



THE COUNTY OF CHESTER



COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

PLANNING COMMISSION

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

Chester County Planning Commission
Government Services Center – Suite 351 East

Hybrid Meeting
June 11, 2025

AGENDA

- 2:00 p.m. 1. CALL TO ORDER
- A. Chair's Welcome *Chair*
2. PUBLIC COMMENT *Chair*
3. PRESENTATION
- B. 2024 Housing Report *Libby Horwitz*
- 2:10 p.m. 4. ACTION ITEMS
- C. Approval of Commission Meeting Minutes – May 14, 2025 *Commission*
- D. Act 247 Reviews – May 2025 Applications *Geoff Creary*
- 1) 247 Monthly Summary
- 2) Review of interest
1. East Brandywine Township SD-04-25-18492
- 3) Subdivision and Land Development Plan Reviews (8)
1. East Brandywine Township SD-04-25-18492
2. East Coventry Township SD-04-25-18495
3. Franklin Township LD-04-25-18480
4. London Grove Township LD-04-25-18478
5. Lower Oxford Township SD-04-25-18497
6. West Chester Borough SD-04-25-18485
7. West Marlborough Township SD-04-25-18501
8. Westtown Township SD-04-25-18482
- 4) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews (8)
1. East Nottingham Township ZA-04-25-18487
2. Honey Brook Township ZA-05-25-18527
3. New Garden Township ZA-04-25-18486
4. North Coventry Township ZM-05-25-18514
5. Spring City Borough ZA-04-25-18493
6. Uwchlan Township MU-04-25-18491
7. West Chester Borough SA-04-25-18494
8. West Sadsbury Township ZA-04-25-18488

E. Act 537 Reviews - May 2025 Applications *Carrie Conwell*

- 1) Major Applications (2)
 - 1. Act 537 Plan Update for Oxford Area Sewer Authority- Grant Street Pumping Station Elimination -Consistent
 - 2. Act 537 Plan for the Valley Forge Sewer Authority- Consistent

- 2) Minor Applications (6)
 - 1. East Brandywine Township, 120 Dowlin Forge Road, 30-6-20.1, Consistent
 - 2. Honey Brook Township, Mike Zook, 22-3-35.2, Consistent
 - 3. North Coventry Township, Salvucci, 17-7-163, Consistent
 - 4. Penn Township, John and Elizabeth Wilkinson, 58-4-105.4, Consistent
 - 5. Upper Oxford Township, Stoltzfus/Ewing Road, 57-4-49, Consistent
 - 6. West Brandywine Township, Traditions at Brandywine, 29-7-39, Consistent

2:25 p.m. 5. DISCUSSION AND INFORMATION ITEMS

- F. Multimodal Transportation Planning Division Update *Brian Styche*
- G. Design & Technology Division Update *Geoff Creary*
- H. Community Planning Division Update *Bambi Griffin Rivera*
 - 1) Oxford Region Public Open House Report *Mark Gallant*
- I. Sustainability Division Update *Rachael Griffith*
- J. Director’s Report *Matt Edmond*

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
May 14, 2025

MEMBERS PRESENT IN PERSON: Nate Cline, Chair; Roberta Cosentino, Vice Chair;
Matt Hammond; Michael Heaberg.

MEMBERS PRESENT VIA ZOOM: Doug Fasick; Frank Furman; Molly Morrison; Andy
Wright.

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

STAFF PRESENT VIA ZOOM: Chris Bittle; Steve Buck; Angela Dracup; Richard Drake;
Gwen Duli; Paul Farkas; Carolyn Oakley; Al Park; Elle Steinman.

VISITORS PRESENT IN PERSON: Raman Patel.

VISITORS PRESENT VIA ZOOM: Ryan Mulligan; T Wilson.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person at
the Government Services Center Suite 270 and via Zoom audio/video on Wednesday,
May 14, 2025 was called to order at 2:04 P.M. by Chair Nate Cline.

PUBLIC COMMENT: Mr. Patel from Westtown Township commented on the increasing
population of deer in the County which results in increased property damage. Mr. Patel
noted that Westtown Township will be submitting an ACT 247 ordinance amendment for
review covering the increase in the allowable height of fences and walls in residential areas.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE APRIL 9, 2025 MEETING OF
THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR.
HEABERG, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS
VOTE OF THE COMMISSION.

Act 247 Reviews:Subdivision and Land Development Reviews:

Mr. Edmond noted that at the request of the Board at the last meeting, staff will highlight 1-2 notable submissions each month. Mr. Bruckno reported on the following Review of Interest: Newlin and West Bradford Townships, SD-03-25-18460.

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

Mr. Hammond recused himself from the following application: SD-03-25-18468.

Mr. Cline recused himself from the following applications: SD-03-25-18443; SD-02-25-18433; LD-03-25-18463; SD-03-25-18462; SD-03-25-18473.

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

A MOTION TO APPROVE THE EIGHT (8) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MR. HEABERG, SECONDED BY MR. FURMAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

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

Agricultural Security Area:

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

Ms. Conwell presented on the Agricultural Security Act 43 (ASA) process noting that enrollment in an ASA is required to participate in the County's farm preservation programs. Parcels included in an ASA are protected from public nuisance lawsuits and condemnation. More information can be found on CCPC's website at <https://chescoplanning.org/planreview/AgSecurity.cfm>.

Vision Partnership Program 2025 Round 1 Grants:

Ms. Griffin Rivera presented on the following four recommended VPP 2025 Round One Grant recipients: East Vincent Township, Corridor Study; London Britain Township, Open Space, Recreation and Environmental Resource Plan; Pennsbury Township, Comprehensive Plan Update; and Valley Township, Zoning Ordinance Update.

A MOTION TO APPROVE THE FOUR (4) RECIPIENTS TO RECEIVE VPP 2025 ROUND ONE GRANT FUNDING WAS MADE BY MS. MORRISON, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from approving the four (4) VPP 2025 Round One Grant recipients.

Vision Partnership Program 2025 Mini Grant:

Ms. Griffin Rivera presented on the following recommended VPP 2025 Mini Grant recipient: East Nottingham Township, Official Map and Ordinance.

A MOTION TO APPROVE THE ONE (1) RECIPIENT TO RECEIVE VPP 2025 MINI GRANT FUNDING WAS MADE BY MR. WRIGHT, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

Sustainability Division Update:

Ms. Griffith reported that planning is nearly complete for the Sustainability Summit & Expo on May 17 at West Chester University. Program details can be found here: [Chesco.org/sustainability](https://chesco.org/sustainability).

Next, Ms. Griffith reported that a 1,000 SF pollinator garden was planted in front of the Justice Center. This project was led by the West Chester Green Team and the Chester County Facilities Dept., with support from CCPC's Sustainability Division and Keep Chester County Beautiful.

Ms. Griffith went onto report that a kickoff meeting for CCPC's Open Space Accelerator pilot project was held with the project steering committee and North Coventry Township. CCPC will support public engagement around the project at the Coventry Woods Festival on 5/18.

Lastly, Ms. Griffith reported on the following two projects that support the Keep Chester County Beautiful initiative. Planning is underway for campaign sign collection and recycling for the May primary election. Sustainability Division staff issued a survey to municipalities to understand the extent to which municipalities are aware of and addressing litter-related issues.

Multimodal Transportation Division Update:

Mr. Styche reported on the Southeastern Pennsylvania Transportation Authority (SEPTA) budget crisis noting that SEPTA has a \$213 million budget deficit in Fiscal Year 2025-26, which begins July 1. If funding solutions are not found in the State Budget, service reductions and fare increases will go into affect beginning this summer. For more information, please reference the April 10th SEPTA [Press Release](#) and the SEPTA Funding Crisis [Webpage](#).

Next, Mr. Styche reported that the Chester Valley Trail Phase IVa, a one mile extension of the existing CVT to the Oaklands Corporate Center, received three bids for construction. Due to the low bid and other related expenses, a budget amendment was passed at the March 19th Commissioners meeting to allow for the low responsible bid. The low bid was awarded to the Richard E. Pierson company in the amount of \$3,905,427.00 was approved by the Commissioners on April 9th. A pre-construction meeting has been scheduled for May 28th. A PECO Consent to Encroach agreement is on the May 21st Commissioner's meeting agenda.

Mr. Michael reported on the following 2024 Landscapes3 metrics highlighting data and trends from 2018 through 2024: Protected Open Space, Open Space Connectivity, Protected Farmland, Housing Diversity, Urban Center Prosperity, Public Transportation, Improved Travel Time, Workforce Development Progress, and Historic Tourism. More information can be found here: <https://chescoplanning.org/Landscapes3/0-Home.cfm>

Design and Technology Division Update:

Mr. Creary reported that 247 reviews have increased this month. Residential lots/units increased, Subdivision and Land Development reviews remained the same, and Commercial reviews were much higher.

Mr. Creary noted that CCPC's 75th anniversary webpage is continuing to be updated for each decade and highlighted the 1960's decade.

Lastly, Mr. Creary recognized the D&T teams' accomplishments: GIS and Technical teams' Farmers Market mapping in conjunction with trails, public transportation, and parks; Graphics team's Pollinator Corridor logo, identity creation, and renderings.

Community Planning Division Update:

Ms. Griffin Rivera displayed the April municipal assistance projects map noting that there are 18 active single municipal projects and four active multi-municipal projects. Ms. Griffin Rivera highlighted the Uwchlan Township Zoning Ordinance project.

Next, Ms. Griffin Rivera reported on the following: Mr. Patriarca, Mr. Gallant, and she took Mr. Edmond on a tour of Chester County highlighting projects that the planners are involved

with; a Chester County video was played highlighting Jeannine Speirs's work at CCPC; and the CPD team and other CCPC staff took a field trip to Hopewell Furnace.

Director's Report:

Mr. Edmond invited the board to attend the upcoming 2025 Chester County Sustainability Summit and Expo on Saturday, May 17 at West Chester University's Science and Engineering Center from 10-2.

Next, Mr. Edmond reported that an offer will be made for one of the Community Planner positions. Interviews are lined up for the other Community Planner position. Interviews are being scheduled for the part-time administrative position.

Lastly, Mr. Edmond: reiterated Ms. Speirs's Chester County's video highlight and Ms. Horwitz's Next Gen Vista Award; highlighted the new 2024 Protected Open Space Tracking (POST) report handout, which the Design and Technology team recently turned into an attractive publication; and noted that the 2024 Housing Report is posted on CCPC's website and can be found here: <https://chescoplanning.org/Housing/resources.cfm>.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 4:04 PM WAS MADE BY MS. COSENTINO, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,

Matthew J. Edmond, Executive Director
Chester County Planning Commission

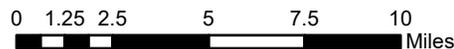
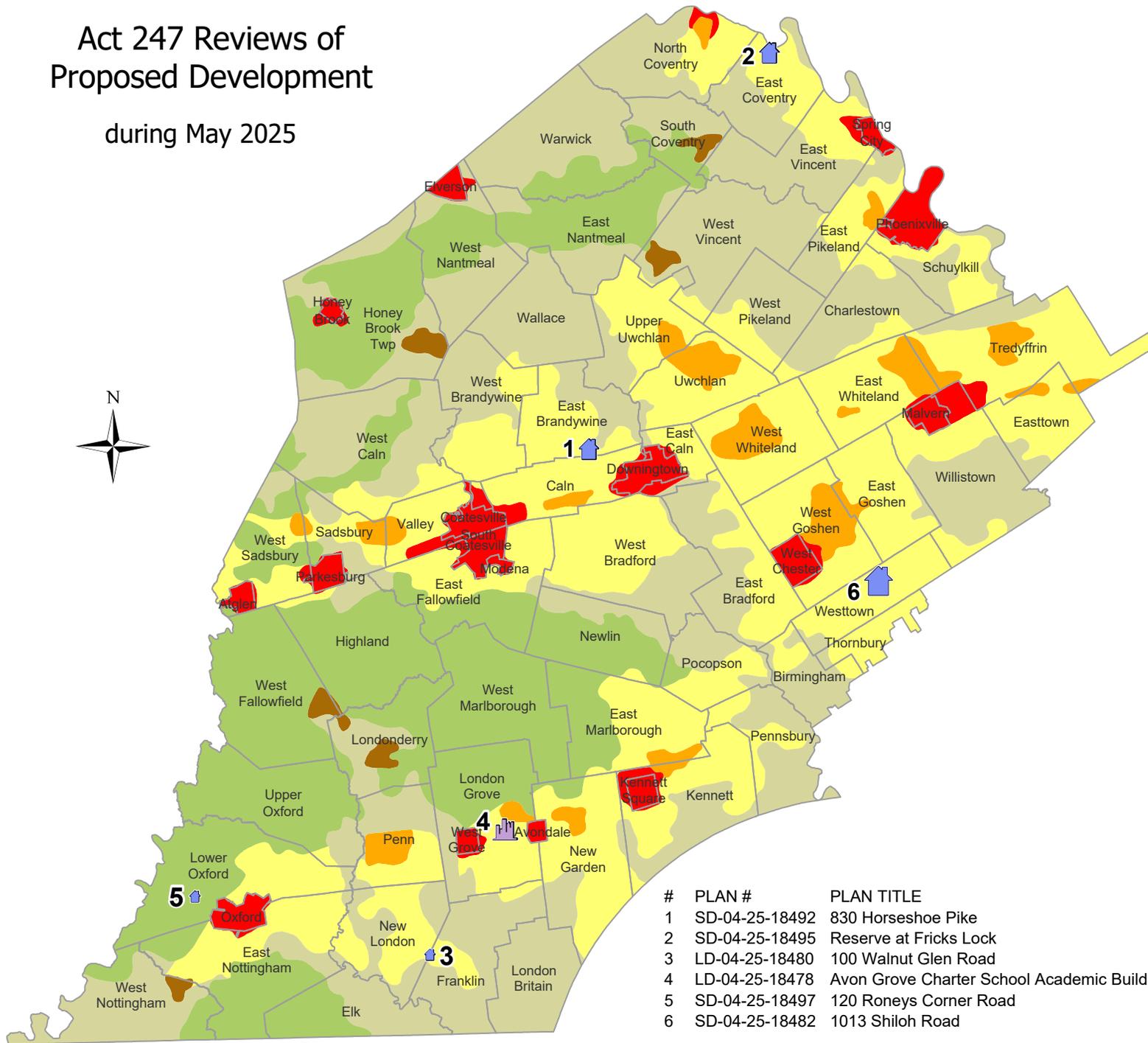
MJE/ncs

Act 247 Reviews

Subdivision & Land Development

Act 247 Reviews of Proposed Development

during May 2025



Symbols

Residential Lots/Units

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

Non-Residential Square Feet

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

Other

- Mixed Use
- Not Consistent with Landscapes3

Landscapes3

Growth Areas

- Urban Center
- Suburban Center
- Suburban
- Rural Center

Rural Resource Areas

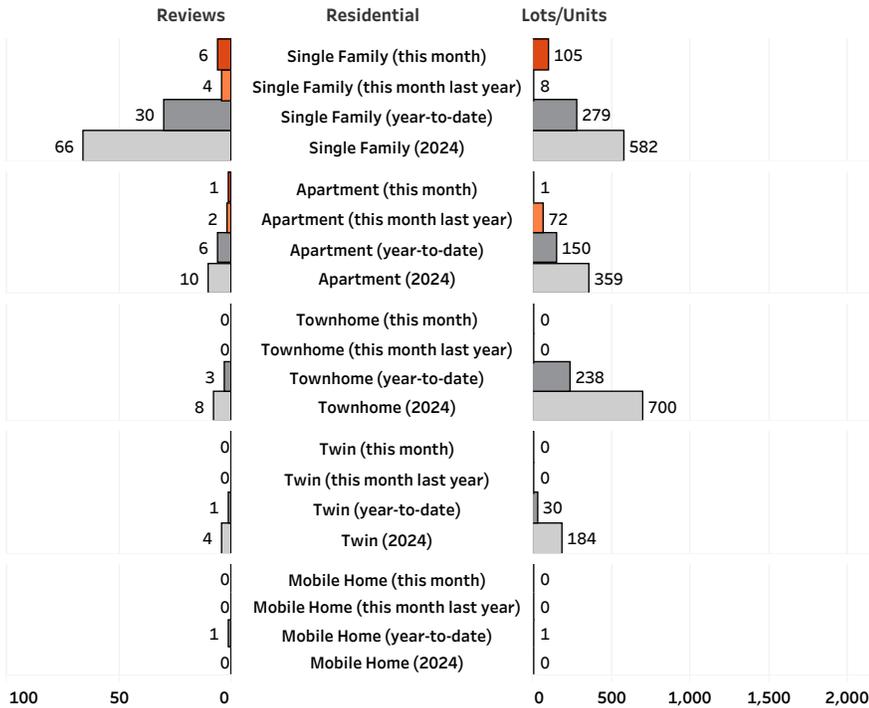
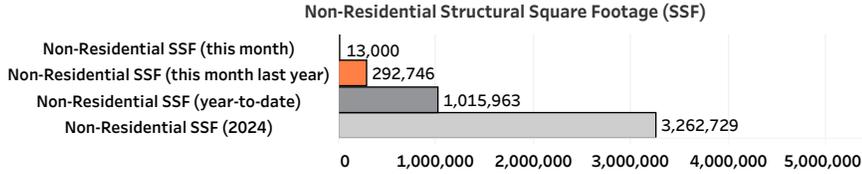
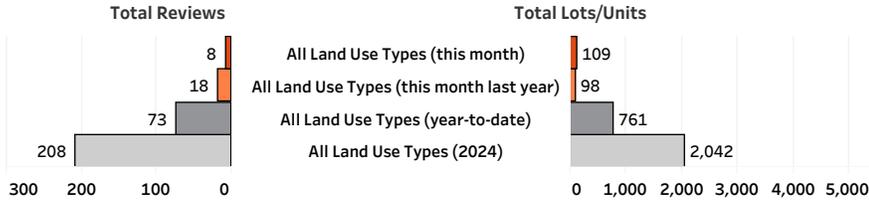
- Rural
- Agricultural

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

#	PLAN #	PLAN TITLE
1	SD-04-25-18492	830 Horseshoe Pike
2	SD-04-25-18495	Reserve at Fricks Lock
3	LD-04-25-18480	100 Walnut Glen Road
4	LD-04-25-18478	Avon Grove Charter School Academic Building and Campus Improvements
5	SD-04-25-18497	120 Roneys Corner Road
6	SD-04-25-18482	1013 Shiloh Road



May 2025



Subdivision and Land Development Reviews 5/1/2025 to 5/31/2025

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
East Brandywine Township	SD-04-25-18492	830 Horseshoe Pike	5/15/2025	17.00	Single Family Residential	7		Residential Single Family Residential		540	Yes
East Coventry Township	SD-04-25-18495	Reserve at Fricks Lock	5/21/2025	6.60	Single Family Residential	14		Residential Single Family Residential		935	Yes
Franklin Township	LD-04-25-18480	100 Walnut Glen Road	5/14/2025	17.89	Single Family Residential	2		Residential Single Family Residential		0	Yes
London Grove Township	LD-04-25-18478	Avon Grove Charter School Academic Building and Campus Improvements	5/7/2025	21.40	Institutional	2	13,000	Institutional Educational Facility	1		Yes
Lower Oxford Township	SD-04-25-18497	120 Roneys Corner Road	5/28/2025	6.00	Single Family Residential	2		Residential Single Family Residential			Yes
West Chester Borough	SD-04-25-18485	Elks Home of West Chester	5/9/2025	4.70	Apartment Commercial	2		Residential Apartment Commercial Lot Line Revision			Yes
West Marlborough Townshi	SD-04-25-18501	Dorothy A. Matz	5/28/2025	8.00	Single Family Residential	2		Residential Single Family Residential			Yes
Westtown Township	SD-04-25-18482	1013 Shiloh Road	5/7/2025	80.99	Single Family Residential	78		Residential Single Family Residential			Yes
Grand Totals of Subdivision and Land Development Reviews		8 Reviews		162.58 Acres		109 Lots/Units	13,000 Non-Res. Sq. Feet		1 Non-Res. Bldgs.	1,475 Linear Feet Roadway	

There are **8** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

Unofficial Sketch Plan Evaluations 5/1/2025 to 5/31/2025

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

Conditional Use Reviews

5/1/2025 to 5/31/2025

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

Subdivision & Land Development Letters



THE COUNTY OF CHESTER



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May 15, 2025

Luke Reven, Township Manager
 East Brandywine Township
 12124 Horseshoe Pike
 Downingtown, PA 19335-1153

Re: Preliminary/Final Subdivision - 830 Horseshoe Pike
 # East Brandywine Township - SD-04-25-18492

Dear Mr. Reven:

A preliminary/final subdivision plan entitled "830 Horseshoe Pike", prepared by D.L. Howell & Associates, Inc. and dated April 2, 2025, was received by this office on April 21, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location: West side of Horseshoe Pike (State Route 322), north of Edges Mill Road; the municipal boundary with Caln Township is to the south

Site Acreage: 17.00 acres

Lots: 7 dwellings

Proposed Land Use: Single Family Residential

Municipal Land Use Plan Designations: Residential (East Brandywine Township), Low Density Residential (Caln Township)

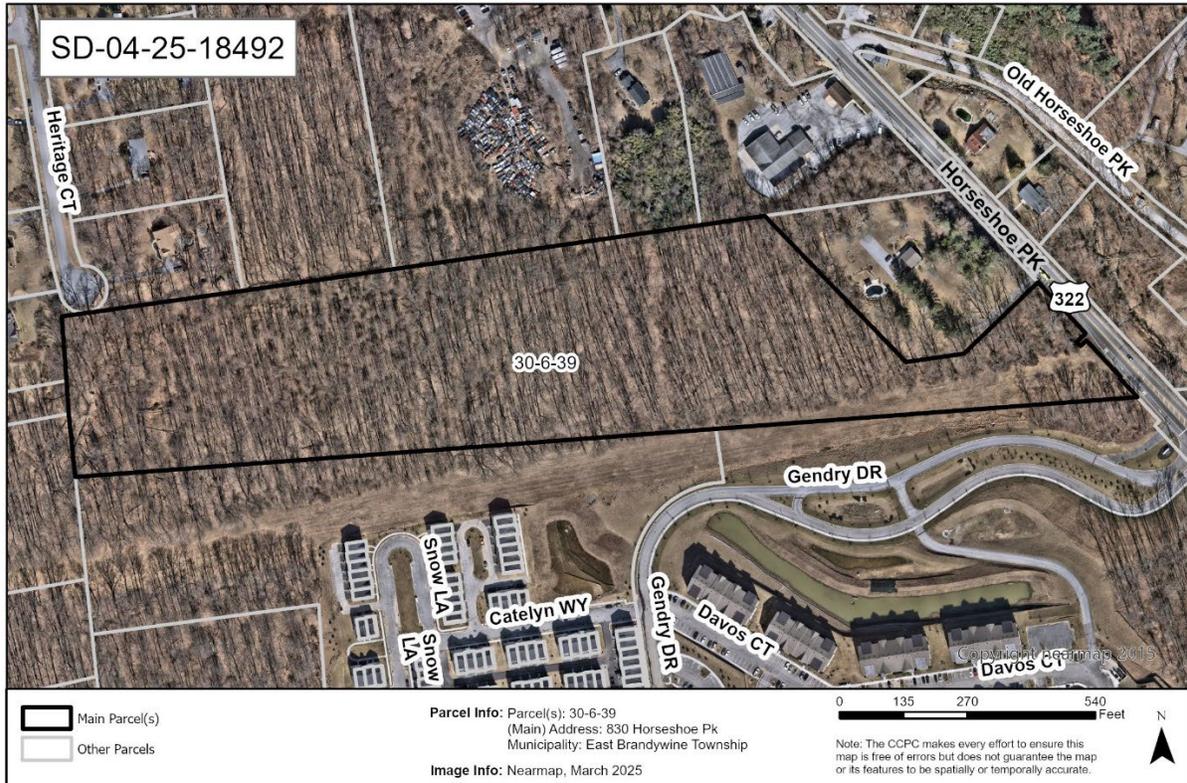
UPI#: 30-6-39

PROPOSAL:

The applicant proposes the creation of seven lots at proposed roadway extensions from Snow Lane and from Gendry Drive in the Fernmore Homes development multi-family development in Caln Township to the south. A total of 540 feet of new roadways are proposed. The site, which will be served by public water and public sewer facilities, is located in the R-2 Residential zoning district in East Brandywine Township and in the R-1 Low Density Residential zoning district in Caln Township. The Act 247 municipal referral to the Chester County Planning Commission was provided by East Brandywine Township.

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

Page: 2
 Re: Preliminary/Final Subdivision - 830 Horseshoe Pike
 # East Brandywine Township - SD-04-25-18492



COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS 2045:

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

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

Page: 3
 Re: Preliminary/Final Subdivision - 830 Horseshoe Pike
 # East Brandywine Township - SD-04-25-18492

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

PRIMARY ISSUES:

4. We commend the applicant for the efficient and innovative design that utilizes extensions of roadways from an adjacent and completed development, and we recognize the level of coordination between adjacent municipalities that such a development requires. As the Townships review this proposed subdivision, we recommend that the following matters be considered:
 - A. Sidewalks are an essential design element for new construction in the **Suburban Landscape**. “Connect” Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas. We encourage the applicant to provide sidewalks throughout the subdivision.

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 \(2016 Update\)](https://chescoplanning.org/Guides/Multimodal/Introduction.cfm), which is available online at: <https://chescoplanning.org/Guides/Multimodal/Introduction.cfm>
 - B. The usable rear yard area at Lot 1 is reduced due to the location of the stormwater basin and its slope grading. The applicant should consider shifting this lot (and specifically its dwelling) to the east. If this is not possible, the applicant should consider revising the stormwater basin’s grades to the west of the proposed dwelling on Lot 1 and perhaps install a fence if a steeper grade is necessary, to offer more usable rear yard area. (Lot 6 has similar constraints, although not as extensive.)
 - C. Consideration should be given to the potential for a future roadway connection to Heritage Court (also identified as Ashland Court); this may require further shifting the lots in the western portion of the development farther east.
 - D. The applicant should consider providing a landscaped island within the bulb of the cul-de-sac, which can provide visual relief from extensive areas of asphalt paving, create opportunities for landscaping and reduce impervious surfaces. Mountable curbs can be used to facilitate the passage of large vehicles. The Chester County Planning Commission offers suggestions regarding such designs at: <https://chescoplanning.org/MuniCorner/PDF/SuburbanCenterDesignGuide.pdf>. Similar design-related recommendations are available in Chapter 3 **Design Elements** of the County Planning Commission’s **Multi-Modal Circulation Handbook**, at: <https://chescoplanning.org/Guides/Multimodal/pdf/Chapter3.pdf>.
 - E. The Township should consider whether the tract’s lot line to the north should be fenced to prevent unauthorized entry into the adjacent auto salvage yard.
 - F. In general, it is preferable to avoid locating stormwater management basins across lot lines. The applicant could consider creating separate lots for the basins.

Page: 4
 Re: Preliminary/Final Subdivision - 830 Horseshoe Pike
 # East Brandywine Township - SD-04-25-18492

We recognize that the site's topography and accessibility present challenges to its development, and some of the recommendations offered above may therefore be difficult to apply to a single-family detached residential plan. Therefore, we suggest that the Township and the applicant explore whether the provisions of Township Zoning Ordinance Section 399-27 Use regulations., C. Conditional uses.(2) "Traditional neighborhood development in accordance with the TND-2 Overlay District"; 399-30B, could be applied to this site.

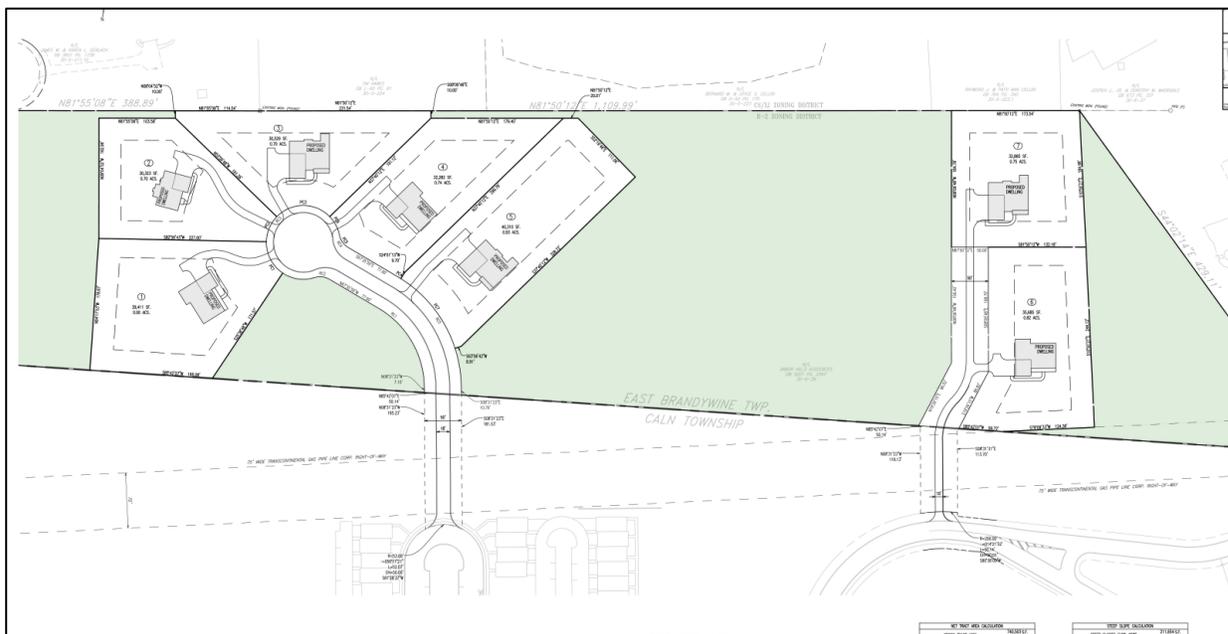
Township Zoning Ordinance Sections 339-30B.(3)(d) and (e) permit two-family dwellings and multifamily dwellings; the use of attached dwellings could offer the design flexibility needed to create more usable yard areas and avoid more areas of steep slope and wooded areas. Two-family dwellings and multifamily dwellings are also consistent with the development pattern in the Fernmore Homes development to the south.

OTHER COMMENTS:

5. The plan indicates that a Homeowners' Association (HOA) will be created. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the HOA. The document should include provisions which allow the Township to intervene and maintain common owned facilities, determine the schedule for HOA formation and the timing for construction of common facilities, and determine the schedule for transfer of ownership from developer to the HOA of the common facilities. The document should be submitted as part of the application to the Township to be reviewed by an attorney versed in HOA documents to evaluate its completeness. We also recommend that the HOA document allows rooftop solar installations and other energy efficiency and environmental conservation actions. The Township Solicitor and the Township Engineer should work together to ensure that the HOA will be adequately capitalized to ensure the perpetual maintenance of the common facilities.
6. The size and intensity of the proposed development and its proximity to a major transmission pipeline (Transcontinental Gas Pipe Line Corporation) may result in designation or expansion of a High Consequence Area (HCA). The US Department of Transportation's Pipelines and Hazardous Materials Safety Administration (PHMSA) guidelines require pipeline operators to map HCAs for new pipelines and update existing HCAs. Location within an HCA requires that pipeline operators meet a higher standard of safety. For additional information about the implications of an HCA, see this page on the CCPC Pipeline Information Center at: <https://www.chescoplanning.org/pic/HCA.cfm>. We recommend that any habitable development be set back consistent with the guidelines provided in accordance with the "Potential Impact Radius" shown in the graph located at the link above.
7. The applicant should elaborate on how the open areas on the site will be maintained and whether they will provide opportunities for recreation, such as trails. (The design appears to prevent a potential trail from the central portion of the site reaching the eastern portion without passing over the 75-foot wide Transcontinental Gas Pipe Line Corporation right-of-way. We also recommend that the applicant and the Transcontinental Gas Pipe Line Corporation discuss ways to maintain the right-of-way area without the use of extensive herbicides, pesticides, and excessive clearing. Other municipalities have worked with utility companies to permit the use of native landscaping without compromising the safety and utility of pipelines.)
8. The Township's emergency service providers should be requested to review the plan to ensure that safe access and egress is provided for this site.

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 Re: Preliminary/Final Subdivision - 830 Horseshoe Pike
 # East Brandywine Township - SD-04-25-18492

9. The plan and aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. If development or earth disturbance is going to encroach upon existing woodlands, the removal of trees should be limited to the minimum area needed for the buildings and support facilities. The limits of tree removal should be clearly shown on the plan and “limits of disturbance” should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the “limit of disturbance” to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.
10. The plan shows some areas of steep slope. 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.
11. The proposed stormwater management basins 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 basins should be as natural looking as practical. The natural topography is usually curvilinear and less “boxy” or geometrically shaped. 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.



*Detail of 830 Horseshoe Pike
 Preliminary/Final Subdivision Plan*

Page: 6
Re: Preliminary/Final Subdivision - 830 Horseshoe Pike
East Brandywine Township - SD-04-25-18492

12. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at <https://chescoplanning.org/Guides/Multimodal/>, classifies Horseshoe Pike (State Route 322) as a major arterial. The Handbook (page 183) recommends a 100 foot-wide right-of-way for major arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Townships contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Horseshoe Pike and that this area be identified as a dedicated right-of-way and be offered for dedication.

ADMINISTRATIVE ISSUES:

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

Sincerely,



Wes Bruckno
Senior Review Planner

cc: D.L. Howell & Associates, Inc.
Arbor Hills Associates
Don Vymazal, Caln Township Manager/Secretary
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
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 Eric M. Roe

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May 21, 2025

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

Re: Preliminary/Final Subdivision and Land Development Plan – Reserve at Fricks Lock
 # East Coventry Township - SD-04-25-18495

Dear Mr. Briggs:

A preliminary/final subdivision and land development plan entitled " Reserve at Fricks Lock ", prepared by Bercek & Associates and dated March 30, 2025, was received by this office on April 22, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	West side of Fricks Lock Road, south of Schuylkill Road (State Route 724)
Site Acreage:	6.60 acres
Units:	14 units
Proposed Land Use:	Single Family Residential
New Parking Spaces:	14 spaces
Municipal Land Use Plan Designation:	Primary Growth Area: Figure 5-3 East Coventry Township Future Land Use Map, 2015 Pottstown Metropolitan Regional Comprehensive Plan
UPI#:	18-1-61

BACKGROUND:

The Chester County Planning Commission previously reviewed a sketch plan for this site. That sketch plan, dated October 7, 2024, was received by this office on January 16, 2025 and our comments were forwarded to the Township in a letter dated February 12, 2025 (refer to CCPC # SD-01-25-18386).

PROPOSAL:

The applicant proposes the construction of 13 dwellings, 14 on-street parking spaces, approximately 3.7 acres of open space "Greenway Land" and approximately one acre of active recreation area. The site, which will be served by public water and public sewer facilities, is located in the East Coventry Township R-3 (Conservation Design Option 1) zoning district. One dwelling is located on the site, which will remain.

Page: 2
 Re: Preliminary/Final Subdivision and Land Development Plan – Reserve at Fricks Lock
 # East Coventry Township - SD-04-25-18495

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter and in our letter of February 12, 2025 (refer to CCPC # SD-01-25-18386) be addressed and all East Coventry Township issues should be resolved before official action is taken on this plan. Because our previous review was for an unofficial sketch plan, this letter includes the comments that are still relevant to the current submission.

LANDSCAPES:

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

Page: 3
Re: Preliminary/Final Subdivision and Land Development Plan – Reserve at Fricks Lock
East Coventry Township - SD-04-25-18495

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

Water Resources Information:

Schuylkill River, Schuylkill River Basin

FEMA: n/a

MS4 community: YES

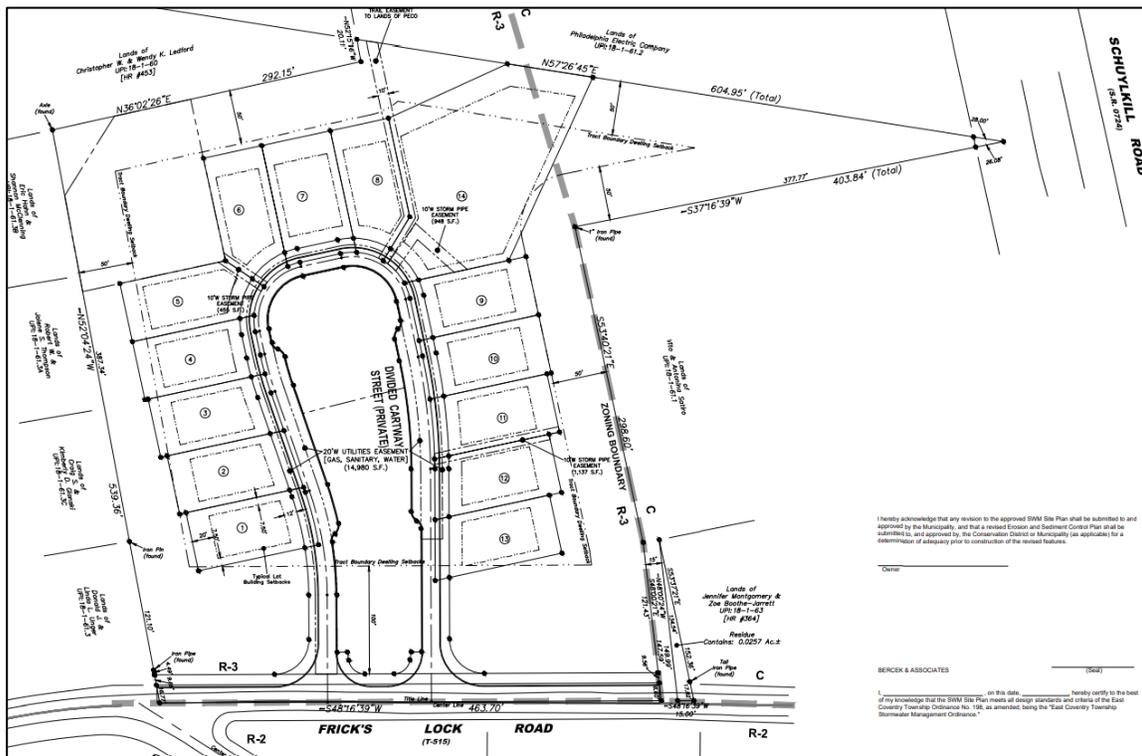
TMDL: Schuylkill River PCB TMDL

Impairments for Schuylkill River:

Fish Consumption: Source Unknown - Polychlorinated Biphenyls (PCBs)

Aquatic Life: Urban Runoff/Storm Sewers - Cause Unknown; Municipal Point Source Discharges - Cause Unknown; Agriculture - Cause Unknown

Designated uses: Warm Water Fishes - Migratory Fishes



***Detail of Reserve at Fricks Lock
Preliminary/Final Subdivision And Land Development Plan***

PRIMARY ISSUES:

3. The applicant’s plan makes efficient use of the site and reflects good efforts to preserve greenway lands. We suggest that the plan could be adjusted to achieve even better results, as shown in the sketch below (this sketch was prepared for the previously-submitted plan reviewed in CCPC # SD-01-25-18386, and each item may be still relevant except for Sketch Item 6):

Page: 4
 Re: Preliminary/Final Subdivision and Land Development Plan – Reserve at Fricks Lock
 # East Coventry Township - SD-04-25-18495



***Conceptual Design Suggestions for
 Reserve at Fricks Lock preliminary/final subdivision and land development plan***

The conceptual redesign reflects the following adjustments to the applicant's plan:

- **Sketch Item 1:** The redesign creates more opportunities to retain the site's trees and green space.
- **Sketch Item 2:** The housing setbacks are staggered to create more visual appeal and relieve any impression of a rigid design pattern.
- **Sketch Item 3:** The dwelling setbacks are revised (not individually numbered on the sketch).
- **Sketch Item 4:** The hardscape area is redesigned to create more usable green space and includes a gazebo.
- **Sketch Item 5:** The central stormwater management basin is replaced with subsurface drainage (also see comment 14). The area of the central green is equivalent to the previous plan.
- **Sketch Item 6:** The one-way drive direction is reversed with a counter-clockwise left-turn movement that is more familiar to drivers. (This suggestion has been incorporated into the current plan.)
- **Sketch Item 7:** The entrance and exit areas are redesigned.

Page: 5

Re: Preliminary/Final Subdivision and Land Development Plan – Reserve at Fricks Lock

East Coventry Township - SD-04-25-18495

We commend the applicant for including some of the *Conceptual Design Suggestions* shown above into the current submission. For additional context, these *Conceptual Design Suggestions* are again described more fully in the comments below and include more design alternatives:

4. As an alternative to the parallel parking spaces shown on the redesigned sketch, the applicant could relocate the 14 on-street parallel parking spaces to the dwelling sides of the street to allow for easier access to the dwellings and to provide a buffer between the sidewalk and vehicles.
5. The narrowed cartway width (18 feet from 24 feet in the previous sketch) can reduce vehicle speed, stormwater volume and construction costs.
6. The plan indicates that a substantial 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.
7. The applicant should consider using shared driveways. Shared driveways can reduce the number of new access points on the road, limit impervious coverage, reduce earth disturbance and lower construction costs. Side-entry garages could also be possible with the use of shared driveways.
8. The side walls of the south-easternmost units (numbers 1 and 13) will be visible from Frick’s Lock Road and we suggest that special architectural treatments be used to increase the visual appeal of their visible elevations, such as the use of wrap-around porches, orienting the main entrances to face Frick’s Lock Road, and additional landscaping.
9. We endorse the incorporation of five-foot wide sidewalks into the plan and their extension along Frick’s Lock Road. Sidewalks are an essential design element for new construction in the **Suburban Landscape**.
10. The plan indicates that a Homeowners’ Association (HOA) will be responsible for the proposed common facilities and areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the HOA document. The HOA document should also include provisions which allow the Township to intervene and maintain common owned facilities, determine the schedule for HOA formation, timing for construction of common facilities, and determine the schedule for transfer of ownership of common facilities from the developer to the HOA.

The HOA document should be submitted as part of the application to the Township to be reviewed by an attorney versed in homeowners' association documents and evaluate it for its completeness and compliance, and the Township Engineer should review it to ensure that it provides for adequate capitalization to ensure the proper perpetual maintenance of all common features. We also recommend that the HOA document allow rooftop solar installations and other energy efficiency and environmental conservation actions. The applicant should also indicate whether the greenway lands and other areas that are not to be located within the individual residential lots will be placed within a separate lot and be owned and maintained by the HOA.

Page: 6

Re: Preliminary/Final Subdivision and Land Development Plan – Reserve at Fricks Lock
East Coventry Township - SD-04-25-18495

11. We commend the applicant for revising the sketch plan to use an infiltration system in the central common green space area instead of a stormwater basin, which also permits the retention of two large trees in the Common Green.
12. The Township’s emergency service providers should be requested to review the plan to ensure that they can safely navigate the proposed development and access it to address on-site emergencies. The Township fire marshal should verify the design and location of all proposed fire-protection facilities.
13. The Township Engineer should review and comment on the applicant’s traffic study.
14. The plan shows a “FUTURE 10’ WIDE TRAIL EASEMENT TO LANDS OF PECO” in the western part of the site. Figure 8-12: “Regional Trail Network—Existing and Proposed Trails” in the 2015 Pottstown Metropolitan Regional Comprehensive Plan shows a proposed trail in this area, and we recommend that the applicant, the Township, the County and PECO cooperate to create this trail connection. Furthermore, we recommend that the applicant extend this trail throughout the site to allow residents to access the trail directly from their rear yards.
15. The applicant should indicate whether US mail will be delivered to each individual dwelling or will a common mailbox be provided. If so, its location should be shown.

ADMINISTRATIVE ISSUES:

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

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

cc: Bercek & Associates
Jacqueline Erixson
Chester County Water Resources Authority
Chester County Conservation District



THE COUNTY OF CHESTER



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 Marian D. Moskowitz
 Eric M. Roe

Matthew J. Edmond, AICP
 Executive Director

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May 14, 2025

Jeff Eastburn, Operations Manager
 Franklin Township
 PO Box 118
 Kemblesville, PA 19347

Re: Preliminary/Final Land Development - 100 Walnut Glen Road
 # Franklin Township - LD-04-25-18480

Dear Mr. Eastburn:

A preliminary/final land development plan entitled "100 Walnut Glen Road", prepared by Hillcrest Associates, Inc. and dated March 21, 2025, was received by this office on April 16, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location: North side of Walnut Glen Road, west of New London Road; the western portion of the site is located in New London Township
 Site Acreage: 16.054 acres
 Lots/Units: 1 lot, 2 units
 Proposed Land Use: Single Family Residential
 UPI#: 72-4-13.1

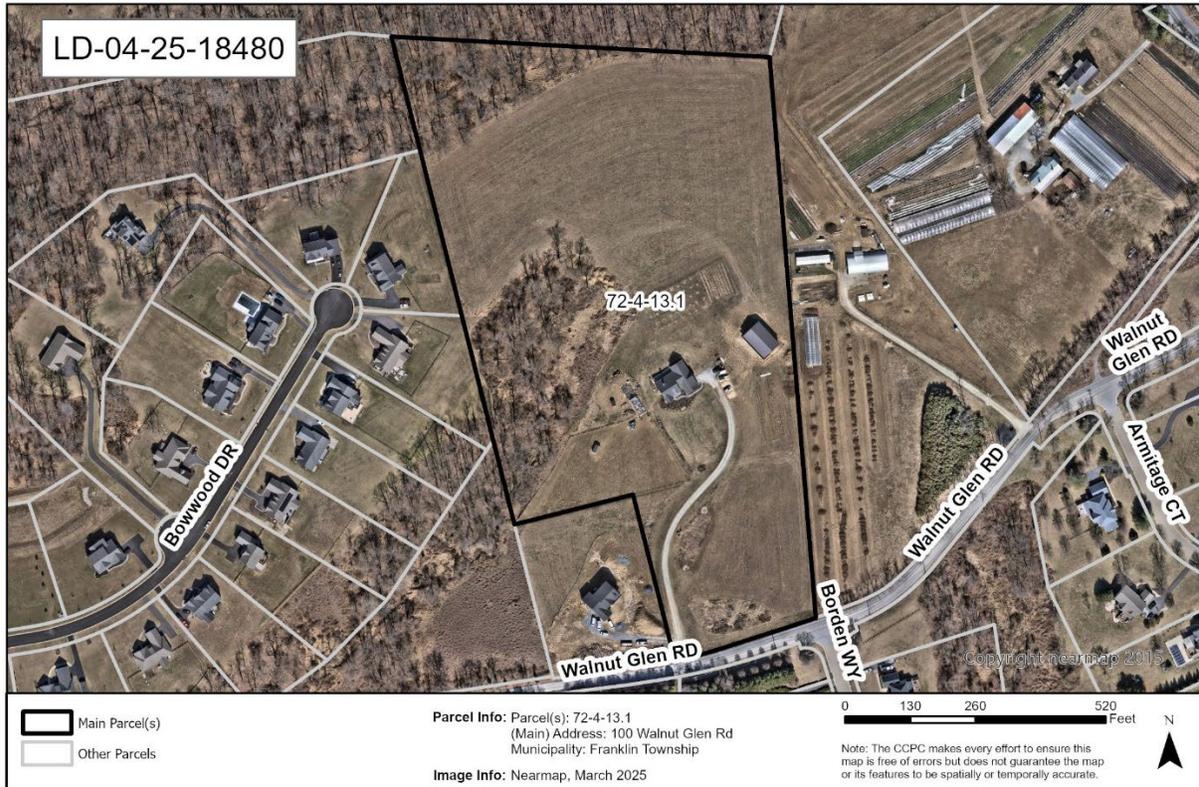
PROPOSAL:

The applicant proposes the conversion of a barn into a dwelling, located on a site with an existing single-family dwelling. The site, which is served by on-site water and on-site sewer facilities, is divided by the municipal boundary separating Franklin and New London Township and is located in the Agricultural Residential zoning district in both Franklin and New London Townships. The barn conversion and the dwelling are located on the Franklin Township portion of the site.

The proposed additional dwelling is permitted pursuant to Franklin Township Zoning Ordinance Section 27-1712, which allows an accessory dwelling unit in a detached structure by land development, and also requires (among other provisions) that the accessory dwelling unit be permitted only on a residential property where the owner of the property resides, uses the same driveway access, a separate street address is created, sewage disposal and water well permits are issued by the Chester County Health Department, among other requirements. The Franklin Township Zoning Ordinance does not appear to specify an age requirement for an existing structure for it to potentially qualify for conversion into an accessory dwelling unit.

Page: 2
 Re: Preliminary/Final Land Development - 100 Walnut Glen Road
 # Franklin Township - LD-04-25-18480

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



COUNTY POLICY:

LANDSCAPES:

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

Expanding the opportunities for varied housing types such as accessory dwellings is consistent with the County Comprehensive Plan's "*Live*" Goal: "Nurture diverse and well-rounded communities with a balance of residential opportunities and convenient access to community facilities, services, and amenities", as well as "*Live*" Objective a: "Provide opportunities for a diverse housing mix that complements community character and contributes to vibrant, safe, and inclusive neighborhoods." The proposed land development is consistent with the objectives of the **Rural Landscape**.

Page: 4
Re: Preliminary/Final Land Development - 100 Walnut Glen Road
Franklin Township - LD-04-25-18480

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

Sincerely,

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

Wes Bruckno
Senior Review Planner

cc: Gary and Jane Frazee
Hillcrest Associates, Inc.
Maureen Zdun, New London Township Secretary/Treasurer
Chester County Health Department



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Matthew J. Edmond, AICP
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May 7, 2025

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

Re: Final Land Development Plan - Avon Grove Charter School Academic Building and Campus Improvements
 # London Grove Township - LD-04-25-18478

Dear Mr. Battin:

A final land development plan entitled "Avon Grove Charter School Academic Building and Campus Improvements", prepared by Site Engineering Concepts, LLC, dated November 22, 2024 and last revised on March 25, 2025, was received by this office on April 8, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	North side of East State Road, east of Meadow Woods Lane
Site Acreage:	21.40 acres
Lots/Units:	2 lots
Non-Res. Square Footage:	13,000 square feet
Proposed Land Use:	Educational Facility
New Parking Spaces:	95 spaces
Municipal Land Use Plan Designation:	Institutional
UPI#:	59-8-89-E

PROPOSAL:

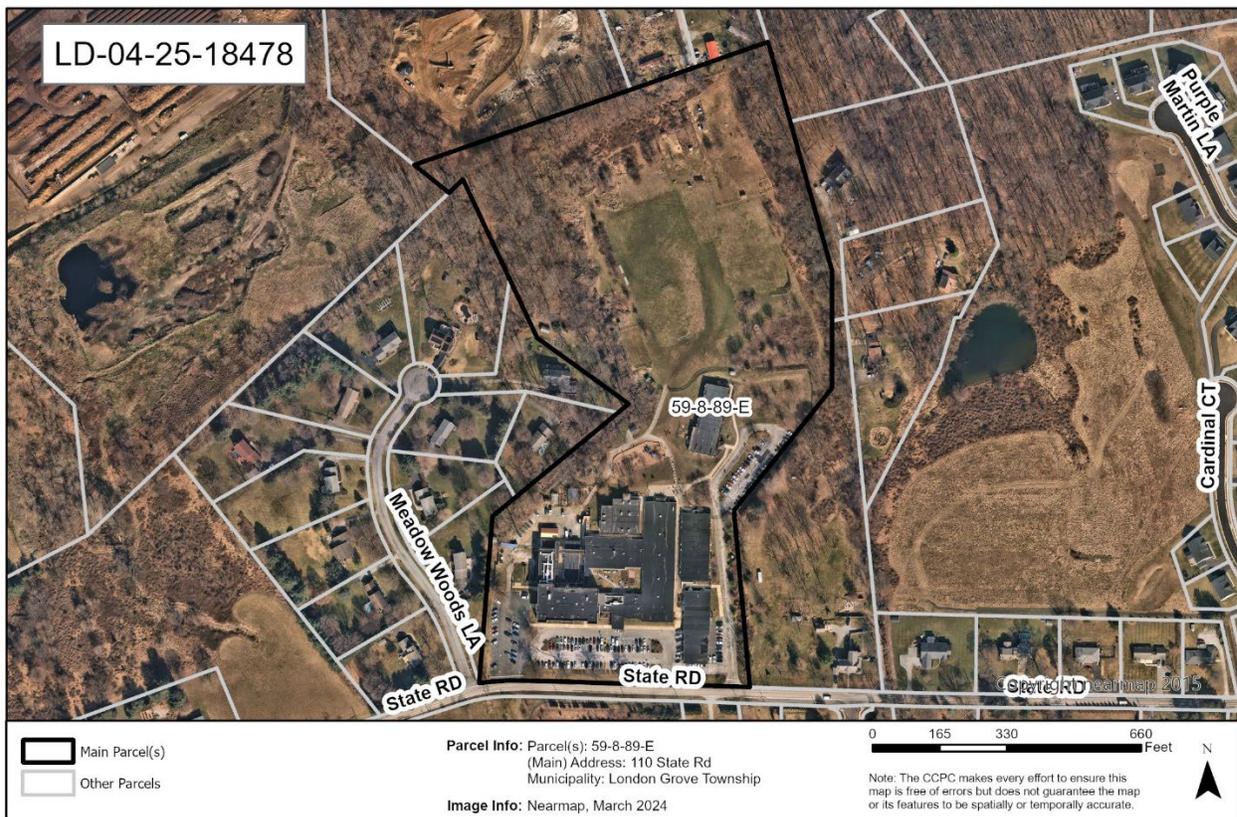
The applicant proposes the construction of a 13,000 square foot cafeteria building, an academic building (shown with a 46,650 square foot footprint), the removal of three modular buildings, new and revised parking areas, an outdoor amphitheater, play areas, a new turf play field, walkways, and other related site improvements, and an additional 95 parking spaces for a total of 307 spaces. The site, which is served by public water and public sewer facilities, is located in the London Grove Township RR Rural Residential zoning district.

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

Page: 2
 Re: Final Land Development - Avon Grove Charter School Academic Building and Campus Improvements
 # London Grove Township - LD-04-25-18478

BACKGROUND:

The Chester County Planning Commission previously reviewed a land development plan for this site proposing the construction of educational buildings and additions totaling 81,784 square feet. Our comments on that submission were forwarded to the Township in a letter dated December 20, 2022 (refer to CCPC # LD-11-22-17460). Our records show that the plan was approved by London Grove Township on May 10, 2023.



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**.

Page: 3
 Re: Final Land Development - Avon Grove Charter School Academic Building and Campus Improvements
 # London Grove Township - LD-04-25-18478

WATERSHEDS 2045:

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

- protecting and restoring riparian corridors and first order streams;
- addressing sources of water quality impairments;
- reducing stormwater runoff and mitigating flooding; and promoting and
- expanding water-based recreational opportunities and access.

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

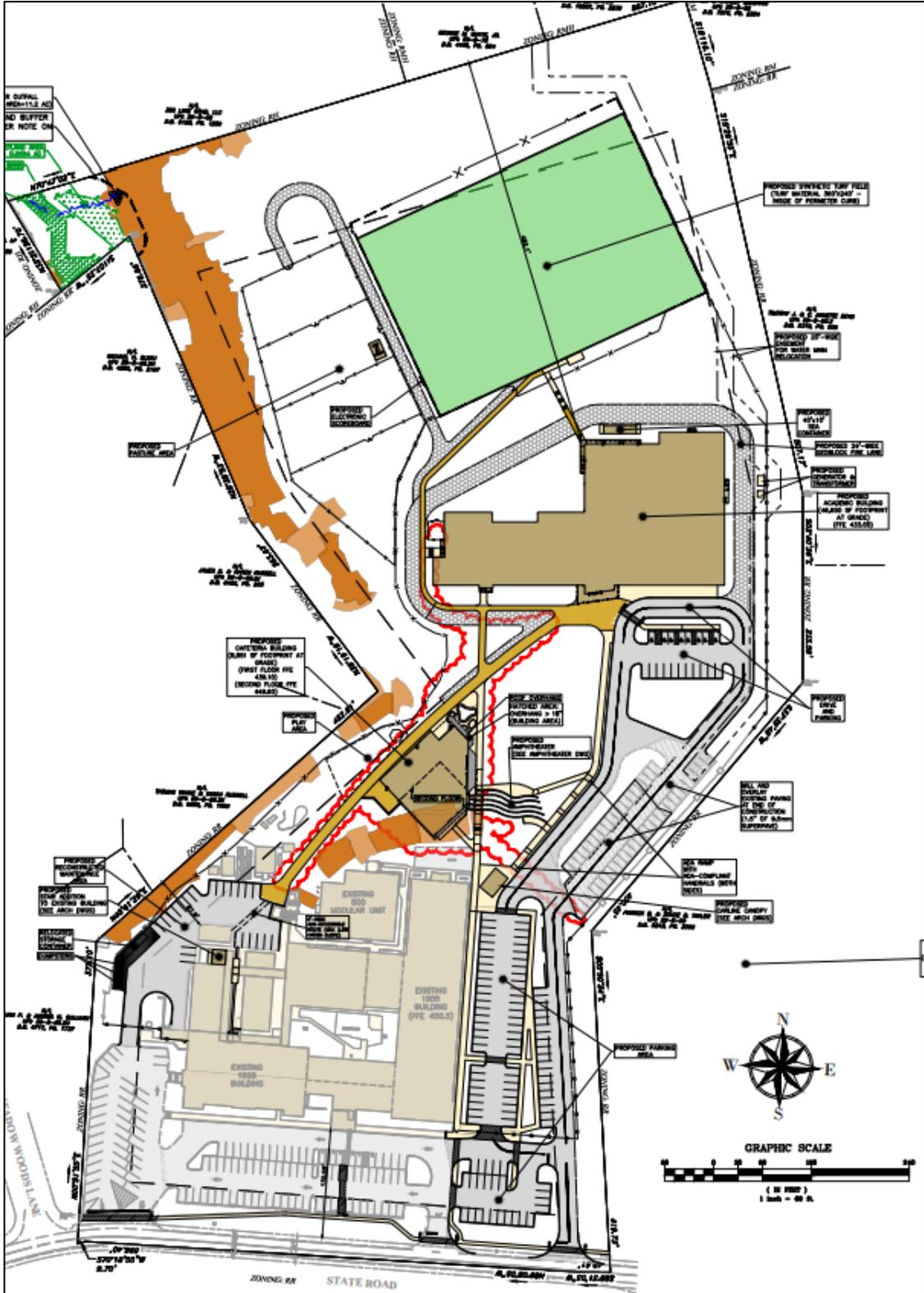
Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.

3. The White Clay Creek Watershed is a federally designated and protected National Wild and Scenic River. The National Park Service and the White Clay Creek Wild & Scenic Steering Committee review and comment on proposed projects that may impact the watershed's resources. The Township should verify that the proposed plan is consistent with the White Clay Creek Management Plan and, if needed, consult with the White Clay Creek Wild & Scenic Coordinator for additional guidance on the protection watershed resources. The Management Plan with local land use resource protection recommendations can be found online at: <http://whiteclay.org/resources/watershed-management-plan/>.

PRIMARY ISSUES:

4. The Township should verify that the design and location of the proposed outdoor lighting should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses. All sign lighting should be downward-pointing to limit "skyglow" and reduce glare on surrounding areas, especially at the proposed play field. In general, the applicant should use the minimum amount of light intensity that is necessary to safely illuminate the facilities.
5. *Landscapes3* recommends that developments in the **Suburban Landscape** include extensive landscaping in parking areas (page 39). The applicant should use of native tree, shrub, and herbaceous species in the planting areas.
6. The proposed buildings include roof areas that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at: <https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>. Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.

Page: 4
Re: Final Land Development - Avon Grove Charter School Academic Building and Campus Improvements
London Grove Township - LD-04-25-18478



Detail of Avon Grove Charter School Academic Building and Campus
Final Land Development Plan

Page: 5
Re: Final Land Development - Avon Grove Charter School Academic Building and Campus
Improvements
London Grove Township - LD-04-25-18478

7. This proposal also 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.
8. 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. The Township Fire Marshal should also verify the design and location of all proposed fire-protection facilities.
9. The stormwater management plans indicate that subsurface infiltration practices will be utilized to manage a portion of the site's stormwater runoff. The applicant should submit the operations and management plan for the stormwater facilities to the Township, which should be reviewed by the Township Engineer. To ensure this system continues to function as designed, the applicant and/or those responsible for future maintenance should strictly adhere to the inspection schedule included in the operation and maintenance plan. Appropriate pre-treatment Best Management Practices (BMPs) should be installed to remove sediment and other debris from runoff before it discharges to the planned subsurface infiltration system. Sediment, oil, grease, or other debris should be regularly removed from these pretreatment BMPs.

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

10. We recommend that the applicant avoid removing as many of the mature trees on the site as possible. The removal of wooded areas can reduce infiltration and evapotranspiration of stormwater and can result in the generation of additional stormwater runoff that will need to be managed through the construction of the planned stormwater Best Management Practices (BMPs). The applicant should minimize the removal of trees on the property to the greatest extent possible to reduce the volume of stormwater generated.

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: Final Land Development - Avon Grove Charter School Academic Building and Campus Improvements
London Grove Township - LD-04-25-18478

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

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

Sincerely,



Wes Bruckno
Senior Review Planner

cc: Avon Grove Charter School
Site Engineering Concepts, LLC
Chester County Conservation District
Chester County Department of Emergency Services Technical Division



THE COUNTY OF CHESTER



COMMISSIONERS
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Marian D. Moskowitz
Eric M. Roe

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May 28, 2025

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

Re: Preliminary/Final Subdivision - 120 Roneys Corner Road
Lower Oxford Township – SD-04-25-18497

Dear Ms. Kinney:

A Preliminary/Final Subdivision Plan entitled "120 Roneys Corner Road", prepared by Hillcrest Associates, Inc., and dated March 19, 2025, was received by this office on April 28, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	Southeast corner of Lancaster Pike and Roneys Corner Road
Site Acreage:	6.00
Lots/Units:	1 existing lot; 2 proposed lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Agricultural
UPI#:	56-8-120

PROPOSAL:

The applicant proposes the creation of 2 single family residential lots. The existing dwelling will remain on Lot 1. Vehicular access to the proposed dwelling on Lot 2 will be provided from Roneys Corner Road. 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 - 120 Roneys Corner Road
Lower Oxford Township – SD-04-25-18497



Site Plan Detail, Sheet 1: Preliminary/Final Subdivision - 120 Roneys Corner Road

Page: 3
 Re: Preliminary/Final Subdivision - 120 Roneys Corner Road
 # Lower Oxford Township – SD-04-25-18497

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS 2045:

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

3. The plan and 2025 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.
4. While we acknowledge that the site plan depicts the location of the proposed septic system on Lot 2, we suggest that the applicant also depict the location of a replacement septic system for Lot 2 on the site plan. This information is necessary to demonstrate that minimum isolation distances between wells, sewage absorption areas and/or other features can be achieved.

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 states that the individual property owner will be responsible for the ownership and maintenance of all stormwater management facilities on their lot. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill the operation and maintenance requirements for these facilities.

Page: 4
Re: Preliminary/Final Subdivision - 120 Roneys Corner Road
Lower Oxford Township – SD-04-25-18497

7. A copy of the plan should be submitted to the Chester County Health Department for their review and comment on the proposed sewage disposal and water supply. The municipality should receive confirmation on the availability of sufficient sewer and water capacity from the appropriate authority and/or company prior to final plan approval. Additional information on this topic is provided online at: <https://www.chesco.org/365/Sewage-Water>.
8. A 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: Hillcrest Associates, Inc.
Russell Earl and Julia Ortman
Chester County Health Department



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

Matthew J. Edmond, AICP
 Executive Director

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

May 9, 2025

Ramsey Reiner, Interim Building & Housing Director
 West Chester Borough
 401 E. Gay Street
 West Chester, PA 19380

Re: Preliminary/Final Subdivision - Elks Home of West Chester
 # West Chester Borough – SD-04-25-18485

Dear Ms. Reiner:

A Preliminary/Final Subdivision Plan entitled "Elks Home of West Chester", prepared by Howell Surveying, and dated January 22, 2025, was received by this office on April 11, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	South side of West Biddle Street, east of North Everhart Street
Site Acreage:	4.70
Lots/Units:	2 lots
Non-Res. Square Footage:	0
Proposed Land Use:	Lot 1 (UPI# 1-8-37.1)-Commercial; Lot 2 (UPI# 1-8-37.1C)-Residential (Apartments)
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Low Density Neighborhood Conservation; and Medium Density Neighborhood Conservation
UPI#:	1-8-37.1, 1-8-37.1C

PROPOSAL:

The applicant proposes the conveyance of a 4,709 square foot portion of UPI# 1-8-37.1 to UPI# 1-8-37.1C. No development activity is proposed as part of the current subdivision plan. The project site is located in the NC-1 Neighborhood Conservation and NC-2 Neighborhood Conservation zoning districts.

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

Page: 3
Re: Preliminary/Final Subdivision - Elks Home of West Chester
West Chester Borough – SD-04-25-18485

COUNTY POLICY:

LANDSCAPES:

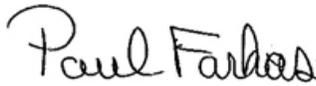
1. The project site is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional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

ADMINISTRATIVE ISSUES:

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

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of 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: Elk Terrace Associates, LP
Halfpenny Management Company
Howell Surveying



THE COUNTY OF CHESTER



COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

PLANNING COMMISSION

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

May 28, 2025

Elliot Blake, Secretary/Treasurer
West Marlborough Township
1300 Doe Run Rd
Coatesville, PA 19320

Re: Preliminary/Final Subdivision - Dorothy A. Matz
West Marlborough Township - SD-04-25-18501

Dear Ms. Blake:

A preliminary/final subdivision plan entitled "Dorothy A. Matz", prepared by Register Associates, Inc. and dated March 11, 2025, was received by this office on May 2, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	Northwest side of Doe Run Road (State Route 82) and Highland Dairy Road
Site Acreage:	8.00 acres
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Rural Resource Preservation
UPI#:	48-4-25, 48-4-26

PROPOSAL:

The applicant proposes the adjustment of the lot line separating two lots. The site, which is served by on-site water and sewer facilities, is located in the West Marlborough Township AC Agricultural Conservation zoning district. The site contains one dwelling that will remain. No construction is proposed by this subdivision.

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

Page: 2
 Re: Preliminary/Final Subdivision - Dorothy A. Matz
 # West Marlborough Township - SD-04-25-18501



COUNTY POLICY:

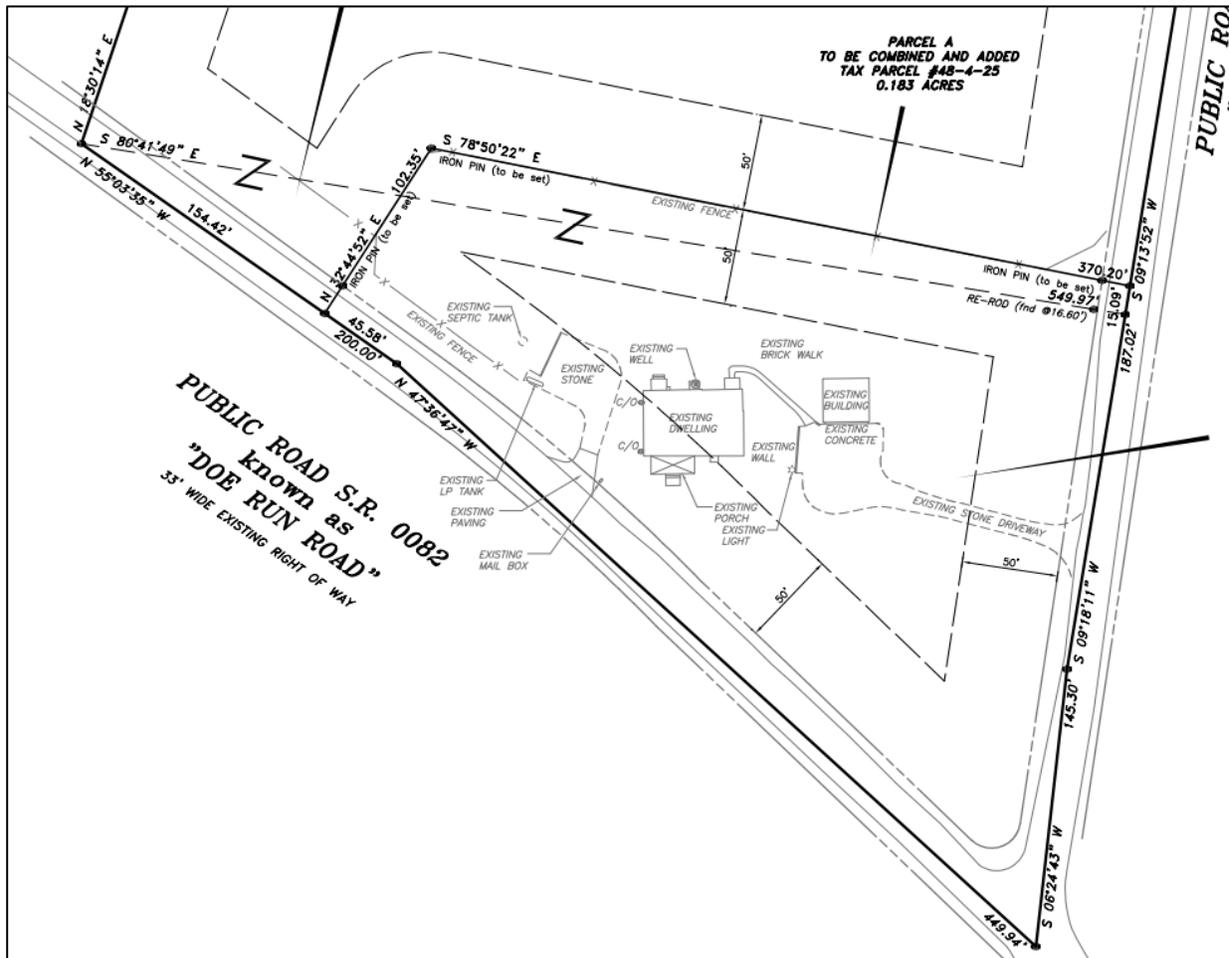
LANDSCAPES:

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

PRIMARY ISSUES:

2. Due to the irregular shape of parcel UPI # 48-4-25, the dwelling location, driveway areas, and the additional structure, we recommend that the applicant show the site's water well, on-lot disposal area and a replacement on-lot disposal area to ensure that required isolation distances between water wells, septic disposal fields, lot lines and dwellings are met (the plan identifies only the location of the "existing septic tank" and "existing well"). The design of the subdivision should be revised if the required isolation distances cannot be met.
3. The proposed lot line appears to follow along a portion of the "Existing Fence" on the site. Other municipalities encourage lot owners to set fences inward from lot lines a minimum distance (often one foot) to allow the opposite side of the fence to be maintained without the need to enter onto the adjoining parcel. Although the fence exists on the site, it may be appropriate to move the proposed lot line a minimal distance to the north.

Page: 3
 Re: Preliminary/Final Subdivision - Dorothy A. Matz
 # West Marlborough Township - SD-04-25-18501



*Detail of Dorothy A. Matz
 Preliminary/Final Subdivision Plan*

- The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at <https://chescoplanning.org/Guides/Multimodal/>, classifies Doe Run Road (State Route 82) as a minor arterial. The Handbook (page 183) recommends an 100-foot-wide right-of-way for minor arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Doe Run Road and that it be offered for dedication to PennDOT.

ADMINISTRATIVE ISSUE:

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

Page: 4
Re: Preliminary/Final Subdivision - Dorothy A. Matz
West Marlborough Township - SD-04-25-18501

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

Sincerely,

A handwritten signature in cursive script that reads "Wes Bruckno". The signature is written in black ink and is positioned centrally below the word "Sincerely,".

Wes Bruckno
Senior Review Planner

cc: Dorothy A. Matz and Henrietta K. Alexander
Chester County Health Department



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

Matthew J. Edmond, AICP
 Executive Director

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

May 7, 2025

Liudmila Carter, Manager
 Westtown Township
 1039 Wilmington Pike
 West Chester, PA 19382

Re: Preliminary Subdivision - 1013 Shiloh Road
 # Westtown Township – SD-04-25-18482

Dear Ms. Carter:

A Preliminary Subdivision Plan entitled "1013 Shiloh Road", prepared by Howell Engineering, and dated March 24, 2025, was received by this office on April 7, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	East side of Shiloh Road, south of Little Shiloh Road
Site Acreage:	80.99
Lots/Units:	78
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Open Space, and Neighborhood Conservation
UPI#:	67-2-8, 67-2-9, 67-2-7.1, 67-2-23

PROPOSAL:

The applicant proposes the creation of 78 single family residential lots, and 48.12 acres of (gross) open space. While the existing dwellings on Lots 77 and 78 will remain, it is our understanding that all other buildings on the site will be removed. Fifteen off-street parking spaces will be provided. The project site, which will be served by public water and public sewer, is located in the R-1 Residential zoning district. It is our understanding that the project site is being developed under a settlement agreement, which is further discussed in comment #2 on page 3.

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: 3
 Re: Preliminary Subdivision - 1013 Shiloh Road
 # Westtown Township – SD-04-25-18482

BACKGROUND:

1. The Chester County Planning Commission previously reviewed a sketch plan proposal pertaining to the creation of 62 residential lots on UPI# 67-2-23, a 65.10 acre parcel (CCPC# SD-12-20-16556, dated January 6, 2021). It is our understanding that a separate conditional use application, pertaining to the creation of 85 residential lots and 47.62 acres of open space on an 81.04 acre site (UPI# 67-2-23, 67-2-7.1, 67-2-8, 67-2-9), developed under standards set forth in Article IX-Flexible Development Procedure of the Township Zoning Ordinance, was denied by the Township on December 27, 2023.
2. It is our understanding that the project site is being developed under a settlement agreement between the applicant and Township dated November 18, 2024. We note that the terms of the settlement agreement, which allows the developer to design, engineer, construct, develop, and/or use the property for seventy-eight (78) single family homes substantially in accordance with the conceptual site plan entitled “Settlement Agreement – Overall Site Plan” (Exhibit A), prepared by D.L. Howell, include the following:
 - A. The development will include the construction of a school bus stop together with a car pullover area, which is subject to input from the West Chester Area School District;
 - B. The development has been determined to deviate from the Township’s Zoning Ordinance, Subdivision and Land Development Ordinance (SLDO), and Stormwater Management Ordinance, as detailed in Exhibit B, and additional SLDO and Stormwater Management waivers may be requested during the review of the land development;
 - C. The open space, roads, sidewalks, retaining walls, and trails shall not be offered for dedication but shall be owned and maintained by a future homeowners’ association (HOA);
 - D. The developer shall offer additional right-of-way along Shiloh Road, and shall contribute \$50,000 to the Township to be used for traffic calming measures along Shiloh Road;
 - E. The developer shall retime the traffic signal at the Route 926/Shiloh Road intersection to optimize levels of service at the intersection; and
 - F. At the time of entering into agreements of sale for the new home lots, the developer shall disclose in writing the existence and locations of the two pipelines on the property and the general contents being conveyed through the pipelines to any individual new home purchaser.

COUNTY POLICY:

LANDSCAPES:

3. 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. Single family residential development is an appropriate use in **Suburban Landscape** designations.

Page: 4
Re: Preliminary Subdivision - 1013 Shiloh Road
Westtown Township – SD-04-25-18482



Site Plan Detail, Exhibit A: Settlement Agreement

WATERSHEDS 2045:

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

PRIMARY ISSUES:

Access and Circulation:

5. The site plan and Exhibit A of the settlement agreement both indicate that sidewalks will be provided for most, but not all, of the proposed lots in the development (we note that sidewalks are not provided for Lots 1-16 along the south side of Road A, and they are not provided for Lots 68-77 along the south side of Road D). In addition to sidewalks being an essential design element in the **Suburban Landscape**, CONNECT Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas, and develop multi-use trails to interconnect all communities.

Page: 5
Re: Preliminary Subdivision - 1013 Shiloh Road
Westtown Township – SD-04-25-18482

- 6. The Parks and Open Space map in the Township’s Comprehensive Plan indicates that the project site adjoins the Plumly Farm municipal open space area to the south. We acknowledge that the Open Space Plan (Sheet 7) shows potential future naturalized trail locations in the design of the open space plan, including a potential future trail connection to the adjoining Plumly Farm site, and a separate potential connection to the adjoining parcel to the east.

We recommend that all trail corridor location and design details be incorporated into the final plan, and we also recommend that all trails be constructed prior to the Township issuing any building occupancy permits for this development. We also recommend that the applicant and Township consider utilizing all-weather materials in the construction of this trail corridor, which will accommodate a wider variety of uses, and be handicapped-accessible. Additionally, we suggest that a public access easement be recorded for the trails to ensure that they are open to the people on adjacent properties. Furthermore, we suggest that the applicant and Township investigate the feasibility of relocating the segment of the proposed trail network that currently extends to the south side of Road A between Lots 13 and 14, as shown on the Open Space Plan, to directly connect to the proposed sidewalk network.



Site Plan Detail, Sheet 7 (Open Space Plan): Preliminary Subdivision - 1013 Shiloh Road

- 7. The site plan indicates that vehicular access to Lot 21 will be provided from a driveway entrance that traverses Open Space area 2. An easement should be provided, and recorded, in order to permit this access arrangement through land owned by the Homeowners’ Association.

Page: 6
Re: Preliminary Subdivision - 1013 Shiloh Road
Westtown Township – SD-04-25-18482

Transmission Pipelines:

8. The project site is traversed by two hazardous liquid transmission pipelines. Applicants should be aware that the actual location of the pipeline may not always be within the center of the easement or right-of-way. To minimize risks before and during construction, the project designer should contact the Pennsylvania One Call Center at 811 or <https://www.pa1call.org/>, consistent with the provisions of Section 4(2) of Act 287 (Underground Utility Protection Act), prior to finalizing the design. The PA One Call Center should also be contacted at least 3 business days, but not more than 10 days, prior to any excavation. More information about pipeline safety can be found at the Chester County Pipeline Information Center at: <http://www.chescoplanning.org/pic/introduction.cfm>.

Natural Features Protection:

9. 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 dwelling(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.
10. The site plan contains existing steep slope areas, and the site plan indicates that development activity will occur within these areas. 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.
11. 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 any required permit(s) before approving the plan.
12. The site contains land within the 100-year flood plain. Although it does not appear that any development activity will encroach into the floodplain, we note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems.

Page: 7
Re: Preliminary Subdivision - 1013 Shiloh Road
Westtown Township – SD-04-25-18482

ADMINISTRATIVE ISSUES:

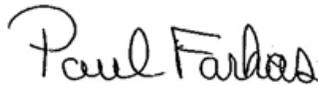
13. Land disturbance and land development activities that occur within Chester County must comply with the ***County-wide Act 167 Stormwater Management Plan for Chester County, PA*** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
14. The 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 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.
15. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
16. While Sheet 8-Overall Existing Resources Plan and Sheets 9-12 (Existing Resources Plan) appear to depict the outline of the existing buildings on the site that are proposed to be removed as dashed lines, there is no associated symbol provided in the legend on these sheets, or associated site plan notes that clearly identify that these buildings will be removed. This should be clarified by the applicant. We note that, while the Township Historic Resources Map, last revised February 1, 2021, identifies UPI# 67-2-23 and UPI# 67-2-9 as sites of local historic value, it appears that all the existing buildings on these parcels will be removed. "Appreciate" Objective A of ***Landscapes3***, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at: www.chescoplanning.org/Landscapes3/1c-Appreciate.cfm.
17. According to County Tax Assessment records, UPI# 67-2-23 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.
18. Vehicular access to Lots 9, 10, and 11 will be provided from a shared driveway entrance. The details of this shared driveway arrangement should be incorporated into the deeds of these three parcels.
19. While Exhibit A of the Settlement Agreement depicts the location of a tot lot, a gazebo, and seven parking spaces within an open space area on the northern portion of the project site, the site plan (particularly Sheets 2, 5, and 7) only depicts the location of the seven parking spaces. This should be clarified by the applicant.

Page: 8
Re: Preliminary Subdivision - 1013 Shiloh Road
Westtown Township – SD-04-25-18482

- 20. There is a site plan note for a “Natural Meadow Area” depicted within Lot 22 on the Open Space Plan (Sheet 7). This should be clarified by the applicant.
- 21. General Note 12 on Sheet 1 incorrectly identifies this subdivision plan contains 85, rather than 78, single family lots. This should be corrected by the applicant.
- 22. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Fox Clearing, LLC
Howell Engineering
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District
Chester County Assessment Office

Proposed Plan and Ordinance Reviews



ORDINANCE PROPOSALS

5/1/2025 to 5/31/2025

The staff reviewed proposals for:	Total
Miscellaneous Ordinance (Misc.) Updates	1
Subdivision and Land Development Ordinance (SLDO) Amendments	1
Zoning Map Amendments	1
Zoning Ordinance Amendments	5
TOTAL REVIEWS	8

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Nottingham Township	ZA-04-25-18487	5/9/2025	<p>Proposed - Zoning Ordinance Amendment</p> <p>The proposed amendments to the Township Zoning Ordinance include revisions to the I-1 Industrial District standards, along with standards for truck terminals, public utility facilities and warehouse/logistics uses where permitted by conditional use.</p>	Consistent
Honey Brook Township	ZA-05-25-18527	5/23/2025	<p>Proposed - Zoning Ordinance Amendment</p> <p>Add definitions and regulations related to short-term rentals.</p>	Consistent
New Garden Township	ZA-04-25-18486	5/9/2025	<p>Proposed - Zoning Ordinance Amendment</p> <p>The Township proposes to add "stadium/arena" to the list of uses permitted by conditional use in the C/I Commercial Industrial and Unified Development Districts. The Commission reviewed an earlier version of this amendment on February 13, 2025 (CCPC# ZA-10-25-18381).</p>	Consistent
North Coventry Township	ZM-05-25-18514	5/15/2025	<p>Proposed - Zoning Map Amendment</p> <p>Zoning map change: V-1 Village to TC-2 Town Center Mixed Use District, UPI# 17-3-91 (435 W. Cedarville Road).</p>	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Spring City Borough	ZA-04-25-18493	5/6/2025	<p>Proposed - Zoning Ordinance Amendment</p> <p>The minimum parking requirement for Municipal Building/Use is repealed, and the corresponding language in the table for Municipal Building/Use shall be replaced with "exempt from the schedule of required parking spaces."</p>	Not Relevant
Uwchlan Township	MU-04-25-18491	5/9/2025	<p>Proposed - Misc Update</p> <p>Sale of school property at Lionville Station Road.</p>	Not Relevant
West Chester Borough	SA-04-25-18494	5/16/2025	<p>Proposed - SLDO Amendment</p> <p>Amendment: review of proposed buildings or structures with heights permitted in the HO-60 or HO-75 Height Option Overlay Districts, by the Borough Historic Architect.</p>	Not Relevant
West Sadsbury Township	ZA-04-25-18488	5/6/2025	<p>Proposed - Zoning Ordinance Amendment</p> <p>Accessory Dwelling Units - revised definition, allowed as accessory uses wherever detached single family units are permitted, with conditions.</p>	Consistent

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 5
TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 5

Ordinance Review Letters



THE COUNTY OF CHESTER



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May 9, 2025

Rachel Greer, Zoning Officer
 East Nottingham Township
 158 Election Road
 Oxford, PA 19363

Re: Zoning Ordinance Amendment - I-1 Industrial District; Truck Terminals; Public Utility Facilities;
 and Warehouse/Logistics Uses
 # East Nottingham Township – ZA-04-25-18487

Dear Ms. Greer:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on April 11, 2025; a revised version of the amendment was received on April 17, 2025. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Add definitions for the following terms to Section 27-202: Public Utility, Truck Terminal, and Warehouse/Logistics Use.
 - B. Various amendments to the I-1 Industrial District standards in Section 27-1101, which include removing junkyard, public utility operating facility, retail sales, and no impact home occupation from the list of uses permitted by-right in this district, removing major home occupation as a use permitted by special exception, and adding warehouse/logistics use, truck terminal, and public utility operating facility, to the list of uses permitted by conditional use. The Township also proposes adding additional design standards for buildings, traffic, parking, and railways to Section 27-1104.
 - C. The addition of Section 27-1604.R, Requirements for Truck Terminals where permitted by conditional use. Standards for dimensional requirements, traffic impact studies, signage and traffic patterns, and parking and amenities for truck drivers, are provided.
 - D. The addition of Section 27-1604.S, requirements for public utility facilities where permitted by conditional use.
 - E. The addition of Section 27-1604.T, Warehouse/Logistics Uses and Truck Terminals.
 - F. The addition of Section 27-1604.U, Requirements for Large Warehouse/Logistics Uses (gross floor area of 25,000 square feet or more). The proposed standards include buffer yard and berm requirements, the preparation of an Environmental and Community Impact Analysis, along with the requirement that all building roofs shall be solar-ready, which includes designing and constructing buildings in a manner that facilitates and optimizes the installation of a rooftop solar photovoltaic system at some point after the building has been constructed.

Page: 2
 Re: Zoning Ordinance Amendment - I-1 Industrial District; Truck Terminals; Public Utility Facilities;
 and Warehouse/Logistics Uses
 # East Nottingham Township – ZA-04-25-18487

LANDSCAPES:

2. According to our copy of the Township Zoning Map, there are two existing I-1 Industrial district designations in the Township, both of which are situated along the Baltimore Pike corridor. These I-1 district designations are 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 ordinance language is consistent with the objectives of the **Suburban Landscape**.

The existing I-1 zoning district designations are also located in the Commerce land use category on the Future Land Use map in the Oxford Region Multimunicipal Comprehensive Plan. The recommended strategies for the Commerce land use category (page 5-16) indicate that municipal regulations should continue to permit commercial and institutional facilities within this commercial core. The proposed zoning amendment appears to be consistent with the recommended strategies for this land use category.

COMMENTS:

3. The Township should provide their rationale for the maximum square footage figure provided in the definition of Warehouse/Logistics Use (“No Warehouse/Logistics Use shall exceed 217,800 square feet of gross floor area per lot”). We note that this figure is also referenced in the dimensional requirements set forth in Section 27-1604.T.3.E. Additionally, the Township should verify that this figure is consistent with the buffer yard requirements for a large warehouse/logistics use set forth in Section 27-1604.U, which provides specific buffer yard requirements based upon the size of the combined footprint of the principal structure or structures.
4. The Township should verify the accuracy of the section numbers provided for the proposed forestry regulations on page 3 of the draft Ordinance (the numbers provided do not appear to match the current section number sequence provided in Section 27-1102).
5. The design standards for buildings in Section 27-1104.D includes the phrase “aesthetically pleasing.” We recommend that this phrase be replaced with more specific and less subjective guidelines that can be enforced by the Township.
6. We acknowledge, and endorse, that Section 27-1104.G indicates that new development should incorporate the use of active rail service, if feasible. We recommend that the Township utilize a more general phrase for rail service (for instance, “active rail freight line”), rather than utilizing the phrase “East Penn railroad” as currently provided in the draft Ordinance.

The Oxford Region Multimunicipal Comprehensive Plan (page 5-16) indicates that the rail freight line is a key link in the ongoing effort to bring commercial and/or industrial uses to the Commerce areas of the Region. The Plan also states that, going forward, every effort should be made to continue to expand the use of the rail line in attracting, improving, and expanding commercial and/or industrial uses in the region. Additionally, CONNECT Objective D of [Landscapes3](#) is to ensure that rail,

Page: 3
 Re: Zoning Ordinance Amendment - I-1 Industrial District; Truck Terminals; Public Utility Facilities;
 and Warehouse/Logistics Uses
 # East Nottingham Township – ZA-04-25-18487

aviation, and select highway facilities provide for the safe, efficient, and competitive transport of freight, goods, and people through and within the county.

7. Page 4 of the draft Ordinance indicates that a warehouse/logistics use shall be subject to Sections 27-1604.Q, 27-1604.T, and 27-1604.U. However, while the draft ordinance proposes the addition of subsections R, S, T, and U to Section 27-1604, no proposed Section 27-1604.Q is provided. Additionally, the existing subsections in Section 27-1604 of our copy of the Township Zoning Ordinance starts with 27-1604.A and ends at 27-1604.P. This should be clarified by the Township.
8. The Township should verify the accuracy of the subsection numbers provided throughout Section 27-1604.R, Requirements for Truck Terminals. As currently written, there appear to be two sections identified as 27-1604.R.A and two sections identified as 27-1604.R.B.
9. While Section 27-1604.T.4 is titled “Requirements for All Warehouse/Logistics Uses,” the first line under this section title states, “The following shall apply to a Public Utility Uses and Warehouse/Logistics Uses, regardless of size”. This should be clarified by the Township.
10. While we acknowledge that the proposed warehouse/logistics use standards in Section 27-1604.T.4 include riparian forest area standards, we note that the Township Code does not have riparian buffer standards in general. Consideration should be provided by the Township for incorporating riparian buffer standards into the Township Code that are applicable for all land uses. Plan Objective 5-H of the Oxford Region Multimunicipal Comprehensive Plan (page 5-2) is to protect farmland, natural resources, and open space areas through the use of appropriate resource protection provisions.

Landscapes3 supports the comprehensive protection and restoration of the county’s ecosystems, including riparian corridors (PROTECT Objective B, page 63). Additional information on this topic is provided in the County Planning Commission’s Riparian Buffers planning eTool, which is available online at: <https://chescoplanning.org/MuniCorner/eTools/44-RiparianBuffers.cfm>.

11. While we acknowledge that the access and parking standards in Section 27-1604.T.4.D.4 includes a requirement that at least five percent of all passenger vehicle parking spaces shall be electric vehicle (EV) ready, the Township should indicate that charging stations are also required for a certain percentage of parking spaces. The Township should also consider requiring electric vehicle parking for other uses that have larger parking lots.

Additionally, we recommend that the last sentence in this paragraph be revised to indicate that the Township encourages, rather than requires, that electric vehicle charging units should be powered by solar energy. The Township should recognize that electric vehicle charging stations powered by solar energy would require the installation of solar canopies, along with being connected to a battery to ensure that charging stations are reliably available.

We endorse the Township’s efforts towards incorporating electric vehicle (EV) charging station standards into the Township Code. Electric vehicles help reduce carbon emissions, improve air quality, and promote energy efficiency. Additionally, local regulations that promote the provision of electric charging stations can advance the use and practicality of electric vehicles, which is consistent with the objective set forth in *Landscapes3*, the 2018 County Comprehensive Plan, to support a resilient and clean energy network (page 131). This initiative also supports the greenhouse gas reduction goals of the 2021 Chester County Climate Action Plan.

Page: 4
 Re: Zoning Ordinance Amendment - I-1 Industrial District; Truck Terminals; Public Utility Facilities;
 and Warehouse/Logistics Uses
 # East Nottingham Township – ZA-04-25-18487

We recommend that the Township review the Electric Vehicles Planning eTool on the County Planning Commission’s website for additional issues to consider prior to finalizing the proposed ordinance language. This eTool, which includes links to model ordinance language along with links to adopted ordinance standards, is available online at:

<https://www.chescoplanning.org/MuniCorner/eTools/19-ev.cfm>.

Additional information on electric vehicle parking standards, including a model ordinance, is provided in PennDOT’s Electric Vehicle Supply Equipment Development Guidebook for Pennsylvania Local Governments (dated April 14, 2022), which is available online at:

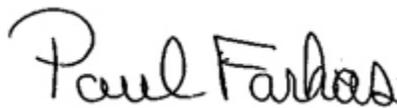
<https://www.penndot.pa.gov/ProjectAndPrograms/Planning/EVs/Pages/EV-Model-Ordinance-Toolkit.aspx>.

12. For ease of use purposes, the Township should ensure that the format of the section numbers provided in Section 27-1604.U utilize the same general format provided in the Township Zoning Ordinance (for instance, Section 27-1604.U.A should be changed to Section 27-1604.U.1, and the subsections provided within be changed from 1 through 10 to a through j). The Township should ensure that consistent section number formats are provided throughout the Township Zoning Ordinance.
13. We recommend that, for clarity purposes, the Township change the title of Section 27-1604.U.D from “Solar System” to “Solar Energy Systems.” We also recommend that the Township should review the County Planning Commission’s Solar Energy Systems Zoning planning eTool for additional issues to consider in the development of the proposed ordinance language. This eTool, which provides model ordinance language along with examples of existing municipal solar energy system regulations, is available online at:
<https://chescoplanning.org/MuniCorner/eTools/82-SolarZoning.cfm>.

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

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

Sincerely,



Paul Farkas
 Senior Review Planner



THE COUNTY OF CHESTER



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May 23, 2025

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

Re: Zoning Ordinance Amendment - Definitions and Regulations Related to Short-Term Rentals
 # Honey Brook Township - ZA-05-25-18527

Dear Mr. Obenski:

The Chester County Planning Commission has reviewed the proposed Honey Brook 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 May 16, 2025. We offer the following comments to assist in your review of the proposed Honey Brook Township Zoning Ordinance amendment.

DESCRIPTION:

1. Honey Brook Township proposes the following amendments to its Zoning Ordinance:
 - A. Add a definition of "Short Term Rental"; the definition states that a short-term rental house is not owner-occupied during the same time period as during its occupancy as a short-term rental. The definition distinguishes between a bed-and-breakfast and a short-term rental;
 - B. Short term rentals are to be permitted by special exception in the A – Agricultural District and in the "RC – Resource Conservation District;
 - C. The Ordinance's "Supplemental Use Regulations" relating to "Accessory Dwelling Units" are to be amended to add to the General Regulations applying to short term rentals, including the following notable regulations:
 - i. Short-term rentals shall be conducted only in existing dwellings as of the effective date of the amendment; in a single-family detached dwelling or an accessory dwelling on a property containing a single-family detached dwelling as the principal structure, and only one rental per property is permitted,
 - ii. Lots of at least two acres are required,
 - iii. Typical utilities are required,
 - iv. One off-street parking space is required for each bedroom in the short term rental, with a minimum of two off-street spaces, and no parking is permitted in any public or private road right-of-way or on any lawn or vegetated area on the property,
 - v. The short term rental may only be rented to a person twenty-five years of age or older who must be one of the occupants staying on the property,
 - vi. No non-residential uses are permitted,
 - vii. The short term rental shall not adversely affect the character of the neighborhood,

Page: 2
 Re: Zoning Ordinance Amendment - Definitions and Regulations Related to Short-Term Rentals
 # Honey Brook Township - ZA-05-25-18527

- viii. The owner must maintain a local contact person who lives within thirty-five miles of the property, including a 24-hour phone number and email address to the renter and the Township,
- ix. Records of visitors are required to be maintained by the owner,
- x. Various safety-related provisions are required as well as annual inspections and permits, including a requirement that the owner provide a phone with calling capabilities for the dwelling and an unexpired fire extinguisher in the kitchen; and
- xi. The applicant must take all necessary actions required to register with the Chester County Treasurer to enable the applicant to pay the hotel and/or room taxes.

LANDSCAPES:

2. The Township's A – Agricultural District and “RC – Resource Conservation District are primarily located within the **Agricultural** and **Rural 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.

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 Honey Brook Zoning Ordinance amendment is consistent with the objectives of the **Agricultural** and **Rural Landscapes**.

COMMENTS:

3. The use of short-term rentals can offer opportunities for additional income for owners of dwellings in agricultural areas and can help preserve farms and farmlands, which is consistent with the "Planning Principles" for both the **Rural** and **Agricultural Landscapes**.
4. We agree that short-term rentals are generally best permitted through the special exception process. This will permit the Township Zoning Hearing Board 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 912.1). The Township Zoning Hearing Board should be concerned with the potential for neighborhood disturbances such as increased traffic, transient occupants, effects on community character, noise, nuisance, and property maintenance. By establishing clearly defined regulations for short-term rentals in the Zoning Ordinance and ensuring that applicants observe them through the special exception process, the Township can pro-actively minimize disturbances.
5. The proposed inspection and annual permit renewal requirements for short-term rentals will help to ensure that the Township's regulations are observed, but the Township should be aware that additional administrative responsibilities will be required of the Township's staff.
6. We agree that a fully-charged fire extinguisher should be provided in the kitchen, and the Township Fire Marshal should also comment on whether additional extinguishers should be placed in other places in the dwelling.
7. Rather than requiring a telephone to be provided, it may be more effective to require that fire and smoke detectors be “hard-wired” and do not rely solely on batteries. The Township could also consider requiring them to be connected to an off-site central monitoring station (the amendment requires smoke detectors and carbon monoxide detectors but does not specify if they are to be

Page: 3

Re: Zoning Ordinance Amendment - Definitions and Regulations Related to Short-Term Rentals
Honey Brook Township - ZA-05-25-18527

connected to a central monitoring station). The Township Fire Marshal or other Township emergency responders should be consulted on this matter and should also comment on the potential for false alarms.

8. Additional suggestions regarding short-term rentals are available in the Chester County Planning Commission's *Short-term Rentals* eTool, at: <https://chescoplanning.org/MuniCorner/eTools/15-ShortTermRentals.cfm>.

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

Sincerely,



Wes Bruckno
Senior Review Planner



THE COUNTY OF CHESTER



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May 9, 2025

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

Re: Zoning Ordinance Amendment - Stadium/Arena, C/I Commercial/Industrial and Unified
 Development Zoning Districts
 # New Garden Township – ZA-04-25-18486

Dear Mr. Himes:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on April 9, 2025. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Add the following definition for the term “stadium/arena” to Section 200-9: “A building or structure seating more than 1,000 spectators in tiered seating at sporting events, concerts, meetings and gatherings of large groups. A stadium/area may be open-air or covered by either a fixed or retractable roof;”
 - B. Add stadium/arena to the list of uses permitted by conditional use in the C/I Commercial/Industrial District, along with applicable design standards (Section 200-45.C(8)); and
 - C. Add stadium/arena to the list of uses permitted by conditional use in the Unified Development District, along with applicable design standards (Section 200-56.B(12)).

We note that the design standards for a stadium/arena include the following:

- Minimum tract area of five acres.
- Maximum size of 5,000 seats.
- A traffic study, lighting plan, screening plan, environmental impact study, community impact study, and historical resource impact analysis are required.
- A stadium/arena shall have multiple public entrances, including one major entrance on the façade designated by the landowner as the front setback.
- A stadium/arena shall be served by public water and public sewer.
- A stadium/arena shall have frontage along an arterial road.

We also note that the design standards for a stadium/arena set forth in Section 200-45.C(8) appear to be identical to the standards in Section 200-56.B(12).

Page: 2
 Re: Zoning Ordinance Amendment - Stadium/Arena, C/I Commercial/Industrial and Unified
 Development Zoning Districts
 # New Garden Township – ZA-04-25-18486

LANDSCAPES:

2. The Township's C/I and Unified Development Districts that are located along an arterial road (as identified in the Township's 2018 Comprehensive Plan) are situated within a **Suburban Landscape** or a **Suburban Center 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 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. While a stadium/arena is an appropriate use in the **Suburban Landscape** and **Suburban Center Landscape** designations, careful consideration of any proposed stadium/arena development will be required by the Township.

COMMENTS:

3. The County Planning Commission reviewed an earlier version of this amendment on February 13, 2025 (CCPC# ZA-01-25-18381). We acknowledge that changes to the latest version of this amendment include changing a stadium/area from a use permitted by-right, to a use permitted by conditional use, along with adding a maximum seating capacity of 5,000 seats. We also acknowledge, and endorse, that the requirements for a traffic study, lighting plan, screening plan, environmental impact study, community impact study, and historical resource impact analysis, have been added. Furthermore, we note that, while the prior amendment proposed changing hotel from a use permitted by conditional use to a use permitted by-right in the Unified Development District, this revision is not included in the current submission.
4. New Garden Township is currently undertaking an update of its Zoning Ordinance, which is being prepared under the Chester County Vision Partnership Program (VPP). As stated in our previous review, the Township should ensure that these amendments are coordinated with the zoning ordinance update.

RECOMMENDATION: The Chester County Planning Commission supports the proposed changes to the most recent ordinance amendment. We have no additional comments on the draft ordinance language.

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

Sincerely,



Paul Farkas
 Senior Review Planner



THE COUNTY OF CHESTER



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May 15, 2025

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

Re: Zoning Map Amendment- V-1 to TC-2, UPI 17-3-91 (435 West Cedarville Road, Pottstown PA 19465)
 # North Coventry Township - ZM-05-25-18514

Dear Ms. Batdorf:

The Chester County Planning Commission has reviewed the proposed North Coventry Township 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 April 30, 2025. We offer the following comments to assist in your review of the proposed Township Zoning Map amendment.

DESCRIPTION:

1. North Coventry Township proposes to amend its Zoning Map to change the zoning designation of UPI #17-3-91, (located at 435 West Cedarville Road, Pottstown PA), a 1.1-acre parcel located at the southwest intersection with Pottstown Pike (State Route 100), from the current V-1 Village to TC-2 Town Center Mixed Use District.

AREA EVALUATION:

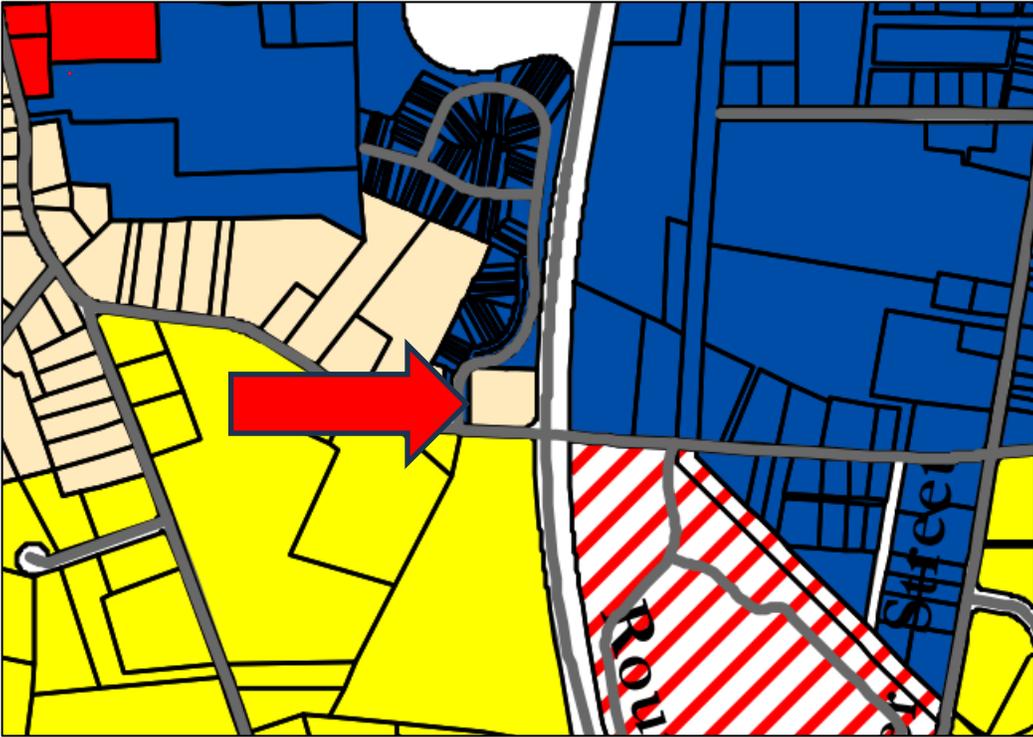
The following land use planning policies and regulations are relevant to the site of the proposed Township Zoning Map amendment:

2. Land Use: The parcel is occupied by a professional office (a chiropractic office).
3. Adjacent Zoning: The areas to the north, west and east (across Pottstown Pike) are within the TC-2 Town Center Mixed Use District. The area to the south, across West Cedarville Road, is within the R-1 Residential District.
4. Municipal Comprehensive Plan: Map 10: "Future Land Use" in the 2019 North Coventry Township Comprehensive Plan places this site within the "Village" future land use category. Page 84 in the Township Comprehensive Plan describes the "Village" future land use category as:

"The Village designation is the land use category encompassing the historic communities of Cedarville and Kenilworth. This area is largely residential with few cultural, institutional or recreational uses included. This area is relatively built-out, but potential for redevelopment and infill that would complement the existing village uses, such as small scale business or home occupations, could be accommodated."

Page: 2
Re: Zoning Map Amendment- V-1 to TC-2, UPI 17-3-91 (435 West Cedarville Road, Pottstown PA 19465)
North Coventry Township - ZM-05-25-18514

Water and Sewer Facilities: The parcel is served by public water and sewer facilities.



Location of 435 West Cedarville Road, UPI #17-3-91, as shown on the 2007 North Coventry Township Zoning Map; indicated by the arrow:



Zoning Districts	
	RC Resource Conservation
	RR Rural Residential
	R-1 Residential
	V-1 Village
	V-2 Village
	TC-1 Town Center Residential
	TC-2 Town Center Mixed Use
	C-1 Commercial
	C-2 Commercial Parking
	C-3 Planned Commercial
	C-4 Neighborhood Commercial
	I-1 Industrial
	I-2 Industrial

North Coventry Township Zoning Map Districts

Page: 3

Re: Zoning Map Amendment- V-1 to TC-2, UPI 17-3-91 (435 West Cedarville Road, Pottstown PA 19465)

North Coventry Township - ZM-05-25-18514

LANDSCAPES:

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

COMMENTS:

- The site (parcel UPI #17-3-91) is currently located within the North Coventry Township **V-1 Village** zoning district. Section 370-17B.(2)(b) of the **V-1 Village district** permits professional offices only within a Class I, II or III Historic Resource as defined by the Zoning Ordinance. Map 7: **Historic Resources** in the 2019 North Coventry Township Comprehensive Plan does not include this site. Therefore, this site may be considered as a pre-existing non-conforming use. However, the **TC-2 Town Center Mixed Use** zoning district, Section 370-20.B(1)(f), permits “Professional or administrative offices” as by-right uses. The proposed rezoning would appear to bring the site’s existing land use into conformity with the TC-2 Town Center Mixed Use District, and which would also be compatible with the adjoining zoning and land uses to the west, north and east.
- Prior to taking action on this amendment, North Coventry Township should consider whether the proposed zoning map amendment is generally consistent with its Comprehensive Plan, as set forth in Section 603(j) of the Pennsylvania Municipalities Planning Code.
- The North Coventry Township should also ensure that the posting and notification requirements for zoning map amendments as set forth in Section 609 of the Pennsylvania Municipalities Planning Code have been met.

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

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

Sincerely,



Wes Bruckno
Senior Review Planner



THE COUNTY OF CHESTER



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May 6, 2025

Kisha Tyler
Spring City Borough Manager
6 South Church Street
Spring City, PA 19475

Re: Zoning Ordinance Amendment – Exemption from Minimum Parking Requirements for
Municipal Building/Use
Spring City Borough - ZA-04-25-18493

Dear Ms. Tyler:

The Chester County Planning Commission has reviewed the proposed Spring City Borough Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on April 16, 2025. We offer the following comments to assist in your review of the proposed Borough Zoning Ordinance amendment.

DESCRIPTION:

Spring City Borough proposes to amend its Zoning Ordinance to repeal the minimum parking requirement for “Municipal Building/Use”, delete the corresponding language in the required parking table for Municipal Building/Use and replace it with “exempt from the schedule of required parking spaces.”

COMMENTS:

We recognize that municipal buildings are different in function, use and character from other land uses and their parking requirements are also different. However, instead of exempting municipal buildings from the Borough’s parking regulations, we recommend that the Borough consider addressing these special circumstances through one of these options:

- A. Modifying Zoning Ordinance Section 1302.B.1.d.3, which provides for equivalent off-site parking for the DC Downtown Commercial District, to apply to municipal buildings and uses in other Districts. Such a modification could be regulated through the special exception process. Such modified zoning ordinance language could be similar to the following:

“Where a specific land use is not listed or site conditions do not warrant the specified minimum parking requirement in Article XIII, Section 1302.E, an applicant may request an alternative minimum parking requirement by special exception subject to Article XVIII, Section 1806.F. The Zoning Hearing Board may approve a reduction in the required spaces upon the applicant’s provision of evidence or demonstration that the proposed land use, as well as reasonably foreseeable and anticipated future land uses on the site, will not need the spaces required by Section 1302.E. Such evidence or demonstration may include but is not limited to case studies on similar existing land uses to that being proposed, parking space

Page: 2
Re: Zoning Ordinance Amendment – Exemption from Minimum Parking Requirements for
Municipal Building/Use
Spring City Borough - ZA-04-25-18493

requirements provided by relevant professionals or from generally acceptable sources, or a traffic study created for the proposed use and location.”

- B. Adopting a special parking requirement for the different types of municipal land uses;
- C. Retaining the current Zoning Ordinance language and requesting a variance from the Borough Zoning Hearing Board when special circumstances arise;
- D. Amending the Zoning Ordinance to require parking for municipal land uses as determined by the Borough Engineer but without pre-determining the number of spaces;
- E. Creating an exception that would permit a reduction in required parking spaces when certain conditions are met, such as:
 - i. When existing off-site parking is available within a convenient and walkable distance (such as 500 feet), or
 - ii. When a land use is expected to require parking at off-peak times.

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

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

Sincerely,



Wes Bruckno
Senior Review Planner



THE COUNTY OF CHESTER



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 Eric M. Roe

Matthew J. Edmond, AICP
 Executive Director

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May 9, 2025

Guy Donatelli
 Lamb McErlane PC
 24 East Market Street, PO Box 565
 West Chester, PA 19381

Re: Downingtown Area School District – Sale of School Property
 # Uwchlan Township - MU-04-25-18491

Dear Mr. Donatelli:

The Chester County Planning Commission has reviewed the proposal you submitted to us in a letter dated April 4, 2025 and received by this office on April 11, 2025, as required by Section 305 of Act 247, the Pennsylvania Municipalities Planning Code. We offer the following comments on this submission.

DESCRIPTION:

The Downingtown Area School District proposes the sale of an approximately 240-acre tract located on the east and west sides of Lionville Station Road, north of the Pennsylvania Turnpike, comprising UPI # 33-1-25, 33-1-26, 33-1-27, 33-1-28 and 33-1-28.1. The 2020 Uwchlan Township Comprehensive Plan places this area within the Commercial/Industrial Future Land Use Designation.

BACKGROUND:

1. On February 3, 2025, Uwchlan Township submitted to the Chester County Planning Commission a proposed Township Zoning Ordinance amendment that included a proposed new PRD-1 Planned Residential Development Overlay, with definitions and related text; the proposed PRD-1 would also be added as an amendment to the Township Zoning Map. Our comments on the proposed PRD-1 Planned Residential Development Overlay and the related Zoning Map amendment were forwarded to the Township separately (refer to CCPC # ZA-02-25-18420, ZA-02-25-18421).

LANDSCAPES:

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

COMMENTS:

3. Ensure that the school district has no current or projected need for the property to accommodate future school facilities. This assessment should incorporate an analysis of population forecasts for the area. The

Page: 2
 Re: Downingtown Area School District – Sale of School Property
 # Uwchlan Township - MU-04-25-18491

County's population forecasts 2025 – 2050 can be accessed at <https://chescoplanning.org/resources/Data/10-3.cfm>.

4. The Uwchlan Township 2020 Comprehensive Plan's Map 2-9 "Historic & Cultural Resources" shows two Class 1 Historic Resources on the tract. The School District, the future owner of the tract, and the Township's Historical Commission should discuss how these Historic Resources will fit in with any plans for this tract.
5. The 2020 Uwchlan Township Comprehensive Plan's Map 4-3 "Plan for Parks, Recreation & Open Space-Land" shows a proposed park on the east side of Lionville Station Road, Map 4-4 "Plan for Parks, Recreation & Open Space-Walkway Network" designates this tract as "Property with Proposed Walkway and Open Space", and Map 4-5 "Plan for Traffic & Circulation" shows a proposed east-west road from Lionville Station Road to a parcel to the west. The School District, the future owner of the tract and the Township should consider how the policies in the Township Comprehensive Plan can be implemented by any plans for the tract.
6. The tract is in proximity to a major transmission pipeline (Texas Eastern) and its development may result in the designation or expansion of a High Consequence Area (HCA). The US Department of Transportation's Pipelines and Hazardous Materials Safety Administration's guidelines require pipeline operators to map HCAs for new pipelines and update existing HCAs. Location within an HCA requires that pipeline operators meet a higher standard of safety. For additional information about the implications of an HCA, see this page on the CCPC Pipeline Information Center at: <https://www.chescoplanning.org/pic/HCA.cfm>. We recommend that any future habitable development near the pipeline be set back consistent with the guidelines provided in accordance with the "Potential Impact Radius" shown in the graph located at the link above.

RECOMMENDATION: The School District should consider the comments contained in this review prior to taking action on this proposal.

We appreciate the opportunity to comment on this proposal. This review does not imply approval of any proposed subdivision and/or land development, nor release the requirement of any future applicant to submit a land development plan under other Township ordinances and the Pennsylvania Municipalities Planning Code. We request an official copy of the decision made by the Downingtown Area School District. This will allow us to maintain a current file of School District property.

Sincerely,



Wes Bruckno
 Senior Review Planner

Robert Kagel, Uwchlan Township Manager
 Colleen Frens, County Solicitor, Chester County Solicitor
 Dr. Robert O'Donnell, Superintendent, Downingtown Area School District



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May 16, 2025

Ramsey Reiner, Interim Building & Housing Director
 West Chester Borough
 401 E. Gay Street
 West Chester, PA 19380

Re: Subdivision and Land Development Ordinance Amendment – Borough Historic Architect
 # West Chester Borough – SA-04-25-18494

Dear Ms. Reiner:

The Chester County Planning Commission has reviewed the proposed Subdivision and Land Development Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on April 16, 2025. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Borough proposes the following amendments to its Subdivision and Land Development Ordinance (SLDO):
 - A. Add a definition for the term “Borough Historic Architect” to Section 97-8; and
 - B. Add subsection (e) to Section 97-13.A(4), pertaining to the review of preliminary plan submissions by the Borough Historic Architect for buildings or structures with heights permitted in the HO-60 or HO-75 Height Option Overlay Districts.

COMMENTS:

2. The Borough should clearly identify whether the Borough Historic Architect will review all proposed buildings or structures located within the HO-60 and HO-75 Overlay districts, or only those proposed buildings or structures in excess of 45 feet and up to 60 feet in the HO-60 Overlay District or in excess of 35 feet and up to 75 feet in the HO-75 Overlay District. We also recommend that, for ease of use and clarity purposes, Section 97-13.A(4)(e) be divided into two subsections.
3. The Borough should clarify how the reviews conducted by the Borough Historic Architect interface with HARB reviews for buildings that are also in the Act 167 District, to avoid possible conflicts between what HARB considers historically/architecturally compatible and what the Borough Historic Architect determines to be appropriate.

Page: 2

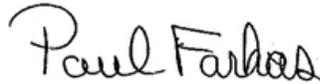
Re: Subdivision and Land Development Ordinance Amendment – Borough Historic Architect

West Chester Borough – SA-04-25-18494

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

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

Sincerely,

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

Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



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May 6, 2025

Chelsy Oswald, Secretary/Treasurer
 West Sadsbury Township
 6400 North Moscow Road
 Parkesburg, PA 19365

Re: Zoning Ordinance Amendment - Accessory Dwelling Units: Revised Definition, Permitted as Accessory Uses, Conditions
 # West Sadsbury Township - ZA-04-25-18488

Dear Ms. Oswald:

The Chester County Planning Commission has reviewed the proposed West Sadsbury Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on April 11, 2025. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

DESCRIPTION:

1. West Sadsbury Township proposes the following amendments to its Zoning Ordinance:
 - A. A new definition of DWELLING UNIT, ACCESSORY (ADU) will be added;
 - B. ADUs are to be permitted as accessory uses "...on single-family detached residential lots within any district where such use exists...");
 - C. Qualifying provisions are included, with the following notable requirements:
 - A minimum of two acres is required, or more as required by the Zoning Ordinance,
 - Not more than one ADU per lot is permitted,
 - One of the two dwelling units must be occupied by the owner,
 - An ADU may be created in an existing dwelling or in a detached accessory structure (but not in a camper, shipping container, etc.),
 - Two additional off-street parking spaces are required for the ADU,
 - A sketch plan is to be submitted to the Township Zoning Officer,
 - No ADU may be used as a short-term rental, as well as other provisions.

LANDSCAPES:

2. Expanding the opportunities for varied housing types such as accessory dwellings is consistent with Landscapes3, the 2018 County Comprehensive Plan's "Live" Goal: "Nurture diverse and well-rounded communities with a balance of residential opportunities and convenient access to community facilities, services, and amenities", as well as "Live" Objective a: "Provide opportunities for a diverse housing mix that complements community character and contributes to vibrant, safe, and inclusive neighborhoods."

Page: 2
Re: Zoning Ordinance Amendment - Accessory Dwelling Units: Revised Definition, Permitted as
Accessory Uses, Conditions
West Sadsbury Township - ZA-04-25-18488

COMMENTS:

2. We endorse the Township's expansion of housing opportunities through the use of Accessory Dwelling Units as accessory uses, which can provide affordable and flexible options for a broad range of residents. The County Planning Commission drafted additional suggestions on regulating accessory dwelling units in the Chester County Planning Commission's eTool, at: <https://chescoplanning.org/MuniCorner/eTools/14-AccessoryUnits.cfm>
3. While we encourage the use of ADUs to increase housing opportunities in West Sadsbury Township, the Township should be aware that some other municipalities chose to regulate ADUs by conditional use or by special exception. For example, regulating ADUs by conditional use will permit the Board of Supervisors to "...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance." (Pennsylvania Municipalities Planning Code, Section 913.2(a)). However, the Township should be aware that requiring special exception or conditional use approval may increase costs and incur additional time delays. In such cases, we would encourage the Board to consider such reasonable conditions, while recognizing that flexibility in applying conditional use regulations may be necessary.
4. Regardless of whether the Township regulates ADUs as accessory uses or through other means, we suggest that the Township consider the following:
 - A. The Township's amendment requires that "One (1) of the two (2) dwelling units shall be occupied by a bona fide owner(s) of the lot on which both dwelling units are located." The Township should consider how it will apply these provisions when this occupancy requirement is no longer met, and whether the ADU will need to be removed in such situations. (Notably, the Township's existing definition of DWELLING UNIT, ACCESSORY (ADU) requires that "Immediately upon cessation of its occupancy by a family member, the ADU shall be physically removed from the premises by the record owner of the property..." This provision does not appear to be included in the proposed amendment. We recommend that the Township not include this provision because it would remove an affordable housing option, and enforcement of such a provision may be difficult and expensive for a property owner.)
 - B. We suggest that the Township reconsider the minimum required lot size of two acres, which may unnecessarily limit the number of lots that can qualify for ADUs. Given that ADUs are required to meet all yard setback, water and sewer regulations, a smaller minimum lot size of one acre may be more appropriate.
 - C. We also suggest that the Township reduce the requirement for two additional parking spaces per ADU. Especially because one of the units is required to be occupied by an owner who may be a family member, vehicles can often be shared. Reducing the requirement to one additional parking space per ADU can also lower construction costs, making ADUs more accessible to a range of residents. (Adding more parking spaces could still be at the discretion of the owner, provided bulk and lot requirements are met).
 - D. The Township should ensure that the provisions of the Township's regulations relating to fire prevention are observed by the applicant. We also recommend that the accessory dwelling be identified by a house number or other means so that first responders can easily identify its location.
 - E. The proposed definition of DWELLING UNIT, ACCESSORY (ADU) refers to an ADU that is within the principal structure or within a detached accessory structure. Some residents prefer to construct an ADU that is primarily separate from the principal structure but is connected to the

Page: 3
Re: Zoning Ordinance Amendment - Accessory Dwelling Units: Revised Definition, Permitted as
Accessory Uses, Conditions
West Sadsbury Township - ZA-04-25-18488

principal structure with an enclosed walkway to facilitate easy access; such access is helpful when the ADU is occupied by people who require routine assistance by family members due to age, disability or for another reason. The Township should consider allowing such a design.

- F. The Township should consider whether it will permit additional paving of front yard areas for the ADU's required off-street parking spaces.

RECOMMENDATION: The County Planning Commission supports the adoption of the proposed zoning ordinance amendment after the Township considers the comments in this letter.

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

Sincerely,



Wes Bruckno
Senior Review Planner

Act 537 Reviews

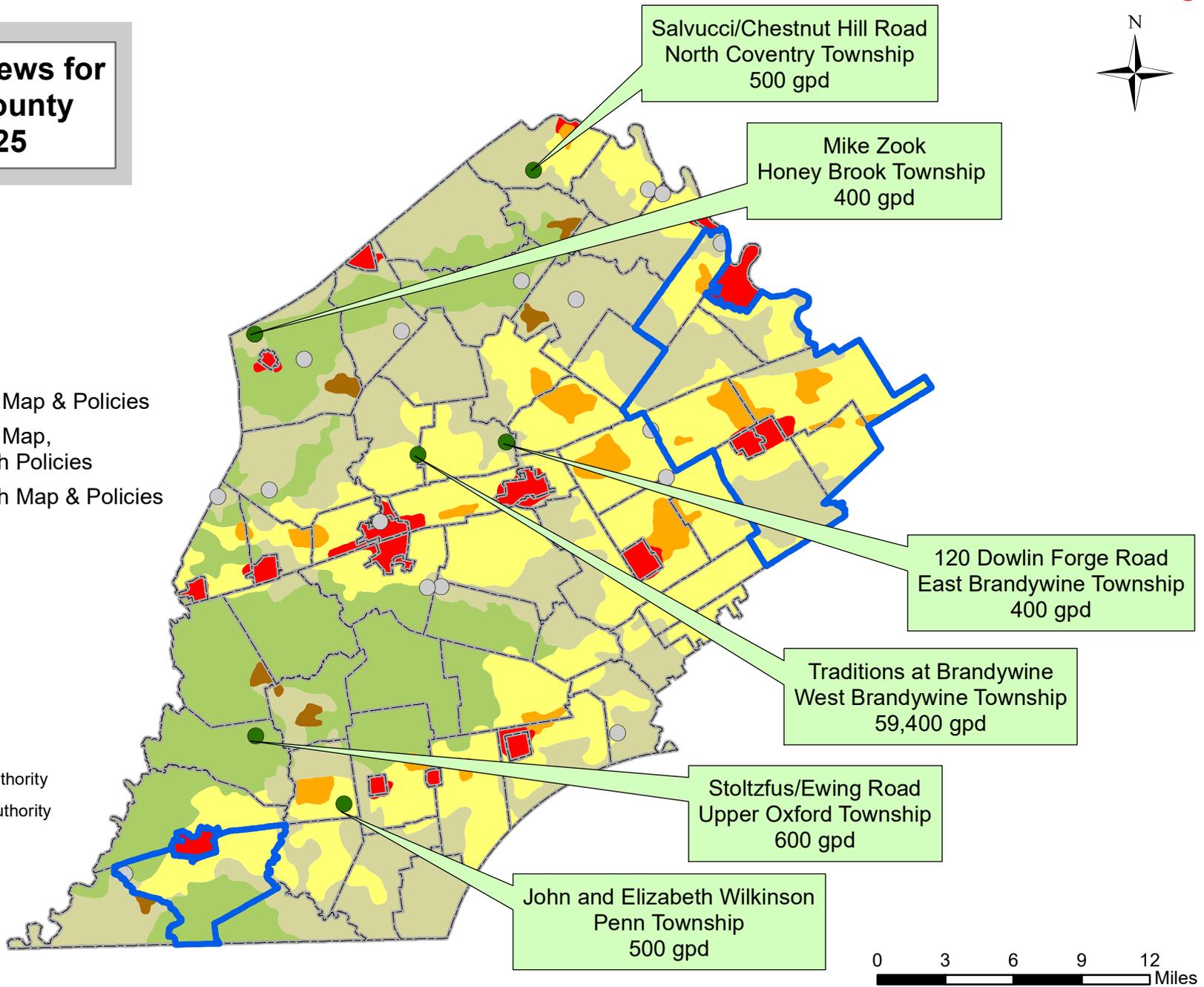
Act 537 Reviews for Chester County May 2025



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

Legend

- May Act 537 Reviews
- Previous Reviews
- Oxford Area Sewer Authority
- Valley Forge Sewer Authority
- Agricultural
- Rural Center
- Suburban Center
- Urban Center
- Rural
- Suburban



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



Chester County Planning Commission
June 11, 2025

ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

Oxford Area Sewer Authority - Act 537 Plan Update for Grant Street Pumping Station Elimination, East Nottingham Township - Consistent

Valley Forge Sewer Authority – Act 537 Plan Update - Consistent

MINOR REVISIONS TO MUNICIPAL PLANS:

East Brandywine Township, 120 Dowlin Forge Road

The applicant is proposing a residential development of an in-law suite in an existing garage on 11 acres. The site is located on Dowlin Forge Road. The amount of wastewater for the project is 400 gpd. The project is to be served by an on-lot sewage disposal system. This project is designated as a Rural Landscape and is consistent with *Landscapes3*.

Honey Brook Township, Mike Zook

The applicant is proposing a three-bedroom attached accessory residential dwelling on 67 acres. The site is located on Poplar Road. The amount of wastewater for the project is 400 gpd. The project is to be served by an on-lot sewage disposal system. This project is designated as an Agricultural Landscape and is consistent with *Landscapes3*.

North Coventry Township, Salvucci

The applicant is proposing a residential development of 2 lots on 9 acres. The site is located on Chestnut Hill 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 Rural Landscape and is consistent with *Landscapes3*.

Penn Township, John and Elizabeth Wilkinson

The applicant is proposing an in-law suite on 3 acres. The site is located on Kelton Road. The amount of wastewater for the project is 500 gpd (installing a new system to accommodate proposed and existing flows). 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, Stoltzfus/Ewing Road

The applicant is proposing a residential development of 1 lot on 8.85 acres. The site is located on Ewing Road. The amount of wastewater for the project is 600 gpd. The project is to be served by an on-lot sewage disposal system. This project is designated as an Agricultural Landscape and is consistent with *Landscapes3*.

West Brandywine Township, Traditions at Brandywine

The applicant is proposing an age-restricted residential development of 264 lots on 198 acres (115 to remain as open space). The site is located on Reeceville Road. The amount of wastewater for the project is 59,400 gpd. The project is to be served by a public sewage disposal system, managed by

WB TMA and PAWC. This project is designated as a Suburban Landscape and is consistent with *Landscapes3*.

TOPIC: Valley Forge Sewer Authority Act 537 Plan Update - Consistent

Background

The Plan was prepared by Buchart Horn and was received on April 23, 2025. The Plan was prepared to address requests from two member municipalities seeking additional allocations to address future growth needs. As proposed, the selected alternative is T.3 Sale/Purchase of Capacity between Partners and Members, with East Whiteland and Tredyffrin potentially providing the allocation needed from Member Municipalities.

Discussion

The Plan Update is consistent with the goals of *Landscapes3*, as it relates to the continued use of the current methods of treatment throughout the service areas and seeks to address future growth needs of both Partner and Member municipalities. The continued use of public sewer, as well as system improvements identified within the Plan to accommodate future development, is consistent with the Connect Goal, which supports efficient, reliable, and innovative utility infrastructure systems to serve thriving and growing communities.

The proposed Plan is also consistent with *Watersheds2045* Objective 7.3 of Goal 7, “Coordinate planning between utilities, municipalities, and the County for new, upgraded or expanded water/wastewater treatment facilities, distribution/collection systems, and other critical infrastructure.”

The Planning Commission supports the Plan and recommended that DEP approve the Plan.

TOPIC: Oxford Area Sewer Authority Grant Street Pumping Station Elimination Act 537 Plan Update - Consistent

Background

The Plan was prepared to consider long-term wastewater management alternatives for East Nottingham Township and Oxford Borough. The Plan Update proposes to eliminate the Grant Street Pump Station, which dates to 1940, and connect to the Twin Ponds Pump Station that was constructed in the early 2000's and was designed to ultimately serve both Twin Ponds and Grant Street areas.

Discussion

The Plan Update is consistent with the goals of *Landscapes3*, as it proposes redirecting flows that are currently going to the Grant Street Pumping Station, which dates to 1940, to the Twin Ponds Pump Station, which was designed to accept these flows. As presented, the areas proposed to be served by the Twin Ponds Pump Station are located within the Urban and Suburban Landscape, designated growth areas of *Landscapes3*. As such, the proposed Plan Update is generally consistent with *Landscapes3* Connect Objective F, which states, "Coordinate water and sewage facilities planning with land use planning so that development is directed toward designated growth areas with adequate and well-maintained infrastructure."

The proposed Plan is also consistent with *Watersheds2045* Objective 7.3 of Goal 7, "Coordinate planning between utilities, municipalities, and the County for new, upgraded or expanded water/wastewater treatment facilities, distribution/collection systems, and other critical infrastructure."

The Planning Commission supports the Plan and recommended that DEP approve the Plan.

Action Requested

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

6/11/2025

Major Revisions



THE COUNTY OF CHESTER



COMMISSIONERS

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Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

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May 27, 2025

Leonard Pinchok, General Manager
Valley Forge Sewer Authority
333 Pawling Road
Phoenixville, PA 19460
LPinchok@vfsa.com

Re: Act 537 Sewage Facilities Plan for Valley Forge Sewer Authority

Dear Mr. Pinchok:

The Chester County Planning Commission (Planning Commission) has reviewed the Draft 537 Plan for the Valley Forge Sewer Authority, dated December 2025 as required by Section 71.31(b) of the Pennsylvania Sewage Facilities Act (Act 537). The Plan was prepared by Buchart Horn and was received on April 23, 2025. The Plan was prepared to address requests from two member municipalities seeking additional allocations to address future growth needs. As proposed, the selected alternative is T.3 Sale/Purchase of Capacity between Partners and Members, with East Whiteland and Tredyffrin potentially providing the allocation needed from Member Municipalities.

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

A. Consistency of the Draft Act 537 Plan with the County Comprehensive Plan –
Landscapes3:

1. *Landscapes3* Map:

Landscapes3 designates the areas included in the service area of the Valley Forge Sewer Authority as being located primarily within the Suburban Center and Suburban Landscapes, with small portions being in the Rural Landscape. The Planning Commission finds the proposal to be generally consistent with the Map of *Landscapes3* (2018).

2. *Landscapes3* Plan:

As presented, the area of the existing wastewater treatment plant is not located within a designated growth area. However, because it is existing infrastructure and no expansion is proposed, the rerating of the wastewater treatment plan is generally consistent with *Landscapes3* Connect Objective F, which states, “Coordinate water and sewage facilities planning with land use planning so that development is directed toward designated growth areas with adequate and well-maintained infrastructure.”

B. Consistency of the Selected Alternative with *Landscapes3*:

The selected alternative for the Valley Forge Sewer Authority is to sell Partner (Tredyffrin or East Whiteland) municipality capacity to purchasing entities (VFSA and East Pikeland Township) upon reaching agreement on price and the final amount of flow to be purchased (between 0.164 to 0.27 MGD). Collection System improvements and upgrade projects C.1 to C.10, listed on page 75, would also be needed to address growth within the Valley Forge Sewer Authority's service area, and they are included as part of the Selected Alternative. The proposed alternative is consistent with *Landscapes3* Connect Goal, "Advance efficient, reliable, and innovative transportation, utility, and communications infrastructure systems that responsibly serve thriving and growing communities." As proposed, the upgrades to the existing system as well as the selling of capacity to other municipalities served by the VFSA is consistent with *Landscapes3*.

C. Consistency with the County Water Resources Plan – *Watersheds2045*:

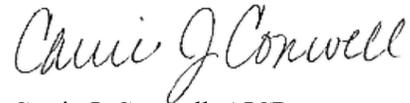
Watersheds2045, the County's Integrated Water Resources Plan, identifies Objective 7.3 of Goal 7, "Coordinate planning between utilities, municipalities, and the County for new, upgraded, or expanded water/wastewater treatment facilities, distribution /collection systems, and other critical infrastructure." As such, the proposed Act 537 Plan for the Valley Forge Sewer Authority is consistent with the objectives of *Watersheds2045*.

D. General Comments:

1. The Planning Commission commends the Valley Forge Sewer Authority for working cooperatively with both the member and partner municipalities in the Authority's service area to appropriately plan for the future of the VFSA plant and population growth in the region.
2. Additional consistency requirements should be added to Section 1B. These include a reference to Table 6-1 that includes planning consistency requirements found in Section 71.21(a)(5)(i). This section should also include consistency with *Watersheds2045* as the Act 167 Planning Document and integrated water resources plan for the County.
3. According to the National Pipeline Mapping System (NMPS), portions of the member and partner municipalities are located within areas containing pipelines operated by Adelphia Gateway, TransCanada/Columbia Gas, Enbridge, Transco/Williams Gas Pipeline Company, TE Products, Laurel Pipeline/Buckeye Partners, and the Sunoco Pipeline/Energy Transfer. While the location of these corridors does not preclude development along the pipeline corridor itself, there may be special steps that can avoid negative impacts or interactions between the public and the pipeline. The Planning Commission recommends contacting the pipeline operator to coordinate any planned or future construction activities. Contact information for the operators can be found on the Chester County Pipeline Information Center website <http://www.landscapes2.org/pipeline/Operators.cfm>.

Thank you for the opportunity to offer comments on this Plan. We hope that these comments will be of assistance as you prepare for submission of this planning document to the PA DEP. Please forward a copy of the DEP-approved document, once adopted by the Authority. If you have any questions, please contact me at 610-344-6285 or cconwell@chesco.org.

Sincerely,



Carrie J. Conwell, AICP
Senior Environmental Planner

cc: Elizabeth Mahoney, PaDEP
Chester County Health Department
David Shirk, PE, Buchart Horn



THE COUNTY OF CHESTER



COMMISSIONERS

Josh Maxwell
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Matthew J. Edmond, AICP
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May 30, 2025

David Busch, Executive Director
Oxford Area Sewer Authority
2196 Baltimore Pike
Oxford, PA 19363
davidbusch@oxfordsewer.org

Re: Oxford Area Sewer Authority Act 537 Plan Update for Grant Street Pump Station Elimination

Dear Mr. Busch:

The Chester County Planning Commission (Planning Commission) has reviewed the Oxford Area Sewer Authority Act 537 Plan Update for Grant Street Pump Station Elimination, dated December 2025 as required by Section 71.31(b) of the Pennsylvania Sewage Facilities Act (Act 537). The Plan was prepared by Entech Engineering and was received on April 9, 2025. The Plan was prepared to consider long-term wastewater management alternatives for East Nottingham Township and Oxford Borough. The Plan Update proposes to eliminate the Grant Street Pump Station, which dates to 1940, and connect to the Twin Ponds Pump Station that was constructed in the early 2000's and was designed to ultimately serve both Twin Ponds and Grant Street areas.

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

A. Consistency of the Draft Act 537 Plan Update with the County Comprehensive Plan – *Landscapes3*:

1. *Landscapes3* Map:

Landscapes3 designates the areas included in the service area of the Twin Ponds Pumping Station as being located primarily within the Urban Center and Suburban Landscapes. The Planning Commission finds the proposal to be generally consistent with the Map of *Landscapes3* (2018).

2. *Landscapes3* Plan:

As presented, the areas proposed to be served by the Twin Ponds Pump Station is located within the Urban and Suburban Landscape, designated growth areas of *Landscapes3*. As such, the proposed Plan Update is generally consistent with ***Landscapes3*** Connect Objective F, which states, “Coordinate water and sewage facilities planning with land use planning so that development is directed toward designated growth areas with adequate and well-maintained infrastructure.”

B. Consistency of the Selected Alternative with *Landscapes3*:

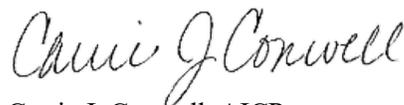
The selected alternative for the Plan Update is to decommission the Grant Street Pump Station and have incoming gravity flow redirected to the Twin Ponds Pumping Station through a newly installed sewer main. The proposed alternative is consistent with *Landscapes3* Connect Goal, “Advance efficient, reliable, and innovative transportation, utility, and communications infrastructure systems that responsibly serve thriving and growing communities.” As proposed, the decommissioning of the Grant Street Pumping Station and installation of a new sewer main to redirect flows to the Twin Ponds Pumping Station is consistent with *Landscapes3*.

C. Consistency with the County Water Resources Plan – *Watersheds2045*:

Watersheds2045, the County’s Integrated Water Resources Plan, identifies Objective 7.3 of Goal 7, “Coordinate planning between utilities, municipalities, and the County for new, upgraded, or expanded water/wastewater treatment facilities, distribution /collection systems, and other critical infrastructure.” As such, the proposed Act 537 Plan for the Oxford Area Sewer Authority is consistent with the objectives of *Watersheds2045*.

Thank you for the opportunity to offer comments on this Plan. We hope that these comments will be of assistance as you prepare for submission of this planning document to the PA DEP. Please forward a copy of the DEP-approved document, once adopted by the Authority. If you have any questions, please contact me at 610-344-6285 or cconwell@chesco.org.

Sincerely,



Carrie J. Conwell, AICP
Senior Environmental Planner

cc: Elizabeth Mahoney, PaDEP
Chester County Health Department
Mary Peters, Entech Engineering, Inc.

Minor Revisions



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

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

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

Project Name & Municipality 120 Dowlin Forge Road, East Brandywine Township

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

1. Date plan received by county planning agency. February 12, 2025
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency May 07, 2025

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? <u>Landscapes3, the Chester County Comprehensive Policy Plan, was adopted in 2018. Watersheds 2045, the Chester County Integrated Water Resources Plan, was adopted in 2024.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Rural Landscape. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. On-lot sewage disposal, or very limited public or community sewer service to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this landscape.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as Exceptional Value Waters or High Quality Waters. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

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

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

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICP

Title: Environmental Planner

Date: 5/7/2025

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

Address: Government Services Center, Suite 270

601 Westtown Road

P.O. Box 2747

West Chester, PA 19380-0990

Telephone Number: (610) 344-6285

Carrie J. Conwell

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

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

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

PC53-04-25-18483

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
John Sweeney, Site Contact
Luke Reven, East Brandywine Township
Ann Green, Ann Green Environmental Consulting



**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 Mike Zook, Honey Brook Township

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

1. Date plan received by county planning agency. April 03, 2025
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency May 22, 2025

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? <u>Landscapes3, the Chester County Comprehensive Policy Plan, was adopted in 2018. Watersheds 2045, the Chester County Integrated Water Resources Plan, was adopted in 2024.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Agricultural Landscape. The vision for the Agricultural Landscape is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. On-lot sewage disposal is supported in this landscape, except where public health requires alternatives.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters, West Branch Brandywine Creek. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

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

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: 5/22/2025

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.

Our records indicate that this parcel is under easement with the County of Chester. We recommend that the applicant coordinate with the Department of Parks and Preservation and the Chester County Agricultural Land Preservation Board to ensure that the proposed development is consistent with the easement agreement.

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

PC53-05-25-18534

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
Mike Zook, Site Contact
Warren Obenski, Honey Brook Township
Kevin Witmier, Impact Engineering Group



**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 Palma Salvucci, North Coventry Township

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

1. Date plan received by county planning agency. March 26, 2025
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency May 13, 2025

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? <u>Landscapes3, the Chester County Comprehensive Policy Plan, was adopted in 2018. Watersheds 2045, the Chester County Integrated Water Resources Plan, was adopted in 2024.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Rural Landscape. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. On-lot sewage disposal, or very limited public or community sewer service to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this landscape.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as Exceptional Value Waters or High Quality Waters. 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

Signature: _____



Date: 5/13/2025

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

Address: Government Services Center, Suite 270

601 Westtown Road

P.O. Box 2747

West Chester, PA 19380-0990

Telephone Number: (610) 344-6285

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

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

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.

This project was previously reviewed under PA Act 247 as Case Number SD-07-24-18188 and was determined to be consistent with the Rural Landscape.

PC53-05-25-18515

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
Palma Salvucci, Site Contact
Erica Batdorf, North Coventry Township
Roger Lehmann, All County & 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 John and Elizabeth Wilkinson, Penn Township

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

1. Date plan received by county planning agency. April 17, 2025
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency May 29, 2025

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? <u>Landscapes3, the Chester County Comprehensive Policy Plan, was adopted in 2018. Watersheds 2045, the Chester County Integrated Water Resources Plan, was adopted in 2024.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the 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.

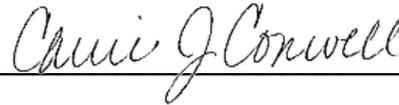
If yes, will this project plan require the implementation of storm water management measures? Individual municipalities should be consulted regarding the specific stormwater ordinance regulations in effect in their municipality. For more information, please visit the Chester County Water Resources Authority 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: 5/28/2025

Name of County or Areawide Planning Agency:

Chester County Planning Commission

Address: 601 Westtown Road

P.O. Box 2747

West Chester, PA 19380-0990

Telephone Number: (610) 344-6285

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

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

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

PC53-05-25-18543

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
John & Elizabeth Wilkinson, Site Contact
Caitlin Ianni, Penn Township
Ken Crossan, Crossan-Raimato, 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 Benjamin B. Stoltzfus & Sylvia G. Stoltzfus, Upper Oxford Township

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

1. Date plan received by county planning agency. March 26, 2025
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency May 19, 2025

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? <u>Landscapes3, the Chester County Comprehensive Policy Plan, was adopted in 2018. Watersheds 2045, the Chester County Integrated Water Resources Plan, was adopted in 2024.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Agricultural Landscape. The vision for the Agricultural Landscape is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. On-lot sewage disposal is supported in this landscape, except where public health requires alternatives.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as Exceptional Value Waters or High Quality Waters. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

Yes No SECTION C. AGENCY REVIEW (continued)

- 11. Have all applicable zoning approvals been obtained? **N/A**
- 12. Is there a county or areawide subdivision and land development ordinance? **No**
- 13. Does this proposal meet the requirements of the ordinance? **N/A**
If no, describe which requirements are not met
- 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency
- 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? **Not known** If yes, describe
- 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
If yes, is the proposed waiver consistent with applicable ordinances. **Not Known**
If no, describe inconsistencies
- 17. Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? We note that on August 17, 2022, the Chester County Board of Commissioners adopted a resolution to amend the County-wide Act 167 Stormwater Management Plan for Chester County, PA and PA DEP approved the County Stormwater Management Ordinance in November 2022. Per PA DEP requirements, all municipalities were required to adopt the updated ordinance requirements by May 2023.
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: 5/19/2025
Name of County or Areawide Planning Agency: Chester County Planning Commission
Address: Government Services Center, Suite 270
601 Westtown Road
P.O. Box 2747
West Chester, PA 19380-0990
Telephone Number: (610) 344-6285

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

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

This project was reviewed under PA Act 247 as Case SD-12-24-18362 and was consistent with the Agricultural Landscape. Our records indicate that this parcel is under easement with the County of Chester. We recommend that the applicant coordinate with the Department of Parks and Preservation and the Chester County Agricultural Land Preservation Board to ensure that the proposed development does not jeopardize the easement agreement in place on this property.

The Chester County Planning Commission recommends that all municipalities adopt an ordinance requiring regular management, inspection and pump-out of all individual sewage systems, established in a legally enforceable manner. A municipal management program will be essential in helping to ensure the long-term viability of the individual systems that are proposed in this project.
PC53-05-25-18526

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
Benjamin & Sylvia Stoltzfus, Site Contact
Scott Rugen, Upper Oxford Township, Board of Supervisors
Edward Beideman, Willow Run Consulting, Inc
Geoff Shellington, Chester County Parks and Preservation



**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 Traditions of America Brandywine, West Brandywine Township

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

1. Date plan received by county planning agency. March 26, 2025
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency May 22, 2025

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? <u>Landscapes3, the Chester County Comprehensive Policy Plan, was adopted in 2018. Watersheds 2045, the Chester County Integrated Water Resources Plan, was adopted in 2024.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as both the Suburban and Rural 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. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. On-lot sewage disposal, or very limited public or community sewer service to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this landscape.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met <u>While the proposed development is located partially in the Rural Landscape, proposed development is located in 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 |
| <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
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If yes, is the proposed waiver consistent with applicable ordinances. **Not Known**
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- 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: Environmental Planner

Date: 5/22/2025

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 LD-01-23-17521 and SD-01-23-17522, and is consistent with the Suburban Landscape.

PC53-05-25-18529

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
David Biddison, Traditions of America
Dale Barnett, West Brandywine Township
Daniel Hudson, Evans Mill Environmental, LLC

Discussion and Information Items

Multimodal Transportation Planning Division

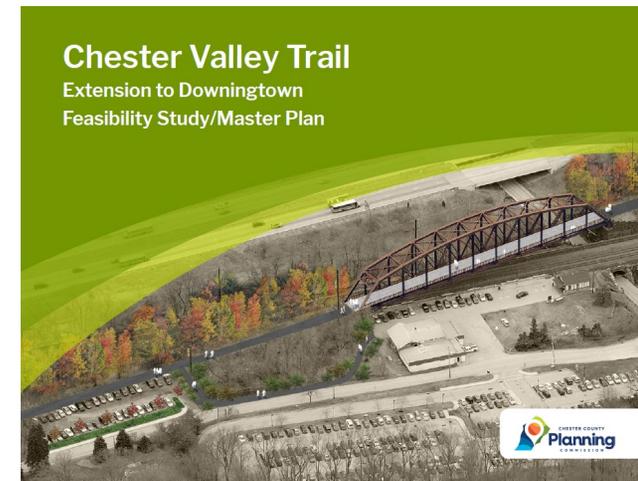
Multimodal Transportation Planning Division

May 2025

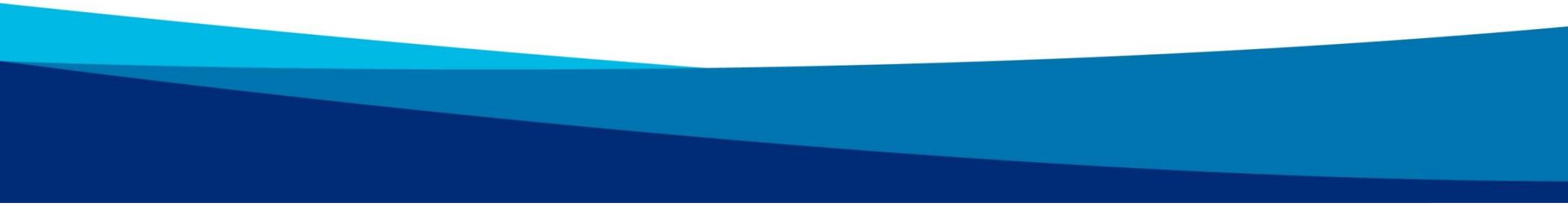
Commissioners approve purchase of P&T Corridor

At their May 21st meeting, the Chester County Board of Commissioners approved the purchase of the former Philadelphia & Thorndale (P&T) branch rail corridor from PennDOT for \$1. This conveyance is ten years in the making since the advent of the Chester Valley Trail Extension to Downingtown Study completed in 2017. Chester County will assume base ownership of the P&T corridor from a point one thousand feet (1000') east of the Whitford Bridge westward to where the corridor's westernmost point nearest Gallagherville, just east of Thorndale for the purpose of extending the Chester Valley Trail westward to the Downingtown area. PennDOT will be disposing the corridor east of that point to SEPTA for their use in the future expansion of parking at Exton Station. Chester County will receive a dedicated easement through the SEPTA portion of the corridor to Ship Road for development of the trail. For more information relative to the Commissioners' action, please refer to the Daily Local News article found [here](#).

Next steps include the consultant selection processes for both Phase 1 – the 3.4 mile trail section between the Whitford Bridge and Downingtown Trestle – and Phase 2 - renovation of the Downingtown Trestle for trail use. MTP staff are working with DVRPC Implementation Engineers to shepherd these projects through the PennDOT review process and ECMS. It is anticipated that both design efforts will be underway by the end of 2025 and take approximately 3-5 years to complete.



Design & Technology Division Update



Design & Technology Division

June 2025

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

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

The GIS staff assisted the Community Planning Division, Sustainability Division and the Multimodal Transportation Division with mapping and data needs. That includes generating the A+ Homes adaptable section (Tableau) charts, updating the Westtown historic resource atlas, assisting TMAAC with their data request, and assisting DVRPC collect a county wide zoning data for Chester County. Staff also assisted the 247 planners with their mapping needs and the 247 models along with setting up for various Planning Commission meetings.

The graphics team prepared various items for the Sustainability Summit, prepared presentation materials for the Oxford Region Comp Plan public meeting, mapping for the VPP grants, assembled PowerPoint presentations for Community planning division, updated event banners for the CCPC website, assist with the 2025 Chester County Farm Guide, finalized the Oxford historic interpretive network signs, and create various event flyers and presentation items for upcoming meetings.

Community Planning

Municipalities with ongoing VPP projects May 2025

★ Planning Commission Consulting Service

18 Single-Municipality Projects

Zoning or Subdivision Ordinance

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

Open Space

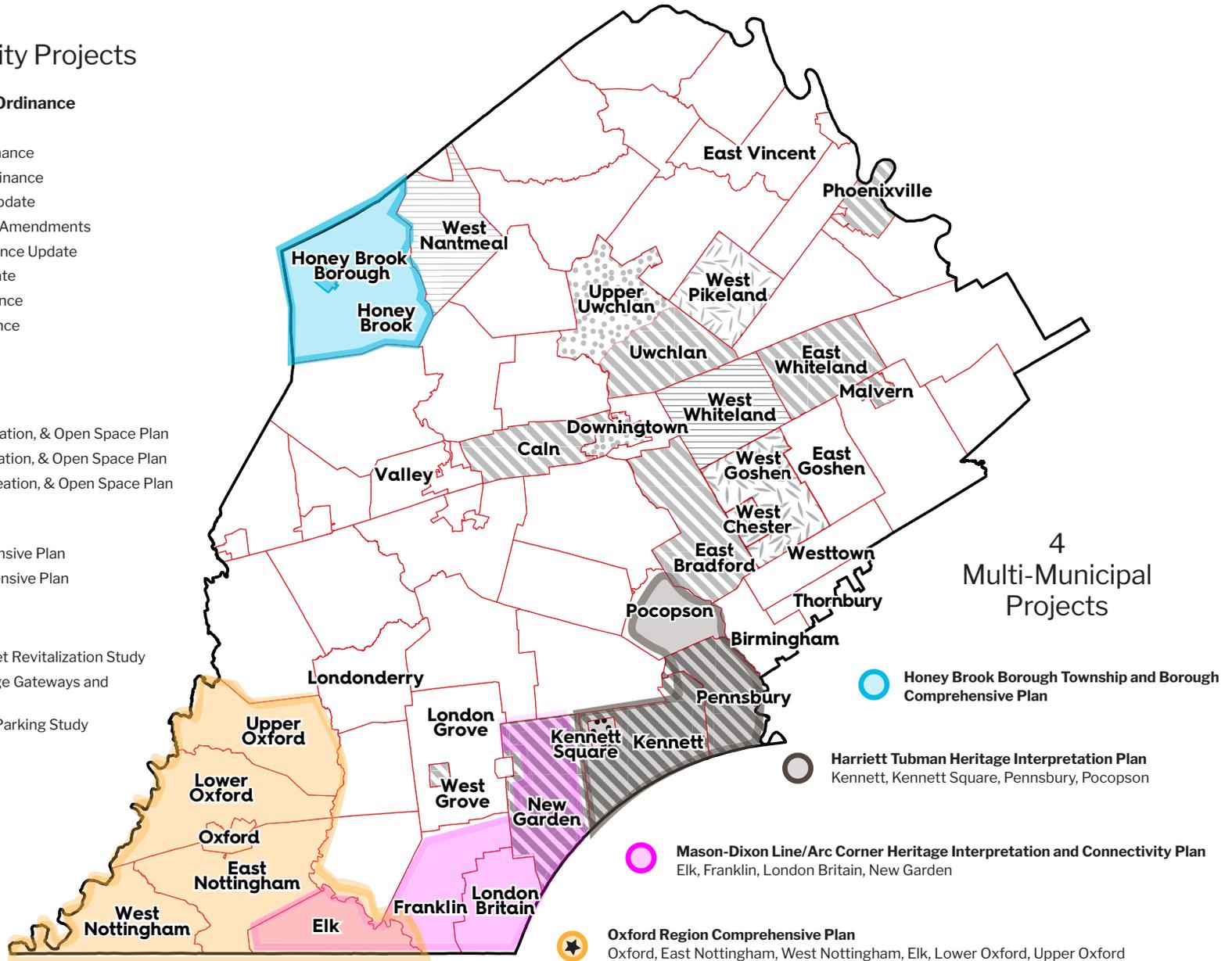
- West Chester Parks, Recreation, & Open Space Plan
- West Goshen Parks, Recreation, & Open Space Plan
- West Pikeland Parks, Recreation, & Open Space Plan

Comprehensive Plan

- West Nantmeal Comprehensive Plan
- ★ West Whiteland Comprehensive Plan

Other

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



4
Multi-Municipal
Projects

COMMUNITY PLANNING REPORT

June 2025 (Activities as of 5/31/25)

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

MUNICIPAL ASSISTANCE

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

SINGLE MUNICIPALITY

1. Caln Township – Zoning Ordinance Update

Percent Completed: 80% Contract Term: 1/24-12/25 Consultant: Nanci Sarcinello Planning & GIS Monitor: Mark Gallant

The Township is creating an ordinance to remove complicated overlay districts. The Task Force completed their discussion on the proposed Thorndale Village Center and Lincoln Village West and the 11th draft the Zoning Map. A full draft of the ZO will be completed and distributed to the Task Force over the Summer.

2. Downingtown Borough – Parking Study

Percentage Completed: 5% Contract Term: 3/25-2/26 Consultant: Walker Consultants Monitor: Kevin Myers

A parking study to address growth and redevelopment for the downtown core of Downingtown. Consultant interviews with various borough staff (police, parking, codes, finance, etc.) held May 12th. The consultant is working on setting up in person parking counts/observation days in May and June.

3. East Bradford Township – Zoning Ordinance Update

Percent Completed: 80% Contract Term: 8/22–7/25 Consultant: CCPC Lead Planner: Chris Patriarca

The Board of Supervisors is continuing their review of the draft ordinance.

4. East Whiteland Township – Zoning Ordinance Update

Percent Completed: 55% Contract Term: 9/23–8/25 Consultant: Bergmann Monitor: Chris Patriarca

Draft zoning text on-going. An extension will be needed.

5. Kennett Square - State Street Revitalization Study

Percent Completed: 80% Contract Term: 9/24-10/26 Consultant: Derck & Edson Monitor: Kevin Myers

The Borough proposes working with a planning and design consultant to improve sites along State Street. Awaiting a full draft of the study from the consultant prior to upcoming public presentations (to be determined).

6. Kennett Township – SLDO update

Percent Completed: 15% Contract Term: 8/24-7/26 Consultant: Chester County Planning Commission Planner: Jeannine Speirs

The Township is updating their SLDO to reflect the recent Zoning update as well as other changes. The project is progressing on schedule.

COMMUNITY PLANNING REPORT

7. Malvern Borough – Zoning Ordinance Amendments

Percent Completed: 40% Contract Term: 8/24-8/26 Consultant: Thomas Comitta Associates Monitor: Jeannine Speirs
 Updates to text and map to support implementation of Malvern Borough Comprehensive Plan. There was a Task Force meeting on May 2nd.
 The 2nd public meeting is scheduled for June 26th

8. New Garden Township – Zoning Ordinance Update

Percent Completed: 60% Contract Term: 7/24-6/26 Consultant: Michael Baker International Monitor: Libby Horwitz
 The project is progressing on schedule. Draft zoning is nearly complete. The fourth public meeting is scheduled for May 21st.

9. Pennsbury Township – Natural Resources and other Ordinance Updates

Percent Completed: 800% Contract Term: 5/24-10/25 Consultant: Brandywine Conservancy Monitor: Jeannine Speirs
 The project is progressing on schedule. Final draft materials are done, and Joint VPP/250 review submitted at the end of May.

10. Phoenixville Borough – Zoning Ordinance Update

Percent Completed: 80% Contract Term: 7/23-6/25 Consultant: Gilmore & Associates Monitor: Chris Patriarca
 Final draft review being completed by Borough Solicitor. Extension request made.

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

Percent Completed: 44% Contract Term: 9/1/2024-2/28/2026 Consultant: Bowman Monitor: Patty Quinn
 The Eagle Village Gateways and Mobility Plan will build community and stakeholder consensus for improvements at two Pottstown Pike (Route 100) and Graphite Mine Road intersections, the northern and southern gateways to the Village of Eagle. The second task force meeting was held on May 13th. Bowman is coordinating a gathering of local business leaders for their input on the project over breakfast on 6/03 and are planning a broader public outreach during the summer, including at Upper Uwchlan's annual block party on 6/14.

12. Uwchlan Township - Zoning Ordinance Update

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

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

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

COMMUNITY PLANNING REPORT

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

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

15. West Grove Borough – Zoning Ordinance Amendments

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

16. West Nantmeal Township – Comprehensive Plan Update

Percent Completed: 45% Contract Term: 6/24-5/26 Consultant: Castle Valley Consultants Monitor: Mark Gallant
 At the April Meeting we went over the first plan chapters including natural resources, cultural resources, land use, and housing and Economic Development, Community Facilities, Recreation and Open Space, and Utilities will follow in May.

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

Percent Completed 50% Contract Term: 6/23–11/25 Consultant: Natural Lands Monitor: Chris Patriarca
 The 2nd public meeting is scheduled for May 21.

18. West Whiteland Township – Comprehensive Plan

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

MULTI-MUNICIPAL PROJECTS

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

Percent Completed: 70% Contract Term: 6/24/-11/25 Consultant: National Travel Center Monitor: Jeannine Speirs
 Harriet Tubman Scenic Byway Commission member municipalities: Kennett Township (lead), Pennsbury Township, Pocopson Township, and Kennett Square Borough are completing a Heritage Interpretation Plan for the Harriet Tubman Underground Railroad – Path to Freedom region/ theme for the broader Underground Railroad story in Chester County and region to develop a tour trail. Draft tours are still under review and changes being looked into.

COMMUNITY PLANNING REPORT

B. Honey Brook Township and Borough – Comprehensive Plan

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

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

Percent Completed: 75 % Contract Term: 12/22-11/25 Consultant: Brandywine Conservancy Monitor: Jeannine Speirs
 This plan will highlight the heritage of the Mason-Dixon / Arc Corner Region through the sites and landscapes of Elk, Franklin, London Britain, and New Garden townships building on Franklin’s Comprehensive Plan and policy in the other three communities. An extension was granted at the end of April taking through contract through 11/25. The taskforce meeting was on May 15th.

D. Oxford Region Comprehensive Plan Update

Percent Completed: 30 % Contract Term: 1/24–12/26 Consultant: CCPC Lead Planner: Mark Gallant
 Upper Oxford, Lower Oxford, Oxford, West Nottingham, East Nottingham, and Elk will undertake an update to the 2012 Multimunicipal Comprehensive Plan. In April, the Task Force completed the plan goals and objectives and will present them, and the public survey results, to the public at a- Public Open House on May 28th that will take place at Penn’s Grove Middle School in Oxford Borough

OTHER PROJECTS

- **Oxford Region** – Administration assistance to the regional planning group (ORPC) and associated sub-groups:
 The ORPC Regional EAC and The ORPC Historic Sub-Committee; Mark Gallant. Mark is serving as the Region’s secretary throughout the Plan update. Jeannine and David are assisting with historic resource and heritage interpretation network items.
- **Phoenixville Region Planning Committee** – The April meeting the committee discussed a few items including supporting a West Vincent Township grant application to PA Department of Community and Economic Development for stormwater improvements. Otherwise, the discussion revolved around various municipal updates.
- **Pottstown Metropolitan Regional Planning Committee** – May meeting focused on continued discussion of the comp plan update.
- ❖ **Internal County Coordination**
Community Development: Libby Horwitz, Kevin Myers, Chris Patriarca, Jeannine Speirs, David Blackburn
Housing Authority of Chester County: Libby Horwitz and Chris Patriarca
Facilities: David Blackburn
Historic Interpretive Network: Jeannine Speirs

COMMUNITY PLANNING REPORT

VPP INQUIRIES

County Consulting Assistance Inquiries or Requests

1. South Coatesville Borough (General Planning Assistance)
2. Pennsbury (Historic Resources Zoning)
3. Coatesville (Official Map)
4. North Coventry (Zoning Ordinance Amendment)
5. East Nottingham (Official Map)
6. Uwchlan (Zoning Ordinance Amendment)
7. East Fallowfield (Comprehensive Plan)
8. East Caln (Zoning Ordinance Update)
9. East Bradford – SALDO Update
10. Spring City (Comprehensive Plan)
11. Penn Township
12. Downingtown (Official Map)

Cash Grant Inquiries (or VPP channel not established yet)

- Sadsbury Township – Comprehensive Plan Update (March 2024)
- West Nottingham Township – Corridor Study (November 2021)
- Charlestown Township – Traffic Impact Fee (December 2022)
- Malvern Borough - Paoli Battlefield Master Plan (Spring 2025)
- East Bradford – Subdivision and Land Development Ordinance (Fall 2025)
- Penn Township SALDO (Spring 2025) Valley Township (Zoning Ordinance Update)
- East Vincent – Corridor Study (Spring 2025)
- New London (Comprehensive Plan Fall 2025)

HISTORIC PRESERVATION & HERITAGE INTERPRETIVE NETWORK (HIN)

America 250 & Heritage Tourism Plan

- ❖ Attended May Board meeting. Discussed details of the transition of Commission administration to CCPC
- ❖ Reviewed and approved updated CC America250 website prior to its review by CC 250 Executive Committee.
- ❖ Attended ZOOM meetings for final transfer of CC 250 website and CC250 project implementation.
- ❖ Attend the first community engagement ZOOM 250 information meeting with Kennett Square/Chadds Ford and West Chester regions.
- ❖ 81% of the County's municipalities have officially adopted the resolution of support of the Chester County America250.

COMMUNITY PLANNING REPORT

Philadelphia Campaign HIN theme region

- ❖ Brandywine Battlefield Task Force (BBTF) & expanded Philadelphia Campaign Partnership planning and efforts -
 - Brandywine Battlefield phased planning completed event is being planned for June 26th.
 - The national organization American Battlefield Trust (ABT) reached out to Jeannine to partner with CCPC and BBTF to create a digital tour for the Phila. Campaign, starting with ABT applying for a PA250 grant that was submitted by May 15 - Jeannine provided input on grant materials and secured 13 letters of support.
- ❖ Southern Philadelphia Campaign Heritage Interpretive Network – No updates for May
- ❖ Northern Philadelphia Campaign and Heritage Interpretive Network - Paoli Battlefield Committee is determining with Malvern Borough what Battlefield Heritage Site improvements are needed over the next 1-2 years and that the Borough can fund. They are referencing elements of a Battlefield Master Plan that was done many years ago as a baseline.

Agriculture HIN theme region

As a partner effort, CCPC Graphics team created the design for Interpretive Site signage for HIN Heritage Sites in the Oxford Region, which is taking the lead for the Ag HIN theme. The Oxford Region is now working to have those signs fabricated.

Iron & Steel HIN theme region

Nothing to report for May

Outreach

- ❖ **Town Tours & Village Walks** – Attended site walk through ad logistics meeting at West Chester’s Holy Trinity Church for the June kick off of the 2025 Town Tour program 6/12 West Chester; 6/26, Coatesville; 7/10 Warwick County Park; 7/26, Lafayette Day @ Thornbury Farm; 7/31, Bernard Station; 8/7 Oxford Region; 8/14 Hopewell Furnace; 8/21 Yellow Springs.
- ❖ **CCHPN:** Confirmed attendance at June volunteer recognition dinner, an annual event.
- ❖ Attended the annual meeting of the Schuylkill Highlands Partnership and provided an overview of programs and projects being executed through Chester County America250.
- ❖ Attended dedication and grand opening of the new Chester County tourism Visitor Center in the historic County Court House annex.
- ❖ Meeting with Barbara Cohen, director of the Schuylkill River Heritage Center in Phoenixville and CC America250 Commission member.
- ❖ Attended Fricks Lock Village Historic Preservation committee meeting and toured the site.

Review

County Owned Bridges

- ❖ Respond to community requests for information related to the proposed rehab for bridge 199, spanning French Creek between Warwick and East Nantmeal townships.

COMMUNITY PLANNING REPORT

Section 106

- ❖ Received and reviewed cultural resource report that deemed a structure adjacent to a road project, the Walker/Poor House in Tredyffrin Twp, ineligible for listing on the National Register. Provided the report to the township’s historic commission for review. Response due back to PennDOT 18 May.
- ❖ Received and reviewed three 106 requests for communication equipment upgrades on existing towers, one in Exton and two in West Chester.

ECONOMIC

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

HOUSING

- **Adaptable Housing Guide** – Complete and being formatted for posting.
- **Accessible Housing Guide** – Drafting map.
- **Housing Workshops** – Draft presentations complete, dates selected, flyer available, and need analyses complete for West Chester area. Finalizing partner organizations and completing zoning analyses for West Chester region.
- **Land Acquisition** – Working with the Chester County Economic Development Council to identify sites appropriate for acquisition and development of affordably-priced housing.
- **Organizational Convening** - Developing resource sharing hub for organizations. Next in-person coordination event scheduled for September 17th.
- **Presentations:** Participated in review of West Chester student housing project on May 6th. Prepping for panel representation for the State of Housing Affordability and Homelessness Event (Department of Community Development), and Where We Live, How We Move: The Intersection of Housing and Transportation (TMACC).

URBAN CENTERS

- **Technical assistance/coordination**
 - Attended 2025 Community Revitalization Program (CRP) scoring review meeting with the Department of Community Development (DCD) on May 7th to develop recommendations for Commissioners approval.
 - Communication with Atglen Borough Manger to restart and complete Aglen Zoning amendments (this project was on hold as of April 2024). Primary amendments include modifications to the “downtown” zoning districts to be more flexible and add a design guide (to the subdivision ordinance). Bulk of the work is completed, 1-2 meetings are required with the borough along with coordinating with the codes officer and solicitor to finalize a hearing draft and engage the adoption process.
 - Contacted Elverson Borough regarding the development of a skate park and pump track in their park in cooperation with a local nonprofit (paid for in part by a state grant). This project will be highlighted in the upcoming CCPC Bike Park eTool which will be presented at the 2025 American Planning Association, PA chapter annual conference in Harrisburg in October.
 - Contacted Phoenixville Borough regarding the Phoenixville Bike Park (highlighted in upcoming CCPC Bike Park eTool).

Sustainability Division Update

Sustainability Division

Monthly Activities Report – June 2025

Summary:

- **Sustainability Summit & Expo:** The Sustainability Summit & Expo was a success! Approximately 200 attendees participated in the expo, tours of the building, and presentations.
- **Open Space Accelerator:** CCPC hosted a table at the Coventry Woods Festival on 5/18 to solicit public input on the pilot project for the Open Space Accelerator program, which is being conducted by CCPC staff in North Coventry Township. The Township is using the program to develop a stewardship plan for their Coventry Woods Preserve that can be used as a template to create stewardship plans for other township owned properties.
- **Keep Chester County Beautiful:** A collection event to recycle campaign signs from the primary election is underway. The event is being coordinated by CCPC staff and conducted by the county's Facilities department.
- The Environmental and Energy Board's Clean Energy Subcommittee is exploring the development of a **county Energy Plan** that would provide a vision and intent for future power generation projects. It has not been determined whether this plan will be incorporated into the upcoming Climate Action Plan update or would be a stand-alone policy. The subcommittee is also in the beginning stages of planning **educational programming for 2026 related to agrivoltaics** and will be touring an agrivoltaics demonstration facility at Temple Ambler on 6/5.
- **Southeastern PA Sustainable Energy Partnership** (county energy procurement consortium) is beginning the process of onboarding a first round of new public sector members. Office hours are scheduled for 6/4. Several municipalities in Chester County have been awaiting the opportunity to learn more about joining this group.

Director's Report