



THE COUNTY OF CHESTER



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Government Service Center, Suite 270
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(610) 344-6285 Fax: (610) 344-6515

Chester County Planning Commission

Government Services Center, Room 270
February 12, 2020

AGENDA

- 2:00 p.m. 1. CALL TO ORDER *Chairman*
- A. Chairman's Welcome *Chairman*
- 2:05 p.m. 2. ACTION ITEMS
- B. Public Comment on Agenda Items
- C. Approval of Commission Meeting Minutes – January 8, 2019 *Commission*
- D. Appointment of 2020 VPP Subcommittee *Commission*
- E. Act 247 Reviews – January 2020 Applications *Act 247 Team*
- 1) Subdivision and Land Development Plan Reviews (17)
- 2) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews (3)
- F. Act 537 Reviews- January 2020 Applications *Carol Stauffer*
- 1) Major Applications (0)
- 2) Minor Applications (6)
- East Bradford Township; 855 Copeland School Road; Consistent
- Elverson Borough; Blue Rocks at Elverson; Consistent
- Honey Brook Township; John Stoltzfus; Consistent
- New London Township; Hedge Apple Hill (Bowwood); Consistent
- Penn Township; The Brown Partnership; Consistent
- Upper Oxford Township; Christ Stoltzfus; Consistent
- G. 2019 Annual Report *Brian O'Leary*
- 2:15 p.m. 3. DISCUSSION AND INFORMATION ITEMS
- H. eTools: Housing *Carol Stauffer/Chris Patriarca/Jeanne Speirs*
- I. Community Planning Division Update *Susan Elks*
- J. Design & Technology Division Update *Paul Fritz*
- 1) Urban Centers Design Guide
- 2) 2019 Year in Review *Paul Farkas*
- K. Environment and Infrastructure Division Update *Brian Styche*
- L. Directors Report *Brian O'Leary*
- M. Public Comment
- 3:30 p.m. 4. ADJOURNMENT

Action Items



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MINUTES: Regular Monthly Meeting
Chester County Planning Commission
January 8, 2020

Government Services Center
Suite 270
West Chester, PA 19380

MEMBERS PRESENT: Kevin C. Kerr, Chair; Dr. Douglas Fasick, Vice-Chair; Nathan Cline; Stephanie Duncan; Matthew Hammond; Michael Heaberg; Molly Morrison; E. Martin Shane; Angela Thompson-Lobb.

STAFF PRESENT: Brian O’Leary, Director; Carol Stauffer, Assistant Director; Glenn Bentley; Wes Bruckno; Kate Clark; Carrie Conwell; Beth Cunliffe; Susan Elks; Paul Farkas; Paul Fritz; Gene Huller; Kevin Myers; Carolyn Oakley; Chris Patriarca; Brian Styche; Suzanne Wozniak.

VISITORS: There were no visitors.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission, held at the Government Services Center on Wednesday, January 8, 2020 was called to order at 2:05 P.M. by Chair Kevin Kerr. Mr. Kerr welcomed Nathan (Nate) Cline as the newest member of the Planning Commission Board.

Appointment of 2020 Officers:

A MOTION TO NOMINATE MR. KERR TO SERVE AS CHAIR, WAS MADE BY MR. HEABERG, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

A MOTION TO NOMINATE DR. FASICK TO SERVE AS VICE CHAIR, WAS MADE BY MR. HEABERG, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

A MOTION TO NOMINATE MR.O’LEARY TO SERVE AS SECRETARY, WAS MADE BY MR. HAMMOND, SECONDED BY MS. THOMPSON-LOBB, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

ACTION ITEMS:

PUBLIC COMMENT ON ACTION ITEMS:

There were no comments.

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE DECEMBER 11, 2019 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. SHANE, SECONDED

BY DR. FASICK, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION. MR. HAMMOND AND MR. CLINE RECUSED THEMSELVES.

Act 247 Reviews:

Subdivision and Land Development Reviews – December 2019:

There were 26 Subdivision and Land Development Reviews prepared in December.

A MOTION TO APPROVE THE 26 SUBDIVISION AND LAND DEVELOPMENT REVIEWS FOR DECEMBER 2019 WAS MADE BY MS. MORRISON, SECONDED BY DR. FASICK, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: LD-12-19-16177; LD-12-19-16186; LD-11-19-16163. Mr. Cline recused himself from the following applications: LD-12-19-16179; LD-12-19-16180; SD-12-19-16182.

Comprehensive Plan, Zoning and Subdivision Ordinance Amendments, Miscellaneous Reviews – December 2019:

There were 10 Comprehensive Plan, Zoning and Subdivision Ordinance Amendments, and Miscellaneous Reviews prepared in December.

A MOTION TO APPROVE THE 10 COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENTS AND MISCELLANEOUS REVIEWS FOR DECEMBER 2019 WAS MADE BY DR. FASICK, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

There were no major Act 537 plans in December 2019.

There was one minor Act 537 plans in December 2019.

A MOTION TO APPROVE THE ONE MINOR ACT 537 PLAN FOR DECEMBER 2019 WAS MADE BY MR. SHANE, SECONDED BY MS. THOMPSON-LOBB, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

PRESENTATION: eTools - Short Term Rentals, Mini Homes/MHP, Breweries:

The eTools provide background information, examples, and links to municipalities and interested citizens on a wide variety of zoning and planning topics. These tools are available at <https://www.chescoplanning.org/MuniCorner/AllTools.cfm>.

Mr. Myers provided the Commission an overview of the short term rentals and breweries eTools. The temporary rental of residential units via popular online platforms such as Airbnb, VBRO, and Homeaway can provide additional income for residents to both make housing more affordable or supplement income to spur the economy while increasing opportunities for tourism and visitation in Chester County municipalities. However, with these benefits come concerns for adjacent residents such as increased traffic, parking issues, and noise in addition to the overall concern regarding out of town strangers coming and going from adjacent dwelling units. When undefined by the local municipality, short-term rentals may be difficult to adequately and legally regulate. The inclusion of short-term rental regulations in local ordinances allows for municipalities to identify specific

concerns in their community and set criteria that acknowledge these concerns. Regulations should define the use, identify where they are permitted, and possibly limit the number of nights a residential may be rented in a given year or the maximum consecutive nights a unit may be rented.

Breweries create new jobs both at the brewery as well as in associated industries. For many communities breweries have become destinations, drawing additional visitors and capital to their areas. Breweries can generate new taxes through sales, hotel/motel, property, and income taxes. However, oftentimes municipal ordinances do not recognize breweries as a named use and do not adequately define types of breweries or their ancillary uses. Municipalities should determine where they wish to permit breweries (by zoning district), how they wish to permit them (by-right, conditional use, special exception, as accessory uses), and any additional requirements (hours of operation, noise/outdoor dining, loading and unloading, etc.).

Mr. Patriarca provided the Commission an overview of the mini-homes eTool. He stated this was a new tool developed to provide municipality's information and a starting point to best determine how to regulate mini-houses within their jurisdiction. After providing an overview of the issue, Mr. Patriarca then presented the eTool to the Commission. He noted the new eTool format is intended to be organized in such a way as to most logically present the information by noting how it works, how to get started, what to consider in its regulation, and where to go for local examples and best practices.

Environment and Infrastructure Division Update:

Mr. Styche discussed continuing projects for 2020 within the Environment and Infrastructure Division.

On December 12, 2019, Governor Wolf announced the approval of 26 projects for the 2019 rail freight awards. In Chester County, Arcelor Mittal Plate was awarded \$2.2 million to rehabilitate approximately two miles of track, turnouts, and private crossings serving its rolling mill and electric melt shop sites.

DVRPC announced the release of the final Kennett Area Freight Transportation Study in December. This 2019 work program item investigated a six municipality study area in and around Kennett for ways to minimize the community impacts of freight movements and increase public safety.

The study recommends the implementation of the following:

- Traffic Calming Measures that include gateway treatments and high visibility pedestrian crossings to increase safety within the village environments.
- Truck Route Development to keep trucks where they belong should be developed by a multi-jurisdictional working group.
- Improved Wayfinding and Signage with improvements to existing signage clarity, visibility, and location along with new, consistent signage.

The Warner Spur Master Plan, a study funded by DVRPC's Regional Trails Program and the William Penn Foundation, was completed in December by the project consultant, McMahon Associates. Working in conjunction with Tredyffrin Township, the master plan process lasted over 13 months and included significant public participation through the formation of a plan advisory committee (PAC), numerous public meetings, and interviews with adjacent residents.

Recommended improvements to convert the nearly two-mile corridor and former single-track railroad currently owned by Tredyffrin Township into a multi-use trail include:

- Refurbishing three existing and adding one, possibly two, new trail bridges;
- Drainage improvements;
- Privacy fencing for adjacent residents; and,
- A scenic overlook at Valley Creek.

The cost estimate range for this project is \$7.1M - \$8.5M.

Community Planning Division Update:

Ms. Elks discussed continuing municipal assistance projects, historic preservation, housing, and economic development for 2020 within the Community Planning Division. There are currently 23 municipal assistance projects that staff is monitoring or working on. Ms. Elks updated the Commission on a few from the monthly report.

For historic preservation, the Brandywine Battlefield plan led by the Brandywine Conservancy and Birmingham Township for interpretation of the Battlefield was awarded funding through the Vision Partnership Program. A \$45,000 grant was secured from The PA Society of Sons of the Revolution and its color guard for 15 historic markers. The master plan for Birmingham Hill was initiated by the Brandywine Conservancy and the draft will be completed early in 2020.

The first round of the Vision Partnership Program (VPP) opened on January 8, 2020. The deadline to submit applications is February 21, 2020.

The next Housing Choices Committee meeting will be held on January 29, 2020, with a snow date of January 30, 2020.

Design and Technology Division Update:

Mr. Fritz discussed continuing projects for 2020 within the Design & Technology Division.

Mr. Fritz noted that over 35 computers in the agency have been upgraded to Windows 10.

Mr. Fritz presented information to the Commission about the 2019 Design & Technology. Coordination of projects with County departments and other agencies included:

- Department of Open Space Preservation – Timeline and event materials completed for the 2019 Open Space Summit held on May 2, 2019.
- Department of Community Development – a 10-page booklet for the Decades to Doorways program and a flow chart.
- Chester County Water Resources Authority – flyer about Brandywine River Creek, River of the Year, a flyer for Chester County Water Plan Update public input meetings, and a brochure about Downingtown/Milltown.
- Habitat for Humanity – a flyer describing affordably priced homes in Southern Chester County.

Other non-traditional projects throughout 2019 included creating CCATO materials, business cards, “Women in Government” flyer along with the materials needed for the various events the Planning Commission held.

Landscapes3 Update:

Staff has continued tracking achievements related to Landscapes3 and the Planning Commissions’ work program.

There are currently 63 of 73 municipalities that have endorsed Landscapes3, with two acknowledgments.

Director’s Report:

Upcoming events for 2020 are being planned around Landscapes3 goals and will include:

- Spring Planners’ Forum will be held at the Brandywine Conservancy on March 4, 2020.
- Earth Day event (Protect goal) is tentatively scheduled for April 21, 2020.

- Open Space Summit (Preserve goal) will be planned for mid-May 2020.
- Town Tours and Village Walks kickoff (Appreciate goal) will be held in June 2020.

The Chester County Census 2020 Complete Count Committee will be meeting on January 15, 2020. Census materials are available and can be found on the Planning Commission website www.chesco.org/planning/cccc.

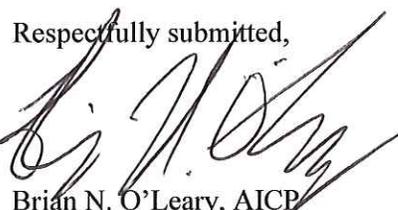
Each year Mr. O'Leary meets with partners to coordinate on projects. A meeting occurred in December 2019 with Chesco2020 regarding affordably-priced housing. Mr. O'Leary will attend the S.A.V.E. board meeting on January 14, 2020 and plans to speak with the CCATO board in planning their spring conference and the Chester County Bar Association regarding the Planning Commissions' tools about affordably-priced housing.

Public Comment:

There were no public comments.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE MEETING ADJOURNED AT 3:40 PM.

Respectfully submitted,

Brian N. O'Leary, AICP
Secretary

BNO/slw

Note: Complete reports are a part of the Chester County Planning Commission files and can be reviewed at the Planning Commission Office.

Appointment of 2020 VPP Subcommittee

Act 247 Reviews

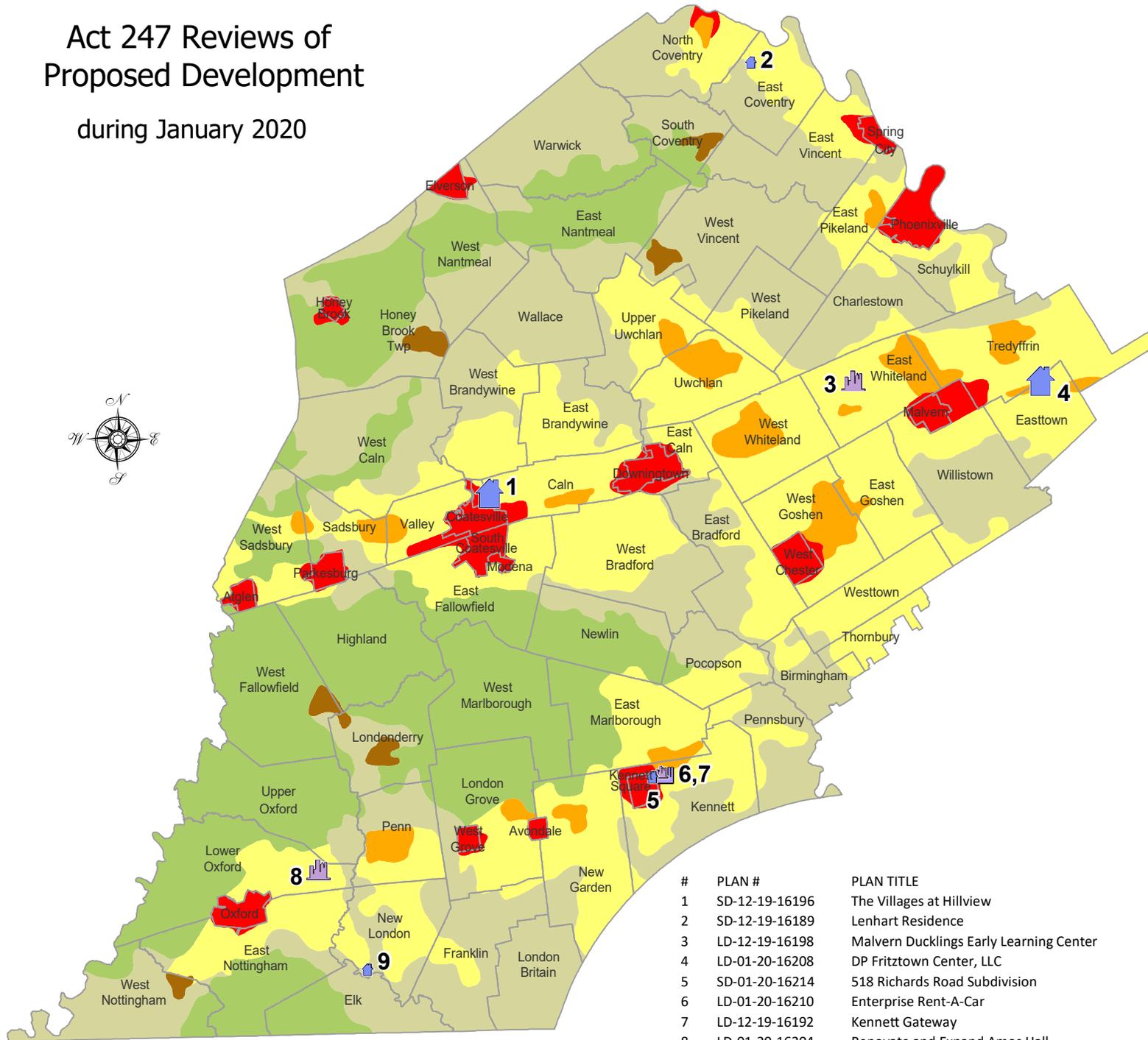


Subdivision & Land Development



Act 247 Reviews of Proposed Development

during January 2020



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 Landscapes 3

Landscapes 3

Growth Areas

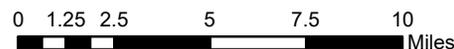
- Urban Center
- Suburban Center
- Suburban
- Rural Center

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-12-19-16196	The Villages at Hillview
2	SD-12-19-16189	Lenhart Residence
3	LD-12-19-16198	Malvern Ducklings Early Learning Center
4	LD-01-20-16208	DP Fritztown Center, LLC
5	SD-01-20-16214	518 Richards Road Subdivision
6	LD-01-20-16210	Enterprise Rent-A-Car
7	LD-12-19-16192	Kennett Gateway
8	LD-01-20-16204	Renovate and Expand Amos Hall
9	SD-12-19-16195	Gerard Porter and Carol Porter



Subdivision and Land Development Reviews 1/1/2020 to 1/31/2020

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)
Caln Township	SD-12-19-16196	The Villages at Hillview	1/17/2020	57.09	Single Family Residential	90		Residential Single Family Residential		4,832	Yes
Charlestown Township	SD-01-20-16215	2045 - 2061 Union Hill Road	1/29/2020	21.40	Single Family Residential	2		Residential Single Family Residential			Yes
East Coventry Township	SD-12-19-16189	Lenhart Residence	1/7/2020	1.68	Single Family Residential	2		Residential Single Family Residential			Yes
East Nottingham Township	SD-12-19-16197	Rick L. Leibold	1/17/2020	14.38	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Farm/Pasture Land			Yes
East Whiteland Township	LD-12-19-16198	Malvern Ducklings Early Learning Center	1/22/2020	1.93	Institutional	1	11,000	Institutional Child Daycare	1		Yes
Easttown Township	LD-01-20-16208	DP Fritztown Center, LLC	1/29/2020	2.06	Apartment	71		Residential Apartment			Yes
Easttown Township	SD-01-20-16207	DP Fritztown Center, LLC	1/29/2020	2.06	Apartment	1		Residential Apartment			Yes
Kennett Square Borough	SD-01-20-16214	518 Richards Road Subdivision	1/29/2020	0.43	Single Family Residential	2		Residential Single Family Residential			Yes
Kennett Township	LD-01-20-16210	Enterprise Rent-A-Car	1/21/2020	1.15	Commercial	1	2,076	Commercial	1	0	Yes
Kennett Township	LD-12-19-16192	Kennett Gateway	1/23/2020	19.95	Townhouse Apartment Commercial	78	14,000	Residential Townhouse Residential Apartment Commercial	1	1,859	Yes
Kennett Township	SD-12-19-16193	Kennett Gateway	1/23/2020	19.95	Townhouse Commercial	2		Residential Townhouse Commercial			Yes
Londonderry Township	SD-12-19-16199	Robert Wiggins	1/13/2020	59.23	Agricultural	2		Agricultural Farm/Pasture Land			Yes

Subdivision and Land Development Reviews 1/1/2020 to 1/31/2020

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)
Lower Oxford Township	LD-01-20-16204	Renovate and Expand Amos Hall	1/21/2020	152.53	Institutional	1	20,000	Institutional Addition to Existing	1		Yes
Lower Oxford Township	SD-12-19-16200	Kevin R. Martin and Robin D. Martin	1/21/2020	55.34	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Farm/Pasture Land			Yes
New London Township	SD-12-19-16195	Gerard Porter and Carol Porter	1/13/2020	15.22	Single Family Residential	2		Residential Single Family Residential			Yes
Willistown Township	LD-12-19-16190	Maffei Landscape Design, LLC	1/9/2020	45.44	Institutional	1		Institutional			Yes
Grand Totals of Subdivision and Land Development Reviews		16 Reviews		469.84 Acres		260 Lots/Units	47,076 Non-Res. Sq. Feet		4 Non-Res. Bldgs.	6,691 Linear Feet Roadway	

There are **16** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to *Landscapes3*.

Unofficial Sketch Plan Evaluations

1/1/2020 to 1/31/2020

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)
Birmingham Township	LD-12-19-16194	1305 Wilmington Pike	1/21/2020	3.09	Commercial	1	30,000	Commercial Office Building	1		Yes
Grand Totals of Unofficial Sketch Evaluations		1		3.09		1	30,000		1	Linear Feet Roadway	
		Reviews		Acres		Lots/Units	Non-Res. Sq. Feet		Non-Res. Bldgs.		

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

Subdivision & Land Development Letters





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January 21, 2020

Quina Nelling, Secretary
Birmingham Township
1040 W. Street Road
West Chester, PA 19382

Re: Sketch Plan - 1305 Wilmington Pike
Birmingham Township – LD-12-19-16194

Dear Ms. Nelling:

An Unofficial Sketch Plan entitled "1305 Wilmington Pike", prepared by Edward B. Walsh & Associates, Inc., and dated October 7, 2019, was received by this office on December 23, 2019. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code (MPC) as amended, our comments are offered as a planning service at the request of Birmingham Township. This review focuses primarily upon design and procedural-related issues and concerns to assist the applicant and Birmingham Township in its review of this proposal prior to the official submission. This review does not replace the need for an official referral by Birmingham Township of a preliminary or final plan, as required by the Pennsylvania Municipalities Planning Code.

PROJECT SUMMARY:

Location:	east side of Wilmington Pike (Route 202) and the south side of Penn Oaks Drive
Site Acreage:	3.09
Lots/Units:	1 Lot
Non-Res. Square Footage:	30,000
Proposed Land Use:	Commercial Office/Retail Building
New Parking Spaces:	112
Municipal Land Use Plan Designation:	Highway Mixed-Use
UPI#:	65-4-78.5

PROPOSAL:

The applicant proposes the construction of a three-story 30,000 square foot commercial office/retail building, and 112 parking spaces. The site plan indicates that the first floor will be commercial retail, while the second and third floors will be commercial office space. Vehicular access will be provided from Penn Oaks Drive. The project site, which will be served by public water and public sewer, is located in the C-2 Heavy Commercial zoning district. The project site adjoins Thornbury Township to the east.

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

LANDSCAPES:

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

Access and Circulation:

2. The Parking Tabulation table indicates that the applicant is providing 22 more parking spaces than required by the Township Zoning Ordinance. We suggest that the applicant and the Township evaluate the anticipated parking demand for this facility, and determine whether the number of proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.
3. The applicant should verify the accuracy of the right-of-way width shown on the sketch plan for Route 202. While the current sketch plan appears to depict an existing 70 foot right-of-way width, our copy of a recently approved land development on the west side of Route 202 directly across the street from the current project site indicates that the existing right-of-way width is 90 feet (CCPC# LD-5-16-13761, “Freddy’s Frozen Custard”, dated May 19, 2016, which addressed the construction of a 3,374 square foot restaurant with drive-through service on UPI# 65-4-73.2, was approved by the Township on October 3, 2016).

We also recommend that the applicant and Township contact PennDOT to determine the appropriate right-of-way width to be reserved for this section of Route 202. The County Planning Commission’s Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies this section of Route 202 as a major arterial road. The Handbook (page 183) recommends a 150 foot-wide right-of-way for major arterial roads in suburban areas to accommodate future road and infrastructure improvements.

4. We suggest that the applicant and Township investigate the long-term feasibility of vehicular connectivity with the adjoining parcel to the south.

Design Issues:

5. The site plan depicts the generalized location of stormwater management facilities to the immediate west of the proposed driveway entrance along Penn Oaks Drive. The applicant and the Township should consider incorporating landscaping/vegetative screening into the design of the stormwater facilities in order to improve the visual appearance of these facilities.

Page: 4
Re: Sketch Plan - 1305 Wilmington Pike
Birmingham Township – LD-12-19-16194

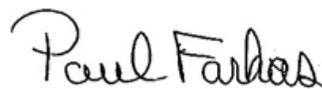
6. The applicant should identify how refuse disposal will be handled for this development. If an outdoor disposal area will be provided, then the applicant should identify its location on the site plan, along with all associated landscaping/screening measures.
7. The applicant should identify the location of any designated delivery/loading areas on the site plan.
8. No information is provided pertaining to any outdoor lighting. The illumination of any 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.

Natural Features Protection:

9. 2017 aerial photography indicates that a portion of the site is wooded. The removal of trees should be limited to the minimum area needed for the building and support facilities and the limit of tree removal should be shown on the plan. Any grading within the area of the dripline (the perimeter of the tree's branches) of the trees to be preserved increases the possibility of tree damage.
10. The sketch plan indicates that a portion of the site consists of steep slope areas (slopes greater than 25 percent). The Township should verify that all necessary ordinance relief measures to permit grading in steep slope areas have been granted and 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.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Penn Oaks HP Enterprises LP
Edward B. Walsh & Associates, Inc.
Teresa DeStefano, Planning Commission Secretary, Thornbury Township



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January 17, 2020

Kristen Denne, Manager
Caln Township
253 Municipal Drive
Thorndale, PA 19372

Re: Final Subdivision and Land Development Plan - The Villages at Hillview
Caln Township - SD-12-19-16196

Dear Mrs. Denne:

A final subdivision and land development plan entitled "The Villages at Hillview", prepared by DL Howell and Associates Inc., dated July 27, 2018 and last revised on December 9, 2019, was received by this office on December 24, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location: Northwest intersection of Blackhorse Hill Road (State Route 3073) and Moore Road; south of the Route 30 Bypass. The municipal boundary with Valley Township is to the west.

Site Acreage: 57.09 acres

Lots: 90 lots

Proposed Land Use: Single Family Residential

Municipal Land Use Plan Designation: Medium Density Residential

UPI#: 39-3-57

PROPOSAL:

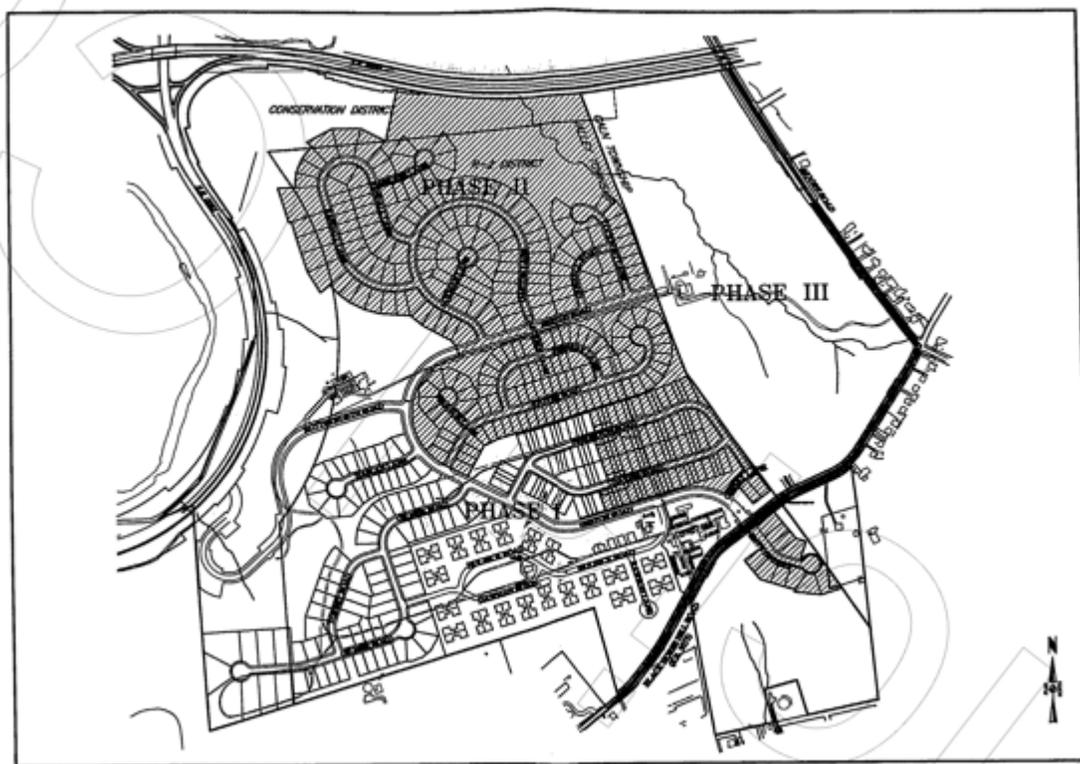
The applicant proposes the creation of 90 lots as part of an age-restricted continuing care community. The site, which will be served by public water and public sewer facilities, is located in the Caln Township R-1 Low Density Residential zoning district.

BACKGROUND:

The County Planning Commission previously reviewed a preliminary subdivision plan for this site, for the creation of 113 single-family dwelling lots and 24 acres of open space on three parcels totaling 64.31 acres (CCPC# 8903-3, "Hill Farm", dated November 15, 2001) and our comments were sent to the Township in a letter dated January 4, 2002. Our records do not show Township action on that plan.

The County Planning Commission then reviewed a 96-lot subdivision plan for this site, dated July 27, 2018 (refer to CCPC # SD-09-18-15605) and our comments were sent to the Township in a letter dated October 19, 2018. Our records do not show Township action on that plan.

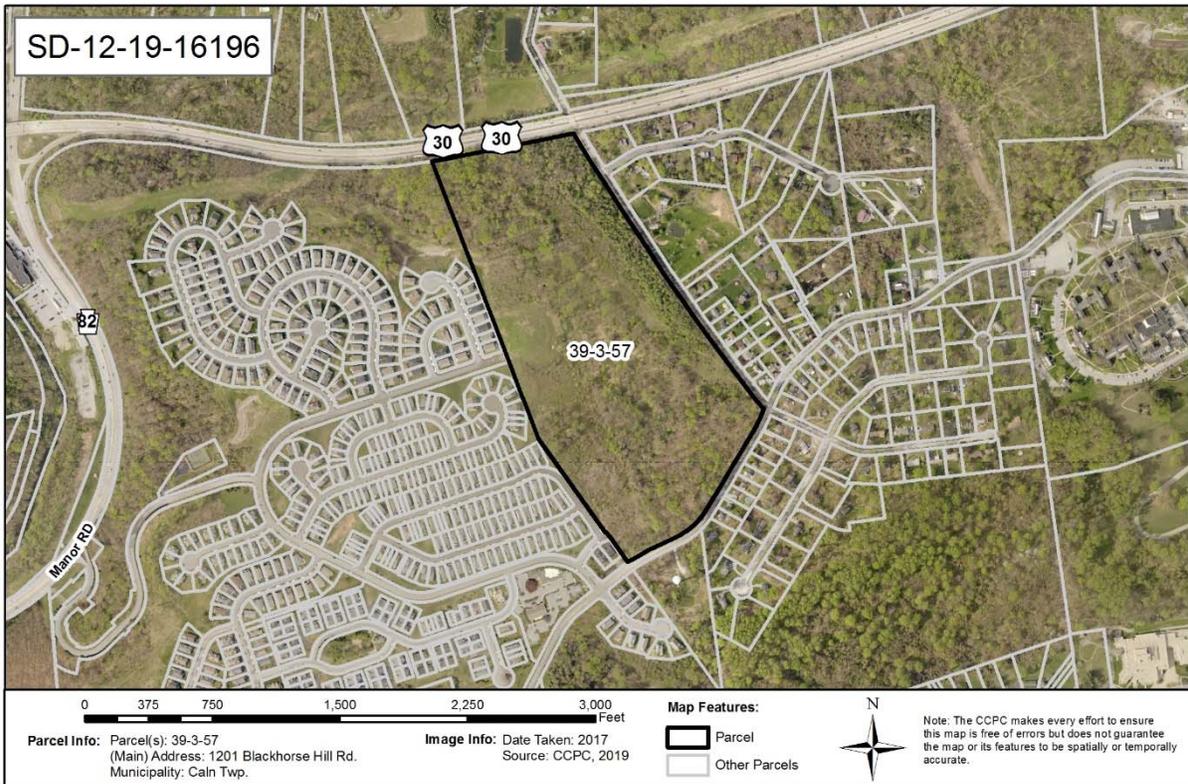
The County Planning Commission also reviewed a portion of the “Hill Farm” development in Valley Township, pertaining to the creation of 522 residential units and 94.82 acres of open space from a 234.31 acre parent tract (CCPC# 8903-4). According to our records, this prior plan submission was approved by Valley Township on March 4, 2003. The portion of the Hill Farm development in Valley Township is identified as Phases I and II, while the portion of the development in Caln Township (the site of the current plan submission) is identified as Phase III. The Valley Township portion of the site is shown below, because it identifies “Phase III” of the development in Caln Township:



*Detail of the Hill Farm”
Subdivision and Land development Plan
in Valley Township*

A major difference between the previous plans and the current plan involves changing the loop road into two cul-de-sac roads. This letter reiterates the relevant comments from our previous reviews of this subdivision.

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



COUNTY POLICY:

LANDSCAPES:

1. The site is located within the **Suburban Landscape** and **Natural Landscape** designations of **Landscapes2**, the 2009 County Comprehensive Plan. The objective of the **Suburban Landscape** is to promote new development to accommodate anticipated population and employment growth, using appropriate density, sustainable design, and smart transportation principles. Additionally, **Landscapes2** supports infill development and redevelopment efforts in the **Suburban Landscape** based upon infrastructure capacity and environmental constraints. As an overlay of the basic landscapes, the objective of the **Natural Landscape** is to encourage the preservation and restoration of sensitive natural resources. The proposed subdivision is consistent with the objectives of the **Suburban Landscape**.

However, the subdivision proposes extensive disturbance to the site, which includes steep slopes, wetlands, and woodlands, and is not consistent with the objectives of the **Natural Landscape**. Comments 9 and 10 below suggest how this subdivision could become more consistent with the objectives of the **Natural Landscape**.

WATERSHEDS:

2. *Watersheds*, the water resources component of *Landscapes2*, indicates the proposed development is located within the West Branch subbasin of the Brandywine Creek watershed. *Watersheds'* highest priority land use objectives within this watershed are:

- reduce stormwater runoff,
- restore water quality of "impaired" streams, and
- protect vegetated riparian corridors.

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

PRIMARY ISSUES:

3. The plan indicates that conditional use approval was granted for this project, and the plan includes the conditional use order on Sheet 05. The Township should verify that all applicable conditions of approval have been incorporated into the final plan.
4. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Blackhorse Hill Road (State Route 3073) as a minor collector. Moore Road is classified as a local road. The Handbook (page 183) recommends an 80 foot-wide right-of-way for minor collector roads and a 33-50 foot-wide right-of-way for local 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 Blackhorse Hill Road, and the Township Engineer should determine an appropriate right-of-way for Moore Road. We suggest that these areas be identified as dedicated rights-of-way, and be offered for dedication to PennDOT and the Township as appropriate.

The applicant should also contact PennDOT regarding plans for the improvement of the Route 30 Bypass. We also recommend that the applicant address the need for a safer and more functional intersection at Moore Road and Blackhorse Hill Road.

Blackhorse Hill Road between Kingsway Drive and Coates Street in Caln/Valley Townships is listed on the Delaware Valley Regional Planning Commission's (DVRPC) Bike Stress mapping system as a regional priority for bicycle connectivity. The Township and the applicant can help implement DVRPC's bicycling recommendations regarding these roads by including bike lanes or shared road signage (such as "sharrows").

5. Sheet 01 indicates that a waiver has been granted to modify the Township's requirement for sidewalks along Blackhorse Hill Road and Moore Road. We previously recommended that the Township require the incorporation of sidewalks into the plan, and along both sides of all interior roads. Sidewalks are an essential design element for new construction in the **Suburban Landscape**. This is especially important because this is a proposed continuing care retirement community, and sidewalks encourage older adults to get and stay active.



*Detail of The Villages at Hillview
Final Subdivision and Land Development Plan*

6. The submission to the Chester County Planning Commission indicates that no traffic study was prepared. We suggest that the Township's review of this subdivision would benefit from the preparation of a traffic study. The Township Engineer should review and comment on the traffic impact study.
7. 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. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
8. We suggest that the applicant provide opportunities for recreational activities on the site. We recommend that the stormwater management facilities be designed so that they appear as extensions of the surrounding landscape, and that they form attractive, natural-looking features that function also as site amenities which should be integrated into the design as accessible and usable recreation or open space.
9. The layout may result in a very uniform setback of homes along the roads. We suggest that variation of the setbacks could be achieved if the applicant and the Township work together to combine some of the units into duplexes or other forms of attached dwellings. A more compact development design could also help reduce disturbance of the site, especially within steep slope areas, and could reduce some removal of wooded areas. We acknowledge, however, that the redesign of the loop road into two cul-de-sac roads will reduce the effects of the development on a portion of the steep slopes on the site.

We also suggest that additional landscaping be provided along the rear yard areas of the dwellings that abut Blackhorse Hill Road and Moore Road, as well as Pinkerton Road in Valley Township. It may also be helpful if the applicant provided conceptual designs of how rear yard decks could be constructed on some of the dwelling lots that are constrained by areas of steep slopes.

We highly recommend that trees be planted within the basins at the low end of the site adjacent to the Route 30 Bypass. Trees can significantly increase the amount of runoff the basins can manage by absorbing additional stormwater. There will be significant runoff from this site due to the deforestation that will be required, and additional trees are an effective way to help manage it. Existing trees on the site should be protected during construction with fencing around their drip lines and vehicles should avoid compacting the root areas.

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."

Additionally, the proposed grading behind the lots at the northwest portion of the site seems to direct runoff onto adjacent properties. Because this was a vegetated area and will not be replanted, the Township Engineer should specifically review the proposed stormwater management plans in this area.

The Township Engineer should verify that the plant selections are appropriate for this site, given that this is a "natural landscape" and was forested. Species should reflect what was there or what would grow in a healthy forest in this region. Additionally, we suggest that the diversity of trees be increased to minimize the potential for disease affecting an excessive number of trees.

10. The site contains wetlands and areas of steep slopes. Placement of fill in wetlands is regulated by the U.S. Army Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977). The Pennsylvania Department of Environmental Protection regulates all activities that affect bodies of water, including wetlands, under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management. The applicant should contact both of these agencies to determine if future development activity will require a permit. The Township should request documentation of these contacts or permit(s) before approving the plan. The natural features should be woven into the design as amenities. Paths can be included through the woods and a boardwalk through the wetlands.
11. The Township should verify that all necessary ordinance relief measures to permit grading in steep slope areas have been granted and 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.

In general, we suggest that the applicant reconsider the extent of proposed environmental disturbance of the site, with the intent of preserving more of the areas surrounding the wetlands and steep slope areas. As noted in Comment 9 above, we suggest that the applicant combine some of the units into duplex or other forms of attached dwellings in order to limit the amount of site disturbance.

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Re: Final Subdivision and Land Development Plan - The Villages at Hillview

Caln Township - SD-12-19-16196

ADMINISTRATIVE ISSUES:

12. The applicant should contact the office of the Chester County Conservation District for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
13. A Pennsylvania Department of Transportation permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
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 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 Caln Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: DL Howell and Associates Inc.
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District
US Fish and Wildlife Services
Janis Rambo, Valley Township Secretary



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January 29, 2020

Linda Csete, Manager/Secretary
Charlestown Township
PO Box 507
Devault, PA 19432-0507

Re: Preliminary/Final Subdivision - 2045 - 2061 Union Hill Road
Charlestown Township - SD-01-20-16215

Dear Ms. Csete:

A preliminary/final subdivision plan entitled "2045 - 2061 Union Hill Road", prepared by Chester Valley Engineers Inc., and dated January 10, 2020, was received by this office on January 17, 2020. 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 Union Hill Road, west of White Horse Road
Site Acreage: 21.40
Lots/Units: 2 lots
Proposed Land Use: Single Family Residential
Municipal Land Use Plan Designation: Low Density Residential
UPI#: 35-4-71, 35-4-71.3

PROPOSAL:

The applicant proposes the creation of 2 lots. The project site, is located in the Fr-Farm Residential zoning district. No new sewage disposal or water supply is proposed.

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

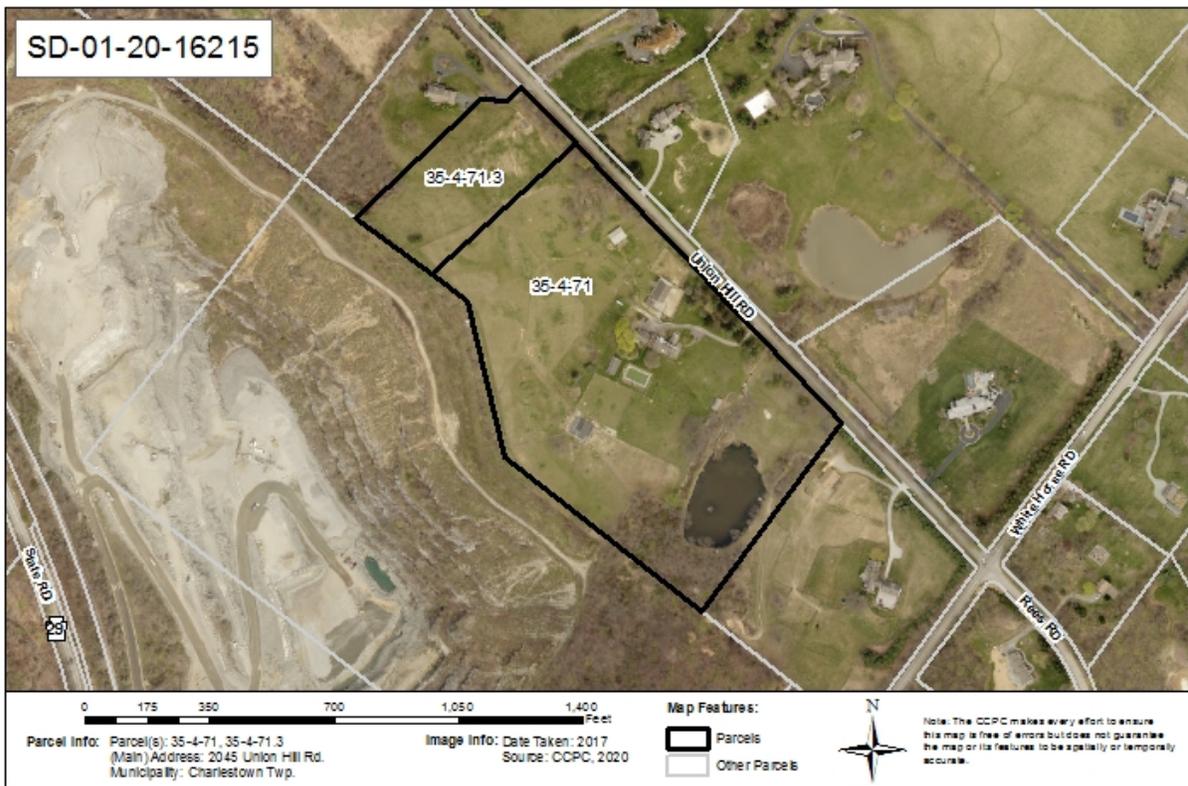
BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a subdivision plan for this site. That review, CCPC# SD-09-19-16072, dated October 14, 2019, which addressed the transfer of 1.76 acres between two adjoining parcels, was approved by the Township on December 12, 2019.

COUNTY POLICY:

LANDSCAPES:

1. The project site is primarily located within the **Rural Landscape**, with the western portion of these lots located in the **Suburban Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The **Rural Landscape** consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **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 **Rural Landscape**.



PRIMARY ISSUES:

2. In our previous review we indicated that Lot #3 on the plan is identified as Tax Parcel number 35-4-71.1, County land records identify this parcel as Tax Parcel number 35-4-71. The Township should reserve action on this submission until the correct Tax Parcel number is shown on the plan.



Detail of sheet 1 of the subdivision plan

3. We acknowledge and endorse the deed restriction outlined in plan note #4.

ADMINISTRATIVE ISSUES:

4. According to County Tax Assessment records, Lot #3 of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.
5. The applicant is requesting nine waivers from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
6. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

Page: 4

Re: Preliminary/Final Subdivision - 2045 - 2061 Union Hill Road

Charlestown Township - SD-01-20-16215

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: Amy & Peter Bunten
Gail Stewart
Chester Valley Engineers, Inc. Attn: Neal Camens
Chester County Assessment Office



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Executive Director

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January 7, 2020

W. Atlee Rinehart, Board of Supervisors Chairman
East Coventry Township
855 Ellis Woods Road
Pottstown, PA 19465

Re: Preliminary Subdivision - Lenhart Residence
East Coventry Township - SD-12-19-16189

Dear Mr. Rinehart:

A preliminary subdivision plan entitled "Lenhart Residence", prepared by C2C Design Group and dated November 25, 2019, was received by this office on December 11, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	Northwest intersection of Brownstone Drive and East Cedarville Road (State Route 1034)
Site Acreage:	1.68 acres
Lots:	2 lots proposed
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Suburban Neighborhood (from the 1996 Federation of Northern Chester Communities Regional Land Use Plan, Map 12-1 Regional Land Use Management Plan)
UPI#:	18-1-104

PROPOSAL:

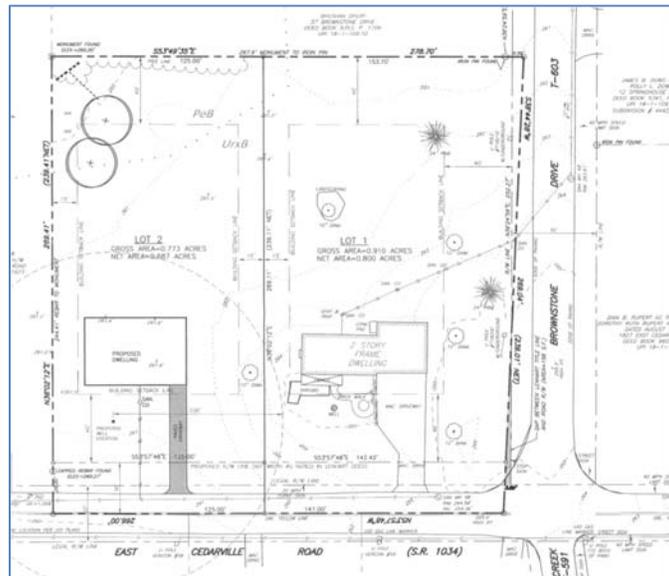
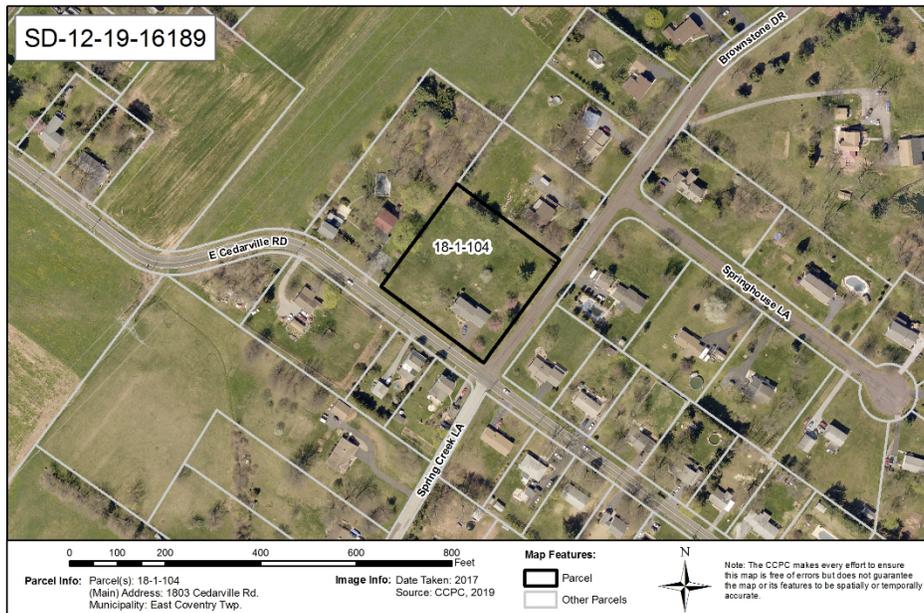
The applicant proposes the creation of two lots. The site, which is served by on-site water and public sewer facilities, is located in the East Coventry Township R-3 Residential zoning district. The site contains one dwelling that will remain.

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

COUNTY POLICY:

LANDSCAPES:

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



***Detail of Lenhart Residence
Preliminary Subdivision Plan***

WATERSHEDS:

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

- implement comprehensive stormwater runoff management,
- protect vegetated riparian corridors, and
- protect first order streams

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

PRIMARY ISSUES:

3. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies East Cedarville Road (State Route 1034) as a minor collector. The Handbook (page 183) recommends an 80 foot-wide right-of-way for minor collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of East Cedarville Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
4. The Township should verify that the proposed landscaping plan conforms to Township ordinance landscape and screening requirements. We note that the East Coventry Township Subdivision and Land Development Ordinance Section 428.8.B. appears to require the provision of street trees at this subdivision.

ADMINISTRATIVE ISSUES:

5. The applicant should contact the office of the Chester County Conservation District for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
6. A Pennsylvania Department of Transportation permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
7. A minimum of five copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

Page: 4

Re: Preliminary Subdivision - Lenhart Residence

East Coventry Township - SD-12-19-16189

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,

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

Wes Bruckno, AICP
Senior Review Planner

cc: C2C Design Group
James A. and Barbara A. Lenhart
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



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January 17, 2020

P.J. Scheese, Zoning Officer
East Nottingham Township
158 Election Road
Oxford, PA 19363

Re: Final Subdivision - Rick L. Leibold
East Nottingham Township - SD-12-19-16197

Dear Ms. Scheese:

A final subdivision plan entitled "Rick L. Leibold", prepared by Concord Land Planners and Surveyors, Inc. and dated October 25, 2019, was received by this office on December 24, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

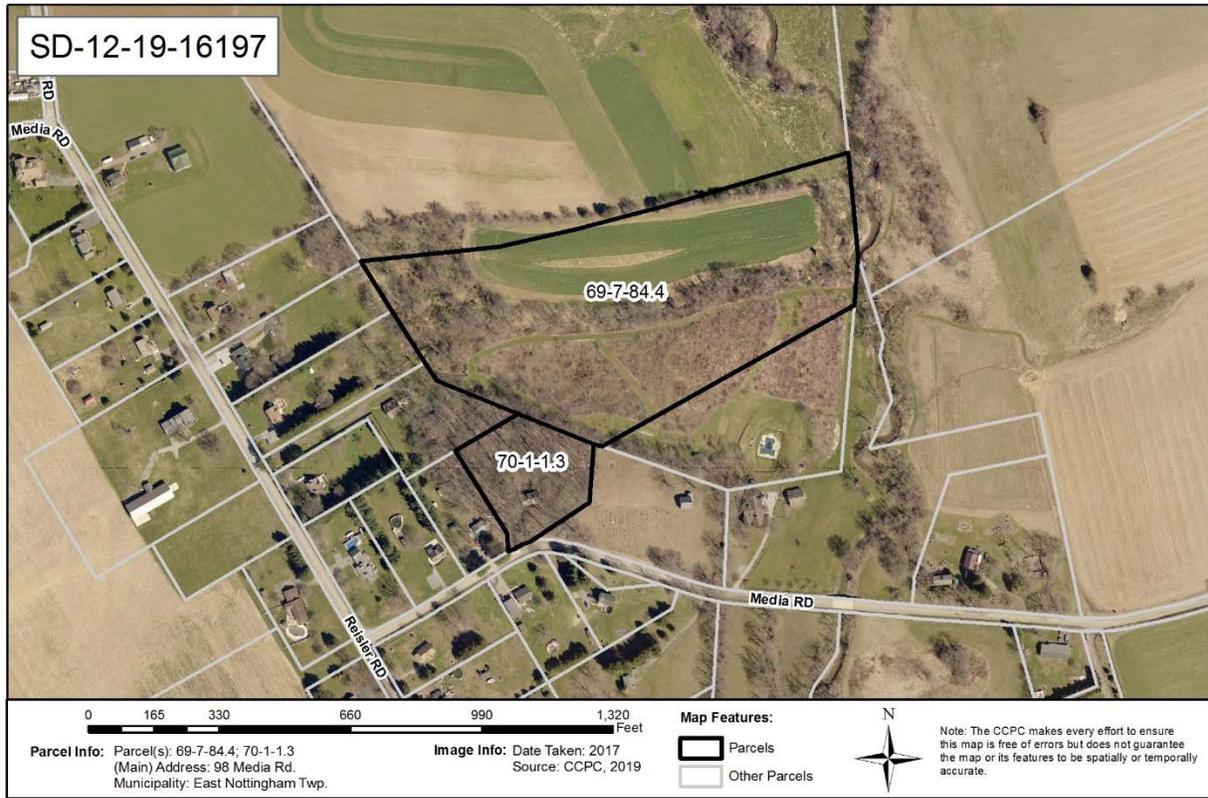
PROJECT SUMMARY:

Location:	East of Media Road (State Road 3010), straddling the municipal boundary of East Nottingham Township with Elk Township
Site Acreage:	14.38 acres
Lots:	2 lots
Proposed Land Use:	Single Family Residential, Farm/Pasture Land
Municipal Land Use Plan Designation:	Agricultural and Rural (Figure 5-G: Future Land Use) in the 2012 Oxford Region Multi-municipal Comprehensive Plan
UPI#:	70-1-1.3, 69-7-84.4

PROPOSAL:

The applicant proposes the creation of two lots. The tract, which contains one dwelling that is served by on-site water and on-site sewer facilities, is located in both East Nottingham Township and Elk Township. The subdivision was submitted to the Chester County Planning Commission by East Nottingham Township and is located within the East Nottingham Township R-1 Agricultural-Residential zoning district. The dwelling on the site is located in the Elk Township R-1 Single Family Detached zoning district. No additional development is proposed by this subdivision.

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



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**.

The proposed subdivision is located within the Agricultural and Rural land use categories as identified in the Oxford Region Multimunicipal Comprehensive Plan. The proposed subdivision is consistent with the recommended strategies in both of these land use categories.

Page: 4
Re: Final Subdivision - Rick L. Leibold
East Nottingham Township - SD-12-19-16197

ADMINISTRATIVE ISSUE:

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

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Concord Land Planners and Surveyors, Inc.
Rick L. Leibold
Quarryville Family Dentistry, P.C.
Chester County Health Department
Terri Kukoda, Secretary/Treasurer, Elk Township



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January 22, 2020

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

Re: Final Land Development - Malvern Ducklings Early Learning Center
East Whiteland Township – LD-12-19-16198

Dear Mr. Barner:

A Final Land Development Plan entitled "Malvern Ducklings Early Learning Center", prepared by Commonwealth Engineers Inc., and dated December 4, 2019, was received by this office on December 24, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

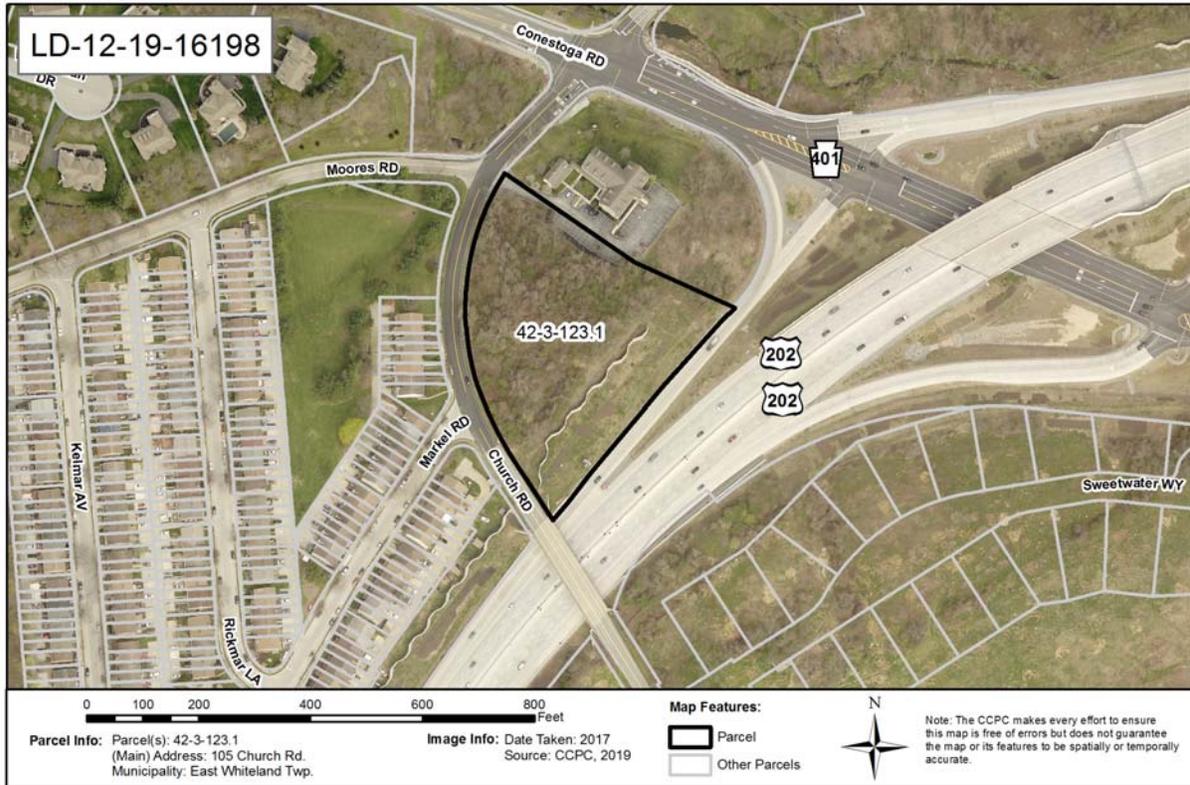
PROJECT SUMMARY:

Location:	east side of Church Road, south of Conestoga Road
Site Acreage:	1.93
Lots/Units:	1 Lot
Non-Res. Square Footage:	11,000
Proposed Land Use:	Child Daycare
New Parking Spaces:	38
Municipal Land Use Plan Designation:	Residential - Low Density
UPI#:	42-3-123.1

PROPOSAL:

The applicant proposes the construction of an 11,000 square foot child daycare facility, and 38 parking spaces. The project site, which will be served by public water and public sewer, is located in the R-1 Low Density Residential zoning district. A Traffic Impact Assessment, prepared by Heinrich & Klein Associates, Inc., dated October 8, 2019, was included with the plan submission; the Traffic Impact Assessment states on page 3 that the maximum enrollment will be 120 children.

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



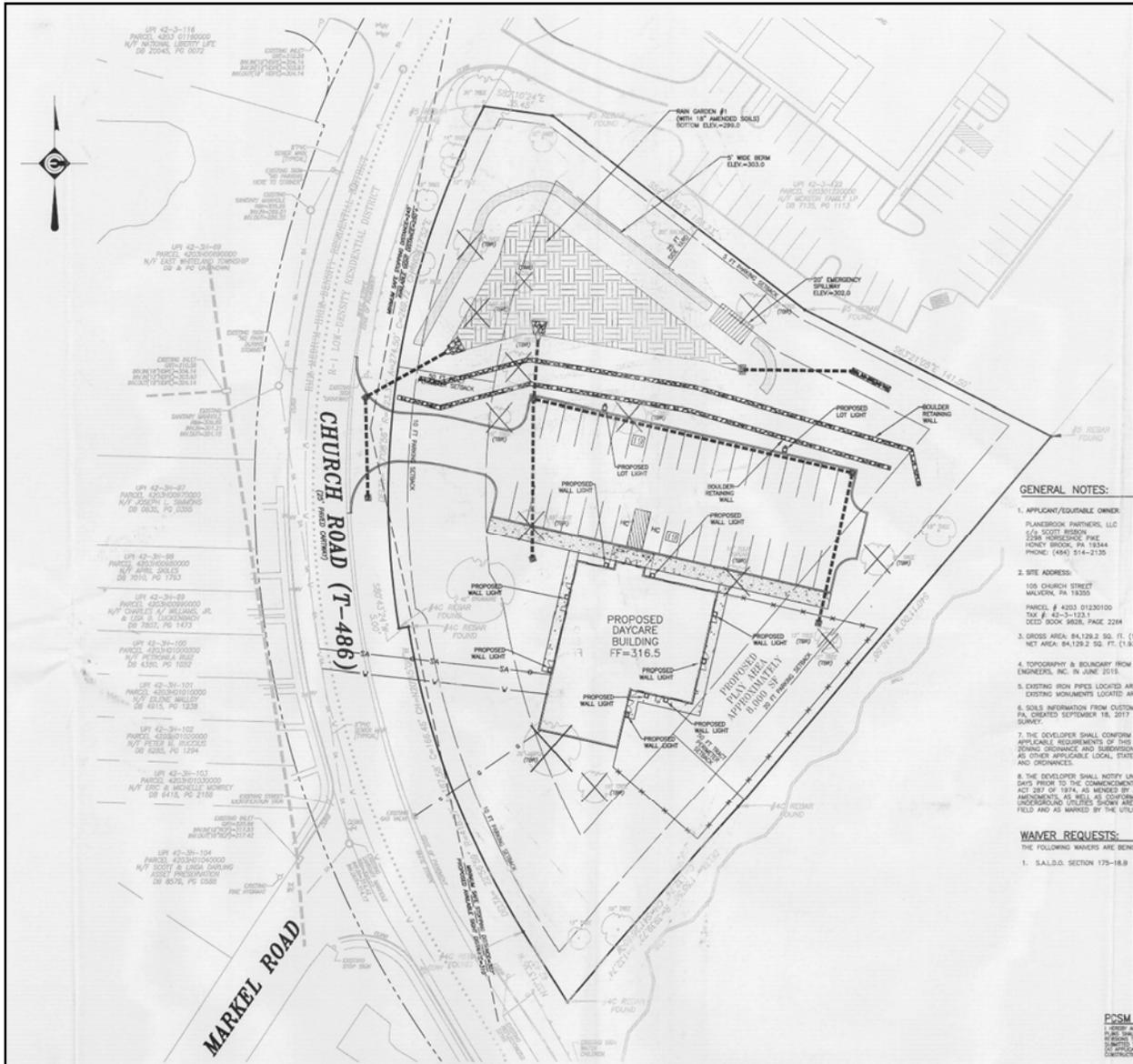
COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

2. **Watersheds**, the water resources component of *Landscapes3*, indicates the proposed development is located within the (East) Valley Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of "impaired" streams, and protect/enhance historic, cultural and recreational resources. **Watersheds** can be accessed at www.chesco.org/water.



Site Plan Detail, Sheet 1: Final Land Development - Malvern Ducklings Early Learning Center

PRIMARY ISSUES:

Access and Circulation:

3. We recommend that the applicant and Township investigate the feasibility of providing pedestrian access to the project site from the residential neighborhood to the west. “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 also note that, in addition to the existing sidewalk network on the west side of Church Road, Map 1: Trails Plan in the Township’s 2016 Comprehensive Plan depicts a proposed pedestrian facilities designation along this section of Church Road.

Page: 4

Re: Final Land Development - Malvern Ducklings Early Learning Center

East Whiteland Township – LD-12-19-16198

4. While we acknowledge that pedestrian access will need to be provided, we suggest that the applicant and Township investigate the feasibility of overflow parking for events being provided on the adjoining parcel to the north.
5. The applicant should identify if any the proposed parking space(s) will be utilized as a designated drop-off area. If not, consideration should be provided by the applicant for providing a designated drop-off area and associated signage in front of the building, in order to reduce conflicts between vehicular and pedestrian traffic.

Design Issues:

6. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 9) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.
7. The site plan depicts the location of an approximately 8,000 square foot outdoor play area on the south side of the building. While the site plan appears to indicate that this play area is surrounded by a fence, no fence design details are provided on the current plan submission. This should be clarified by the applicant.
8. The applicant should identify how refuse disposal will be handled for this development. If an outdoor disposal area will be provided, then the applicant should identify its location on the site plan, along with all associated landscaping/screening measures.

Natural Features Protection:

9. The site is underlain by carbonate geology in which the presence or potential may exist for formation and/or expansion of solution channels, sinkholes and other potentially dangerous karst features and the associated risk of groundwater contamination. These features present significant risks and challenges that often can be overcome and avoided with careful stormwater management design. The location, type, and design of stormwater facilities and best management practices (BMPs) should be based on a site evaluation conducted by a qualified licensed professional that ascertains the subsurface soil, rock and groundwater conditions that are relevant to formation of karst features, and the PA BMP Manual or other design guidance acceptable to the Municipal Engineer. Where site conditions preclude achieving the required stormwater infiltration or water quality volume, other conservation development design techniques and BMPs should be used to reduce as much as possible the total volume and pollutant load of stormwater released to streams.
10. The site plan depicts the location of two boulder retaining walls to the east of the parking lot. The Township engineer 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.

Licensing and Registration Requirements, Child Daycare Facilities:

11. The Township should receive written confirmation that the applicant meets all licensing and registration requirements regulated by the PA Department of Public Welfare - Office of Children, Youth and Families, and any other applicable state regulations pertaining to child daycare facilities.

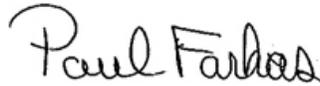
ADMINISTRATIVE ISSUES:

12. The site plan indicates that, on August 26, 2019, the Township Zoning Hearing Board granted a use variance for this project, with four conditions of approval. Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by the Township Zoning Hearing Board.
13. Land disturbance and land development activities that occur within the (East) Valley Creek watershed must comply with the applicable stormwater management ordinance standards as approved in the *Valley Creek Watershed Act 167 Stormwater Management Plan* (February 2011). We acknowledge that the design of the proposed stormwater management facilities includes rain gardens. The County Planning Commission endorses the use of innovative stormwater management practices.
14. The project is located in an area designated by the PaDEP as a Special Protection Watershed. Chester County's High Quality and Exceptional Value Watersheds are especially sensitive to degradation and pollution that could result from development. Therefore, stricter DEP or municipal limitations to wastewater and stormwater discharges may apply in this watershed. A map of Special Protection Watersheds in Chester County, PA may be viewed here: www.chesco.org/DocumentCenter/View/17339.
15. The applicant is requesting one waiver from the procedural requirements in Section 175-18.B of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
16. The applicant should contact the office of the Chester County Conservation District (CCCD) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
17. The Offer of Blanket Easement plan note on Sheet 1 states that a blanket easement to enter the property at any time to perform routine inspections of or maintenance on all proposed stormwater management facilities is granted to Honey Brook Township, rather than East Whiteland Township. This should be corrected by the applicant.
18. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

Page: 6
Re: Final Land Development - Malvern Ducklings Early Learning Center
East Whiteland Township – LD-12-19-16198

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: Planebrook Partners LLC
Commonwealth Engineers, Inc.
Andrew M. Bartholomew II and William B. Bartholomew
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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January 29, 2020

Daniel C. Fox, Manager
Easttown Township
566 Beaumont Road
Devon, PA 19333

Re: Preliminary Subdivision and Land Development - DP Fritztown Center, LLC
Easttown Township – SD-01-20-16207 and LD-01-20-16208

Dear Mr. Fox:

A Preliminary Subdivision and Land Development Plan entitled "DP Fritztown Center, LLC", prepared by Inland Design, and dated December 16, 2019, was received by this office on January 6, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

PROJECT SUMMARY:

Location:	the north side of Lancaster Avenue (Route 30), west of Old Lancaster Avenue
Site Acreage:	2.06
Lots/Units:	1 proposed lot; 71 proposed apartment units
Non-Res. Square Footage:	0
Proposed Land Use:	71 unit apartment building
New Parking Spaces:	125
Municipal Land Use Plan Designation:	Village of Berwyn
UPI#:	55-2G-5, 55-2G-7.1

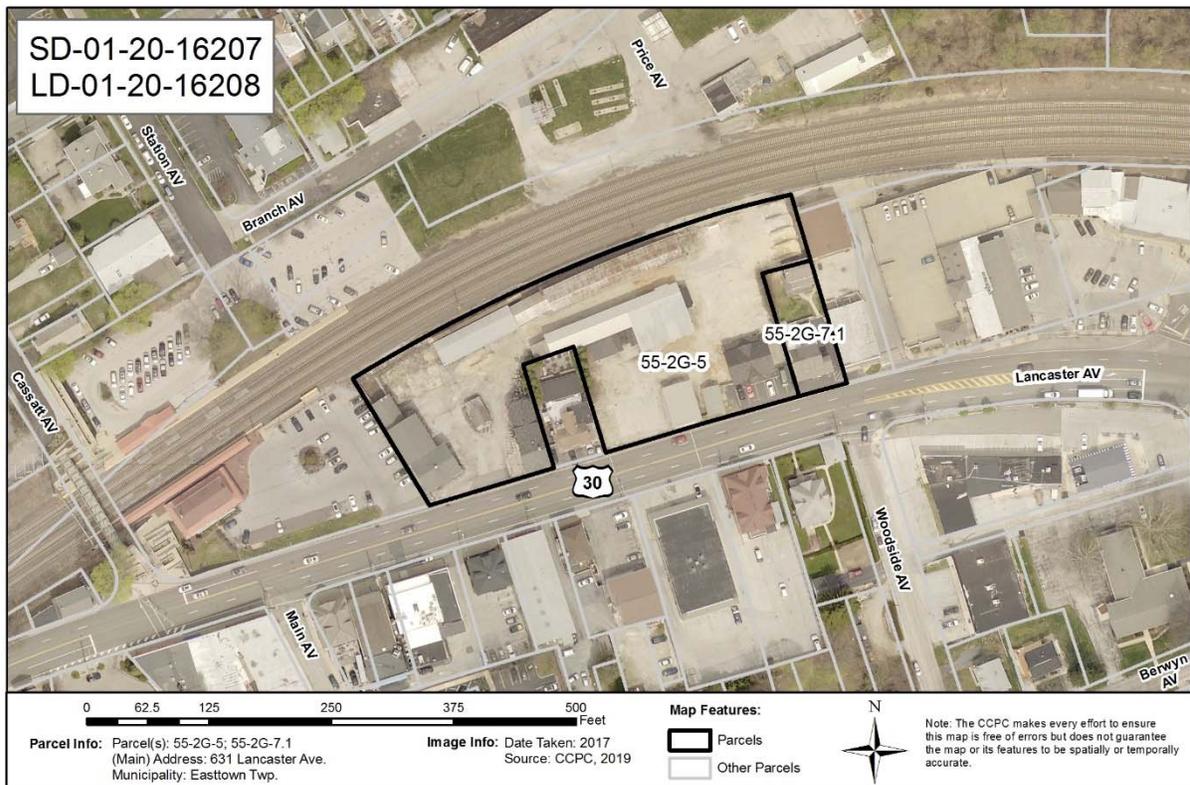
PROPOSAL:

The applicant proposes the consolidation of two parcels totaling 2.06 acres into one parcel, along with the construction of a 71 unit apartment building and 125 parking spaces. The existing buildings will be removed. The project site, which will be served by public water and public sewer, is located in the VB Village Business zoning district. While building elevations were not included with the plan submission to the County Planning Commission, the Zoning Data table indicates that this will be a four-story building, with a fourth-story setback greater than 10 feet.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, particularly the design issues discussed in comments #5 through #12, and all Township issues should be resolved before action is taken on this subdivision and land development plan.

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a preliminary subdivision and land development proposal for this site. CCPC# SD-07-17-15011 and LD-07-17-15012, “Fritz Town Center”, dated August 9, 2017, addressed the consolidation of the two existing parcels into a single parcel, along with the construction of a mixed-use development comprised of three buildings containing 21,595 square feet of retail and restaurant space and 44 apartment units. We have no record of the Township taking action on this prior plan submission.
2. The April 17, 2017 Township Board of Supervisor meeting minutes indicate that the Supervisors approved the demolition of the Class 1 Historic Resource at 631 Lancaster Avenue (UPI# 55-2G-5), following the review and recommendation of the zoning permit application for demolition by the Township Historical Commission and Township Planning Commission, with the building materials from this demolition to be salvaged and reused to complete the Tredyffrin Historic Preservation Trust’s Log Cabin rehabilitation project. It is our understanding that this demolition occurred in 2017.



COUNTY POLICY:

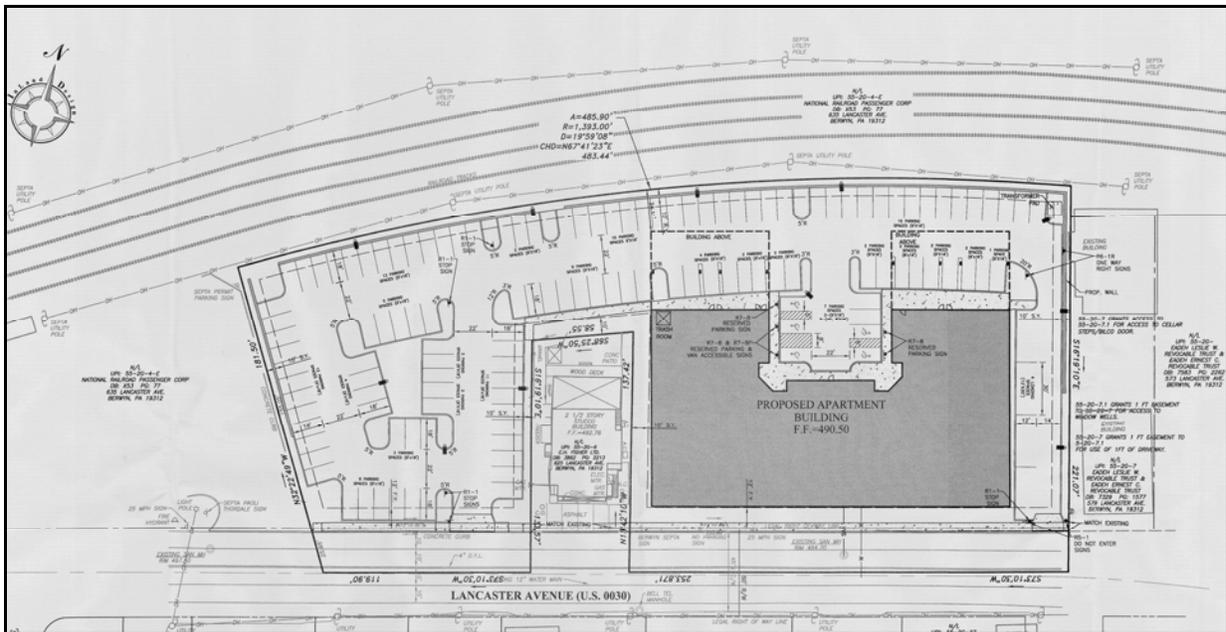
LANDSCAPES:

3. The project site is located within the **Suburban Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan, to the immediate north of a **Suburban Center Landscape** designation. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density

that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. The proposed subdivision and land development plan is consistent with the objectives of the **Suburban Landscape**. The County Planning Commission supports redevelopment efforts in the growth area designations in *Landscapes3*.

WATERSHEDS:

4. **Watersheds**, the water resources component of *Landscapes3*, indicates the proposed development is located within the Darby Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of "impaired" streams, and increase public access to and recreational use of streams. **Watersheds** can be accessed at www.chesco.org/water.



Site Plan Detail, Sheet 3: Preliminary Subdivision and Land Development - DP Fritztown Center, LLC

PRIMARY ISSUES:

Design Issues:

5. We acknowledge and endorse the installation of sidewalks along Lancaster Avenue, which extend to the adjoining parcel to the east. Sidewalks are an essential design element in the Suburban Landscape. We recommend that the sidewalk path be extended to the adjoining Berwyn Commuter Train Station to the west, and that the applicant and Township coordinate with the adjoining property owner about providing a crosswalk to the adjoining driveway entrance to the west. Additionally, a clearly defined pedestrian route from the apartment building to the train station should be considered in order to facilitate the safe passage of pedestrians through or around the parking area.

Page: 4

Re: Preliminary Subdivision and Land Development - DP Fritztown Center, LLC

Easttown Township – SD-01-20-16207 and LD-01-20-16208

6. The site plan does not clearly indicate that a vegetative buffer will be provided between the sidewalk on Lancaster Avenue and the six parking spaces located on the westernmost portion of the site along Lancaster Avenue. We recommend that the applicant and Township provide a vegetative buffer on this portion of the project site to screen the parking spaces.
7. While we acknowledge that UPI# 55-2G-6 is not part of the project site, the existing building on this parcel (the Berwyn Tavern, 625 Lancaster Avenue) will be located between proposed apartment building and the parking area on the western portion of the site. Vehicles in the parking spaces in front of the Tavern would create a physical barrier to pedestrian traffic along Route 30 between the two segments of the proposed sidewalk network along Lancaster Avenue. We recommend that the applicant and the Township, in consultation with the adjoining property owner, investigate the feasibility of a shared parking arrangement between these parcels, with parking for the Tavern provided on the Town Center site. This arrangement would allow the proposed sidewalk network to be extended across the Berwyn Tavern site, thus creating a continuous pedestrian path across both sites to the Berwyn Station to the west.
8. Building elevations were not included with the plan submission to the County Planning Commission, We recommend that the building design reflect the historic nature of Berwyn Village, including its window patterns, facade articulation, and roof form. Additionally, a visible doorway should be provided along Lancaster Avenue. Furthermore, careful consideration to noise and smell issues from the adjoining Berwyn Tavern site should be provided in the design of the building facades facing the tavern.
9. While the site plan indicates the proposed buildings will be situated at the minimum 12 foot front yard setback, and the Zoning Data table indicates that there will be a fourth-story setback, consideration should be provided to locating the building 15 feet (or more) from the front yard boundary to reduce the contrast of the building's mass along Lancaster Avenue and the overshadowing and dwarfing of nearby existing older buildings in the historic village.
10. The applicant and Township should consider providing dedicated bicycle parking. Bicycle racks should be located in visible areas near building entrances and/or areas of pedestrian activity such as bus shelters, and they should be located under a shelter or building overhang to provide shelter from the elements. Additional information on this topic is provided in the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: www.chesco.org/documentcenter/view/27029.
11. While the site plan depicts the general location of a “trash room” at the northwest corner of the proposed building, the applicant should also identify the location of any outdoor refuse disposal and recycling bin areas, along with all associated landscaping/screening measures.
12. The applicant should demonstrate how snow disposal (i.e. snow storage) will be handled for this development. Consideration should be provided for a designated snow disposal area(s) on the project site.

Outdoor Lighting:

13. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 20) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

Page: 5

Re: Preliminary Subdivision and Land Development - DP Fritztown Center, LLC

Easttown Township – SD-01-20-16207 and LD-01-20-16208

Historic Preservation:

14. Map 3-4: Historic Resources in the Township’s 2018 Comprehensive Plan indicates that adjoining parcel UPI# 55-2G-6, the site of the Berwyn Tavern, contains a Class 1 Historic Resource. The applicant and Township should work to mitigate any negative impact on the integrity of the existing historic resource.

Affordable Housing:

15. We suggest that the applicant and Township consider providing a percentage of affordably-priced housing units within the proposed apartment building. “Live” Objective B of *Landscapes3* is to accommodate housing at costs accessible to all residents. Additional information on this topic is available online at:
www.chescoplanning.org/Landscapes3/1d1-LiveObj.cfm.

ADMINISTRATIVE ISSUES:

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

We note that the applicant is requesting one waiver from the setback requirements for infiltration basins set forth in Section 388-18.K.2 of the Township Code, along with three waivers from preliminary plan content provisions in Section 400-22 of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

17. The site plan indicates that there are three easements between UPI# 55-2G-7.1 and the adjoining parcel to the east (UPI# 55-2G-7). If these easements will remain, then the details of these easements should be incorporated into the deeds of the affected lots.
18. A Pennsylvania Department of Transportation (PennDOT) permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
19. The applicant should contact the office of the Chester County Conservation District (CCCD) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
20. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

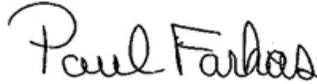
Page: 6

Re: Preliminary Subdivision and Land Development - DP Fritztown Center, LLC

Easttown Township – SD-01-20-16207 and LD-01-20-16208

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: DP Fritztown Center, LLC
Inland Design
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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Michelle Kichline

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

January 29, 2020

Russell H. Drumheller III, Codes Enforcement Officer
Kennett Square Borough
120 Marshall Street
Kennett Square, PA 19348

Re: Preliminary/Final Subdivision - 518 Richards Road Subdivision
Kennett Square Borough - SD-01-20-16214

Dear Mr. Drumheller III:

A preliminary/final subdivision plan entitled "518 Richards Road Subdivision", prepared by DL Howell & Associates, Inc., and dated December 23, 2019, was received by this office on January 17, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location: on the south side of Richards Road, between North Walnut Street and North Young Avenue
Site Acreage: 0.43
Lots/Units: 2 lots
Proposed Land Use: Single Family Residential
Municipal Land Use Plan Designation: Character Area 8 Northeast
UPI#: 3-3-110

PROPOSAL:

The applicant proposes the creation of 2 lots. The project site, which will be served by public water and public sewer, is located in the R-2 Residential zoning district.

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

COUNTY POLICY:

LANDSCAPES:

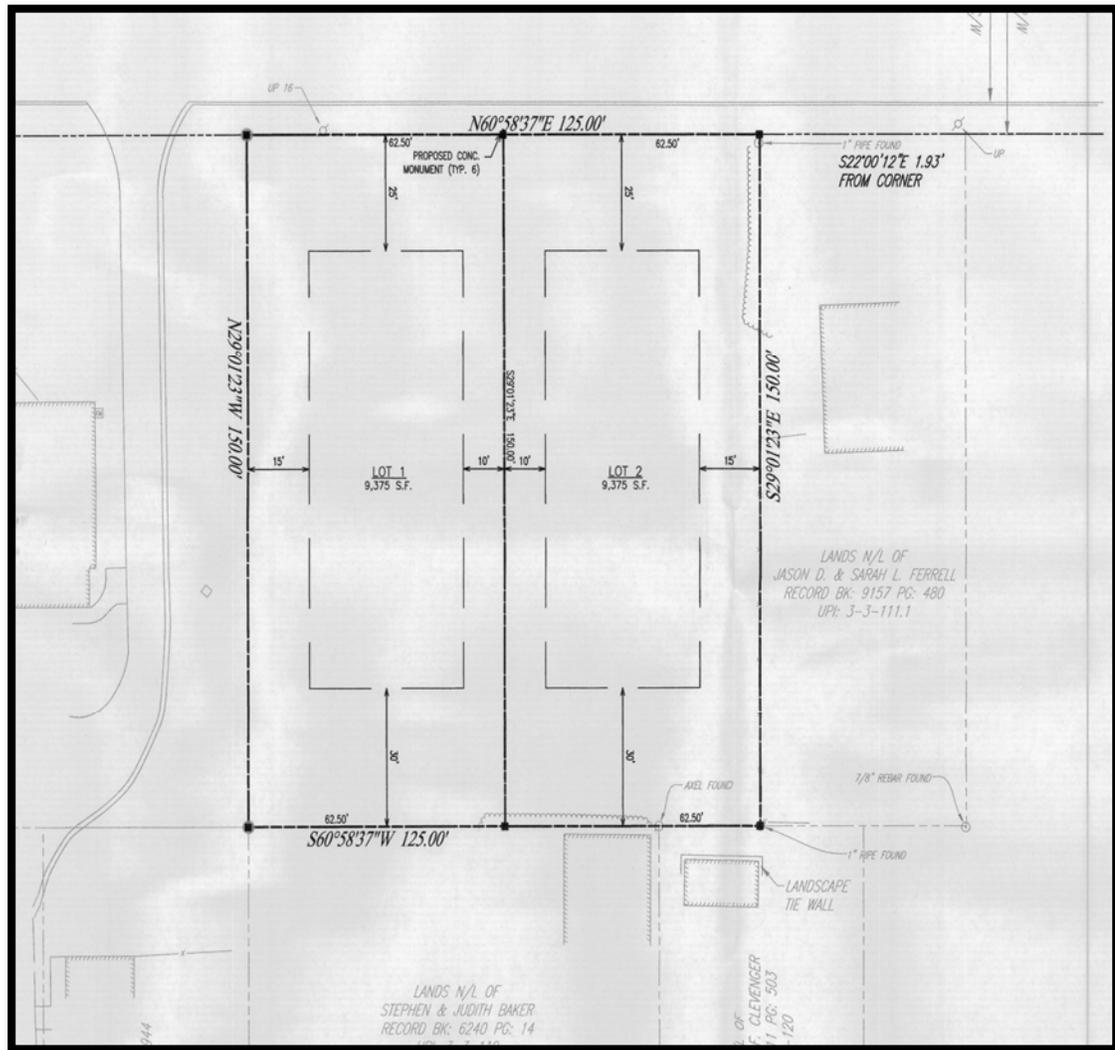
1. The project site is located within the **Urban Center Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional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



PRIMARY ISSUES:

2. We note that the majority of the existing homes in this community either do not have garages or that they are located at the rear of the parcel in a separate structure. The dwellings proposed by this plan will prominently feature a garage door facing the street, we suggest that the design of these dwellings be revised to create separate garages in the rear yard or reorient the access to the garage to be side loaded rather than front loaded. Either of these alternate designs could also utilize a shared driveway, which would reduce impervious surfaces, runoff and construction costs.
3. Sidewalks are an essential element for Urban and Suburban Landscapes, while we note the existing community does not have sidewalks, the Borough should consider how facilities to provide safe pedestrian facilities can be retrofitted into this community. As part of this application, the applicant should refrain from locating any landscaping or utility facilities in the right-of-way on Richards Road, so that a sidewalk might be accommodated in the future.

4. The plan indicates that the individual property owner will be responsible for the ownership and maintenance of all stormwater management facilities on their lot. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill their operation and maintenance requirements for these facilities. We acknowledge the content of General Note #15 related to this topic.
5. The Borough should verify that the plan is consistent with any landscaping requirements and the applicant should take measures to protect as much of the existing vegetation on the site as is practicable during construction. The applicant should consider replacing the 8 inch Dogwood tree proposed to be removed on Lot 1 with a native species street tree that is appropriate in scale.



Detail of sheet 1 of the plan.

Page: 4

Re: Preliminary/Final Subdivision - 518 Richards Road Subdivision

Kennett Square Borough - SD-01-20-16214

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

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: Lap Times, LLC, Attn: Dave Yarnall
D. L. Howell, & Associates, Inc.



THE COUNTY OF CHESTER



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January 21, 2020

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

Re: Preliminary Land Development - Enterprise Rent-A-Car
Kennett Township - LD-01-20-16210

Dear Mr. Ratliff:

A preliminary land development plan entitled "Enterprise Rent-A-Car", prepared by Advanced GeoServices, and dated January 10, 2020, was received by this office on January 14, 2020. 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:	on the north side of Millers Hill, east of the municipal border
Site Acreage:	1.15
Lots/Units:	1 unit
Non-Res. Square Footage:	2,076
Proposed Land Use:	Rental Car office
New Parking Spaces:	18
Municipal Land Use Plan Designation:	Economic Development
UPI#:	62-4-10

PROPOSAL:

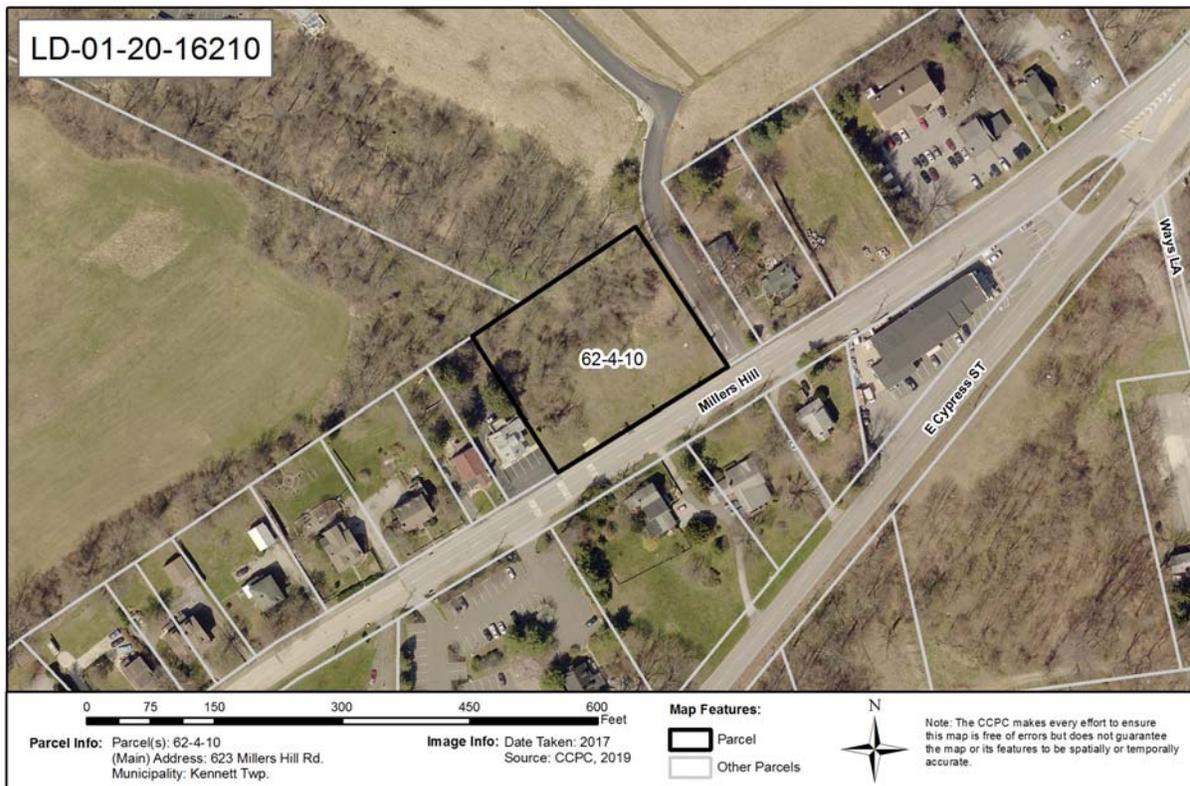
The applicant proposes the construction of a 2,076 square foot commercial building, and 18 parking spaces. The project site, which will be served by public water and public sewer, is located in the C-Commercial zoning district.

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

COUNTY POLICY:

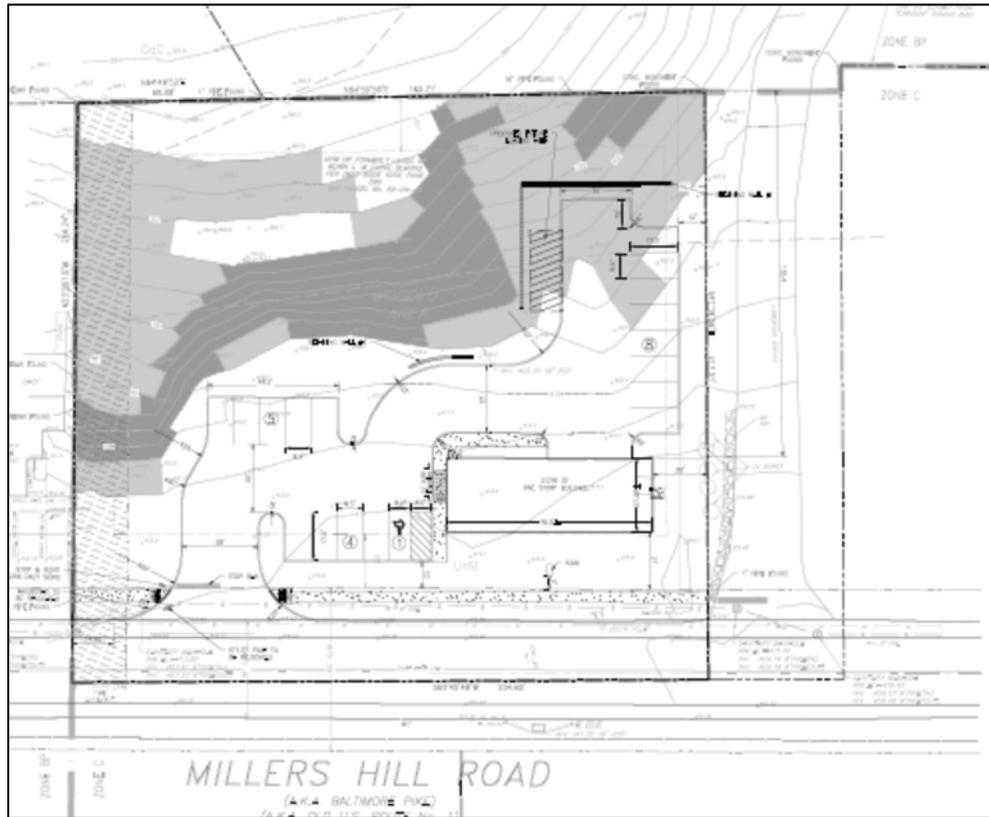
LANDSCAPES:

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



WATERSHEDS:

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



Detail of land development plan

PRIMARY ISSUES:

3. The project site is located within a gateway area where development should be welcoming to residents and visitors. As such, the character of the proposed building should complement the surrounding traditional building characteristics. A pitched roof, window patterns that complement the existing residences in the area, and a front door facing the street are examples of complementary characteristics.
4. The Township and the applicant should consider an access design that utilizes the existing driveway that serves the Exelon facility to alleviate the need for a new curb cut on Millers Hill Road. This would improve pedestrian safety by reducing the number of potential pedestrian/vehicle conflicts. If the connection to the Exelon Driveway is not possible, the Township and the applicant should consider a driveway design from Millers Hill Road that would permit future access to the parcel west of the site in case redevelopment occurs on that property.
5. We endorse the installation of a sidewalk along the entire frontage on Millers Hill Road. We recommend that proposed driveway be marked to delineate the pedestrian crossing. We also recommend that the sidewalk connect to the internal site sidewalk system.

ADMINISTRATIVE ISSUES:

6. The applicant should contact the office of the Chester County Conservation District (CCCD) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may

Page: 4
Re: Preliminary Land Development - Enterprise Rent-A-Car
Kennett Township - LD-01-20-16210

require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.

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

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc:
STANAB LLC
Advanced GeoServices
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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January 23, 2020

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

Re: Preliminary Subdivision and Land Development - Kennett Gateway
Kennett Township – SD-12-19-16193, LD-12-19-16192

Dear Mr. Ratliff:

A preliminary subdivision and land development plan entitled "Kennett Gateway", prepared by Rettew Associates Inc, and dated December 23, 2019, was received by this office on December 27, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

PROJECT SUMMARY:

Location:	on the south side of East Cypress Street, and the east and west sides of Ways Lane
Site Acreage:	19.95
Lots/Units:	78 units
Non-Res. Square Footage:	14,000
Proposed Land Use:	Townhouse, Apartment
New Parking Spaces:	133
Municipal Land Use Plan Designation:	Economic Development
UPI#:	62-4-48, 62-4-50, 62-4-70, 62-4-53, 62-4-51, 62-4-52

PROPOSAL:

The applicant proposes the consolidation of the parcels on the west side of Way’s Lane and the construction of a mixed use building with 24 apartments above 16,326 square feet of ground floor retail space, 53 townhouses, and a total of 345 parking spaces for the commercial and residential uses. The project site, which will be served by public water and public sewer, is located in the C-Commercial, Limited Industrial zoning district and is being developed under the recently adopted Planned Village provisions.

Re: Preliminary Subdivision and Land Development - Kennett Gateway
Kennett Township – SD-12-19-16193, LD-12-19-16192

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

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed three zoning ordinance amendments and one Subdivision and Land Development Ordinance amendment related to development of this site. The most recent review, CCPC# ZA-7-19-16005, dated August 13, 2019, which addressed revising the Planned Village provisions of the C-Commercial zoning district. The Township website indicates that this most recent amendment was adopted by the Township on September 18, 2019.

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

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

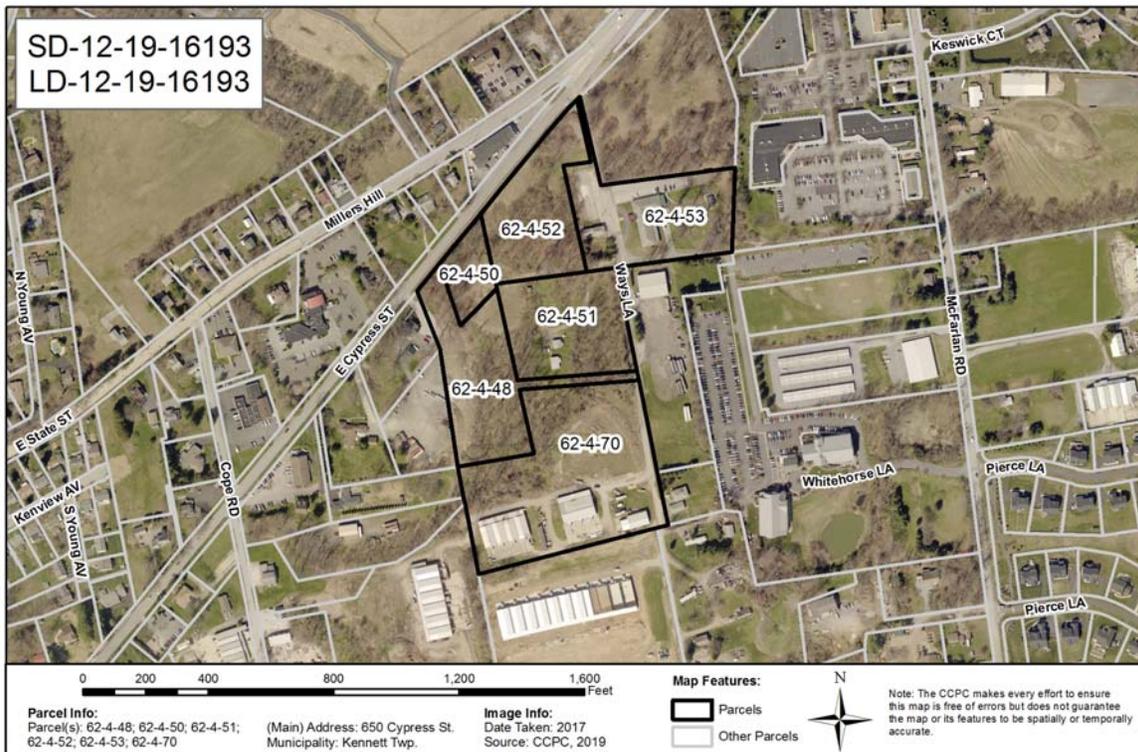
PRIMARY ISSUES:

4. The plan indicates that Ways Lane is a private street. The Township and the applicant should discuss the design, improvement and maintenance of Ways Lane and an agreement addressing these issues should be included as part of the municipal approval process.
5. The Township and the applicant should contact the Transportation Management Association of Chester County (TMACC) to discuss the siting of a SCCOOT bus stop in the vicinity of the intersection of Ways Lane and Cypress Street. This would provide a transit opportunity for residents and employees in this portion of the Township.
6. The applicant and the Township should consider the need for screening along the southern edge of the parking lot on proposed lot 1 to screen the townhouse units 30-37 from the headlights of

Re: Preliminary Subdivision and Land Development - Kennett Gateway
Kennett Township – SD-12-19-16193, LD-12-19-16192

vehicles using the parking lot. While we note that sheet 10 of the plan shows a fence and that the detail on sheet 21 indicates that the fence is three feet high, the design of the fence will not preclude the headlight issue mentioned above.

7. The Township should consider the need for vehicular connections to adjoining parcels located to the west and south of this site.
8. The Township should consider how pedestrian circulation in this portion of the township can be improved to provide connections between this site and existing development and other proposed residential uses, office complexes and retail uses. Also the Township and the applicant should discuss the addition of bicycle racks at the commercial building.
9. We suggest that an additional street tree be added at the north west corner of Road C and Alley E to provide symmetry to the landscape design at that intersection.



ADMINISTRATIVE ISSUES:

10. The plan indicates that two variances have been granted. Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by the Township Zoning Hearing Board, and any conditions of approval issued by the Board should be indicated on the final plan.
11. The plan indicates that 14 waivers from the provisions of the Subdivision and Land Development Ordinance and 3 waivers from the Stormwater Management Ordinance have been granted. Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by the Township Board of Supervisors, and any conditions

Re: Preliminary Subdivision and Land Development - Kennett Gateway
Kennett Township – SD-12-19-16193, LD-12-19-16192

of approval issued by the Board should be indicated on the final plan.

12. The applicant should contact the office of the Chester County Conservation District (CCCD) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities



Detail of sheet 10 of the plan

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

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

Sincerely,

Glenn Bentley
Senior Review Planner

Re: Preliminary Subdivision and Land Development - Kennett Gateway
Kennett Township – SD-12-19-16193, LD-12-19-16192

cc: Kennett Gateway Townhomes, LLC
Kennett Gateway Apartments, LLC
Rettew Associates, Inc. Attn: Kevin Ember, RLA
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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

January 13, 2020

Janice H. Hearne, Administrative Secretary
Londonderry Township
103 Daleville Road
Cochranville, PA 19330

Re: Preliminary/Final Subdivision - Robert Wiggins
Londonderry Township - SD-12-19-16199

Dear Ms. Hearne:

A preliminary/final subdivision plan entitled "Robert Wiggins", prepared by DL Howell & Associates, Inc. and dated November 7, 2019, was received by this office on December 24, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location: South of the intersection of Gap Newport Pike (State Route 41) and Street Road (State Route 926)
Site Acreage: 59.23 acres
Lots: 2 lots
Proposed Land Use: Farm/Pasture Land
Municipal Land Use Plan Designation: Agricultural-open space
UPI#: 46-3-54

PROPOSAL:

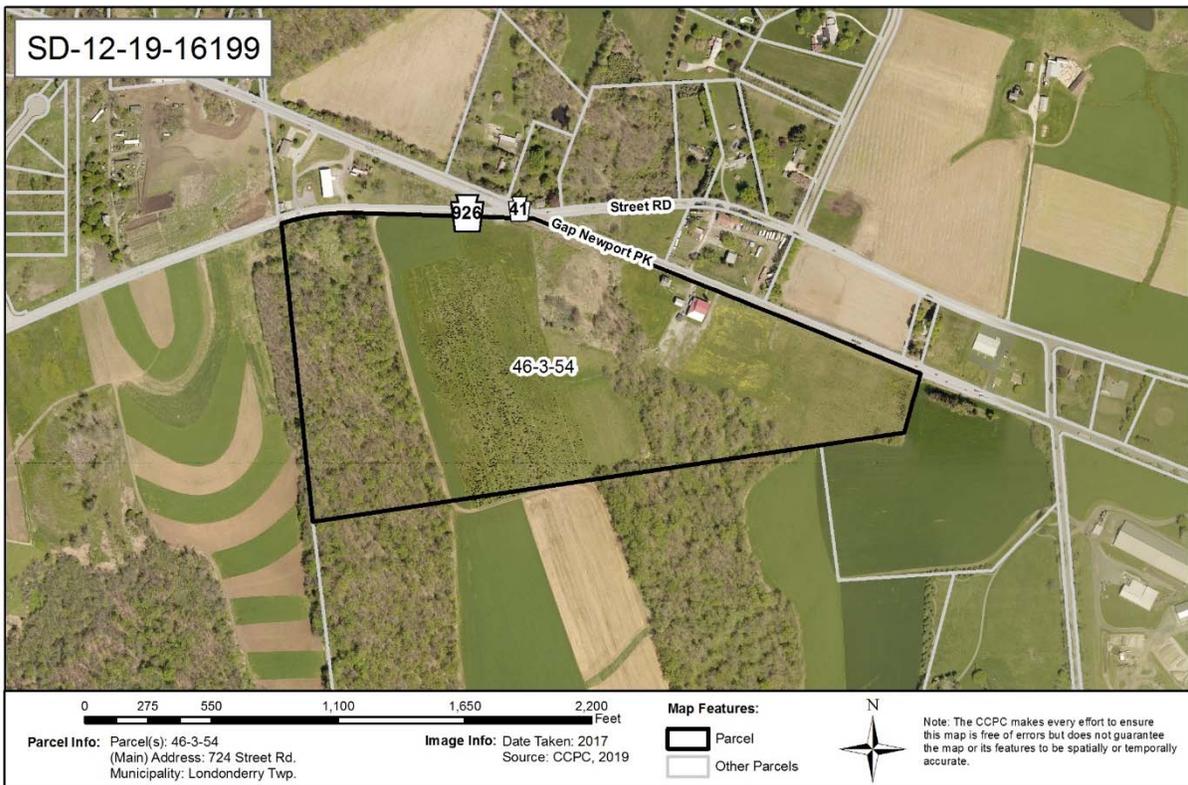
The applicant proposes the creation of two lots. The site, which contains one dwelling and associated structures that will remain, is served by on-site water and sewer facilities, and is located in the Londonderry Township Agricultural Preservation zoning district. No additional development is proposed by this subdivision, and no additional access onto either Gap Newport Pike (State Route 41) or Street Road (State Route 926) is proposed.

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

COUNTY POLICY:

LANDSCAPES:

1. The 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**.





*Detail of Robert Wiggins
Preliminary/Final Subdivision Plan*

PRIMARY ISSUES:

2. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Gap Newport Pike (State Route 41) as a major arterial. The Handbook (page 183) recommends an 80 foot-wide right-of-way for major arterial roads to accommodate future road and infrastructure improvements.

The Multimodal Circulation Handbook classifies this portion of Street Road (State Route 926) as a minor collector. The Handbook (page 183) recommends an 80 foot-wide right-of-way for minor collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate rights-of-way to be reserved for these sections of Gap Newport Pike and Street Road.

Specifically, PennDOT is considering extensive improvements to the intersection at Gap Newport Pike and Street Road. We recommend that the Township and the applicant contact PennDOT to identify appropriate rights-of-way at this intersection as well as along these two roads, and offer these areas for dedication to PennDOT.

3. This tract is designated by the 2007 Londonderry Township Future Land Use Map 8-2 as "Agriculture-open space", and is also partially constrained by wetland areas. Therefore, we suggest that the Township and the applicant investigate ways in which this parcel can be preserved for agricultural use in perpetuity.

ADMINISTRATIVE ISSUES:

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

Page: 4

Re: Preliminary/Final Subdivision - Robert Wiggins

Londonderry Township - SD-12-19-16199

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Robert Wiggins
DL Howell & Associates, Inc.
Wiggins Real Estate LLC
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT



THE COUNTY OF CHESTER



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Executive Director

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

January 21, 2020

Theresa B. Dugan, Codes Enforcement Officer
Lower Oxford Township
220 Township Road
Oxford, PA 19363

Re: Preliminary/Final Land Development - Renovate and Expand Amos Hall
Lower Oxford Township - LD-01-20-16204

Dear Ms. Dugan:

A preliminary/final land development plan entitled "Renovate and Expand Amos Hall", prepared by Hunt Engineering Company, and dated December 19, 2019, was received by this office on December 30, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Land Development for your consideration.

PROJECT SUMMARY:

Location:	southwest corner of Baltimore Pike and Maple Drive
Site Acreage:	152.53
Lots/Units:	1 lot
Non-Res. Square Footage:	20,000
Proposed Land Use:	Addition to Existing
Municipal Land Use Plan Designation:	Commerce
UPI#:	56-4-63-E

PROPOSAL:

The applicant proposes the construction of a 20,000 square foot institutional building addition. The project site is located in the R-3 zoning district. No new sewage disposal or water supply is proposed.

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

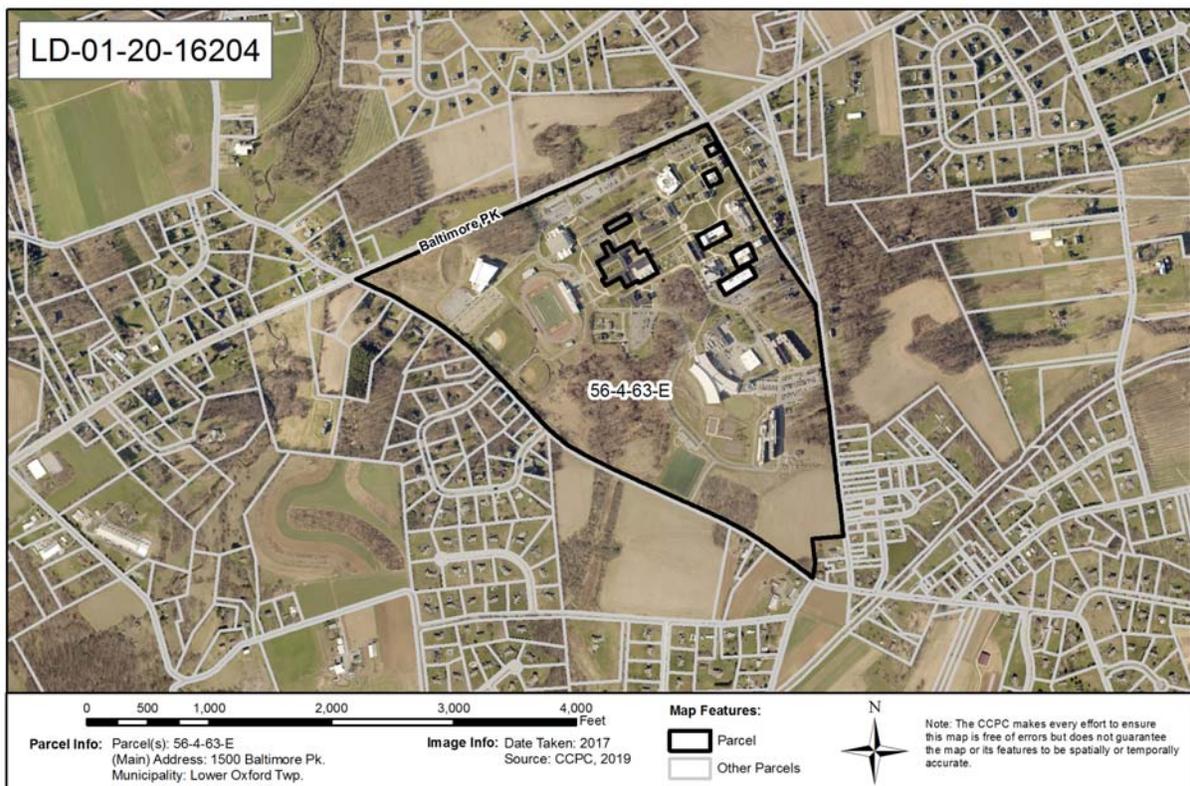
BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a preliminary/final land development for the university. That review, CCPC# LD-10-12-6820, dated October 24, 2012, addressed expansion of the I.C.C. parking lot on the western side of the campus.

COUNTY POLICY:

LANDSCAPES:

2. The project site is located within the **Suburban Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The proposed land development is consistent with the objectives of the **Suburban Landscape**. The site is designated Commerce on the Future Land Use map in the Oxford Region Multimunicipal Comprehensive Plan. The proposed use is consistent with this designation.



Page: 4

Re: Preliminary/Final Land Development - Renovate and Expand Amos Hall

Lower Oxford Township - LD-01-20-16204

PRIMARY ISSUES:

4. The plan does not indicate if any additional parking will be required because of the construction of additional facilities. The plan should clarify if the existing parking will accommodate the building addition needs.
5. We encourage the University to work with the architects to create a design for the addition that will complement the historic style of Amos Hall, rather than dominate it or present a stylistic contrast.

ADMINISTRATIVE ISSUES:

6. The applicant should contact the office of the Chester County Conservation District (CCCD) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
7. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds 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 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,

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

Glenn Bentley
Senior Review Planner

cc: Lincoln University
Hunt Engineering Company, Attn: James Eder
Chester County Conservation District



THE COUNTY OF CHESTER



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Michelle Kichline

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January 21, 2020

Theresa B. Dugan, Codes Enforcement Officer
Lower Oxford Township
220 Township Road
Oxford, PA 19363

Re: Final Subdivision - Kevin R. Martin and Robin D. Martin
Lower Oxford Township - SD-12-19-16200

Dear Ms. Dugan:

A final subdivision plan entitled "Kevin R. Martin and Robin D. Martin", prepared by Crossan-Raimato, Inc, and dated December 17, 2019, was received by this office on December 27, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	north of Lower Hopewell Road; the south of Bethel Road
Site Acreage:	55.34
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential, Farm/Pasture Land
Municipal Land Use Plan Designation:	Agricultural
UPI#:	56-7-52.3, 56-7-52.3A

PROPOSAL:

The applicant proposes the creation of 2 lots. The project site is located in the R-1 Residential zoning district. No new sewage disposal or water supply is proposed.

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

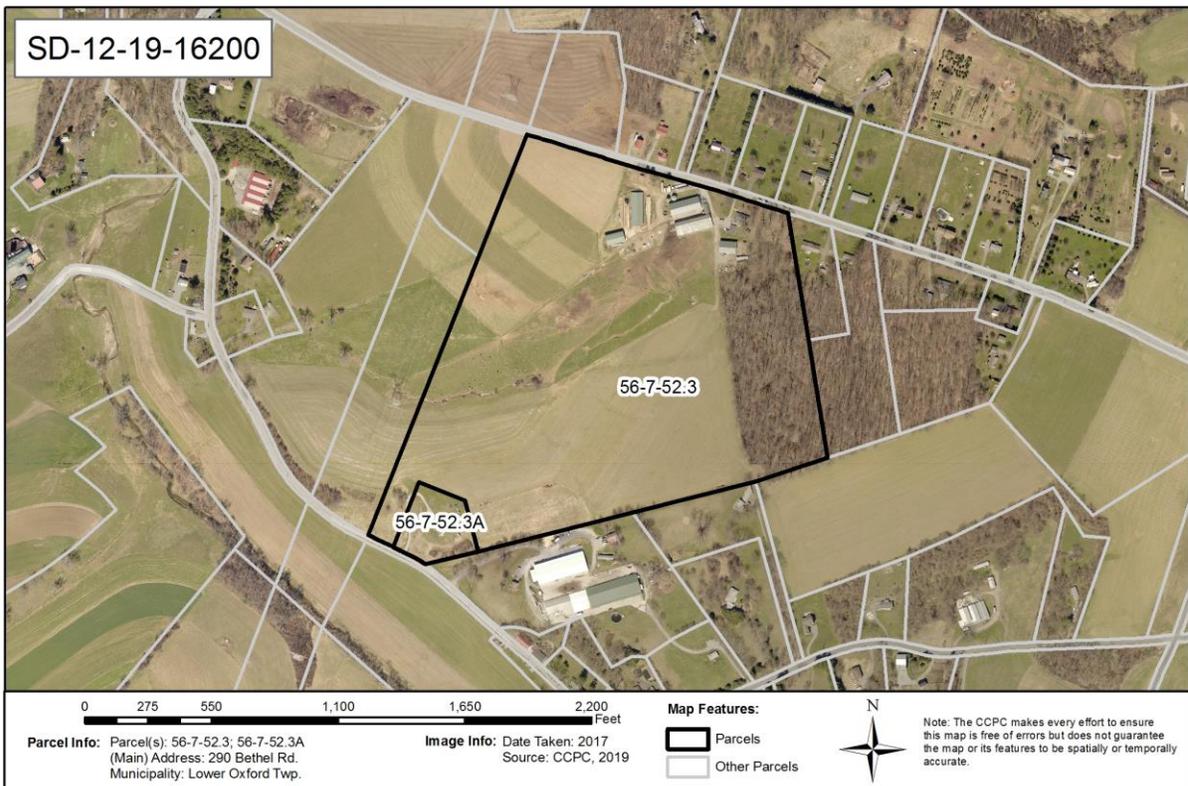
BACKGROUND:

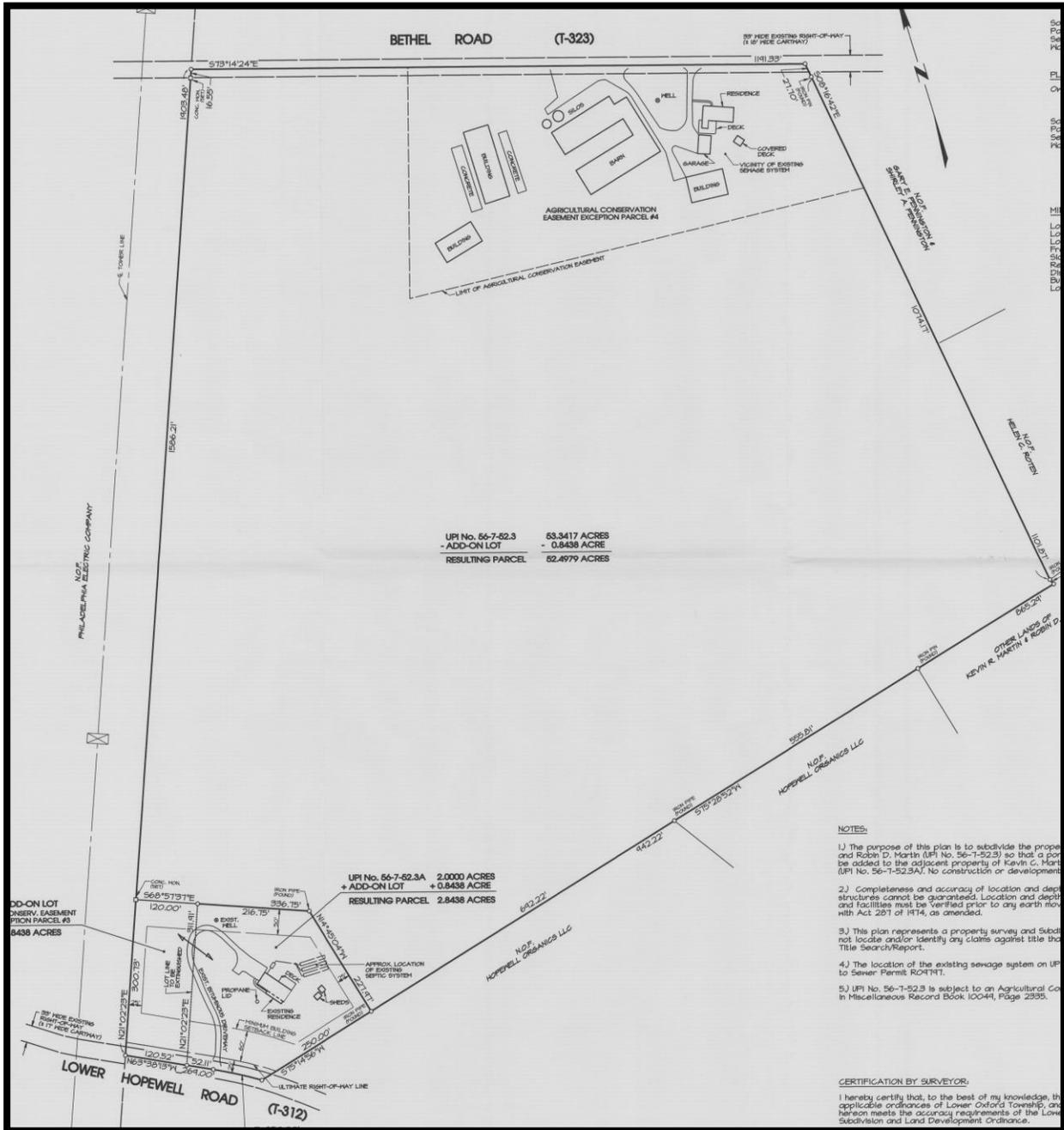
1. The Chester County Planning Commission has previously reviewed a subdivision for this site. That review, CCPC# 11550-2, dated October 13, 2006, which addressed the creation of three parcels from an 87.61 acre parent tract. The applicant for that review was the Oxford Area Sewer Authority and it was proposed that the larger parcels would be used for spray irrigation. Our records indicate that the plan was approved by the Township on April 19, 2008.

COUNTY POLICY:

LANDSCAPES:

2. The project 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**. This proposal is also consistent with recommended strategies of the Agricultural land use category specified on the Future Land Use map in the Oxford Region Multimunicipal Comprehensive Plan





Detail of Subdivision plan

ADMINISTRATIVE ISSUES:

3. According to County Tax Assessment records, the land of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.

Page: 4

Re: Final Subdivision - Kevin R. Martin and Robin D. Martin

Lower Oxford Township - SD-12-19-16200

4. The site is located within an agricultural security area adopted by the Township in accordance with the Agricultural Security Area Act (Act 43). Adoption of an agricultural security area is a public policy statement for the preservation of agriculture.
5. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

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

Glenn Bentley
Senior Review Planner

cc: Kevin R. & Robin D. Martin
Crossan-Raimato, Inc.
Chester County Assessment Office
Chester County Department of Parks and Open Space



THE COUNTY OF CHESTER



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Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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January 13, 2020

Trish Fagan, Secretary
New London Township
PO Box 1002
New London, PA 19360

Re: Final Subdivision - Gerard Porter and Carol Porter
New London Township - SD-12-19-16195

Dear Ms. Fagan:

A final subdivision plan entitled "Gerard Porter and Carol Porter", prepared by Crossan-Raimato, Inc. and dated December 9, 2019, was received by this office on December 23, 2019. 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 State Road and north of the municipal border with Elk Township
Site Acreage:	15.22 acres
Lots:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Residential
UPI#:	71-3-32.5, 71-3-32.2

PROPOSAL:

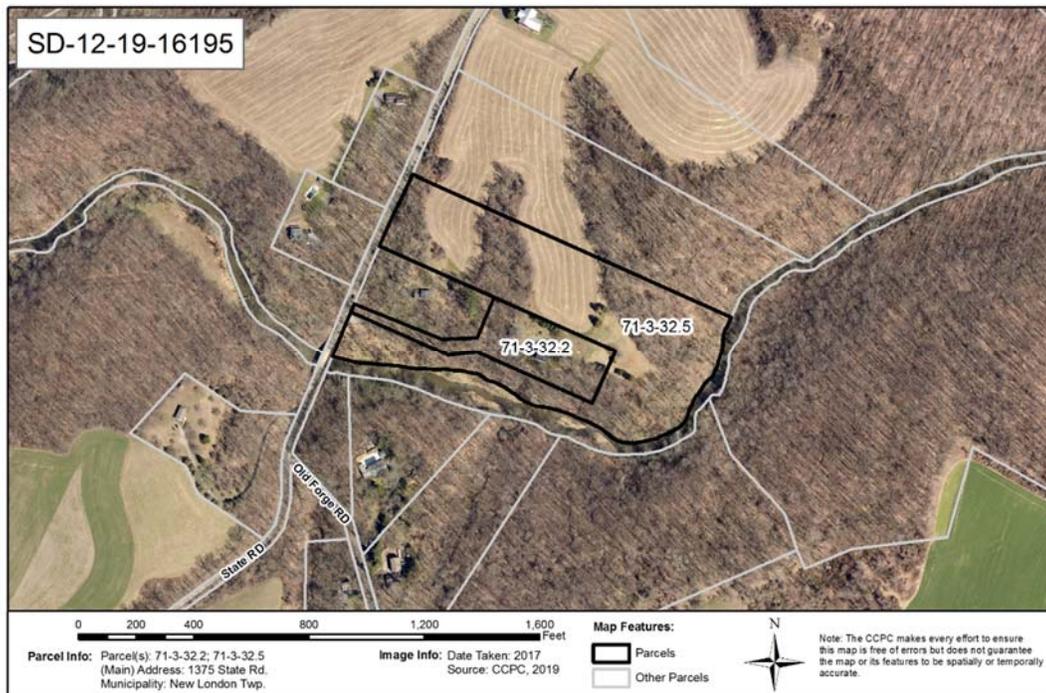
The applicant proposes the creation of two lots. The site, which contains one dwelling that is served by on-site water and sewer facilities, is located in the New London Township R-1 zoning district. The plan proposes the construction of one additional dwelling on the tract.

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

COUNTY POLICY:

LANDSCAPES:

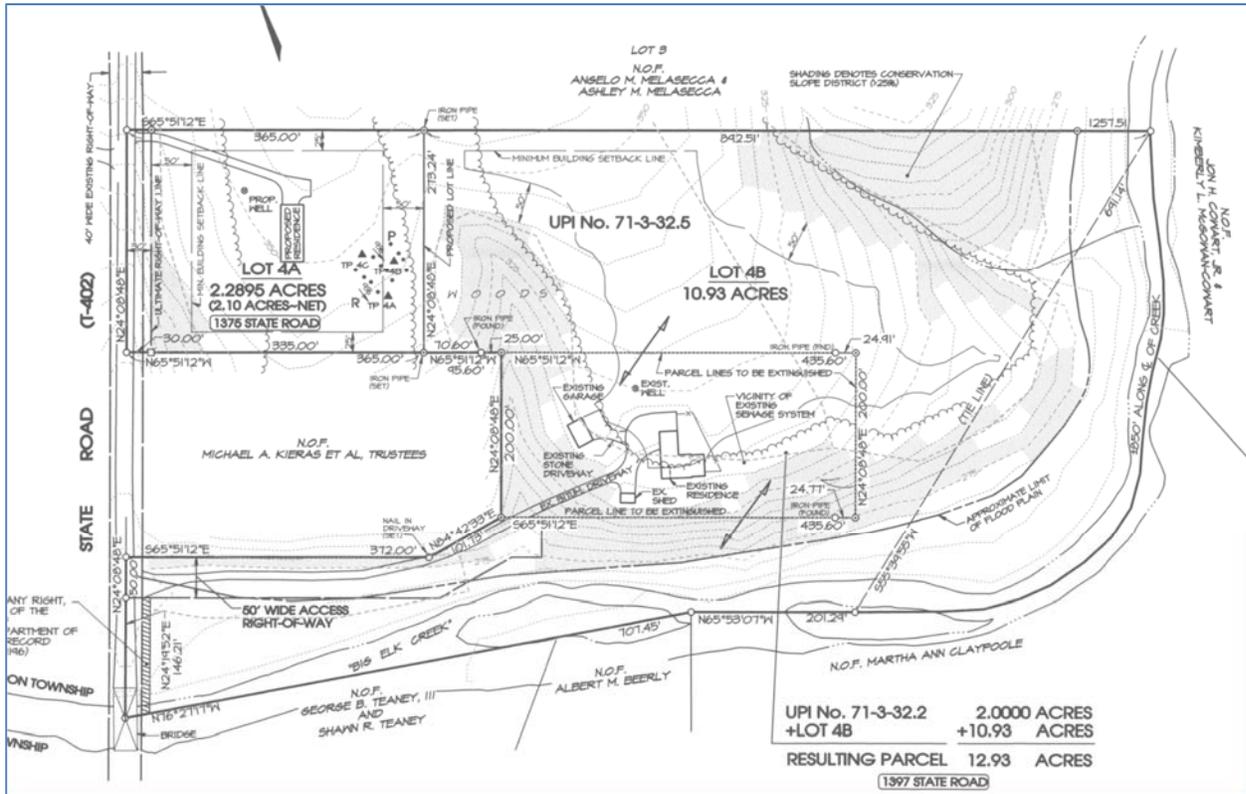
1. The site is located within the **Rural Landscape** and **Natural Landscape** designations of *Landscapes3*, the 2018 County Comprehensive Plan. The **Rural Landscape** consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the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



WATERSHEDS:

2. **Watersheds**, the water resources component of *Landscapes3*, indicates the proposed development is located within the Big Elk Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are:
 - protect ground water resources,
 - implement comprehensive stormwater management, and
 - protect vegetated riparian corridors.

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



*Detail of Gerard Porter and Carol Porter
 Final Subdivision Plan*

PRIMARY ISSUES:

3. FIGURE 12-1 RECREATION AND TRAIL MAP in the 2012 New London Township Comprehensive Plan shows a conceptual location of the Big Elk Trail along the southern portion of this subdivision. We suggest that the applicant and the Township work together to ensure that this portion of the Big Elk Trail is completed.
4. The plan shows a “50’ WIDE ACCESS RIGHT-OF-WAY”, presumably serving Lot 4B; however, Chester County records show that the right-of-way area is actually a fee-simple portion of this lot. The applicant should clarify this issue.
5. Due to the sensitive environmental features on this site (the plan shows a “conservation slope district”), we suggest that Lot 4B should not be further subdivided.

ADMINISTRATIVE ISSUES:

6. The applicant should contact the office of the Chester County Conservation District for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.

Page: 4
Re: Final Subdivision - Gerard Porter and Carol Porter
New London Township - SD-12-19-16195

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

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Crossan-Raimato, Inc.
Gerard Porter and Carol Porter
Chester County Health Department
Chester County Conservation District
Terri Kukoda, Secretary/Treasurer, Elk Township



THE COUNTY OF CHESTER



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Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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January 9, 2020

Sally A. Slook, Manager
Willistown Township
688 Sugartown Road
Malvern, PA 19355

Re: Preliminary Land Development - Maffei Landscape Design, LLC
Willistown Township – LD-12-19-16190

Dear Ms. Slook:

A Preliminary Land Development Plan entitled "Maffei Landscape Design, LLC", prepared by Register Associates, Inc., and dated November 18, 2019, was received by this office on December 12, 2019. 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:	the southeast corner of Sugartown Road and Providence Road
Site Acreage:	45.44
Lots/Units:	1 Lot
Non-Res. Square Footage:	0
Proposed Land Use:	Additional parking and pedestrian facilities for existing facility
New Parking Spaces:	5
Municipal Land Use Plan Designation:	Rural/Agricultural/Preserved/Suburban Low Density
UPI#:	54-6-49.1, 54-6-48.1

PROPOSAL:

The applicant proposes the construction of 5 new parking spaces, along with the construction of additional sidewalks and walking trails, for the existing facility. No new sewage disposal or water supply is proposed as part of the current plan submission. The project site is located in the RU Rural zoning district.

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

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

2. *Watersheds*, the water resources component of *Landscapes3*, indicates the proposed development is located within the Ridley Creek and Crum Creek watersheds. *Watersheds*' highest priority land use objectives within Ridley Creek watershed are: reduce stormwater runoff, protect vegetated riparian corridors, and protect/enhance water-based recreation, cultural, historic resources and public access. *Watersheds*' highest priority land use objectives within Crum Creek watershed are: reduce stormwater runoff, restore water quality and channel stability of "impaired" streams, and protect vegetated riparian corridors. *Watersheds* can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

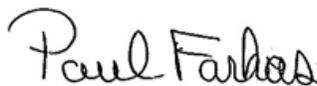
3. The 2015 Chester County Natural Heritage Inventory, which is available online at chescoplanning.org/natresources/ResourcesChesco.cfm, indicates the project site is located within the core habitat of the Spring Road Wet Meadow Natural Heritage Area (NHA) included in the Pennsylvania Natural Diversity Index (PNDI). *Landscapes3* recognizes NHA core habitat areas as natural resource priority protection areas. Protecting natural areas helps ensure that the critical functions these areas provide will not diminish due to development. Development on this portion of the site could be detrimental to the NHA species population, if they exist on the site. We recommend that the applicant and Township contact the PA Department of Conservation and Natural Resources, Pennsylvania Natural Heritage Program (<http://www.naturalheritage.state.pa.us> or RA-HeritageReview@pa.gov) for further information on this matter.
4. The project site is identified on the Township's Official Map (dated January 4, 2016) as a "Proposed Open Space Reservation," located to the immediate north of a large expanse of parcels identified as either "Lands under Conservation Easement" or "Conservation Organization Owned Lands." Prior to taking action on this land development proposal, the Township should consider any issues pertaining to the Official Map designation of this site consistent with the provisions of Section 406 of the Pennsylvania Municipalities Planning Code. We recommend that, due to the site being located in the **Rural Landscape** designation of *Landscapes3*, the applicant consider deed restricting the open space areas of the project site from further development.

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* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
6. The site plan indicates that, on January 23, 2019, the Township Zoning Hearing Board granted a variance from the impervious coverage requirements of the Township Zoning Ordinance for this project, with two conditions of approval. Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by the Township Zoning Hearing Board.
7. The applicant is requesting one waiver request from the plan content requirements in Section 123-17.B(2)(j) of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
8. Sidewalk and trail details are not provided on the current plan submission. This information should be provided by the applicant. We suggest that the applicant consider a permeable surface for sidewalks and trails to provide for stormwater infiltration.
9. For clarity purposes, the applicant should identify the total number of existing parking spaces on the project site.
10. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Maffei Landscape Design, LLC
Regester Associates, Inc.
The Institutes

Proposed Plan and Ordinance Reviews





ORDINANCE PROPOSALS

1/1/2020 to 1/31/2020

The staff reviewed proposals for:

	Total
Conditional Use Applications	1
Zoning Ordinance Amendments	2
TOTAL REVIEWS	3

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Coventry Township	ZA-12-19-16191	1/13/2020	Proposed - Zoning Ordinance Amendment Wireless Communications Review FeeAuto Sales and Service in C-1 Commercial and Business Campus District and Vehicle Auctions in LI Limited Industrial District	Not Relevant
East Marlborough Township	CU-12-19-16203	1/23/2020	Proposed - Conditional Use Two lot subdivision with three, semi-detached (twin home) structures requires a conditional use approval.	Consistent
Oxford Borough	ZA-01-20-16205	1/13/2020	Proposed - Zoning Ordinance Amendment medical marijuana	Consistent

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES 3: 2

TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 2

Ordinance Review Letters





THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichline
Kathi Cozzone
Terence Farrell

Brian N. O’Leary, AICP
Executive Director

PLANNING COMMISSION

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

January 13, 2020

W. Atlee Rinehart, Board of Supervisors Chairman
East Coventry Township
855 Ellis Woods Road
Pottstown, PA 19465

Re: Zoning Ordinance Amendment - Wireless Communications Review Fee; Auto Sales and Service
in C-1 District; Vehicle Auctions in LI District
East Coventry Township - ZA-12-19-16191

Dear Mr. Rinehart:

The Chester County Planning Commission has reviewed the proposed East Coventry Township Zoning Ordinance amendments as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on December 16, 2019. (These two proposed amendments were received by the County separately, but were received on the same day.) We offer the following comments to assist in your review of the proposed East Coventry Township Zoning Ordinance amendments.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Applicants who propose wireless communications facilities will be required to include a signed consultant professional services agreement with the application and reimburse the Township for all expenses incurred by the Township for consultant review of the proposal.
 - B. “Auto sales and service” in C-1 Commercial and Business Campus District will be permitted by-right, and “vehicle auctions for passenger and/or commercial vehicles” will be permitted by-right in the LI Limited Industrial District.

LANDSCAPES:

2. The C-1 Commercial and Business Campus District and the LI Limited Industrial District, where “Auto sales and service” and “vehicle auctions for passenger and/or commercial vehicles” will be permitted are located in the **Rural Center** and **Suburban Center Landscape** designations of **Landscapes3**, the 2018 County Comprehensive Plan. This landscape often evolves from a village at

Page: 2

Re: Zoning Ordinance Amendment - Wireless Communications Review Fee; Auto Sales and Service in C-1 District; Vehicle Auctions in LI District
East Coventry Township - ZA-12-19-16191

an historic crossroads that has expanded over time. The vision for the **Rural Center Landscape** is as a community focal point for the surrounding rural and agricultural areas that accommodates limited growth, with transportation infrastructure and amenities provided at a village scale and character. The 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 ordinance amendment is consistent with the objectives of the **Suburban Center Landscape**.

“Vehicle auctions for passenger and/or commercial vehicles” could be consistent with the provisions of the **Rural Center Landscape** if the Township considered permitting this land use by special exception, as recommended in Comment 3.

COMMENTS:

3. The amendment proposes that “vehicle auctions for passenger and/or commercial vehicles” will be permitted by-right in the LI Limited Industrial District. Typical characteristics of vehicle auctions can include unusual traffic patterns, noise, vehicle loading and unloading activities that obstruct travel lanes, and other activities that may cause inconveniences for the local area. Therefore, the Township may want to consider permitting such vehicle auctions by special exception. This will permit the Zoning Hearing Board to impose reasonable conditions on plan applications to address these potential issues. The Zoning Hearing Board would specifically be permitted 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).

(Alternatively, vehicle auctions could be regulated by conditional use, where the Board of Supervisors may also impose reasonable conditions on plan applications (Municipalities Planning Code, Section 913.2(a)).

The Township would then be able to consider issues such as:

- Setbacks from non-commercial activities, especially residential land uses,
- Vehicle and pedestrian circulation,
- Hours of operation,
- Loading and unloading activities,
- Duration of vehicle storage, etc.

The Manheim Auto Auction in Penn Township, Lancaster County, is a regional vehicle auction facility; Penn Township’s Zoning Ordinance includes the following regulations that pertain to auto auctions, at: <https://ecode360.com/31071428>

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

Page: 3

Re: Zoning Ordinance Amendment - Wireless Communications Review Fee; Auto Sales and Service
in C-1 District; Vehicle Auctions in LI District
East Coventry Township - ZA-12-19-16191

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

January 23, 2020

Hannah Christopher, Interim Manager
East Marlborough Township
721 Unionville Road
Kennett Square, PA 19348

Re: Conditional Use Application - "The Cloister of Hunt Club Drive"
East Marlborough Township - CU-12-19-16203

Dear Ms. Christopher:

A conditional use plan entitled "The Cloister of Hunt Club Drive", prepared by Gilmore and Associates, Inc. and dated December 2, 2019, was received by this office on December 31, 2019. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code as amended, our comments are offered as a planning service at the request of East Marlborough Township. This review does not replace the need for an official referral by East Marlborough Township of a preliminary or final subdivision or land development plan, as required by the Pennsylvania Municipalities Planning Code.

PROJECT SUMMARY:

Location:	At a proposed southern cul-de-sac extension of Gale Lane
Site Acreage:	4.93 acres
Lots/Units:	Two lots proposed; six dwellings in three, two-unit structures proposed, one existing dwelling that will remain
Proposed Land Use:	Residential
New Parking Spaces:	12 new spaces
Municipal Land Use Plan Designation:	Industrial (in the 2011 Unionville Area Regional Comprehensive Plan)
UPI#:	61-5-39-E

PROPOSAL:

The applicant proposes the creation of two lots and the construction of six dwellings in three, two-unit structures. The site contains a single-family dwelling and associated structures that will remain. The existing dwelling and the additional dwellings will be served by public water and public sewer facilities. The tract is located in the East Marlborough Township Limited Industrial zoning district, and a conditional use approval is required for the construction of the two-family dwellings.

COMMENTS:

2. This area is located within the East Marlborough Township Limited Industrial zoning district, which is characterized in this area by a mix of residential and non-residential land uses. This combination of land uses appears to result in residential traffic that is required to pass by and mix with traffic from adjacent industrial and non-residential land uses. Residences will also be subject to industrial noise, truck traffic, extensive site lighting, and other potentially adverse effects resulting from their proximity to industrial land uses. The proposed conditional use application represents a proposed development that will continue this mixed land use pattern.

We suggest that the Township carefully evaluate whether this mix of land uses is consistent with the policies in the Unionville Area Regional Comprehensive Plan, as well as consider how the residential use of industrially-zoned lands will affect the Township's inventory of lands that will be available for future industrial uses. The Township should determine whether residential land uses should continue to be permitted in its industrially-zoned areas.

The Township Zoning Ordinance permits two-family dwellings in the Limited Industrial district by conditional use, but the Ordinance does not contain specific standards that would apply to two-family dwellings in this district. If the Township decides to continue permitting residential land uses in the Limited Industrial zoning district (such as the proposed two-family units) by conditional use, we suggest that the following be considered during conditional use reviews:

- Greater setbacks separating residential and non-residential land uses should be required, including additional setbacks for residential areas near access roads that also serve industrial activities.
- Applicants should provide screening and buffering for areas where residential and non-residential land uses abut (regardless of the number of proposed dwellings). Additional landscaping requirements should also be considered, such as street trees.
- When new industrial activities are proposed near existing residential areas, controls on noise, hours of operation, and vehicle movements should be considered.

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

January 13, 2020

Brian H. Hoover, Manager
Oxford Borough
401 Market Street, PO Box 380
Oxford, PA 19363

Re: Zoning Ordinance Amendment - Medical Marijuana Dispensary and Grower/Processor
Oxford Borough - ZA-01-20-16205

Dear Mr. Hoover:

The Chester County Planning Commission has reviewed the proposed Oxford 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 December 23, 2019. We offer the following comments to assist in your review of the proposed Oxford Borough Zoning Ordinance amendment.

DESCRIPTION:

1. The Borough proposes to:
 - a. Define "Dispensary, Medical Marijuana", "Grower/Processor, Medical Marijuana", and "Medical Marijuana",
 - b. Permit medical marijuana dispensary by conditional use in the C-1 Planned Commercial District, the C-2 Neighborhood Commercial District and in the C-3 Central Business District, and
 - c. Permit Medical Marijuana Grower/Processor and Dispensary in the I General Industrial District.

LANDSCAPES:

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

Page: 2

Re: Zoning Ordinance Amendment - Medical Marijuana Dispensary and Grower/Processor
Oxford Borough - ZA-01-20-16205

BACKGROUND:

3. The Chester County Planning Commission previously reviewed an earlier version of this amendment, and our comments were sent to the Township in a letter dated Nov. 19, 2019 (refer to CCPC# ZA-10-19-16117).
4. In comparison of the two draft ordinances, and it appears that the section from the prior draft ordinance amendment (CCPC# ZA-10-19-16117) that proposed to add “medical marijuana grower/processor” to the list of uses permitted in the PC/LI District has been removed.

COMMENTS:

5. The C-1, C-2, and C-3 Districts are located within the Commerce and Town Center land use categories as identified in the Oxford Region Multimunicipal Comprehensive Plan. The proposed uses are consistent with the recommended strategies for both of these land use categories.
6. Section 7 of the amendment states that Medical Marijuana Grower/Processor and Dispensary, and Medical Marijuana Dispensary, may not operate within 1,000 feet of a public, private or parochial school or a daycare center. This restriction is consistent with the provisions of the Pennsylvania Medical Marijuana Act 16 of 2016.
7. The Borough’s relatively-small size may make it difficult for an applicant to meet the 1,000 foot restrictions. We also note that the 1,000 foot limitation may also apply to a public, private or parochial school or a daycare center located in an adjacent municipality. However, Pennsylvania Act 16, Sections 802(a)(3) and 802(b) provide for a waiver from these restrictions, which may be granted by Pennsylvania Department of Health.

Although “Medical Marijuana Grower/Processor” in the PC/LI Planned Commercial/Light Industrial Zoning District have been removed from the current submission, we suggest that the Borough evaluate where Medical Marijuana Grower/Processor and Dispensary, and Medical Marijuana Dispensary, can still be located within Oxford Borough without the waiver from the Pennsylvania Department of Health.

RECOMMENDATION: The Borough should consider the comments in this letter and act on the proposed zoning ordinance amendment according to the recommendations of the Borough Solicitor.

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

Act 537 Reviews

Act 537 Reviews for Chester County

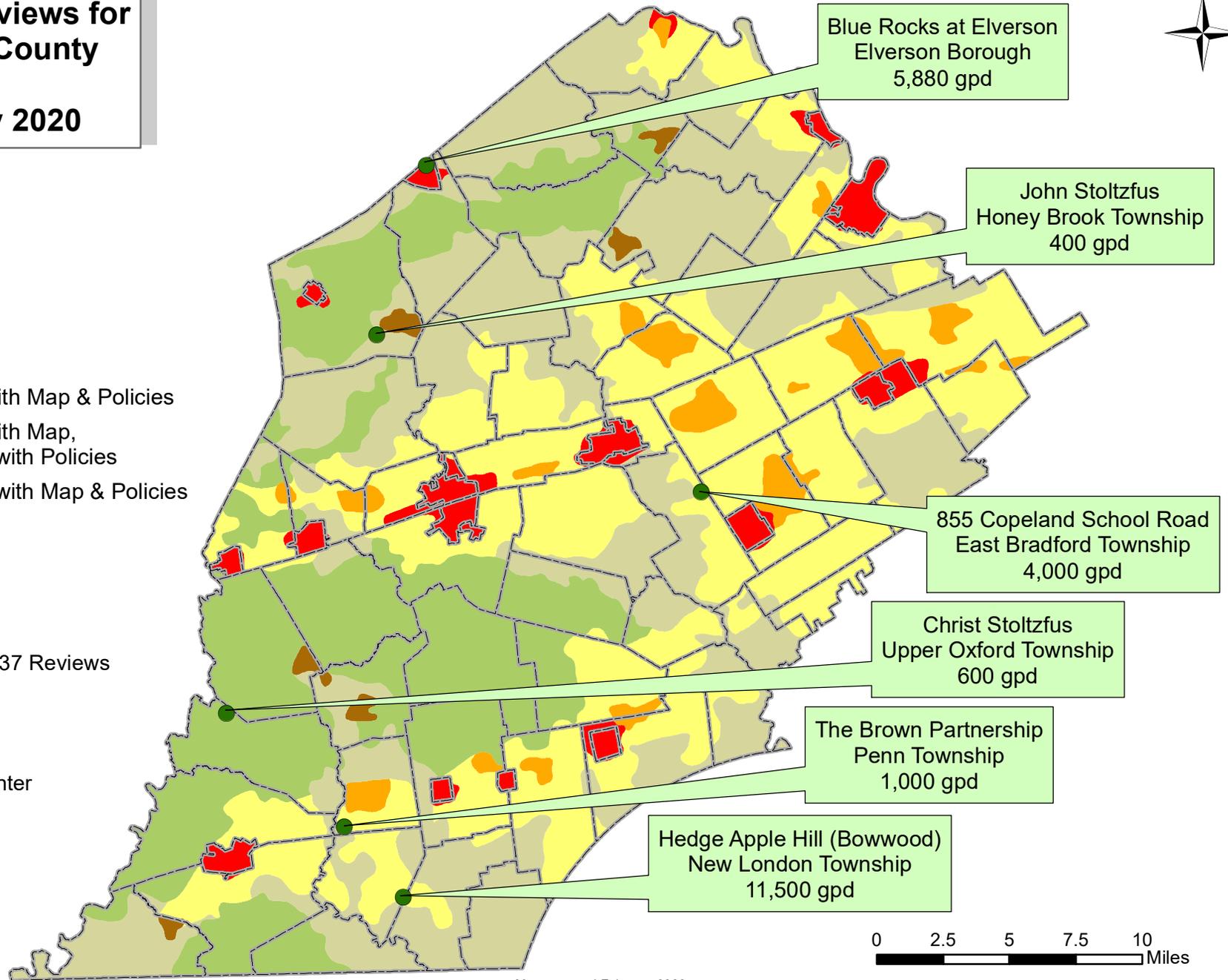
January 2020



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

Legend

- January Act 537 Reviews
- Agricultural
- Rural Center
- Suburban Center
- Urban Center
- Rural
- Suburban



Map prepared February 2020

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.



ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

None

MINOR REVISIONS TO MUNICIPAL PLANS:

East Bradford Township, 855 Copeland School Road (Abernathy)

The applicant is proposing an 8 lot residential development on 13 acres. The site is located on Copeland School Road, beyond the intersection with Clover Ridge Drive. The amount of wastewater to be generated for the proposal is 4,000 gpd. The project is to be served by individual on-lot sewage disposal systems. This project is designated as a Suburban Landscape, and is consistent with *Landscapes3*.

Elverson Borough, Blue Rocks at Elverson

The applicant is proposing a 28 lot residential development (townhouses) on 10.6 acres. The site is located on Park Avenue. The amount of wastewater to be generated for the proposal is 5,880 gpd. The project is to be served by a public sewage treatment system managed by the Municipal Authority of the Borough of Elverson. This project is designated as an Urban Landscape, with Natural Features overlay, and is consistent with *Landscapes3*.

Honey Brook Township, John Stoltzfus

The applicant is proposing a 1-lot residential and barn development on 19 acres. The site is located on Beaver Dam Road. The amount of wastewater to be generated for the proposal is 400 gpd. The project is to be served by an individual on-lot sewage disposal system. This project is designated as a Rural Landscape with Natural Features overlay, and is consistent with *Landscapes3*.

New London Township, Hedge Apple Hill (Bowwood)

The applicant is proposing a 23- lot residential development on 49 acres (with 19.5 acres to remain as protected open space). The site is located on Walnut Glen Road, approximately one-half mile from the intersection with New London Road. The amount of wastewater to be generated for the proposal is 11,500 gpd. The project is to be served by individual on-lot sewage disposal systems. This project is designated as a Suburban Landscape, and is consistent with *Landscapes3*.

Penn Township, The Brown Partnership

The applicant is proposing a 2- lot residential development on 50 acres. The site is located on Hutchison Road near the intersection with Newark Road. The amount of wastewater to be generated for the proposal is 1,000 gpd. The project is to be served by individual on-lot sewage disposal systems. This project is designated as a Rural Landscape, and is consistent with *Landscapes3*.

Upper Oxford Township, Christ Stoltzfus

The applicant is proposing a 1-lot additional residential development on 45 acres. The site is located on Homeville Road, approximately one mile from the intersection with Route 896. The amount of wastewater to be generated for the proposal is 600 gpd. The project is to be served by an individual on-lot sewage disposal system. This project is designated as an Agricultural Landscape, and is consistent with *Landscapes3*.

Action Requested

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

2/12/2020

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 855 Copeland School Road, East Bradford Township

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

- Date plan received by county planning agency. November 12, 2019
- Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
- Date review completed by agency January 13, 2020

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Livable Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Suburban Landscape. The vision for the Suburban Landscape is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Both on-lot and public sewer systems are supported in this landscape.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters. 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>According to our records, all municipalities have updated their stormwater management ordinances to be consistent with Chester County's PA DEP approved stormwater management (SWM) plan, dated July 2, 2013.</u> |

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICPTitle: Environmental PlannerDate: 1/13/2020

Signature: _____



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

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

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

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

This project was reviewed under Act 247 as Case Number SD-11-19-16135.

PC53-12-19-16202

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
Robert Zoba c/o J. Roberts Properties, LLC, Site Contact
Amanda Cantlin, East Bradford Township
Jeff Miller, Evans Mill Environmental LLC



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

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

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

Project Name & Municipality Blue Rocks at Elverson, Elverson Borough

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

- Date plan received by county planning agency. November 13, 2019
- Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
- Date review completed by agency January 13, 2020

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>The project site is located within the Urban Center Landscape and Natural Landscape designations of Landscapes3, the 2018 County Comprehensive Plan. The vision for the Urban Center Landscape is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems. 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. Because the proposed subdivision/land development is located in the portion of the site that is already cleared, and avoids the wetlands on site, it is generally consistent with the objectives of the Urban Center and Natural Landscapes.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: <u>*Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, although it does not appear that any proposed development activity will encroach upon them. The applicant should be aware that placement of fill in wetlands is regulated by Section 404 of the Clean Water Act (1977) and PA DEP Chapter 105 Rules and Regulations.</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

Yes	No	SECTION C. AGENCY REVIEW (continued)	
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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>According to our records, all municipalities have updated their stormwater management ordinances to be consistent with Chester County's PA DEP approved stormwater management (SWM) plan, dated July 2, 2013.</u> |

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICPTitle: Senior Environmental Planner

Signature: _____

Date: 1/13/2020Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285

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

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

PC53-01-20-16206

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
Joseph Margusity, Site Contact
Lori Kolb, Elverson Borough
Patricia Follweiler, Ludgate Engineering Corporation



**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 Stoltzfus, Honey Brook Township

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

- Date plan received by county planning agency. November 21, 2019
- Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
- Date review completed by agency January 15, 2020

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>Landscapes2, the Chester County Comprehensive Plan, was adopted in 2009. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Livable Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Rural Landscape. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. On-lot sewage disposal, or very limited public or community sewer service to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this landscape.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters. 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: <u>The project will disturb a limited amount of prime agricultural land, but will support continued agricultural production which is consistent with the Landscapes3 Vision for both Rural and Agricultural Landscapes, which supports housing to meet the needs of farm labor and farm family growth, and very low density residential development.</u> |
| <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>According to our records, all municipalities have updated their stormwater management ordinances to be consistent with Chester County's PA DEP approved stormwater management (SWM) plan, dated July 2, 2013.</u> |

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICPTitle: Senior Environmental Planner

Signature: _____

Date: 1/15/2020Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285

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

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

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

PC53-01-20-16211

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 Stoltzfus, Site Contact
Steven Landes, Honey Brook Township
Michael Lane, Brickhouse Environmental



**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 Hedge Apple Hill (Bowwood), New London Township

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

- Date plan received by county planning agency. November 27, 2019
- Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
- Date review completed by agency January 17, 2020

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>Landscapes2, the Chester County Comprehensive Plan, was adopted in 2009. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes2 map, adopted November 2009, the proposed land development is designated as occurring in the following: According to the Livable Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Suburban Landscape. The vision for the Suburban Landscape is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Both on-lot and public sewer systems are supported in this landscape.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: <u>*Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, although it does not appear that any proposed development activity will encroach upon them. The applicant should be aware that placement of fill in wetlands is regulated by Section 404 of the Clean Water Act (1977) and PA DEP Chapter 105 Rules and Regulations.</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? <u>N/A</u> |

Yes	No	SECTION C. AGENCY REVIEW (continued)	
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- | | | | |
|-------------------------------------|-------------------------------------|-----|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. | Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. | Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. | Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. | Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. | Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. | Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
If yes, is the proposed waiver consistent with applicable ordinances. Not Known
If no, describe inconsistencies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. | Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>According to our records, all municipalities have updated their stormwater management ordinances to be consistent with Chester County's PA DEP approved stormwater management (SWM) plan, dated July 2, 2013.</u> |

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICPTitle: Senior Environmental Planner

Signature: _____

Date: 1/17/2020Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285

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

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

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

This project was previously reviewed under Act 247 as Case Number SD-10-18-15617.

PC53-01-20-16213

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
Christian Campbell, Site Contact
Trish Fagan, New London Township
Kenneth 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 The Brown Partnership, Penn Township

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

1. Date plan received by county planning agency. December 05, 2019
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency January 29, 2020

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>Landscapes2, the Chester County Comprehensive Plan, was adopted in 2009. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Livable Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Rural Landscape. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. On-lot sewage disposal, or very limited public or community sewer service to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this landscape.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters. 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 type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
<u>Not Known. The applicant's submission indicates there are one or more sites of concern, but it does not demonstrate that potential conflicts have been resolved with the Pennsylvania Fish and Boat Commission and the US Fish and Wildlife Service.</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

Yes	No	SECTION C. AGENCY REVIEW (continued)	
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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>According to our records, all municipalities have updated their stormwater management ordinances to be consistent with Chester County's PA DEP approved stormwater management (SWM) plan, dated July 2, 2013.</u> |

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICPTitle: Senior Environmental Planner

Signature: _____

Date: 1/29/2020Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285

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

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

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

This project was previously reviewed under Act 247 as Case Number SD-05-17-14913.

PC53-01-20-16223

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
Joel Brown, Site Contact
Caitlin Ianni, Penn Township
Kenneth 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 Christ Stoltzfus, Upper Oxford Township

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

1. Date plan received by county planning agency. November 12, 2019
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency January 6, 2020

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Livable 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 type="checkbox"/> | <input checked="" 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 |



Chester County
Planning Commission

2019 ANNUAL REPORT



DRAFT





CHESTER COUNTY PLANNING COMMISSION BOARD

Nine-member advisory board appointed by the Board of County Commissioners. Standing from left: Douglas A. Fasick, DC, Vice-Chair; Nathan M. Cline, P.E.; Matthew Hammond, P.E.; Kevin C. Kerr, Chair; Angela Thompson-Lobb; Stephanie Duncan; and Michael Heaberg. Sitting from left: Molly Morrison and E. Martin Shane.

Implementing the plan

I am pleased to submit this annual report for The Chester County Planning Commission representing calendar year 2019. A majority of the efforts at the Planning Commission focused on the implementation of *Landscapes3*, the county's comprehensive plan. Major planning activities centered on the six goal areas of *Landscapes3*:

PRESERVE: The preserve goal was highlighted at the Open Space Summit on May 2nd, celebrating 30 years of successful open space and farmland preservation (28%) in Chester County. The *Return on Environment* report, unveiled at the summit, documents the many ways that open space enhances economic value to Chester County.

PROTECT: Under the protect goal area, we began the important work of updating the county's *Climate Action Plan* to be completed in summer 2020. The Planning Commission is also providing support to the Chester County Water Resources Authority on its update of *Watersheds*, the county's integrated water resources plan.

APPRECIATE: Town Tours and Village Walks celebrated its 25th anniversary of free summer strolls through historic neighborhoods, hamlets and villages. This provides a fun way to learn about and appreciate the county's rich history. With eleven different tours and two dinner armchair tours, I highly recommend these events. We had over 2,200 attendees this year.

LIVE: The live goal was supported by the efforts of the Housing Choices Committee and the fall housing forum held on November 14th. The Creating A+ Homes event featured speakers with experience advocating for and building attractive, affordable, accessible, adaptable and aging-friendly homes.

PROSPER: A highlight of the prosper goal was the Your Town as a Destination forum held on October 8th. This forum provided valuable information on how more people want to encounter unique experiences in our urban centers, such as breweries, tasting rooms, farmers' markets, short-term rentals and food trucks. In 2019, we created an economic development staff position, broadening our ability to assist municipalities with economic opportunities.

CONNECT: The connect goal for transportation was featured at the Trails, Trains, and Traffic forum held on December 4th. This forum included an open house and presentations on the complexities of the transportation funding process, updates on county trail activities, the status of major roadway improvements, and work on municipal active transportation planning.

While this represents a large portion of the work that was done in 2019, many other objectives were also accomplished and can be accessed via the Planning Commission's website, www.chescoplanning.org.

Balancing all the treasures that we currently have in Chester County with the need to continue to have a vibrant and growing economy can only be achieved with the assistance of the number one asset in Chester County—it's people! We look forward to working with everyone to continue to make Chester County the best place to live, work, play, and raise a family.

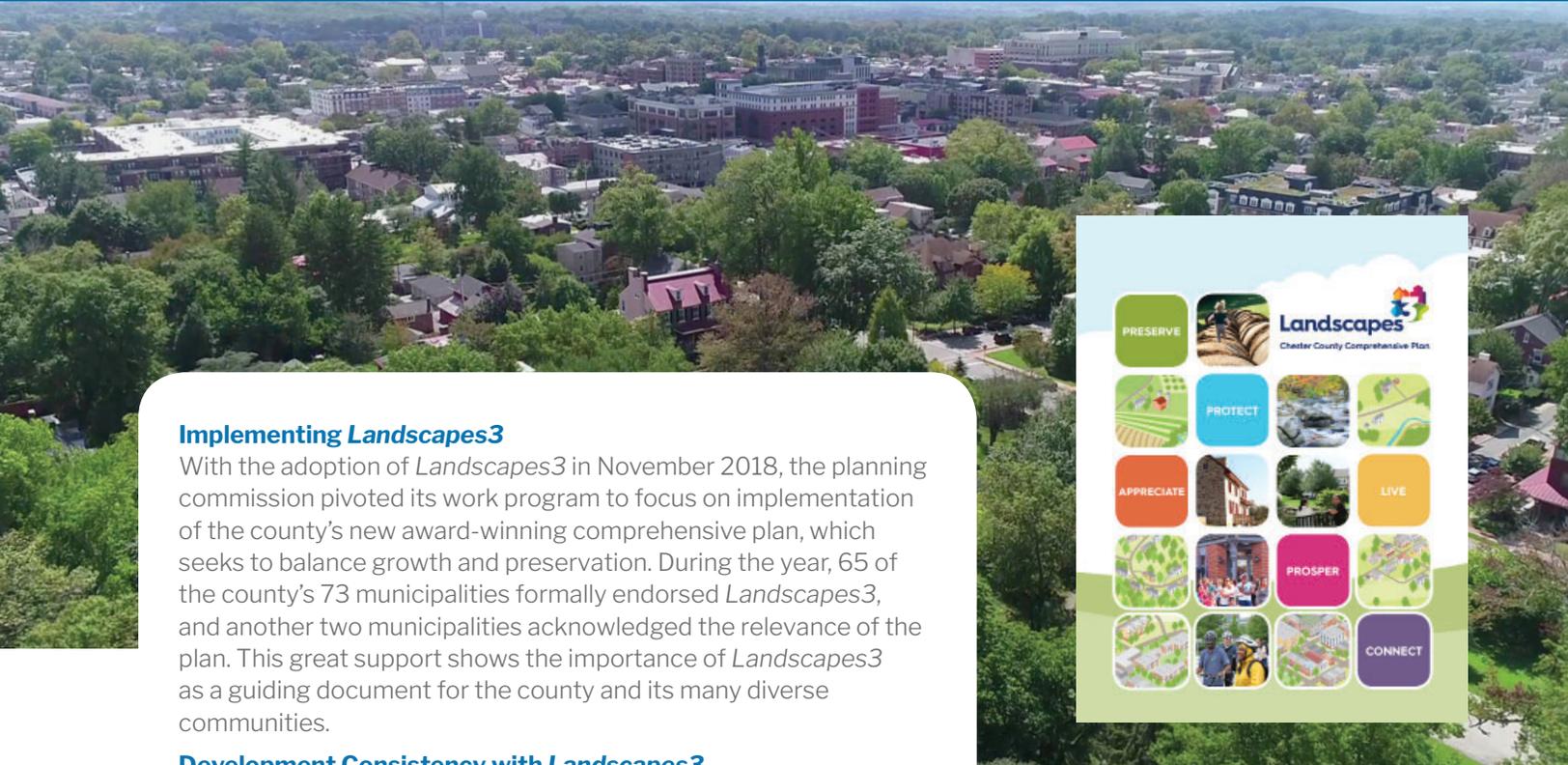
Thank you!

Kevin C. Kerr, Chairman

BOARD RETIREES

The county thanks (L to R) Joe Tarantino (2005–2018) and Daniel DiMucci (2011–2019) for their many years of service to the county and Planning Commission.





Implementing Landscapes3

With the adoption of *Landscapes3* in November 2018, the planning commission pivoted its work program to focus on implementation of the county's new award-winning comprehensive plan, which seeks to balance growth and preservation. During the year, 65 of the county's 73 municipalities formally endorsed *Landscapes3*, and another two municipalities acknowledged the relevance of the plan. This great support shows the importance of *Landscapes3* as a guiding document for the county and its many diverse communities.



Development Consistency with Landscapes3

Consistency with the *Landscapes Map* is part of the Act 247 review process for proposed subdivisions, land developments, ordinances, and plans. In 2019, ninety-nine percent of all relevant subdivision and land development plan submissions were consistent with *Landscapes3*. Approximately 91% of proposed dwelling units were in *Landscapes3* growth areas, with 9% proposed for Rural or Agricultural landscapes. Most of the residential units in the non-growth areas were in cluster developments that will permanently preserve 208 acres of open space.

For non-residential proposals, 87% of the square footage was in growth areas. While this was a slight decrease from the previous year, the non-residential development proposals in the Rural and Agricultural landscapes were consistent with *Landscapes3*, mostly comprising agricultural uses, such as mushroom houses or indoor riding rings, or institutional uses, like a new elementary school.

Overall, 2019 was a mixed year on development proposals. The number of actual reviews dropped slightly to 236, while the number of proposed residential lots/units (excluding second reviews) dropped 41% to 2,159 units, which is the lowest number of proposed lots/units since 2015. Most of these proposed units, 58%, were apartments.

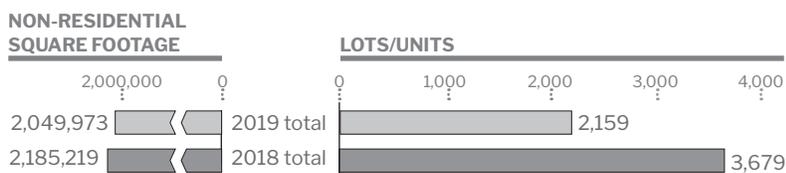
Non-residential square footage (excluding second reviews) increased slightly to 2,185,219 square feet, and proposed comprehensive plans and ordinance amendments also increased, rising to 170 reviews.



TOP
Aerial view of West Chester Borough.

ABOVE TOP RIGHT
The cover from Landscapes3, Chester County's Comprehensive Plan.

ABOVE RIGHT
Image from the Urban Center Design Guide which highlights planning principles and design elements that will improve the character of new development in the county's urban centers. The Planning Commission completed this guide in 2019 and is continuing to create design guides for each of the Landscapes Map categories.



RIGHT
Chris Patriarca, Community Planner, at a public meeting in Parkesburg Borough.



Partnering with Municipalities

The **Vision Partnership Program (VPP)** is one of the county’s primary means of partnering with municipalities to encourage smart growth and effective preservation. The VPP relies on two components to implement *Landscapes3*: technical service grants and cash grants. For technical service grants, Planning Commission staff members act as planning consultants to municipalities, and three such projects were completed in 2019 (of seven active technical service projects).

The cash grant program provides reimbursable cash grants to municipalities to hire a private planning consultant, with the county providing a grant monitor to support the project. Grant monitors attend project meetings to ensure consistency with *Landscapes3*, provide connections to available information and resources, and offer technical guidance. Municipalities and their consultants completed nine cash grant projects in 2019, with 31 municipalities involved in active cash grant projects across the year.

NORTH COVENTRY COMPREHENSIVE PLAN

addressed senior housing around the mall area, mixed uses in its commercial core, resource protection needs, and open space preservation



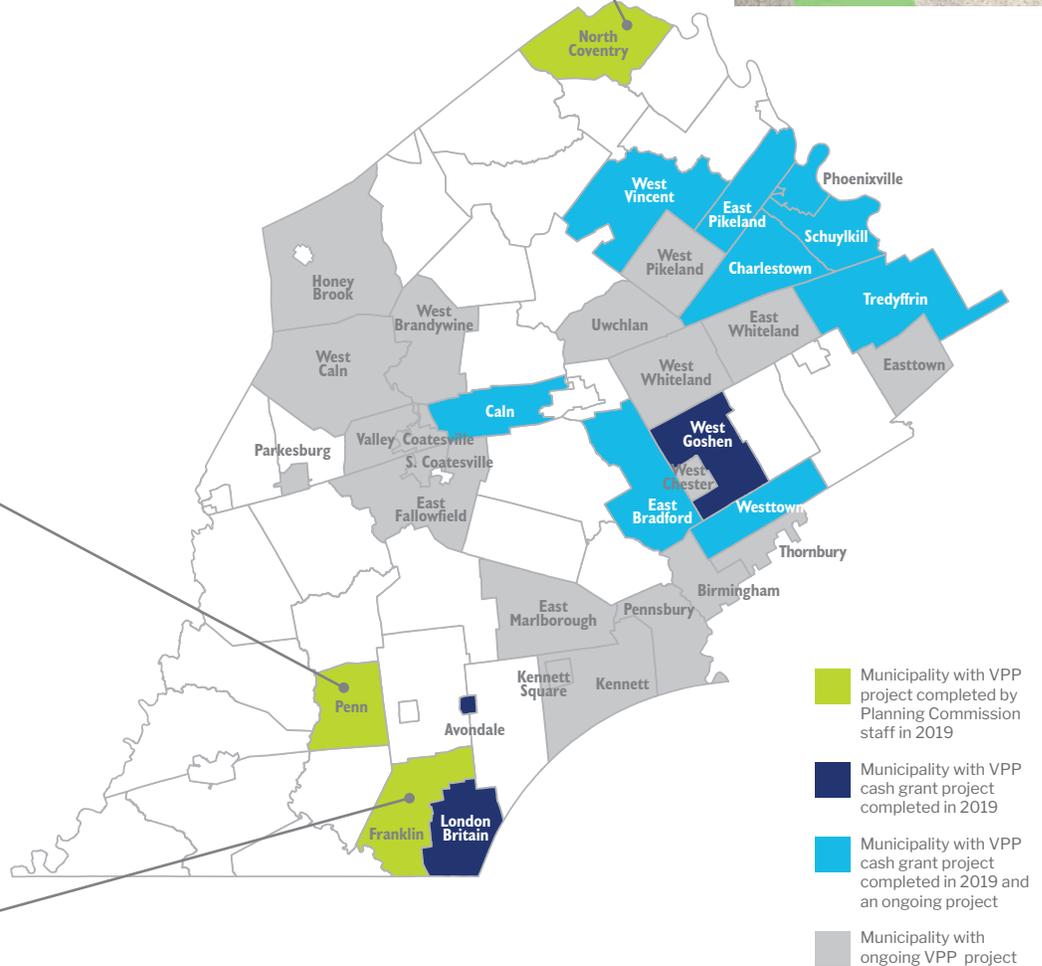
PENN TOWNSHIP ZONING ORDINANCE

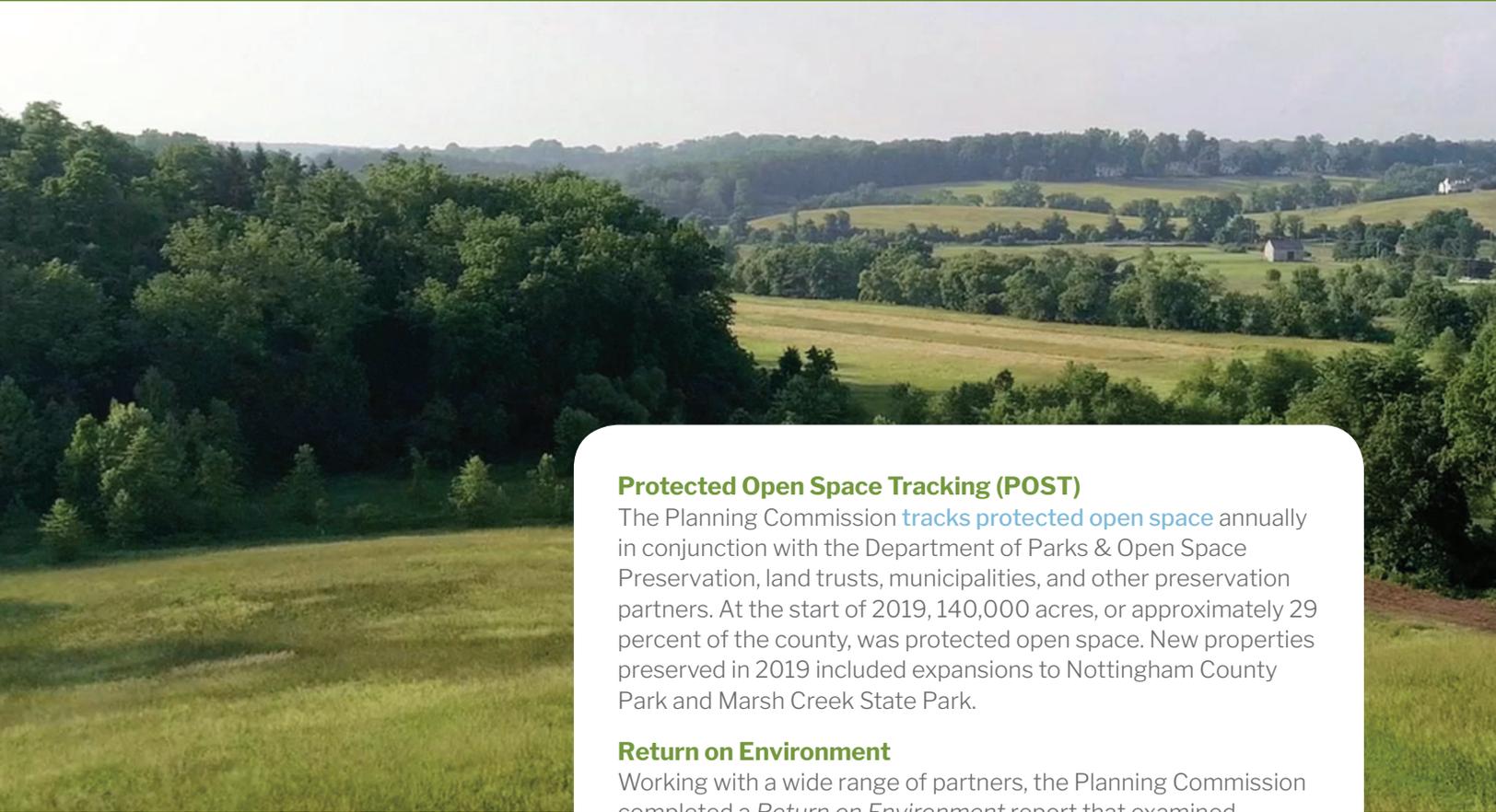
strengthened historic resource, natural resource, and healthcare related land use standards



FRANKLIN TOWNSHIP LAND USE ANALYSIS

examined evolving housing needs in relation to the township’s status as a primarily rural community with declining growth pressure





ABOVE
The picturesque scene from Stroud Preserve in East Bradford Township.

BELOW LEFT
Planning commission staff and Natural Lands staff at May 2 Open Space Summit at ChesLen Preserve.

BELOW RIGHT
Agricultural land at Bryn Coed Preserve in West Vincent Township. Photo credit: Mark Williams.

Protected Open Space Tracking (POST)

The Planning Commission **tracks protected open space** annually in conjunction with the Department of Parks & Open Space Preservation, land trusts, municipalities, and other preservation partners. At the start of 2019, 140,000 acres, or approximately 29 percent of the county, was protected open space. New properties preserved in 2019 included expansions to Nottingham County Park and Marsh Creek State Park.

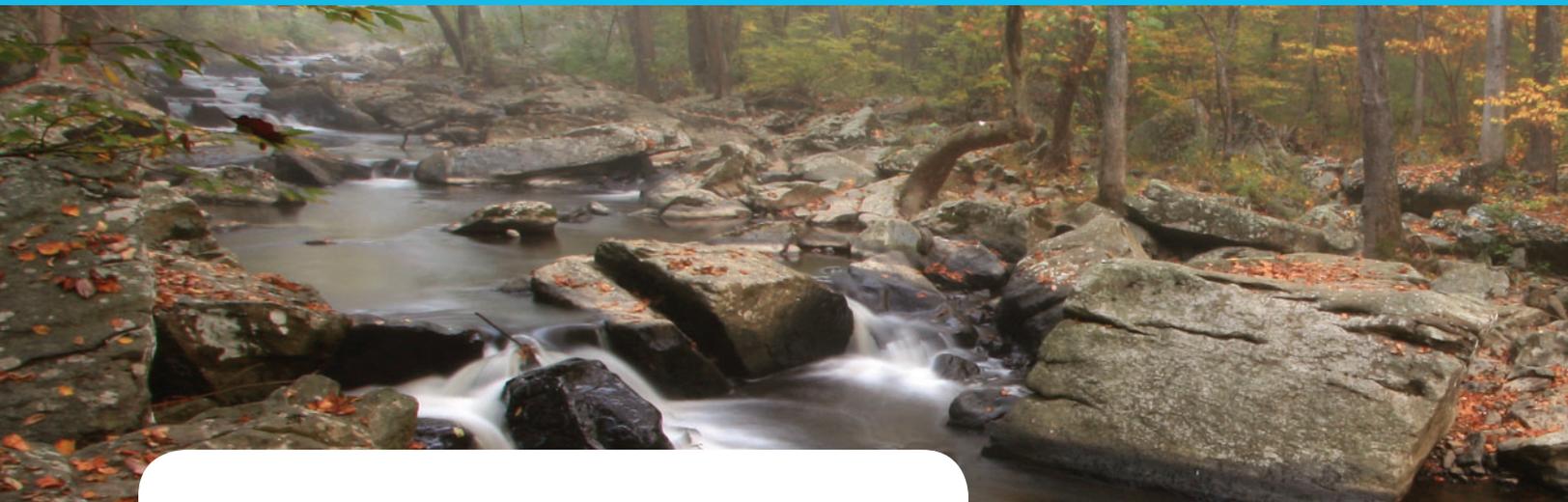
Return on Environment

Working with a wide range of partners, the Planning Commission completed a *Return on Environment* report that examined the economic value of open space in Chester County. This econometric analysis showed that preserved open space increases housing values, provides environmental benefits that would be very expensive to replicate, saves residents money by providing free places to exercise and by avoiding medical costs, generates jobs and income from agriculture and tourism; and provides more in tax revenue than it generates in costs.

Open Space Summit

The county commissioners celebrated 30 years of open space preservation in Chester County with an open space summit at ChesLen Preserve that was attended by approximately 300 people.





Act 537 Sewage Facility Reviews

Thirty-six sewage facility plan updates and amendments were reviewed, including seven major updates.

Inventory of Natural Resources

The Planning Commission updated its inventory of municipal natural resource ordinances which regulate floodplains, riparian corridors, wetlands, steep slopes, and woodlands.

Partnership on Watersheds Update

The Water Resources Authority has started the process of updating *Watersheds*, the county's integrated water resources plan and *Act 147 Stormwater Plan*, with support from the Planning Commission.

Climate Action Plan

The county took the first step in creating a climate action plan, which will replace the county's 2010 *Greenhouse Gas Reduction Report*, by working with CCPC staff, a consultant, DVRPC, and students from Millersville on a greenhouse gas inventory.



TOP
*West Brandywine Creek in
Hibernia Park.
Photo credit: Michael Lawrence*

ABOVE RIGHT
*Planning Commission staff visit to
Bryn Coed.*

BELOW LEFT
*Nottingham Park Serpentine Barrens
in West Nottingham Township.*



Protection of Historic Bridges

The Planning Commission continued to serve as a resource for identifying ways to protect the county's historic bridges.

Town Tours and Village Walks

In 2019, the county celebrated the 25th anniversary of the [Town Tours and Village Walks](#) program, which introduces the public to the great and varied historic resources around the county. More than 2,200 people attended 13 events focused on the county's villages, then and now.

Coordination with Preservation Network

Two events, a leadership luncheon and spring workshop, were held in coordination with the Chester County Historic Preservation Network. Training at these events touched on the Americans with Disabilities Act, new state processes, and historic preservation resources and ordinances.

National Register Interactive Map

Working with our partners in the historic preservation community, the Planning Commission prepared an interactive map that shows national historic register listed and eligible properties.

Brandywine Battlefield Protection

Plans for the preservation and interpretation of the Brandywine Battlefield continued to be developed in cooperation with the National Park Service and local municipalities, including a revised animated map that shows the British and American approach to the battle.



ABOVE LEFT

Hosts along the Warwick Village Walk on June 27 in Warwick Township.

ABOVE RIGHT

Interior view of a covered bridge in West Bradford Township.

BELOW LEFT

Karen Marshall of the Chester County Planning Commission leading a tour in Marshallton, West Bradford Township.



Housing Data

The *Annual Housing Report* indicated the median housing value in 2018 rose to \$340,000, a 1% increase over the prior year. A total of 1,355 units were built in 2018, with 45% of these single-family detached, 46% single-family attached, and 9% multifamily.

Housing Choices Committee

To address the need for affordably-priced housing, the county convened a Housing Choices Committee comprised of municipal representatives, housing advocates, land use professionals, and developers.

Housing Tools for Municipalities

The Planning Commission completed a large number of housing eTools that provide guidance to municipalities on topics like accessory apartments, affordable housing bonuses, age restricted housing, and residential conversions.

Housing Opportunities Map

The Planning Commission prepared an interactive map that shows where medium to higher density housing is allowed in Chester County by municipal zoning.

A+ Homes Forum

The many housing efforts in the county culminated in the A+ Homes forum, which featured ways to have attractive, affordably-priced, adaptable, aging-friendly, and accessible homes.

2020 Census Complete Count Committee

Because much federal funding is population based and because political representation is based on the number of residents, getting an accurate U. S. Census count of county residents in 2020 is critical. To support this effort, the county created a Census Complete Count Committee. The Planning Commission worked extensively with this committee and created a variety of supporting documents for this effort.

ABOVE

Brian O'Leary, Executive Director, introducing A+ Homes to the community on November 14.

BELOW

One of the posters created to promote the U.S. Census count in Chester County.

BOTTOM

Community Planning staff tour in Sadsbury Township.





Urban Centers Assistance

The Planning Commission's urban centers planner provided technical support to the urban centers, coordinated meetings between municipalities and economic development advocates, and updated infrastructure project lists.

Urban Centers Forum

In partnership with the Department of Community Development, the Planning Commission supported the [Urban Centers Forum](#), which focused on breweries, food trucks, farmers' markets, and short-term rentals.

Municipal Guidance on Economic Development

Planning Commission staff prepared eTool guidance for municipalities on mixed use development, secondary farm businesses, short-term rentals, and adaptive reuse.

Partnership with Agricultural Development Council

Staff continued to support the Ag Council's mission and assisted with projects, including the annual [Farm Products Guide](#).

Nonresidential Construction

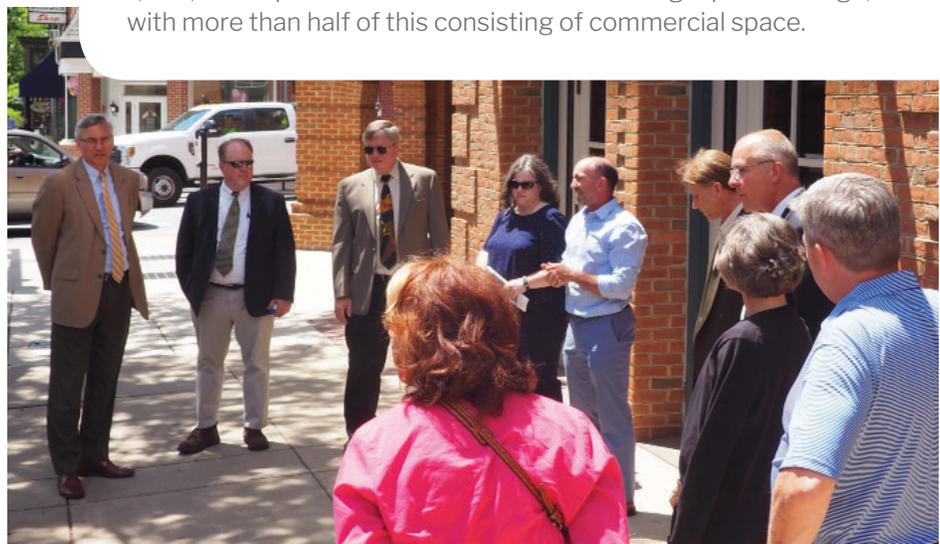
For the first time, the Planning Commission collected information on non-residential construction. In 2018, the county added 1,259,000 square feet of nonresidential building square footage, with more than half of this consisting of commercial space.



TOP
King's Potato Farm in Londonderry Township.

ABOVE LEFT
Urban Center Forum held on October 8 at Victory Brewing Company in West Sadsbury Township.

BELOW RIGHT
A stop in Kennett Square Borough on June 12 during the Planning Commission board tour.





Transportation Project Advocacy

To assist in the county's advocacy for transportation improvements, the Planning Commission completed the *Transportation Improvement Inventory*, which documents all needed transportation projects in Chester County. The 2019 inventory includes 533 projects with a total estimated cost of \$4.4 billion. As a follow-up to this inventory, staff prepared the *Transportation Priority Projects* list, which is signed by the county commissioners, all members of the county's state house delegation, and all members of the county's state senate delegation. One great success in 2019 was SEPTA's announcement that it would resume service to Coatesville after the new train station is completed.

Brandywine Water Trail

In partnership with the Brandywine Conservancy, the Planning Commission completed the *Brandywine Water Trail Study*, which shows how access to and use of the Brandywine River can be improved.

Trail Expansion Assistance

Working with the Facilities Department, the Planning Commission continued to support trail expansion, providing technical assistance for the *Warner Spur Trail Master Plan*, the *Schuylkill River Trail* project, and extensions of the Chester Valley Trail to the west.

Pipeline Information Center

Planning Commission staff continuously updated the Pipeline Information Center with new information.

Trails, Trains, and Traffic Event

To inform the public and municipal officials about transportation issues in the county, the Planning Commission held a Trails, Trains, and Traffic event.

Significant Grant Support

With technical support from the Planning Commission, local municipalities and organizations received \$23 million from state and federal programs.



ABOVE LEFT

Staff participants in the annual "Bike to Work" event held on May 17.

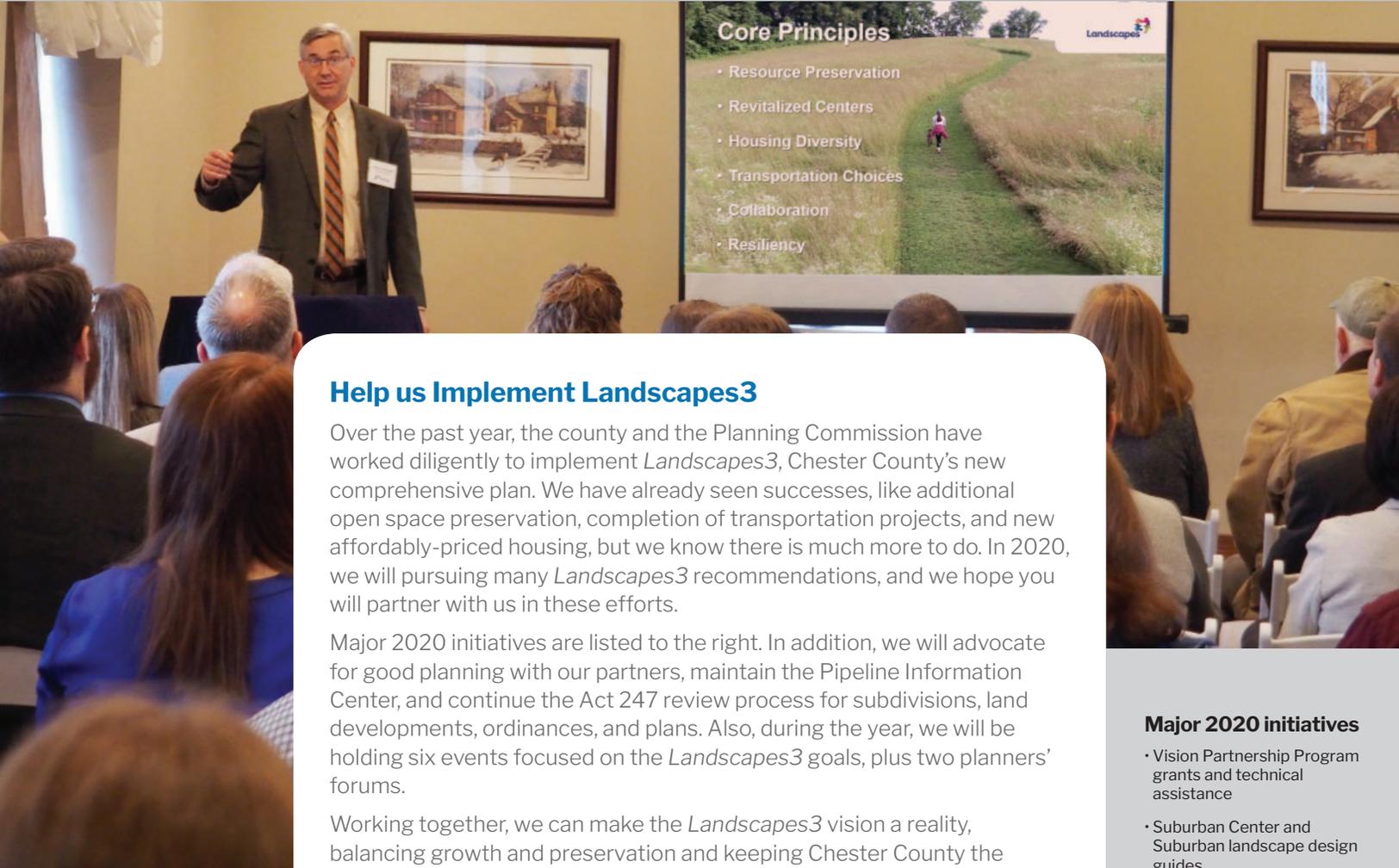
ABOVE RIGHT

Train arriving at the upgraded Paoli Station in Tredyffrin Township. The station is now handicapped accessible.

BELOW

Brian Donovan, Transportation Planner, on December 4 at the Trails, Trains, and Traffic event in West Whiteland Township.





Help us Implement Landscapes3

Over the past year, the county and the Planning Commission have worked diligently to implement *Landscapes3*, Chester County's new comprehensive plan. We have already seen successes, like additional open space preservation, completion of transportation projects, and new affordably-priced housing, but we know there is much more to do. In 2020, we will pursuing many *Landscapes3* recommendations, and we hope you will partner with us in these efforts.

Major 2020 initiatives are listed to the right. In addition, we will advocate for good planning with our partners, maintain the Pipeline Information Center, and continue the Act 247 review process for subdivisions, land developments, ordinances, and plans. Also, during the year, we will be holding six events focused on the *Landscapes3* goals, plus two planners' forums.

Working together, we can make the *Landscapes3* vision a reality, balancing growth and preservation and keeping Chester County the wonderful place that it is.

Brian N. O'Leary, AICP
Executive Director

Major 2020 initiatives

- Vision Partnership Program grants and technical assistance
- Suburban Center and Suburban landscape design guides
- Inventory of open space ordinances
- Climate action plan
- Support to municipalities on natural resource protection
- Guide to green and sustainable suburbs
- Adaptive reuse design guide
- Town Tours and Village Walks
- Housing tools for affordably-priced housing
- Analysis of housing needs for an aging population
- 2020 Census outreach
- Reinvestment opportunities map
- Main Street commercial landscapes guide
- Analysis of municipal active transportation
- Trail feasibility study for southern Chester County
- Inventory of non-transportation infrastructure needs

Budget

Expenditures	2017	2018	2019
Personnel Services	\$2,887,173	\$3,024,233	\$3,046,147
Materials & Services	\$226,035	\$216,112	\$205,825
Contributions, Grants, Subsidies	\$179,859	\$179,859	\$174,669
TOTAL	\$3,293,067	\$3,420,204	\$3,426,641

Revenues	2017	2018	2019
Federal	\$295,350	\$251,158	\$317,115
State	\$20,984	\$29,016	\$5,000
Local	\$27,134	\$45,706	\$129,754
Subdivision/Land Review Fees	\$204,473	\$230,749	\$187,980
Misc.	\$913	\$595	\$865
TOTAL	\$548,854	\$557,224	\$640,713

* Remaining revenue comes from Chester County



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Marian Moskowitz
Josh Maxwell
Michelle Kichline

Staff

Administration Services

Brian O'Leary, AICP, *Executive Director*
Carol J. Stauffer, AICP, *Assistant Director*
Beth A. Cunliffe, *Office & Communications Manager*

Carolyn Oakley, *Communications Supervisor*
Danielle Lynch, *Communications Specialist**
Suzanne Wozniak, *Administrative Coordinator*
Marie Celli, *Information Specialist*
Jenn Kolvereid, *Land Development Analyst*
Nancy Shields, *Administrative Support*
Patti Strauber, *Administrative Support*

Agricultural Development Council***

Hillary Krummrich, Esq., *Director*
Ann Lane, *Program Coordinator*

Community Planning

Susan Elks, AICP,
Community Planning Director
Katherine Clark, *Community Planner*
Mark Gallant, *Community Planner*
Mason Gilbert, *Community Planner*
Libby Horwitz, AICP,
Housing & Economic Planner
Karen Marshall, *Heritage Preservation Coordinator*
Kevin Myers, *Urban Planner*
Chris Patriarca, AICP, *Community Planner*
Jeannine Speirs, *Community Planner*

Environment & Infrastructure

Brian Styche, RLA, AICP,
Environment & Infrastructure Director
Brian Donovan, *Transportation Planner*
Rachael Griffith, RLA,
Trails and Open Space Planner
Eric Quinn, *Transportation Planner*
Carolyn Conwell, AICP, *Environmental/Open Space Planner*
Jake Michael, AICP, *Demographer*

Design & Technology

Paul Fritz, RLA, AICP,
Design & Technology Director
Glenn Bentley, *Plan Reviewer*
Wes Bruckno, AICP, *Plan Reviewer*
Paul Farkas, *Plan Reviewer*
Gene Huller, *Technical Services Supervisor*
Doug Meneely, *GIS Specialist**
Colin Murtoff, *GIS Planner*
Albert Park, *Design Specialist*
Diana Zak, *Graphics Supervisor*
Christopher Bittle, *Graphics Specialist*
Polly Chalfant, *Graphics Specialist***

* Former staff

** Retired

*** The Agricultural Development Council staff is part of the Planning Commission and its budget but is not under the oversight of the Chester County Planning Commission's advisory board.

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

- | | | | |
|-------------------------------------|-------------------------------------|-----|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. | Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. | Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. | Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. | Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. | Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. | Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
If yes, is the proposed waiver consistent with applicable ordinances. Not Known
If no, describe inconsistencies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. | Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>According to our records, all municipalities have updated their stormwater management ordinances to be consistent with Chester County's PA DEP approved stormwater management (SWM) plan, dated July 2, 2013.</u> |

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICPTitle: Senior Environmental Planner

Signature: _____

Date: 1/6/2020Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285

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

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

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

PC53-12-19-16201

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
Christ Stoltzfus, Site Contact
Jane Daggett, Upper Oxford Township
Edgar Jeffris, Concord Land Planners & Surveyors, Inc.

Discussion and Information Items



eTools: Housing

Community Planning

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

Community Planning

Municipal Assistance Projects

February 2020

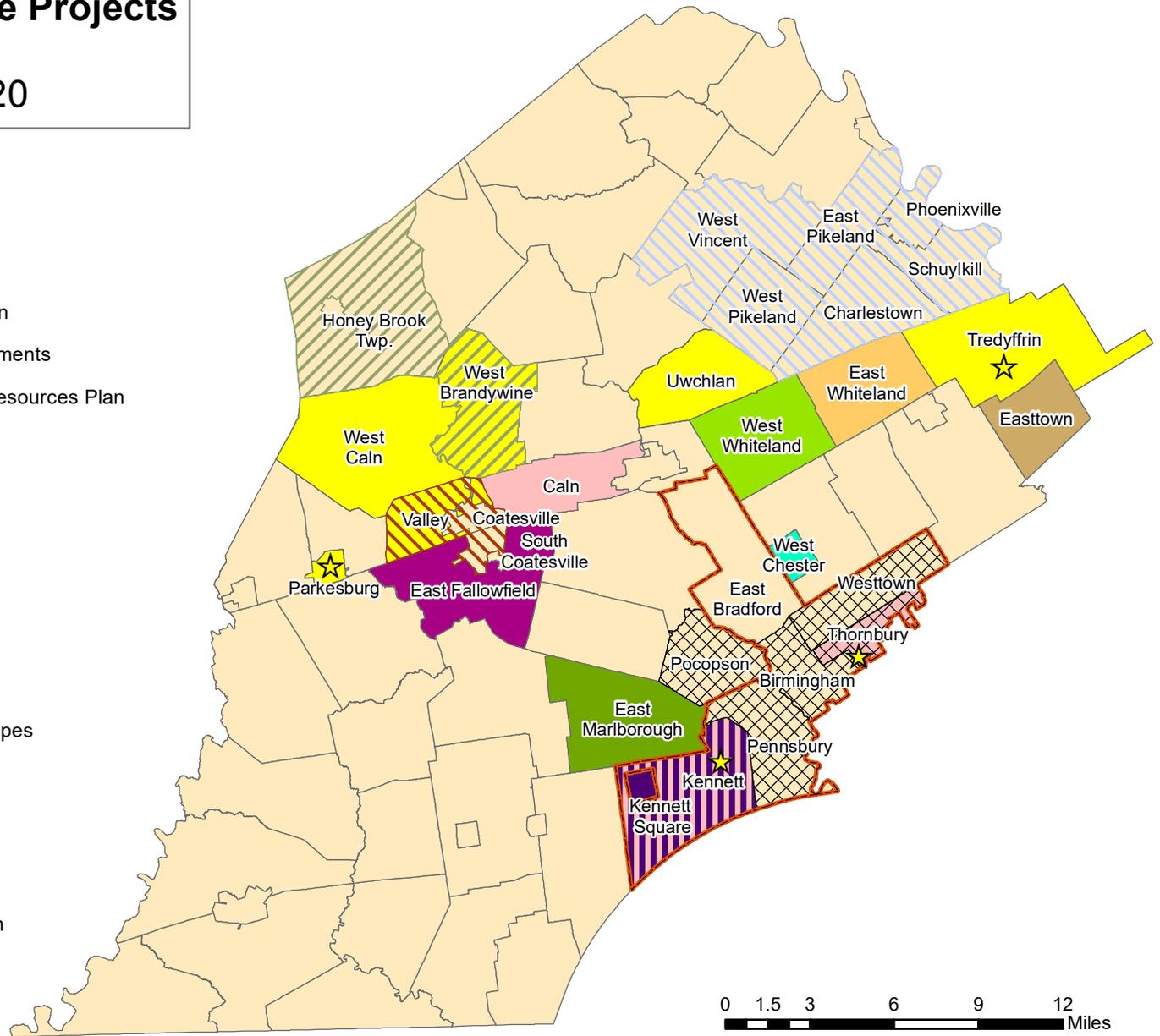


Single Municipality

- Comprehensive Plan
- Zoning Ordinance
- Open Space, Parks, and Recreation Plan
- Devon Visioning and Regulatory Amendments
- Open Space, Recreation, and Natural Resources Plan
- Village Master Plan
- Historic Resource Survey
- Corridor Study
- ★ VPP In-Kind Contracts

Regional Projects

- Brandywine Battlefield Heritage Interpretation Plan
- Brandywine Battlefield Strategic Landscapes Plan Phase 3
- Kennett Square/Kennett Township Regulatory Updates
- Economic Development Study
- Icedale Trail Feasibility Study
- Phoenixville Region Comprehensive Plan Update



Sources: Municipalities - Chester County DCIS/GIS; VPP Tracking created by CCPC, 2020.



COMMUNITY PLANNING REPORT

February 2020 (Activities as of 01/31/20)

Community Planning activities are reported under the following categories: Municipal Assistance, Historic Preservation, Housing, and Urban Planning.

MUNICIPAL ASSISTANCE

The following summarizes significant municipal assistance activity with a contractual obligation, including Vision Partnership Program (VPP) cash and technical service grant projects as well as projects primarily funded through outside sources (such as NPS), categorized under Single Municipality or Multi-municipal. Non-contractual staff tasks are noted under Other Projects and recent VPP inquiries are also identified. *New information is italicized.*

SINGLE MUNICIPALITY

1. Caln Township – Zoning Ordinance Update

Percent Completed: 0% Contract Term: TBD Consultant: TBD Monitor: TBD

The Township is proposing to update their Zoning Ordinance, implementing recommendations from their 2017 comprehensive plan and creating a cohesive ordinance that encourages appropriate development within the Township. Specific focus will be on clarifying zoning along Route 30, which serves as a key business area and includes the SEPTA train station. Provisions related to stormwater, pedestrian connections, open space/recreation, mixed use, and historic preservation will be updated. Recent development pressure has created a desire to more comprehensively address proposed development, but previous pressure created multiple zoning amendments that are not serving to advance an integrated community.

2. East Fallowfield Township – Newlinville Village Master Plan

Percent Completed: 0% Contract Term: 2/20 – 7/21 Consultant: Thomas Comitta & Associates Monitor: Mason Gilbert

The Township is proposing development of a village master plan for the Newlinville area of the Township (along Route 82, immediately south of South Coatesville). The plan would create a vision and implementation tasks for development of a walkable community that provides a mix of residential and commercial services, addressing streetscaping, zoning uses, design guidelines, and public improvements while presenting a concept plan/renderings. The plan would implement recommendations from the 2015 Comprehensive Plan, including fostering economic development in the Township. *The kickoff meeting is scheduled for February 26, 2020.*

3. East Marlborough Township – Open Space, Recreation, and Natural Resources Plan

Percent Completed: 15% Contract Term: 6/19 – 5/21 Consultant: Brandywine Conservancy Monitor: Kate Clark

The January 2020 meeting discussed stakeholder interviews, comments received at the November 2019 open house, and public survey responses.

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

Percent Completed: 65% Contract Term: 12/18 – 11/20 Consultant: Natural Lands Monitor: Chris Patriarca

A second public information meeting was held in December 2019 to present the draft goals and recommendations to the public. The task force will review the full draft in the first quarter of 2020.

5. Easttown Township – Devon Visioning and Regulatory Amendments

Percent Completed: 75% Contract Term: 1/19 – 12/20 Consultant: Glackin Thomas Panzak Monitor: Chris Patriarca

The initial draft ordinance was forwarded from the task force to the Planning commission at their August meeting. The Planning Commission will continue their review in *February*. The meetings are attracting significant public interest.

6. Kennett Township – Zoning Ordinance

Percent Completed: 75% Contract Term: 4/18 – 3/20 Consultant: Chester County Planning Commission Lead Planner: Jeannine Speirs

The task force is reviewing supplemental regulations, which is the last first draft provisions.

7. Parkesburg Borough – Comprehensive Plan and Revitalization Plan

Percent Completed: 70% Contract Term: 10/18 – 9/20 Consultant: Chester County Planning Commission Lead Planner: Mark Gallant

The task force discussed future land use at their November meeting and reviewed *the draft land use categories and map at their January meeting*. We anticipate bringing them a full draft of the Plan in *February or March 2020*.

8. Thornbury Township – Zoning Ordinance

Percent Completed: 75% Contract Term: 10/18 – 9/20 Consultant: Chester County Planning Commission Lead Planner: Chris Patriarca

A full first draft of the ordinance will start being reviewed by the task force in January 2020.

9. Tredyffrin Township – Comprehensive Plan

Percent Completed: 10% Contract Term: 10/19 – 9/21 Consultant: Chester County Planning Commission Lead Planner: Chris Patriarca

The January 2020 meeting included a review of existing conditions and the format of the first public information meeting which is scheduled for March 2, 2020.

10. Uwchlan Township – Comprehensive Plan and Official Map Update

Percent Completed: 70% Contract Term: 8/18 – 7/20 Consultant: Robert Smiley Monitor: Mark Gallant

The consultant submitted a full draft of the plan in January 2020. Work will begin on the official map in the first quarter of 2020, while the task force simultaneously provides comment on the Comprehensive Plan.

11. Valley Township – Comprehensive Plan

Percent Completed: 65% Contract Term: 2/19 – 1/21 Consultant: Comitta & Assoc./Pennoni Monitor: Mark Gallant

A full draft of the Comprehensive Plan was distributed for review and discussion at the January 2020 meeting.

12. West Brandywine Township – Comprehensive Plan Update

Percent Completed: 100% Contract Term: 8/17 – 1/20 Consultant: Brandywine Conservancy Monitor: Chris Patriarca

The Comprehensive Plan Update was adopted by the Board of Supervisors in January 2020.

13. West Caln Township – Comprehensive Plan

Percent Completed: 20% Contract Term: 2/19 – 1/21 Consultant: Ray Ott & Assoc./N. Sarcinello Monitor: Kate Clark

The January 2020 meeting discussed focus chapters including keeping of horses for transportation and superfund sites. The February 2020 meeting will discuss additional topical chapters.

14. West Chester Borough – High Street Corridor Study

Percent Completed: 10% Contract Term: 11/19 – 4/21 Consultant: Traffic, Planning, & Design Monitor: Kevin Myers, Mason Gilbert

A kickoff meeting was held December 6, 2019. The first public meeting/open house was held on January 30, 2020.

15. West Whiteland Township – Historic Resource Survey Update

Percent Completed: 5% Contract Term: 11/19 – 10/21 Consultant: Commonwealth Heritage Group Monitor: Jeannine Speirs

The kickoff meeting was held in December 2019. The next step is the consultant conducting background research and developing types of items to survey, which will be reviewed in February 2020.

MULTI-MUNICIPAL

16. Brandywine Battlefield Strategic Landscapes Plans – Phase 3

Percent Completed: 0% Contract Term: 8/19 – 12/22 Consultant: Chester County Planning Commission Lead Planner: Jeannine Speirs

Phase 3 was awarded funding by the ABPP. Work on the RFP is underway.

17. Brandywine Battlefield Group – BB Heritage Interpretation Plan

Percent Completed: 0% Contract Term: TBD Consultant: Brandywine Conservancy Monitor: Jeannine Speirs

Along with East Bradford, Kennett, Pennsbury, Thornbury, and Westtown, and with outside funding support from Chadds Ford Township, Birmingham Township is proposing development of a heritage interpretation plan to promote thematic and physical heritage interpretation. The plan will build from previous efforts to finalize locations for Heritage Centers, identify key sites for limited public interpretation purposes, develop interpretation narratives, develop driving and walking tours, and promote public education, small-scale heritage tourism, visitor safety, as well as pedestrian connections, as possible. Properties that have been recently preserved and their role in visitor experience would be addressed. The plan would provide a cohesive vision, narrative, and actions for how the many implementing entities can create a visitor experience that allows the public to engage with local history and interact with remaining landscapes and resources.

18. Coatesville Area – Economic Development Study

Percent Completed: 40% Contract Term: 6/19 – 11/20 Consultant: 4Ward Planning Monitor: Kevin Myers

Individual municipal public meetings were held January 20, 21, and 23, 2020 to review preliminary findings.

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

Percent Completed: 0% Contract Term: TBD Consultant: Brandywine Conservancy Monitor: Mark Gallant

Honey Brook Township and West Brandywine Township are proposing development of a trail feasibility study for the “Icedale Trail”. This would be a new multimodal off-road trail of approximately 2.5 miles between Rt 322 and Icedale Road, potentially utilizing a former railroad corridor and riparian areas along the West Brandy Brandywine Creek, and crossing parcels owned by the PA Fish and Boat Commission. The trail would provide a recreation option for nearby residential areas, including two mobile home parks, and improve public access to Icedale Lake.

20. Kennett Square Borough/Kennett Township – Regulatory Updates

Percent Completed: 70% Contract Term: 5/18 – 4/20 Consultant: LRK/JVM Studio Monitor: Kevin Myers

The Township is further behind in reviewing/commenting on the draft materials due to several related ordinance projects. A subcommittee has been formed to review and make recommendations on the Traditional Neighborhood Development Manual of Design Guidelines. Borough council will meet on *February 3, 2020* to begin considering the Borough portion of the materials/amendments.

21. Phoenixville Region – Comprehensive Plan Update

Percent Completed: 0% Contract Term: TBD Consultant: Theurkauf Design and Planning Monitor: Susan Elks

West Pikeland Township is going through the required steps to join the existing Phoenixville Region. Updating the recently adopted Phoenixville Region Comprehensive Plan to address West Pikeland, and its place within the Region, would advance this effort, and strengthen the existing Region.

OTHER PROJECTS

- **Longwood Gardens Cooperative Planning Project** – Zoning Amendments; Susan Elks
- **CCEDC Coordination** - Libby Horwitz
- **Employment Data** – Libby Horwitz
- **Reinvestment Opportunities Map** – Libby Horwitz
- **Oxford Region** – Administration assistance to the regional planning group; Mark Gallant
- **Internal County Coordination** – Transportation: Kevin Myers; Emergency Services: Chris Patriarca; Community Development: Libby Horwitz, Kevin Myers, Karen Marshall, Chris Patriarca, and Jeannine Speirs; Housing Authority of Chester County: Libby Horwitz and Chris Patriarca; Facilities: Karen Marshall and Jeannine Speirs; Water Resources Authority: Karen Marshall

VPP INQUIRIES

1. Atglen Borough – Zoning Amendments (April 2019); Economic Study (May 2019)
2. East Brandywine Township – Sustainability Plan, Comprehensive Plan (January 2020)
3. East Coventry Township – Recreation Planning (May 2019)
4. East Nantmeal Township – Historic Resource Survey (January 2020)
5. Elverson Borough – Trail Study (July 2019)

6. Franklin Township – Comprehensive Plan (May 2019)
7. Highland Township – Comprehensive Plan (December 2019)
8. Kennett Square Borough – Parking & Pedestrian Mobility (May 2019)
9. London Britain Township – SLDO Update (December 2019)
10. Londonderry Township – (May 2019)
11. Malvern Borough – Comprehensive Plan (May 2019)
12. Modena Borough – Community Facility Visioning/Feasibility Study (August 2019)
13. North Coventry Township – Recreation Planning (May 2019)
14. *Oxford Borough – Comprehensive Plan (January 2020)*
15. Parkesburg Borough – Economic Study (May 2019)
16. *Pennsbury Township – Historic Project (January 2020)*
17. *Phoenixville Borough – Comprehensive Plan (January 2020)*
18. Thornbury Township – Subdivision and Land Development Ordinance (2016)
19. Unionville Region – Comprehensive Plan (September 2019)
20. Upper Uwchlan Township – Historic Resources Survey (July 2019)
21. West Bradford Township – Open Space, Park and Recreation Plan (December 2019)
22. West Grove Township – Comprehensive Plan (December 2019)
23. West Vincent Township – Park and Recreation Plan (July 2018, *January 2020*)
24. *West Nottingham Township – Transportation Study (January 2020)*
25. Willistown Township – (May 2019)

HISTORIC PRESERVATION

1. Town Tours and Village Walks 2019

DESCRIPTION: A series of free summer strolls through historic neighborhoods, hamlets, villages and sites in Chester County.

STATUS: The 2020 series is being developed; the theme is “Architecture, Artistry, and Personal Expression.” Ten programs are being developed.

2. Brandywine Battlefield Task Force

DESCRIPTION: Coordinate with outside entities on the conservation and protection of properties within the battlefield, and reviewing development proposals that may negatively impact critical battlefield resources. Develop an interpretive plan for the Battlefield.

STATUS: The plan led by the Brandywine Conservancy and Birmingham Township for interpretation of the Battlefield was awarded funding through the Vision Partnership Program *and should get underway in late winter 2020*. A \$45,000 grant from The PA Society of Sons of the Revolution and its color guard for 15 historic markers; planning meetings continue; *and an event is scheduled for May 7, 2020 to celebrate installation of East Marlborough's sign at Galer Winery*. The master plan for Birmingham Hill was initiated by the Brandywine Conservancy and the draft will be completed early in 2020.

DESCRIPTION: Coordination assistance on creating a land conservation subcommittee.

STATUS: Brandywine Conservancy and Delaware County Planning are leading this effort. The Director of Delaware County Planning will chair the subcommittee. Land conservancies will be invited to be on the subcommittee as will land conservation oriented municipal representatives.

3. Historic Resource Mapping:

DESCRIPTION: National Register properties interactive map

STATUS: Data for Landmarks is complete; historic districts are 90% complete. *Publicly accessible individual properties will be addressed next.*

DESCRIPTION: Historic Atlas NEW Projects

STATUS: Upper Oxford Township, Lower Oxford Township, Franklin Township, New Garden Township, North Coventry Township, Westtown Township, in process.

DESCRIPTION: Historic Atlas Updates

STATUS: Charlestown Township, West Bradford Township, East Goshen Township, West Whiteland Township, East Marlborough Township.

DESCRIPTION: Kennett Square Borough National Register District update

STATUS: In process

4. Technical Assistance:

- A. Directing professionals, municipalities, and owners to historic registration information regarding historic properties - ongoing.
- B. Providing support for historic preservation projects – ongoing. Projects include:
 - Birmingham Township Brandywine Battlefield Landmark Connectivity Plan
 - Coatesville School District's Heritage Center at the Gardner-Beale House
 - East Nantmeal Township Historic Resource Survey

- Franklin Township Historical Commission Route 896 Improvements
 - Friends of the Barnard House proposal to manage the Barnard House in Pocopson Township
 - New Garden Township Historic Resource Ordinance
 - Upper Uwchlan Township Historic Resource Survey
 - West Bradford Township Historic Resource Survey and Historic Resource Ordinance
 - White Clay Creek Preserve Historic Resource Subcommittee
- C. Supporting training of historical commissions, committees, and Historic Architectural Review Boards, predominantly through the Chester County Historic Preservation Network. Planning for 2020 events initiated:
- Leadership luncheon 2/8/2020.
 - Annual Spring Training Workshop – 3/14/2020.
 - Volunteer Recognition Dinner 6/24/2020.

5. Chester County Historic Preservation Officer Activities/Reviews:

- Section 106 reviews - ongoing:
 - Mansion Road Bridge
 - Darlington Corners at 926/202
 - Mill Road Bridge
 - Twin Bridges
 - Ross Fording Road Bridge
 - Howell Road Bridge
 - Reviews for Chester County owned resources:
 - Reynard’s Mill Road Bridge #167 – in design
 - Pigeon Creek Bridge #207 – in design
 - Latshaw’s Mill Bridge #255 – Historical Commission approved design
 - Jefferis Bridge #111 - preliminary
 - Watermark Bridge #21 – no adverse effect
 - Keim Street Bridge #220 – adverse effect, finalizing MOA
- Fricks Lock Schuylkill River Trail head development
- Crebilly Farm, Westtown Township, and the Route 926/202 intersection project
- Assistance with Act 247 reviews and comprehensive planning as requested by peers
- National Reg. Nominations: Langoma Mansion, West Nantmeal Township; Passtown Elementary School, Valley Township; Beaver Creek Milling District, Caln & East Brandywine Townships, Kennett Square Borough Update.
- *Assisting Chester County Facilities Department and Chester County Department of Open Space and Parks with review of their historic structures.*

6. Heritage Tourism/Education:

- Iron and Steel Heritage Partnership: Assisting Natural Lands Trust/Hopewell Big Woods Project to develop a scenic byway management plan application for Route 23 from Valley Forge National Historical Site to Elverson Borough. Managing a heritage tourism consortium of destinations and sites. *The updated brochure is being printed, and the annual meeting is April 16, 2020.*
- Quakers and the Underground Railroad: Advising the Kennett Underground Railroad Center (KURC). An app and self-guided tour are being developed. The KURC has rented an office in Kennett Borough.
- Rural History Confederation: No recent activity.
- Harriet Tubman Scenic Byway Initiative: Interest is growing in developing Kennett Borough as a focus for underground railroad interpretation as part of the initiative, which extends from the Harriett Tubman Underground Railroad National Historical Park to Independence Mall in Philadelphia.
- Campaign of 1777: See Brandywine Battlefield Task Force.
- The first Heritage Center and Kiosk opened in Marshalltown Village in late 2018. Heritage Center initiatives underway in Kennett Square, Phoenixville, Chadds Ford, East Bradford, *and being considered in West Chester.*
- Voices Underground – New initiative of Lincoln University, Longwood Gardens, and Kennett Area Underground Railroad.

HOUSING

- **Housing Choices Committee** – *A meeting was held January 29, 2020 to review 2020 work program items, discuss input on housing costs and housing for an aging population.*
- **Housing Tools** – Updates are largely complete, although resources and examples will continue to be added as appropriate.
- **Case Studies** – Planned: Whitehall and Steel Town.
- **Housing Forum** – Fall 2020 event will be planned at a later date.

URBAN CENTERS TECHNICAL ASSISTANCE

- **VPP Support** – Monitoring of cash grants to West Chester Borough (corridor study), Kennett Square (regulatory updates), and Coatesville/South Coatesville (economic development study); support for the revitalization component of the technical service project to update the Parkesburg comprehensive plan.
- **Technical assistance underway** – Support for a Western Chester County developable sites map, limited support for Atglen zoning amendments.
- **Potential technical assistance** – Atglen (zoning ordinance updates), Kennett Square (official map)

- **Meeting Attendance** – Participation in meetings for economic development through Historic Kennett Square, the Western Chester County Chamber of Commerce, the Atglen parks plan, and 2nd Century Alliance.
- **Tools** – Supporting the update of multiple online tools, including mixed-use development, traditional neighborhood development, and form-based codes.
- **Urban Center Webpage** – Developing content updates for this webpage.
- **DCD Coordination** – Focused on CRP application process at this time (February opening, March deadline).
- **Urban Center Forum** – Fall 2020 event will be planned at a later date.
- DVRPC TCDI representative – *2020 round closes February 21, 2020.*
- Active Transportation Inventory work – completed for all urban centers.

Design and Technology

Environment & Infrastructure

Environment & Infrastructure Division

January 2020

US 30 Bypass: PA Route 82 Project Public Meeting

PennDOT held a public meeting on January 29th in Volunteers Hall at the Wagontown Fire Company to present preliminary plans for the Route 82 interchange of the U.S. 30 Bypass. Approximately 100 members of the public were present to review and provide feedback on the four design alternatives which were developed to improve safety, reduce future congestion, accommodate planned growth, improve facility deficiencies, and improve connectivity.

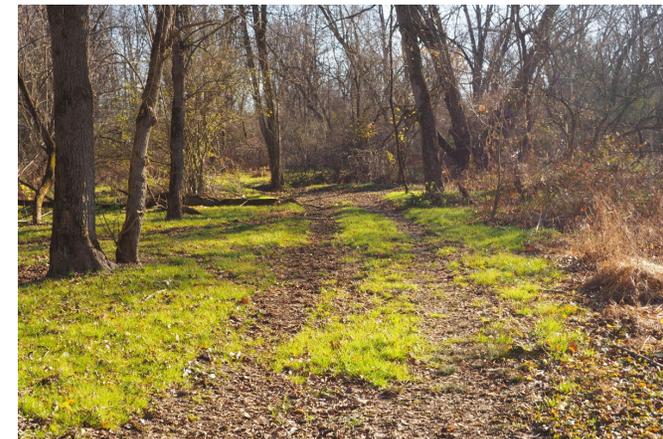
The Route 82 Project is one of a series of plans for the upgrade and reconstruction of the U.S. 30 Bypass in Chester County. More information about the Route 82 Project and the other programmed improvements for U.S. 30 can be found on the project website, www.us30-chesco.com.



Beaver Creek Trail

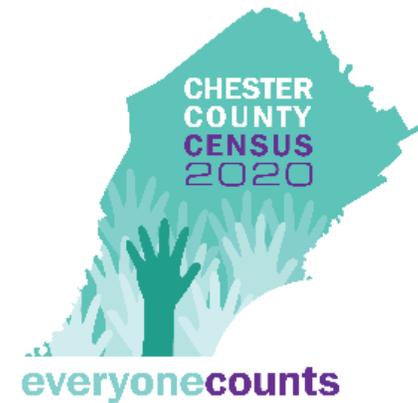
The Beaver Creek trail in Caln Township is one step closer to becoming a reality! The Brandywine Conservancy presented their Beaver Creek Trail Feasibility Study to the Caln Township Commissioners, who are enthusiastic about moving the project forward as a township initiative. This 3-mile proposed trail will connect Manor Avenue (US 322) in the Borough of Downingtown at the eastern end to Municipal Drive in Caln at the western end, mostly paralleling the Beaver Creek.

The Environment & Infrastructure Division participated in this study with Trails & Open Space Planner Rachael Griffith providing technical assistance with alignment options and cost estimation as this trail connection was also investigated as part of the recently completed CVT West Feasibility Study/Master Plan. This trail may eventually be part of the Circuit trail network with connections between local parks and the Struble Trail and Chester Valley Trail. For more information, please visit the project website: <https://www.brandywine.org/conservancy/projects/beaver-creek-trail>



Complete Count Committee Update

During January there was a burst of activity with the Census Champion initiative. Over the holidays, a series of emails were sent out to civic groups asking if they would like to participate in promoting the census. In January, we heard from many of them and as a result have signed up 20 groups who will be participating in distributing census materials. Thus far, the planning commission has distributed over 4,800 brochures and over 500 posters.



Pipelines Update

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

- Representative Otten and Senator Muth were able to have the comment period for public comment on permit revisions in Chester County extended, specifically a segment along Meadow Creek Lane in Upper Uwchlan. That comment period ended January 28, and the County Commissioners sent a comment letter with input from CCPC, WRA, and DES.
- The Chester County Commissioners filed an injunction to halt construction of the ME2 project on county-owned property, including the Exton Library. A judge denied the request and Sunoco was clearing the site the next day.
- Energy Transfer was fined an additional \$2M for a spill of over 200,000 gallons of drilling fluid into Raystown Lake in 2017.
- On January 13, Adelphia completed their acquisition of Interstate Energy's facilities in accordance with the FERC certificate that was issued in late December.

For more news on pipeline happenings, please visit the county's Pipeline Information Center 'Pipelines in the News' webpage: <http://www.chescoplanning.org/pic/news.cfm>

Director's Report

Public Comment