



CHESTER COUNTY PLANNING COMMISSION BOARD MEETING

Chester County Planning Commission
Government Services Center – Suite 351 East

Hybrid Meeting
September 10, 2025

AGENDA

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

A. Chair's Welcome

Chair

2. PUBLIC COMMENT

Chair

3. PRESENTATION

A. Strategic Business Plan/Managing for Results

Jake Michael

2:20 p.m. 4. ACTION ITEMS

A. Approval of Commission Meeting Minutes – August 13, 2025

Commission

B. Act 247 Reviews – August 2025 Applications

Geoff Creary

1) 247 Monthly Summary

2) Reviews of interest

1. Lower Oxford Township

LD-07-25-18596

3) Subdivision and Land Development Plan Reviews (10)

1. East Nottingham Township

SD-07-25-18616

2. East Whiteland Township

LD-06-25-18585

3. East Whiteland Township

LD-07-25-18597

4. Lower Oxford Township

LD-07-25-18596

5. Parkesburg Borough

SD-07-25-18620

6. Thornbury Township

SD-08-25-18625

7. Wallace Township

SD-07-25-18614

8. West Grove Borough

SD-07-25-18600

9. West Whiteland Township

LD-07-25-18604

10. Westtown Township

LD-07-25-18590

4) Comprehensive Plan, Zoning and Subdivision Ordinance
Amendment, Miscellaneous Reviews (10)

1. Downingtown Borough	ZA-07-25-18595
2. Easttown Township	MA-07-25-18619
3. Easttown Township	ZA-07-25-18618
4. New Garden Township	MA-07-25-18611
5. New London Township	SO-07-25-18593
6. New London Township	ZM-07-25-18592
7. New London Township	ZO-08-25-18622
8. Tredyffrin Township	ZA-07-25-18601
9. Upper Uwchlan Township	ZA-07-25-18610
10. West Goshen Township	ZA-08-25-18623

C. Act 537 Reviews - August 2025 Applications

Carrie Conwell

1) Minor Applications (1)

1. Upper Oxford Township; Samuel Fisher; 57-5-19.2; Consistent

2:35 p.m. 5. DISCUSSION AND INFORMATION ITEMS

A. Sustainability Division Update

Rachael Griffith

B. Multimodal Transportation Planning Division Update

Brian Styche

C. Design & Technology Division Update

Geoff Creary

D. Community Planning Division Update

Bambi Griffin Rivera

E. Director's Report

Matt Edmond

4:00 p.m. 6. ADJOURNMENT

Presentation

Presentation: Strategic Plan/ Managing for Results

Public Comment
Presentation
Action Items
Approval of Commission
Meeting Minutes
Act 247 Reviews – Applications
Act 247 Reviews – Review of
Interest
Act 247 Reviews
Act 537 Reviews
Discussion and Information Items
Community Planning Division
Update
Sustainability Division Update
Multimodal Transportation Planning
Division Update
Design & Technology Division
Update
Director's Report



Strategic Plan/Managing for Results

Strategic Plan/Managing for Results

MISSION: The mission of the Chester County Government is to provide high-quality, fiscally responsible services to the citizens and visitors of Chester County through efficient and cost-effective operations so they can live, work, and raise a family in a thriving community.



STRATEGIC PRIORITIES

- Health & Human Services
- Public Safety
- Economy
- ➔ • Growth, Preservation & Environment
- Financial Management
- Governance

Strategic Plan/Managing for Results

Managing for Results (MFR) Strategic Plan



- **Plan** – Set priorities and goals
- **Budget** – Use Priority Based Budgeting
- **Manage** – Administer business processes and services
- ➔ • **Measure and Report** – Identify, collect, analyze, and report on indicators
- **Evaluate and Improve** – Assess and adjust County government's direction

An ongoing performance management system

Strategic Plan/Managing for Results

MFR Strategic Plan “Measures and Report”

Most Data Relates to *Landscapes3* Metrics

-
- The diagram consists of a 5x3 grid of metrics. Orange arrows point to the following items:
- Protected Open Space
 - Open Space Connectivity
 - Viable/Protected Farmland
 - Natural Resource Protection
 - Stream Health
 - Historic Inventory/Standards
 - Historic Tourism
 - Affordable Housing Built
 - Housing Diversity
 - Access to Parks
 - Solid Waste
 - Non-Residential Development
 - Urban Center Prosperity
 - Workforce Development
 - Active Transportation
 - Public Transportation
 - Improved Travel Time
 - Coordinating Utilities

Strategic Plan/Managing for Results

The Planning Commission's Strategic Business Plan

- 
- Open Space Planning
 - Housing Advocacy
 - Historic Preservation
 - Trails Planning (circuit trails mileage)
 - Economic Development (non-residential built)
 - Agricultural Development (ALPB acres protected)
 - Transportation Planning (travel time)

MFR Strategic Plan Measures 2019-2023

Growth, Preservation and Environment

- Protected Open Space
- New Housing Units by Type
- Historic Resource Measures
- Trails, Sidewalks, and Bike Lanes

Strategic Plan/Managing for Results

*Landscapes*3 Metrics

- Gathered from external sources Winter through Early Spring



The Planning Commission's Strategic Business Plan

- Compiled Late Spring



MFR Performance Measures

- Compiled Late Spring

Strategic Plan/Managing for Results

Consistency: Example “Open Space”

Landscapes3 Metrics

Preserve Metrics

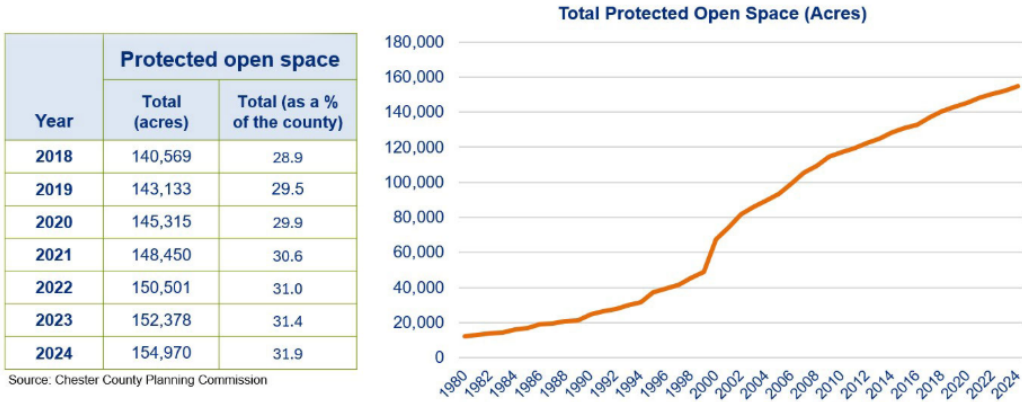
Advance the protection and stewardship of open space, farmland, and natural and cultural features to realize economic, ecological, and quality of life benefits.

Metric 1 — Protected Open Space

Track the percentage of permanently protected open space within the county, including farmland, nature preserves and parks.

Metric Results

In 2024, the amount of protected open space increased by 2,592 acres, which is consistent with the past six years, when increases typically ranged from 2,000 to 3,000 acres.



Climate Action Plan



16: Protected open space



17: Protected farmland

Strategic Plan/Managing for Results

Consistency: Example “Open Space”


Planning Commission’s Strategic Business Plan

Open Space Planning

Purpose

Open Space Planning Program
 Open space planning encourages municipal support for open space preservation, coordinates with open space partners, organizes an annual Open Space Summit, and provides open space information.

Results




2025	% of Chester County land area permanently preserved as open space	%	32.00
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MFR Strategic Plan Measures

STRATEGIC PLAN KEY PERFORMANCE MEASURES 2019-2023

Listed are some key performance measures that will be tracked to determine if Chester County Government is successful in providing high quality services to County citizens and visitors.



GROWTH, PRESERVATION & ENVIRONMENT

- 32% of county land area will be preserved as open space.
- 100% of Chester County will be covered by an updated water resources and stormwater management plan.
- 50% of new housing units in Chester County will be single-family attached or multi-family.
- 67% of Chester County municipalities will have comprehensive historic resource measures.
- 4% increase in multi-use trail, sidewalk, and bike lane mileage in the county.

Strategic Plan/Managing for Results

Planning Commission's 2025 Strategic Business Plan

Managing Growth/Economy

- **Municipal Community Planning:** Plan and ordinance amendments adopted that are consistent with the County's Comprehensive Plan
- **General Planning and *Landscapes3* Support:** Proposed residential lots/units and square feet of proposed non-residential
- **Housing Advocacy:** Newly-constructed homes that are single-family attached and multi-family
- **Economic Development:** Non-residential square footage built in Chester County
- **Transportation Planning:** Minutes spent to travel 15 miles on six major highways in the County

Strategic Plan/Managing for Results

Planning Commission 2025 Strategic Business Plan

Preservation/Environment/Quality of Life

- **Historic Preservation:** Municipal historic resource protection ordinances, atlas maps, and HC/HARBs
- **Open Space Planning:** Chester County land area permanently preserved as open space
- **Agricultural Development:** Viable agricultural land that is permanently preserved
- **Environmental Planning:** Megawatts of registered solar power installed in Chester County
- **Trail Planning:** Mileage of Circuit Corridor trails, sidewalks, and bike lanes in Chester County

Strategic Plan/Managing for Results

Accessing the Strategic Business Plan

The Panning Commission's Strategic Business Plan for 2024 is in the County Budget (Page 153):

<https://www.chesco.org/DocumentCenter/View/73823/2024-Approved-Budget?bidId=>

Past County Budgets are archived here:

<https://www.chesco.org/1101/Budget-Documents>

General Strategic Plan/MFR Information:

<https://www.chesco.org/504/Strategic-Plan-MFR>



PLANNING					
Transportation Planning Transportation planning coordinates with transportation partners and advocates for transportation projects by preparing a biannual transportation improvement inventory, input on transportation projects for state and regional partners, a transportation priority projects list, and specialized transportation studies and events.					
Plan Year	Expected Result	2022 Actual	2023 Estimate	2024 Projected	
2022	% change in web systems use	20%	11%	N/A	N/A
2022	% change of residents using means other than a single occupant vehicle for transportation to work	3%	77%	N/A	N/A
2024	% of adopted plan and ordinance amendments consistent with the County Comprehensive Plan	85%	97%	97%	85%
2024	% of Chester County residents who will receive information on the importance of agriculture to the quality of life and local economy	20%	58%	53%	20%
2024	% of identified agricultural organizations supplied with support services through partnership with the Agricultural Development Council	80%	94%	N/A	80%
2024	% of municipalities engaged with Chester County Planning Commission in transportation system improvement	85%	79%	N/A	85%
2024	% of pipeline information updates posted to the County's Pipeline Information Center website within ten days of receipt	95%	100%	N/A	95%
2024	% of Priority Transportation Projects advanced that improve and/or enhance safety, mobility, and the use of alternative modes	83%	84%	N/A	83%
2024	% of proposed residential lots/units will be in the Urban Landscape	20%	5%	N/A	20%
2024	% of proposed residential lots/units will be in designated growth areas	70%	90%	98%	70%
2024	% of proposed non-residential square footage will be in designated growth areas	75%	90%	76%	75%
2024	% of newly-constructed homes that are single-family attached and multi-family	50%	N/A	50%	50%
County of Chester, Pennsylvania 153 2024 Budget					

Strategic Plan/Managing for Results

Annual Coordination: New and Improved!

L3 Metric 1: Protected Open Space						
Year	2019	2020	2021	2022	2023	2024
Total Acres	143,133	145,315	148,450	150,501	152,378	154,970
% of the County	29.5%	29.9%	30.6%	31.0%	31.4%	31.9%
CAP Metric 16. Protected Open Space: Increase in protected open space. Since base year 2019						
Year	2019	2020	2021	2022	2023	2024
Total Acres	143,133	145,315	148,450	150,501	152,378	154,970
% Increase since 2021	N/A	N/A	0.0%	1.4%	2.6%	4.4%
MFR Measure, 32% preserved as open space						
Year	2019	2020	2021	2022	2023	2024
% of the County	29.5%	29.9%	30.6%	31.0%	31.4%	31.9%
CCPC SBP Outputs/Results 10. Open Space Planning						
Year	2019	2020	2021	2022	2023	2024
# of open space acres preserved for open space (annually)	143,133	145,315	148,450	150,501	152,378	154,970
% of Chester Co. land area permanently preserved as open space	29.5%	29.9%	30.6%	31.0%	31.4%	31.9%

This table shows how effectively we are meeting the goals of the Planning Commission's Strategic Business Plan and the MFR Strategic Plan.

Strategic Plan/Managing for Results

Webpage Data: Will be New and Improved!

- Data from the Data Index, the Economy Dashboard, and other landing pages will be posted at just one landing page.
- The new data landing page will reduce duplication and make the site better suited for online searches.

Data Index

The Planning Commission has established this web page as a resource to provide demographic, housing, and economic data regarding Chester County and its 73 municipalities, as well as selected regional state and national data. Data is updated on an ongoing basis as new data become available. All of the data is also available in [a formatted Excel file](#).



Population and Demographics

Data for population trends and forecasts, age, households, ethnicity, education, and poverty. [Learn More](#)



Housing and Land Use

Data for subdivision and development reviews, and housing types, sales, and construction. [Learn More](#)



Economic Development

Data for employment, income, labor force, industry, and non-residential construction. [Learn More](#)

Chester County Economy Dashboard

Introduction

This report provides local economy data that can be used to guide economic growth for the county. Economic conditions are constantly shifting, and data used in this report provide a snapshot of the county's economy. The data in this report highlights the County's economic strengths and weaknesses and can be used to inform recommendations for the implementation of the county's comprehensive plan, *Landscapes3*.

This report is divided into six sections that describe the county economy; Resident Characteristics, Employment Characteristics, Business Characteristics, Gross Domestic Product Totals, Key Industry Groups, and Real Estate Characteristics.



Resident Characteristics

Characteristics of Chester County's residents, who may work in the county or commute out of the county. [Learn More](#)

Action Items



THE COUNTY OF CHESTER



COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

PLANNING COMMISSION

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

MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid – GSC Suite 351 East
August, 13 2025

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

MEMBERS PRESENT VIA ZOOM: None

STAFF PRESENT IN PERSON: Carol Stauffer, Assistant Director; Wes Bruckno; Carolyn Conwell; Geoff Creary; Beth Cunliffe; Paul Farkas; Mark Gallant; Bambi Griffin Rivera; Rachael Griffith; Gene Huller; Jake Michael; Nancy Shields; Jeannine Speirs; Jack Warner; Nina Weisblatt.

STAFF PRESENT VIA ZOOM: Chris Bittle; Angela Dracup; Richard Drake; Libby Horwitz; Patty Quinn; Luis Rodriguez; Elle Steinman; Sally Warren.

VISITORS PRESENT IN PERSON: None.

VISITORS PRESENT VIA ZOOM: None.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person at the Government Services Center Suite 351 East and via Zoom audio/video on Wednesday, August 13, 2025 was called to order at 2:00 P.M. by Chair Nate Cline.

PUBLIC COMMENT: None

PRESENTATION:

Ms. Griffith presented an overview of the Energy Conservation Ordinance Toolkit which was created in collaboration with Montgomery County Planning Commission. Chester County has been convening the Local Government Climate Action Team, consisting of 15 municipalities who have committed to 100% clean energy. A project identified by this group includes what municipalities can legally enforce through their codes to require and incentivize a transition to cleaner energy. A Chester County Bar Association Municipal Solicitor reviewed and revised for this project. For more information, the Energy Conservation Ordinance Toolkit is posted on [CCPC's website](http://www.ccpc.org).

ACTION ITEMS:Approval of Meeting Minutes:

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

Mr. Hammond abstained from approving July 9, 2025 minutes.

Act 247 Reviews:Subdivision and Land Development Reviews:

Mr. Creary reported that total reviews are slightly down compared to the same period last year. However, single-family residential activity is strong, showing a notable increase over last year's figures. Non-Residential Activity saw an above average boost in July.

Mr. Farkas reported on the following Reviews of Interest: West Goshen Township, SD-06-25-18549 and LD-06-25-18550. These reviews emphasize key planning concepts such as building height, parking setback variances, and historic preservation issues.

A MOTION TO APPROVE THE TWENTY-FOUR (24) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MR. HAMMOND, SECONDED BY DR. FASIC, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: SD-06-25-18568 and LD-06-25-18562.

Mr. Cline recused himself from the following applications: SD-06-25-18557, SD-06-25-18581, SD-06-25-18582, LD-06-25-18565, SD-06-25-18567, LD-06-25-18561.

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

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

Mr. Cline recused himself from the following application: ZA-06-25-18564.

Act 537 Reviews:

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

DISCUSSION AND INFORMATION ITEMS:Community Planning Division Update:

Ms. Griffin Rivera displayed the July VPP municipal assistance projects map noting that there are 18 single municipal projects and 4 multi-municipal projects active across Chester County noting that the 2025 Fall Round 2 VPP application cycle is now open with pre-application meetings available through September 22 and full applications due by September 26.

Next, Ms. Griffin Rivera highlighted Pennsbury Township's historic zoning update, which focuses on resources for special uses and additional zoning provisions. Ms. Griffin Rivera also noted that CPD staff attended a transformation open house with Commissioner Josh Maxwell and others. This initiative involves purchasing deteriorated properties, renovating them, and converting them into affordable single-family homes while preserving their character.

Lastly, Ms. Griffin Rivera introduced CCPC's new Planner III, Nina Weisblatt. Ms. Weisblatt gave an overview of her background.

Ms. Speirs reported on the following recent and ongoing Brandywine Battlefield-related events and studies: Lafayette Day, July 26, 2025 was held at Thornbury Farm, commemorating the 200th anniversary of General Marquis de Lafayette's return to the United States. CCPC participated by staffing a public outreach table on battlefield studies; Brandywine Battlefield 12-Year Study is complete which includes the study's key discoveries. An Ohio-based documentary team is producing a film on Brandywine Battlefield and Lafayette Day.

Mr. Gallant introduced CCPC's summer intern Jack Warner and summarized the projects Mr. Warner worked on during his internship.

Sustainability Division Update:

Ms. Griffith reported that the Climate Action Plan update will begin soon. The County has re-enrolled in the state's Local Climate Action Program to assist with the update. This collaboration will provide updated greenhouse gas inventories, analytical tools, and professional development opportunities for students. The Environmental and Energy Advisory Board reviewed and provided input into the updated plan's structure.

Next, Ms. Griffith noted that she and Ms. Conwell are producing a Sustainable HOA video series which highlights sustainable landscaping projects in homeowners' associations.

Lastly, Ms. Griffith reported that the Community Development Department's Community Revitalization Program added eligibility for solar and EV charging projects in 2023. The first awarded solar project will be installed at Phoenixville Borough's new recreation center. The Preservation Partnership Program grant awards were announced and included several conservation easements and the acquisition of a segment of the Beaver Creek Trail in Caln.

Multimodal Transportation Division Update:

Mr. Michael reported that the Transportation Improvement Inventory is nearing completion, with the full report expected by the end of August. The Transportation Priority Projects brochure was reviewed by Chester County's state legislative caucus. A finalized draft will be sent to the caucus and the Chester County Commissioners for review by late August.

Next, Mr. Michael reported on the following trail updates: Chester Valley Trail (CVT)/Enola Low Grade extension to Atglen improvements are under Amtrak review, a prerequisite for right-of-way entry into the SEPTA-owned corridor; CVT Phase 4A work includes addressing sinkholes, coordinating with PECO for utility relocations, and installing a new trail bridge over Whitford Road; P&T Corridor Project – Downingtown's Trestle bridge will have enhanced barricades to prevent public access during rehabilitation design, addressing neighborhood safety concerns.

Lastly, Mr. Michael reported that Phoenixville Borough installed the first bus shelter supported by a county grant as part of the Bus Shelter Initiative. Work has begun on the Transportation Data Inventory & Evaluation project which compares pre- and post-COVID transportation conditions.

Design and Technology Division Update:

Mr. Creary noted that CCPC's 75th anniversary webpage is continuing to be updated for each decade and this month's historical spotlight focused on David Ward, who worked at CCPC for four decades.

Mr. Creary recognized the D&T teams' accomplishments: GIS team's mapping work for the Sustainability project at the Pocopson Complex; Graphics team's Town Tours and Village Walks' Lafayette Day and the Warwick Village tour photography along with West Whiteland Township's interior shopping center renderings.

Director's Report:

Ms. Stauffer reported that Town Tours & Village Walks series is winding down, with two events remaining: Hopewell Furnace on August 14 and Historic Yellow Springs on August 21.

Next, Ms. Stauffer reported on the following upcoming Fall events: Transportation Forum – planning is underway; Urban Centers Forum, September 25 online only; Housing Forum, November 13, organized by the Chester County Chamber of Business and Industry, with

CCPC participation; October 8 CCPC off-site Board Meeting & Tour in the Oxford region; and CCPC's 75th Anniversary Celebration, tentatively scheduled for late October.

Lastly, Ms. Stauffer reported that there is still no state budget resolution for the SEPTA Funding crisis which will result in their first round of service cuts set to begin August 24.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:18 PM WAS MADE BY MR. HAMMOND, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,

Carol J. Stauffer, Assistant Director
Chester County Planning Commission

CJS/ncs

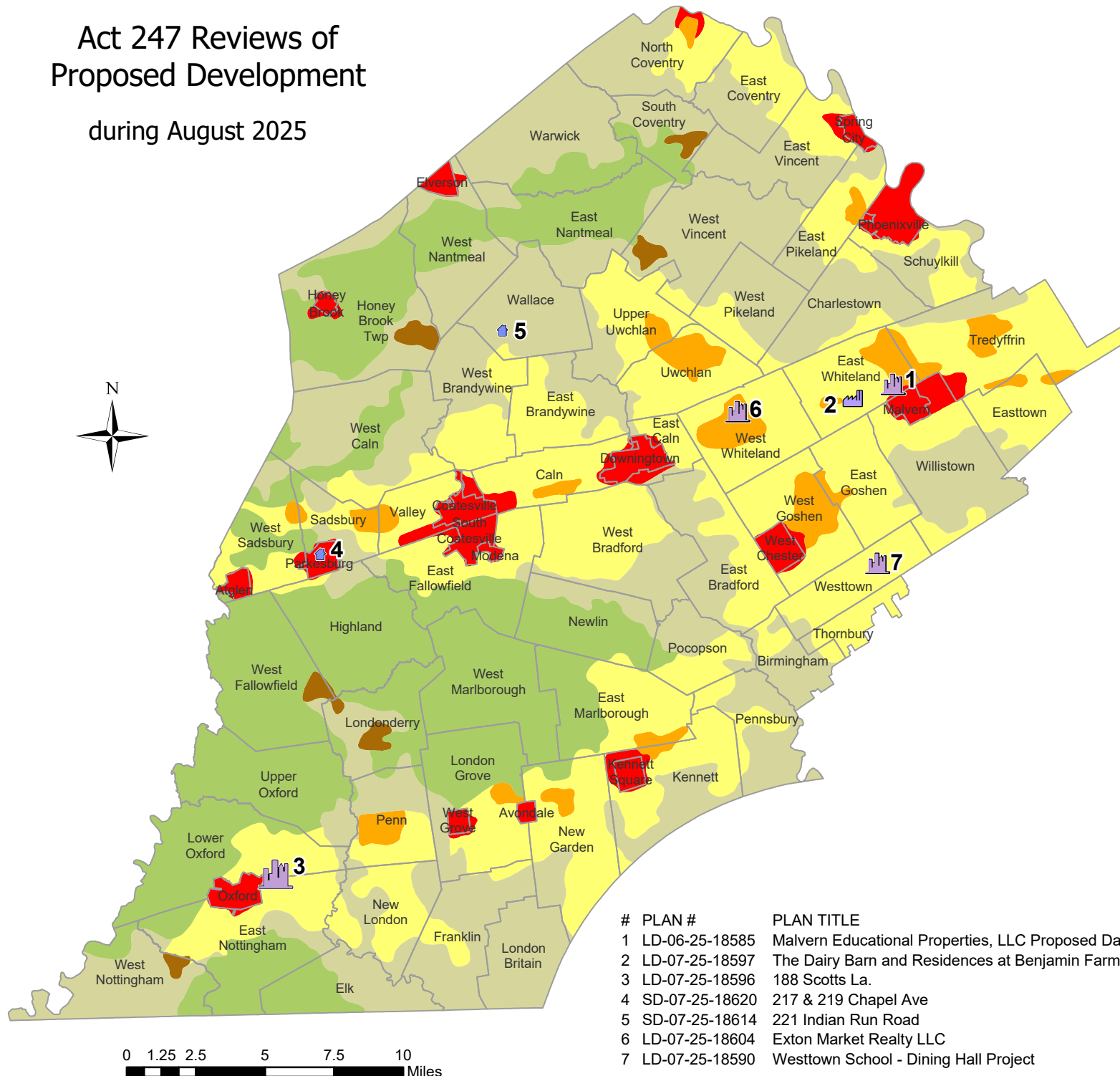
DRAFT

Act 247 Reviews

Subdivision & Land Development

Act 247 Reviews of Proposed Development

during August 2025



Symbols

Residential Lots/Units

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

Non-Residential Square Feet

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

Other

- Mixed Use
- Not Consistent with Landscapes3

Landscapes3

Growth Areas

- Urban Center
- Suburban Center
- Suburban
- Rural Center

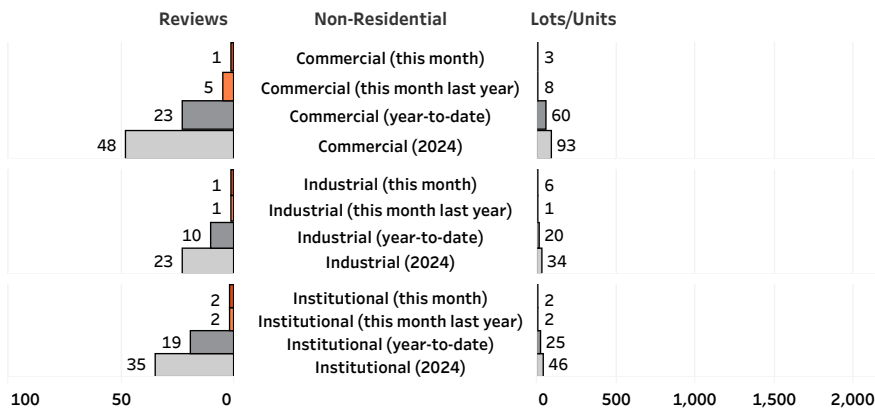
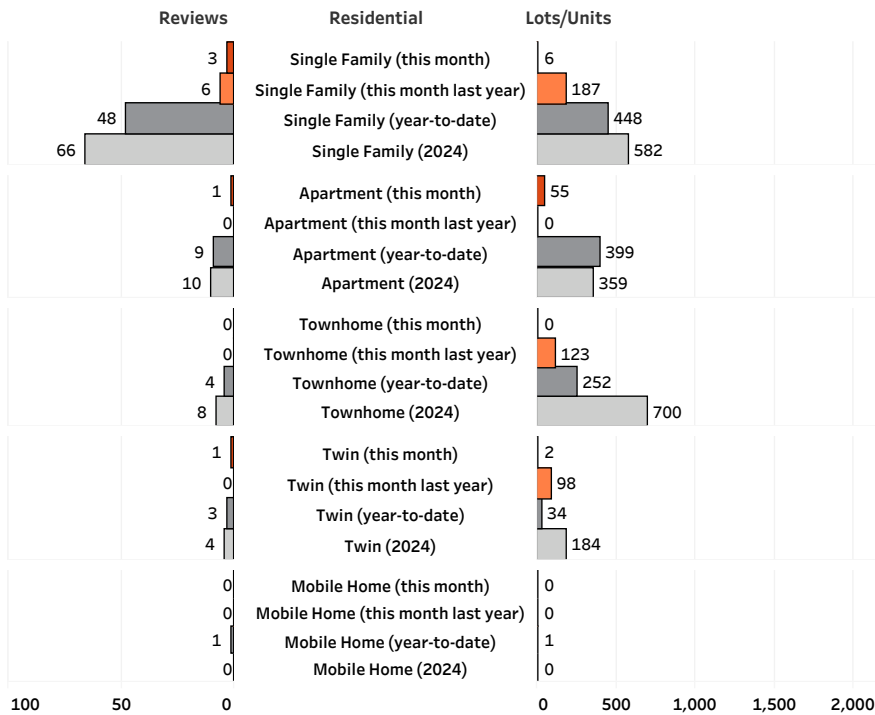
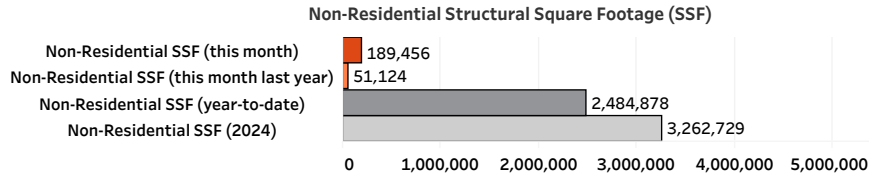
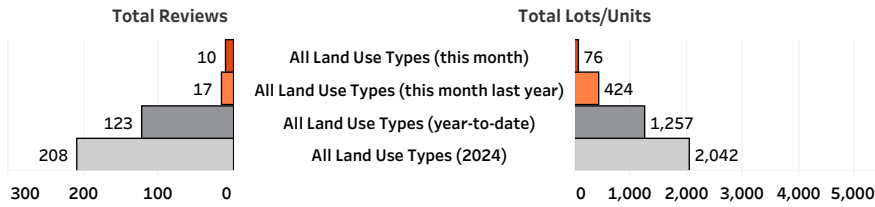
Rural Resource Areas

- Rural
- Agricultural

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

#	PLAN #	PLAN TITLE
1	LD-06-25-18585	Malvern Educational Properties, LLC Proposed Daycare
2	LD-07-25-18597	The Dairy Barn and Residences at Benjamin Farms
3	LD-07-25-18596	188 Scotts La.
4	SD-07-25-18620	217 & 219 Chapel Ave
5	SD-07-25-18614	221 Indian Run Road
6	LD-07-25-18604	Exton Market Realty LLC
7	LD-07-25-18590	Westtown School - Dining Hall Project

August 2025



Subdivision and Land Development Reviews 8/1/2025 to 8/31/2025

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes ³ (Yes, No, N/R)
East Nottingham Township	SD-07-25-18616	Michael S. King, Jr. & Lydia S. King	8/27/2025	33.40	Agricultural	2		Agricultural Farm/Pasture Land			Yes
East Whiteland Township	LD-06-25-18585	Malvern Educational Properties, LLC Proposed Daycare	8/6/2025	0.98	Institutional	1	10,608	Institutional Child Daycare	1		Yes
East Whiteland Township	LD-07-25-18597	The Dairy Barn and Residences at Benjamin Farms	8/20/2025	3.10	Apartment Commercial	56		Residential Apartment Commercial Restaurant	1		Yes
Lower Oxford Township	LD-07-25-18596	188 Scotts La.	8/27/2025	24.40	Industrial Industrial	6	133,500	Industrial Addition to Existing Industrial Warehouse	6		Yes
Parkesburg Borough	SD-07-25-18620	217 & 219 Chapel Ave	8/19/2025	0.68	Twin	2		Residential Twin			Yes
Thornbury Township	SD-08-25-18625	1 & 2 Huntrise Lane	8/26/2025	4.00	Single Family Residential	2		Residential Single Family Residential		0	Yes
Wallace Township	SD-07-25-18614	221 Indian Run Road	8/19/2025	5.50	Single Family Residential	2		Residential Single Family Residential			Yes
West Grove Borough	SD-07-25-18600	Henry G. Salmon III	8/19/2025	2.36	Single Family Residential	2		Residential Single Family Residential		0	Yes
West Whiteland Township	LD-07-25-18604	Exton Market Realty LLC	8/27/2025	3.00	Commercial Commercial	2	21,748	Commercial Retail Commercial Restaurant	2	0	Yes
Westtown Township	LD-07-25-18590	Westtown School - Dining Hall Project	8/1/2025	170.50	Institutional	1	23,600	Institutional School	1	517	Yes
Grand Totals of Subdivision and Land Development Reviews		10 Reviews		247.92 Acres		76 Lots/Units	189,456 Non-Res. Sq. Feet		11 Non-Res. Bldgs.	517 Linear Feet Roadway	

There are **10** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to **Landscapes³**.

Unofficial Sketch Plan Evaluations
8/1/2025 to 8/31/2025

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

Conditional Use Reviews
8/1/2025 to 8/31/2025

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

Subdivision & Land Development Letters



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

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

August 27, 2025

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

Re: Preliminary/Final Subdivision - Michael S. King, Jr. & Lydia S. King
East Nottingham Township – SD-07-25-18616

Dear Ms. Greer:

A Preliminary/Final Subdivision Plan entitled "Michael S. King, Jr. & Lydia S. King", prepared by Regester Associates, Inc., and dated June 30, 2025, was received by this office on July 31, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

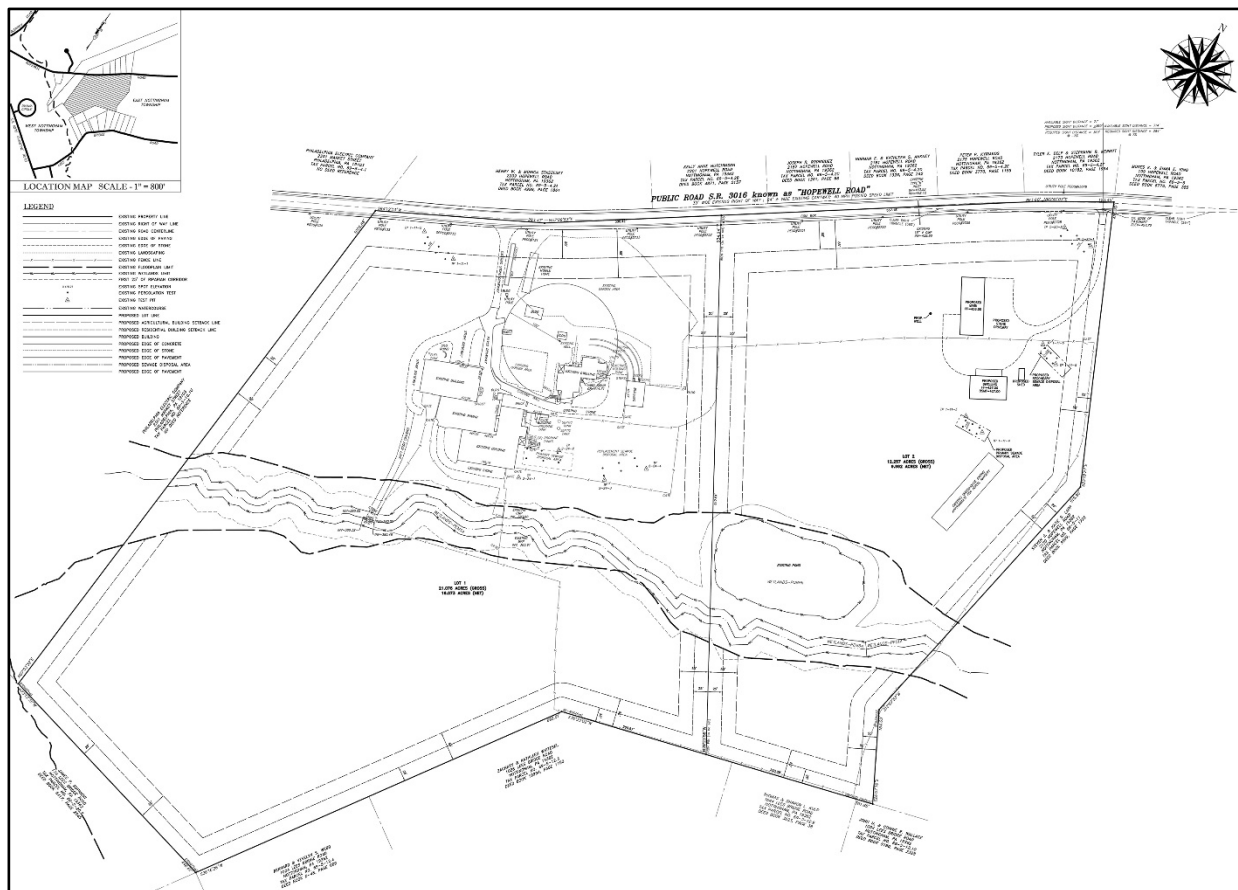
PROJECT SUMMARY:

Location:	South side of Hopewell Road (State Road 3016), west of Forge Road
Site Acreage:	33.40
Lots/Units:	1 existing lot; 2 proposed lots
Non-Res. Square Footage:	0
Proposed Land Use:	Agricultural (Farm/Pasture Land)
Municipal Land Use Plan Designation:	Agricultural
UPI#:	69-5-10

PROPOSAL:

The applicant proposes the creation of 2 lots. While an existing greenhouse will be located on Lot 2, all other existing buildings will remain on Lot 1. A dwelling, barn, and shed will be built on Lot 2. The project site, which will be served by onsite water and onsite sewer, is located in the R-1 Agricultural/Residential zoning district.

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



Site Plan Detail, Sheet 2: Preliminary/Final Subdivision - Michael S. King, Jr. & Lydia S. King

Page: 3
 Re: Preliminary/Final Subdivision - Michael S. King, Jr. & Lydia S. King
 # East Nottingham Township – SD-07-25-18616

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Agricultural Landscape**, **Rural Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The **Agricultural 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 **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 **Agricultural** and **Rural Landscapes**.

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

WATERSHEDS 2045:

2. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Octoraro Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: improving water quality in impaired streams and groundwater; reducing polluted runoff from agricultural and developed lands; implementing comprehensive stormwater management; protecting and restoring vegetated riparian corridors; and implementing source water protection measures. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

3. While County mapping records indicate that four parcels to the immediate east of the project site are part of the County Agricultural Land Preservation Program, it does not appear that the parent tract of the current plan submission is part of the program. We recommend that the applicant contact the Chester County Department of Parks and Preservation (<https://www.chesco.org/4522/Agriculture>, phone # 610-344-5656) for information on the advantages of being in the program and how lands under an agricultural conservation easement are protected. If the applicant is interested in participating in the County Land Preservation Program, they should initially contact the Township to add the parcel to the Township's Agricultural Security Area program; this is a prerequisite to participation in the county program.
4. The site contains land within the 100 year flood plain. Although it does not appear that any development activity will encroach into the floodplain, we note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems.

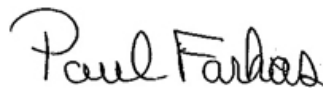
Page: 4
 Re: Preliminary/Final Subdivision - Michael S. King, Jr. & Lydia S. King
 # East Nottingham Township – SD-07-25-18616

ADMINISTRATIVE ISSUES:

5. Land disturbance and land development activities that occur within Chester County must comply with the ***County-wide Act 167 Stormwater Management Plan for Chester County, PA*** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
6. According to the waivers table on Sheet 1, the applicant is requesting three waivers from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
7. According to County Tax Assessment records, the land of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.
8. A 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.
9. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
10. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, the Health Department, and the municipality.

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



Paul Farkas
 Senior Review Planner

cc: Regester Associates, Inc.
 Michael S. King, Jr. & Lydia S. King
 Chester County Health Department
 Chester County Conservation District
 Anthony Antonelli, District Permits Manager, PennDOT
 Francis J. Hanney, PennDOT
 Chester County Assessment Office



THE COUNTY OF CHESTER



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August 6, 2025

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

Re: Preliminary/Final Land Development - Malvern Educational Properties, LLC Proposed Daycare
East Whiteland Township – LD-06-25-18585

Dear Mr. Barner:

A Preliminary/Final Land Development Plan entitled "Malvern Educational Properties, LLC Proposed Daycare", prepared by Dynamic Engineering Consultants, PC, and dated June 19, 2025, was received by this office on July 7, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

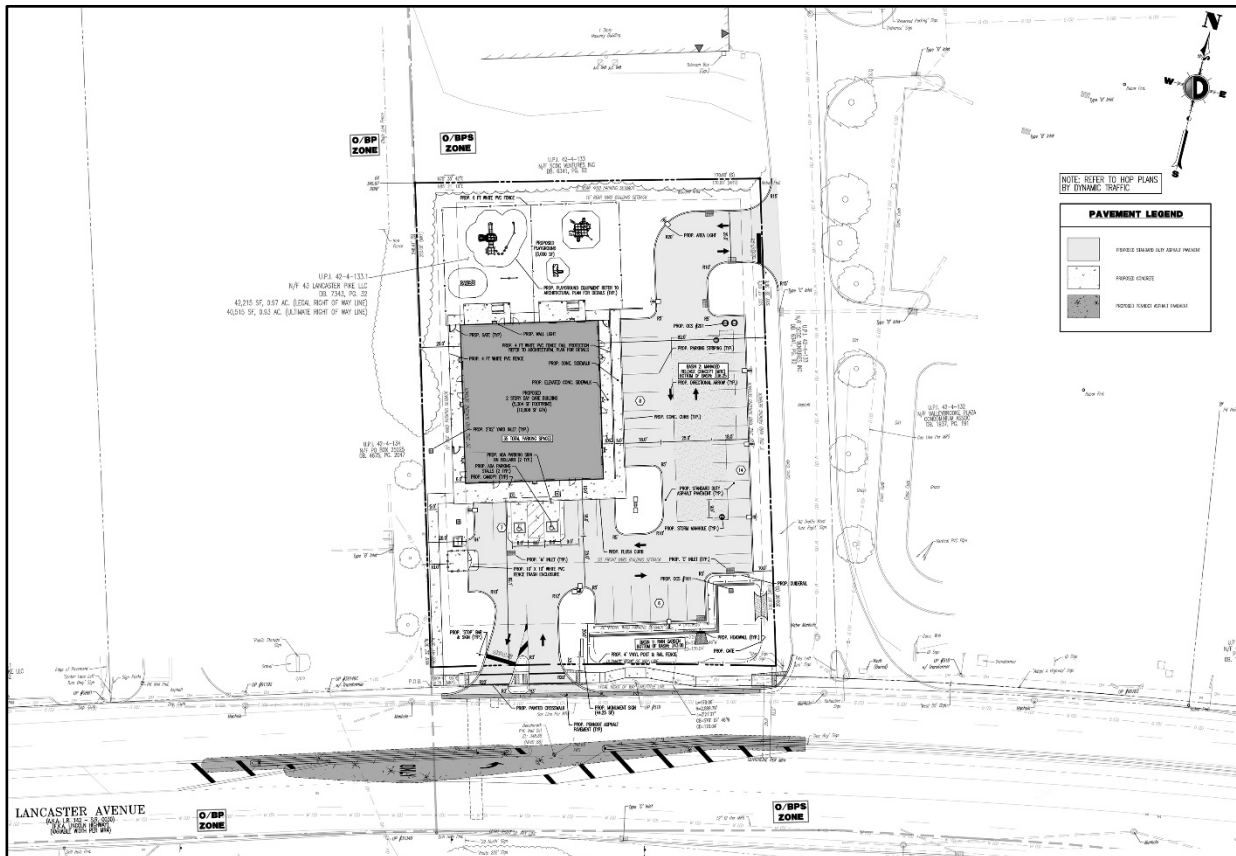
Location:	North side of Lancaster Avenue (Route 30), between Conestoga Road (Route 401) and Morehall Road (Route 29)
Site Acreage:	0.98
Lots/Units:	1
Non-Res. Square Footage:	10,608
Proposed Land Use:	Child Daycare
New Parking Spaces:	35
Municipal Land Use Plan Designation:	Office/Business Park; and Route 29 Growth Corridor
UPI#:	42-4-133.1

PROPOSAL:

The applicant proposes the construction of a two-story 10,608 square foot child daycare building, and 35 parking spaces. The existing building, which was previously a restaurant, will be removed. The project site, which will be served by public water and public sewer, is located in the O/BPS Office/Business Park Services zoning district. A Transportation Impact Study, prepared by Dynamic Traffic and dated November 5, 2024, was included with the plan submission.

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

Page: 2
 Re: Preliminary/Final Land Development - Malvern Educational Properties, LLC Proposed Daycare
 # East Whiteland Township – LD-06-25-18585



Site Plan Detail, Sheet 6: Malvern Educational Properties, LLC Proposed Daycare

Page: 3
 Re: Preliminary/Final Land Development - Malvern Educational Properties, LLC Proposed Daycare
 # East Whiteland Township – LD-06-25-18585

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a sketch plan proposal for this site, which addressed the construction of a 10,608 square foot daycare center and 35 parking spaces (CCPC# LD-03-24-18013, dated April 24, 2024). We note that, in addition to a change in the design of the driveway entrance on Route 30 (the location of the left-turn entrance on eastbound Route 30 has been moved westwards), a second driveway entrance has been added from the adjoining parcel to the east, and sidewalks are now provided.
2. The Variances Granted table on Sheet 4 indicates that, on April 28, 2025, the Township Zoning Hearing Board granted a variance from the impervious coverage requirements of the Township Zoning Ordinance for this proposal.

COUNTY POLICY:

LANDSCAPES:

3. The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan, adjoining a **Suburban Center Landscape** designation to the east. 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.

As stated in our previous review, while the proposed use is appropriately located in a **Suburban Landscape** designation, the County Planning Commission has concerns about the proposed removal of a section of the existing median along Lancaster Avenue, along with shortening the two left-turn lanes for eastbound traffic at the Route 30/Route 29 intersection, in order to provide a left-turn lane for vehicular traffic to this site.

WATERSHEDS 2045:

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

Page: 4
 Re: Preliminary/Final Land Development - Malvern Educational Properties, LLC Proposed Daycare
 # East Whiteland Township – LD-06-25-18585

PRIMARY ISSUES:

5. The site plan indicates that, in order to provide a left-turn lane onto the project site, a section of the existing median along Route 30 will be removed, and the existing left-turn lanes on eastbound Route 30 at the Route 30/Route 29 intersection will be shortened. Additionally, a second entrance will be provided at the northeast corner of the project site, from the adjoining parcel to the east (UPI# 42-4-133). In addition to the recommended signal timing adjustments to the Route 30/Route 29 intersection identified on page 12 of the Transportation Impact Study (“it is recommended that 1 second be reallocated from the eastbound ROW phase (2 and 5) to the southbound ROW phase (7) during the weekday morning peak hour”), the study also recommend that PennDOT and the Township continue to monitor the intersection for future signal timing adjustments needed at this intersection (page 13). Both the Township Engineer and PennDOT should review the findings of the Transportation Impact Study.
6. We recommend that the applicant consider providing a designated drop-off area and associated signage, in order to reduce conflicts between vehicular and pedestrian traffic.
7. We acknowledge, and endorse, that sidewalks are provided along Route 30, and that the proposed sidewalk network extends to the proposed building. Sidewalks are an essential design element in the **Suburban Landscape**, and pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system in the **Suburban Landscape**.
8. The applicant and Township should ensure, in its review of the Landscape Plan (Sheet 13) that adequate buffering and landscaping/vegetative screening is provided, particularly for the outdoor play area located on the north side of the building (we note the site plan indicates that a 6 foot white PVC fence surrounds the playground area). We also suggest that the applicant and Township consider the planting of other native trees, rather than oak trees, in the Landscape Plan.
9. 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.
10. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 15) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

ADMINISTRATIVE ISSUES:

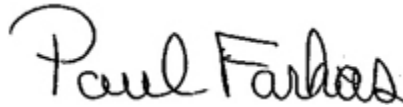
11. Land disturbance and land development activities that occur within the (East) Valley Creek watershed must comply with the applicable stormwater management ordinance standards as approved in the *Valley Creek Watershed Act 167 Stormwater Management Plan* (February 2011).
12. The details of the shared access arrangement between the project site and the adjoining parcel to the east (UPI# 42-4-133) should be incorporated into the deeds of both parcels.
13. 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.

Page: 5
Re: Preliminary/Final Land Development - Malvern Educational Properties, LLC Proposed Daycare
East Whiteland Township – LD-06-25-18585

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

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of 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: Malvern Educational Properties, LLC
Dynamic Engineering Consultants PC
43 Lancaster Pike LLC
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT



THE COUNTY OF CHESTER



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August 20, 2025

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

Re: Preliminary Land Development - The Dairy Barn and Residences at Benjamin Farms
East Whiteland Township – LD-07-25-18597

Dear Mr. Barner:

A Preliminary Land Development Plan entitled "The Dairy Barn and Residences at Benjamin Farms" (aka "The Residences at Hibberd Farms"), prepared by InLand Design LLC, and dated May 30, 2025, was received by this office on July 21, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

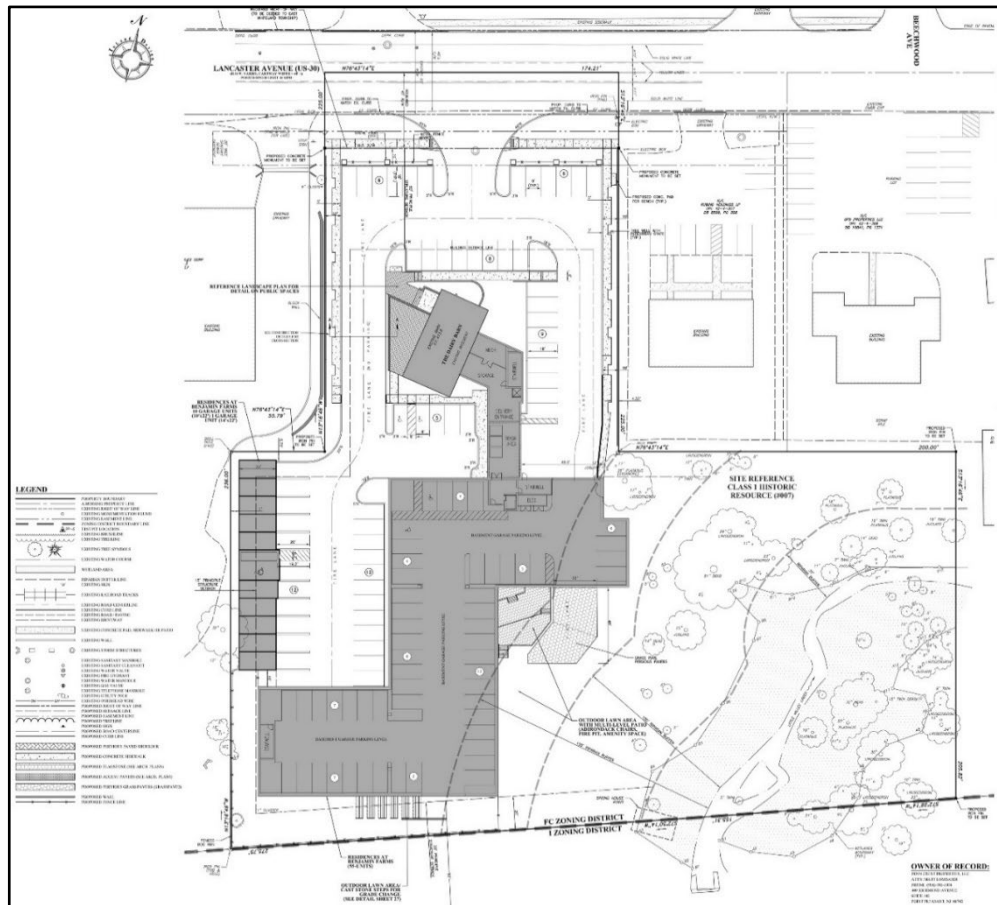
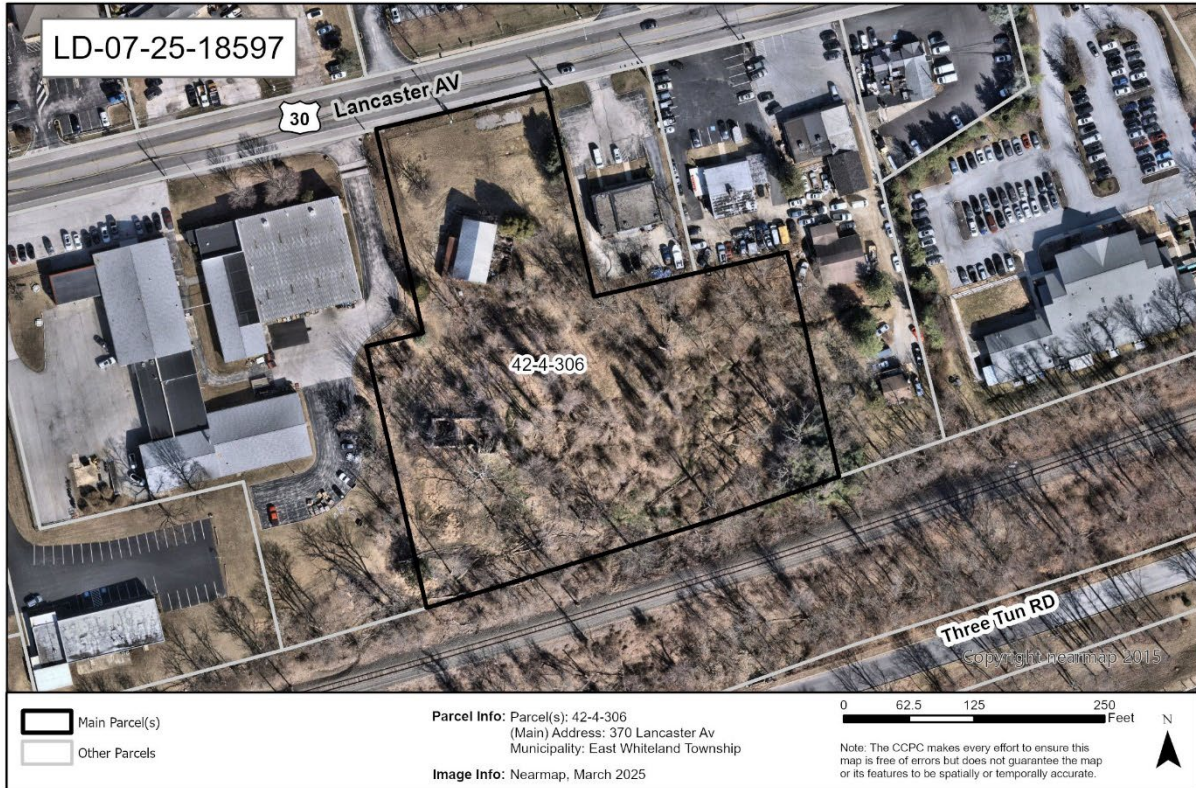
Location:	South side of Lancaster Avenue (Route 30), east of Sproul Road
Site Acreage:	3.10
Lots/Units:	1 existing lot
Proposed Land Use:	55 apartment units, commercial restaurant (ice cream shop in existing barn)
New Parking Spaces:	140
Municipal Land Use Plan Designation:	Commercial
UPI#:	42-4-306

PROPOSAL:

The applicant proposes the construction of 55 apartment units, along with the conversion of a historic barn into an ice cream shop. The Zoning Data table on Sheet 6 indicates that 140 parking spaces will be provided (114 for the residential units, and 26 for the ice cream shop). The project site, which will be served by public water and public sewer, is located in the FC Frontage Commercial zoning district. It is our understanding that, on December 23, 2024, the Township Zoning Hearing Board granted special exception approval to allow for the modification of certain dimensional standards, with seven conditions of approval. A Transportation Impact Study, prepared by Rettew and dated May 2025, was included with the plan submission.

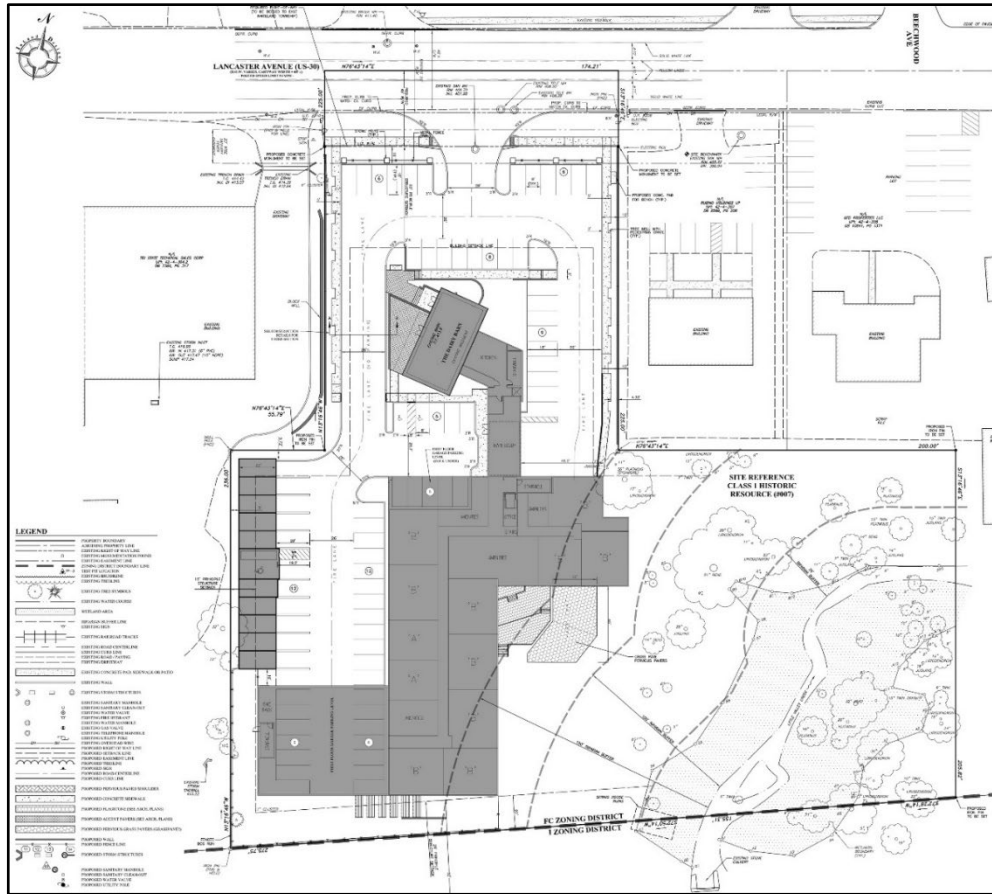
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, and all Township issues should be resolved before action is taken on this land development plan.

Page: 2
 Re: Preliminary Land Development - The Dairy Barn and Residences at Benjamin Farms
 # East Whiteland Township – LD-07-25-18597



Site Plan Detail, Sheet 6 (Site Payout Plan-Basement Garage)

Page: 3
 Re: Preliminary Land Development - The Dairy Barn and Residences at Benjamin Farms
 # East Whiteland Township – LD-07-25-18597



Site Plan Detail, Sheet 7 (Site Layout Plan- 1st floor Garage)



Architectural Concept Detail, page 13: Architectural Plans and Elevations prepared by Luce Architects, dated March 9, 2023, last revised July 24, 2024

Page: 4
 Re: Preliminary Land Development - The Dairy Barn and Residences at Benjamin Farms
 # East Whiteland Township – LD-07-25-18597

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS 2045:

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

PRIMARY ISSUES:

Historic Preservation:

3. The Hibberd Barn, which is identified in the Township's Historic Resource Inventory as a Class I historic resource, will be preserved and renovated for an ice cream shop. The Project Narrative indicates that the barn was erected circa 1737, and the Environmental Impact Assessment (EIA) Report, dated May 2025, identifies the barn as one of a limited number of eighteenth century barns in the area that is mainly intact. The EIA Report also indicates that the stones from the foundation remains of a second barn structure will be repurposed throughout the development, for stone walls, columns, and other features (Page 1). It is our understanding that, on October 10, 2024, the Township granted conditional use approval to permit the adaptive reuse of the barn, and to construct 55 apartment units and associated improvements, with 13 conditions of approval. We note that the conditions of approval include the following:
 - The applicant shall obtain final approval of the proposed architecture and renovation plans from the Township Historic Commission (condition #3).
 - If the historic barn structure is not preserved and renovated, the conditional use shall be considered moot and the apartments shall not be permitted to be constructed and/or occupied if construction has commenced (condition #5).
 - The applicant shall provide the Township access easements for future direct driveway connections between the subject property and immediately adjoining properties (condition #6).

Prior to granting final plan approval, the Township should verify that all applicable conditions of approval are incorporated into the final plan. The County Planning Commission endorses the applicant and Township's efforts towards the preservation and adaptive reuse of the historic barn. "Appreciate" Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve

Page: 5
 Re: Preliminary Land Development - The Dairy Barn and Residences at Benjamin Farms
 #: East Whiteland Township – LD-07-25-18597

historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at: www.chescoplanning.org/Landscapes3/lc-Appreciate.cfm.

Access and Circulation:

4. We acknowledge, and endorse, that sidewalks are provided along Lancaster Avenue, and that direct pedestrian access will be provided to the apartment building and the ice cream shop (we note that crosswalk areas are shown on Sheet 13). Sidewalks are an essential design element for new construction in the **Suburban Landscape**, and pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system in the **Suburban Landscape**.
5. 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: <https://chescoplanning.org/Guides/Multimodal/>.
6. We recommend that the applicant consider providing electric vehicle (EV) charging stations. The stations can be located nearest the building to reduce costs for extending electrical lines, or they can be located at light poles. The provision of charging stations for electric vehicles can help increase the marketability of the facility, and some facilities have offered charging stations near building entrances as site amenities. Charging stations can encourage the wider acceptance of electric vehicles. Additional information on this topic is provided in the County Planning Commission's Electric Vehicles Planning eTool, which is available online at: <https://www.chescoplanning.org/MuniCorner/eTools/19-ev.cfm>.
7. The Township's emergency service providers should be requested to review the plan to ensure that they can safely navigate the proposed development when completed.

Natural Features Protection:

8. We acknowledge that a Riparian Buffer Restoration Plan (Sheet 20) was included with the plan submission. The Township should confirm that the site plan complies with the riparian buffer requirements in the Municipal Code. **Landscapes3** supports the comprehensive protection and restoration of the county's ecosystems, including riparian corridors ("Protect" Objective B, page 63).
9. The plan and 2025 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The removal of trees should be limited to the minimum area needed for the buildings and support facilities. The "limits of disturbance" should be delineated to protect all trees that are intended to remain, and orange construction fencing should be placed at the "limit of disturbance" to prevent unintended intrusion into these areas by construction equipment. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.
10. Documentation included with the Sewer Facilities Planning Status Memorandum, dated May 29, 2025, indicates that additional information is required by the U.S. Fish and Wildlife Service for this project, a bog turtle habitat (Phase 1) Survey in accordance with USFWS guidelines for bog turtle surveys (2020). The completed study should be reviewed by the U.S. Fish and Wildlife Service prior to the Township taking action on this plan submission.

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 Re: Preliminary Land Development - The Dairy Barn and Residences at Benjamin Farms
 # East Whiteland Township – LD-07-25-18597

Stormwater Management:

11. 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).
12. The site is underlain by carbonate geology in which the presence or potential may exist for formation and/or expansion of solution channels, sinkholes, and other karst features. These features can present risk of collapse and groundwater contamination that often can be overcome and avoided with careful stormwater management design. The location, type, and design of stormwater facilities and best management practices (BMPs) should be based on a site evaluation conducted by a qualified licensed professional that ascertains the conditions relevant to formation of karst features, and the PA BMP Manual or other design guidance acceptable to the Municipal Engineer.
13. 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.

Affordably-Priced Housing Units:

14. 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. Additionally, the County has established the A+ Homes initiative, which focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at: <https://www.chescoplanning.org/Housing/aPlusHomes.cfm>.

ADMINISTRATIVE ISSUES:

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

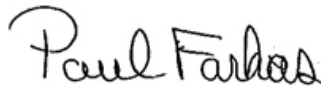
Page: 7

Re: Preliminary Land Development - The Dairy Barn and Residences at Benjamin Farms
East Whiteland Township – LD-07-25-18597

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

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

Sincerely,

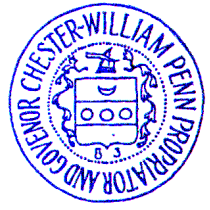


Paul Farkas
Senior Review Planner

cc: Penn Crest Properties LLC
Lombardi Residential LLC
InLand Design LLC
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District
US Fish and Wildlife Services



THE COUNTY OF CHESTER



COMMISSIONERS
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Executive Director

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

August 27, 2025

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

Re: Preliminary Land Development - 188 Scotts La.
Lower Oxford Township – LD-07-25-18596

Dear Ms. Kinney:

A Preliminary Land Development Plan entitled “188 Scotts La.,” prepared by Edward B. Walsh & Associates, Inc., and dated November 5, 2024, was received by this office on July 30, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

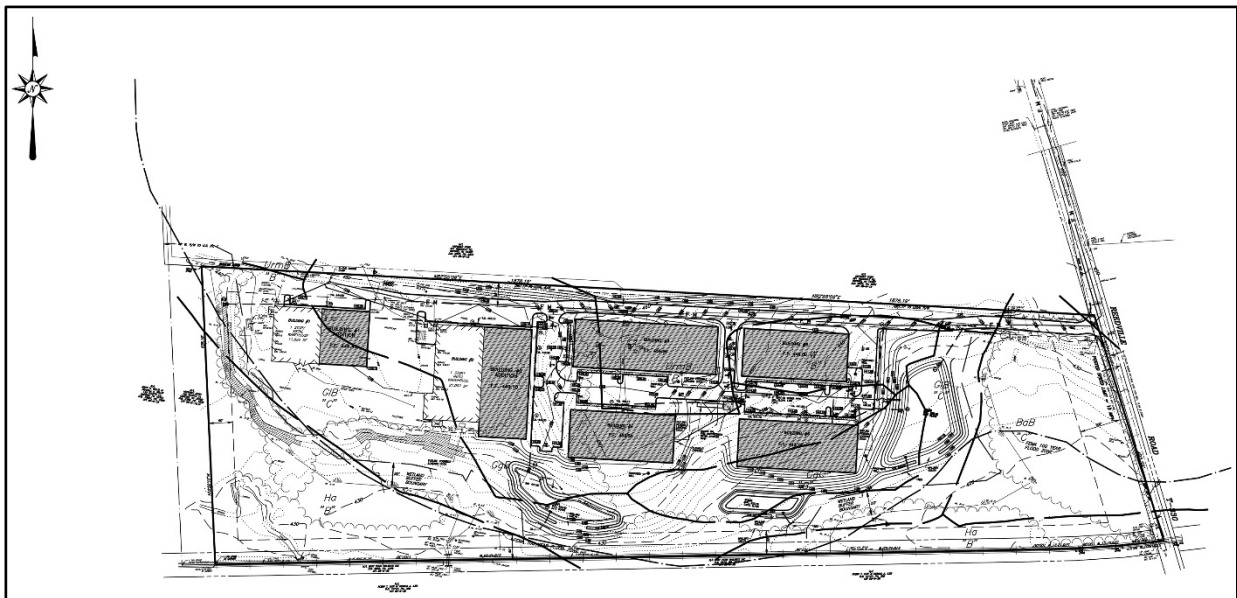
Location:	West side of Reedville Road, south of Baltimore Pike
Site Acreage:	24.64
Lots/Units:	1 Lot
Non-Res. Square Footage:	133,500
Proposed Land Use:	Industrial
New Parking Spaces:	172
Municipal Land Use Plan Designation:	Commerce
UPI#:	56-9-16.1

PROPOSAL:

The applicant proposes the overall construction of 133,500 square feet of industrial square footage (four new buildings totaling 99,000 square feet, and two building additions totaling 34,500 square feet). 159 parking spaces will be provided, with an additional 13 future possible parking spaces depicted to the immediate east of building #5. The project site, which will be served by on-site water and public sewer, is located in the I-1 Limited Industrial zoning district.

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

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 Re: Preliminary Land Development - 188 Scotts La.
 # Lower Oxford Township – LD-07-25-18596



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 Re: Preliminary Land Development - 188 Scotts La.
 # Lower Oxford Township – LD-07-25-18596

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a land development proposal for this site, which addressed the construction of three building additions totaling 52,400 square feet (CCPC# LD-7-11-4552, dated August 11, 2011). We have no record of the Township taking action on this prior submission.

COUNTY POLICY:

LANDSCAPES:

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

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

WATERSHEDS 2045:

3. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Elk Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: protecting and restoring headwater streams and vegetated riparian corridors; reducing agricultural and urban runoff; protecting groundwater resources; restoring water quality in impaired streams; and creating and enhancing water-based recreational opportunities. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

Parking:

4. The Zoning Data table on Sheet 1 indicates that, while 159 parking spaces will be (initially) provided, only 111 parking spaces are required for this development. We suggest that the applicant and the Township evaluate the anticipated parking demand for this facility, and determine whether all of the proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.

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 Re: Preliminary Land Development - 188 Scotts La.
 # Lower Oxford Township – LD-07-25-18596

Natural Features Protection:

5. A portion of the project site, including existing paved areas, is located within the 100 year flood plain. Although it does not appear that any proposed development activity will encroach into the floodplain, the applicant should ensure that any proposed development and construction activity does not extend beyond the delineated limit of disturbance. If construction activity does occur within the floodplain, the applicant should obtain appropriate floodplain permits from the Township. FEMA and the Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain.
6. The site contains delineated wetlands. Although it does not appear that any development activity will encroach into the delineated wetland area, the applicant should be aware that placement of fill in wetlands is regulated by the Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977) and the Department of Environmental Protection under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management.

Stormwater Management:

7. Land disturbance and land development activities that occur within Chester County must comply with the ***County-wide Act 167 Stormwater Management Plan for Chester County, PA*** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
8. Sediment Trap #1 (SCM #1) and Trap #2 (SCM #2) and Sediment Basin #3 (SCM #3) are all partially underlain with Glenville silt loam (GIB) soils, which are severely limited for infiltration, erodible, and hydric. If infiltration and dewatering tests for permanent stormwater management facilities are not sufficient, the applicant should incorporate additional soil amendments or consider alternative SCMs.
9. Black Walnut Creek is designated as a High Quality-Trout Stocking Fishery and Migratory Fishery. Increases in impervious cover elevates the risk of thermal degradation in these streams, which could impact wild trout populations. To minimize thermal impacts to the adjacent streams, the applicant should consider designing the stormwater basins as naturalized basins. Naturalized basins can also improve nutrient and sediment uptake and improve wildlife and pollinator habitat. The plantings should incorporate raingarden seed mix and appropriate water-tolerant native shrubs into the basin design to promote greater infiltration.
10. To ensure that the stormwater management controls continue to function as designed, the applicant should ensure that the owner's designated operator and inspector of stormwater facilities is properly trained to inspect these facilities to reduce the potential for failure and to address any issues with facilities.
11. 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.

Design Issues:

12. We suggest that the applicant and Township, in its review of the proposed Landscape Plan (Sheets 22 and 23) consider incorporating additional plantings in the parking areas. ***Landscapes3***

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 # Lower Oxford Township – LD-07-25-18596

recommends that developments in the **Suburban Landscape** include extensive landscaping in parking areas (page 39).


13. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 21) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

ADMINISTRATIVE ISSUES:

14. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
15. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
16. The applicant should verify the accuracy of the information provided in the Past and Present Uses table on Sheet 15, which states “For the past five years to beyond fifty years the site has been wooded area and farmland.” We note that the existing industrial buildings on the current plan submission were also depicted as existing buildings on the prior plan submission reviewed by the County Planning Commission in 2011 (CCPC# LD-7-11-4552, dated August 11, 2011).
17. The plan does not include the County Planning Commission Review signature block. This information should be added to the plan.
18. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, the Health Department, and the municipality.

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

Sincerely,

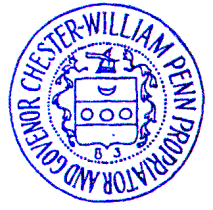


Paul Farkas
 Senior Review Planner

cc: 188 Scotts Lane, LLC
 Eric Felix
 Edward B. Walsh and Associates, Inc.
 Chester County Health Department
 Chester County Conservation District
 Chester County Water Resources Authority



THE COUNTY OF CHESTER



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August 19, 2025

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

Re: Preliminary/Final Subdivision - 217 & 219 Chapel Ave
Parkesburg Borough - SD-07-25-18620

Dear Ms. Gresh:

A preliminary/final subdivision plan entitled "217 & 219 Chapel Ave", prepared by Precision Geospatial Solutions and Elevated Consulting Services LLC and dated July 21, 2025, was received by this office on July 25, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	North of Chapel Avenue and south of North Street
Site Acreage:	0.68 acre
Lots/Units:	2 lots/2 units
Proposed Land Use:	Twin dwellings
Municipal Land Use Plan Designation:	Traditional Residential
UPI#:	8-3-73, 8-3-74

PROPOSAL:

The applicant proposes the adjustment of the lot line separating two lots and the construction of two semi-detached dwellings. The Act 247 referral form submitted with the plan indicates that both public and private water and sewer facilities are proposed, but the plan indicates that the site will be served by public water and sewer facilities. The site is located in the Parkesburg Borough R-2 Residence zoning district.

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

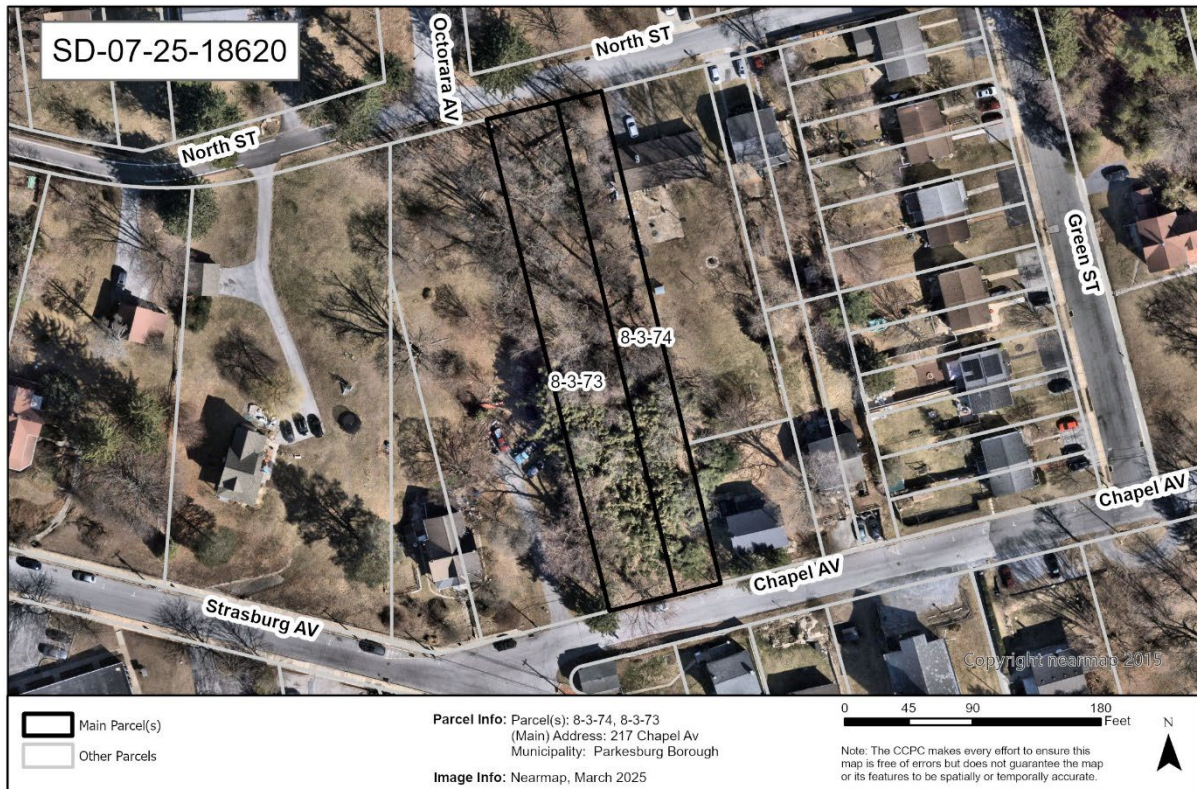
COUNTY POLICY:

LANDSCAPES:

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

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 Re: Preliminary/Final Subdivision - 217 & 219 Chapel Ave
 # Parkesburg Borough - SD-07-25-18620

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**.



WATERSHEDS 2045:

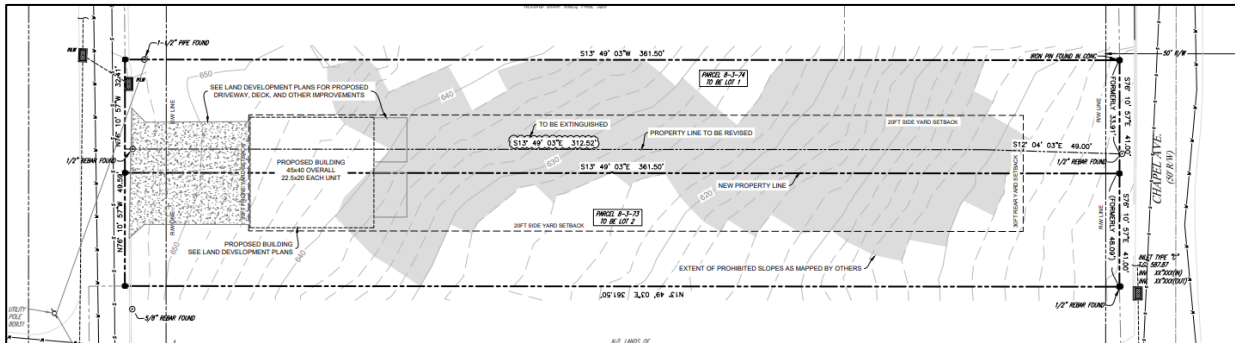
2. ***Watersheds 2045***, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the **Upper Brandywine Creek** watershed. The ***Watersheds 2045*** plan's highest priority objectives within this watershed are:

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

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

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

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 Re: Preliminary/Final Subdivision - 217 & 219 Chapel Ave
 # Parkesburg Borough - SD-07-25-18620



*Detail of 217 & 219 Chapel Ave
 Preliminary/Final Subdivision and Land Development Plan*

PRIMARY ISSUES:

4. The applicant has requested variances related to lot dimensions, impervious coverage, and disturbance to steep slope areas to permit the construction of the semi-detached dwellings. It appears that this portion along North Street primarily includes detached dwellings, although the Green Street area to the east of the site includes semi-detached dwellings. As the Borough reviews this proposal, we suggest that the applicant and the Borough consider how the proposed semi-detached dwellings can be designed to reflect the character of this portion of the Borough. For example, the paving in front of the dwellings could be narrowed at the street, the paving area could be separated into two driveways with landscaping between them, the street-facing garages could be stepped back from the street and use pent roofs, and additional landscaping could be provided. Additionally, the applicant and the Borough could consider relocating the driveways to the north and south sides of the dwellings. The Chester County Planning Commission's Urban Center Design Guide contains additional design recommendations, at: <https://www.chescoplanning.org/MuniCorner/PDF/UrbanCenterDesignGuide.pdf>
5. The plan indicates that a special exception for this project was granted, and variances will be required. The final plan should accurately note the Zoning Hearing Board's decision, including any conditions of approval issued by the Board.

The applicant should also indicate whether any waivers from the provisions of the Borough Subdivision and Land Development Ordinance will be required. 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. In the future, the Borough may wish to review its requirements for single family semi-detached dwellings (in Zoning Ordinance Section 602 Area and Bulk Regulations) to determine whether the regulations for semi-detached dwellings are unnecessarily restrictive. For example, Section 602.1.A. Minimum Lot Area requires "A minimum lot area of nine thousand (9000) square feet shall be provided for single family detached units. A minimum lot area of 8000 square feet shall be provided for each semi-detached dwelling unit."; the minimum lot areas for both types of dwellings are not substantially different. Also, Section 602.1.D, Minimum Side Yard, requires "A minimum side yard of eight (8) feet and an aggregate of the two (2) side yards of twenty (20) feet shall be provided for every use. A minimum side yard of 20 feet shall be provided for all semi-detached units." These lot and setback dimensions appear to potentially discourage the provision of single family semi-detached dwellings.

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 Re: Preliminary/Final Subdivision - 217 & 219 Chapel Ave
 #: Parkesburg Borough - SD-07-25-18620

7. “Connect” Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas. We recommend that the applicant provide a sidewalk. Sidewalks are an essential design element for new construction in the **Urban Center Landscape**.

PennDOT’s Design Manual 2-Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act (ADA) recommend that sidewalks be a minimum of five feet in width. Additional information on this topic is provided in the Pedestrian Facilities Design Element in Chapter 3 of the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: <https://chescoplanning.org/Guides/Multimodal/>.

8. The site contains areas of steep slopes. The Borough should verify that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization. Areas of steep and moderate slopes should be protected from disturbance that may cause erosion and flooding, as well as negatively impact water quality, wildlife habitat, slope stability, and scenic views.
9. The plan and aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The removal of trees should be limited to the minimum area necessary.
10. The stormwater management plans indicate that subsurface infiltration practices will be utilized to manage a portion of the site’s stormwater runoff. The applicant should submit an operations and management plan for the stormwater facilities to the Borough, which should be reviewed by the Borough Engineer. To ensure this system continues to function as designed, the applicant and/or those responsible for future maintenance should strictly adhere to the inspection schedule included in the operation and maintenance plan. Appropriate pre-treatment Best Management Practices (BMPs) should be installed to remove sediment and other debris from runoff before it discharges to the planned subsurface infiltration system. Sediment, oil, grease, or other debris should be regularly removed from these pretreatment BMPs.

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

ADMINISTRATIVE ISSUES:

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

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Re: Preliminary/Final Subdivision - 217 & 219 Chapel Ave
Parkesburg Borough - SD-07-25-18620

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

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

Sincerely,

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

Wes Bruckno
Senior Review Planner

cc: Precision Geospatial Solutions
Elevated Consulting Services LLC
Luz Alma Casiano
Chester County Conservation District
MJMJR LAND I, LLC



THE COUNTY OF CHESTER



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

August 26, 2025

Teresa DeStefano, Planning Commission Secretary
Thornbury Township
800 East Street Road
West Chester, PA 19382

Re: Preliminary/Final Subdivision - 1 & 2 Huntrise Lane
Thornbury Township – SD-08-25-18625

Dear Ms. DeStefano:

A Preliminary/Final Subdivision Plan entitled "1 & 2 Huntrise Lane", prepared by Inland Design, and dated July 23, 2025, was received by this office on August 7, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

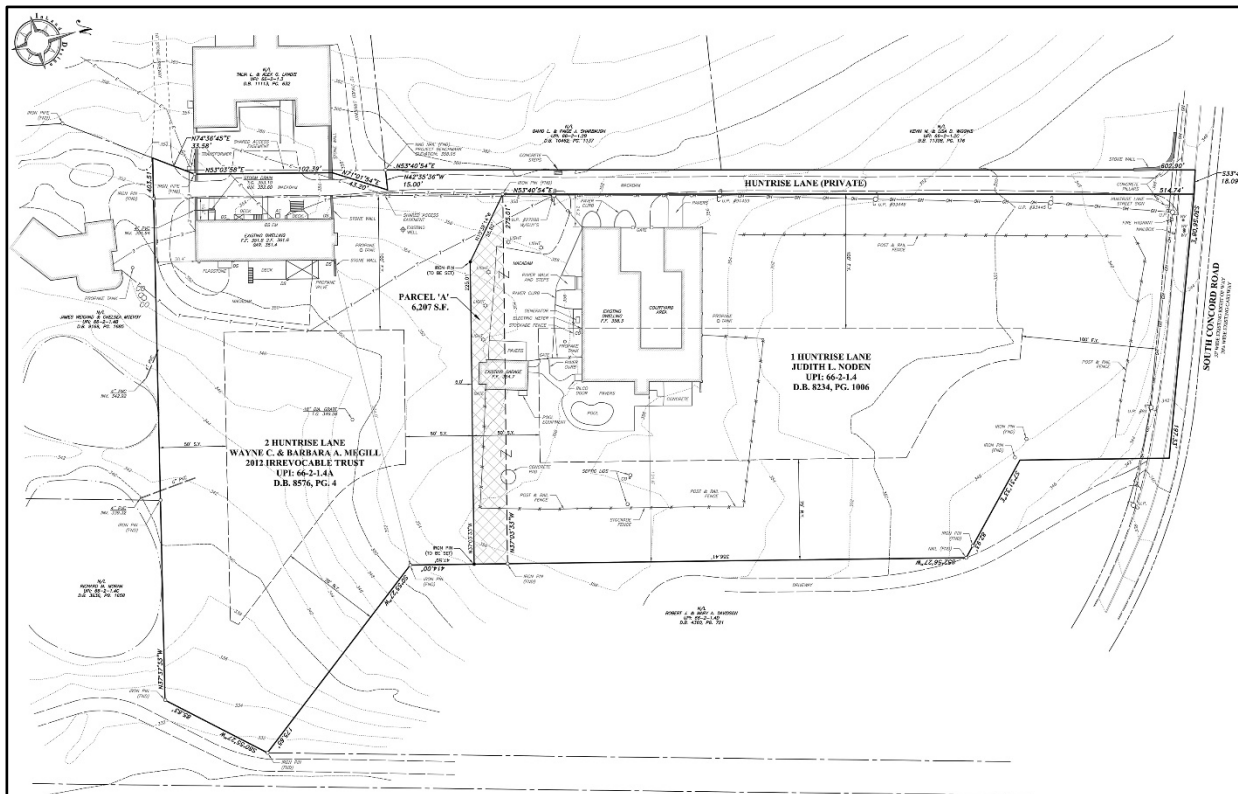
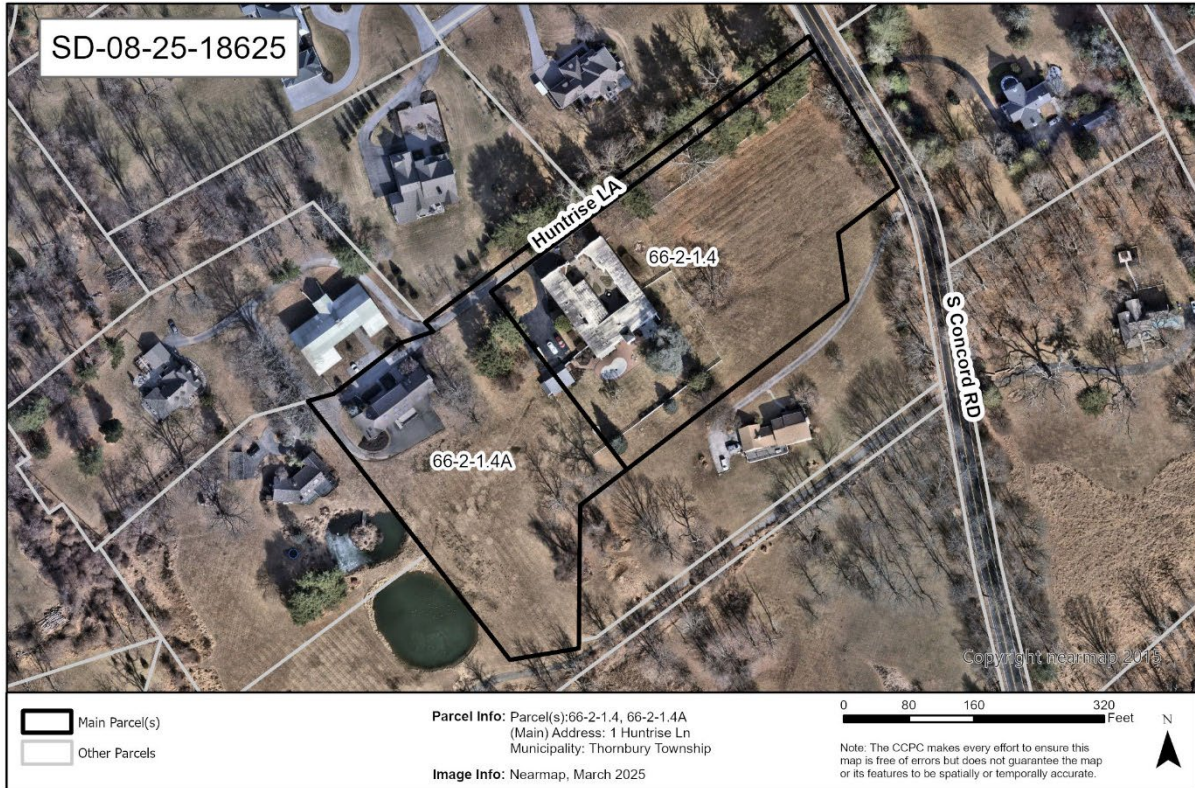
Location:	South side of Huntrise Lane, west of South Concord Road
Site Acreage:	4.00
Lots/Units:	2
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	RR Rural Residential
UPI#:	66-2-1.4A, 66-2-1.4

PROPOSAL:

The applicant proposes a lot line revision between two single family residential lots, in order to address an encroachment issue. No development activity is proposed as part of the current plan submission. The project site is located in the R-1 Residential/Agricultural zoning district.

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

Page: 2
 Re: Preliminary/Final Subdivision - 1 & 2 Huntrise Lane
 # Thornbury Township – SD-08-25-18625



Site Plan Detail: Preliminary/Final Subdivision - 1 & 2 Huntrise Lane

Page: 3
Re: Preliminary/Final Subdivision - 1 & 2 Huntrise Lane
Thornbury Township – SD-08-25-18625

BACKGROUND:

1. The Chester County Planning Commission previously reviewed a subdivision plan involving these two parcels. CCPC# SD-10-20-16508, “Scott M. Megill,” dated November 10, 2020, addressed the conveyance of Parcel A, an 0.319 acre portion of UPI# 66-2-1.2B, to UPI# 66-2-1.3, along with the conveyance of Parcel B, an 0.139 acre portion of UPI 66-2-1.4A, to UPI# 66-2-1.4. However, our copy of the plan approved by the Township on February 16, 2021, only depicts the conveyance of Parcel A between UPI# 66-2-1.2B and UPI# 66-2-1.3. We also note that the proposed boundary between UPI# 66-2-1.4A and 66-2-1.4 shown on the current plan submission differs slightly from the proposed boundary depicted on the subdivision plan reviewed by the County Planning Commission on November 10, 2020.

COUNTY POLICY:

LANDSCAPES:

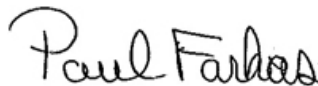
2. The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium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

ADMINISTRATIVE ISSUES:

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

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

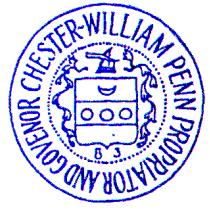


Paul Farkas
Senior Review Planner

cc: Judith Noden
Inland Design



THE COUNTY OF CHESTER



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Matthew J. Edmond, AICP
Executive Director

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August 19, 2025

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

Re: Final Subdivision - 221 Indian Run Road
Wallace Township - SD-07-25-18614

Dear Ms. Randzin:

A final subdivision plan entitled "221 Indian Run Road", prepared by Padula Engineering, dated August 27, 2024, and last revised on December 16, 2024, was received by this office on July 24, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	East side of Indian Run Road, north of Bassett Hunt Lane
Site Acreage:	5.50 acres
Lots:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Rural Density
UPI#:	31-3-55

PROPOSAL:

The applicant proposes the subdivision of one lot into two lots. The site, contains one dwelling that will remain and which is served by on-site water and on-site sewer facilities, is located in the Wallace Township FRR-Flexible Rural Residential zoning district.

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

Page: 2
 Re: Final Subdivision - 221 Indian Run Road
 # Wallace Township - SD-07-25-18614



COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS 2045:

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

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

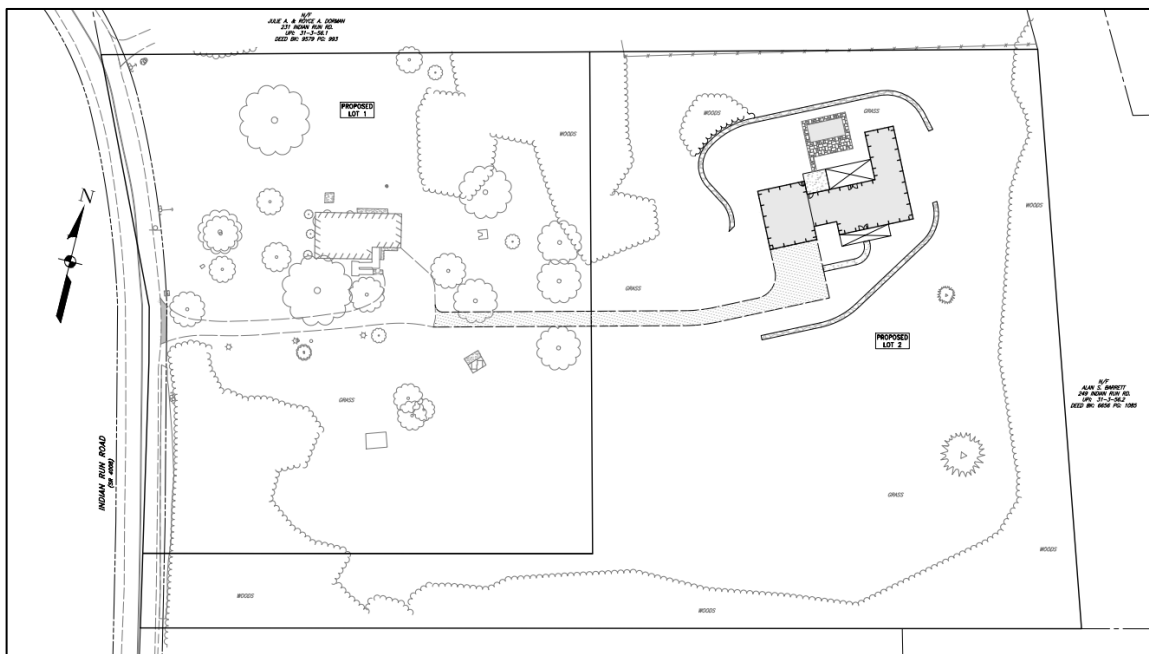
Watersheds 2045 can be accessed at www.chesco.org/watersheds2045.

Page: 3
 Re: Final Subdivision - 221 Indian Run Road
 # Wallace Township - SD-07-25-18614

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

PRIMARY ISSUES:

4. We commend the applicant for proposing an extension of the existing driveway instead of constructing a new driveway on the southern portion of proposed Lot 2. The use of the proposed shared driveway can reduce construction costs and stormwater runoff. The deeds to both lots should reflect the terms of any necessary access easement.



Detail of 221 Indian Run Road Final Subdivision Plan

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

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

Page: 4
Re: Final Subdivision - 221 Indian Run Road
Wallace Township - SD-07-25-18614

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Wes Bruckno
Senior Review Planner

cc: Padula Engineering
David and Caroline Duda
Chester County Health Department
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

Matthew J. Edmond, AICP
 Executive Director

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

August 19, 2025

Gregory J. McCummings, Borough Manager
 West Grove Borough
 PO Box 61
 West Grove, PA 19390

Re: Final Subdivision - Henry G. Salmon III
 # West Grove Borough - SD-07-25-18600

Dear Mr. McCummings:

A final subdivision plan entitled "Henry G. Salmon III", prepared by Regester Associates, Inc. and dated July 7, 2025, was received by this office on July 21, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	South side of West Harmony Road, west of Maple Avenue
Site Acreage:	2.36 acres
Lots/Units:	2 lots/2 dwellings
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Neighborhood Residential
UPI#:	5-4-386, 5-4-23

PROPOSAL:

The applicant proposes the adjustment of the lot line separating two lots containing one dwelling each, by transferring a 7,393 square foot parcel between the lots. The site, which will be served by public water and on-lot sewer facilities, is located in the West Grove Borough R-1 Low Density Residential zoning district. No additional development is proposed by this subdivision.

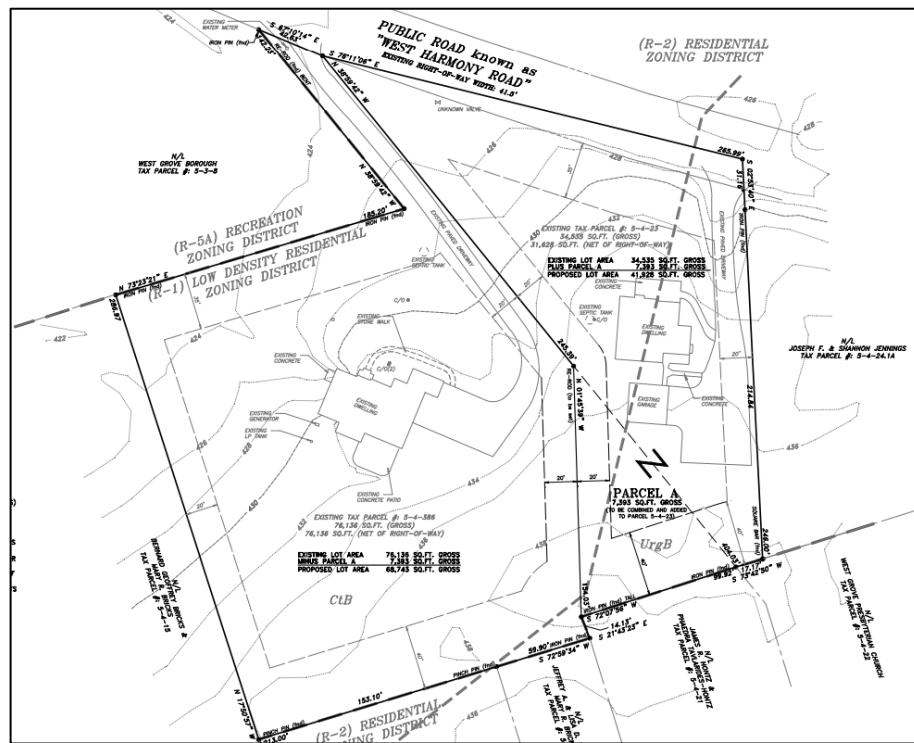
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all West Grove Borough issues should be resolved before action is taken on this subdivision plan.

Page: 2
 Re: Final Subdivision - Henry G. Salmon III
 # West Grove Borough - SD-07-25-18600



PRIMARY ISSUE:

Existing Conditions Note 9 on the plan indicates that the site is served by public water facilities and on-site sewer services. The Borough should consider requiring the applicant to show the locations of the sewer disposal systems to ensure that proper isolation distances from lot lines and other related site features are met.



Page: 3
Re: Final Subdivision - Henry G. Salmon III
West Grove Borough - SD-07-25-18600

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

Sincerely,

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

Wes Bruckno
Senior Review Planner

cc: Henry G. Salmon III & Megan Babineau and David A. & Wanda M. Prosser
Reger Associates, Inc.
Chester County Health Department



THE COUNTY OF CHESTER



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August 27, 2025

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

Re: Preliminary/Final Land Development - Exton Market Realty LLC
West Whiteland Township – LD-07-25-18604

Dear Mr. Weller:

A Preliminary/Final Land Development Plan entitled "Exton Market Realty LLC", prepared by Dynamic Engineering Consultants, PC and dated July 16, 2025, was received by this office on July 28, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

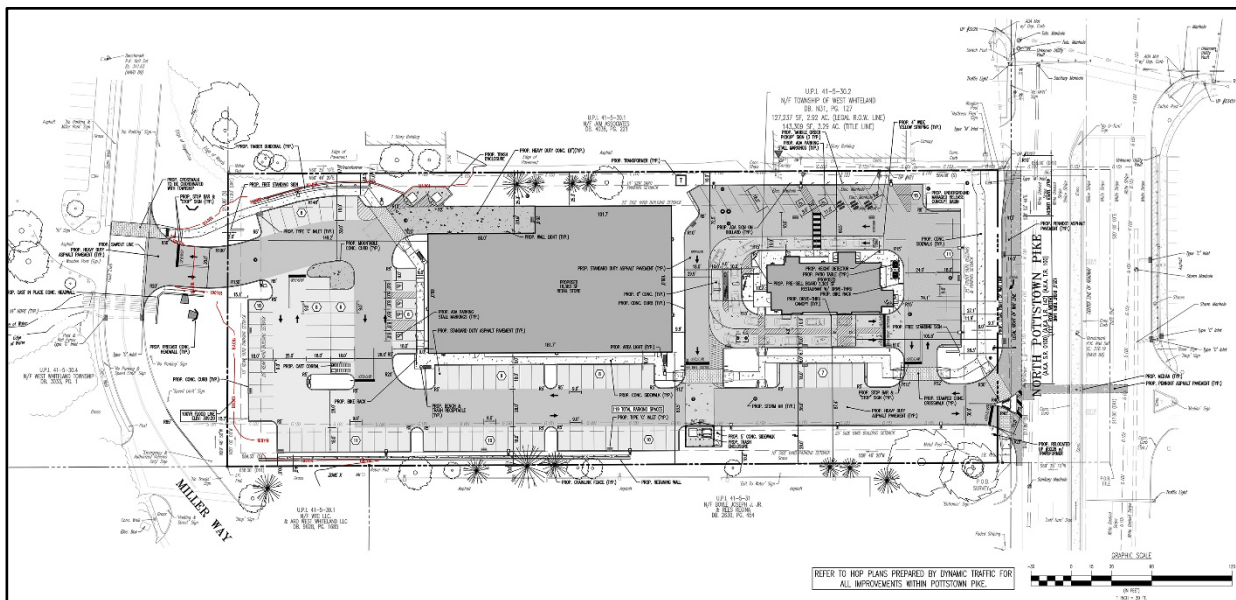
PROJECT SUMMARY:

Location:	West side of North Pottstown Pike (Route 100), south of Waterloo Boulevard
Site Acreage:	3.00
Lots/Units:	1 lot
Non-Res. Square Footage:	21,748
Proposed Land Use:	Retail, Restaurant
New Parking Spaces:	119
Municipal Land Use Plan Designation:	Town Center Mixed Use; and Naturally Constrained Land
UPI#:	41-5-30.2

PROPOSAL:

The applicant proposes the construction of two commercial buildings totaling 21,748 square feet (a 18,383 square foot retail store, and a 3,299 square foot restaurant with drive through service), and 119 parking spaces. Vehicular access will be provided from both North Pottstown Pike and Miller Way; the applicant proposes to construct a 125 foot right turn lane along North Pottstown Pike as part of this proposed right-in/right-out entrance. The project site, which will be served by public water and public sewer, is located in the TC Town Center Mixed Use zoning district. A Transportation Impact Assessment, prepared by Dynamic Traffic, and dated March 7, 2025, was included with the plan submission.

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



Site Plan Detail, Sheet 6: Preliminary/Final Land Development - Exton Market Realty LLC

Page: 3
 Re: Preliminary/Final Land Development - Exton Market Realty LLC
 # West Whiteland Township – LD-07-25-18604

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Suburban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. While the proposed uses are appropriately located in a **Suburban Center Landscape**, careful consideration of the proposed development activity is required due to its existing environmental characteristics, and the extent of the development on this 3.0 acre lot (as noted in comment #3 below, variances have been granted from the impervious coverage requirements, along with variances to permit new construction and fill placement within an identified floodplain area).

WATERSHEDS 2045:

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

PRIMARY ISSUES:

Variances:

3. The Variances Granted table on Sheet 3 indicates that, on April 24, 2025, the Township Zoning Hearing Board granted seven variances for this project, including variances from the impervious coverage requirements, and variances to permit new construction and fill placement within an identified floodplain area. In particular, the Zoning Table on Sheet 3 indicates that, while the maximum impervious coverage requirement in the TC Town Center district is 70 percent, and the existing impervious coverage is 94.4 percent, a variance was granted to allow a maximum impervious coverage of 98.1 percent. 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.

Design Issues:

4. We acknowledge and endorse that sidewalks will be provided, which extend from Route 100 to both buildings, and to Miller Way to the west. Sidewalks are an essential design element for new construction in the Suburban Center Landscape, and pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system in the Suburban Center Landscape.

Page: 4
 Re: Preliminary/Final Land Development - Exton Market Realty LLC
 #: West Whiteland Township – LD-07-25-18604

5. 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 note that the Township's 2019 Official Map indicates that sidewalks and streetscape enhancements should be provided along this section of Route 100.
6. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 15) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

Stormwater Management:

7. Land disturbance and land development activities that occur within Chester County must comply with the ***County-wide Act 167 Stormwater Management Plan for Chester County, PA*** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
8. While we acknowledge that the Township Zoning Hearing Board has granted a variance from Zoning Ordinance Section 325-63.B and 325-63.C(1) to permit new construction and fill placement within an identified floodplain area, the Township's Floodplain Administrator should ensure the lowest flood is elevated above the regulatory flood elevation and is floodproofed before granting a building occupancy permit and should record an elevation certificate. If the applicant places fill on the site which may modify the base flood elevation, the applicant should file a letter of map revision (LOMR) and/or conditional letter of map revision (CLOMR) with FEMA. The Township's Floodplain Administrator should note the substantial improvements for the proposed development plans for the site for any future improvements.
9. BMP ID 1 (Subsurface basin with MRC) is mislabeled as BMP ID 2 on Sheet 28. This should be corrected by the applicant.
10. The applicant should ensure the location of cleanouts for the subsurface infiltration basin are accessible for maintenance and inspection.
11. The proposed plan indicates that stormwater runoff from the property to POA-001 is conveyed through an existing culvert to Miller Park, which is owned by the Township. The applicant should ensure the PCSM Long Term Operations and Management Plan acknowledges the continued conveyance of the stormwater runoff offsite in accordance with applicable regulations and any approved stormwater management plan. The obligation to manage offsite runoff should be binding for future landowners.
12. The site is underlain by carbonate geology in which the presence or potential may exist for formation and/or expansion of solution channels, sinkholes, and other karst features. These features can present risk of collapse and groundwater contamination that often can be overcome and avoided with careful stormwater management design. A geotechnical report is not currently included in the submission to the County Planning Commission. The applicant should provide the Township Engineer, if not already, with the geotechnical report prior to approval of final plans and start of construction. The applicant should include remediation actions in the plans if a sinkhole occurs during construction activities. Additionally, the applicant should consider additional alternative stormwater management practices and site design practices to limit the risk of sinkhole formation, examples of which include the following:

Page: 5
 Re: Preliminary/Final Land Development - Exton Market Realty LLC
 #: West Whiteland Township – LD-07-25-18604

- a. Disconnecting impervious cover to the greatest extent wherever practical to manage stormwater as close to its source as possible;
 - b. Managing stormwater with additional smaller green infrastructure practices, such as bioswales, raingardens, or curb bump-outs, that would limit the volume of stormwater directed to the stormwater detention basins; and
 - c. Increasing setbacks between infiltration features and down-gradient infrastructure (roadways, parking areas, subsurface utilities).
13. To ensure that the stormwater management controls continue to function as designed, the applicant should include information on the frequency and proper inspection, operation, and maintenance of these systems an Inspection, Operation and Maintenance Plan. Additionally, since the owner's designated operator and inspector of stormwater facilities is responsible for operation, maintenance, and inspection of these facilities, the applicant should ensure the designated operator/inspector is properly trained to inspect these facilities to reduce the potential for failure and to address any issues with facilities.
 14. Given the project's location in watersheds designated as Warm Water Fishes / Migratory Fishes, the applicant should minimize the removal of trees on the property to the greatest extent possible to reduce the volume of stormwater generated.
 15. Given the increase of impervious coverage for driveways, parking spaces, and sidewalk areas, the applicant should consider establishing a de-icing plan and material storage area that minimizes the volume of de-icing chemicals and pollutants that will directly infiltrate to the groundwater or runoff to streams. Monitoring results throughout Chester County show rapid increases in baseline chloride concentrations and pronounced spikes in chloride levels are often observed after winter precipitation events. Reducing chloride runoff from all pavement sources as well as roads is increasingly needed to minimize impacts to water resources.

Transmission Pipelines:

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

ADMINISTRATIVE ISSUES:

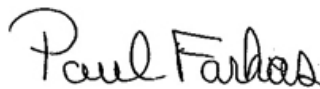
17. The site plan indicates that a portion of the proposed driveway entrance and sidewalk extension to Miller Way to the west will be located on UPI# 41-5-30.4, which is owned by West Whiteland Township. The details of these access arrangements should be incorporated into the deeds of these lots.

Page: 6
Re: Preliminary/Final Land Development - Exton Market Realty LLC
West Whiteland Township – LD-07-25-18604

18. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
19. 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.
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, the Assessment Office, and the municipality.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Dynamic Engineering Consultants, PC
Exton Market Realty LLC
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District
Chester County Water Resources Authority



THE COUNTY OF CHESTER



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Matthew J. Edmond, AICP
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(610) 344-6285 Fax (610) 344-6515

August 1, 2025

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

Re: Preliminary/Final Land Development - Westtown School - Dining Hall Project
Westtown Township – LD-07-25-18590

Dear Ms. Carter:

A Preliminary/Final Land Development Plan entitled "Westtown School - Dining Hall Project", prepared by Cicada, and dated June 27, 2025, was received by this office on July 2, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

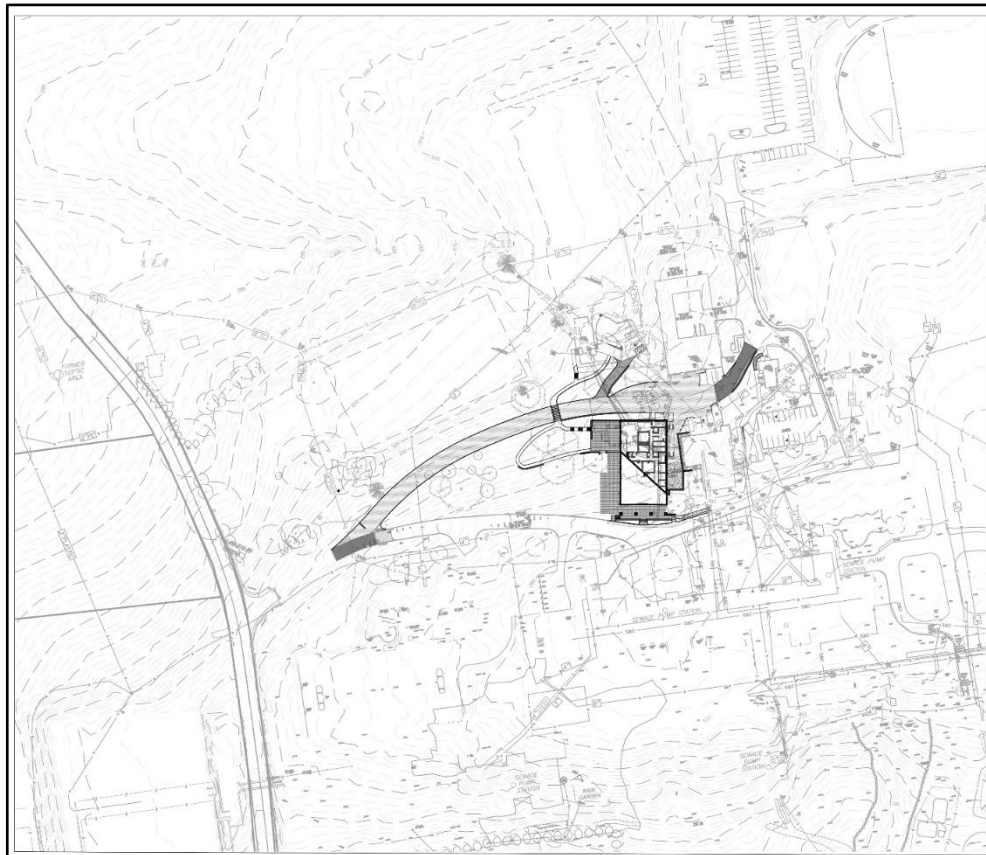
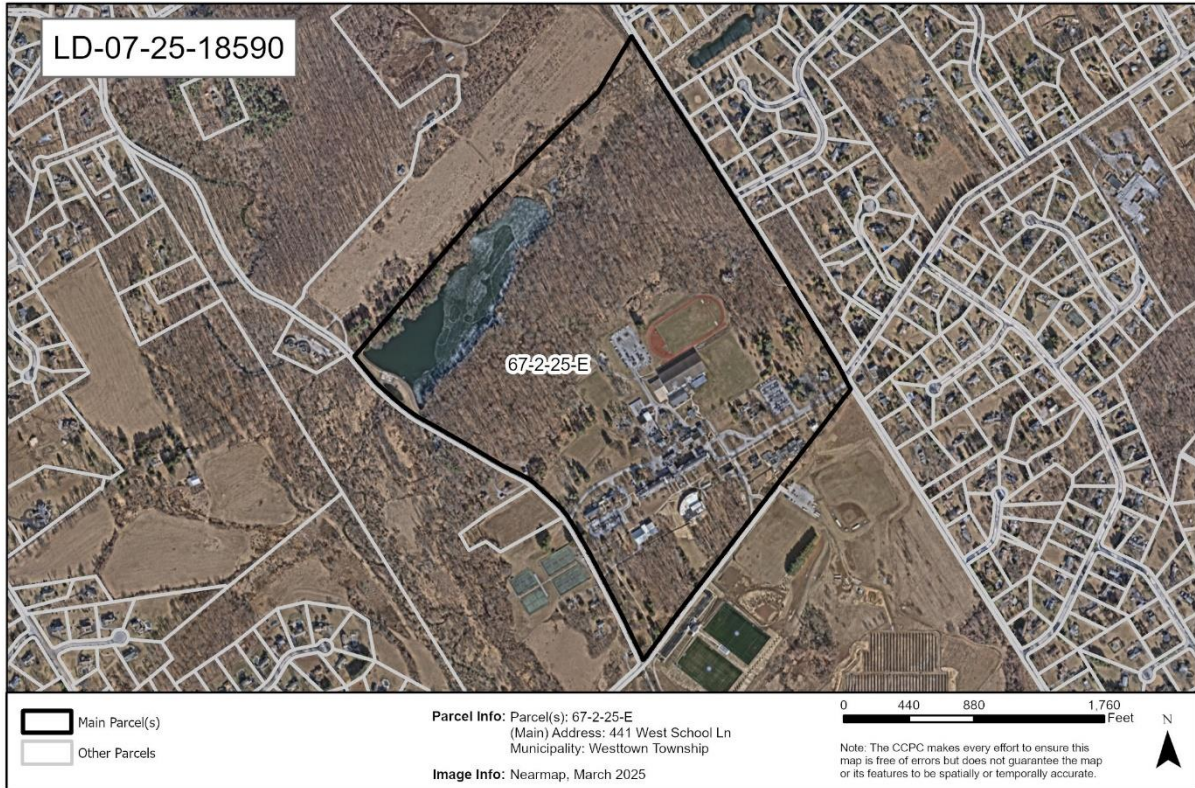
Location:	Between Westtown Road and Walnut Hill Road, south of Westtown Way
Site Acreage:	170.50
Lots/Units:	1
Non-Res. Square Footage:	23,600
Proposed Land Use:	Dining Hall for existing school
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Neighborhood Conservation
UPI#:	67-2-25-E

PROPOSAL:

The applicant proposes the construction of a 23,600 square foot dining hall (to replace the dining hall in the main building), along with a two-way roadway extension connecting the new building to West School Lane. The project site, which is served by on-site water and public sewer, is located in the A/C Agricultural/Cluster Residential zoning district.

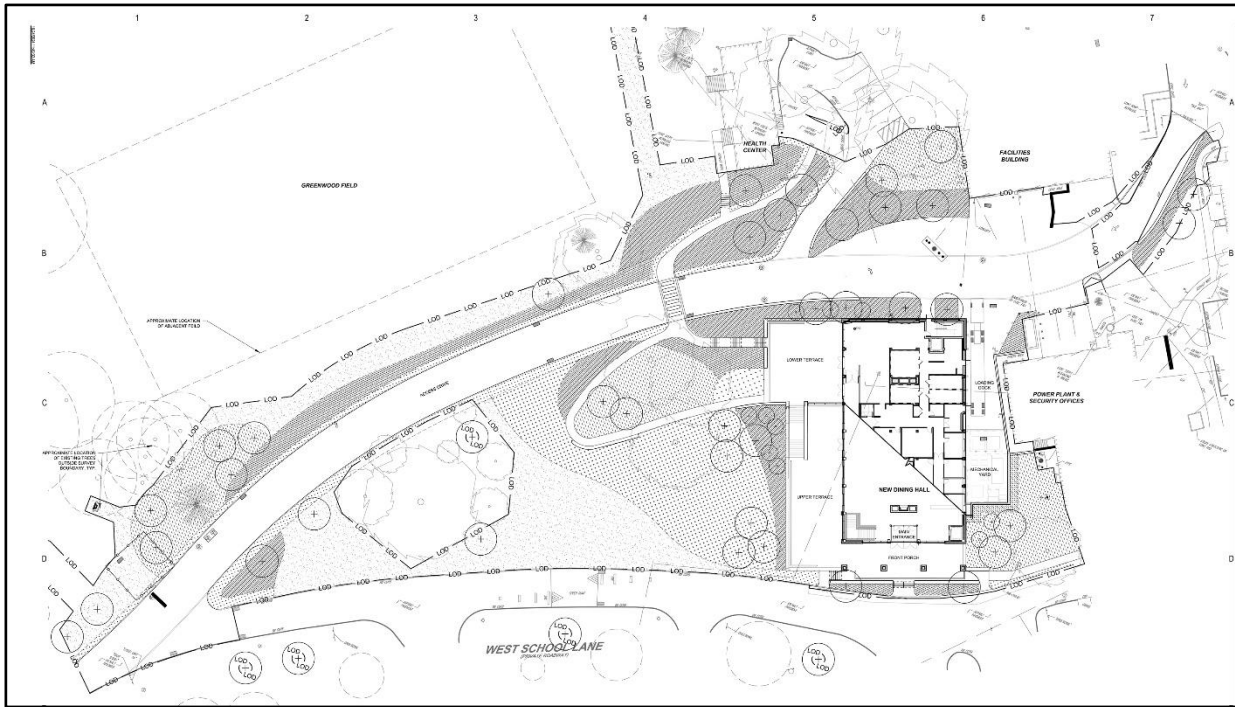
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, particularly the historic preservation issues discussed in comment #4, and all Township issues should be resolved before action is taken on this land development plan.

Page: 2
 Re: Preliminary/Final Land Development - Westtown School - Dining Hall Project
 # Westtown Township – LD-07-25-18590



Site Plan Detail, Cover Sheet ("Overview Plan"): Westtown School - Dining Hall Project

Page: 3
 Re: Preliminary/Final Land Development - Westtown School - Dining Hall Project
 # Westtown Township – LD-07-25-18590



Site Plan Detail, Drawing L030 (Site Plan): Westtown School - Dining Hall Project

BACKGROUND:

1. The Chester County Planning Commission previously reviewed a land development proposal for this site, which addressed the construction of an 8,691 square foot addition to the Art School Center (CCPC# LD-12-22-17497, dated January 12, 2023). According to our records, this land development plan was approved by the Township on February 21, 2023.

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS 2045:

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

Page: 4
 Re: Preliminary/Final Land Development - Westtown School - Dining Hall Project
 #: Westtown Township – LD-07-25-18590

PRIMARY ISSUES:

4. The site demolition plan (Sheet L020) indicates that a 3-story brick dwelling will be demolished. While no specific details about the history of this dwelling, or the site in general, is provided in the current plan submission, it is our understanding that this dwelling, which was built in 1920 as a business manager's house, is on the Township's Historic Resources Inventory. The Township should reserve taking action until the proposal has been reviewed by the Township's Historical Commission. Consideration should be provided for the adaptive reuse of this building as part of the new dining hall. The County Planning Commission's Adaptive Reuse Guide is available online at: <https://www.chescoplanning.org/Guides/AdaptiveReuse/>.

"Appreciate" Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at: www.chescoplanning.org/Landscapes3/1c-Appreciate.cfm.

5. We recommend that the applicant and Township determine the need for additional pedestrian facilities to and from the dining hall (no campus master plan, depicting the location of existing and proposed pedestrian facilities for the entire school campus was included with the plan submission).

ADMINISTRATIVE ISSUES:

6. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
7. According to the Requested Waivers/Modifications table on the Cover Sheet (Drawing CS), the applicant is requesting eight waivers from Chapter 144-Stormwater Management of the Township Code, along with four 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.
8. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
9. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, the Health Department, and the municipality.

Page: 5
Re: Preliminary/Final Land Development - Westtown School - Dining Hall Project
Westtown Township – LD-07-25-18590

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: Westtown School
Cicada
Chester County Conservation District
Chester County Health Department

Proposed Plan and Ordinance Reviews



ORDINANCE PROPOSALS

8/1/2025 to 8/31/2025

The staff reviewed proposals for:

	Total
Miscellaneous Ordinance (Misc.) Amendments	2
Subdivision and Land Development Ordinance (SLDO) Updates	1
Zoning Map Amendments	1
Zoning Ordinance Amendments	5
Zoning Ordinance Updates	1
TOTAL REVIEWS	10

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Downingtown Borough	ZA-07-25-18595	8/5/2025	Proposed - Zoning Ordinance Amendment MEDICAL MARIJUANA, add the definition of Convenience Store, to define E-Liquids, Electronic Cigarettes, Electronic Nicotine Delivery Systems, Hookah Bars, Significant Tobacco Retailers and Smoke Shops; to place separation requirements and establishing additional restrictions on Significant Tobacco Retailer uses in the C-1 and C-3 Commercial and Industrial Districts, and to add a new section 287-87.3 establishing additional criteria for the approval of a Significant Tobacco Retailers use	Consistent
Easttown Township	MA-07-25-18619	8/21/2025	Proposed - Misc Amendment Amendments: Chapter 280-Nuisances (definitions and regulations for meadowing); Chapter 329-Property Maintenance (meadowing regulations).	Consistent
Easttown Township	ZA-07-25-18618	8/21/2025	Proposed - Zoning Ordinance Amendment The Township proposes to amend its outdoor cafe standards.	Consistent

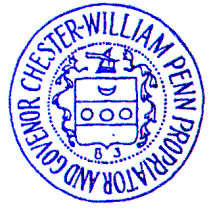
MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
New Garden Township	MA-07-25-18611	8/20/2025	Proposed - Misc Amendment Proposed Transportation Fee Impact Ordinance (Chapter 184 of the Township Code).	Consistent
New London Township	SO-07-25-18593	8/19/2025	Proposed - SLDO Update SLDO amendments	Consistent
New London Township	ZM-07-25-18592	8/11/2025	Proposed - Zoning Map Amendment minor changes to zoning map	Consistent
New London Township	ZO-08-25-18622	8/13/2025	Proposed - Zoning Ordinance Update Revisions to definitions	Consistent
Tredyffrin Township	ZA-07-25-18601	8/15/2025	Proposed - Zoning Ordinance Amendment Amendment Petition: permit age-qualified single-family semidetached dwellings (twin) and single-family attached dwellings (townhouse) in the Trout Creek Stormwater Overlay District, subject to various requirements.	Consistent
Upper Uwchlan Township	ZA-07-25-18610	8/11/2025	Proposed - Zoning Ordinance Amendment Section 19 of Ordinance is amended to require that the owner of a short term rental must restrict the age of the tenants to over 21.	Consistent
West Goshen Township	ZA-08-25-18623	8/26/2025	Proposed - Zoning Ordinance Amendment Amendment - Limited Distillery.	Consistent

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 10
TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 10

Ordinance Review Letters



THE COUNTY OF CHESTER



COMMISSIONERS
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Executive Director

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August 5, 2025

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

Re: Zoning Ordinance Amendment - Medical Marijuana, Convenience Store Definitions, E-Liquids, Electronic Cigarettes, Electronic Nicotine Delivery Systems, Hookah Bars, Significant Tobacco Retailers (and Criteria), Regulating Tobacco -Related Uses
Downingtown Borough - ZA-07-25-18595

Dear Ms. Badman:

The Chester County Planning Commission has reviewed the proposed Downingtown 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 July 23, 2025. We offer the following comments to assist in your review of the proposed Borough Zoning Ordinance amendment.

DESCRIPTION:

1. Downingtown Borough proposes the following amendments to its Zoning Ordinance:
 - A. Add definitions for “Dispensary, Medical Marijuana” and “Grower/Processor, Medical Marijuana”;
 - B. Regulate Medical Marijuana Dispensaries and Medical Marijuana Growers/Processors in specified nonresidential districts by conditional use;
 - C. Add “Specific requirements for Medical Marijuana Grower/Processors” and for “Medical Marijuana Dispensaries.”
 - D. In a separate proposed amendment relating to tobacco uses, definitions are proposed for Convenience Store, (a Convenience Store exceeding 10% of its retail floor area or display area dedicated to, or which maintains 20% or less of its total merchandise, relating to products containing tobacco, shall be considered a Significant Tobacco Retailer), E-Liquid, Electronic Cigarette, Electronic Nicotine Delivery Systems, Hookah Bar, Significant Tobacco Retailer, Tobacco Products, and Vape Products;
 - E. Separation requirements, restrictions and other regulatory criteria for Significant Tobacco Retailer uses are proposed;
 - F. Add Convenience Store as a by-right use in specified nonresidential districts;
 - G. Add “Significant Tobacco Retailer” C-1 and C-3 Districts by conditional use and subject to specific standards;
 - H. Add Specific Requirements for Significant Tobacco Retailers. A Hookah Bar shall be considered a Significant Tobacco Retailer.

Page: 2
Re: Zoning Ordinance Amendment - Medical Marijuana, Convenience Store Definitions, E-Liquids, Electronic Cigarettes, Electronic Nicotine Delivery Systems, Hookah Bars, Significant Tobacco Retailers (and Criteria), Regulating Tobacco -Related Uses
Downingtown Borough - ZA-07-25-18595

Background:

The Chester County Planning Commission reviewed a previous version of this amendment and our comments were forwarded to the Borough in a letter dated July 8, 2025 (refer to CCPC # ZA-06-25-18583). The current submission is substantially similar to the previously reviewed amendment except for Zoning Ordinance Section number changes. We have no comments on the proposed amendment or on the additional changes (however, the amendments were submitted in two separate documents that may cause confusion because they are inter-related, and it may be better if the proposed amendments were merged into one submission).

RECOMMENDATION: The Borough should consider the comments in our review letter of July 8, 2025 (refer to CCPC # ZA-06-25-18583) and proceed according to the recommendations of the Borough Solicitor before acting on the proposed Borough Zoning Ordinance amendment.

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,

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

Wes Bruckno
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

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August 21, 2025

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

Re: Zoning Ordinance Amendment - Outdoor Cafes; and
Miscellaneous Ordinance Amendment - Meadowing
Easttown Township – ZA-07-25-18618 and MA-07-25-18619

Dear Mr. Curley:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance and Miscellaneous Ordinance Amendments. The referral for review was received by this office on July 25, 2025. While we have no official review comments under the provisions of the Pennsylvania Municipalities Planning Code (MPC) pertaining to Chapter 280, Nuisances, and Chapter 329, Property Maintenance of the Township Code, the proposed amendments to the Zoning Ordinance were reviewed pursuant to the provisions of Section 609(e) of the MPC, and we offer the following comments on the full submission to assist in your review of the proposed amendments.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Amend the definition of the term “Outdoor Café” in Section 455-132;
 - B. Delete Section 455-66, Outdoor Cafes, in its entirety, to be replaced with the language set forth in Section 2 of the draft Ordinance. We note that the differences between the existing and proposed outdoor café standards include the following:
 - The minimum indoor seating capacity of the associated restaurant or tavern has been reduced from 15 to 10.
 - Where an outdoor café is proposed to occur on a public sidewalk, open area or right-of-way, the prohibition of tables on the curblane if on-street parking exists in front of the outdoor café has been removed; Section 455-66.B(4)(c) states that tables on the curb-line must be separated with barriers to properly protect patrons and pedestrians.
 - C. Amend Figure 3-1, Land Use Table, by removing both “Outdoor Café on Sidewalk” and “Outdoor Café other than on Sidewalks” (which are permitted either by-right or by conditional use in the PBO Planned Business Office, VB Village Business, and VT Village Transition districts), and add Outdoor Café as a use permitted by-right in the PBO Planned Business Office, VB Village Business, VT Village Transition, VR Village Residential, and DC Devon Center Overlay districts.

Page: 2
 Re: Zoning Ordinance Amendment - Outdoor Cafes; and
 Miscellaneous Ordinance Amendment - Meadowing
 # Easttown Township – ZA-07-25-18618 and MA-07-25-18619

2. The Township proposes the following amendments to Chapter 280, Nuisances, of the Township Code:
 - A. Add the following definition for the term “Meadowing” to Section 280-1: “Landscaping that includes a mixture of native grasses, native plants, and wildflowers and provides food, water, and cover for wildlife species, especially birds”; and
 - B. Add a new subsection C to Section 280-11, Exceptions, which states that nuisances shall not include any landscaping that qualifies as meadows, and that this meadowing exception is limited to such landscaping where it does not have direct adverse effect on the public health and safety.
3. The Township also proposes the following amendments to Chapter 329, Property Maintenance, of the Township Code:
 - A. Add a definition for the term “Meadowing” to Section 329-4 (we note that the proposed definition appears to be identical to the definition provided in Section 280-1); and
 - B. Amend the Landscaping standards set forth in Section 329-5.B, which includes a requirement that landscaping that qualifies as meadowing shall be permitted, but limited to where it does not have direct adverse effect on the public health and safety (Section 329-5.B(2)).

COMMENTS – OUTDOOR CAFÉ STANDARDS:

4. It is our understanding that the purpose of the zoning amendment is to codify the regulations and procedures in outdoor café/dining resolutions that were originally adopted during the pandemic, and then reviewed and extended several times since. The proposed standards appear to be appropriate.
5. The Township may also wish to review the Outdoor Dining planning eTool on the County Planning Commission’s website for additional issues to consider in its ongoing development of its outdoor café standards. This eTool, which includes both resource links and examples of existing outdoor dining regulations, is available online at:
<https://www.chescoplanning.org/municorner/etools/54-OutdoorDining.cfm>.

Additional information on the design of outdoor areas with seating and other amenities is provided on page 32 of the County Planning Commission’s Suburban Center Landscapes Design Guide, which is available online at:

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

COMMENTS – MEADOWING STANDARDS:

6. The proposed definition of meadowing appears to be appropriate. We commend the Township for proposing to allow meadowing in appropriate areas as a landscaping alternative to lawns.
7. We suggest that the Township review the following examples of municipalities that have addressed meadow standards in their municipal Code:
 - East Coventry Township – a definition is provided for the term “managed meadow” in its Zoning Ordinance and Subdivision and Land Development Ordinance (SLDO), and standards for meadows and managed meadows are provided in Appendix 22-D, Open Space Management Plan Requirements of the Township SLDO, which is available online at: <https://ecode360.com/30868299>.

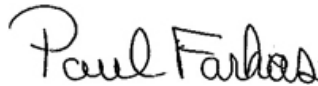
Page: 3
Re: Zoning Ordinance Amendment - Outdoor Cafes; and
Miscellaneous Ordinance Amendment - Meadowing
Easttown Township – ZA-07-25-18618 and MA-07-25-18619

- Hellam Township, York County – standards for meadows are provided within the landscaping standards set forth in Chapter 280 of the Township Code: <https://ecode360.com/35069930>.
8. The Township may also wish to review the following Chester County Planning Commission publications in its review of the proposed meadowing standards:
- The Lawn Alternatives Design Element of the Conservation Subdivision Design Guide, which is available at: <https://www.chescoplanning.org/municorner/conservationsubdivision/05-LawnAlternatives.cfm>.
 - Native Plants: Landscaping with Native Plants planning eTool, which is available at: <https://www.chescoplanning.org/MuniCorner/eTools/72-NativePlants.cfm>.

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

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

Sincerely,



Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



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Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

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August 20, 2025

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

Re: Transportation Impact Fee Ordinance
New Garden Township – MA-07-25-18611

Dear Mr. Himes:

The Chester County Planning Commission has reviewed the proposal as submitted by New Garden Township. The referral for review was received by this office on July 22, 2025. While we have no official review comments on the Transportation Impact Fee Ordinance under the provisions of the Pennsylvania Municipalities Planning Code (MPC), we offer the following comments to assist in your review of the submission.

DESCRIPTION:

1. The Township proposes the addition of Chapter 184 to the Township Code, the New Garden Township Transportation Fee Impact Ordinance. The sections provided in the draft Ordinance include the following: Purpose; General findings and conditions; Enactment and imposition of transportation impact fees; Uses; Incorporation and adoption of supporting documentation; Special traffic studies; Imposition and payment of transportation impact fee as condition to issuance of building permit; Exemptions; Method of calculation of transportation impact fees; Establishment of transportation service area; Calculation of per-peak-hour trip fee; Nonbinding transportation impact fee estimate; Administration of transportation impact fees; Time, method and procedure for payment; Credit; Refunds; Retroactive application; and Appeals.
2. The County Planning Commission recently reviewed the Township's proposed Land Use Assumptions Report as part of the process towards adopting an Act 209 Transportation Impact Fee Ordinance (CCPC# MA-03-25-18467, dated April 16, 2025). It is our understanding that the Report was approved by the Township on April 21, 2025.

COMMENTS:

3. We acknowledge the Township's ongoing efforts towards the adoption of a Transportation Impact Fee Ordinance. We note that one of the Transportation recommendations in the Township's 2018 Comprehensive Plan is to "Consider developing an Act 209 Transportation Impact Fee Ordinance in order to assess fees on new development based on the impact of the traffic generated by the new development, and utilize funds collected to improve the capacity of key roadways and intersections" (page 57).
4. We recommend, for clarity and ease of use purposes, the documents identified in Section 8, Incorporation and adoption of supporting documentation, be identified in a bullet point list.

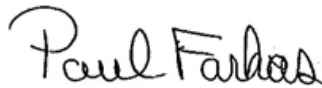
Page: 2
Re: Transportation Impact Fee Ordinance
New Garden Township – MA-07-25-18611

5. The word “Improvements” and “incorporated” are misspelled in the last sentence in Section 8. Additionally, it appears that the number/letter of the exhibit mentioned in the last sentence in Section 8 is missing. These issues should be corrected by the Township.
6. There are two Sections 11 provided (Section 11, Imposition and payment of transportation impact fee as condition to issuance of building, at the bottom of page 3, and Section 11, Exemptions, at the top of page 4). This should be corrected by the Township. The Township should also verify the accuracy of the subsection numbers provided in Section 11, Exemptions.
7. There appears to be a superfluous underlined space provided within the per-peak-hour-trip fee provided in Section 14. This should be clarified by the Township.
8. The Township engineer should be requested to review and comment on the proposed ordinance language prior to the Township taking action on this ordinance, if they haven’t already done so.

RECOMMENDATION: The Township should consider the comments contained in this review prior to taking action on this ordinance.

We request an official copy of the decision made by the Board of Supervisors. This will allow us to maintain a current file copy of your ordinance.

Sincerely,

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

Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
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August 19, 2025

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

Re: Amendment to the Township Code of Ordinances: Subdivision and Land Development Ordinance
New London Township - SO-07-25-18593

Dear Ms. Zdun:

The Chester County Planning Commission has reviewed the proposed amendments to the Compilation of Land Use Ordinances of the Township of New London, Chester County, including Chapter 2: Subdivision and Land Development. These amendments were submitted to the Chester County Planning Commission pursuant to the provisions of the Pennsylvania Municipalities Planning Code (MPC), Section 505(a). The referral for review was received by this office on July 22, 2025. We offer the following comments to assist in your review of the proposed Subdivision and Land Development Ordinance amendments.

BACKGROUND:

Concurrently with the receipt of this submission, on July 22, 2025 the Chester County Planning Commission also received proposed amendments to the New London Township Zoning Map (refer to CCPC # ZM-07-25-18592) and to the New London Township Zoning Ordinance (refer to CCPC # ZO-08-25-18622). The CCPC # ZO-08-25-18622 review reflected two separate submissions from the Township. Our reviews of those submissions will be forwarded to the Township separately.

Previously, on December 20, 2024, the Chester County Planning Commission received a proposed amendment to the New London Township Zoning Map (refer to CCPC # ZM-12-24-18357). Our comments on that submission were submitted to the Township in a letter dated January 17, 2025.

On September 16, 2024, the Chester County Planning Commission also received proposed amendments to the Township's land use ordinances, including changes to definitions, changes to the Township Zoning Ordinance identified as "Proofed 12/16-20/2024", and to the Township Subdivision and Land Development Ordinance. Our comments on those amendments were forwarded to the Township in letters dated October 14, 2024 (refer to ZA-09-24-18263) and on October 16, 2024 (refer to CCPC # SA-09-24-18250 and ZA-09-24-18265).

DESCRIPTION:

New London Township proposes to extensively revise the Township Subdivision and Land Development Ordinance.

Page: 2
 Re: Amendment to the Township Code of Ordinances: Subdivision and Land Development Ordinance
 # New London Township - SO-07-25-18593

COMMENTS:

1. In our previous review, we mentioned that in **Section 2-304 Sketch Plan** of the Ordinance, the Township “strongly encourages” the submission of optional sketch plans (and when not submitted, the Township requires that “...a pre-application meeting shall be held between the applicant and the Township Engineer to introduce the applicant to the Township's zoning and subdivision/land development regulations and procedures, to discuss the applicant's objectives, to appraise the applicant of the availability of natural features information from the Township, and to schedule a site inspection and plan submissions.” **Section 2-304** also states that the “Submission of a sketch plan shall not constitute the formal filing of a plan with the Township and shall not commence the statutory review period as required by the Municipalities Planning Code,” which is an important provision.

The County Planning Commission also encourages the use of sketch plans because they allow the applicant to take advantage of County and municipal expertise and consider design recommendations prior to preparing a fully engineered preliminary or final plan. The Township should also request that the applicant consider the following when developing a sketch plan:

- i. The Township’s Comprehensive Plan (and adjacent municipal comprehensive plans when proposed developments abut the Township’s municipal boundaries),
- ii. The Township’s Act 537 Sewage Facilities Plan,
- iii. Any future Official Map, Open Space, Recreation and Environmental Resources Plan, Municipal Capital Improvement Plan (Article V-A of the Pennsylvania Municipalities Planning Code i.e., “Act 209 Plan”) and future trail planning documents. The “Chester County Trails Master Plan” is available at:
<https://www.chescoplanning.org/Transportation/TrailsMasterPlan.cfm>.

In general, the Township should take all appropriate measures to encourage the use of sketch plans. Also, the Township should include the option for the Chester County Planning Commission to review a sketch plan in Section 2-304. These reviews are available at no cost to the applicant or the municipality.

While the Township specified that a sketch plan will not start the review period for plan approvals as specified in Section 508 of the MPC, the Township should ensure that all of the review periods in the Ordinance reflect the provisions of Section 508 of the MPC; for example, the time period in proposed Section 2-305.2.B.a. states that “When a preliminary plan has been officially submitted to the Board of Supervisors by the Planning Commission, such plan shall be placed on its agenda for review and action.”, but this may not be consistent with the 90-day review period in MPC Section 508. Also, Section 2-306.1.A. references a one-year period for the submission of a final plan subsequent to the approval of a preliminary plan; this is not consistent with MPC Section 508 (however, applicants typically request extensions of the review periods in the MPC).

2. The Township’s Subdivision and Land Development Ordinance requires the “four-step” design process for any subdivision proposing to use the residential cluster or lot-averaging design option in the New London Township Zoning Ordinance. We endorse the use of appropriate cluster and lot-averaging designs, and additional information in such design approaches is available in the Chester County Cluster Development eTool, at:
<https://www.chescoplanning.org/MuniCorner/eTools/26-ClusterDev.cfm>

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 Re: Amendment to the Township Code of Ordinances: Subdivision and Land Development Ordinance
 # New London Township - SO-07-25-18593

The Township should also review the County Planning Commission's Conservation Subdivision Design Guide, at:

<https://www.chescoplanning.org/Municorner/conservationsubdivision/Introduction.cfm>

3. **Section 2-403 Preliminary Plan** Subsection 5.AA and **Section 2-404 Final Plan** Subsection 5.B. contain incomplete sentences.
4. **Section 2-405. Erosion/Sedimentation Control and Stormwater Management** could also encourage stormwater management facilities such as detention/retention basins, rain gardens, etc., to be designed as site amenities by providing access to them with trails or pathways for passive recreation. Applicants should also consider "naturalizing" stormwater management basins by adding additional landscaping/vegetative screening to soften the appearance of the facilities. Stormwater infrastructure can provide opportunities to demonstrate the importance, principles and practices of low impact stormwater management, design, and maintenance, and watershed stewardship. Our records show that the Township's stormwater management ordinance was updated in May 2023. If any updates were adopted after that time, the Township should ensure that its ordinance is still consistent with the current County Water Resources Authority model, at:
<https://www.chesco.org/5111/Updating-County-Wide-Stormwater-Ordinance>
5. **Section 2-504. Cul-de-Sac Streets** Subsection 2. states that "When required for future expansion, the turnaround right-of-way shall be placed adjacent to the tract boundary with sufficient additional right-of-way width provided along the boundary line to permit extension of the street at full width." This is an appropriate provision, and the Township should consider including a provision requiring an applicant who extends the street to landscape the unused cul-de-sac paved area. The Township should also be aware that Pennsylvania Liquid Fuels Funds are available for qualifying roads over 250 feet in length; see:
https://gis.penndot.gov/BPR_PDF_FILES/Documents/LTAP/TechSheets/TechSheet_170color.pdf
6. **Section 2-511 Street Construction** Subsection 3 references a "possopac" base course; if this is a type of construction material, the Township Engineer should review it for its applicability and availability.
7. **Section 2-513. (Sidewalks)** Subsection 7 requires sidewalks to be "...a minimum of 4 feet wide except along collector and arterial streets and adjacent to shopping centers, schools, recreational areas and other community facilities where they shall be a minimum of 5 feet wide." PennDOT's Design Manual 2-Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act (ADA) recommend that sidewalks be a minimum of 5 feet in width. Additional information on this topic is provided in the Pedestrian Facilities Design Element of the County Planning Commission's Multimodal Circulation Handbook, which is available online at:
<https://www.chescoplanning.org/Guides/Multimodal/Introduction.cfm>
8. We commend the Township for its consideration of trail construction and usage in **Section 2-524. Recreation Lands and Facilities Fee: Trails**. To further encourage appropriate trail design, the Township could reference "Creating Connections: The Pennsylvania Greenways and Trails How-To Manual" by the Pennsylvania Environmental Council, at:
https://library.weconservepa.org/library_items/192-Creating-Connections-The-Pennsylvania-Greenways-and-Trail-How-To-Manual#:~:text=Creating%20Connections%3A%20The%20Pennsylvania%20Greenways%20and%20Trail%20How%20To%20Manual,Library%20Topics&text=The%20purpose%20of%20this%20manual,on%20greenway%20and%20trail%20development

Page: 4
 Re: Amendment to the Township Code of Ordinances: Subdivision and Land Development Ordinance
 # New London Township - SO-07-25-18593

Additional trail information is available in the "Community Trails Handbook" by the Brandywine Conservancy at: <https://www.brandywine.org/conservancy/planning/greenway-and-trail-planning>.

9. **Section 2-524. Recreation Lands and Facilities Fee: Trails** Subsection 1.B. states "...New London Township requires any applicant for subdivision or land development approval, whether residential or non-residential, to contribute a fee for off-site recreation lands and facilities." Note that Section 503.(11) of the Pennsylvania Municipalities Planning Code permits the construction of recreational facilities, the payment of fees in lieu of such construction (among other provisions) "...upon agreement with the applicant or developer..." (emphasis added). Past legal challenges have indicated that the developer must have the choice of providing either the land or the fee-in-lieu for recreation land. We recommend that the Township Solicitor review this provision further.

The County Planning Commission's eTool on Parkland Dedication and Fee-In-Lieu Ordinances offers additional suggestions at: <https://www.chescoplanning.org/MuniCorner/eTools/64-ParklandDedication.cfm>. The Township should also refer to the Chester County Trails Master Plan, at: <https://www.chescoplanning.org/Transportation/TrailsMasterPlan.cfm>).

10. In **Section 2-524. Recreation Lands and Facilities** Subsection 2 **Trails**, the Township may want to pro-actively consider how it will regulate the use of e-bikes, which can travel at speeds in excess of conventional bicycles. E-bikes can reduce the need for gas-powered vehicles for short commutes and their use on some trails may therefore be appropriate, but we suggest that the Township consider regulating their use (mainly by limiting speed, by class or by type of e-bike).

The Township should more-fully address the matter of e-bikes by adopting a policy for their regulation, which is also a recommendation in the *2024 Chester County Trails Master Plan* at: <https://www.chescoplanning.org/Publications/PDF/TrailsMasterPlan.pdf>

The Township can also consider the Pennsylvania Department of Conservation and Natural Resources policy on e-bikes, as follows:

"E-bikes are allowed on trails already open to traditional bicycle usage as long as users follow guidelines consistent with the Pennsylvania Vehicle Code that e-bikes:

- Weigh no more than 100 pounds
- Do not exceed 20 miles-per-hour using the motor
- Have motors that do not exceed 750 watts
- Have fully functional, operable pedals"

The Pennsylvania Department of Conservation and Natural Resources' policies and guidelines regarding e-bikes are more fully explained at: <https://www.pa.gov/agencies/dcnr/recreation/what-to-do/biking/ebike-policy.html>

Another example of an e-bike policy is in the Montgomery County Department of Assets and Infrastructure's "Policy and Procedures Manual", at: <https://www.montgomerycountypa.gov/DocumentCenter/View/41512/E-bike-Policy-for-Montgomery-County>

11. **Section 2-615. Common Open Space and Buffers** contains requirements for open space. Information on open space planning is available at: <https://www.chescoplanning.org/Publications/PDF/OpenSpacePlanning-GuideForMunies.pdf>.

Page: 5
Re: Amendment to the Township Code of Ordinances: Subdivision and Land Development Ordinance
New London Township - SO-07-25-18593

We also suggest that the Township set minimum dimensional limits for the required open space areas so that small or narrow strips of open spaces or areas (other than trails) that are not usable for practical purposes are not included to meet the requirements. (Note also that the fee provisions in Section 2-617. **Removal of Mobile Homes.** lists fees that may be changed by other County agencies or by the Court of Common Pleas.)

12. The Subdivision and Land Development Ordinance could also contain language regarding Home Owner Associations. Development plans should include provisions relating to ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions allowing the Township to intervene and maintain common owned facilities, determine the schedule for HOA formation, timing for construction of common facilities, and determine the schedule for transfer of ownership of common facilities from the developer to the HOA.

The HOA document should be submitted as part of the application to the Township, to be reviewed by an attorney versed in HOA documents to evaluate it for its completeness and compliance and should verify that the HOA will be adequately capitalized to properly maintain all common facilities in perpetuity. We also recommend that the HOA document allow rooftop solar installations and other energy efficiency and environmental conservation actions. More information on "Sustainable" HOAs is available at: <https://www.chescoplanning.org/news/2024/1022-SustainableHOAs.cfm>

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

We also suggest that the Township assemble a single, comprehensive Township Subdivision and Land Development Ordinance amendment, a single Township Zoning Ordinance text amendment, a single Township Zoning Map amendment, because this will help the Township's residents and Planning Commission review each proposal in the proper context and help simplify the public notice and hearing processes for adoption. A more comprehensive approach could also avoid potential inconsistencies within or between the land use ordinances.

We request an official copy of the decision made by the New London Township Supervisors, as required by Section 505(b) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain current file copies of your ordinances.

Sincerely,



Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

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August 11, 2025

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

Re: Zoning Map Amendment – “PROPOSED ZONING MAP AUGUST 5, 2025”
New London Township - ZM-07-25-18592

Dear Ms. Zdun:

The Chester County Planning Commission has reviewed the proposed New London Township Zoning Map amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on July 22, 2025. We offer the following comments to assist in your review of the proposed Zoning Map amendment.

BACKGROUND:

1. On December 20, 2024, the Chester County Planning Commission received an earlier version of this zoning map amendment, identified as “PROPOSED ZONING MAP DECEMBER 2024”. Our comments on that earlier version were submitted to the Township in a letter dated January 17, 2025 (refer to CCPC # ZM-12-24-18357). That Zoning Map submission corrected a minor error on an earlier map amendment identified as the “July 2024 Revision” (a portion of the Commercial District area that extended into Franklin Township had been removed). That earlier amendment was received by the County Planning Commission on September 16, 2024.

The “July 2024 Revision” included the following:

- A. The Industrial District east of State 896 is reduced in size and the southern portion of this District is replaced with the Village District.
- B. The R-2 and R-3 Residential Districts are eliminated and are replaced by an amended R-1 Residential District.
- C. The Village Extension Overlay District is eliminated and is replaced by the amended R-1 Residential District.
- D. The southern portion of the current Institutional District in the northern portion of the Township is replaced with a Village District.
- E. The Flood Zone area is no longer shown on the Zoning Map.

Our comments on the “July 2024 Revision” version were submitted to the Township in a letter dated October 14, 2024 (refer to CCPC # ZM-09-24-18249).

Page: 2

Re: Zoning Map Amendment – “PROPOSED ZONING MAP AUGUST 5, 2025”
New London Township - ZM-07-25-18592

2. The current submission, (PROPOSED ZONING MAP AUGUST 5, 2025) is substantially similar to the previous version (“PROPOSED ZONING MAP DECEMBER 2024) except that the current submission superimposes Zoning District letter designations over the map’s district colors, i.e., C (for Commercial), I (for Institutional), etc. This will be helpful for people who may not be able to easily distinguish between the colors on the map, as well as retain the usefulness of the map if it is reproduced in black-and-white.
3. The Chester County Planning Commission has no further comments on the proposed Zoning Map amendment. However, as we recommended in a previous review, New London Township should ensure that it has met the posting and notification requirements for zoning map amendments as set forth in Sections 609.(b)(1) and 609.(b)(2)(i) of the Pennsylvania Municipalities Planning Code. The Township Solicitor should also determine whether the amendment constitutes a comprehensive rezoning under the provisions of 609.(b)(2)(ii), which will affect the posting requirements.

RECOMMENDATION: After completing the requirements for review by the Township Planning Commission, posting, public notice, public hearing and other requirements of the Pennsylvania Municipalities Planning Code, and upon following the recommendations of the Township Solicitor, the Chester County Planning Commission supports the adoption of the proposed Zoning Map amendment.

We request an official copy of the decision made by the New London 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.

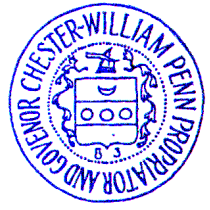
Sincerely,

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

Wes Bruckno
Senior Review Planner



THE COUNTY OF CHESTER



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August 13, 2025

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

Re: Zoning Ordinance Update - Definitions
New London Township - ZO-08-25-18622

Dear Zdun:

The Chester County Planning Commission has reviewed the proposed New London Township Zoning Ordinance amendment update 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 July 22, 2025. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

BACKGROUND:

Concurrently with the receipt of this submission, on July 22, 2025 the Chester County Planning Commission also received proposed amendments to the New London Township Zoning Map (refer to CCPC # ZM-07-25-18592) and to the New London Township Subdivision and Land Development Ordinance (refer to CCPC # SA-07-25-18593). Our reviews of those submissions will be forwarded to the Township separately.

Previously, on September 16, 2024 the Chester County Planning Commission received proposed amendments to the "Compilation of Land Use Ordinances of the Township of New London Chester County, Pennsylvania Chapter 4: Definitions the New London Township Code of Ordinances, Part 1: Definitions §4-101 General §4-102 Definition of terms". This portion of the New London Township Code of Ordinances includes definitions that apply to the Township Subdivision and Land Development Ordinance and to the Township Zoning Ordinance. Our review of that submission was forwarded to the Township in a letter dated October 14, 2024 (refer to CCPC # SA-09-24-18250, ZA-09-24-18265).

Also previously, on September 13, 2024, the Chester County Planning Commission received earlier proposed amendments to the New London Township Zoning Map (refer to CCPC # ZM-09-24-18249), and to the New London Township Zoning Ordinance regarding floodplain regulation, the flood hazard district, the residential district, riparian buffer regulations, and associated amendments to the Township Subdivision and Land Development Ordinance (refer to CCPC # SA-09-24-18263). Our reviews of those submissions were dated October 14, 2024.

Page: 2
 Re: Zoning Ordinance Update - Definitions
 # New London Township - ZO-08-25-18622

DESCRIPTION:

1. New London Township proposes to revise, delete and add definitions to the Township's Code of Ordinances. These changes to definitions will apply to the entire Township Code of Ordinances, as well as to proposed or previously-adopted amendments to the Township Subdivision and Land Development Ordinance and Zoning Ordinance. These definition changes include:

100-Year Flood, Best Management Practices (BMPs), Commissioner, Conservation Design, Declaration of Land Restriction (Non-Conversion Agreement), Designated Growth Area, Floodway, Future Growth Area, Granny Flat; Mother-In-Law Suite, Gross Habitable Area, Group Care Facility, High Tunnel, Historic District or Building, Identified Floodplain Area, Lot Area- Net, Low Impact Development (LID), Lowest Floor, Manufactured Home, No Impact Home-based Business, Parent Tract, Pervious Surface (or Pervious Area), Public Gathering, Rain Garden, Riparian, Riparian Buffer, Riparian Forest Buffer, Start of Construction, Stormwater Management (SWM) Site Plan, Street-Access, Tract Area-Gross, Tract Area-Net, Traditional Neighborhood Development (TND), Transferable Development Rights, Woodland, Woodland Disturbance, and Zoning and Land Use Buffer.

The submission includes substantial reformatting, and is identified by:

(Ord. 2003-9-1, 9/4/2003)

(Ord. 2024-XX-XX, XX/XX/2024

on the bottom of page 1 of 48.

COMMENTS:

2. The definitions are generally clear and descriptive. However, the current set of definitions submitted by the Township appears to be identical to the submission received by this office on September 16, 2024 (refer to SA-09-24-18250, ZA-09-24-18265, dated October 14, 2024).
3. We suggest that the Township indicate why some terms are in italic (it appears that these terms are in italic because they are used elsewhere in the Ordinance.)
4. The current Code includes a Section on "**Language Interpretations**"; the Township should determine if this Section is still applicable.
5. The Township Solicitor should review the definitions of "Agricultural Operation" and "Agriculture, Intensive" to ensure that the Township is compliant with Pennsylvania Act 38, also known as "ACRE" (Agriculture, Communities and Rural Environment), and does not create an "unauthorized local ordinance". Section 1-1435, relating to agricultural uses, should also be similarly reviewed. More information on "ACRE" is available at: <https://www.palawhelp.org/organization/pennsylvania-office-of-attorney-general>. Additional information on agricultural operations is available in the Chester County Agricultural Info Sheet at: https://www.chesco.org/DocumentCenter/View/41183/InfoSheet_ACRE (Note that an updated link to ACRE on the second page of the Chester County Agricultural Info Sheet is: <https://www.chescoplanning.org/Agriculture/PDF/Info-ACRE.pdf>).
6. The Township should correct the definition of Commissioner, which refers to the State Fire Commissioner of the Commonwealth of New London.

Page: 3
Re: Zoning Ordinance Update - Definitions
New London Township - ZO-08-25-18622

7. Under the definition of “Plan”, the term “Sketch” should be clarified that the Township’s acceptance of a sketch plan will not initiate the time limits in Section 508 of the Pennsylvania Municipalities Planning Code.

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

We also suggest that the Township assemble a single, comprehensive Township Zoning Ordinance text amendment, a single Township Zoning Map amendment, and a single Township Subdivision and Land Development Ordinance amendment, because this will help the Township’s residents and Planning Commission review each proposal in the proper context and help simplify the public notice and hearing processes for adoption. A more comprehensive approach could also avoid potential inconsistencies within or between the land use ordinances.

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

Sincerely,

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

Wes Bruckno
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

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

August 15, 2025

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

Re: Zoning Ordinance Amendment – Age-Qualified Dwellings, Trout Creek Stormwater Overlay District
Tredyffrin Township – ZA-07-25-18601

Dear Ms. McPherson:

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

DESCRIPTION:

1. The Township has received a zoning amendment petition requesting the following revisions to the Township Zoning Ordinance:
 - A. Add a definition for the term “Age-Qualified Dwelling(s) (TCS)” to Section 208-6.B, which states the following: “A single-family semidetached (twin) or attached dwelling (townhouse), or groups of the same, designed and operated for occupancy by persons 55 years of age or older in accordance with the applicable provisions of the Federal Fair Housing Act, including the Housing for Older Persons Act of 1995, and related regulations, as amended...”;
 - B. Add provisions to allow “Age-Qualified Dwelling(s) (TCS)” to the list of uses permitted in the Trout Creek Stormwater Overlay district, subject to standards which include the requirement that the lot or tract must be adjacent to or across the street from a Residential District; and
 - C. Add specific density, building size and placement, and height provisions for age-qualified dwellings. We note that the proposed density shall not exceed five dwelling units per acre, and that the height of any building or structure shall not exceed 45 feet.

BACKGROUND:

2. Although it is our understanding that the purpose of this amendment petition is to allow for the redevelopment of a 10.02 acre site, situated on the northwest corner of Old Eagle School Road and East Swedesford Road (UPI# 43-6F-13, 675 East Swedesford Road), we note that it would also apply to all other eligible parcels/tracts within the Overlay District. Our comments on the potential redevelopment of this site under the proposed ordinance standards commence on page #3 of this review letter. According to our records, this site is located in the Township’s O Office zoning district, and it is also located in the Swedesford/Devon Park designation on the Future Land Use map in the Township’s 2021 Comprehensive Plan.

Page: 2
 Re: Zoning Ordinance Amendment – Age-Qualified Dwellings, Trout Creek Stormwater Overlay District
 # Tredyffrin Township – ZA-07-25-18601

3. The County Planning Commission previously reviewed a preliminary/final land development for this site, which addressed the construction of a five-story 146,290 square foot office building, and 586 parking spaces (CCPC# LD-03-19-15805, dated March 27, 2019). We have no record of the Township taking action on this prior land development plan. As noted in our previous review letter, the project site, also known as the “Wayne Glen (Office Parcel)” was the southern part of the Wayne Glen tract which included the “Wayne Glen (Residential Parcel)” to the north. The County Planning Commission previously reviewed the preliminary land development plan for the “Wayne Glen (Residential Parcel)”, which addressed the construction of 91 residential units and 3,661 linear feet of private roadway (CCPC# LD-12-17-15240, dated January 16, 2018). According to our records, this prior land development plan was approved by the Township on June 21, 2018.

LANDSCAPES:

4. The portion of the Trout Creek watershed that is located within Tredyffrin Township is generally located within the within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan (County mapping records indicate that a small portion of the Trout Creek Watershed is located within a Rural Landscape designation that is part of the Valley Forge National Military Park) . 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.

Single-family semidetached (twin) and single-family attached (townhouse) units, including age-restricted units, are appropriate uses in the **Suburban Landscape**. LIVE Objective C of Landscapes3 is to support safe and accessible places for people of all ages and abilities, from children to seniors, through development of appropriate housing, community facilities, and amenities.

COMMENTS – ZONING ORDINANCE AMENDMENT:

5. Prior to the Township taking action on this amendment petition, the proposed ordinance language should be thoroughly reviewed for grammatical errors and technical accuracy. In particular, the following issues should be addressed:
 - A. Section II of the draft Ordinance, along with the corresponding definition provided in Section I, indicates that age-qualified dwelling(s) (TCS) will be added to Section 208-161.A(5) of the Zoning Ordinance as a permitted use in the Overlay District. However, the use regulations of the Overlay District are set forth in Section 208-162, not Section 208-161 (which is entitled “Overlay District concept”). It appears that the language provided in Section II of the draft ordinance would be more appropriately located in subsection A.5 of Section 208-162.A, the use regulations of the Overlay District for portions of the tract where the underlying zoning district is nonresidential.
 - B. While the introductory language in Section III indicates that new Sections (3), (4), and (5) will be added to Section 208-162.(C), the three paragraphs provided below are identified as (3), (4), and (6). Additionally, there is an existing Section 208-162.(C)(3) in our copy of the Township Zoning Ordinance.

Page: 3
 Re: Zoning Ordinance Amendment – Age-Qualified Dwellings, Trout Creek Stormwater Overlay District
 # Tredyffrin Township – ZA-07-25-18601

C. While the last sentence in proposed Section 208-162.(C)(3) states that “no further density bonus as permitted in Section 208-163.A shall apply” for age-qualified development, the density bonuses for residential uses in the Overlay District are set in Section 208-164.A, not Section 208-163.A, which addresses tract setback requirements.

6. Prior to taking action on this amendment, the Township should consider whether the draft ordinance language is generally consistent with its municipal Comprehensive Plan, as set forth in Section 603(j) of the PA Municipalities Planning Code. While the Township’s Comprehensive Plan does recommend that the Township ensure that zoning regulations continue to provide for a variety of residential housing types to meet the needs of aging residents (as noted in Recommendation 7.3, page 102), and it also specifically supports updating regulations in office and limited industrial districts to integrate more housing options (page 103), there do not appear to be any specific recommendations to updating the regulations of the Trout Creek Stormwater Overlay District to allow more housing options.

We also note that the purpose of the Stormwater Overlay District, as set forth in Section 208-160 of the Zoning Ordinance, is to provide for public stormwater improvements, in addition to the stormwater requirements of Chapter 174 of the Township Code, Stormwater Management, along with ensuring that public stormwater improvements provide a clearly defined reduction in the frequency and extent of downstream flooding and accelerated erosion, immediately downstream from a development site.

If the Township supports the conceptual redevelopment of the 675 East Swedesford Road site for age-restricted residential development, then we suggest that the applicant and Township investigate the feasibility of amending the base zoning designation of this site (O Office) instead, rather than amending the Overlay district regulations.

7. In its evaluation of the proposed ordinance language, the Township should determine how many parcels/tract may be eligible for age-qualified dwellings, if they haven’t already done so, along with determining the adequacy of the remaining acreage in the Township for future industrial development.

COMMENTS – FUTURE DEVELOPMENT CONSIDERATIONS, 675 EAST SWEDESFORD ROAD:

8. The site is located within the Suburban Landscape designation of ***Landscapes3***, the 2018 County Comprehensive Plan. Twin and townhouse units, including age-restricted units, are appropriate uses in the **Suburban Landscape**.
9. Watersheds 2045, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, identifies that the highest priority objectives within the Trout Creek Watersheds are: protecting and restoring first order streams and vegetated riparian buffers; restoring water quality to reduce impairments and support native aquatic species; and implementing comprehensive stormwater management.
10. Sidewalks should be provided for this site, which should connect to the existing pedestrian network in this area of the Township. In addition to sidewalks being an essential design element in the **Suburban Landscape**, “Connect” Objective C of ***Landscapes3***, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas.

Page: 4
 Re: Zoning Ordinance Amendment – Age-Qualified Dwellings, Trout Creek Stormwater Overlay District
 # Tredyffrin Township – ZA-07-25-18601



11. The applicant and Township should ensure that adequate vegetative screening/landscaping is provided between the project site and adjoining land uses, particularly the adjoining commercial office development to the west.

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

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

Sincerely,

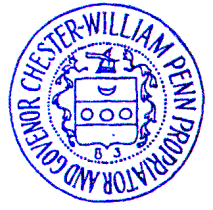
Paul Farkas

Paul Farkas
 Senior Review Planner

cc: George W. Broseman, Kaplin Stewart
 Rockwell Swedesford, LLC



THE COUNTY OF CHESTER



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

August 11, 2025

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

Re: Zoning Ordinance Amendment - Minimum Age of 21 Required for Short-Term Rentals
Upper Uwchlan Township - ZA-07-25-18610

Dear Mr. Scheivert:

The Chester County Planning Commission has reviewed the proposed Upper Uwchlan Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on July 22, 2025. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

DESCRIPTION:

1. Upper Uwchlan Township proposes to amend Section 19 of Zoning Ordinance by adding a requirement that the owner of a short term rental unit must restrict the age of short term rental tenants to over 21 years of age.

BACKGROUND:

2. The Chester County Planning Commission reviewed earlier versions of this amendment, and our comments were forwarded to the Township in letters dated June 13, 2025 (refer to CCPC # ZA-05-25-18535) and July 2, 2025 (refer to CCPC # ZA-06-25-18566). The addition of a minimum age requirement of 21 years for short-term rental tenants is reasonable. We have no further comments on this amendment.

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

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

Sincerely,

Wes Bruckno
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
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August 26, 2025

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

Re: Zoning Ordinance Amendment - Limited Distillery
West Goshen Township – ZA-08-25-18623

Dear Mr. Bashore:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on August 6, 2025. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Add the following definition for the term Limited Distillery to Section 84-8: “A facility licensed by the Pennsylvania Liquor Control Board or any successor agency of the Commonwealth for the production of spirits in quantities not exceeding 100,000 gallons annually. Such use may include on-site tasting, sales, and accessory retail operations”;
 - B. Add Limited Distillery to the list of uses permitted by-right in the C-2 Commercial Shopping Center, C-4 Special Limited Business and Apartment, I-1 Campus Light Industrial, I-2 Light Industrial, and I-3 General Light Industrial districts;
 - C. Section 84-57.11, pertaining to outdoor dining regulations, will be amended and as retitled as “Regulations for outdoor dining as accessory use to restaurant, brewery pub, microbrewery and limited distillery”; and
 - D. Amend Section 84-57.26, which includes the addition of specific standards for limited distilleries (Section 84-57.26.C).

LANDSCAPES:

2. The Township’s C-2 Commercial Shopping Center, C-4 Special Limited Business and Apartment, I-1 Campus Light Industrial, I-2 Light Industrial, and I-3 General Light Industrial districts zoning districts are located within the **Suburban Landscape**, **Suburban Center Landscape**, and **Urban Center Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. The vision for the **Urban Center**

Page: 2
Re: Zoning Ordinance Amendment - Limited Distillery
West Goshen Township – ZA-08-25-18623

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.

A limited distillery is an appropriate use in these growth area designations. We note that the Township currently permits microbreweries and brewery pubs in these zoning districts.

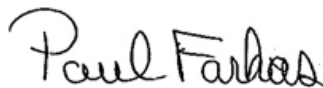
COMMENT:

3. Section 84-57.11.A indicates that outdoor dining as an accessory use for a brewery pub, microbrewery and limited distillery, along with outdoor dining as an accessory use for a restaurant in the C-2 Commercial Shopping Center, C-4 Special Limited Business and Apartment, and C-5 General Highway Commercial zoning districts shall not exceed 1,500 square feet in area. However, there is no maximum outdoor dining area standard currently set forth in Section 84-57.11 of the Township Zoning Ordinance. We suggest that the Township determine how many nonconforming outdoor dining areas would be created with the adoption of this standard, if they haven't already done so.

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

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

Sincerely,



Paul Farkas
Senior Review Planner

Act 537 Reviews

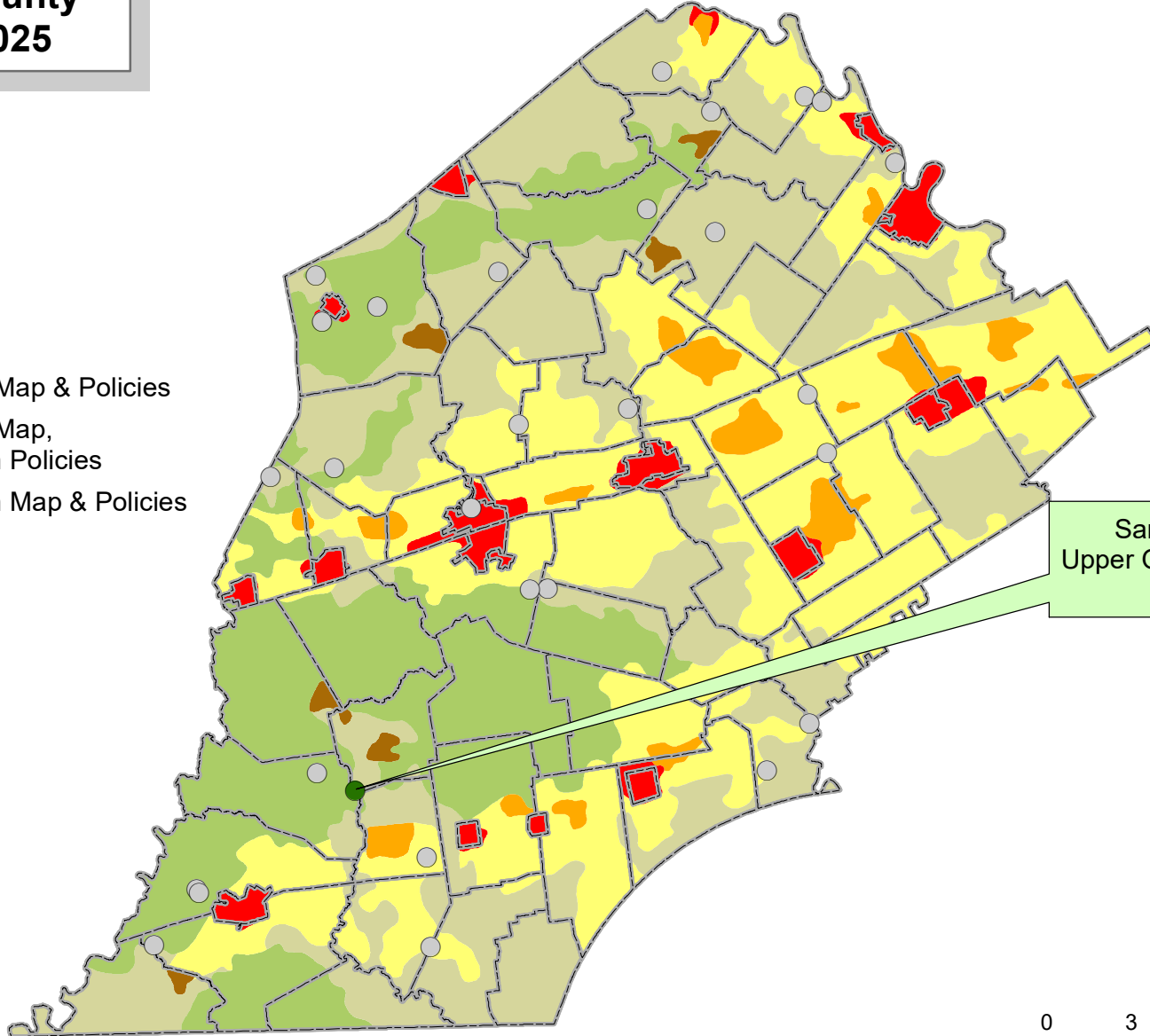


Act 537 Reviews for Chester County August 2025

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

Legend

- August 537 Reviews
- Previous Reviews
- Agricultural
- Rural Center
- Suburban Center
- Urban Center
- Rural
- Suburban



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



Chester County Planning Commission
September 10, 2025

ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

None

MINOR REVISIONS TO MUNICIPAL PLANS:

Upper Oxford Township, Samuel Fisher

The applicant is proposing a residential land development of one lot on 31.86 acres. The site is located on Ewing Road, at the municipal boundary with both Penn and New London Townships. The amount of wastewater for the project is 600 gpd. The project is to be served by an on-lot sewage disposal system. This project is designated as a Rural and Natural Landscape and is consistent with ***Landscapes3***.

Action Requested

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

9/10/2025

Minor Revisions



SEWAGE FACILITIES PLANNING MODULE

COMPONENT 4B - COUNTY PLANNING AGENCY REVIEW

(or Planning Agency with Areawide Jurisdiction)

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

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

Project Name & Municipality Samuel Fisher, Upper Oxford Township

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

1. Date plan received by county planning agency. July 10, 2025
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency August 18, 2025

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

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

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

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

18. Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICP

Title: Senior Environmental Planner

Date: 8/18/2025

Signature: 

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

Address: Government Services Center, Suite 270

601 Westtown Road

P.O. Box 2747

West Chester, PA 19380-0990

Telephone Number: (610) 344-6285

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

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

This project was reviewed under PA Act 247, as Case Number LD-02-25-18436 and is consistent with the objectives of the Rural and Natural Landscapes.

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.

PC53-08-25-18629

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
Samuel S. & Rebecca Y. Fisher, Site Contact
Jane Daggett, Upper Oxford Township
Ann Green, Ann Green Environmental Consulting

Discussion and Information Items

Sustainability Division Update

Sustainability Division

Monthly Activities Report – September 2025 (Activities as of 8/31/25)

Summary:

- **Out in the Field:** The Sustainability Division went on a field view in August to get out and meet some key players and see some important sites relevant to sustainability in Chester County. The Stroud Water Research Center staff hosted our division for a meet-and-greet conversation to discuss opportunities and challenges related to water quality, plus provided a tour of their LEED-Platinum building and various research projects on their campus. We also toured the new native plant garden at Bondsville Mill Park in East Brandywine Twp.- an inspiring example of how native plants can be used in formal garden design, and the value they bring to our native species.
- **Climate Action Plan Update:** Applying for funding through PA DCED's Municipal Assistance Program to hire a consultant to develop more specific and targeted recommendations for county government operations. Kick-off meeting with students from Local Climate Action Plan program is scheduled for early September.
- **Open Space Summit:** CCPC is working with the conservation community in Chester County to develop the concept and content for this year's Open Space Summit. This year's program will be geared toward the general public and supporters of open space to provide education about how open space fits in with current land use challenges, the complexities of the preservation process, and the importance of proactive planning. The program will be held – likely in two parts – this fall.
- **Ongoing Activities:**
 - Sustainable HOA "Garden Tour" videos
 - Transit Oriented Communities – initial mapping for transit sites is complete.
 - Keep Chester County Beautiful/Route 30 Pollinator Corridor initiative
 - Keep Chester County Beautiful/Litter Action Plan template production
 - EV charging stations at county facilities
 - Sustainable Landscape Management Plan for the county's Pocopson Complex

Multimodal Transportation Planning Division

Multimodal Transportation Planning Division

September 2025 (Activities as of 8/30/25)

Phoenixville Bus Shelter

Phoenixville Borough completed the installation of a new bus shelter at the intersection of Church and Main Streets this summer. The installation includes the streetscape improvements of a pedestrian bumpout and two new Eastern Redbud street trees with the shelter featuring a bench and solar powered lighting. Funding for the shelter was provided by a grant from Chester County for their participation in the MTP Division's Bus Shelter Initiative from a previous year's work program. This shelter serves SEPTA's current 99 and 139 bus routes.

The Bus Shelter Initiative aimed to provide bus shelters at bus stops that have the most boardings in support of improving the transit environment, one of the key principles of the Chester County Public Transportation Plan. As a result, the county granted Phoenixville a total of \$12,500 to be used toward the purchase of a shelter of their choosing in exchange for their agreement to install and maintain the shelter in perpetuity. The same was granted to West Chester Borough who is still working to have their shelter installed along High Street.

All three commissioners met with Phoenixville Borough officials and other county staff including Matt Edmond and Brian Styche on Wednesday August 27th for a photo shoot toward an upcoming press release regarding the installation.

SEPTA Funding Crisis (continued)

Unfortunately, the Commonwealth has not yet passed a budget resolving the statewide public transportation funding issue, thus SEPTA has cut service by 20%, as promised, on Monday, August 24th. Unless this crisis is resolved, SEPTA's next measure will be to implement a 21.5% fare increase on September 1st. For more information, please refer to the SEPTA [press release](#).



*New bus shelter at Church and Main Streets
(Photo by Phoenixville Borough)*

Design & Technology Division Update



DESIGN & TECHNOLOGY DIVISION

September 2025 (activities as of 8/29/25)

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

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

The GIS/Tech team assisted the Community Planning Division, Sustainability Division and the Multimodal Transportation Division with mapping and data needs. Which includes the Land Stewardship Project mapping, operating the drone for the Sustainable HOAs video project, Open Space Prioritization Exercise, POST mapping updates, Transit Oriented Communities base mapping, and editing the West Chester Atlas. Staff also assisted the 247 planners with their mapping needs, along with setting up for various Planning Commission meetings.

The graphics team worked on the Sustainable HOAs video project, creating new pollinator garden signage, developing new PowerPoint presentation templates, generating more graphic identities for the Heritage Interpretive network, updated event banners for the CCPC website, attended and photographed Town Tours events, and generated various event flyers and presentation items for upcoming meetings. Staff also worked alongside the Chester County 250 committee and assisted with graphic and webpage needs.

Community Planning

Municipalities with ongoing VPP projects August 2025

★ Planning Commission Consulting Service

20 Single-Municipality Projects

Zoning or Subdivision Ordinance

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

Open Space

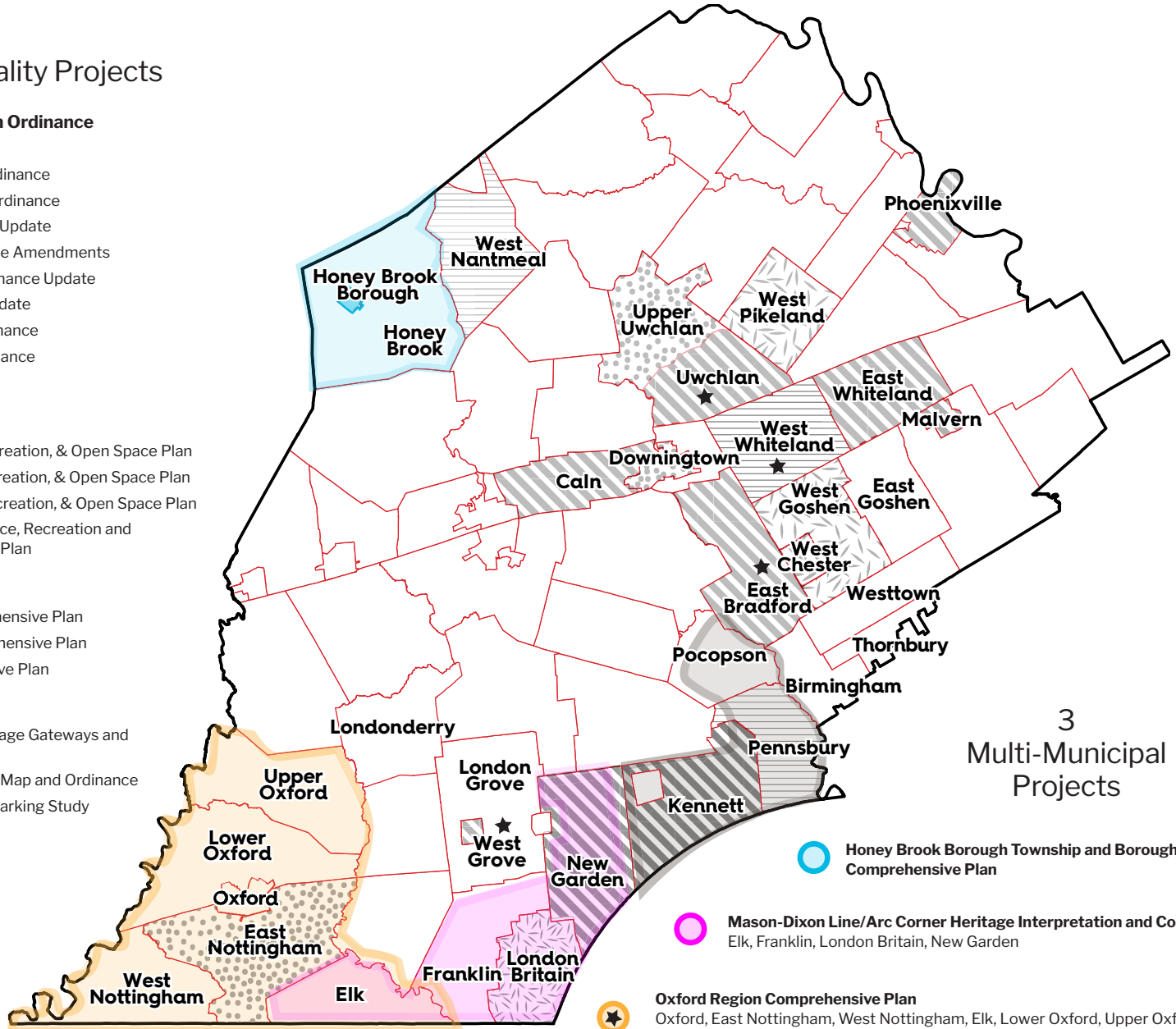
- West Chester Parks, Recreation, & Open Space Plan
- West Goshen Parks, Recreation, & Open Space Plan
- West Pikeland Parks, Recreation, & Open Space Plan
- London Britain Open Space, Recreation and environmental Resource Plan

Comprehensive Plan

- West Nantmeal Comprehensive Plan
- ★ West Whiteland Comprehensive Plan
- Pennsbury Comprehensive Plan

Other

- Upper Uwchlan Eagle Village Gateways and Mobility Plan
- East Nottingham Official Map and Ordinance
- Downingtown Borough Parking Study



3
Multi-Municipal
Projects

COMMUNITY PLANNING REPORT

September 2025 (Activities as of 8/31/25)

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

MUNICIPAL ASSISTANCE

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

SINGLE MUNICIPALITY

1. Caln Township – Zoning Ordinance Update

Percent Completed: 80% Contract Term: 1/24-12/25 Consultant: Nanci Sarcinello Planning & GIS Monitor: Mark Gallant
The consultant presented the first full draft of the Ordinance at their August meeting. The Task Force' review of the full draft will continue at their September meeting.

2. Downingtown Borough – Parking Study

Percentage Completed: 20% Contract Term: 3/25-2/26 Consultant: Walker Consultants Monitor: Kevin Myers
A parking study to address growth and redevelopment for the downtown core of Downingtown. No activity in August aside from communication between consultants and the borough. The Task 1 report was provided by the consultant in August for review by the borough in accordance with the schedule.

3. East Bradford Township – Zoning Ordinance Update

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

4. East Nottingham Township - Official Map and Ordinance

Percent Complete: 0% Consultant: Brandywine Conservancy Contract Term: 9/25-8/27 Monitors: Mark Gallant and Luis Rodriguez
East Nottingham Township will develop an Official Map and Ordinance consistent with the 2012 Oxford Region Multi Municipal Comprehensive Plan, the 2022 Land Preservation Plan, Chester County's adopted Comprehensive Plan, *Landscapes3*. The Official Map and Ordinance will reflect the potential future public land and facilities—such as streets, trails, parks, and open space—the Township would consider acting upon if they become available. This is the first project that has been awarded under the mini-rolling grant.

5. East Whiteland Township – Zoning Ordinance Update

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

COMMUNITY PLANNING REPORT

6. Kennett Square - State Street Revitalization Study

Percent Completed: 100% Contract Term: 9/24-10/26
Project completed.

Consultant: Derck & Edson

Monitor: Kevin Myers

7. Kennett Township – SALDO update

Percent Completed: 30% Contract Term: 8/24-7/26 Consultant: Chester County Planning Commission Planner: Jeannine Speirs
The Township is updating their SLDO to reflect the recent Zoning update as well as other changes. Nina Weisblatt is now working as the 1st assistant on the project. The project is progressing on schedule.

8. London Britain Township - Open Space, Recreation and Environmental Resources Plan

Percent Complete 0% Contract Term: 9/25-10/27 Consultant: Brandywine Conservancy Monitor: Chris Patriarca and Luis Rodriguez
London Britain Township will develop an Open Space, Recreation, and Environmental Resources Plan consistent with the 2019 London Britain Township Comprehensive Plan Update, the 2025 Mason Dixon Heritage Interpretation and Connectivity Plan, and Chester County's adopted Comprehensive Plan, *Landscapes3*. The Board of Supervisors will appoint a task force (Plan Advisory Committee) to prepare the draft plan and utilize Brandywine Conservancy (BC), with Recreation and Parks Solutions (RPS) acting as a sub-consultant, for consulting assistance to the task force.

9. Malvern Borough – Zoning Ordinance Amendments

Percent Completed: 75% Contract Term: 8/24-8/26 Consultant: Thomas Comitta Associates Monitor: Jeannine Speirs
Updates to text and map to support implementation of Malvern Borough Comprehensive Plan. There was no August meeting

10. New Garden Township – Zoning Ordinance Update

Percent Completed: 75% Contract Term: 7/24-6/26 Consultant: Michael Baker International Monitor: Libby Horwitz
Draft zoning is nearly complete. An intended final task force meeting was held August 7th; however, an additional task force meeting was deemed necessary to address community and board comments.

11. Pennsbury Township – Natural Resources and other Ordinance Updates

Percent Completed: 100% Contract Term: 5/24-10/25 Consultant: Brandywine Conservancy Monitor: Jeannine Speirs
Joint VPP/250 review is completed. Amendments were adopted August 20.

12. Pennsbury Township – Comprehensive Plan Update

Percent Completed: 0% Contract Term: 9/25-10/27 Consultant: Brandywine Conservancy Monitor: Jeannine Speirs and Nina Weisblatt
The Township will update the 2006 Comprehensive Plan to be consistent with *Landscapes3*. The update will highlight the accomplishments that have been successfully implemented, and challenges the Township plans to address.

COMMUNITY PLANNING REPORT

13. Pennsbury Township – Historic Resources Zoning update

Percent Completed: 10% Contract Term: 8/25-2/26 Consultant: CCPC Monitor: Jeannine Speirs
CCPC is contracted to review and update specific elements of the Historic Resources zoning article. The kick-off meeting was August 12.

14. Phoenixville Borough – Zoning Ordinance Update

Percent Completed: 100% Contract Term: 7/23-12/25 Consultant: Gilmore & Associates Monitor: Chris Patriarca
Zoning ordinance update adopted by Borough Council in August.

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

Percent Completed: 60% Contract Term: 9/1/2024-2/28/2026 Consultant: Bowman Monitor: Patty Quinn
On 8/25 the team met with PennDOT to review the project scope and gather initial feedback. Bowman plans to meet with PennDOT engineers again in October to further discuss design alternatives for the northern and southern gateways to Eagle Village. The next task force meeting is scheduled for September 9th, where they will present survey findings, and any other input gathered from the events held this summer.

16. Uwchlan Township - Zoning Ordinance Update

Percent Completed: 0% Contract Term: 9/25-8/27 Consultant: CCPC Planner: Mark Gallant
The Chester County Planning Commission (CCPC) will provide professional planning and support staff to update the Township Zoning Ordinance. The Township will create a Task Force from members of the Township Planning Commission, representatives of the Board of Supervisors and other municipal boards, commissions, or groups as deemed appropriate by the Township. The kick-off meeting for the ZO update is scheduled for September 3rd.

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

Percent Completed: 90 % Contract Term: 5/24-4/26 Consultant: Johnson, Mirmiran & Thompson/ Toole Rec. Monitor: Kevin Myers
West Chester Borough will update its 1986 PROS Plan, last updated in 1992 to advance goals of Landscapes3. Communication with the borough on 8/20 indicates the borough intends to send the plan for Act 247 review and request the final VPP review sometime soon. The plan should be adopted before the end of this year.

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

Percent Completed: 15% Contract Term: 5/24-4/26 Consultant: Tool Recreation Planning Monitor: Mark Gallant
The plan will guide future planning and investment in the Township's park, recreation, and open space facilities. The Township expects to receive the draft plan recommendations soon.

COMMUNITY PLANNING REPORT

19. West Grove Borough – Zoning Ordinance Amendments

Percent Completed: 85 % Contract Term: 4/23–9/25 Consultant: CCPC Lead Planner: Kevin Myers
 CCPC is providing professional planning support to update the Boroughs Zoning Ordinance. Coordination with the Borough, Solicitor, and Zoning Officer in August regarding final edits and beginning the adoption process. This project will require a second extension to facilitate final edits to create the Hearing Draft and the adoption process.

20. West Nantmeal Township – Comprehensive Plan Update

Percent Completed: 75 % Contract Term: 6/24-5/26 Consultant: Castle Valley Consultants Monitor: Luis Rodriguez
 No meeting in August. The next Task Force meeting will be taking place on September 22nd.

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

Percent Completed 50 % Contract Term: 6/23–11/25 Consultant: Natural Lands Monitor: Chris Patriarca
 Drafting of full document continued in August.

22. West Whiteland Township – Comprehensive Plan

Percent Completed: 50 % Contract Term: 7/24–6/26 Consultant: CCPC Lead Planner: Chris Patriarca
 Topical chapter review complete by Task Force in August. Early fall public event being scheduled to present draft goals, recommendations, and implementation strategies.

MULTI-MUNICIPAL PROJECTS

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

Percent Completed: 70 % Contract Term: Canceled Consultant: National Travel Center Monitor: Jeannine Speirs
 A letter of termination was received by the County from the consultant on July 10th, 2025, this contract was terminated after a 30-day period per the contract on 8/9/2025.

B. Honey Brook Township and Borough – Comprehensive Plan

Percent Completed: 5 % Contract Term: 4/25- 3/28 Consultant: Brandywine Conservancy Monitors: Jeannine Speirs and Luis Rodriguez
 Honey Brook Township and Borough will develop and update to the 2015 Comprehensive Plan. The consultant, with input from the Task Force members, is finalizing a community survey that will be distributed to residents. The consultant also reviewed their open space, natural resources, and recreation inventories, which will be covered thoroughly at the next meeting. The next meeting is on 10/6.

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

Percent Completed: 90 % Contract Term: 12/22-11/25 Consultant: Brandywine Conservancy Monitor: Jeannine Speirs
 This plan will highlight the heritage of the Mason-Dixon / Arc Corner Region through the sites and landscapes of Elk, Franklin, London Britain, and New Garden townships building on Franklin's Comprehensive Plan and policy in the other three communities. The Plan was posted online for a two-week comment period through early August.

COMMUNITY PLANNING REPORT

D. Oxford Region Comprehensive Plan Update

Percent Completed: 30 % Contract Term: 1/24–12/26 Consultant: CCPC Lead Planner: Mark Gallant
Upper Oxford, Lower Oxford, Oxford, West Nottingham, East Nottingham, and Elk will undertake an update to the 2012 Multimunicipal Comprehensive Plan. Over the next few months, the CCPC Team (including Nina Weisblatt) will present existing conditions and plan chapters for Parks, Recreation, and Open Space, Multimodal Transportation, and Community Facilities and Services.

OTHER PROJECTS

- **Oxford Region** – Administration assistance to the regional planning group (ORPC) and associated sub-groups:
The ORPC Regional EAC and The ORPC Historic Sub-Committee; Mark Gallant. Mark is serving as the Region's secretary throughout the Plan update. Jeannine Spiers and David Blackburn are assisting with historic resource and heritage interpretation network items.
- **Phoenixville Region Planning Committee** –The August 2025 meeting discussed municipal Implementation of the Regional Community Facilities Plan and discussion of the borough's response to the Region's consistency review of the Phoenixville Zoning Amendments.
- **Pottstown Metropolitan Regional Planning Committee** – No report for August

❖ **Internal County Coordination**

Community Development: Libby Horwitz, Senior Housing & Economic Planner, Kevin Myers, Senior Urban Planner, Chris Patriarca, Senior Community Planner, Jeannine Speirs, Senior Community Planner
Housing Authority of Chester County: Libby Horwitz and Chris Patriarca
Facilities: David Blackburn, Heritage Preservation Coordinator
Historic Interpretive Network: Jeannine Speirs

VPP INQUIRIES

County Consulting Assistance Inquiries or Requests

1. Coatesville - Official Map (TBD)
2. East Fallowfield - Comprehensive Plan (Summer 2025)
3. East Caln - Zoning Ordinance Update (Spring 2026)
4. East Bradford – SALDO Update (Fall 2026)
5. Penn Township – SALDO Update (Spring 2026)
6. Sadsbury Township – Comprehensive Plan Update (Spring 2026)
7. Spring City - Comprehensive Plan (Summer 2026)
8. Downingtown - Official Map (Spring 2026)

COMMUNITY PLANNING REPORT

Cash Grant Inquiries (or VPP channel not established yet)

9. Borough of Modena (Open space/park plan)
10. New London (Comprehensive Plan Fall 2025)
11. Pocopson Township (Comprehensive Plan Fall 2025)
12. Kennett Township – Comprehensive Plan Update (TBD)
13. East Marlborough - *Village Master Plan for Unionville Village*

HISTORIC PRESERVATION & HERITAGE INTERPRETIVE NETWORK (HIN)

America 250 & Heritage Tourism Plan

- ❖ The August CC 250 Commission meeting was held on 7 August
- ❖ The draft 250-communication plan is being reviewed by the MarCom committee for presentation to the 250 Commission, and the Technology subcommittee of MarCom met twice to refine the 250 website and define a plan for the website and social media
- ❖ Met to discuss the creation of a brochure to highlight the heritage interpretive network and its themes and possible heritage sites and possible connections for the 250th in '26 and '27. CCPC Graphic team will provide an initial mockup and apply heritage theme logo branding that is also being worked on
- ❖ Blackburn and Speirs are attending the community engagement ZOOM 250 information meetings, sponsored by the CC Community Foundation. Speirs covers Kennett Square/Chadds Ford and, the Main Line. Blackburn covers Phoenixville Southern Chester County and West Chester regions.
- ❖ Confirmed eligibility and submitted a packet for approval by the CC Commissioners to initiate a second grant application for Department of community and economic development State Local Share funds as Phases 2 of the larger interactive kiosk project. Phase 1 was funded in 2024 and is planned to purchase 9 kiosks. The grant covers the kiosk hardware/installation and operational software.
- ❖ Readied an outline and timeline for the Video Time Capsule project being undertaken via the Commissioner's Communications office in collaboration with CCPC.
- ❖ Coordinated with Parks & Preservation Dept and Archives & Records Depts on CC250 projects they are leading in coordination with CCPC.
- ❖ Initiated a list of annual community and heritage events along with proposed and planned events in 2026 and 2027 in order to understand events/dates that could have possible 250th elements.
- ❖ Coordinating with Keep Chester County Beautiful (KCCB) for a Community Service element for CC250 and using established BBTF/Brandywine Battlefield Heritage Site cleanups in partnership with KCCB as an example.
- ❖ 81% of the County's municipalities adopting the resolution of support of the Chester County America250
- ❖ CC 250 projects from County Depts:
 - Archives – draft exhibit will be reviewed by CCPC by the end of December
 - Communications, Commissioner's office – working to contract a videographer to plan and execute the video time capsule

COMMUNITY PLANNING REPORT

Philadelphia Campaign HIN theme region

- ❖ Brandywine Battlefield Task Force (BBTF) & expanded Philadelphia Campaign Partnership planning and efforts -
 - Brandywine Battlefield Task Force is now planning for a Heritage Interpretive Network and 250th planning working in November.
 - Northern Philadelphia Campaign and Heritage Interpretive Network – Malvern Borough’s Paoli Battlefield Committee is working with the Borough to contract with a Landscape Architect to prepare Phase 1 site plan outlining Paoli Battlefield Heritage Site improvements for 2025, 2026, and 2027.

Iron & Steel HIN theme region

- ❖ No action

Outreach

- ❖ **Town Tours & Village Walks** – The 2025 program concluded with Oxford Region driving on 7 August, Hopewell Furnace NHS on 14 August, and Historic Yellow Springs on 21 August. Met with staff of the Chester County History Center to discuss resources for 2026 Town Tours lecture series.
- ❖ **Historic Preservation Network of Chester County:** Attended August Board meeting.
- ❖ Attended three municipal Historic Commission meeting: 5 August, Upper Uwchlan; 13 August, East Brandywine; 27 August East Vincent.

Review

County Owned Bridges

- ❖ Researched alternatives for contractor change request to install a poured-in-place concrete cap on wing walls for Bridge 111. Examined example on PennDOT bridge, 1155 Hares Hill Road. Responding to contractor to maintain original scope of individual concrete panels.
- ❖ Discussed design alternatives for National Register eligible Bridge 199 with the Chester County Historic Preservation Network Board.

Section 106

- ❖ No Section 106 actions to report

COMMUNITY PLANNING REPORT

ECONOMIC

- **Economy Report** –Bureau of Labor Statistics data (employment and establishments) completed and posted. Real estate data drafted and formatted for online update. Census data to be updated late fall, GDP data to be completed in December.

HOUSING

- **Adaptable Housing Guide** – Complete and posted online.
- **Accessible Housing Guide** – Drafting map.
- **Housing Workshops** – First workshop hosted August 21st with four municipalities in attendance. Updating materials and preparing for September 17th Phoenixville workshop.
- **Land Acquisition** – Working with the Chester County Economic Development Council to identify sites appropriate for acquisition and development of affordably-priced housing. Obtained data from Chester County Tax Claim Bureau.
- **Organizational Convening** - Developing resource sharing hub for organizations. Beginning preparation for the next in-person coordination event scheduled for 10/7 to discuss progress updates, universal definitions, and target numbers.
- **Partner Events** – Assisted Allies for Housing and the Chester County Chamber of Business and Industry with data and information for their August and November housing events.

URBAN CENTERS

- **Technical assistance/coordination**
 - 2025 Urban Centers Forum (UCF). This year's UCF will focus on Active Transportation Plans and Bike Parks held via a webinar on September 25th at 5:30pm. Additional details to be determined. The Save the Date invitation was sent to all Urban and Suburban Center municipalities in early August. So far 25 people have registered. The Urban Planner continues to coordinate with external speakers and coordinate with staff to facilitate the event.
 - Developing Bike Park eTool to be presented at the 2025 UCF in the fall and the October APAPA conference. Discussions with several partners continued in August in addition to further research and internal work on and review of the eTool. CCPC Design and Technology Division is assisting with creating an illustrative poster to accompany the Bike Park eTool in addition to being used at the Urban Centers Forum and the APAPA presentation in October.
 - Atglen Borough zoning amendments for the "downtown" zoning districts are being reviewed by the zoning officer and solicitor for comment. Next meeting TBD depending on Solicitor/Zoning Officer response.

Director's Report