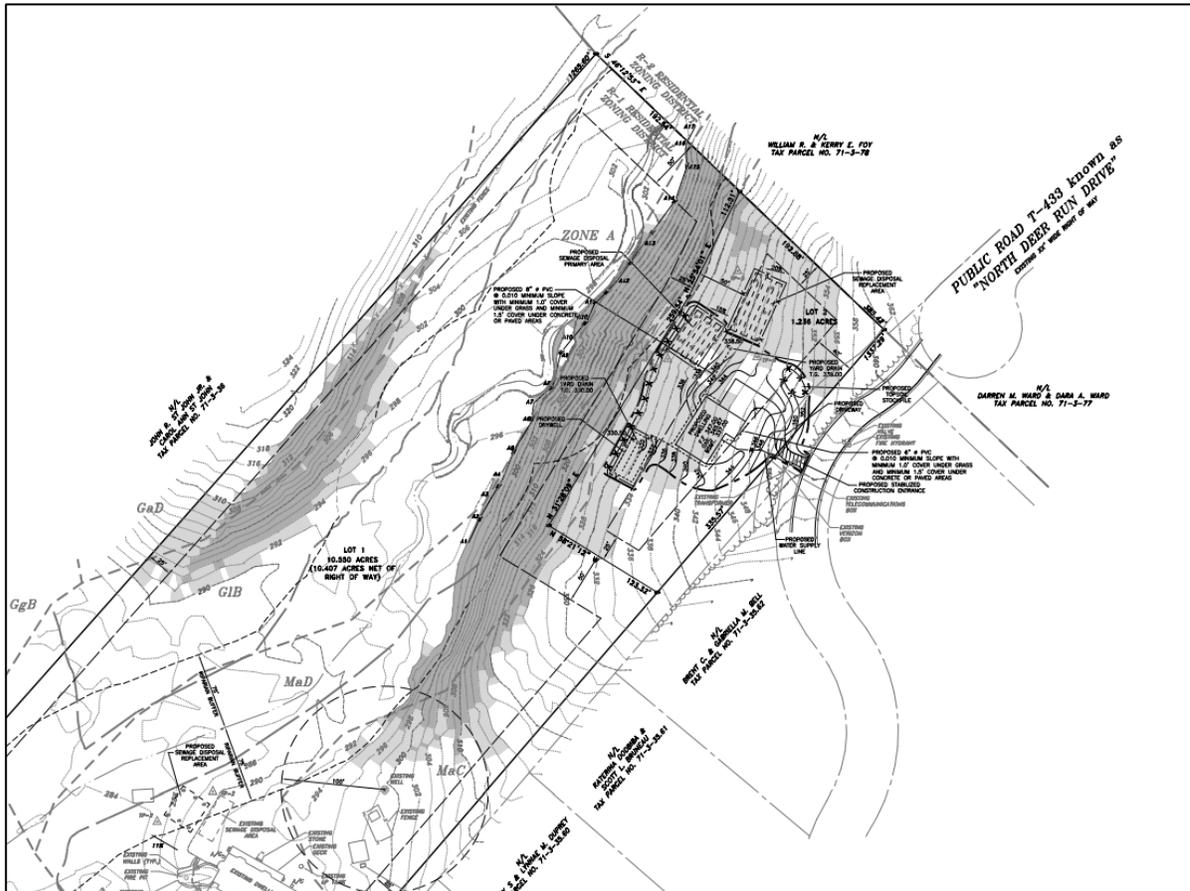
WATERSHEDS 2045:

- 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: Final Subdivision - Anthony Borreggine
 # New London Township - SD-09-24-18243

- 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 Anthony Borreggine
 Final Subdivision Plan*

PRIMARY ISSUES:

- The plan appears to show that the applicant's site does not physically abut North Deer Run Drive or show an access easement from which proposed Lot 2 will gain access. Also, the proposed driveway connection to North Deer Run Drive appears to pass over a portion of UPI # 71-3-35.62, but no easement is shown on the plan. The applicant should clarify this issue. The Township's first responders should also review the plan to ensure that adequate access can be provided for emergency vehicles.
- 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. The Township may also wish to revisit Zoning Ordinance Part 12 **Steep Slope Conservation District** and consider whether it still provides adequate protection of steep slope areas.

Page: 4
Re: Final Subdivision - Anthony Borreggine
New London Township - SD-09-24-18243

6. Plan Note 12 references wetlands on the site, although the plan appears to avoid disturbing 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.
7. 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 dwelling and support facilities. The "limits of disturbance" should be delineated to protect all trees that are intended to remain, and orange construction fencing should be placed at the "limit of disturbance" to prevent unintended intrusion into these areas by construction equipment. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.
8. The DRYWELL OPERATION AND MAINTENANCE NOTES on the plan indicate that the owner will be responsible for the long-term maintenance of all proposed stormwater BMPs, as well as other operation and maintenance notes. The Township Engineer should review the adequacy of these notes and requirements. 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, 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.

ADMINISTRATIVE ISSUES:

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

Page: 5
Re: Final Subdivision - Anthony Borreggine
New London Township - SD-09-24-18243

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 London 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, AICP
Senior Review Planner

cc: Anthony J. & Wendy T. Borreggine
Regester Associates, Inc.
Chester County Health Department
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

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November 21, 2024

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

Re: Preliminary/Final Land Development - Proposed Spotless Car Wash
 # Phoenixville Borough - LD-10-24-18279

Dear Mr. Boelker:

A preliminary/final land development plan entitled "Proposed Spotless Car Wash", prepared by BL Companies and dated October 10, 2024, was received by this office on October 22, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Land Development for your consideration.

PROJECT SUMMARY:

| | |
|--------------------------------------|---|
| Location: | Southwest intersection of Nutt Road (State Route 23) and Kimberton Road (State Route 113). The non-contiguous portion of Schuylkill Borough is to the west. |
| Site Acreage: | 1.50 acres |
| Lots/Units: | 1 lot/1 structure |
| Non-Res. Square Footage: | 11,186 square feet |
| Proposed Land Use: | Commercial |
| New Parking Spaces: | 14 employee spaces, 13 vacuum stalls, 10 stacking spaces, 2 ADA spaces |
| Municipal Land Use Plan Designation: | Mixed Use – 2021 Phoenixville Regional Comprehensive Plan |
| UPI#: | 15-7-2 |

PROPOSAL:

The applicant proposes the construction of a car wash in a 11,186 square foot commercial building. The site, which is served by public water and sewer facilities, is located in the Phoenixville Borough CD (Corridor Development District) and has received a special exception approval from the Phoenixville Zoning Hearing Board Borough on October 2, 2024, for automobile sales and services (car wash).

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

Page: 2
 Re: Preliminary/Final Land Development - Proposed Spotless Car Wash
 # Phoenixville Borough - LD-10-24-18279

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 French Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are:

- addressing causes of stream impairments;
- maintaining water quality in high performing and critical habitat streams;
- continuing land preservation efforts; and restoring and
- enhancing vegetated riparian buffers and floodplains.

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

Page: 3
 Re: Preliminary/Final Land Development - Proposed Spotless Car Wash
 # Phoenixville Borough - LD-10-24-18279

PRIMARY ISSUES:

3. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Nutt Road (State Route 23) as a major arterial and Kimberton Road (State Route 113) as a minor arterial. The Handbook (page 183) recommends an 80 foot-wide rights-of-way for major and minor arterial roads in **Urban Center Landscapes** to accommodate future road and infrastructure improvements. We recommend that the applicant and the Borough contact PennDOT to determine the appropriate rights-of-way to be reserved for these sections of Nutt Road and Kimberton Road and that these areas be identified as dedicated rights-of-way and be offered for dedication to PennDOT.
4. The 2021 Phoenixville Regional Comprehensive Plan contain policies relating to this site:
 - Map 7 "Open Space and Recreation" shows a proposed regional trail to the east of this site.
 - Map 8 "Bicycle Plan" classifies both Nutt Road and Kimberton Road as Advanced/ Commuter Bicycle Routes.
 - Map 9 "Transportation Plan" in shows both Nutt Road and Kimberton Road as a "Complete Street".

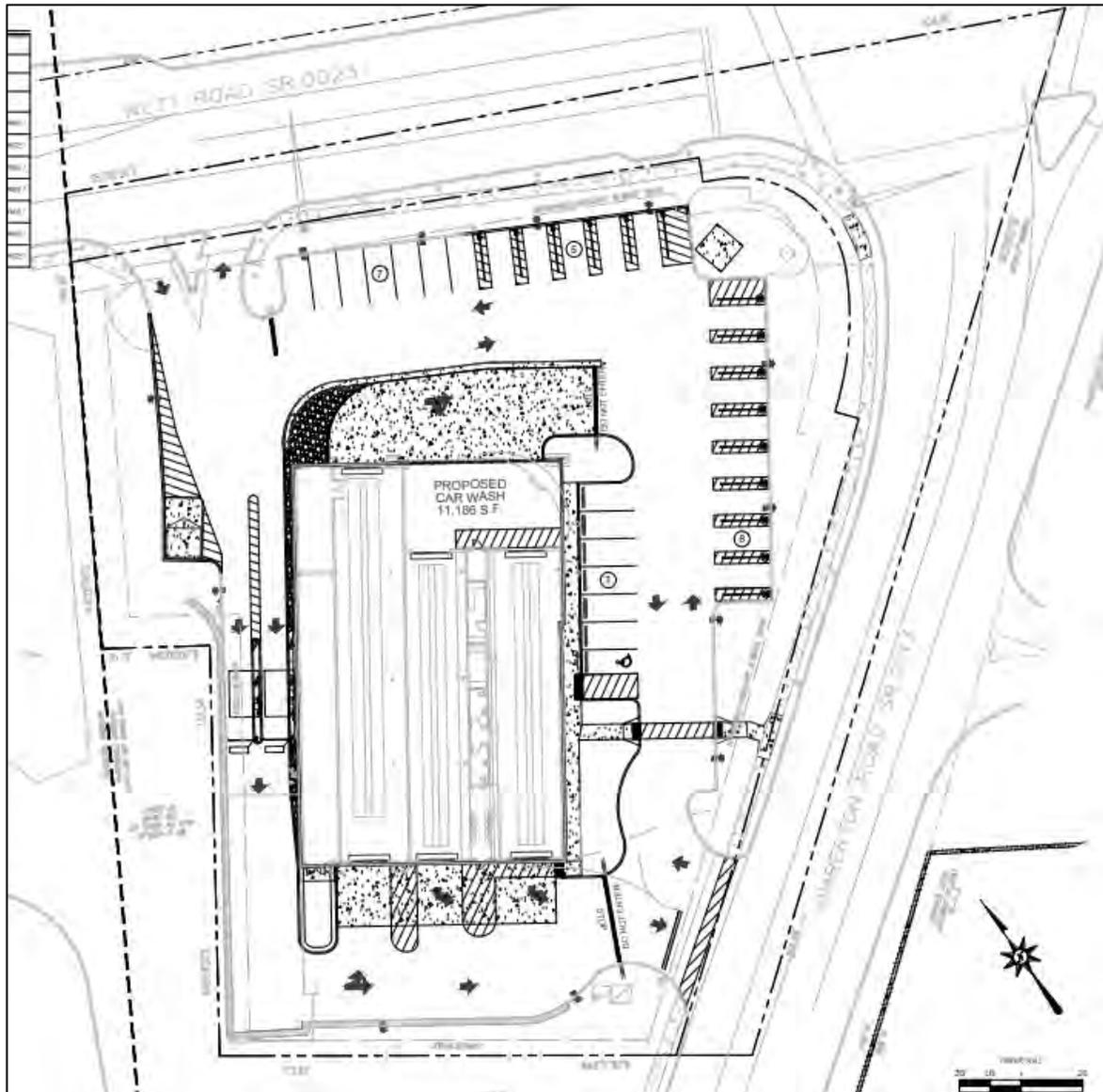
Chapters 9 and 10 in the Phoenixville Regional Comprehensive Plan contain recommendations aimed at implementing these proposals, such as providing signage for trail mapping and linkages, roadway markings for bicycle use, road improvements, and additional proposals aimed at encouraging the full use of rights-of-way with improvements that enable safe access for all users, including pedestrian, bicycles, and transit users, in addition to motorists. The Borough and the applicant should review the policies in the 2021 Phoenixville Regional Comprehensive Plan and identify areas adjacent to the applicant's site where these policies can be implemented.

The applicant should clarify the required turning movements on the site. It appears that upon passing through the "pay here" station, vehicles will make a 180-degree left turn into the "wet belt" area into the building, then make a 180-degree turn out of the building and then back into the "dry belt" area in the building, then turning left to exit or to access the vacuum stations. (See the *Detail of turning movement plan* on page 5). These movements appear to be somewhat complicated. The applicant should also consider providing an escape lane for vehicles that do not wish to continue passing through the "pay here" station,

5. The applicant should discuss how dripping water from vehicles exiting the site will be mitigated, especially during cold weather when icing may occur.
6. Condition c. of the special exception approval of October 2, 2024 issued by the Phoenixville Borough Zoning Hearing Board, states that "The architectural façade shall be subject to the review and approval of the borough council during the land development plan review process." the Borough and the applicant should review the characteristics of the surrounding areas to identify compatible colors, façade materials and finishes and other architectural measures that can help this development be more compatible with its neighborhood.
7. In general, the use of blank walls tends to create an uninteresting visual experience and should be avoided. While the applicant's elevations show minimal windows on the building and a car wash facility may not be able to integrate windows into the design, variations in surface colors and textures can create additional aesthetic appeal. The applicant should also consider using a split-rail fence on this site, similar to the fence across Nutt Road.

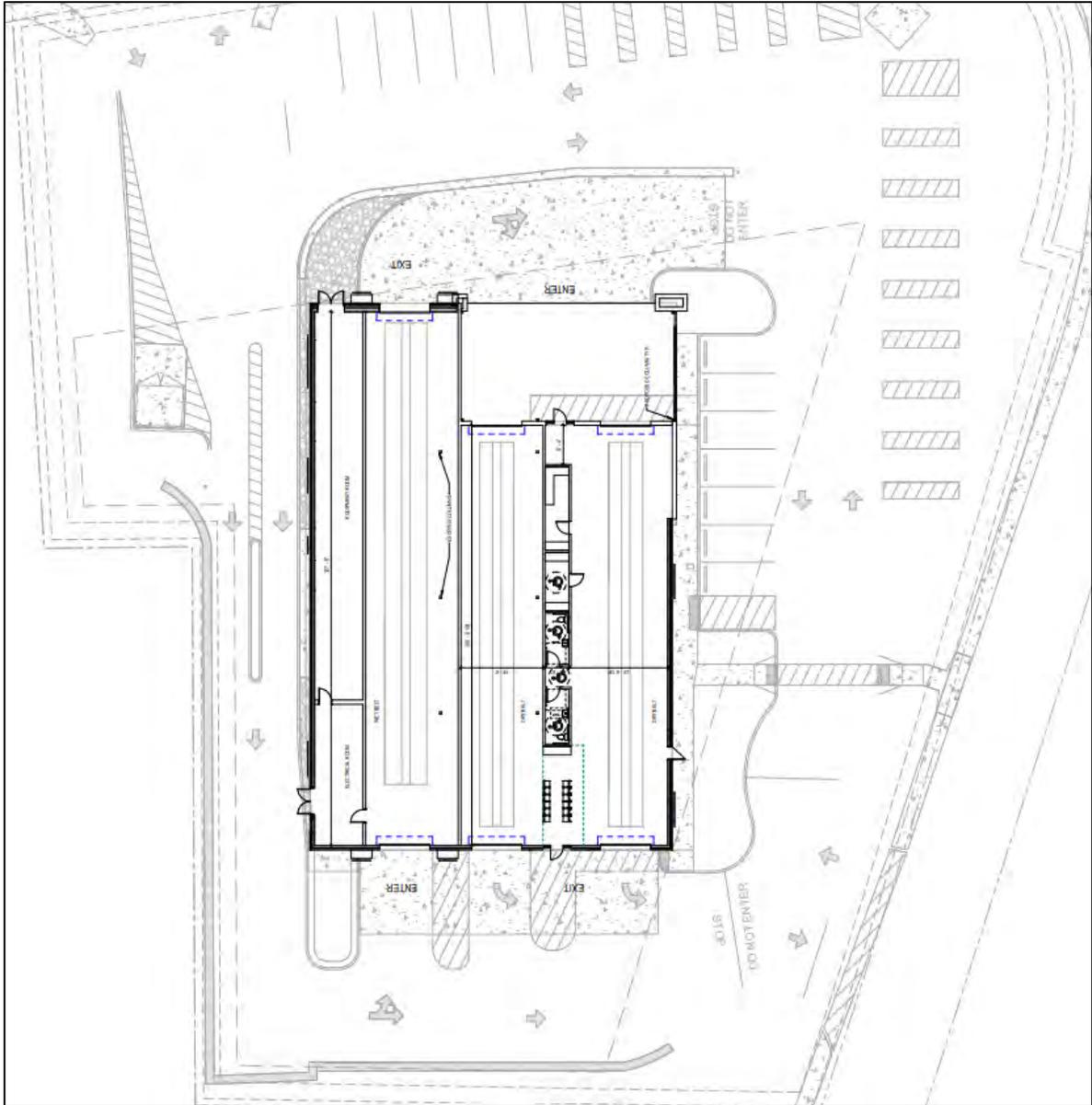
Page: 4
 Re: Preliminary/Final Land Development - Proposed Spotless Car Wash
 # Phoenixville Borough - LD-10-24-18279

8. We acknowledge, and endorse, that the landscape plan includes the planting of street trees, which are an essential design element in the **Urban Center Landscape**. We also recommend that the applicant attempt to preserve as many of the mature trees on the site as possible. Additional trees and landscaping, and perhaps a low wall, should be considered to screen the vacuum stations.
9. The Borough and the applicant should discuss any proposed sign design to ensure that it will not add to visual clutter or be oversized in relation to the other signs in the area.
10. The applicant should verify that a water recycling system will be used for the car wash operation. Such a system would permit continued operation during water use restriction periods, and conserve water in normal conditions.



*Detail of Proposed Spotless Car Wash
 Preliminary/Final Land Development Plan*

Page: 5
 Re: Preliminary/Final Land Development - Proposed Spotless Car Wash
 # Phoenixville Borough - LD-10-24-18279



Detail of turning movement plan

ADMINISTRATIVE ISSUES:

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

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Re: Preliminary/Final Land Development - Proposed Spotless Car Wash
Phoenixville Borough - LD-10-24-18279

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Giuseppe Ventimiglia
BL Companies
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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November 8, 2024

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

Re: Preliminary/Final Subdivision - Providence Capital Group
 # Phoenixville Borough - SD-10-24-18272

Dear Mr. Boelker:

A preliminary/final subdivision plan entitled "Providence Capital Group", prepared by Inland Design LLC and dated August 8, 2024, was received by this office on October 9, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

| | |
|--------------------------------------|--|
| Location: | Northwest intersection of Christman and Heckle Streets |
| Site Acreage: | 0.51 acres |
| Lots/Units: | 5 lots/10 units |
| Proposed Land Use: | Twin, Single Family Residential |
| Parking Spaces: | 19 spaces |
| Municipal Land Use Plan Designation: | High Density Residential |
| UPI#: | 15-5-338, 15-5-336 |

PROPOSAL:

The applicant proposes the subdivision of two parcels into five lots for the construction of five duplex units. An existing structure on the site will retain a duplex unit. The site, which will be served by public water and public sewer facilities, is located in the Phoenixville Borough R1 Residential Infill zoning district.

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

Page: 2
 Re: Preliminary/Final Subdivision - Providence Capital Group
 # Phoenixville Borough - SD-10-24-18272

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. The proposed subdivision is consistent with the objectives of the **Urban Center Landscape**. This area is designated High Density Residential on the Future Land Use Map in the Phoenixville Regional Comprehensive Plan.



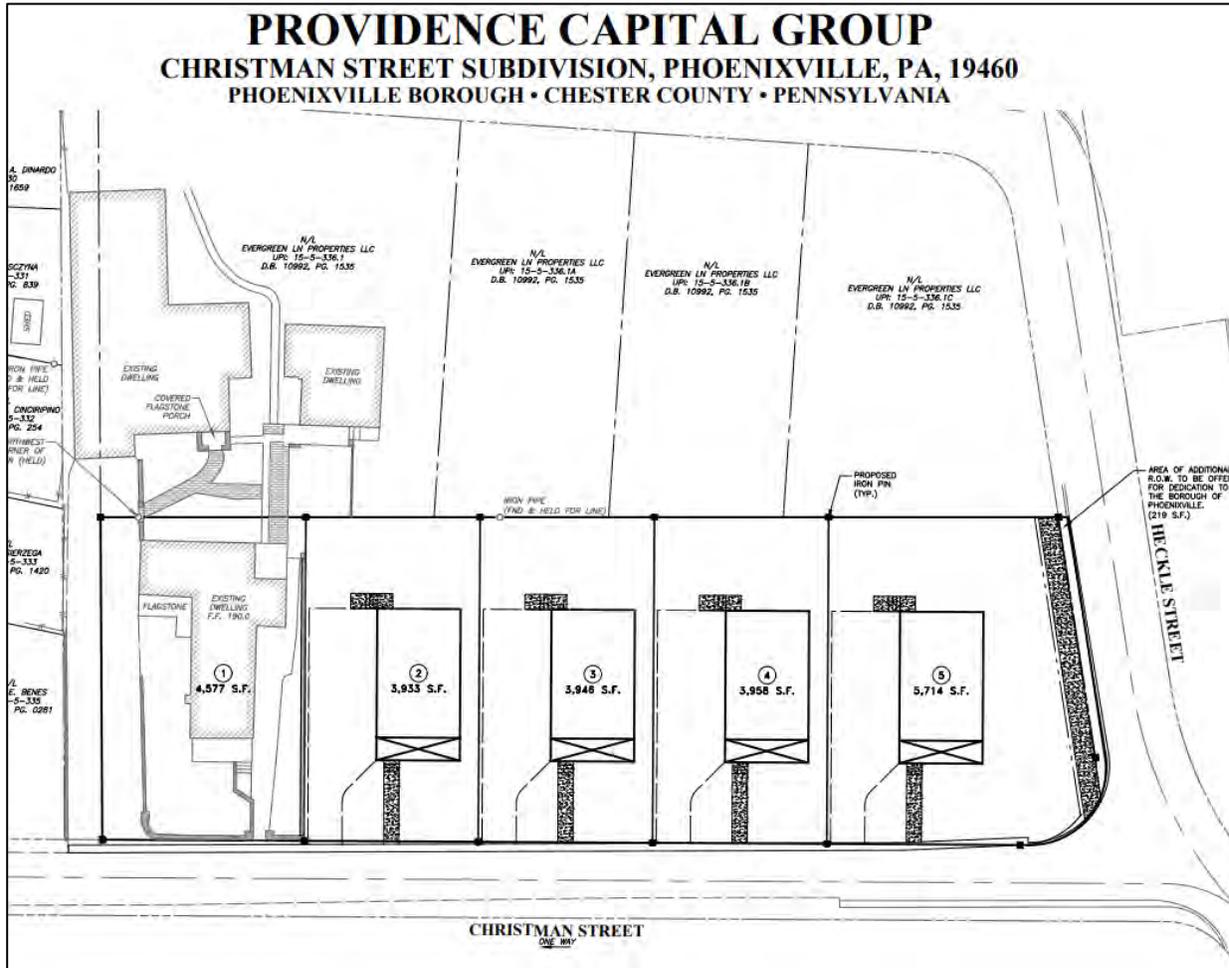
WATERSHEDS 2045:

2. **Watersheds 2045**, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Schuylkill River watershed. The **Watersheds 2045** plan's highest priority objectives within this watershed are:
 - addressing causes of stream impairments;
 - implementing comprehensive stormwater management;
 - protecting vegetated riparian corridors and first order streams; and
 - expanding water-based recreational opportunities and access.

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

Page: 3
 Re: Preliminary/Final Subdivision - Providence Capital Group
 # Phoenixville Borough - SD-10-24-18272

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



*Detail of Providence Capital Group
 Preliminary/Final Subdivision Plan*

PRIMARY ISSUES:

4. The design of this subdivision is similar to a submission reviewed by the Chester County Planning Commission for the site to the north (refer to CCPC # SD-02-22-17116 and LD-02-22-17117, dated April 11, 2022). In that review, we recommended redesigning the driveways and parking layout by using a rear alley, with rear yard parking. We suggest that the applicant consider a similar design for this plan.

As submitted in the current plan, the four driveways on Christman Street could adversely affect the pedestrian environment due to potential conflicts between drivers and pedestrians. The driveway layout also requires vehicles to back out into a traffic lane, and the use of front-to-back vehicle parking on each lot can be inconvenient for the residents.

Page: 4
 Re: Preliminary/Final Subdivision - Providence Capital Group
 # Phoenixville Borough - SD-10-24-18272

As an alternative to the use of a rear alley, Lots 2 and 3, and Lots 4 and 5, could be redesigned to combine their parking areas and use a single driveway connection for the combined parking areas onto Christman Street. This arrangement could potentially allow for better vehicle maneuvering that would not require backing onto Christman Street.

5. “Connect” Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas. Pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system in the **Urban Center Landscape**. The applicant should therefore extend the sidewalk along Heckle Street and along Christman Street (notwithstanding plan General Note 16, which states that no sidewalk is proposed along Christman Street).

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: www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm.

The Borough should also determine if the site will require the provision of accessible parking spaces according to the ADA, at: <https://www.access-board.gov/aba/guides/chapter-5-parking/>

6. We suggest that the applicant utilize exterior building designs that are consistent with the residences in this neighborhood. We highly recommend that the front facades reflect complementary colors, materials and styles as used along Christman Street, and we specifically endorse the proposed provision of front porches as noted in plan General Note 14. We also recommend that the existing stone wall be retained if possible and integrated into the design.
7. The applicant should explain how the proposed lots and units will be owned and or operated if they are to be rental properties or if a homeowners’ association will be formed; such details should be included in the plan notes.
8. The stormwater management plans indicate that subsurface infiltration practices will be utilized to manage the site’s stormwater runoff. The applicant should submit the Operations and Management Plan for the stormwater facilities to the Borough, which should be reviewed by the Borough Engineer. To ensure this system continues to function as designed, the applicant and/or those responsible for future maintenance should strictly adhere to the inspection schedule included in the Operation and Maintenance Plan. Appropriate pre-treatment Best Management Practices (BMPs) should be installed to remove sediment and other debris from runoff before it discharges to the planned subsurface infiltration system. Sediment, oil, grease, or other debris should be regularly removed from these pretreatment BMPs.
9. Subsurface infiltration stormwater management practices are not appropriate for areas that will receive runoff with high sediment loads. Care should be taken during construction to prevent compaction of the soil below the system and to minimize the delivery of sediment to this system from construction runoff. The applicant should ensure that sufficient observation wells and access points are incorporated into the design and are in areas that will remain easily accessible. These access points should be designed to allow for the occasional removal of accumulated sediment.

Page: 5
Re: Preliminary/Final Subdivision - Providence Capital Group
Phoenixville Borough - SD-10-24-18272

10. The Borough's emergency service providers should be requested to review the plan to ensure that they can safely navigate the proposed development when completed and access the facility to address on-site emergencies.
11. General Note 15 indicates that "Trash collection is to be handled through toters to be stored at the rear of the units and shall be screened from public view." Collection may be difficult if four vehicles are parked on each of Lots 2-5 as shown on the plan.
12. A sidewalk appears to connect the structure on proposed Lot 1 and the lot to the north; UPI # 15-5-336.1. The Borough should determine if an easement is necessary.
13. The Borough should determine if a land development is required for this plan.

ADMINISTRATIVE ISSUES:

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Inland Design LLC
Providence Capital Group
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
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 Marian D. Moskowitz
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November 22, 2024

Neil Vaughn, Manager
 Pocopson Township
 664 S. Wawaset Road
 West Chester, PA 19382

Re: Final Subdivision - Michael Dougherty
 # Pocopson Township – SD-11-24-18316

Dear Mr. Vaughn:

A Final Subdivision Plan entitled "Michael Dougherty", prepared by Register Associates, Inc., and dated October 16, 2024, was received by this office on November 6, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

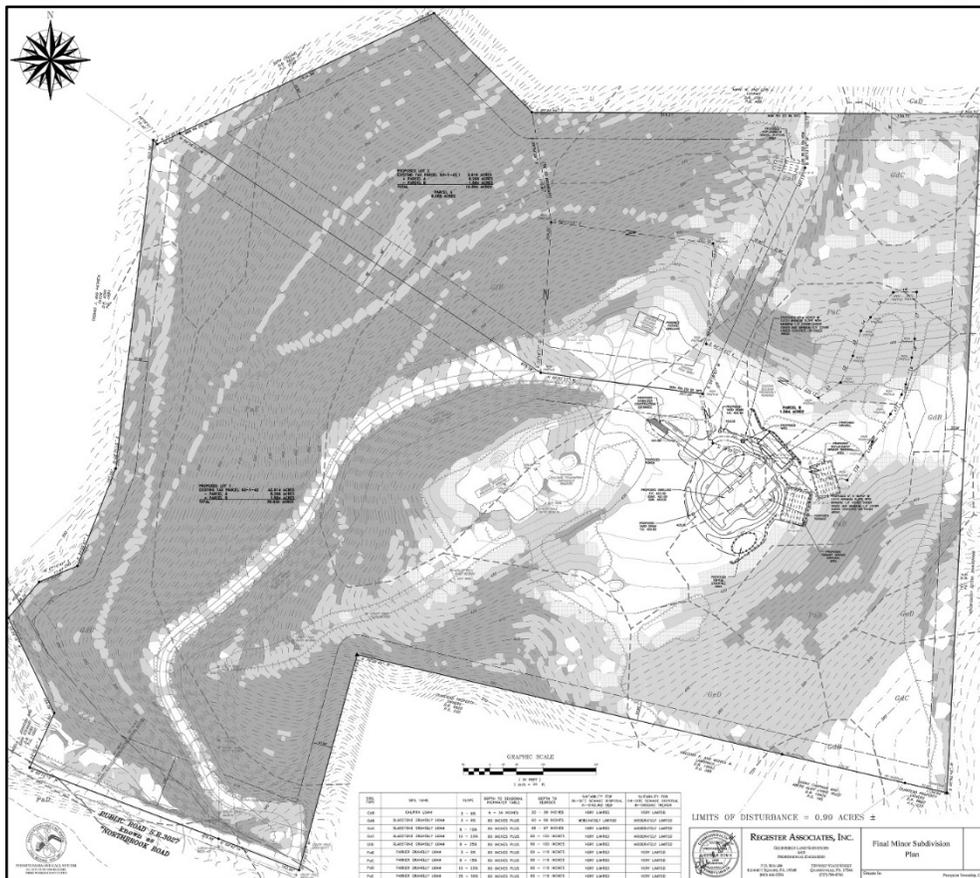
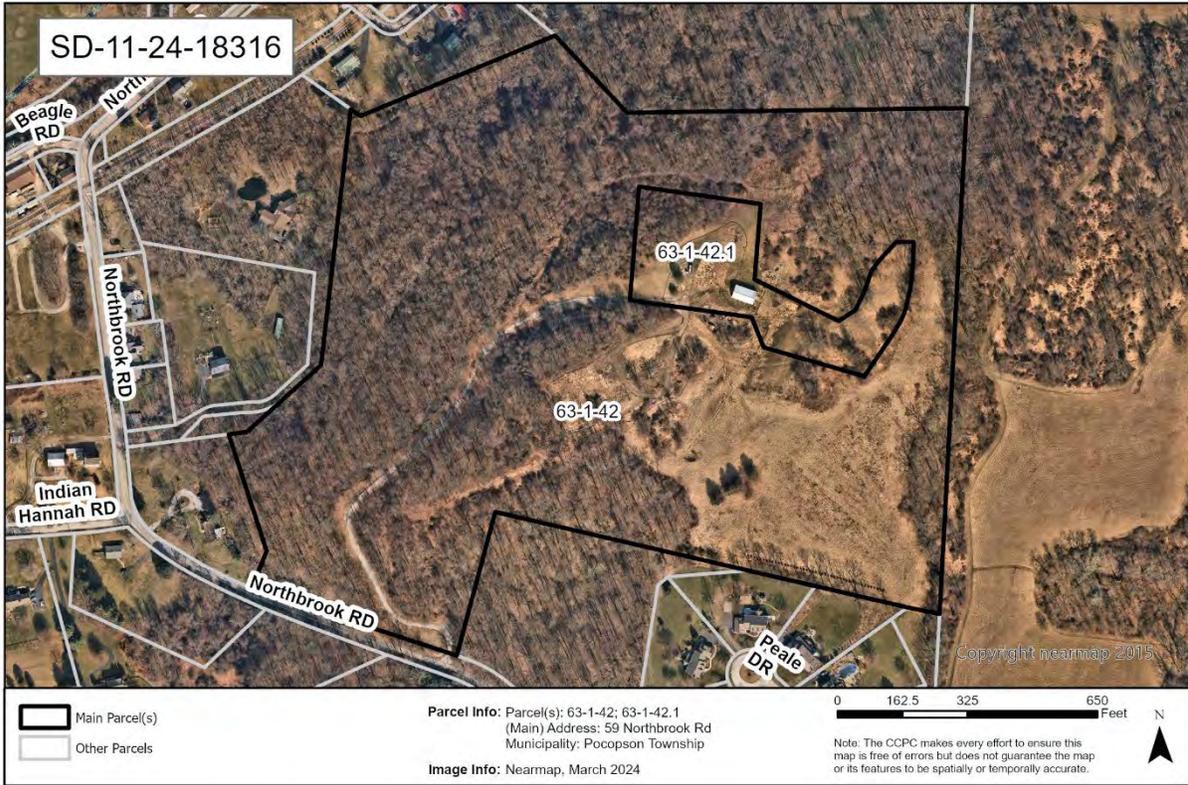
| | |
|--------------------------------------|---|
| Location: | North side of Northbrook Road, south of Bragg Hill Road |
| Site Acreage: | 46.20 |
| Lots/Units: | 2 lots |
| Non-Res. Square Footage: | 0 |
| Proposed Land Use: | Single Family Residential |
| Municipal Land Use Plan Designation: | Rural |
| UPI#: | 63-1-42, 63-1-42.1 |

PROPOSAL:

The applicant proposes the reconfiguration of two existing lots. A single family dwelling will be constructed on Lot 1, and a plan note indicates that a future dwelling will be constructed on Lot 2 (the site plan indicates that, with the exception of a pole barn on Lot 2, the rest of the existing buildings on the site have been previously removed). The project site, which will be served by onsite water and onsite sewer, is located in the RA Residential and Agricultural zoning district.

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

Page: 2
 Re: Final Subdivision - Michael Dougherty
 # Pocopson Township – SD-11-24-18316



Site Plan Detail, Sheet 2: Final Subdivision - Michael Dougherty

Page: 3
Re: Final Subdivision - Michael Dougherty
Pocopson Township – SD-11-24-18316

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**.

WATERSHEDS 2045:

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

PRIMARY ISSUES:

3. The 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 dwellings and support facilities. The limits of tree removal should be clearly shown on the plan and "limits of disturbance" should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the "limit of disturbance" to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.
4. The site plan depicts the location of extensive moderately steep slope (10 to 20 percent slopes) and very steep slope (slopes greater than 20 percent) areas. The Township should ensure that any development activity within steep slope areas 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.

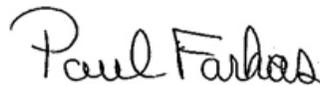
Page: 4
Re: Final Subdivision - Michael Dougherty
Pocopson Township – SD-11-24-18316

ADMINISTRATIVE ISSUES:

5. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
6. The site plan indicates that vehicular access to both lots will be provided from an existing driveway entrance on Northbrook Road. The details of this shared driveway arrangement should be incorporated into the deeds of both lots.
7. General Note 13 on Sheet 1 indicates that the owner of the lot shall be responsible for the maintenance of the stormwater management facilities located on the lot. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill the operation and maintenance requirements for these facilities.
8. According to County Tax Assessment records, the project site appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) to determine if this proposal could affect the applicant's tax status. Additional information on this topic is provided online at: www.chesco.org/256/Act-319--Clean-Green.
9. A copy of the plan should be submitted to the Chester County Health Department for their review and comment on the proposed sewage disposal and/or water supply. The municipality should receive confirmation on the availability of sufficient sewer and water capacity from the appropriate authority and/or company prior to final plan approval. Additional information on this topic is provided online at: <https://www.chesco.org/365/Sewage-Water>.
10. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, the Health Department, and the municipality.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Pocopson 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: Michael Dougherty
Register Associates, Inc.
Chester County Health Department
Chester County Assessment Office



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

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

November 25, 2024

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

Re: Preliminary/Final Land Development - Proposed Fitness Center French Creek Business Park
 Lot 3
 # Schuylkill Township - LD-10-24-18295

Dear Ms. Getz:

A preliminary/final land development plan entitled "Proposed Fitness Center French Creek Business Park Lot 3", prepared by Wilkinson Design Group, LLC and dated October 17, 2024, was received by this office on November 2, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

| | |
|--------------------------------------|--|
| Location: | Eastern end of Chrisevyn Lane cul-de-sac, east of Township Line Road |
| Site Acreage: | 2.60 acres |
| Lots/Units: | 1 lot/1 structure |
| Non-Res. Square Footage: | 12,200 square feet |
| Proposed Land Use: | Commercial |
| New Parking Spaces: | 51 spaces |
| Municipal Land Use Plan Designation: | Mixed Use |
| UPI#: | 27-2-77.3 |

PROPOSAL:

The applicant proposes the construction of a 12,200 square foot commercial building and 51 parking spaces. The site, which will be served by public water and public sewer facilities, is located in the Schuylkill Township LI Limited Industrial zoning district.

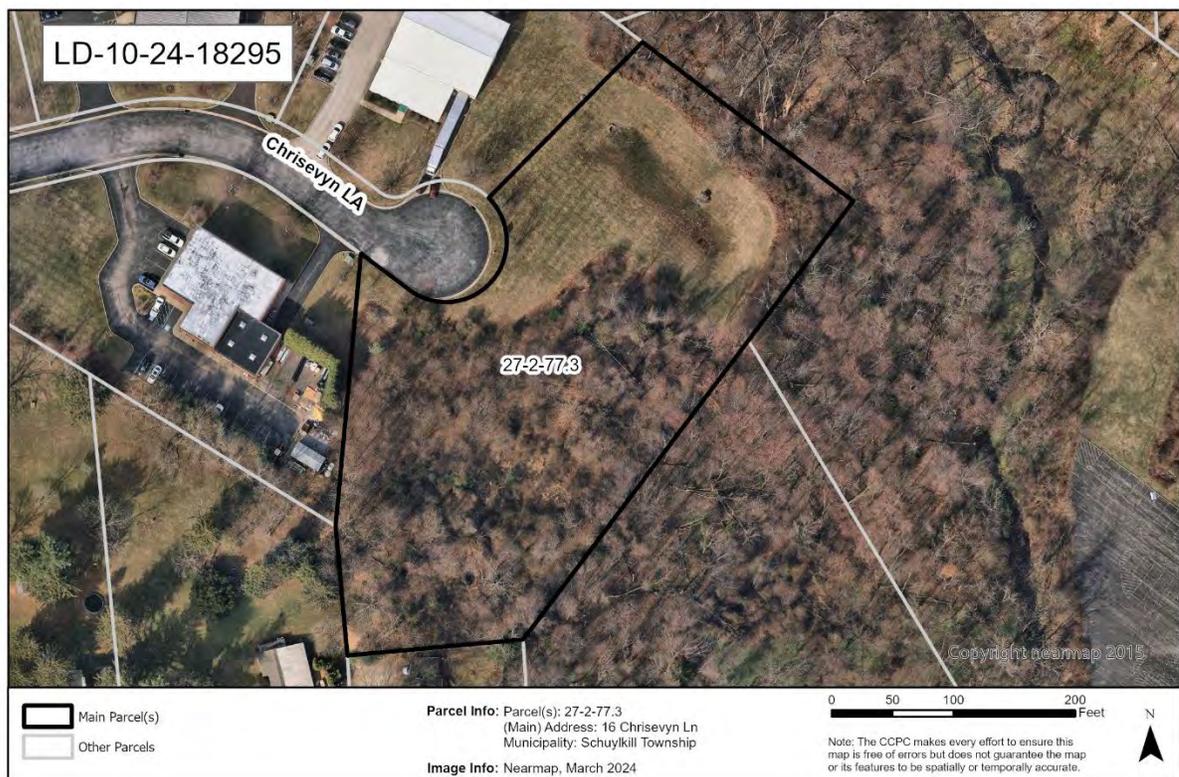
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Schuylkill Township issues should be resolved before action is taken on this land development plan.

Page: 2
 Re: Preliminary/Final Land Development - Proposed Fitness Center French Creek Business Park
 Lot 3
 # Schuylkill Township - LD-10-24-18295

COUNTY POLICY:

LANDSCAPES:

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



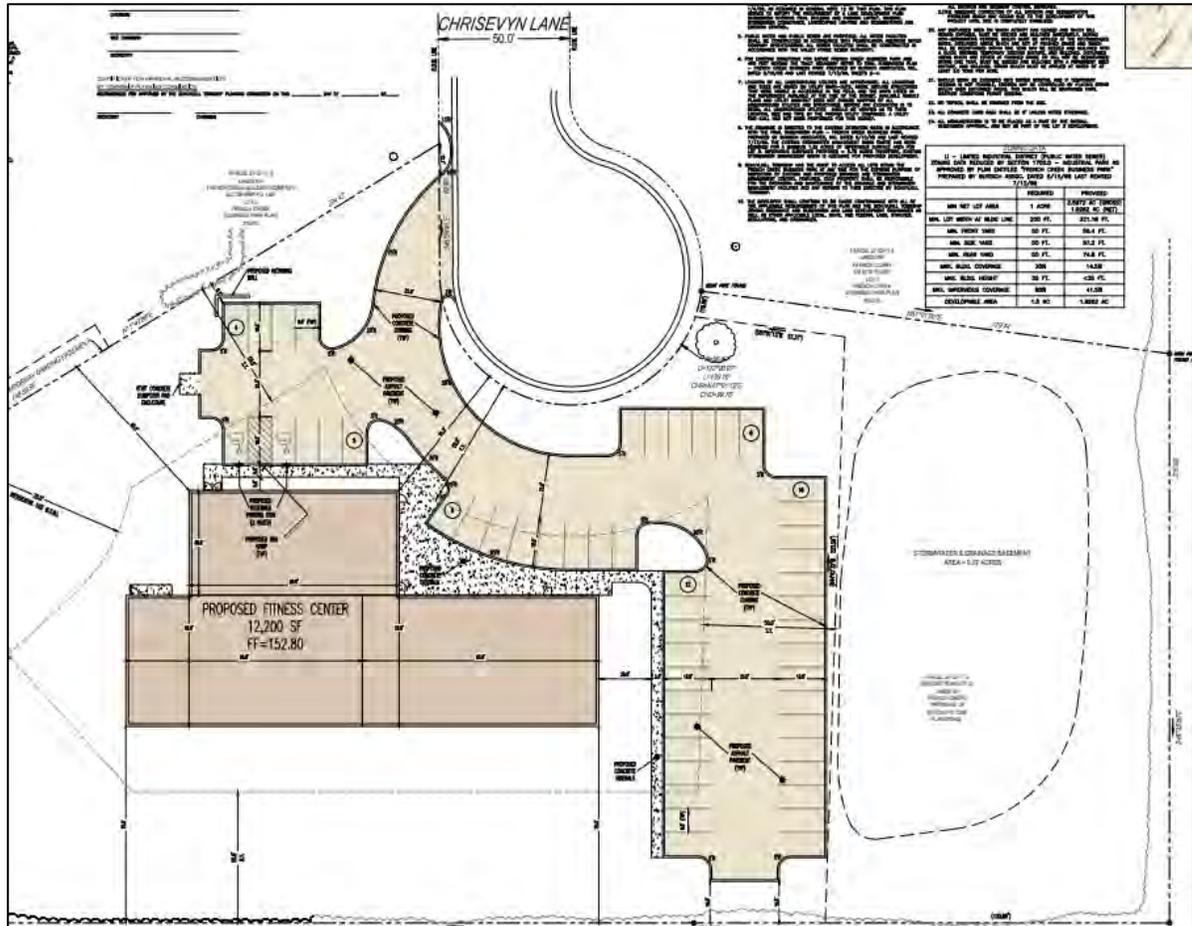
WATERSHEDS 2045:

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

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

Page: 3
 Re: Preliminary/Final Land Development - Proposed Fitness Center French Creek Business Park Lot 3
 Lot 3
 # Schuylkill Township - LD-10-24-18295

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.



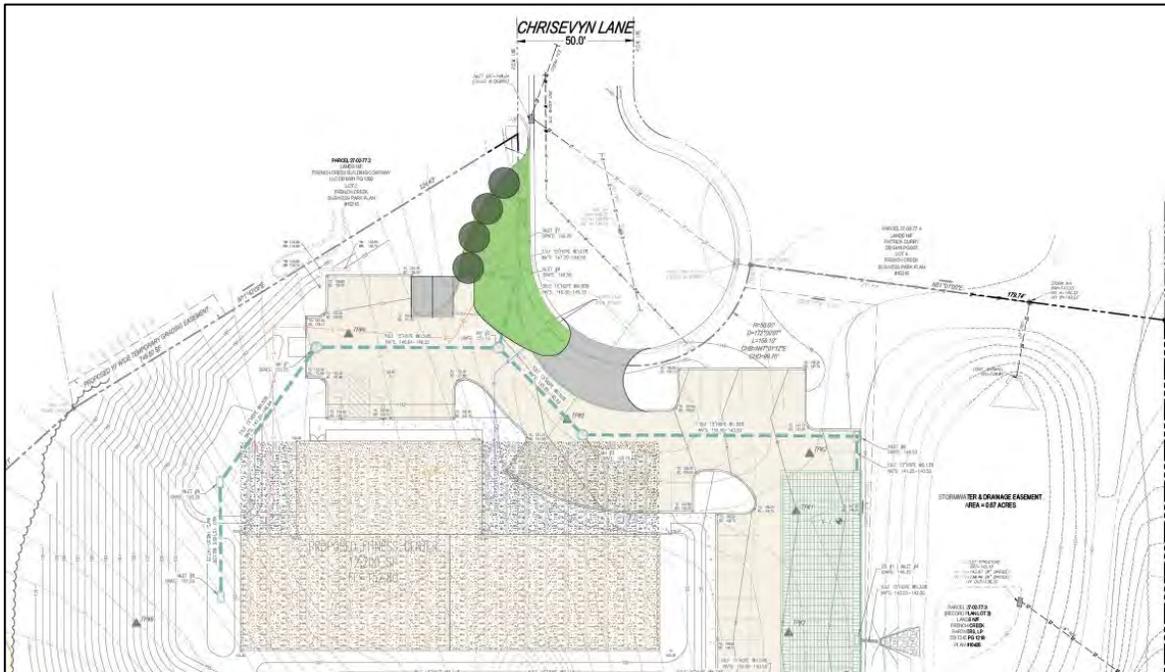
Detail of Proposed Fitness Center French Creek Business Park Lot 3 Preliminary/Final Land Development Plan

PRIMARY ISSUES:

- The Township Engineer should review the design of the driveway along the Chrisevyn Lane cul-de-sac, which appears to be excessively wide. Narrowing the driveway may improve vehicle flow and reduce potential conflicts between entering and exiting vehicles. The applicant should also consider providing a convenient turn-around area for vehicles that may be bringing groups of people to and from the facility.

The Township and the applicant should consider the alternate design offered below, which results in additional opportunities for landscaping and directs vehicle flow with a more defined driveway:

Page: 4
 Re: Preliminary/Final Land Development - Proposed Fitness Center French Creek Business Park Lot 3
 # Schuylkill Township - LD-10-24-18295



Potential Driveway Redesign

4. The French Creek is to the north of this site, and the installation of signage may help users find the trail more easily. The applicant should consider the potential for creating a trail from the adjacent commercial areas to the site, which could allow employees to access the facility more conveniently. The applicant should also provide a bike rack.
5. The proposed stormwater management basin should be designed to conform with the natural drainage pattern and existing topography of the site, to limit earth disturbance, and minimize soil compaction. Applying these considerations enhances the potential of the stormwater basins to be a visual amenity and opportunity for passive recreation. To provide visual interest, the shape of the basin should be as natural looking as practical. Creating a variety of slope changes so the sides of the basins undulate also mimics natural conditions. The appearance of the basins can be further enhanced with native trees, shrubs, grasses, and other flowering species to increase their water treatment functions and aesthetic value. To maximize opportunities for passive recreation, the perimeters of the basins should incorporate features such as trails, viewpoints, and seating areas.
6. The Post Construction Stormwater Management Plans indicate that subsurface infiltration practices will be utilized to manage a portion of the site's stormwater runoff. The applicant should submit the Operations and Management Plan for the stormwater facilities to the Township, which should be reviewed by the Township Engineer. To ensure this system continues to function as designed, the applicant and/or those responsible for future maintenance should strictly adhere to the inspection schedule included in the Operation and Maintenance Plan. Appropriate pre-treatment Best Management Practices (BMPs) should be installed to remove sediment and other debris from runoff before it discharges to the planned subsurface infiltration system. Sediment, oil, grease, or other debris should be regularly removed from these pretreatment BMPs.

Page: 5
Re: Preliminary/Final Land Development - Proposed Fitness Center French Creek Business Park
Lot 3
Schuylkill Township - LD-10-24-18295

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

7. Due to the proximity of French Creek, the applicant should describe how salt from snow clearing activities will be prevented from entering the watershed.
8. The proposed building includes large roof areas that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at: <https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>. Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.
9. The applicant's design proposes an extensive amount of site grading. The applicant should attempt to naturalize the proposed slope by adding more landscaping and varying the grades. 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.
10. 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 building and support facilities. The "limits of disturbance" should be delineated to protect all trees that are intended to remain, and orange construction fencing should be placed at the "limit of disturbance" to prevent unintended intrusion into these areas by construction equipment. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.

ADMINISTRATIVE ISSUES:

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

Page: 6
Re: Preliminary/Final Land Development - Proposed Fitness Center French Creek Business Park
Lot 3
Schuylkill Township - LD-10-24-18295

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



Wes Bruckno, AICP
Senior Review Planner

cc: Wilkinson Design Group, LLC
Chester County Conservation District
John Warnek



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

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

November 22, 2024

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

Re: Final Land Development - Lot 7 Dalin Drive
 # Upper Oxford Township – LD-10-24-18297

Dear Ms. Daggett:

A Final Land Development Plan entitled "Lot 7 Dalin Drive", prepared by Stantec Consulting Services Inc., and dated September 30, 2024, was received by this office on October 31, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

| | |
|--------------------------------------|---|
| Location: | North side of Dalin Road, east of Newark Road |
| Site Acreage: | 3.00 |
| Lots/Units: | 1 |
| Non-Res. Square Footage: | 5,088 |
| Proposed Land Use: | Commercial |
| New Parking Spaces: | 17 |
| Municipal Land Use Plan Designation: | Commerce |
| UPI#: | 57-8-25.9 |

PROPOSAL:

The applicant proposes the construction of a 5,088 square foot commercial building, and 17 parking spaces (General Note 10 on Sheet 2 states that the proposed use of the property is “an office and workshop for a commercial property management company”). The project site, which will be served by onsite water and onsite sewer, is located in the LI Limited 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: Final Land Development - Lot 7 Dalin Drive
 # Upper Oxford Township – LD-10-24-18297



BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a plan pertaining to the creation of the existing lot. That review, CCPC# 8914-3, dated December 8, 1994, which addressed the creation of 13 lots from a 33.98 acre site, was approved by the Township on December 6, 1995. This proposal involves the proposed development of Lot 7 of the previously approved plan.

COUNTY POLICY:

LANDSCAPES:

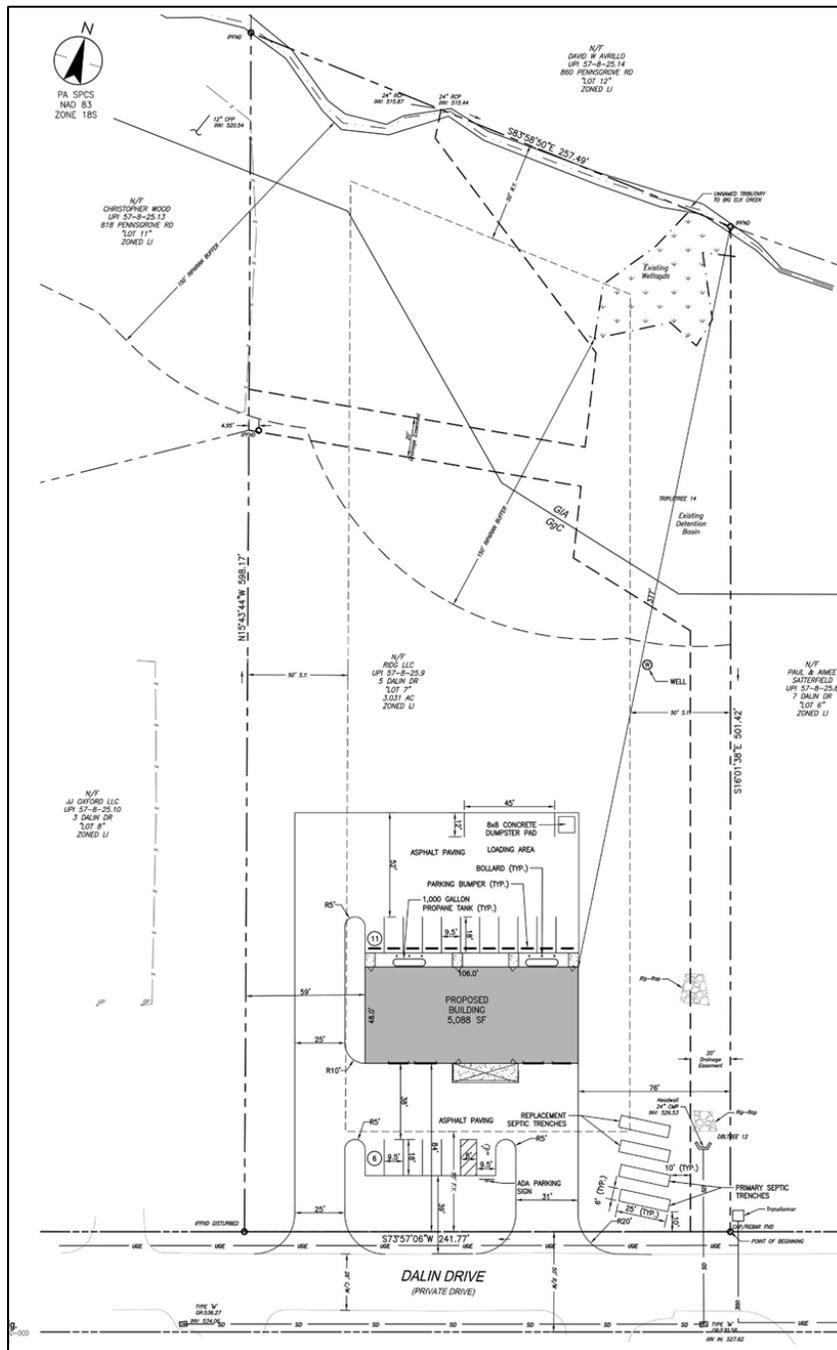
2. The project site is located within the **Rural Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with 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 land development is consistent with the objectives of the **Rural Landscape**.

The project site is also located in the Commerce 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.

Page: 3
Re: Final Land Development - Lot 7 Dalin Drive
Upper Oxford Township – LD-10-24-18297

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 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.



Site Plan Detail, Sheet 3: Final Land Development - Lot 7 Dalin Drive

Page: 4
 Re: Final Land Development - Lot 7 Dalin Drive
 # Upper Oxford Township – LD-10-24-18297

PRIMARY ISSUES:

4. We recommend that the applicant and Township consider providing a single driveway entrance, rather than two separate entrances, for this development. Reducing the driveway to one entrance can reduce impervious coverage, and create space for more future parking.
5. 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. The removal of trees should be limited to the minimum area needed for the building and support facilities. The “limits of disturbance” should be delineated to protect all trees that are intended to remain, and orange construction fencing should be placed at the “limit of disturbance” to prevent unintended intrusion into these areas by construction equipment. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.
6. The Township should verify that the design of the proposed outdoor lighting plan (as shown on Sheet 7) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.
7. The site plan depicts the location of a 150 foot riparian buffer along the south side of an unnamed tributary to East Branch Big Elk Creek on the northern portion of the project site. The Township should confirm that the site plan complies with the riparian buffer requirements in the Township Code. *Landscapes3* supports the comprehensive protection and restoration of the county’s ecosystems, including riparian corridors (“Protect” Objective B, page 63).

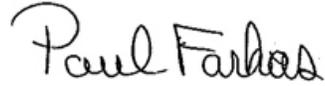
ADMINISTRATIVE ISSUES:

8. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
9. The applicant is requesting one waiver from Section 505 (Impact Studies) 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.
10. 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>.
11. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, the Health Department, and the municipality.

Page: 5
Re: Final Land Development - Lot 7 Dalin Drive
Upper Oxford Township – LD-10-24-18297

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: Stantec Consulting Services Inc.
The RIDG, LLC
Chester County Health Department



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

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

November 21, 2024

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

Re: Final Subdivision - Ben K. & Sarah L. Fisher and Christian K. & Lizzie S. Fisher
 # Upper Oxford Township – SD-10-24-18278

Dear Ms. Daggett:

A Final Subdivision Plan entitled "Ben K. & Sarah L. Fisher and Christian K. & Lizzie S. Fisher", prepared by Trimble Surveyors LLC, and dated July 26, 2024, was received by this office on October 22, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

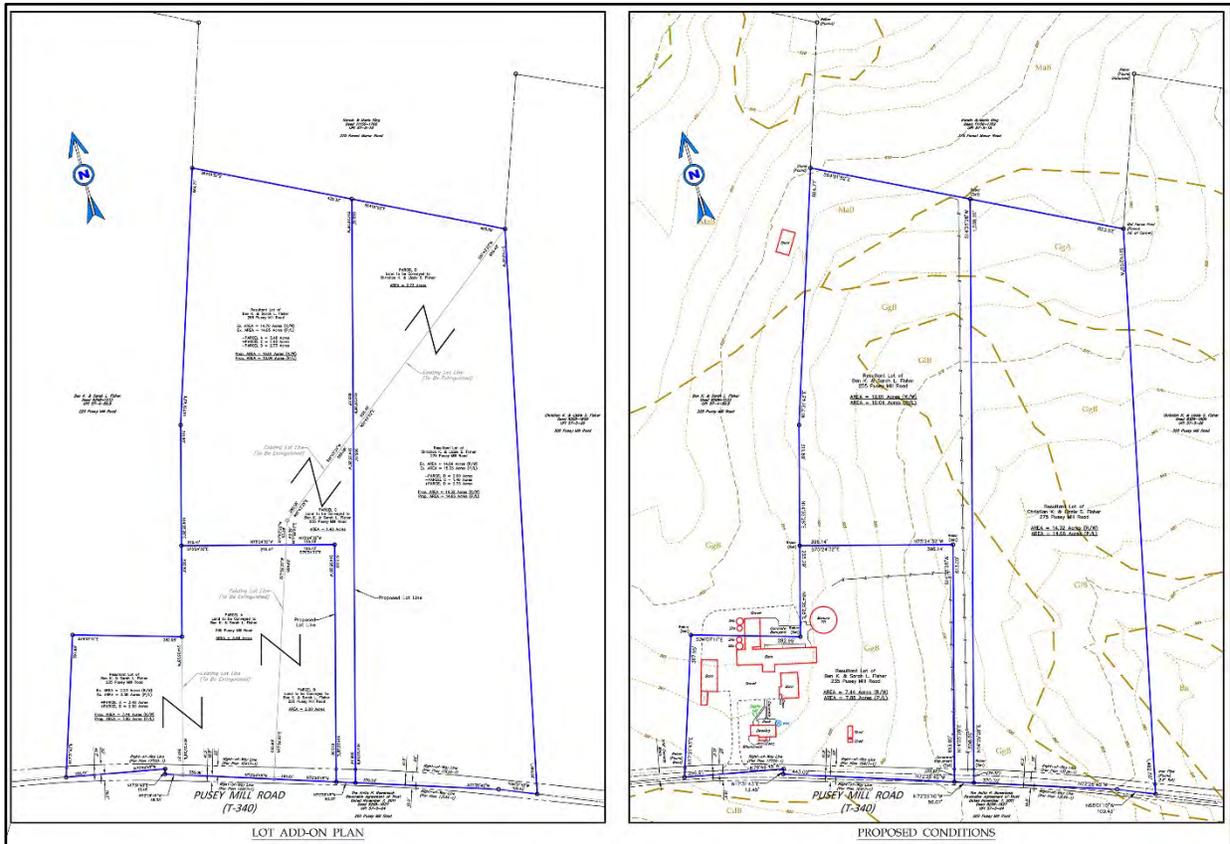
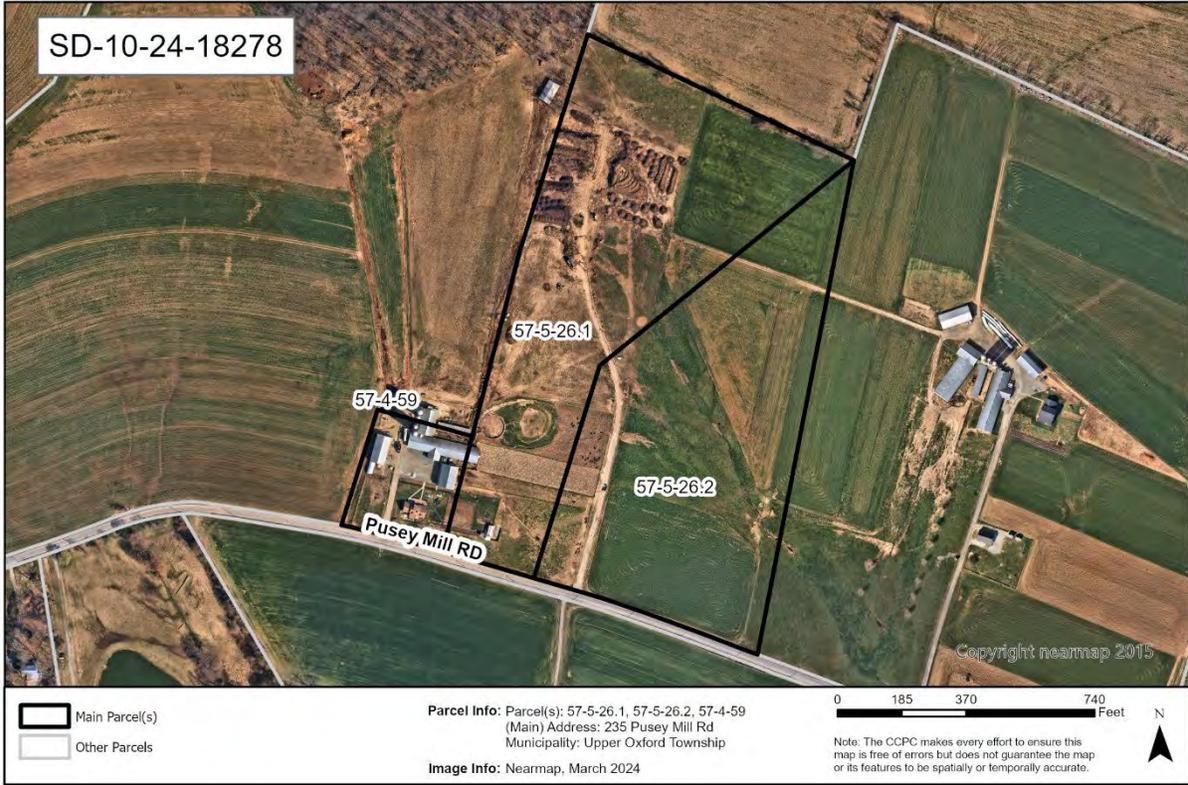
| | |
|--------------------------------------|---|
| Location: | North side of Pusey Mill Road, west of Forest Manor Road |
| Site Acreage: | 32.53 |
| Lots/Units: | 3 lots |
| Non-Res. Square Footage: | 0 |
| Proposed Land Use: | Agricultural (Farm/Pasture Land, Open Space Conservation) |
| Municipal Land Use Plan Designation: | Agricultural |
| UPI#: | 57-4-59, 57-5-26.1, 57-5-26.2 |

PROPOSAL:

The applicant proposes the reconfiguration of three existing lots. No development activity is proposed as part of the current plan submission. The project site is located in the AR-1 Agricultural zoning district.

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

Page: 2
Re: Final Subdivision - Ben K. & Sarah L. Fisher and Christian K. & Lizzie S. Fisher
Upper Oxford Township – SD-10-24-18278



Site Plan Detail, Sheet 3: Final Subdivision - Ben K. & Sarah L. Fisher and Christian K. & Lizzie S. Fisher

Page: 3
 Re: Final Subdivision - Ben K. & Sarah L. Fisher and Christian K. & Lizzie S. Fisher
 # Upper Oxford Township – SD-10-24-18278

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a land development plan that included two of the three parcels of the current project site. CCPC# LD-01-17-14651, “Ben Fisher Dairy Operation,” dated January 19, 2017, which addressed the construction of three agricultural buildings and ancillary facilities totaling 21,517 square feet on a 97.61 acre site (UPI# 57-4-59, 57-4-59.5, and 57-5-26.1), was approved by the Township on August 14, 2017.

COUNTY POLICY:

LANDSCAPES:

2. The project site is located within the **Agricultural Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Agricultural Landscape** is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. As an overlay of all other landscapes, the county’s **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. The proposed subdivision is consistent with the objectives of the **Agricultural Landscape**.

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 recommended strategies identified on page 5-12 include the region’s municipalities should continue working with the County and local landowners to preserve agriculture and protection farmland through easement. The subdivision appears to be consistent with this designation.

PRIMARY ISSUES:

3. Because the project site is located within the **Agricultural Landscape** designation of [Landscapes3](#), we recommend that the applicant and/or the owner contact the Chester County Department of Parks and Preservation (<https://www.chesco.org/4498/Parks-Preservation>, telephone #610-344-5656) to discuss opportunities for the preservation of these parcels.

ADMINISTRATIVE ISSUES:

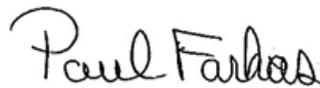
4. According to County Tax Assessment records, two of the three parcels involved in the proposed subdivision (UPI# 57-5-26.1 and 57-5-26.2) appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.
5. The site plan appears to depict that a portion of an existing barn and ancillary facilities on UPI# 57-4-59 encroaches onto an adjoining parcel (UPI# 57-4-59.5). If the encroachment issue is valid, then the applicant should use this opportunity to resolve this issue (for instance, creating an easement to allow this encroachment), if they haven’t already done so. We note that County mapping records indicate that both of these parcels are owned by the same owner.

Page: 4
Re: Final Subdivision - Ben K. & Sarah L. Fisher and Christian K. & Lizzie S. Fisher
Upper Oxford Township – SD-10-24-18278

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

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



Paul Farkas
Senior Review Planner

cc: Christian and Lizzie Fisher
Trimble Surveyors LLC
Ben and Sarah Fisher
Chester County Assessment Office



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

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

November 13, 2024

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

Re: Preliminary Land Development - Chester Springs Service Center
 # Upper Uwchlan Township - LD-10-24-18275

Dear Mr. Scheivert:

A preliminary land development plan entitled "Chester Springs Service Center", prepared by T & M Associates and dated August 1, 2024, was received by this office on October 15, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

| | |
|--------------------------------------|--|
| Location: | East of Pottstown Pike (State Route 100), north of Fellowship Road |
| Site Acreage: | 13.79 acres |
| Lots/Units: | 1 lot/1 structure |
| Non-Res. Square Footage: | 45,774 square feet |
| Proposed Land Use: | Commercial |
| New Parking Spaces: | 358 spaces |
| Municipal Land Use Plan Designation: | Suburban Employment |
| UPI#: | 32-1-34.1C |

PROPOSAL:

The applicant proposes the construction of a 45,774 square foot commercial building and 358 parking spaces. The site, which will be served by public water and public sewer facilities, is located in the Upper Uwchlan Township C-3 Highway Commercial zoning district.

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

Page: 2
 Re: Preliminary Land Development - Chester Springs Service Center
 # Upper Uwchlan Township - LD-10-24-18275

COUNTY POLICY:

LANDSCAPES:

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



WATERSHEDS 2045:

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

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

Page: 4
Re: Preliminary Land Development - Chester Springs Service Center
Upper Uwchlan Township - LD-10-24-18275

6. The Act 247 Form submitted with the application indicated that a traffic study was performed, but it was apparently not included with the plan's submission. The Township Engineer should review and comment on the study, and specifically review the design and geometry at the proposed entrance at the Pottstown Pike/Font Road intersection. This is a complex intersection, and turning movements should be carefully evaluated. The applicant and the Township should determine if this intersection meets warrants for a traffic signal.
7. The plan shows 358 parking spaces. We suggest that the applicant and the Township evaluate the anticipated parking demand for this facility and determine whether all of the proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.
8. 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 permit(s) before approving the plan.
9. *Landscapes3* recommends that developments in the **Suburban Center Landscape** include extensive landscaping in parking areas (page 37). The applicant should consider placing more landscaping in the site's eastern parking area. The applicant should also consider whether the landscaping along the constructed wetland in the eastern portion of the site may interfere with accessing this area for maintenance.
10. The plan and aerial photography indicate that a portion of the site is wooded. 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. 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.
11. The Township should ensure that this proposal provides for in-building coverage for public safety and emergency service radio communications. The applicant should contact the Chester County Department of Emergency Services Technical Division at 610-344-5000 for additional information on this issue.
12. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities, especially if the site will contain electric vehicles.
13. The proposed building includes large roof areas that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system,

Page: 5
Re: Preliminary Land Development - Chester Springs Service Center
Upper Uwchlan Township - LD-10-24-18275

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

ADMINISTRATIVE ISSUES:

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: T & M Associates
Rockhill Real Estate Enterprises XVII, LP
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District
Chester County Department of Emergency Services Technical Division



THE COUNTY OF CHESTER



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Brian N. O'Leary, AICP
 Executive Director

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November 4, 2024

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

Re: Preliminary/Final Subdivision - 890 West Lincoln Highway
 # Valley Township - SD-09-24-18268

Dear Ms. Rambo:

A preliminary/final subdivision plan entitled "890 West Lincoln Highway", prepared by Howell Surveying LLC and dated September 10, 2024, was received by this office on October 4, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

| | |
|--------------------------------------|--|
| Location: | South side of West Lincoln Highway (State Route 3070), west of Church Street |
| Site Acreage: | 1.50 acres |
| Lots: | 2 lots |
| Proposed Land Use: | Institutional |
| Municipal Land Use Plan Designation: | Mixed Use Corridor |
| UPI#: | 38-2Q-57-E |

PROPOSAL:

The applicant proposes the subdivision of one lot into two lots. The site, which is served by public water and sewer facilities, is located in the Valley Township NCO Neighborhood Commercial Office zoning district. The site contains one structure, 29 parking spaces, a basketball court and a playground. 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 Valley Township issues should be resolved before action is taken on this subdivision plan.

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 Re: Preliminary/Final Subdivision - 890 West Lincoln Highway
 # Valley Township - SD-09-24-18268

COUNTY POLICY:

LANDSCAPES:

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

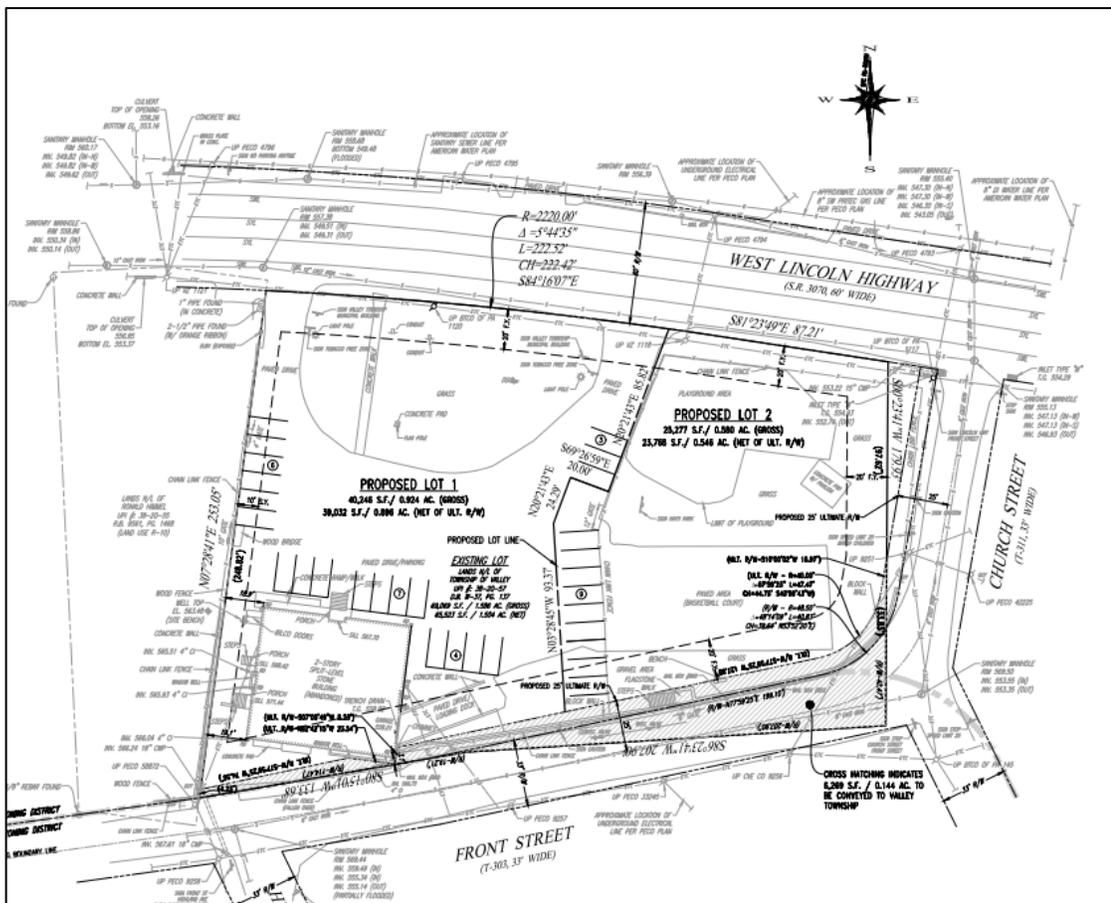


PRIMARY ISSUES:

2. The proposed subdivision appears to separate the site's parking spaces between the two proposed lots in an inconvenient manner. The Chester County Planning Commission is available to assist the applicant in creating an alternative parking layout.
3. If the two lots are to be used in conjunction in the future, an easement across Lot 1 should be provided from Business Route 30 to access the basketball court on Lot 2 as well as the nine parking spaces that Lot. The applicant should also consider how the nine spaces on Lot 2 can be used when the basketball court is in use.

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 Re: Preliminary/Final Subdivision - 890 West Lincoln Highway
 # Valley Township - SD-09-24-18268

4. The applicant should clarify the ownership of the triangular wedge at the northeast portion of proposed Lot 2, located to the west of the proposed 25-foot ultimate Church Street right-of-way (it appears that this area contains the existing park fence and is currently used as part of the park). The applicant and the Township should determine whether this area should be incorporated into Lot 2 or become part of the ultimate State Route 30/Church Street right-of-way.
5. A plan note referring to cross hatching at the southeast portion of Lot 2 states that this area is to be conveyed to Valley Township. The applicant and the Township should clarify whether this area is to be part of the Front Street/Church Street right-of-way.



*Detail of 890 West Lincoln Highway
 Preliminary/Final Subdivision Plan*

6. The County Planning Commission’s Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies West Lincoln Highway (State Route 3070) as a major arterial. The Handbook (page 183) recommends a 100-foot-wide right-of-way for major arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of West Lincoln Highway. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.

Page: 4
Re: Preliminary/Final Subdivision - 890 West Lincoln Highway
Valley Township - SD-09-24-18268

7. Sidewalks are an essential design element in the **Suburban 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. Therefore, we encourage the applicant to consider installing sidewalks along West Lincoln Highway, Front Street and Church Street. A sidewalk on Front Street is also important because a stairway from this street to the site appears to have been recently installed. The applicant should also consider adding street trees along West Lincoln Highway.
8. The applicant and the Township should also review the 2023 Valley Township West Lincoln Highway Corridor Master Plan, which recommends curbing and street trees along West Lincoln Highway, at:
https://www.valleytownship.org/sites/g/files/vyhlf6426/f/news/w_lincoln_highway_corridor_master_plan.pdf

ADMINISTRATIVE ISSUE:

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, the Health Department, and the municipality.

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Howell Surveying LLC



THE COUNTY OF CHESTER



COMMISSIONERS
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 Marian D. Moskowitz
 Eric M. Roe

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November 15, 2024

Sally Slook, Director of Building & Housing
 West Chester Borough
 401 E. Gay Street
 West Chester, PA 19380

Re: Preliminary Subdivision - Axle Square, LLC
 # West Chester Borough – SD-10-24-18291

Dear Ms. Slook:

A Preliminary Subdivision Plan entitled "Axle Square, LLC", prepared by Inland Design, and dated September 30, 2024, was received by this office on October 17, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Subdivision for your consideration.

PROJECT SUMMARY:

| | |
|--------------------------------------|--|
| Location: | The east side of Birdseye Alley, between West Washington Street and Patton Alley |
| Site Acreage: | 0.38 |
| Lots/Units: | 3 existing lots; 1 proposed lot |
| Non-Res. Square Footage: | 0 |
| Proposed Land Use: | 8 townhouse units |
| Municipal Land Use Plan Designation: | Medium Density Neighborhood Conservation |
| UPI#: | 1-8-147, 1-8-147.1, 1-8-148 |

PROPOSAL:

The applicant proposes the consolidation of three lots into one lot, along with the construction of 8 townhouse units. The existing buildings (two residential units and one commercial building) will be removed. The project site, which will be served by public water and public sewer, is located in the NC-2 Neighborhood Conservation zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, particularly the historic preservation issues discussed in comment #3, and all Borough issues should be resolved before action is taken on this subdivision plan.

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 Re: Preliminary Subdivision - Axle Square, LLC
 # West Chester Borough – SD-10-24-18291

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS 2045:

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

PRIMARY ISSUES:

3. Map 2: Historic Resources Inventory in the Borough's 2011 Historic Preservation Plan indicates that all three parcels contain a historic resource that contributed to the 2005 West Chester Borough National Register Historic District Boundary increase. The map also indicates that adjoining parcels to the east, south, and west of the project site contain historic resources that contributed to the boundary increase. We recommend that the applicant and Borough consider one of the following development options for this site:
 - Development Option 1 – keep the two 19th century homes that currently exist on UPI# 1-8-147 and 1-8-148, and reuse the front and side portions of the Yarnell's Garage (1930's) building on UPI# 1-8-147.1 for the proposed townhomes.
 - Development Option 2 – keep the two 19th century homes and remove Yarnell's Garage for the proposed townhomes.

“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 adaptive reuse is available in the County Planning Commission's [Adaptive Reuse Guide](#) available online at <https://www.chescoplanning.org/Guides/AdaptiveReuse/>, along with the Adaptive Reuse Planning eTool available online at:

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

Additionally, the applicant and Borough should ensure that the design of the proposed development respects the design, materials, and massing of the neighboring historic resources. Furthermore, this area of the Borough tends to be less expensive for housing, and any development proposal for this site should reflect this.

Page: 4
 Re: Preliminary Subdivision - Axle Square, LLC
 # West Chester Borough – SD-10-24-18291

4. The applicant should clearly identify whether any landscaping will be provided within the central portion (courtyard area) of the project site, such as planting islands between the rear garage units. We note that, while the Project Narrative included with the plan submission indicates that the impervious coverage for this tract will decrease from 88.6 percent to 72.4 percent, the Zoning Data table on Sheet 1 indicates the maximum impervious coverage permitted for lots over 5,000 square feet in the NC-2 district is fifty percent (50%).

ADMINISTRATIVE ISSUES:

5. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
6. The plan indicates that a Homeowners' Association will be responsible for the proposed common facilities/areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the Borough to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance. We also recommend that the HOA document allow for rooftop solar installations and other energy efficiency and environmental conservation actions.
7. While the Plant Schedule table on Sheet 10 indicates that 11 street trees will be provided, the Landscape Requirements table on Sheet 10 indicates that only 9 will be provided. This should be clarified by the applicant.
8. 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 Chester Borough. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
 Senior Review Planner

cc: Axle Square, LLC
 M.A.Z. Construction, LLC
 Inland Design



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

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

November 21, 2024

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

Re: Preliminary/Final Subdivision - Hoadley Tract
 # West Whiteland Township – SD-10-24-18283

Dear Mr. Weller:

A Preliminary/Final Subdivision Plan entitled "Hoadley Tract", prepared by Howell Engineering, and dated October 1, 2024, was received by this office on October 29, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

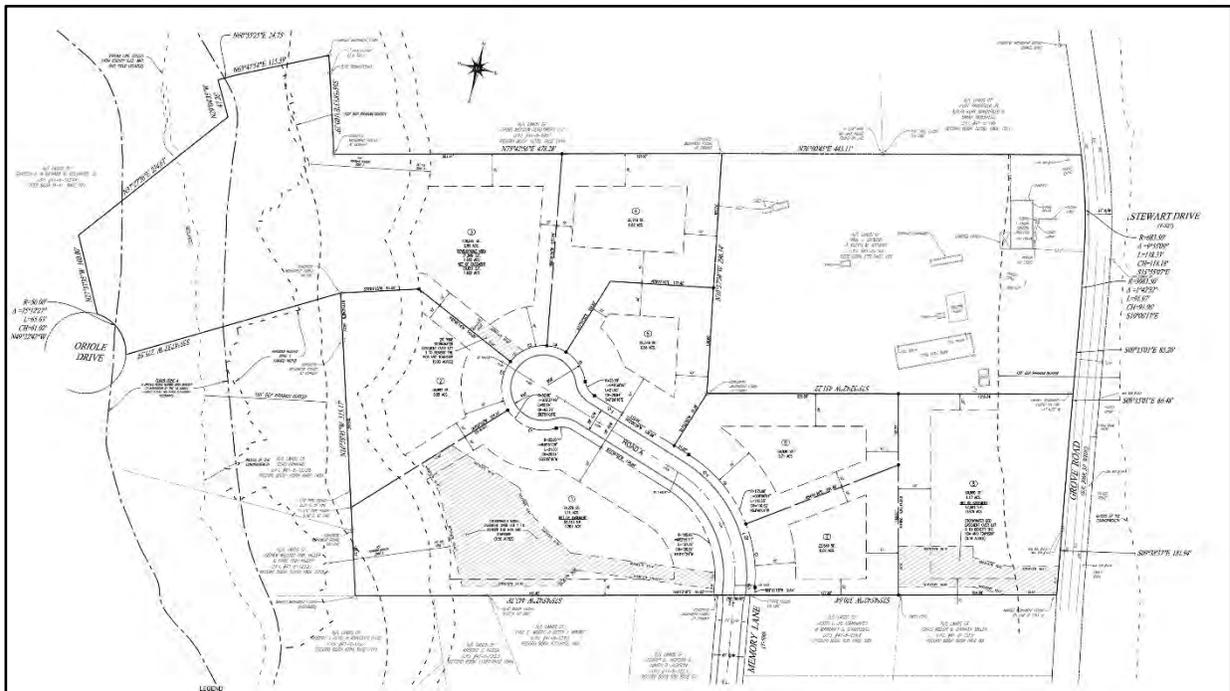
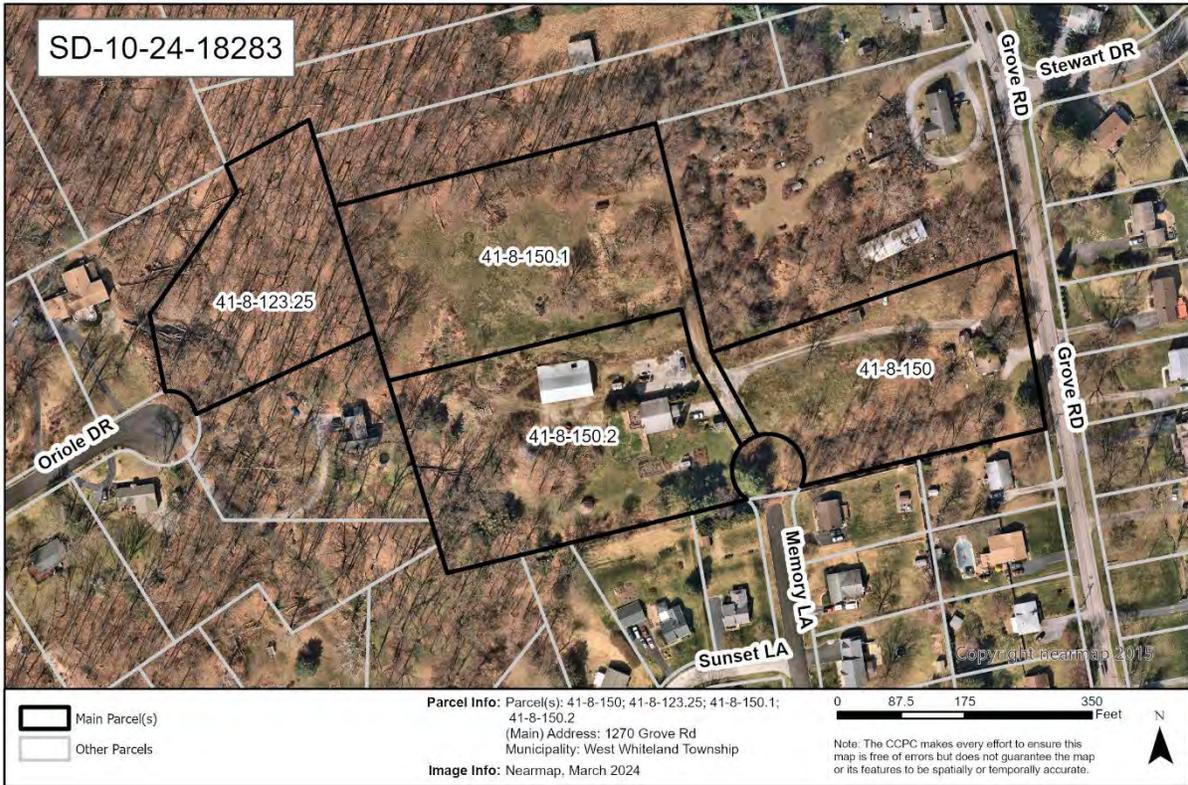
| | |
|--------------------------------------|---|
| Location: | West side of Grove Road, north of Southern Drive |
| Site Acreage: | 9.20 |
| Lots/Units: | 4 existing; 8 proposed |
| Non-Res. Square Footage: | 0 |
| Proposed Land Use: | Single Family Residential |
| Municipal Land Use Plan Designation: | Low Density Residential; and Naturally Constrained Land |
| UPI#: | 41-8-123.25, 41-8-150, 41-8-150.1, 41-8-150.2 |

PROPOSAL:

The applicant proposes the creation of 8 single family residential lots. Vehicular access to Lots 1 through 7 will be provided from the proposed extension of Memory Lane; vehicular access to Lot 8 will be provided from Grove Road. The existing buildings will be removed. The project site, which will be served by public water and public sewer, is located in the R-1 Residential zoning district. The Zoning Data Tabulation table on Sheet 1 indicates that the project site is being developed under the lot averaging standards set forth in Section 325-26 of the Township Zoning Ordinance.

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 - Hoadley Tract
West Whiteland Township – SD-10-24-18283



Site Plan Detail, Sheet 3: Preliminary/Final Subdivision - Hoadley Tract

Page: 3
 Re: Preliminary/Final Subdivision - Hoadley Tract
 # West Whiteland Township – SD-10-24-18283

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS 2045:

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

PRIMARY ISSUES:

Access and Circulation:

3. The Requested Waiver(s) table on Sheet 1 indicates that the applicant is requesting a waiver from Section 281-31.A of the Township Subdivision and Land Development Ordinance, which states that sidewalks shall be required for all residential and nonresidential development. 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 recommend that sidewalks be provided for this development. Sidewalks are an essential design element for new construction in the **Suburban Landscape**.
4. We suggest that the applicant and Township consider a revised cul-de-sac bulb design, that has a larger radius, and a central landscaped area with mountable curbs.
5. The site plan indicates that the existing right-of-way width for Grove Road (State Route 3069) is 33 feet. The County Planning Commission's [Multimodal Circulation Handbook](#) (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Grove 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 Grove Road.

Page: 4
 Re: Preliminary/Final Subdivision - Hoadley Tract
 # West Whiteland Township – SD-10-24-18283

Natural Features Protection:

6. 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 dwellings and support facilities. The limits of tree removal should be clearly shown on the plan and “limits of disturbance” should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the “limit of disturbance” to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.
7. 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.
8. The site contains land within the 100 year flood plain (an unnamed tributary to Broad Run traverses the westernmost portion of the project site). Although it does not appear that any development activity will encroach into the floodplain, we note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems.
9. The site plan depicts the location of riparian buffer zones that extend into Lots 1, 2, and 3. The Township should confirm that this proposal complies with the riparian buffer requirements in the Township Code. *Landscapes3* supports the comprehensive protection and restoration of the county’s ecosystems, including riparian corridors (“Protect” Objective B, page 63).

ADMINISTRATIVE ISSUES:

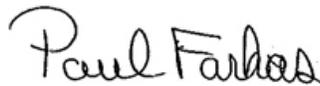
10. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
11. The site plan depicts the location of three stormwater easement areas to benefit the HOA and Township. The details of these easement should be incorporated into the deeds of these lots.

Page: 5
Re: Preliminary/Final Subdivision - Hoadley Tract
West Whiteland Township – SD-10-24-18283

12. 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>.
13. The plan and the Act 247 County Referral Form both indicate that a Homeowners' Association will be responsible for the proposed common facilities/areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance. We also recommend that the HOA document allow for rooftop solar installations and other energy efficiency and environmental conservation actions.
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: Grove Meadow Developers, LLC
Moser Construction Management, LLC
Howell Engineering
William Hoadley
Chester County Conservation District

Proposed Plan and Ordinance Reviews



ORDINANCE PROPOSALS

11/1/2024 to 11/30/2024

| The staff reviewed proposals for: | Total |
|--|-----------|
| Comprehensive Plans | 1 |
| Subdivision and Land Development Ordinance (SLDO) Amendments | 4 |
| Zoning Map Amendments | 2 |
| Zoning Ordinance Amendments | 4 |
| TOTAL REVIEWS | 11 |

| MUNICIPALITY | FILE NO. | REVIEW DATE | TOPIC | LANDSCAPES3 CONSISTENCY |
|---------------|----------------|-------------|--|-------------------------|
| Caln Township | ZA-11-24-18313 | 11/18/2024 | <p>Proposed - Zoning Ordinance Amendment</p> <p>Amend the definitions of “Retail Business Establishment” and “Retail Use”; Add definitions of “Cannabinoid”, “Hookah”, “Hookah Bar/Lounge”, “Tobacco Store/Smoke Shop”, “Regulated Cannabinoid Substance Retailer” and “Unregulated Cannabinoid Substances Retailer”; allow a medical marijuana dispensary with more than 7,500 square feet of gross floor area by conditional use in the C-1 Highway Commercial District; allow a tobacco store/smoke shop in the I-1 Industrial District by conditional use; allow a hookah bar/lounge in the I-1 Industrial District by conditional use; to allow a regulated cannabinoid substances retailer in the I-1 Industrial District by conditional use; allow an unregulated cannabinoid substances retailer in the I-1 Industrial District by conditional use; to amend Section 155-29.E and Matrix Chart 9 to add utility and dimensional requirements for a tobacco shop/smoke shop, hookah bar/lounge, regulated cannabinoid substances retailer and unregulated cannabinoid substances retailer; add regulations for medical marijuana dispensary; add regulations for hookah bar/lounge; add regulations for a tobacco store/smoke shop; add regulations for regulated cannabinoid substances retailer; and add regulations for an unregulated cannabinoid substances retailer.</p> | Not Relevant |

| MUNICIPALITY | FILE NO. | REVIEW DATE | TOPIC | LANDSCAPES3 CONSISTENCY |
|---------------------------|----------------|-------------|---|-------------------------|
| Caln Township | ZM-10-24-18284 | 11/14/2024 | Proposed - Zoning Map Amendment Proposed rezoning of 5030 Horseshoe Pike Caln Township, UPI 39-2-87, (Lloyd Farm) from R-2 to C-2 and Rt. 30 Bypass Overlay. | Consistent |
| East Pikeland Township | SA-11-24-18320 | 11/19/2024 | Proposed - SLDO Amendment Definitions, and amending Article IV to provide for Electric Vehicle Parking Space Standards. | Consistent |
| Montgomery County | CP-10-24-18269 | 11/8/2024 | Proposed - Comprehensive Plan Comprehensive Plan Update for Preservation and Redevelopment: Township of Upper Providence. | Consistent |
| Parkesburg Borough | SA-10-24-18289 | 11/8/2024 | Proposed - SLDO Amendment Proposed amendments to the Zoning Code and Subdivision & Land Development Ordinance - TND | Consistent |
| Parkesburg Borough | ZA-10-24-18288 | 11/8/2024 | Proposed - Zoning Ordinance Amendment Proposed amendments to the Zoning Code and Subdivision & Land Development Ordinance - TND | Consistent |
| West Bradford Township | SA-10-24-18285 | 11/7/2024 | Proposed - SLDO Amendment Subdivision drawing submission requirements, water supply requirements, Lot Coverage and open space Revisions in the TND-1 District, Accessory Building setbacks | Consistent |
| West Bradford Township | ZA-10-24-18299 | 11/7/2024 | Proposed - Zoning Ordinance Amendment Subdivision drawing submission requirements, water supply requirements, Lot Coverage and open space Revisions in the TND-1 District, Accessory Building setbacks | Consistent |
| West Brandywine Township | ZA-10-24-18294 | 11/20/2024 | Proposed - Zoning Ordinance Amendment To establish a minimum tract size of 3 acres for planned commercial development uses on corner lots in the GC – General Commercial Overlay District, and an amendment of the West Brandywine Township Zoning Map to add tax parcels to the GC- General Commercial Overlay District. | Consistent |
| West Brandywine Township | ZM-10-24-18300 | 11/20/2024 | Proposed - Zoning Map Amendment To establish a minimum tract size of 3 acres for planned commercial development uses on corner lots in the GC – General Commercial Overlay District, and an amendment of the West Brandywine Township Zoning Map to add tax parcels to the GC- General Commercial Overlay District. | Consistent |
| West Fallowfield Township | SA-10-24-18293 | 11/7/2024 | Proposed - SLDO Amendment Application Requirements and Final Plan Submission Requirements | Consistent |

| MUNICIPALITY | FILE NO. | REVIEW DATE | TOPIC | LANDSCAPES3 CONSISTENCY |
|--------------|----------|----------------|-------|----------------------------|
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TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 10
TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 10

Ordinance Review Letters



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

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

November 18, 2024

Denise Miller, Assistant Township Secretary
 Caln Township
 253 Municipal Drive
 Thorndale, Pennsylvania 19372

Re: Zoning Ordinance Amendment – Hookah Lounge, Tobacco Store/Smoke Shop, Cannabis
 # Caln Township - ZA-11-24-18313

Dear Ms. Miller:

The Chester County Planning Commission has reviewed the proposed Caln 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 November 4, 2024. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

DESCRIPTION:

1. Caln Township proposes the following amendments to its Zoning Ordinance:
 - A. Amend the definitions of:
 - i. “retail business establishment” (to exclude a tobacco store/smoke shop, a regulated cannabinoid substance retailer or an unregulated cannabinoid substance retailer),
 - ii. “retail use” (to exclude a tobacco store/smoke shop, a regulated cannabinoid substance retailer or an unregulated cannabinoid substance retailer);
 - B. Add definitions for:
 - i. “cannabinoid”,
 - ii. “hookah”,
 - iii. “hookah bar/lounge”
 - iv. “tobacco store/smoke shop”,
 - v. “regulated cannabinoid substances retailer”,
 - vi. “unregulated cannabinoid substances retailer”;
 - C. Allow a “medical marijuana dispensary” with more than 7,500 square feet of gross floor area in the C-1 Highway Commercial district by conditional use;
 - D. Allow a “tobacco store/smoke shop” in the I-1 Industrial district by conditional use;
 - E. Allow a “hookah bar/lounge” in the I-1 Industrial district by conditional use;
 - F. Allow a “regulated cannabinoid substances retailer” (i.e., “A retail establishment that, pursuant to ... approval issued by the Commonwealth, ... distributes cannabinoid substances that are regulated by the Commonwealth. This use does not include medical marijuana dispensaries that are permitted pursuant to the Medical Marijuana Act...”) in the I-1 Industrial district by conditional use);
 - G. Allow an “unregulated cannabinoid substances retailer” (i.e., “A retail establishment that ... distributes cannabinoid substances ... without ... approval issued by the Commonwealth...”) in the

Page: 2
 Re: Zoning Ordinance Amendment – Hookah Lounge, Tobacco Store/Smoke Shop, Cannabis
 # Caln Township - ZA-11-24-18313

- I-1 Industrial district by conditional use;
- H. Amend Section 155-29.E and Matrix Chart 9 to add utility and dimensional requirements for a “tobacco shop/smoke shop”, “hookah bar/lounge”, “regulated cannabinoid substances retailer” and “unregulated cannabinoid substances retailer”;
 - I. Regulations for a tobacco store/smoke shop;
 - J. Add regulations for “regulated cannabinoid substances retailer” and
 - K. Add regulations for an “unregulated cannabinoid substances retailer”; and added supporting provisions.

LANDSCAPES:

- 2. C-1 Highway Commercial district and the I-1 Industrial districts are within the **Suburban, Suburban Center** and in the **Urban Center Landscapes** 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.

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. The proposed Zoning Ordinance amendment is consistent with the objectives of the **Suburban, Suburban Center** and **Urban Center Landscapes**.

COMMENTS:

- 3. The Township Solicitor should verify that the proposed regulations pertaining to a medical marijuana dispensary follow the relevant provisions in the Medical Marijuana Act of April 17, 2016, P.L. 84, No. 16.
- 4. The Township has proposed different separation requirements for hookah bar/lounges and for tobacco store/smoke shops. The proposed regulations pertaining to a hookah bar/lounge include a minimum separation distance of 500 feet from another hookah bar/lounge, a regulated cannabinoid substance retailer, an unregulated cannabinoid substance retailer, a public, private or parochial school or family day care home, child group day care home or child day care center and an existing residential use or residential zoning district. The proposed regulations pertaining to tobacco store/smoke shops include a minimum separation distance of 500 feet from any other tobacco store/smoke shop, and 500 feet from an existing residential use or residential zoning district.

The characteristics of both tobacco store/smoke shops and hookah bar/lounges appear to have broadly similar characteristics; both involve tobacco use, although hookah pipes use charcoal for heating tobacco that is often flavored (although smoke shops sometimes also offer flavored tobacco and vape pens, etc.) and hookahs draw smoke through water for cooling and filtering. Hookah lounges sometimes also include music and serve food. The proposed regulations impose similar limits on hours of operation (they shall not be permitted to operate between the hours of 11:00 p.m. to 8:00 a.m.) and similar ventilation requirements. No person under the age of 21 years old shall be permitted

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Re: Zoning Ordinance Amendment – Hookah Lounge, Tobacco Store/Smoke Shop, Cannabis
Caln Township - ZA-11-24-18313

to be on the premises of any hookah bar/lounge, and persons under the age of 21 shall not be permitted to enter a tobacco store/smoke shop. (The Township should be aware that these requirements will prevent persons under 21 years of age from being employed in either place).

The Township has proposed different separation requirements for hookah bar/lounges and for tobacco store/smoke shops, and the Township should carefully consider the distinctions between these two activities that will justify the different regulatory approaches that are proposed in this amendment.

5. The amendment uses two spellings for “cannabinoid”; a consistent spelling should be used.

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
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 Eric M. Roe

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November 14, 2024

Denise Miller, Assistant Township Secretary
 Caln Township
 253 Municipal Drive
 Thorndale, Pennsylvania 19372

Re: Zoning Map and Text Amendment, Subdivision Plan, Land Development Plan for Main Line Health Inc.; 5030 Horseshoe Pike, UPI 39-2-87
 # Caln Township - ZM-10-24-18284, SD-10-24-18273, LD-10-24-18276

Dear Ms. Miller:

The Chester County Planning Commission has reviewed a proposed Caln Township Zoning Map and Zoning Ordinance text amendment, a subdivision plan and a land development plan all relating to a proposed development located at 5030 Horseshoe Pike, UPI 39-2-87, as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Sections 609(e) and Section 502. The referrals for review were received by this office on October 8, 2024. We offer the following comments to assist in your reviews of the proposed Caln Township Zoning Map and Zoning Ordinance text amendment, subdivision plan and land development plan.

DESCRIPTIONS:

Rezoning:

1. The applicant proposes to change the zoning designation of an approximately 14.5-acre portion of an approximately 61.0-acre parcel located at 5030 Horseshoe Pike (UPI # 39-2- 87) from its current R-2 Low to Medium Density Residential District to the C-2 Regional Commercial District. The entire parcel is commonly referred to as the "Lloyd Farm". The parcel proposed to be rezoned is also currently located within the Township's Route 30 Bypass Interchange Overlay District, which is not proposed to be changed.

Text Amendment:

2. The amendment also proposes to revise the Zoning Ordinance text to:
 - A. permit medical center uses in the C-2 Zoning District by-right (as opposed to by conditional use),
 - B. permit a maximum height of 65 feet for medical center uses within the C-2 Zoning District (as opposed to the current 50-foot maximum height),
 - C. separate and differentiate between "hospital" and "medical center" uses as regulated in the Zoning Ordinance. (These terms are currently combined with the same standards and requirements.)

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 Re: Zoning Map and Text Amendment, Subdivision Plan, Land Development Plan for Main Line Health Inc.; 5030 Horseshoe Pike, UPI 39-2-87
 # Caln Township - ZM-10-24-18284, SD-10-24-18273, LD-10-24-18276

Subdivision:

3. "Subdivision/Preliminary Land Development Plans" entitled "Main Line Health Inc. Proposed Medical Center", prepared by Bohler Engineering PA, LLC and dated October 4, 2024, were received by the Chester County Planning Commission on October 15, 2024. The subdivision portion of the plan proposes to subdivide an approximately 14.5-acre part of the northern portion of the 61-acre site, which abuts Horseshoe Pike (State Route 322). This portion of the site would contain a proposed medical center building.

Land Development:

4. The associated land development plan proposes the construction of an approximately 146,140-square-foot, four-story, medical center within the subdivided portion of the parcel (i.e., the northern portion). The plan does not show any proposed development for the southern portion of the site (i.e., the southern portion).

LANDSCAPES:

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

The eastern portion of the site is located within the **Urban Center Landscape**. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems.

The proposed Caln Township Zoning Map and Zoning Ordinance text amendment, subdivision and land development plans are consistent with the objectives of the **Suburban** and **Urban Center Landscapes**.

AREA EVALUATION OF THE PROPOSED REZONING:

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

6. Land Use: This area of the Township is currently in agricultural use and is commonly referred to as the "Lloyd Farm". The State Route 30/State Route 322 interchange is to the north, commercial and retail areas are also to the north and northeast across Horseshoe Pike, the area to the east contains a senior-care facility, and single-family detached dwellings are to the south and west.

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Re: Zoning Map and Text Amendment, Subdivision Plan, Land Development Plan for Main Line Health Inc.; 5030 Horseshoe Pike, UPI 39-2-87

Caln Township - ZM-10-24-18284, SD-10-24-18273, LD-10-24-18276

7. Adjacent Zoning: The area to the north is within the C-2 - Regional Commercial District, other areas to the north and northeast of the site are also within the R-2 Low to Medium Density Residential District, the area to the east is within the R-3 Medium Density Residential District, the areas to the south and southwest of the site are within the R-2 Low to Medium Density Residential District, and the area to the west is within the R-4 Medium to High Density Residential District.
8. Municipal Comprehensive Plan: The 2017 Caln Township Comprehensive Plan's "Land Use & Housing Plan" designates this site as "Medium Low Density Residential", with the "Older Adult Residential Option". The *Caln Township Mobility & Connectivity Study* in the Township Comprehensive Plan shows G.O. Carlson Boulevard extending through this site to connect with Horseshoe Pike at a point opposite Rock Raymond Road.
9. Water and Sewer Facilities: According to County mapping records, this area of the Township is served by public water and public sewer facilities.

Comments on the Proposed Rezoning:

10. If the Township rezones this parcel to the C-2 District, the Township should be aware that all the land uses currently permitted in the C-2 District could potentially be proposed for this site in addition to the proposed medical center (i.e., unforeseen or unpredictable circumstances could result in conditions whereby the applicant's proposed medical center would not be built). Some of the permitted uses in the C-2 District may not be appropriate for this area, such as various retail and commercial land uses.
11. Instead of rezoning the parcel as proposed by the applicant, the Township could consider a less-extensive amendment to the Zoning Ordinance; the R-2 District currently allows hospitals, therefore the Township could include medical offices and related facilities in the R-2 District as well. These land uses could be regulated by conditional use in this District with proper considerations of location (such as on lots meeting minimum sizes), proximity to a major roadway, within a certain distance of an interchange, etc.
12. The 2017 Caln Township Comprehensive Plan's "Land Use & Housing Plan" designates this site as "Medium Low Density Residential", with the "Older Adult Residential Option". The Township should consider whether the draft zoning map amendment is generally consistent with its Comprehensive Plan, as set forth in Section 603(j) of the Pennsylvania Municipalities Planning Code.
13. Prior to taking action on this amendment, the Township should ensure that it has met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the Pennsylvania Municipalities Planning Code.

GENERAL EVALUATION OF THE SUBDIVISION AND LAND DEVELOPMENT PLAN:

Project Summary:

| | |
|-----------------------------|---|
| Location: | 5030 Horseshoe Pike, Downingtown, is located south of Horseshoe Pike (State Route 322) and south of the State Route 30 interchange. |
| Site Acreage: Approximately | 14.5 acres (entire site is approximately 61.0 acres) |
| Lots/Units: | 1 new lot proposed, one new structure proposed |

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 Re: Zoning Map and Text Amendment, Subdivision Plan, Land Development Plan for Main Line Health Inc.; 5030 Horseshoe Pike, UPI 39-2-87
 # Caln Township - ZM-10-24-18284, SD-10-24-18273, LD-10-24-18276

Non-Res. Square Footage: 146,140 square-foot, 4-story structure
 Proposed Land Use: medical center
 New Parking Spaces: 503 new parking spaces
 Municipal Land Use Plan Designation: "Medium Low Density Residential", with the "Older Adult Residential Option"
 UPI#: 39-2- 87



WATERSHEDS 2045:

14. **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.

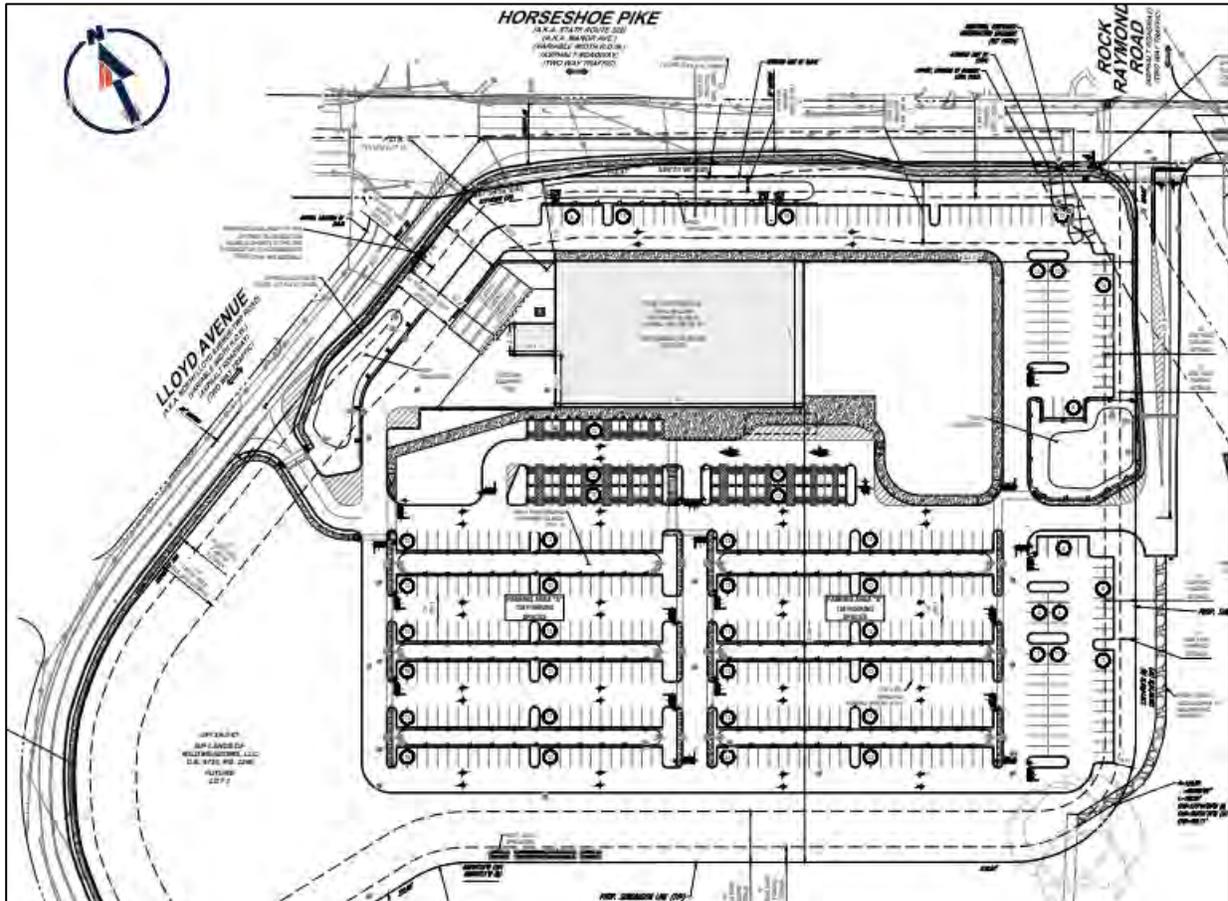
Watersheds 2045 can be accessed at www.chesco.org/watersheds2045.

15. 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 013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.

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Re: Zoning Map and Text Amendment, Subdivision Plan, Land Development Plan for Main Line Health Inc.; 5030 Horseshoe Pike, UPI 39-2-87

Caln Township - ZM-10-24-18284, SD-10-24-18273, LD-10-24-18276



*Detail of the Main Line Health Inc.
Subdivision Plan and Land Development Plan*

Comments on the Subdivision and Land Development Plan:

16. If the Township approves the rezoning and accepts a subdivision and land development for review generally according to the applicant's site plan, we recommend that the Township and the applicant consider the following:
 - A. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Horseshoe Pike (State Route 322), as a major arterial. The Handbook (page 183) recommends an 80-foot-wide right-of-way for major arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Horseshoe Pike. We suggest that this area be identified as a dedicated right-of-way and be offered for dedication to PennDOT.

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Re: Zoning Map and Text Amendment, Subdivision Plan, Land Development Plan for Main Line Health Inc.; 5030 Horseshoe Pike, UPI 39-2-87

Caln Township - ZM-10-24-18284, SD-10-24-18273, LD-10-24-18276

- B. The applicant and the Township should review the vehicle circulation design at the building's entrance, because it appears that a two-way driveway leads to a one-way driveway. We suggest that some medical center designs include dedicated drop-off areas for patients, with more-distinct separation from parking areas; such designs generally provide good circulation and safety.
- C. The plan shows 503 parking spaces. The Township should evaluate the anticipated parking demand for this facility and determine whether all of the proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.
- D. We recommend that the applicant and Township, in consultation with SEPTA, consider providing bus service from the 135 Route and a bus shelter at this location. Additional information on this topic is provided in the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: www.chesco.org/documentcenter/view/27031.
- E. We recommend the applicant and Township refer to the Emergency Access design element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update) in its design of the emergency access connections. This design element is available online at: www.chesco.org/DocumentCenter/View/27034.
- F. We commend the applicant for providing a sidewalk system throughout the site. Sidewalks are an essential design element for new construction in **Suburban** and **Urban Center Landscapes**, 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. The applicant and the Township should therefore also work to integrate pedestrian access to this site with the surrounding areas, especially the adjacent residential areas to the west and the facility to the east, and to Lloyd Park to the south. We also encourage the applicant to provide more shade trees in the parking lot and along the walkways.

We also commend the applicant for providing sidewalks that are at least five feet in width, as recommended by PennDOT's Design Manual 2-Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act (ADA). Some areas on the site may require sidewalks wider than five feet, especially if persons in wheelchairs are anticipated. The applicant should also attempt to remove places where the sidewalks turn at 90-degree angles, such as at the southern end of the parking bay at the northeast part of the site. Additional information on this topic is provided in the Pedestrian Facilities Design Element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at:

www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm.

The applicant and the Township should refer to the Pedestrian Facilities Design Element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update) in its design of the proposed pedestrian facilities. The Handbook is available online at:

www.chesco.org/documentcenter/view/27042.

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Re: Zoning Map and Text Amendment, Subdivision Plan, Land Development Plan for Main Line Health Inc.; 5030 Horseshoe Pike, UPI 39-2-87

Caln Township - ZM-10-24-18284, SD-10-24-18273, LD-10-24-18276

- G. The Township Engineer should review and comment on the applicant's traffic impact study, including the proposed build-out levels-of-service.
- H. The entrance nearest Lloyd Avenue should be considered for redesign because this entrance may not provide adequate vehicle stacking area, and includes a relatively-small turning radius. This entrance also leads into a part of the parking area where many patients may be gathering to enter the building, which may result in conflicts with vehicles.
- I. The *Caln Township Mobility & Connectivity Study* in the 2017 Caln Township Comprehensive Plan shows G.O. Carlson Boulevard extending through this site. The Township and the applicant should discuss this Township policy.
- J. The proposed building includes large roof areas that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at: <https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>. Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.
- K. This proposal includes large paved areas. The applicant should consider providing canopies over portions of the paved areas that incorporate photovoltaic energy systems, which can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Canopies can also reduce the heat island effect of the paved areas, and electric vehicle charging stations can be incorporated into the parking areas under the canopies. Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/> and at the Chester County Planning Commission's *Clean and Sustainable Energy* page, at: <https://www.chescoplanning.org/Environmental/CleanEnergy/>.
- L. The proposed shapes of the stormwater basins appear to be designed to promote visual interest and include extensive landscaping. To further improve their value as site amenities, the sidewalks near the basins could include seating areas.
- M. The applicant may want to consider working with a geotechnical engineer to determine if incorporate any infiltration (albeit, more slowly due to the karst geology) into their stormwater management designs.
- N. The applicant and the Township should discuss whether the area to the southeast of the building will be developed in the future, and how parking will be provided for it.
- O. The building's elevation along Horseshoe Pike will be visually prominent; the applicant and the Township should discuss how its design and architecture can fit into this part of Caln Township as well as Downingtown Borough. Additional landscaping could be considered for this elevation as well as other parts of the site's perimeter.

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Re: Zoning Map and Text Amendment, Subdivision Plan, Land Development Plan for Main Line Health Inc.; 5030 Horseshoe Pike, UPI 39-2-87
Caln Township - ZM-10-24-18284, SD-10-24-18273, LD-10-24-18276

- P. The Township and the applicant should discuss potential ultimate plans for the remainder of the Lloyd Farm, and whether it should be preserved. If the remainder of the parcel will not be preserved and developed for residential development instead, the Township and the applicant should consider preserving the historic resource within its context. We suggest that the farmhouse should be preserved by at least stabilizing and weather-proofing it until a future use can be determined.

Also, the proposed alignment of the western extension of the Chester Valley Trail passes to the south of this site. The applicant could consider providing an opportunity for a future connection to the Trail from this site, as a potential future site amenity.

RECOMMENDATION: Caln Township should consider the comments in this letter before acting on the proposed zoning map and text amendment, subdivision plan, and land development plan.

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

This report does not review the subdivision plan and land development plans for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Caln Township. However, we appreciate the opportunity to review and comment on this plan.

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Chester County Conservation District
Wild Meadows LLC



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

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November 19, 2024

Mark Donovan, Secretary
 East Pikeland Township
 PO Box 58
 Kimberton, PA 19442

Re: Subdivision and Land Development Ordinance Amendment - Definitions and Electric Vehicle
 Parking Space Standards
 # East Pikeland Township - SA-11-24-18320

Dear Mr. Donovan:

The Chester County Planning Commission has reviewed the proposed East Pikeland Township Subdivision and Land Development Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on November 11, 2024. We offer the following comments to assist in your review of the proposed Subdivision and Land Development Ordinance amendment.

DESCRIPTION:

1. East Pikeland Township proposes the following amendments to its Subdivision and Land Development Ordinance (submitted as "Draft Version 10/29/24"):
- A. Revise or add definitions for:
 - i. Electric Vehicle (EV)
 - ii. Electric Vehicle Charging Levels
 - B. Revise regulations relating to:
 - i. "Electric Vehicle Make-Ready Standards", i.e., which require that land developments providing more than 20 off-street parking spaces must provide capacity to support the operation of "Level 2" Electric Vehicle Charging Levels for at least 20% of the parking spaces, as well as require that infrastructure installed throughout the lot and electrical subpanels are sized to accommodate a Level 2 Electric Vehicle Charging Station (EVCS) for each Electric Vehicle Parking Space (EVPS).
 - ii. Technical revisions regarding electrical service standards for supporting EV charging at one- and/or two-family structures with garages and/or townhouses with garages, revising the description of charging requirements and standards, and related supporting provisions.
 - C. Revise required EV parking capacity and minimum parking requirements regarding the number of off-street parking spaces serving nonresidential uses that must be provided with specific EV charging connections, and related supporting provisions.

Page: 2
 Re: Subdivision and Land Development Ordinance Amendment - Definitions and Electric Vehicle
 Parking Space Standards
 # East Pikeland Township - SA-11-24-18320

COUNTY POLICY:

LANDSCAPES:

2. The proposed amendment is consistent with How we Connect” Objective e: in Landscapes3, the 2018 Chester County Comprehensive Plan: “Promote safe, sustainable, and resilient energy and communications systems at the local, regional, and national level,” as well as “How we Connect” Recommendation 9: “Provide technical assistance and support for policies and regulations that advance a resilient energy generation and distribution system, promote energy conservation, support renewable energy sources, and reduce greenhouse gases.”

COMMENTS:

3. The Township Engineer should verify the provisions relating to the National Electrical Code and other standards listed in the Ordinance.
4. Section 430 Electric Vehicle Parking - Electric Vehicle Make-Ready Standards, subsection (1) of the Ordinance appears to require that, while only 20% of the parking spaces must have the initial capacity for Level 2 EVCS, the entire lot must be provided with the infrastructure (i.e., below-grade properly-sized conduit) to allow the entire lot to be served with Level 2 EVCS in the future; the Township should verify if this interpretation is correct.
5. The Township Engineer should consider whether the proposed Ordinance is sufficiently flexible to accommodate future changes in technology or EV policies without the need for significant amendments, such as accommodating the potential installation of photovoltaic charging canopies over parking lots, ensuring that the electrical service entering a site is sufficient to meet increasing electric loads, allowing the easy replacement, repair and upgrading of damaged or inadequate charging equipment, etc.
6. The Township should consider how it will address instances where vehicles remain at charging stations well after they are fully charged.

RECOMMENDATION: East Pikeland 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 East Pikeland Township Supervisors, as required by Section 505(b) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,



Wes Bruckno, AICP
 Senior Review Planner



THE COUNTY OF CHESTER



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Executive Director

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November 8, 2024

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

Re: Zoning Ordinance Amendment and Subdivision and Land Development Ordinance Amendment
Parkesburg Borough - ZA-10-24-18288, SA-10-24-18289

Dear Ms. Gresh:

The Chester County Planning Commission has reviewed the proposed Parkesburg Borough Zoning Ordinance amendment and Subdivision and Land Development Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Sections 609(e) and 505(a). The referral for review was received by this office on October 17, 2024. We offer the following comments to assist in your review of the proposed Parkesburg Borough Zoning Ordinance amendment and Subdivision and Land Development Ordinance amendment.

DESCRIPTION:

1. Zoning Ordinance amendments:
 - A. Add "Traditional Neighborhood Development (TND) to the list of conditional uses permitted in the R-2 Residential Zoning District;
 - B. Add definitions for alternative parking strategies, attainable housing, brewery/brewpub/distillery, co-working space, design review committee (DRC), general manual of written and graphic design guidelines (general design guide), project manual of written and graphic design guidelines (project design guide), mixed-use, and TND open space, and
 - C. Add eligibility, use, parking, design standards, open space requirements, attainable housing requirements, processing and related provisions for a proposed traditional neighborhood development (TND).
2. Subdivision and Land Development Ordinance amendment:
 - A. Add a General Manual of Written and Graphic Design Guidelines (General Design Guide). This is to be added as an attachment to the Parkesburg Borough Subdivision and Land Development Ordinance, and is titled: "Chester County, PA Traditional Neighborhood Development Written and Graphic Design Guidelines", dated "April 30, 2024 DRAFT".

Page: 2

Re: Zoning Ordinance Amendment and Subdivision and Land Development Ordinance Amendment
Parkesburg Borough - ZA-10-24-18288, SA-10-24-18289

LANDSCAPES:

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

These amendments reflect policies and regulations that encourage developments that will reflect the Borough's traditional character and architectural styles and land use pattern, while encouraging the provision of wider housing opportunities and varieties of housing designs at all income levels, as well as protecting the Borough's natural areas. The proposed Zoning Ordinance and Subdivision and Land Development Ordinance amendments are consistent with the objectives of [Landscapes3](#) in general and with the **Urban Center Landscape** in particular.

COMMENTS:

4. We agree the Traditional Neighborhood Development (TND) should be regulated by conditional use. This will allow the Borough Council to "...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance." (Municipalities Planning Code, Section 913.2(a)). We encourage the Council to strive for balance and compromise to help achieve superior designs that meet the Borough's land use policies.
5. We endorse the ordinance's alternative parking strategies, which can help to balance the need for adequate parking opportunities with other forms of transportation while recognizing evolving trends in commuting, remote working and generalized current and anticipated parking demands.
6. The use of a General Manual of Written and Graphic Design Guidelines (General Design Guide) can help create developments that share common and compatible architectural characteristics and increased aesthetic appeal. This approach can also help create a "sense of place". The Borough could consider informing applicants that they may use or edit parts of the General Design Guide for their Project Design Guide.
7. The responsibilities of the design review committee (DRC) in the amendment are broadly written, and the use of such a committee can help improve a proposal's design. We recommend that the DRC be encouraged to be flexible and seek compromise whenever possible. The proposed amendment should also clarify that the DRC's recommendations are advisory only, and that it has no approval or denial authority.
8. We recommend that proposed TNDs should be connected to existing streets whenever possible, especially abutting streets that may terminate at the TND's boundary.
9. The proposed Homeowners Association (HOA) should demonstrate that it will adequately capitalized to ensure the proper long-term maintenance of all common features.

Page: 3

Re: Zoning Ordinance Amendment and Subdivision and Land Development Ordinance Amendment
Parkesburg Borough - ZA-10-24-18288, SA-10-24-18289

10. We endorse the Borough's efforts to encourage "attainable housing," particularly the requirement that the attainable housing units be mixed with other similar dwellings and not be located in isolated or separated areas on the site. It is also important that they be architecturally indistinguishable from adjoining units and be integrated into the development. However, it may be challenging to apply and enforce the income-related provisions of attainable housing requirements. The Borough may wish to consider the following matters as it applies the attainable housing requirements:
- A. How will the Borough ensure that a prospective buyer has not provided an artificially-low income through the use of a specially-created corporation or other legal entity?
 - B. Will the Borough have authority to deny or reject an applicant's legal assurances that dwelling units are sold to households whose incomes meet the definition of attainable housing?
 - C. How will the Borough prevent a subsequent resale of the attainable housing units at market rates?

Additional information on housing affordability is available at:

<https://www.chescoplanning.org/housing/housing.cfm>. The Borough can also contact Libby Horwitz, AICP, the Chester County Planning Commission's Housing Planner for more detail.

11. We particularly support the provision encouraging applicants to submit sketch a plan for all TND proposals and meet with Zoning Officer, Planning Commission and DRC.
12. The Borough should also consider emphasizing the importance of landscaping as a design element and it should be integrated into the TND's stormwater management plan. For example, the ordinance should require that stormwater management designs conform with the natural drainage pattern and existing topography of the site to limit earth disturbance and minimize soil compaction, which can also increase opportunities for landscaping. To provide visual interest, basin shapes should be as natural looking as practical instead of being "boxy" or geometrically shaped. Creating a variety of slope changes so the sides of the basins undulate also increases opportunities for landscaping to be integrated into the natural environment. The appearance of the basins should be further enhanced with native trees, shrubs, grasses, and other flowering species to increase their water treatment functions and aesthetic value. Additional information on stormwater management is available at:
<https://www.chescoplanning.org/MuniCorner/eTools/69-StormwaterBMPs.cfm>

RECOMMENDATION: The County Planning Commission commends the Borough for its efforts in encouraging innovative housing and land use regulations in an Urban Center Landscape. The Borough should consider the comments in this letter before acting on the proposed zoning ordinance and subdivision and land development ordinance amendments.

We request an official copy of the decision made by Borough Council as required by Sections 505(b) and 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,



Wes Bruckno, AICP
Senior Review Planner



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November 8, 2024

Geoffrey Grace, AICP
 Director of Planning
 Township of Upper Providence
 1286 Black Rock Road
 Phoenixville, PA 19460

Re: Comprehensive Plan Update – Township of Upper Providence
 # Upper Providence Township, Montgomery County - CP-10-24-18269

Dear Mr. Grace:

The Chester County Planning Commission has reviewed the proposed Upper Providence Township Comprehensive Plan Update (2024) as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 301.3. The referral for review was received by this office on October 3, 2024. We offer the following comments to assist in your review of the proposed Comprehensive Plan Update.

DESCRIPTION:

1. The submission is titled, “A Comprehensive Plan Update for Preservation and Redevelopment Township of Upper Providence Montgomery County, Pennsylvania 2024”, which updates the previous 2010 Comprehensive Plan. The proposed Update includes the following elements:
 - A. Community overview,
 - B. Description of the Township’s demographics,
 - C. An overview of previous planning efforts including the 2018 Phoenixville Region Multimodal Transportation Study and other prior Upper Providence Township planning studies,
 - D. Community facility report,
 - E. Traffic plan,
 - F. Housing plan and fair share analysis,
 - G. Land use plan with focus areas,
 - H. Action items,
 - I. Appendices, including:
 - a. Appendix A: Trail Focus Memo (also titled “Trail Development Guide, 2018”);
 - b. Appendix B: Crash and Safety Analysis;
 - c. Appendix C: Rocket Home, Housing Market Analysis, September 2024;
 - d. Appendix D: List of Meetings with Comprehensive Plan Discussion;
 - e. Appendix E: List of Neighboring Municipalities and Reviews (also referred to as “List of Neighboring Municipalities and Reviews of The Comprehensive Plan”), and
 - J. Supporting mapping and graphics.

Page: 2

Re: Comprehensive Plan Update – Township of Upper Providence

Upper Providence Township, Montgomery County - CP-10-24-18269

LANDSCAPES:

2. Upper Providence Township abuts East Pikeland Township, Phoenixville Borough, Schuylkill Township and Spring City Borough in Chester County. [Landscapes3](#), the 2018 County Comprehensive Plan, places the abutting areas in Chester County within the **Urban Center**, **Suburban**, and **Rural Landscapes**.

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 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 **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. This landscape consists of open and wooded lands with scattered villages, farms and residential uses.

The Upper Providence Township Comprehensive Plan’s Future Land Use discussion concludes “...every effort should be made to preserve as much as possible”, and “...with respect to the Future Land Use Plan, this Comprehensive Plan Update plan pares that down to one guiding principle for the life of this plan: Preserve those undeveloped areas and channel redevelopment into those areas that the infrastructure exists.” (page 66). This policy is consistent with the adjacent **Urban Center** and **Suburban Landscapes** in Chester County.

The Plan also states that “...the Township needs to be cognizant of trends [i.e., in the real estate development market] and those underused (i.e., vacant office buildings, vacant industrial properties, etc.) properties within its boundaries that affect its financial viability to adequately serve the remaining township at large.” This perspective is especially consistent with the [Landscapes3](#) **Urban Center-Preservation Focus** of “Adaptive reuse of historic buildings to maintain unique community character and walkability”.

The areas in Upper Providence Township adjacent to Chester County are all generally developed and the Comprehensive Plan’s future land use plans involve updating the Township’s zoning ordinance and are also focused on open space preservation (particularly in the area adjacent to East Pikeland Township) and roadway improvements. The Upper Providence Township’s Comprehensive Plan Update is consistent with the policies in [Landscapes3](#) and with the **Urban Center**, **Suburban**, and **Rural Landscapes**.

COMMENTS:

3. The listing of “place names” in Map 2 is innovative and can help in identifying neighborhoods and recognizing their particular characteristics.

Page: 3

Re: Comprehensive Plan Update – Township of Upper Providence

Upper Providence Township, Montgomery County - CP-10-24-18269

4. The graphics are clear and easy to read, but we suggest that road names be included in maps whenever possible.
5. The phrase "...there has been enough development..." in the Comprehensive Plan's Future Land Use discussion on page 66 could receive various interpretations, and it may be more appropriate to emphasize that due to prior development, the focus of the Plan is to preserve as much open space, farmland, etc., as appropriate.
6. Figure 21: "Trail Focus List Excerpt" on page 17, Figure 22: "Phoenixville Area Multimodal Transportation Study Excerpt" and Appendix A: "Trail Development Guide" show the relationship between trail planning in Upper Providence Township and potential connections with Chester County, and we recommend that Upper Providence Township, the Chester County Department of Parks + Recreation and the Chester County Planning Commission continue to work to implement these plans and trail connections.
7. The Township should consider whether the planning for the future Schuylkill River Passenger Rail service should be recognized and will have any bearing on this Plan.
8. Appendix C: "Rocket Home, Housing Market Analysis, September 2024; Appendix D: List of Meetings with Comprehensive Plan Discussion" contains extensive information on home prices and demand. The Housing Plan Conclusion on page 61 could offer more suggestions toward increasing housing opportunities in the Township, such as permitting accessory dwelling units, aging in place, housing rehabilitation policies, mini-homes, infill development, limited permissions to allow single-family homes to add separate living spaces, etc.
9. Appendix E: "List of Neighboring Municipalities and Reviews" is also referred to as "List of Neighboring Municipalities and Reviews of The Comprehensive Plan"; a common name should be used for consistency.
10. To assist in the Plan's implementation, we recommend that all members of the Board of Supervisors, the Township Planning Commission and Zoning Hearing Board, be provided with official copies after adoption. The Plan should be consulted on a routine basis regarding any issue before these agencies where planning and land use principles may be affected.
11. The Township should also provide a copy of the Plan to the municipalities that participated in the Phoenixville Regional Comprehensive Plan (Charlestown Township, West Vincent Township, and West Pikeland Township), because the Region is adjacent to Upper Providence Township.

RECOMMENDATION: The County Planning Commission commends Upper Providence Township for preparing a farsighted Comprehensive Plan update that should effectively guide its policies into the future. The County Planning Commission supports the adoption of the Upper Providence Township Comprehensive Plan Update.

Page: 4
Re: Comprehensive Plan Update – Township of Upper Providence
Upper Providence Township, Montgomery County - CP-10-24-18269

We request an official copy of the decision made by Board of Supervisors, as required by Section 306(b) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your Comprehensive Plan Update.

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Chester County Department of Parks + Recreation



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 Brian N. O'Leary, AICP
 Executive Director

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November 7, 2024

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

Re: Subdivision and Land Development Ordinance and Zoning Ordinance Amendments –
 Document Submission Requirements, Water Supply Requirements, Lot Coverage and Open
 Space in the TND-1 District, Accessory Building Setbacks
 # West Bradford Township - SA-10-24-18285, ZA-10-24-18299

Dear Mr. Yaich:

The Chester County Planning Commission has reviewed the proposed West Bradford Township Subdivision and Land Development Ordinance and Zoning Ordinance amendments as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Sections 505(a) and 609(e). The referrals for review were received by this office on October 17, 2024.

BACKGROUND:

The Chester County Planning Commission reviewed earlier versions of these amendments, and our comments were forwarded to the Township in letters both dated September 23, 2024 (refer to CCPC # SA-08-24-18222, ZA-08-24-18225). The current submission contains minor revisions to water pressure requirements. We have no additional comments on the amendments.

RECOMMENDATION: West Bradford Township should act on the proposed ordinance amendments according to the recommendations of the Township Solicitor.

We request an official copy of the decision made by the West Bradford Township Supervisors, as required by Sections 609(g) and 505(b) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinances.

Sincerely,

Wes Bruckno, AICP
 Senior Review Planner



THE COUNTY OF CHESTER



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November 20, 2024

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

Re: Zoning Ordinance and Zoning Map Amendment - Tract Size for Planned Commercial
 Development, and Zoning Map Amendment for the GC District.
 # West Brandywine Township - ZA-10-24-18294, ZM-10-24-18300

Dear Ms. Stairs:

The Chester County Planning Commission has reviewed the proposed West Brandywine Township Zoning Ordinance amendment and Zoning Map 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 October 24, 2024.

The submission also included a sketch plan showing a proposed addition to an existing commercial structure on the tract that is the subject of these amendments, dated September 17, 2024. (The applicant's submission to the Township states that the petitioner desires to obtain final subdivision and land development approval for this tract. The Act 247 form that was submitted to the County Planning Commission did not indicate that either a subdivision or land development plan has been officially submitted to the County Planning Commission for review under the provisions of the Pennsylvania Municipalities Planning Code, Section 502. Our review of the sketch plan does not replace the need for an official referral by West Brandywine Township of a preliminary or final plan, as required by the Pennsylvania Municipalities Planning Code.)

We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment and Zoning Map amendment, as well as suggestions regarding the sketch plan.

DESCRIPTION:

Text Amendment:

1. The GC-General Commercial Overlay District's minimum tract size for planned commercial developments would be amended to require a minimum tract size of five acres, provided, however, that the minimum tract size for any tract with frontage on two or more public streets would be three acres. The current minimum tract size is five acres (i.e., without the provision relating to a tract with frontage on two or more public streets).

Page: 2
 Re: Zoning Ordinance and Zoning Map Amendment - Tract Size for Planned Commercial Development, and Zoning Map Amendment for the GC District.
 # West Brandywine Township - ZA-10-24-18294, ZM-10-24-18300



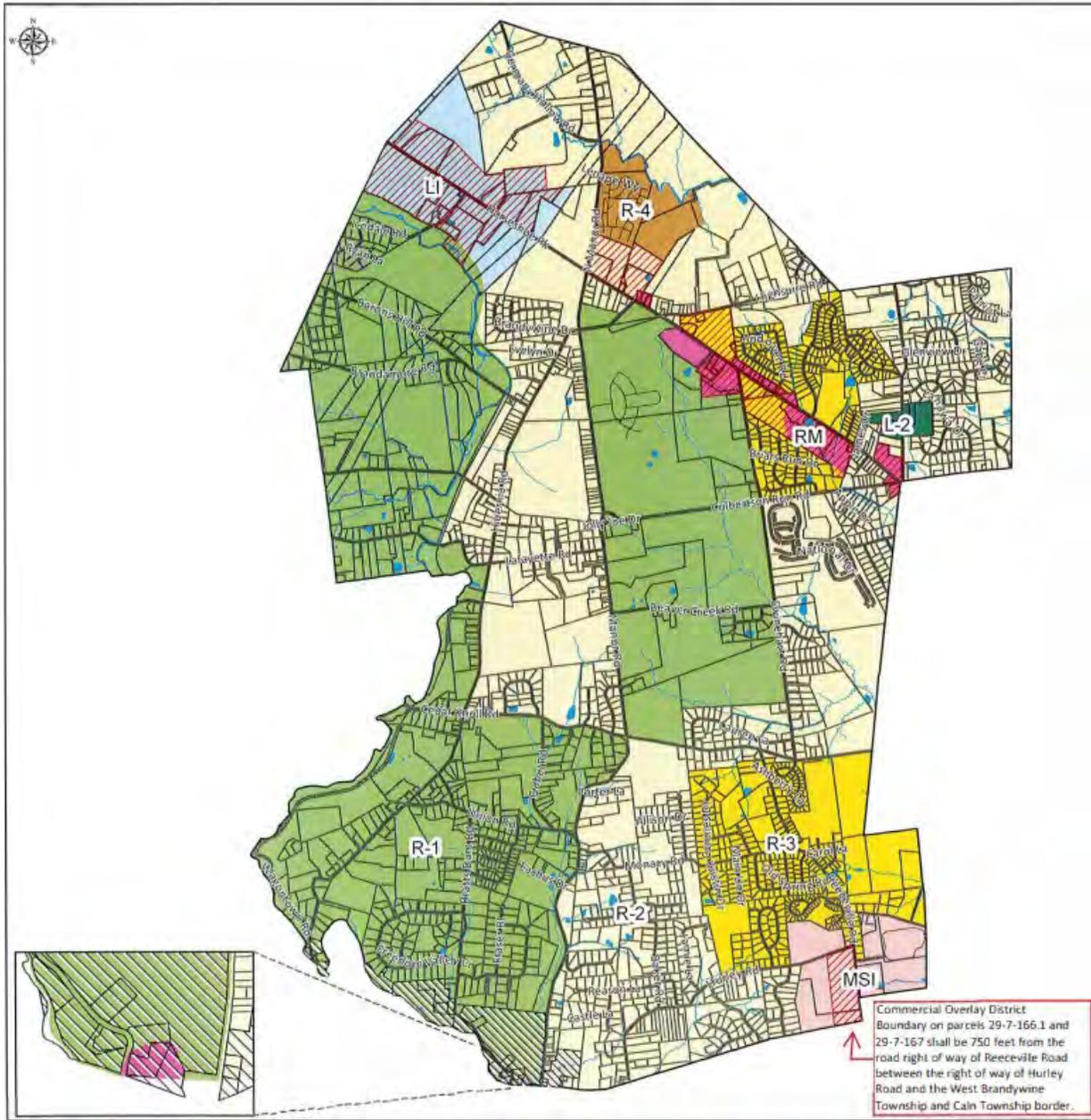
Zoning Map Amendment:

2. The petition proposes to change the zoning of a portion of an approximately 3.25 acre tract located at the intersection of Culbertson Run Road and Horseshoe Pike (State Route 322). The petition states that the tract includes UPI # 29-4-173, UPI # 29-4-174, and UPI # 29-4-175:
 - a. UPI # 29-4-175 is currently within the R-M Rural Mixed Use District and within the General Commercial Overlay District.
 - b. UPI # 29-4-173 and 29-4-174 is currently within the R-2 Rural Residential District.

The petition to amend the Zoning Map would expand the General Commercial Overlay District to include UPI # 29-4-173 and 29-4-174. A copy of the current West Brandywine Township Zoning Map identifying the Commercial Overlay District is shown below.

Page: 3
 Re: Zoning Ordinance and Zoning Map Amendment - Tract Size for Planned Commercial Development, and Zoning Map Amendment for the GC District.
 # West Brandywine Township - ZA-10-24-18294, ZM-10-24-18300

COMMERCIAL OVERLAY - Parcel size West
 Brandywine Township, Chester County



Current West Brandywine Township Zoning Map

LANDSCAPES:

- The area of the Township that is the subject of these applications is 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

Page: 4
 Re: Zoning Ordinance and Zoning Map Amendment - Tract Size for Planned Commercial Development, and Zoning Map Amendment for the GC District.
 # West Brandywine Township - ZA-10-24-18294, ZM-10-24-18300

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 West Brandywine Township Zoning Ordinance text amendment and Zoning Map amendment are consistent with the objectives of the **Suburban Landscape**.

Area Evaluation of the Proposed Rezoning:

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

4. Land Use: The tract contains a dentistry office and related parking areas, a single family dwelling, and an additional lot without any development. The areas to the west contain single-family dwellings, the areas to the south across Culbertson Run Drive contain single-family dwellings and a commercial use, and the areas to the east across Horseshoe Pike (State Route 322) contain single-family dwellings. The Horseshoe Pike/Culbertson Run Drive/Little Washington Road intersection is to the east.
5. Adjacent Zoning: The area to the north is within the R-M Rural Mixed Use District, the areas to the west and south of the site are within the R-2 Rural Residential District the R-2 Low to Medium Density Residential District, as well as a R-M Rural Mixed Use District. The area to the east is within East Brandywine Township and is the R-3 Residential District.
6. Municipal Comprehensive Plan: The 2020 West Brandywine Township Comprehensive Plan's "Future Land Use Plan" designates this site as "Suburban Site-Responsive". The 2022 East Brandywine Township Future Land Use Plan designates the adjacent areas as "Residential".

The West Brandywine Township Comprehensive Plan Update describes the "Suburban Site-Responsive" Future Land Use category on page 101 as:

"...areas where existing development can largely be characterized as suburban residential, the area shown as Site-Responsive Suburban Development is currently dominated by single-family homes generally on modest size lots (less than 2 acres), and where future development is anticipated to continue a similar pattern... the "Site-Responsive Suburban" category applies to over 2,800 acres of West Brandywine Township, or around thirty-four percent of the land area. The category is applied primarily on the eastern side, abutting East Brandywine and Caln Townships. A smaller area of Site-Responsive Suburban Development is located along Route 322 adjacent to Honey Brook and West Nantmeal Townships. The "site-responsive" designation infers case-by-case planning to reflect the character of the land, infrastructure availability, natural and cultural resource protection objectives, relationships to adjacent land uses, and protection of neighboring property values and community character. "Site responsive" is also intended to indicate that net densities of development might vary in response to market forces and the particular characteristics of individual sites and their surroundings."

7. Water and Sewer Facilities: According to County mapping records, this area of the Township is not served by public water or public sewer facilities.

COMMENTS:

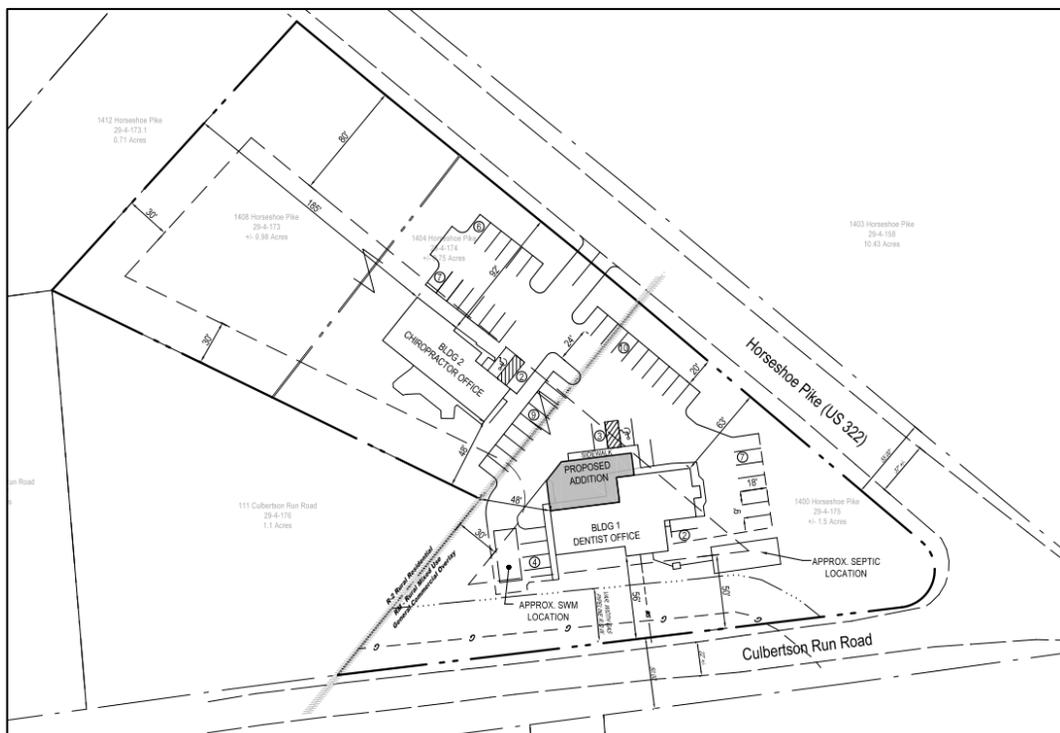
8. The petitioner's proposal would amend the GC-General Commercial Overlay District's minimum tract size for planned commercial developments to require a minimum tract size of five acres, with an

Page: 5
 Re: Zoning Ordinance and Zoning Map Amendment - Tract Size for Planned Commercial Development, and Zoning Map Amendment for the GC District.
 # West Brandywine Township - ZA-10-24-18294, ZM-10-24-18300

added (new) provision that the minimum tract size for any tract with frontage on two or more public streets would be three acres (i.e., instead of five acres). This change can expand the number of tracts that may qualify for the GC-General Commercial Overlay District.

9. The proposed rezoning would expand the existing R-M Rural Mixed Use District to the northwest, to include two additional parcels that are currently in the R-2 Rural Residential District. This expansion is generally consistent with the existing land uses in the area.
10. If adopted, this amendment could also apply to other parcels within the GC-General Commercial Overlay District that front on two or more public streets, such as tracts farther north on Horseshoe Pike that also have frontage on Swinehart Road, James Drive, North Manor Road, Andover Road and potentially other tracts. This amendment may add more flexibility in design and land use planning if it would result in fewer driveways along Horseshoe Pike. The Township should also determine if this amendment would permit land uses permitted within the General Commercial Overlay District to potentially be allowed in additional locations along Horseshoe Pike.
11. Prior to taking action on this amendment, the Township should determine if the draft zoning map amendment is generally consistent with its Comprehensive Plan, as set forth in Section 603(j) of the Pennsylvania Municipalities Planning Code.
12. Prior to taking action on this amendment, the Township should ensure that it has met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the Pennsylvania Municipalities Planning Code.

COMMENTS ON THE SKETCH PLAN:



Detail of 1400, 1404, & 1408 Horseshoe Pike Sketch Plan

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 Re: Zoning Ordinance and Zoning Map Amendment - Tract Size for Planned Commercial Development, and Zoning Map Amendment for the GC District.
 # West Brandywine Township - ZA-10-24-18294, ZM-10-24-18300

13. The applicant should elaborate on future plans for the northwest portion of the site.
14. When an official subdivision and land development plan for this site is submitted, the applicant and the Township should consider the following:
- We agree that a single driveway should serve the entire site. Shared driveways can reduce the number of new access points on public roads, limit impervious coverage, reduce earth disturbance and lower construction costs.
 - Although the area of the Township that is the subject of these applications is within the **Suburban Landscape** designation of *Landscapes3*, the Township and the applicant should strive to protect the rural character of this area. Design suggestions for developments in **Suburban Landscapes** is available at: <https://www.chescoplanning.org/MuniCorner/pdf/SuburbanDesignGuide.pdf>.
 - To the extent that this area retains its rural character, design suggestions for developments in the **Rural Landscape** is available at: <https://www.chescoplanning.org/MuniCorner/pdf/RuralLandscapesDesignGuide.pdf>.
 - Designs in this area should reflect the typical architectural styles in the area by using common roof pitches, exterior finishes, window treatments, materials, signage, and colors.
 - The applicant and the Township should consider the effects of any new development on adjacent residential areas. Additional landscaping should be considered to mitigate any potential adverse effects.
 - The County Planning Commission's *Multimodal Circulation Handbook* (2016 Update), which is available online at: www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Horseshoe Pike (State Route 322) as a major arterial. The Handbook (page 183) recommends an 150 foot-wide right-of-way for major arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Horseshoe Pike and be offered for dedication to the appropriate agency.

Culbertson Run Road is classified as a local distributor, with a recommend right-of-way of 50 feet. The Township should determine the appropriate right-of-way to be reserved for this section of Culbertson Run Road and it should be offered for dedication to the Township.

- Sidewalks are an essential design element for new construction in the **Suburban 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. Pedestrian connectivity between sidewalks and buildings is also an important component of a complete sidewalk system in the **Suburban Landscape**. We recommend that the applicant and the Township provide right-of-way on this tract for any future sidewalk construction program and ensure that buildings be connected by sidewalks.

RECOMMENDATION: West Brandywine Township should consider the comments in this letter before acting on the proposed zoning ordinance text and map amendments.

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Re: Zoning Ordinance and Zoning Map Amendment - Tract Size for Planned Commercial Development, and Zoning Map Amendment for the GC District.

West Brandywine Township - ZA-10-24-18294, ZM-10-24-18300

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Luke Reven, East Brandywine Township Manager



THE COUNTY OF CHESTER



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 Brian N. O'Leary, AICP
 Executive Director

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

November 7, 2024

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

Re: Subdivision and Land Development Ordinance Amendment – Electronic Copies of Preliminary and Final Plan Applications
 # West Fallowfield Township - SA-10-24-18293

Dear Ms. Wheeler:

The Chester County Planning Commission has reviewed the proposed West Fallowfield Township Subdivision and Land Development Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on October 22, 2024. We offer the following comments to assist in your review of the proposed Subdivision and Land Development Ordinance amendment.

DESCRIPTION:

West Fallowfield Township proposes to amend its Subdivision and Land Development Ordinance to require that an electronic copy of preliminary and final plans be submitted to the Township in PDF and other formats as specified by the Township Engineer (in addition to the current requirements for the submission of paper plans, reports, notifications and certificates which are not provided on the final plan).

COMMENTS:

1. Section 1 of the proposed amendment reads, "Section 301.02.1 of the **Zoning Ordinance**, is hereby amended as follows:" and Section 2 reads, "Section 301.03.1 of the **Zoning Ordinance**, is hereby amended as follows:" (emphasis added).

This is apparently an amendment to the West Fallowfield Township **Subdivision and Land Development Ordinance**, not the Township Zoning Ordinance. However, Sections 301.02.1 and 301.03.1 are the relevant Sections in the Township Subdivision and Land Development Ordinance that relate to this amendment. This reference discrepancy should be corrected.

2. The County Planning Commission endorses the incorporation of digital submission requirements into municipal subdivision and land development ordinances, particularly at the preliminary plan stage, as this creates increased efficiency in sharing plan information amongst municipal offices along with (long-term) efficiency gains in sharing plan information with county and state offices.

Page: 2

Re: Subdivision and Land Development Ordinance Amendment – Electronic Copies of Preliminary and Final Plan Applications

West Fallowfield Township - SA-10-24-18293

RECOMMENDATION: The Commission has no comments on the substance of the proposed ordinance amendment, although the references to the Township Zoning Ordinance should be replaced with references to the Township Subdivision and Land Development Ordinance.

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

Act 537 Reviews

Minor Revisions

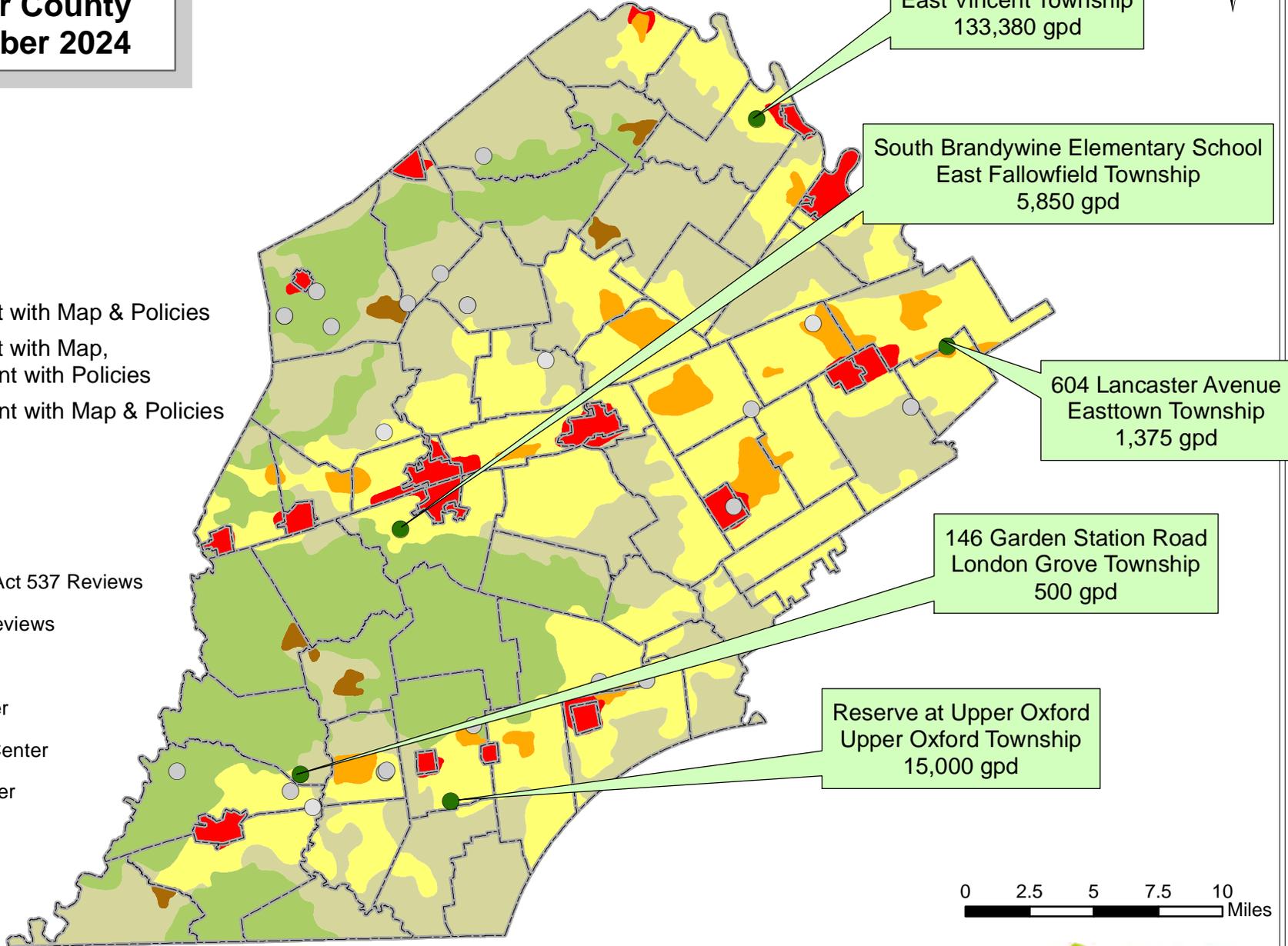


Act 537 Reviews for Chester County November 2024

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

Legend

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



Map prepared December 2024

Data Sources:

Act 537 Review - created by Chester County Planning Commission, 2018;

Landscapes3 - Chester County Municipalities - Chester County DCIS/GIS;

Planning Commission, November 29, 2018.



Chester County Planning Commission
December 11, 2024

ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

None

MINOR REVISIONS TO MUNICIPAL PLANS:

East Fallowfield Township, South Brandywine Elementary School

The applicant is proposing the development of a new elementary school on a 50-acre property. The site is located on Doe Run Road, at the intersection with Strasburg Road. The amount of wastewater for the project is 5,850 gpd. The project is to be served by the public sewage disposal system managed by PAWC. This project is designated as a Suburban Landscape and is consistent with *Landscapes3*.

Easttown Township, 604 Lancaster Avenue

The applicant is proposing a mixed use residential/commercial development on the 0.25 acres. The site is located on Lancaster Avenue at the intersection with Woodside Avenue. The amount of wastewater for the project is 1,375 gpd. The project is to be served by a public sewage disposal system Valley Forge Sewer Authority. This project is designated as a Suburban Center Landscape and is consistent with *Landscapes3*.

East Vincent Township, Jones Motor Tract

The applicant is proposing a mixed-use development, including 366 residential lots, 12 commercial lots and a sports complex. The site is located at the intersection of Schuylkill Road and West Bridge Street. The amount of wastewater for the project is 133,380 gpd. The project is to be served by a public sewage disposal system managed by the East Vincent Township Municipal Authority. This project is designated as a Suburban Landscape and is consistent with *Landscapes3*.

London Grove Township, 146 Garden Station Road

The applicant is proposing a residential development of one additional single-family dwelling on 4.2 acres. The site is located on Garden Station Road. The amount of wastewater for the project is 500 gpd. The project is to be served by an on-lot sewage disposal system. This project is designated as a Suburban Landscape and is consistent with *Landscapes3*.

Upper Oxford Township, Reserve at Upper Oxford

The applicant is proposing a residential development of 32 lots on 64.2 acres. The site is located on 1480 Baltimore Pike, beyond the intersection with Sherrockee Lane. The amount of wastewater for the project is 15,000 gpd. The project is to be served by individual on-lot sewage disposal systems. This project is designated as a Suburban and Rural Landscape and is consistent with *Landscapes3*.

Action Requested

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

11/13/2024



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

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

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

Project Name & Municipality New Elementary School, East Fallowfield Township

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

1. Date plan received by county planning agency. October 01, 2024
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency November 20, 2024

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds2045, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2023.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Suburban Landscape. The vision for the Suburban Landscape is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Both on-lot and public sewer systems are supported in this landscape.</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) |
|-----|----|--------------------------------------|
|-----|----|--------------------------------------|

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

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

Name: Carrie J. Conwell, AICP

Title: Senior Environmental Planner

Date: 11/20/2024

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

Address: Government Services Center, Suite 270

601 Westtown Road

P.O. Box 2747

West Chester, PA 19380-0990

Telephone Number: (610) 344-6285

Signature: 

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

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

This project was previously reviewed under PA Act 247, as Case LD-03-24-18035, and was consistent with Landscapes3.

PC53-11-24-18327

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
Catherine VanVorren, Coatesville Area School District
Scott Swichar, East Fallowfield Township
Barry Stingel, T & M Associates



**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 Jones Motor Tract, East Vincent Township

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

1. Date plan received by county planning agency. September 09, 2024
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency November 04, 2024

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds2045, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2024.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Suburban Landscape. The vision for the Suburban Landscape is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Both on-lot and public sewer systems are supported in this landscape.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters - the Stoney Run and Schuylkill River watersheds. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact: <u>Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, although it does not appear that any proposed development activity will encroach upon them. The applicant should be aware that placement of fill in wetlands is regulated by Section 404 of the Clean Water Act (1977) and PA DEP Chapter 105 Rules and Regulations.</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known. If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

Yes No SECTION C. AGENCY REVIEW (continued)

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

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

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICP

Title: Senior Environmental Planner

Date: 11/4/2024

Signature: _____



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

Address: Government Services Center, Suite 270

601 Westtown Road

P.O. Box 2747

West Chester, PA 19380-0990

Telephone Number: (610) 344-6285

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

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

This project was previously reviewed under PA Act 247 as Case Numbers SD-07-20-16404 and LD-07-20-16405 and was consistent with the vision for the Suburban Landscape.

PC53-11-24-18311

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
Thomas Kessler, Site Contact
Robert Zienkowski, East Vincent Township
Nicole Gambone, Ebert Engineering



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

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

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

Project Name & Municipality 604 Lancaster Avenue, Easttown Township

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

1. Date plan received by county planning agency. September 11, 2024
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency November 05, 2024

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds2045, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2024.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Suburban Center Landscape. The vision for the Suburban Center Landscape is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Public sewer systems are supported in this landscape when available.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact: |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known. If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

Yes No SECTION C. AGENCY REVIEW (continued)

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

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

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICP

Title: Senior Environmental Planner

Date: 11/5/2024

Signature: 

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

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

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

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

This project was reviewed previously under Act 247 as Case Number LD-04-24-18078 and was consistent with the Suburban Center Landscape.

PC53-11-24-18312

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
Stacey Ballard, Site Contact
Donald Curley, PhD, PE, AICP, Easttown Township
Kevin R. Sech of HILBEC Engineering



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

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

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

Project Name & Municipality 146 Garden Station Road, London Grove Township

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

1. Date plan received by county planning agency. September 30, 2024
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency November 20, 2024

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds2045, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2023.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Suburban Landscape. The vision for the Suburban Landscape is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Both on-lot and public sewer systems are supported in this landscape.</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)

- 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: 11/20/2024

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

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

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

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

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

PC53-11-24-18326

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
Keith Campbell, Site Contact
Kenneth Battin, EFO, MPA, London Grove Township
Spencer Andress, Government Specialists Inc



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

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

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

Project Name & Municipality The Reserve at Upper Oxford, Upper Oxford Township

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

1. Date plan received by county planning agency. September 26, 2024
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency November 25, 2024

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds2045, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2023.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Suburban Landscape, Rural Landscape and Natural Features Overlay. The vision for the Suburban Landscape is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Both on-lot and public sewer systems are supported in this landscape. 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. Finally, the county's Natural Landscapes is an overlay of all other landscapes and consists of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. Sewage facility impacts should be minimized in this landscape, and natural resources should be preserved or restored. With the residential layout being located primarily in the Suburban Landscape, the project is generally consistent with Landscapes3.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met <u>While portions of the proposed project are located within the Rural and Natural Landscapes, the proposed residential layout is primarily located within the Suburban Landscape.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters, the Big Elk Creek watershed. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u> |
| <input 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 type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? Not Known. <u>The applicant's submission indicates there are one or more sites of concern, but it does not demonstrate that potential conflicts have been resolved with the U.S. Fish and Wildlife Service.</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |

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

- | | | | |
|-------------------------------------|-------------------------------------|-----|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 10. | Does this proposal meet the zoning requirements of the ordinance? N/A |
| <input type="checkbox"/> | <input type="checkbox"/> | 11. | Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. | Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. | Does this proposal meet the requirements of the ordinance? N/A If no, describe which requirements are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. | Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan? If no, describe inconsistency |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. | Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. | Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? If yes, is the proposed waiver consistent with applicable ordinances. Not Known If no, describe inconsistencies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. | Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>We note that on August 17, 2022, the Chester County Board of Commissioners adopted a resolution to amend the County-wide Act 167 Stormwater Management Plan for Chester County, PA and PA DEP approved the County Stormwater Management Ordinance in November 2022. Per PA DEP requirements, all municipalities were required to adopt the updated ordinance requirements by May 2023.</u> If yes, will this project plan require the implementation of storm water management measures? <u>Individual municipalities should be consulted regarding the specific stormwater ordinance regulations in effect in their municipality. For more information, please visit the Chester County Water Resources Authority at http://www.chesco.org/water.</u> |

18.

Name, Title and signature of person completing this section:

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

Signature: _____

Date: 11/25/2024Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

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

This project was previously reviewed under PA Act 247, as Case SD-09-24-18256, and was generally consistent with the Suburban Landscape

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

PC53-11-24-18332

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
George Palomba, Site Contact
Jane Daggett, Upper Oxford Township
Jeff Miller, Evans Mill Environmental LLC

Agricultural Security Area Reviews



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

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:

Sam Goodley, Jr., Chairman
East Nottingham Township
Board of Supervisors
158 Election Road
Oxford, PA 19363

Date:

November 20, 2024

Parcel:

69-3-41

Acreage*:

3.6

Owner(s)*:

Ronald Fulton and Tamela Fulton

*According to County Tax Assessment Records

Review Timetable

On, the Chester County Planning Commission received a request from your municipality to review the above listed parcel for addition to your municipality's existing ASA. This proposal was submitted by representing your municipality. Following Act 43, the CCPC has 45 days to review this submission, which means that our review must be completed by December 13, 2024.

Soils

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

Comments:

Local Planning

1. Does the municipal zoning for the parcel allow agriculture? Yes No
Comments: **The site is located in the R-2 Residential District, which permits agricultural uses.**

2. Does the proposed agricultural use of the parcel comply with the future land use of the parcel, as mapped in the municipal comprehensive plan? Yes No
Comments: **The Oxford Regional Comprehensive Plan, dated 2012, identifies this parcel as being located in the Suburban designation, which is the region’s future growth area, but does not preclude agricultural uses.**

3. Does the proposed agricultural use of the parcel comply with *Landscapes3*, the Chester County Comprehensive Plan? Yes No
Comments: **The site is located in the Suburban Landscape of *Landscapes3*, which is appropriate for agricultural uses.**

Agricultural Lands

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

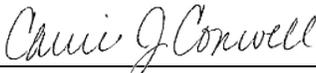
2. What is the Chester County Real Estate System land use code?

3. Is the parcel “viable farmland” as defined by Act 43? Yes No

Comments: **The parcel is under 10 acres in size, entirely wooded, and separated from nearby cultivated lands by a major roadway, PA Route 472.**

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

CJC/ncs

cc: Marc Arot, East Nottingham Township Planning Commission Chair
Mark Gallant, ORPC Representative
Jake Michael, CCPC
Geoff Shellington, Chester County Open Space Preservation Department



THE COUNTY OF CHESTER



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TO:

Sam Goodley, Jr., Chairman
East Nottingham Township
Board of Supervisors
158 Election Road
Oxford, PA 19363

Date:

November 20, 2024

Parcel:

69-3-72

Acreage*:

9.9

Owner(s)*:

Ronald Fulton and Tamela Fulton

*According to County Tax Assessment Records

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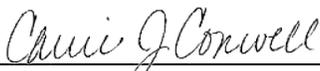
1. Is the parcel enrolled in a farmland protection program? Act 515 Act 319 None

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 is under 10 acres in size, it is part of a larger agricultural operation on the adjacent parcel (69-7-4).**

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

CJC/ncs

cc: Marc Arot, East Nottingham Township Planning Commission Chair
Mark Gallant, ORPC Representative
Jake Michael, CCPC
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TO:

Sam Goodley, Jr., Chairman
East Nottingham Township
Board of Supervisors
158 Election Road
Oxford, PA 19363

Date:

November 20, 2024

Parcel:

69-7-4

Acreage*:

70.7

Owner(s)*:

Ronald Fulton and Tamela Fulton

*According to County Tax Assessment Records

Review Timetable

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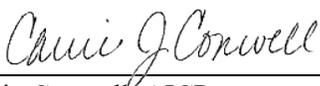
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Comments:

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



Carrie Conwell, AICP
Senior Environmental Planner

CJC/ncs

cc: Marc Arot, East Nottingham Township Planning Commission Chair
Mark Gallant, ORPC Representative
Jake Michael, CCPC
Geoff Shellington, Chester County Open Space Preservation Department

Discussion and Information Items

Sustainability Division Update

Sustainability Division

Monthly Activities Report – December 2024

Summary:

- Open Space Accelerator: CCPC was awarded a grant for \$75,000 to launch a mini-grant program for municipalities to conduct limited-scope implementation-focused open space action plans. CCPC is working on selecting a municipality with whom to pilot the scope of work for this planning product; develop program guidelines; and develop an RFP to solicit consultants to complete approx. 7 municipal open space accelerator projects over 2 years.
- Keep Chester County Beautiful steering committee met on 11/20 to discuss the 2025 work program. Next year the group will work on adding new members who can take on parts of the following proposed projects:
 - Develop municipal/regional inventories of potential environmental projects needing volunteers, as well as the volunteer groups active in each municipality/region.
 - Develop a Litter Action Plan Template municipalities can use to develop their own Litter Action Plan.
 - Expand/Promote PennDOT's Adopt-a-Highway and Adopt and Beautify Program
 - Develop performance metrics to track the cumulative impact of Chester County environmental volunteers
 - Convene a task force to establish a Route 30 Pollinator Corridor
 - Develop Partner Toolkits to help promote volunteer opportunities
 - Campaign Sign Collection- for the primary and general election

Multimodal Transportation Planning Division

Multimodal Transportation Planning Division

November 2024

PA DCNR C2P2 Awards

On Tuesday November 12th, Governor Shapiro announced grant awards from the PA DCNR Community Conservation Partnerships Program (C2P2) totaling \$79.4M for 307 projects across the Commonwealth of Pennsylvania. Chester County recipients include:

- Brandywine Red Clay Alliance, \$50,000, Installation of approximately 6 acres of meadows and 3 acres of riparian forest buffers in the Lower Delaware River and Lower Susquehanna River watersheds
- **Chester County**, \$75,000, Coordinate and fund the 2025 Open Space Accelerator program to develop open space implementation plans for municipalities in Chester County
- **Chester County**, \$393,000, Payment toward the acquisition of approximately 5.27 acres on Boot Road in East Caln Township to provide a trailhead on the Chester Valley Trail
- **Chester County**, \$500,000, Design for the rehabilitation of the Downingtown Trestle on the Chester Valley Trail in East Caln and West Bradford Townships
- East Whiteland Township, \$1,000,000, Payment toward the acquisition of approximately 52 acres along Morstein Road for a new community park
- Honey Brook Township, \$212,000, Rehabilitation of James A. Umble Memorial Park
- Spring City Borough, \$350,000, Further development of Spring City Boat Launch Park along the Schuylkill River
- Upper Uwchlan Township, \$350,000, Rehabilitation and further development of Hickory Park
- West Whiteland Township, \$1,050,000, Further development of Exton Park
- Willistown Conservation Trust, Inc., \$1,000,000, Payment toward the acquisition of approximately 90 acres along Providence Road for a new nature preserve.



In summary, there were **10 Chester County projects totaling \$4,980,000** in awards for the 2024 C2P2 round. The next offering of the C2P2 program will open January 21st and close April 2nd, 2025. Kudos to both Rachael Griffith and Steve Buck for writing successful applications on behalf of the county. For more information including a full list of awards, please refer to the Governor's [press release](#).

SEPTA issues resolved... for now

SEPTA started the month of November in pretty bad shape facing a potential strike by the Transit Workers Union as well as a fiscal cliff for operation of their services.

The Transit Workers Union threatened to strike when their contract expired November 8th, but agreed to stay on the job while negotiating with SEPTA. A deal was finally reached on November 20th that included increased wages and health benefits along with on the job safety and security improvements for the Transit Workers Union. The union will vote on the proposed one year contract on December 6th.

At their November meeting, the SEPTA Board approved an average 7.5% fare increase that will go into effect on December 1st. Following the recess of the State legislature without a plan to address SEPTA's operational needs earlier in November, SEPTA announced a plan to increase fares an additional 21.5% effective January 1st along with proposed service cuts, including the rollout of the New Bus Network and implementation of the GO(!) microtransit zones in Chester County.

On Friday November 22nd, Governor Shapiro announced a plan to flex \$153M of Federal highway funds to address SEPTA's operational needs until the end of fiscal year 2025 (6/30/25) as a stopgap measure until a long term and sustainable approach to funding public transportation in Pennsylvania is passed by the State Legislature. The highway projects from which this funding was obtained include (courtesy of Rick Murphy / DVRPC):



| District | County | MPMS # | Project Title | FFY 2025 Amount | Impact |
|----------|--------------|--------|---|-----------------|---|
| 1 | Mercer | 116475 | I-79: Mile Marker 117 – 126 | 10,000,000 | Current schedule shows a 2026 bid date, which could still be met. |
| 3 | Columbia | 97561 | I-80 from Creek Road to State Route 487 | 28,000,000 | Current schedule shows a last quarter 2025 bid date, which could still be met. |
| 6 | Philadelphia | 103557 | I-95: Tioga Street to Wheatshaf Lane | 35,000,000 | Current schedule shows a third quarter 2025 bid date, which likely will be met. |

| | | | | | |
|----|------------|--------|-------------------------------------|------------|---|
| 8 | York | 106531 | I-83 Newberrytown South Resurfacing | 3,399,037 | Current schedule shows a first quarter 2025 bid date. Would look to delay to late 2025 or early 2026. |
| 10 | Jefferson | 106029 | I-80 Brookville West Reconstruction | 35,000,000 | Current schedule shows a 2027 bid date, which could still be met. |
| 10 | Jefferson | 106223 | I-80 Brookville East Reconstruction | 31,500,000 | Current schedule shows a 2026 bid date, which could still be met. |
| 12 | Washington | 75981 | I-70: Bentleyville to PA 519 | 10,500,000 | Current schedule shows a first quarter 2025 bid date. Would look to delay to late 2025 or early 2026. |

As a result of the \$153M funding infusion, SEPTA has postponed its proposed 21.5% fare increase and service cuts, however those could be revisited if the Legislature fails to create a funding plan before the end of FY25. Without a funding plan, SEPTA faces an annual budget deficit of \$240M.

Community Planning

Municipalities with ongoing VPP projects December 2024

★ Planning Commission Consulting Service

17 Single-Municipality Projects

Zoning or Subdivision Ordinance

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

Comprehensive Plan

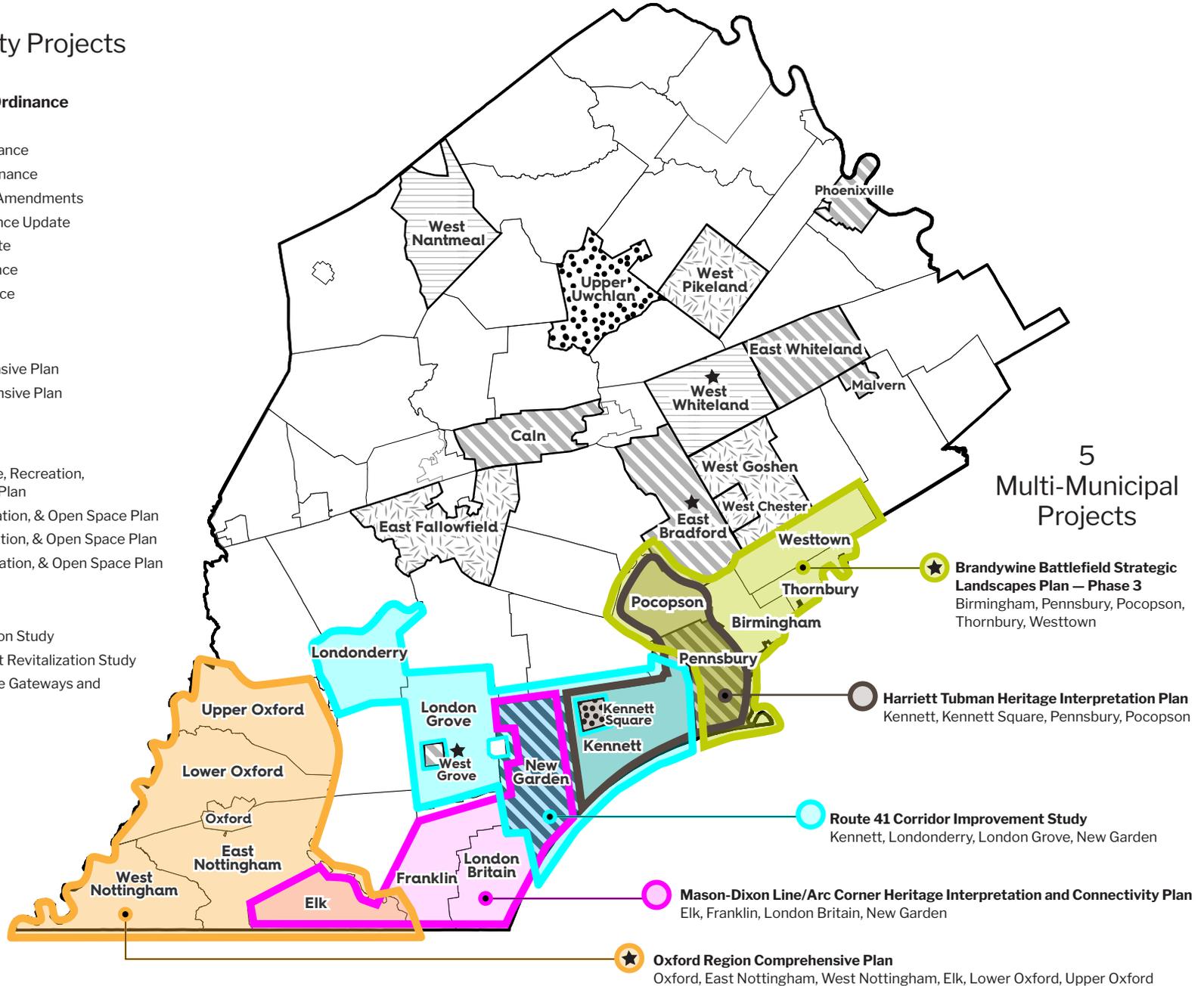
- West Nantmeal Comprehensive Plan
- ★ West Whiteland Comprehensive Plan

Open Space

- East Fallowfield Open Space, Recreation, & Environmental Resource Plan
- West Chester Parks, Recreation, & Open Space Plan
- West Goshen Parks, Recreation, & Open Space Plan
- West Pikeland Parks, Recreation, & Open Space Plan

Other

- Kennett Square Revitalization Study
- Kennett Square State Street Revitalization Study
- Upper Uwchlan Eagle Village Gateways and Mobility Plan



COMMUNITY PLANNING REPORT

December 2024 (Activities as of 11/30/24)

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

MUNICIPAL ASSISTANCE

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

SINGLE MUNICIPALITY

1. Caln Township – Zoning Ordinance Update

Percent Completed: 20% Contract Term: 1/24-12/25 Consultant: Nanci Sarcinello Planning & GIS Monitor: Mark Gallant
The Township is creating an ordinance that removes complicated overlay districts. The project is progressing on schedule and the Task Force will continue looking at the districts at their next meeting on November 21st.

2. East Bradford Township – Zoning Ordinance Update

Percent Completed: 75% Contract Term: 8/22–1/25 Consultant: CCPC Lead Planner: Chris Patriarca
The Planning Commission completed their initial review of the full draft ordinance and a public meeting to make their formal recommendation to the Board of Supervisors should occur by year end.

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

Percent Completed: 95% Contract Term: 5/23–10/24 Consultant: Simone Collins Monitor: Mark Gallant
The public hearing for adoption was moved to November 26th. Mark Gallant took over this plan update as the monitor.

4. East Whiteland Township – Zoning Ordinance

Percent Completed: 25% Contract Term: 9/23–8/25 Consultant: Bergmann Monitor: Chris Patriarca
Next Task Force meeting TBD. The project is progressing on schedule.

5. Kennett Square Borough – State Street Revitalization Study

Percent Completed: 10% Contract Term: 9/24-10/26 Consultant: Derck & Edson Monitor: Kevin Myers
The Borough proposes to work with a planning and design consultant to help improve several sites along State Street. There was no meeting in November, the next meeting is planned for January 2025.

6. Kennett Township – SLDO update

Percent Completed: 0% 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. There was no meeting in November.

COMMUNITY PLANNING REPORT

7. Malvern Borough – Zoning Ordinance Amendments

Percent Completed: 5 % Contract Term: TBD Consultant: Thomas Comitta Associates Monitor: Jeannine Speirs
 Updates to text and map to support implementation of Malvern Borough Comprehensive Plan. Task Force meeting on November 7th covered Commercial Districts.

8. New Garden Township – Zoning Ordinance Update

Percent Completed: 0% Contract Term: 7/24-6/26 Consultant: Michael Baker International Monitor: Libby Horwitz
 Meeting was held on November 20 to discuss districts and the zoning map.

9. Pennsbury Township – Ordinance Updates

Percent Completed: 50% Contract Term: 5/24-10/25 Consultant: Brandywine Conservancy Monitor: Jeannine Speirs
 Task Force meeting held on November 11th to go over Timber Harvesting, Floodplain, and specimen tree permit changes.

10. Phoenixville Borough – Zoning Ordinance Update

Percent Completed: 40% Contract Term: 7/23-6/25 Consultant: Gilmore & Associates Monitor: Chris Patriarca
 Next meeting is scheduled for late January.

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

Percent Completed: 0 % Contract Term: 9/1/2024-2/28/2026 Consultant: TBD Monitor: Patty Quinn
 The Eagle Village Gateways and Mobility Plan will build community and stakeholder consensus for needed improvements at two Pottstown Pike (Route 100) and Graphite Mine Road intersections, which serve as the northern and southern gateways to the Village of Eagle.

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

Percent Completed: 30 % 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. Progressing on schedule. The last meeting was a public on 11/14 providing an overview and allowing the public to review the survey for the project.

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

Percent Completed: 10% 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. A public survey is underway to capture public feedback regarding parks and recreational priorities.

15. West Grove Borough – Zoning Amendments

Percent Completed: 80 % Contract Term: 4/23–3/25 Consultant: CCPC Lead Planner: Kevin Myers
 The Chester County Planning Commission will provide professional planning and support staff to assist updating the Boroughs Zoning Ordinance. A 2nd draft documenting the proposed amendments was created and sent to the borough task force, solicitor, and zoning officer. A public meeting will be held at the 12/4 council meeting prior to the ordinance proceeding with Act 247 review and the adoption/hearing.

COMMUNITY PLANNING REPORT

16. West Nantmeal Township – Comprehensive Plan Update

Percent Completed: 5 % Contract Term: 6/24-5/26 Consultant: Castle Valley Consultants Monitors: Elise Davis/Mark Gallant
The consultant has been working on existing conditions and development of a public survey. The November meeting was on 11/25.

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

Percent Completed 2 5 % Contract Term: 6/23–5/25 Consultant: Natural Lands Monitor: Chris Patriarca
A public event is being scheduled for January 2025.

18. West Whiteland Township – Comprehensive Plan

Percent Completed: 1 0% Contract Term: 7/24–6/26 Consultant: CCPC Lead Planner: Chris Patriarca
The next Task Force meeting is scheduled for December 10, and the public survey will be live through years end.

MULTI-MUNICIPAL PROJECTS

A. Brandywine Battlefield Strategic Landscapes Plans – Phase 3

Percent Completed: 95% Contract Term: N/A (contract work completed) Consultant: CCPC Lead Planner: Jeannine Speirs
Technical report and interactive map draft has been prepared by consultants and PHMC has completed their review. New interactive map is on web. Draft plan completed.

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

Percent Completed: 5 5 % Contract Term: 6/23-5/25 Consultant: National Travel Center Monitor: Jeannine Speirs
Harriet Tubman Scenic Byway Commission member municipalities: Kennett Township (lead), Pennsbury Township, Pocopson Township, and Kennett Square Borough are completing a Heritage Interpretation Plan for the Harriet Tubman Underground Railroad – Path to Freedom region and theme to examine the broader Underground Railroad story in Chester County and the region, using research materials and input from Underground Railroad groups to develop a heritage interpretation plan and tour trail. No Task Force meeting in November.

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

Percent Completed: 4 5 % Contract Term: 12/22–11/24 Consultant: Brandywine Conservancy Monitor: Jeannine Speirs
The four townships are preparing a plan to promote thematic and physical heritage interpretation and connectivity between key natural, cultural, historic, and agricultural Heritage Sites for the Mason-Dixon/Arc Corner theme and within the Regional Planning area. This project builds on Franklin’s Comp Plan policy and policy in the other three communities. Consultant/grant monitor team meeting on November 12 and Task Force meeting on November 19th to cover New Garden area Heritage Sites cluster.

D. Oxford Region Comprehensive Plan Update

Percent Completed: 1 5 % 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. The public survey results are in, 383 English surveys and 7 Spanish were returned. ChristanaCare will attend the December 5th meeting and provide an update on the reopening of Jennersville Hospital.

COMMUNITY PLANNING REPORT

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

Percent Completed: 75% Contract Term: 2/23–1/25 Consultant: McMahon Associates Monitor: Chris Patriarca

The full draft plan was finalized in November and will be scheduled for acceptance by the 5 municipal partners. The project is progressing on schedule.

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 PRPC will meet in December to finalize their 2025 work plan.
- **Pottstown Metropolitan Regional Planning Committee** – The PMRPC will meet in December to discuss the housing chapter of the draft comp plan
- **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

VPP INQUIRIES

County Consulting Assistance Inquiries or Requests

1. East Caln (Zoning Ordinance Update)
2. Spring City (Comprehensive Plan)
3. South Coatesville Borough (General Planning Assistance)
4. Pennsbury (Historic Resources Zoning)
5. Coatesville (Official Map)
6. North Coventry (Zoning Ordinance Amendment)
7. East Nottingham (Official Map)
8. Uwchlan (Zoning Ordinance Amendment)
9. London Dairy (Comprehensive Plan)

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)

COMMUNITY PLANNING REPORT

HISTORIC PRESERVATION & HERITAGE INTERPRETIVE NETWORK (HIN)

External Partners: Vary by project

Staff: David Blackburn and Jeannine Speirs

America 250 & Heritage Tourism Plan

- ❖ The 250 administrator and Chester County Community Foundation are exploring sponsorship/fiscal support for programs and infrastructure improvements.
- ❖ Attended November Commission meeting
- ❖ Met with the lead of the administrative contract to discuss municipal outreach to refocus their contract in 2025, if renewed.
- ❖ The Commission is at 73% for adoption of support for America250 Chester County, working for passage by the remaining 27%.
- ❖ Met with Delaware's America 250 Coordinator to discuss cross-state collaborations for America250 and Brandywine250.
- ❖ An evaluation of the support contract for America 250 Chester County was created, vetted, and distributed. The current terms of the support contract expire 18 February 2025.
- ❖ Made materials for the "Chester County Originals" heritage tourism campaign available to all heritage sites via the CCPC website.

Heritage Tourism Plan (HTP) Implementation Strategy

- ❖ Facilitated third HTP implementation meeting and discussed outline of the plan. Shared partial draft of the plan and discussed how to define current conditions and future needs.
- ❖ Met with the Historic Preservation Network's president to discuss to organization's involvement in collecting data for the current conditions section of the implementation plan.

Brandywine Battlefield Task Force (BBTF) & expanded Philadelphia Campaign Partnership

- ❖ **Philadelphia Campaign Heritage Interpretive Network** – Working on a Heritage Site capacity building workshop and coordination with both 250s working meeting, dates TBD.
- ❖ Exploring funding opportunities for heritage interpretation, education and outreach: a visitor experiences driving tour to mesh the County Heritage Tourism Plan and 250th with the already existing Brandywine Battlefield Heritage Interpretive Network concept and Signage Project, and the Philadelphia Campaign theme.
- ❖ Coordinating with Valley Forge (and Hopewell Furnace) that will be Gateways under the Heritage Interpretive Network.
- ❖ Working with newly formed Malvern Borough Paoli Battlefield Master Plan Committee and a related effort for HIN Paoli Battlefield Heritage Center.
- ❖ Working with Tredyffrin Township Historical Commission on a concept for a multi-municipal Paoli Battlefield area Heritage Interpretive and Connectivity Plan that meshes with the HIN.

Agriculture HIN theme region

- ❖ Historic sub-committee of the Oxford Regional Planning group has identified Ag theme locations in southern Chester County. Regional theme group has estimates for interpretive signage and is investigating funding to start to implement their Heritage Interpretive Network.

COMMUNITY PLANNING REPORT

Public Programs & Advocacy, Trainings & Outreach

- ❖ **Town Tours & Village Walks** - Theme for 2025 is “Resources with untold stories” Growing 2025 line up include: Lincoln University/Hinsonville, Kennett Square Borough, East Brandywine, and Coatesville. Added to the lineup for 2025 is Warwick County Park.
- ❖ Attended East Pikeland Historic Commission and Historical Architectural Review Board meeting
- ❖ Attended planning session for the Chester County Convention and Visitors Bureau new strategic plan.
- ❖ Attended monthly Board meeting of the CC Historic Preservation Network and their event planning meeting for 2025 activities.
- ❖ Attended CATO Conference as CCPC Heritage representative
- ❖ **Ordinances** – Caln Historic Resources regulations draft review pending

Mandated and Requested Reviews/National Register Designation Activity – Includes county-owned properties and properties with a historic designation or potential designation

- ❖ Received and reviewed the Alternative Analysis Report Comment Response Document from PennDOT for the SR 41 traffic circle proposed for Chatham Village. Requested clarification from PennDOT regarding protections proposed for the hotel during construction and process if damage occurs.

County associated Programs/Projects:

- ❖ County-owned Bridges/Facilities
- ❖ To facilitate the learning process of the new bridge contractor, the county bridge coordinator will be planning on two ZOOM meetings, from one, starting in January. This is temporary and will likely end in spring.
- ❖ Historic classification for three bridge design projects continues: W. Nantmeal Twp, Warwick Twp, and Kennett Twp.
- ❖ Graphic draft of the interpretive panel at Bridge #26 is in process. Research commenced for an interpretive panel at Bridge #207, Old Schuylkill Road.

Non-County Section 106:

- ❖ Downingtown Train Station project mitigation Memorandum of Agreement is completed for the demolition of an identified historic resource in a historic district for a storm water basin; Federal Transit Administration and PennDot engineers indicate demolition is necessary. Consulting parties will participate in mitigation projects.
- ❖ London Grove Agricultural Historic District/New Garden/ West Marlborough/London Grove - An existing rural historic district encompasses parts of three municipalities has been evaluated by PennDOT for its contributing historic resources.
- ❖ West Brandywine culvert – PennDOT stopped work and is assessing historic resource impacts.
- ❖ A FEMA project in Tredyffrin started mitigation, documenting a historic property and training for the Historical Commission.
- ❖ Reviewed 106 actions for the replacement of communication equipment on existing towers in Uwchlan Twp and Willistown Townships. Both were approved.

COMMUNITY PLANNING REPORT

ECONOMIC

- **State of the County Economy Report** – Started data formatting for online posting
- **Delaware Vally Regional Planning Commission (DVRPC) Projections** – DVRPC is finalizing employment projections
- **AgConnect** – CCPC working with AgConnect to potentially adjust open space restrictions to better facilitate farming

HOUSING

- **Adaptable Housing Guide** –Finalizing trends and projections

URBAN CENTERS

- **Technical assistance/coordination** –Discussion with Avondale to address flooding in conjunction with coordination with CC Water Resource Authority WRA. Will discuss potential for attainable housing with Avondale at the 12/3 Borough Council meeting, this may result in a project to amend the borough zoning ordinance. Assisting Parkesburg with TND Use Zoning Amendments and related Design Guide. Working with Atglen Borough on Town Center Districts zoning amendments.
- **Presentations:** Continuing discussion on collaboration with WCU regarding ArcUrban use and/or student internships/work to collaborate on municipal assistance/projects. Presented parking reform at Transportation Management Association of Chester County (TMACC) event on 11/20/24.

Director's Report