



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

PLANNING COMMISSION
Government Services Center, Suite 270
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(610) 344-6285 Fax (610) 344-6515

Chester County Planning Commission
Government Services Center, 351 West

Hybrid Meeting
December 8, 2021

FINAL AGENDA

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

A. Chairman’s Welcome

Vice-Chair

2:05 p.m. 2. PRESENTATION

B. Chester County Water Resources Authority
Act 167 Model Stormwater Mgmt. Ordinance

Cory Trego, Water Resources Planner

2:30 p.m. 3. ACTION ITEMS

C. Approval of Commission Meeting Minutes – November 10, 2021

Commission

D. Act 247 Reviews – November 2021 Applications

Act 247 Team

1) Subdivision and Land Development Plan Reviews (18)

Please see full packet for details

- 1) Charlestown Township LD-10-21-16963
- 2) East Brandywine Township SD-10-21-16954
- 3) London Britain Township SD-10-21-16928
- 4) Newlin Township SD-09-21-16920
- 5) Phoenixville Borough LD-10-21-16938
- 6) Phoenixville Borough SD-10-21-16935
- 7) Pocopson Township SD-10-21-16947
- 8) West Bradford Township LD-10-21-16951
- 9) West Bradford Township SD-10-21-16950
- 10) West Bradford Township SD-10-21-16966
- 11) West Caln Township SD-10-21-16965
- 12) West Goshen Township LD-08-21-16878
- 13) West Goshen Township LD-10-21-16943
- 14) West Goshen Township SD-10-21-16940
- 15) West Nantmeal Township SD-10-21-16936
- 16) West Nottingham Township SD-10-21-16944
- 17) West Sadsbury Township LD-10-21-16949
- 18) West Sadsbury Township SD-10-21-16948

2) Comprehensive Plan, Zoning and Subdivision Ordinance
Amendment, Miscellaneous Reviews (9)

Please see full packet for details

- 1) Charlestown Township ZA-10-21-16939
- 2) East Goshen Township ZA-10-21-16930
- 3) Elverson Borough CP-10-21-16959
- 4) Honey Brook Borough ZA-10-21-16960
- 5) Tredyffrin Township ZA-10-21-16961 11/12/2021
- 6) Upper Uwchlan Township ZA-10-21-16964
- 7) Valley Township ZM-10-21-16952

- 8) West Brandywine Township OM-10-21-16929
- 9) West Goshen Township ZA-10-21-16946

- E. Act 537 Reviews- November 2021 Applications *Carolyn Conwell*
 - 1) Major Applications (0)
 - 2) Minor Applications (2)
East Brandywine Township; Diane Hammell Trust; 29-7-173; consistent
Honey Brook Township; George Risbon; 22-1-2; consistent
- F. Agricultural Security Area *Glenn Bentley*
 - 1) West Caln ASA Addition 12-21 28-6-44
- G. Approval of the 2022 Planning Commission Meeting Schedule *Commission*
- H. Approval of 2022 Work Program and Communications Plan *Brian O’Leary*

2:45 p.m. 4. DISCUSSION AND INFORMATION ITEMS

- I. Agricultural Development Council Update *Hillary Krummrich*
 - 1) Ag Economic Development Draft Plan *Phil Gottwals, ACDS, LLC*
- J. Design & Technology Division Update *Paul Fritz*
- K. Environment and Infrastructure Division Update *Brian Styche*
- L. Community Planning Division *Mark Gallant*
- M. Directors Report *Brian O’Leary*
- N. Public Comment

4:00 p.m. 5. ADJOURNMENT



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
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Seung Ah Byun, PhD., P.E.
Executive Director

WATER RESOURCES AUTHORITY
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(610) 344-5400 Fax (610) 344-5401
www.chesco.org/water

Date: November 30, 2021

To: Chester County Planning Commission

From: Cory Trego, Water Resources Planner, Chester County Water Resources Authority

RE: Updated Draft County-wide Act 167 Stormwater Management Model Ordinance

Between 2010 and 2013, the Chester County Water Resources Authority (CCWRA) led an effort to develop a County-wide Act 167 Stormwater Management Plan to comply with the Pennsylvania Stormwater Management Act ("Act 167") of 1978. This plan was developed in coordination with Chester County municipalities, the Chester County Planning Commission, the Chester County Conservation District, County residents, and various stakeholder groups. The Chester County Board of Commissioners subsequently adopted the "County-wide Act 167 Stormwater Management Plan Addendum" as an amendment to *Watersheds* and *Landscapes2* in 2013. This plan was approved by the PA Department of Environmental Protection (PA DEP) as required under PA Act 167 (1978) and all municipalities within Chester County have since adopted the model stormwater ordinance that was included in this plan.

The County-wide Act 167 Stormwater Management Model Ordinance included in this plan was developed to comply with PA DEP's National Pollutant Discharge Elimination System (NPDES) requirements for municipal stormwater management that were in effect at that time. In 2018, PA DEP released an updated state-wide model ordinance ("2022 Model Stormwater Management Ordinance") to satisfy both Act 167 requirements and regulatory requirements implemented through Municipal Separate Storm Sewer System (MS4) NPDES permits. Municipalities with MS4 permits are expected to update their existing ordinances to be consistent with PA DEP's model ordinance by September 30, 2022.

CCWRA, in partnership with CEDARVILLE Engineering Group LLC, reviewed and updated the County-wide model ordinance to make this document consistent with PA DEP's 2022 Model Ordinance. CCWRA also used this update as an opportunity to collect input from municipalities, residents, and other stakeholder groups on which sections of the ordinance were effective, and which sections needed modifications to improve implementation. Over the past two years, CCWRA collected input on the model ordinance update at over two dozen in-person and virtual meetings and utilized online surveys and written questionnaires to collect additional input. The resulting updated draft ordinance was substantially shaped by the input received through these efforts.

Attached to this memo is a "Summary of Changes" table that highlights the sections of the original ordinance that were modified during this update process. The full draft ordinance and associated appendices are available for review on CCWRA's website, chesco.org/water. CCWRA staff will briefly review the changes made to the model ordinance at the December 8 Chester County Planning Commission Board meeting. Staff will address questions or concerns about the updated County-wide model ordinance at this meeting. Following the completion of a 45-day public review period, CCWRA will present a summary of any additional changes made to the model ordinance at the January 12 Board meeting. If the Planning Commission supports the changes to the updated model ordinance, CCWRA respectfully asks that the Commission make a motion to recommend the updated County-wide Act 167 Stormwater Management Model Ordinance to the Board of Chester County Commissioners as an amendment to the County-wide Act 167 Stormwater Management Plan Addendum.

Chester County Act 167 Model Ordinance Updates – Summary of Changes

This table was created to document significant changes made to the County-wide Act 167 Stormwater Management Model Ordinance. These changes were made to address public, stakeholder, and municipal input, to ensure consistency with the Pennsylvania Department of Environmental Protection’s (PA DEP) 2022 Model Stormwater Management Ordinance, and to comply with the Pennsylvania Stormwater Management Act. This table summarizes the changes and does not include minor administrative updates. For complete documentation of the updates, please reference the Model Ordinance document itself.

No.	Topic	Change	Reason for Update	Location Reference	Comments
1	Notes to Municipal Editor	Added new optional Section/Subsection references to 9) and Added 14) explaining how 2022 updates are shown in the Model Ordinance.	General Update	Notes to Municipal Editor	Revised to reflect updates to Ordinance.
2	Green Infrastructure and Low Impact Development	Added statement regarding the intentions of Green Infrastructure (GI) and Low Impact Development (LID) use.	2022 MS4 Requirement	Subsection 102.I	Inserted language directly from PA DEP 2022 Model SWM Ordinance
3	Exemptions	Added High Tunnels language.	Act 167 Requirement	Subsection 106.C.5.c	Inserted language directly from Act 167 amendment
4	Exemptions	Updated “Maintenance of Existing Paved Surfaces” to include gravel surfaces.	General Update	Subsection 106.C.7	Gravel surfaces are considered Impervious Surfaces per the definition in the Countywide Model Ordinance. This section was updated for consistency.
5	Modified Requirements for Small Projects	Updated the Note to Editor that explains the optional Simplified Approach options.	Consistency with Appendix A.2/Public Input	Subsection 106.D	Updated to explain if municipalities elect to use the Simplified Approach, they may choose to continue using the original version adopted under the previous version of the Ordinance or use the updated version in Appendix A of this Ordinance. A general description of the difference between the two options is also provided.
6	Waivers	Updated text under 111.C to be consistent with PA DEP 2022 Model Ordinance	General Update	Section 111	Updated to noted that waivers or modifications of regulated stormwater activity involving disturbance greater than or equal to one acre may not be granted without approval from PA DEP or Chester County Conservation District.

Chester County Act 167 Model Ordinance Updates – Summary of Changes

No.	Topic	Change	Reason for Update	Location Reference	Comments
7	Erroneous Permit	This section was previously optional; edited to be required section.	2022 MS4 Requirement	Section 112	Not specified as optional in PA DEP 2022 Model Ordinance; assumed to be required.
8	Conservation Design	A definition for “Conservation Design” was added to the model ordinance as a mandatory definition.	Consistency with Appendix B	Section 202	Appendix B existed as part of the 2013 Countywide Model Stormwater Ordinance, but there was no definition.
9	Evapotranspiration	A definition for “evapotranspiration” was added to the model ordinance.	General Update	Section 202	Added for consistency with New PA DEP BMP Manual and current guidance from PA DEP
10	Floodway	Updated Floodway definition.	General Update	Section 202	Added references to the base flood and 1% annual chance flood.
11	Green Infrastructure	Added Green Infrastructure definition.	2022 MS4 Requirement	Section 202	Inserted language directly from PA DEP 2022 Model SWM Ordinance
12	High Tunnels	Added High Tunnels definition.	Act 167 Requirement	Section 202	Inserted language directly from Act 167 amendment
13	Impervious Surface	A definition for “Regulated Impervious Surface” was added to the model ordinance. The term was also included throughout the entire model ordinance as applicable.	Consistency with Appendix A.2	Section 202	The term includes proposed impervious surface as part of a current proposed project and all existing impervious surfaces installed as part of previous project(s) after the date the municipality adopted the 2013 Countywide Model Stormwater Ordinance.
14	Impervious Surface	Updated the definition of Impervious Surface to include clarification on whether gravel areas, pavers, porous pavement, and solar collectors should be considered impervious.	General Update/Public Input	Section 202	Uncompacted gravel areas with no vehicular traffic are to be considered pervious per review by the Municipal Engineer. Surfaces that were designed to allow infiltration (i.e., areas of porous pavement) are to be considered pervious if designed to function as a BMP per review by the Municipal Engineer. Additionally, the definition was updated to clarify that solar collectors should be considered pervious if the Municipal Engineer determines that the area under the solar collectors is maintained as a vegetated pervious surface.

Chester County Act 167 Model Ordinance Updates – Summary of Changes

No.	Topic	Change	Reason for Update	Location Reference	Comments
15	Impervious Surface	Updated Note to Editor for Impervious Surface definition.	General Update	Section 202	This was updated to provide additional guidance regarding consistency with definitions included in other sections of the Municipality’s Code.
16	Low Impact Development	Added definition for Low Impact Development.	2022 MS4 Requirement	Section 202	Inserted language directly from PA DEP 2022 Model SWM Ordinance
17	Stormwater Control Measure (SCM)	A definition for “Stormwater Control Measure” was added to the model ordinance.	New PA DEP Stormwater BMP Manual	Section 202	This term is anticipated to replace “BMP” in the new PA DEP Stormwater BMP Manual and has been included in the updated Countywide Model Stormwater Ordinance in anticipation of this.
18	BMP, Stormwater Management Facility, SCM	Definitions for “Best Management Practice,” “Stormwater Management Facility,” “Stormwater Control Measure” were updated. Terminology was updated throughout the ordinance for consistency with definitions.	General Update	Section 202	These definitions were updated to cross-reference each other. Added reference to Conservation Design and clarification for non-structural BMPs in the definition of BMP.
19	Stormwater Management Facility	The definition for “Stormwater Management Facility” was updated. Terminology was updated throughout the ordinance for consistency with this definition.	General Update	Section 202	Updated to include references to Best Management Practices and Stormwater Control Measures
20	Pet	A definition for “Pet” was added to the model ordinance.	2022 MS4 Requirement	Section 202	Added for additional clarity for the new Section 803.
21	Stormwater Discharges onto Adjacent Properties	Updated language from “existing drainage peak rate discharges up to and including the one-hundred-year storm” to also include volume of runoff from two-year storm event.	2022 MS4 Requirement	Subsection 301.G	Updated to simplify language for consistency with PA DEP 2022 Model Ordinance. Note the PA DEP 2022 Model Ordinance language requires written notification to adjacent property owners where the Chester County Model Ordinance requires written permission from adjacent property owners.
22	Green Infrastructure and Low Impact Development	Added statement indicating if methods other than GI or LID are used for rate control, the SWM Site Plan must provide a detailed justification demonstrating why it is not practicable.	2022 MS4 - OPTIONAL	Subsection 301.Q	This is optional for each municipality.
23	Riparian Buffers	Removed optional Subsection 301. U for consistency with other riparian buffer updates.	General Update	Subsection 301.U	Removed optional Subsection.

Chester County Act 167 Model Ordinance Updates – Summary of Changes

No.	Topic	Change	Reason for Update	Location Reference	Comments
24	Green Infrastructure and Low Impact Development	Added language encouraging the use of GI and LID for all regulated activities where possible.	2022 MS4 Requirement	Section 305	Inserted language directly from PA DEP 2022 Model SWM Ordinance
25	Water Quality and Runoff Volume Requirements	Updated the requirement for runoff volume to include the Small Storm Hydrology Method for consistency with Section 306 and the PA Stormwater BMP Manual.	General Update	Subsection 305.A	Runoff volume is to be managed through the Runoff Curve Method or the Small Storm Hydrology Method, whichever results in the greater volume to be managed.
26	Evapotranspiration	Added language allowing for the crediting of evapotranspiration toward meeting volume requirements per the most recent guidance from PA DEP.	General Update	Subsection 305.L	Added for consistency with updated PA DEP BMP Manual and current guidance from PA DEP.
27	Infiltration Requirements	Made infiltration criteria applicable to redevelopment and new development for consistency with Subsection 305.A.	General Update	Subsection 306.A	Updated for consistency Subsection 305.A.
28	Redevelopment	Removed language allowing for no peak flow rate control if the proposed impervious surface area is at least 20 percent less than the total existing impervious surface area.	Public comment	Subsection 308.C	This change was made in response to public comment received regarding increasing stormwater management requirements for redevelopment.
29	Redevelopment	Added Note to Editor giving municipalities the option to increase the assumption for predevelopment calculations that at least 20% of the existing impervious surface area to be disturbed should be “meadow” land cover to up to 40% to make the ordinance more stringent.	Public comment - OPTIONAL	Subsection 309.D.2.c	This change was made in response to public comment received regarding increasing stormwater management requirements for redevelopment.
30	Other Conveyance and System Design Standards	Removed a reference indicating that design standard samples can provided to the municipality upon request and instead included reference to the PA BMP Manual and PennDOT specifications.	General Update	Section 311	This update made it optional for municipalities to include codified municipal design standards.
31	Riparian Buffers	Added Riparian Buffers Section. Requires an easement to be created for applicable subdivision or land development.	2022 MS4 - OPTIONAL	Section 312	Recommend making this optional for each municipality as each municipality may have varying existing buffer requirements.

Chester County Act 167 Model Ordinance Updates – Summary of Changes

No.	Topic	Change	Reason for Update	Location Reference	Comments
32	SWM Site Plan Content	Added the requirement to include a signature block for the municipality to acknowledge that the SWM Site Plan meets all design standards and criteria of the Ordinance	General Update	Section 402.A.5	This change was made to be consistent with the requirements of the PA BMP Manual.
33	SWM Site Plan Contents	Added requirement to differentiate existing impervious installed before and after the date the 2013 Countywide Model Stormwater Ordinance was adopted.	General Update	Subsection 402.B.11.a	This change was made to assist reviewers and applicants in determining the amount of Regulated Impervious Surface.
34	Green Infrastructure and Low Impact Development	Added statement requiring justification in SWM Site Plan if BMPs other than GI and LID are proposed to achieve requirements.	2022 MS4 - OPTIONAL	Subsection 402.C.9	This is optional for each municipality.
35	Green Infrastructure and Low Impact Development	Added statement indicating that the municipality will not approve the SWM Site Plan unless it determines that GI and LID practices are not practicable.	2022 MS4 - OPTIONAL	Subsection 404.J	This is optional for each municipality.
36	NPDES Permit Notice of Termination (NOT)	Added requirement that NOT approval for NPDES permits must be obtained prior to final approval by the municipality.	General Update	Section 501	This language was added as developers/applicants are not getting NOTs which can create a potential issue with the transfer of responsibility of stormwater BMPs.
37	Final As-Built Plans	Added requirement to include the coordinates for all permanent SWM BMPs.	General Update	Section 502.B.1	This language was added to be consistent with 2022 Model Ordinance.
38	Operations and Maintenance	Modified the O&M recordkeeping requirements so that the person responsible for the O&M of a BMP or Conveyance is required to submit records of the installation and all maintenance and repairs to the Municipality.	General Update	Subsection 705.B	Removed “,if requested” from “These records shall be submitted to the Municipality, if requested.”
39	Operations and Maintenance	Updated this section to include Landowner Inspection language as required in the PA DEP 2022 Model Ordinance as <i>Option 2</i> . Previously <i>optional</i> Municipal Inspection and O&M Fund language updated to serve as alternative <i>Option 1</i> . Municipalities should select one of the two	2022 MS4 Requirement	Section 706	Inserted language directly from PA DEP 2022 Model SWM Ordinance as Option 2.

Chester County Act 167 Model Ordinance Updates – Summary of Changes

No.	Topic	Change	Reason for Update	Location Reference	Comments
		options or develop an acceptable alternative per the Note to Editor.			
40	Authorized Discharges	Added more detailed language for the fire hydrant flushings authorized discharges [authorized, <i>if</i> do not contain Total Residual Chlorine (TRC)].	2022 MS4 Requirement	Subsection 801.C.2	Inserted language directly from PA DEP 2022 Model SWM Ordinance
41	Authorized Discharges	Revised “irrigation drainage” to be specified as “non-contaminated irrigation drainage water” as an authorized discharge, to be more consistent with the PA DEP 2022 Model Ordinance language	2022 MS4 Requirement	Subsection 801.C.3	Inserted language directly from PA DEP 2022 Model SWM Ordinance
42	Authorized Discharges	Added more detailed language for HVAC condensation authorized discharges (authorized if non-contaminated).	2022 MS4 Requirement	Subsection 801.C.4	Inserted language directly from PA DEP 2022 Model SWM Ordinance
43	Authorized Discharges	Removed dechlorinated pool discharges from authorized discharges.	2022 MS4 Requirement	Subsection 801.C.12	Inserted language directly from PA DEP 2022 Model SWM Ordinance
44	Authorized Discharges	Revised the language on residential car wash water to be consistent with PA DEP 2022 Model Ordinance	2022 MS4 Requirement	Subsection 801.C.13	Inserted language directly from PA DEP 2022 Model SWM Ordinance.
45	Authorized Discharges	Added non-contaminated hydrostatic test water discharges to authorized discharges.	2022 MS4 Requirement	Subsection 801.C.15	Inserted language directly from PA DEP 2022 Model SWM Ordinance
46	Prohibited Connections	Added language stating that any drain or conveyance that delivers discharges into wetlands, riparian buffers, or other Waters of the Commonwealth is prohibited.	General update	Subsection 802.A	Added language to be consistent with Section 801.A.
47	Pet Waste	Added new optional Section and Note to Editor regarding requirements for properly disposing of pet waste.	2022 MS4	Section 803 (new)	This section is required (or a stand-alone Pet Waste Ordinance) if the Municipality has an NPDES MS4 Appendix permit requirement for Pollutant Control Measures for outfalls that discharge to waters impaired due to pathogens. This Section is optional for Municipalities who do not have this requirement.
48	Simplified Approach Applicability	Minor language updates for consistency with the Simplified Approach Handbook.	Consistency with Appendix A.2	Appendix A.1-Applicability, Submittal and	Changes included references to “Regulated Impervious Surface”.

Chester County Act 167 Model Ordinance Updates – Summary of Changes

No.	Topic	Change	Reason for Update	Location Reference	Comments
				Approval Requirements	
49	Simplified Approach Handbook	Complete revision and update of the Simplified Approach Handbook to provide further clarification and consistency.	Public Feedback	Appendix A.2- Simplified Approach to Stormwater Management for Small Projects - Handbook	<p>Major changes included:</p> <ul style="list-style-type: none"> • Introduces the term “regulated Impervious Surface.” • Allowing only an underground infiltration trench to be utilized under this approach. • Roof area equivalent or greater than the regulated impervious surface proposed must be available to convey to the infiltration trench. • Design standard for 1,000-2,000 square feet of regulated impervious surface updated to the Δ 2-year. • Two design standard options included for <1,000 square feet of regulated impervious surface: 1-inch rainfall runoff volume or the Δ 2-year. • Added a template plan set. • Added an example plan set.
50	Simplified Approach Operations and Maintenance Agreement	The Operations and Maintenance Agreement that was included in the Simplified Approach was removed.	General Update	Appendix A.3- Simplified Approach – Stormwater BMP Operation, Maintenance, and Inspection Plan and Agreement	The General O&M Sample Agreement in Appendix E will now serve as the sample for all project types.
51	Conservation Design and Low Impact Development	Complete revision and update of Appendix B – Conservation Design and Low Impact Development Site Design	Better reflect conservation design, LID, and green infrastructure	Appendix B	This appendix was updated to include current references to these design practices and acknowledge and distinguish between the practices. Design principles, techniques, process, and practices were incorporated. A discussion of economic benefits of Conservation Design was added.

Chester County Act 167 Model Ordinance Updates – Summary of Changes

No.	Topic	Change	Reason for Update	Location Reference	Comments
52	Operation and Maintenance	Complete revision and update of Appendix E – Stormwater Best Management Practices and Conveyances Operation and Maintenance Agreement	To improve and simplify the O&M Agreement	Appendix E	This appendix was updated to allow for use as a sample agreement for both projects using the Simplified Approach and traditionally engineered BMPs. Additional edits were made to be consistent with change included in Section 706 of the Ordinance.

DRAFT

Action Items



THE COUNTY OF CHESTER



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PLANNING COMMISSION
Government Services Center, Suite 270
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MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid - GSC Room 351
November 10, 2021

MEMBERS PRESENT IN PERSON: Kevin Kerr, Chair; Douglas Fasick, Vice Chair; Nate Cline; Matt Hammond; Mike Heaberg; Angie Thompson Lobb.

MEMBERS PRESENT VIA ZOOM: Stephanie Duncan.

STAFF PRESENT IN PERSON: Brian O'Leary, Director; Beth Cunliffe; Bill Deguffroy; Paul Fritz; Gene Huller; Jake Michael; Benny Nein; Carolyn Oakley; Eric Quinn; Carol Stauffer; Elle Steinman; Brian Styche; Suzanne Wozniak.

STAFF PRESENT VIA ZOOM: Glenn Bentley; Wes Bruckno; Paul Farkas; Carrie Conwell; Hillary Krummrich; Jake Michael; Kylie Sentyz; Nancy Shields; Diana Zak.

VISITORS PRESENT VIA ZOOM: Marina Rullo; Mark Cassel, SEPTA.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person in the Government Services Center room 351 and via Zoom audio/video on Wednesday, November 10, 2021 was called to order at 2:03 P.M. by Chair Kevin Kerr.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE OCTOBER 13, 2021 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. HAMMOND, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews – October 2021:

There were 15 Subdivision and Land Development Reviews prepared in October.

A MOTION TO APPROVE THE SUBDIVISION AND LAND DEVELOPMENT REVIEWS FOR OCTOBER 2021 WAS MADE BY DR. FASICK, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following application: SD-09-21-16921.

Comprehensive Plan, Zoning and Subdivision Ordinance Amendments, Miscellaneous Reviews – October 2021:

There were 11 Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, and Miscellaneous Reviews prepared in October.

A MOTION TO APPROVE THE COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENTS AND MISCELLANEOUS REVIEWS FOR OCTOBER 2021 WAS MADE BY MR. HEABERG SECONDED BY MS. THOMPSON LOBB AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following applications: ZA-09-21-16891; ZO-09-21-16901; ZO-09-21-16902.

Act 537 Reviews:

There were 5 minor Act 537 reviews for the month of October.

A MOTION TO APPROVE THE FIVE MINOR ACT 537 REVIEWS FOR OCTOBER 2021 WAS MADE BY DR. FASICK SECONDED BY MR. HAMMOND AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Agriculture Security Areas:

Mr. Bentley presented the Commission with one Agricultural Security Area review for one parcel in West Nottingham Township.

A MOTION TO APPROVE THE AGRICULTURAL SECURITY AREA REVIEW FOR WEST NOTTINGHAM TOWNSHIP AS PRESENTED WAS MADE BY MR. HAMMOND, SECONDED BY MR. CLINE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

VPP Round II 2021:

Mr. Deguffroy presented five applications for the Vision Partnership Program Round II grant cycle. All five were recommended for approval.

- 1) Longwood Trail Connector Study by Kennett Township, Kennett Square Borough, and East Marlborough
- 2) West Vincent Township Forest Protection Ordinance
- 3) Penn Township Comprehensive Plan
- 4) Mason-Dixon Heritage Plan by London Britain Township, Franklin Township, Elk Township, and New Garden Township
- 5) Route 41 Corridor Improvement Study by London Grove Township, New Garden Township, Londonderry Township, and Kennett Township

A MOTION TO APPROVE THE FIVE VISION PARTNERSHIP PROGRAM REIMBURSABLE GRANT REQUEST APPLICATIONS FOR THE AMOUNTS PRESENTED WAS MADE BY MR. HEABERG, SECONDED BY MR. CLINE AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

Administration and Communications Division:

Ms. Cunliffe shared the 2021 accomplishments for the CCPC website and social media. Staff collected and shared nearly 100 *Landscapes3* success stories, created 3 new public videos - L3

Success Stories, CCPC “About Us,” and VPP 25th anniversary - hosted 9 major events, participated in 4 key partner events, and supported more than 50 partner events through outreach. The Planning Commission has added 24 new eTools in 2021 and shared them through CCPC eNewsletters and social media and has sent monthly eNewsletter to nearly 1,800 subscribers

Ms. Oakley then shared the statistics regarding the eNewsletter and social media followers. There has been a 57% increase in ChescoPlanning webpage views with approximately 68% of the visitors coming from general searches. Most visitors are navigating to planning topics (45%) and the municipal corner (29%), with the Utilities & Infrastructure and the Pipeline pages being the highest at 11% each.

Ms. Cunliffe shared the 2022 draft communications plan. Staff from the communications division met with planners to gather information to revise the plan. As a result, goals have been reformatted to drive action items. A checklist has been created for enhanced communication with planners which provides initial details and information for each project. New initiatives for 2022 will include:

- Support PA’s 250th committee
- Climate Action Plan activities
- Promote social equity analysis
- Enhance the municipal/VPP section of the website

Agricultural Development Council Update:

Ms. Krummrich discussed current projects within the Agricultural Development Council.

The Agricultural Economic Development Draft Strategic Plan public meeting was held on Wednesday, October 13, 2021 to present the data and recommendations. Two additional public/farmer meetings will be held in early December to continue outreach regarding the draft plan. Phil Gottwals from ACDS, LLC will be attending the CCATO conference discussing the draft plan.

The annual Farmer of the year award went to Darryl King, owner of Manor Hill Farms, and Betsy MacCauley received the Duncan Allison Distinguished Service Award. Both awards were presented during the October 13 public meeting.

Design and Technology Division Update:

Mr. Fritz reported that the 247 planners reviewed and processed plan and ordinance submittals and worked on eTool updates. The planners also continued to test the new HTML5 EnerGov platform.

For the month of October, 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, worked on eTool updates, and prepared research for various internal projects.

The GIS staff continued to develop historic atlas updates and municipal comprehensive plan maps. The staff also worked on the development of a countywide trail finder map and prepared analyses related to housing and redevelopment opportunities.

The Graphics team worked on the Complete Streets Policy summary report, the Transportation Priority Projects summary, and an A+ Housing handout for the November housing event.

Environment and Infrastructure Division Update:

Mr. Styche discussed current projects and the implementation of the 2021 work program within the Environment and Infrastructure Division.

After many years of planning and design work by PennDOT Central Office and the City of Coatesville's Redevelopment Authority, there was an official ground-breaking ceremony held Friday October 22, 2021 for the Coatesville Train Station project. The ceremony was attended by PA Governor Wolf, Chester County Commissioners Chair Marian Moskowitz, Commissioner Michelle Kichline, and other local elected officials.

In other related news, PA Senator Bob Casey has recommended \$2M toward the Coatesville 'intermodal facility' to be associated with the train station development, as well as \$100,000 toward the Phoenixville/Reading passenger rail capacity study for inclusion in the Fiscal Year 2022 Senate appropriations subcommittee bills. This funding is pending until the bills are passed into law.

Mr Styche gave an update on pipeline news. This information is also available at the 'Pipelines in the News' webpage: <http://www.chescoplanning.org/pic/news.cfm>

The Environment and Energy Advisory Board meeting was held on 10/27. The group discussed the work program for the coming year now that the Climate Action Plan has been adopted. The potential formation of Clean Energy and Environmental subcommittees was discussed. An update on the regional power purchase agreement process was also provided.

Community Planning Division Update:

Mr. Deguffroy reported on current municipal assistance, historic preservation, housing, and economic development projects within the Community Planning Division. There are currently 27 municipal assistance projects that staff is either monitoring or preparing.

Staff have been continuing their assistance on the Elverson Active Transportation Plan. Staff in the borough presented the draft report and recommendations at the Borough Planning Commission and Council meetings.

The Brandywine Battlefield task force plans to install 15 heritage interpretive signs. To date, signs have been installed in Westtown, East and West Bradford, East Marlborough and Pennsbury Townships in Chester County and Thornbury Township in Delaware County.

The 2021 Housing Forum will be held November 18, 2021 beginning at 4:00 pm. The event will be in-person and virtual and held in room 351 East at the Government Services Center.

Director's Report:

Mr. O'Leary updated the board regarding the proposed 2022 budget. The additional position for a sustainability director has been pre-approved. Ongoing funding for the Vision Partnership Program and additional transportation related funding for bus shelters in one location have both been included.

Service Recognition – Kevin Kerr, Chair:

Dr. Fasick presented a service recognition gift to Mr. Kerr. The members of the Commission thanked Mr. Kerr for his continuous service to the County and the Planning Commission from 2013 to 2021 and wished him well.

Public Comment:

There were no public comments.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:24 PM. WAS MADE BY MS. THOMPSON-LOBB, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,

A handwritten signature in blue ink that reads "Brian N. O'Leary". The signature is written in a cursive style with a prominent initial "B".

Secretary

BNO/slw

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

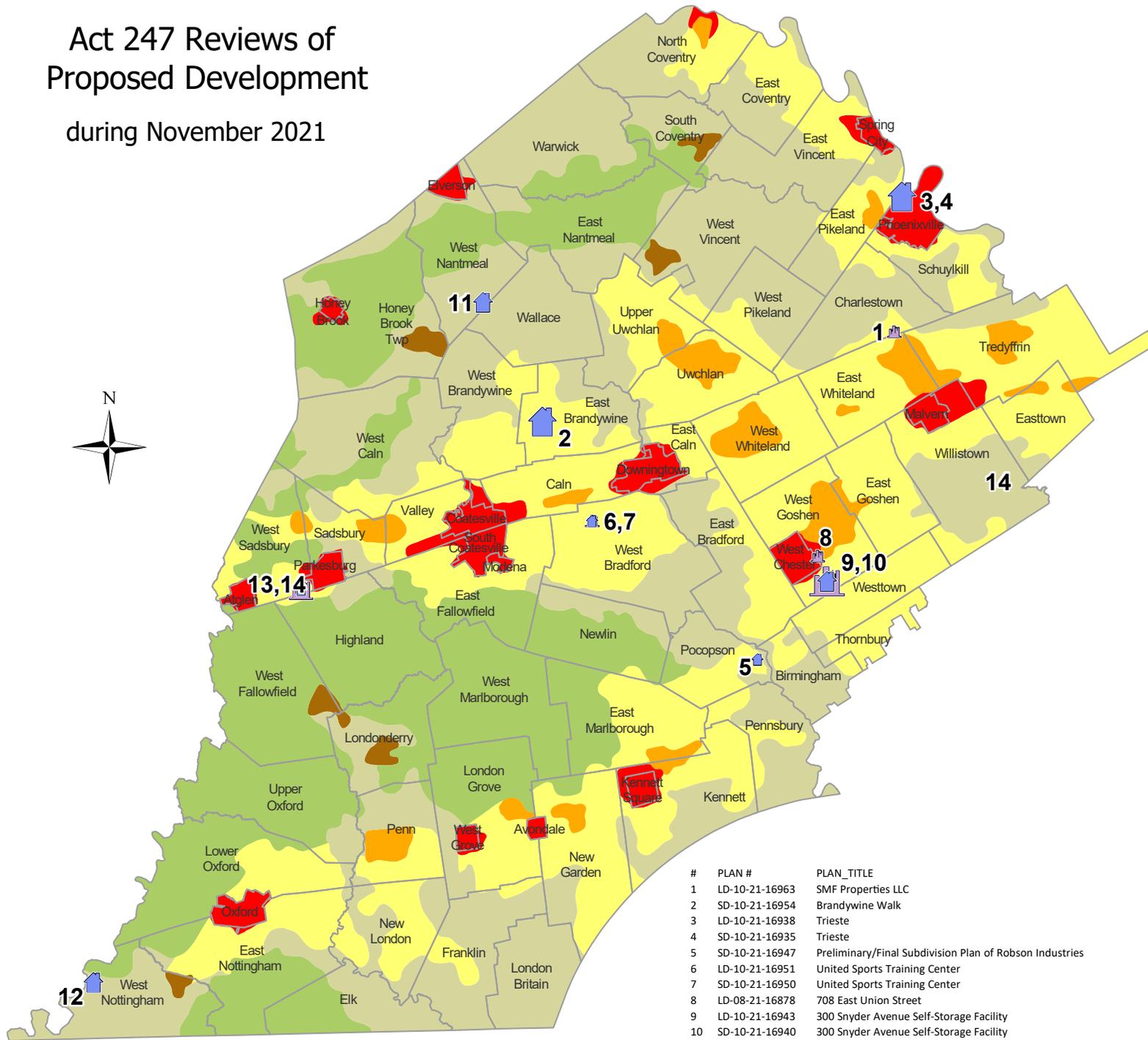
Act 247 Reviews



Subdivision & Land Development



Act 247 Reviews of Proposed Development during November 2021



Symbols

Residential Lots/Units

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

Non-Residential Square Feet

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

Other

- Mixed Use
- Not Consistent with Landscapes3

Landscapes3

Growth Areas

- Urban Center
- Suburban Center
- Suburban
- Rural Center

Rural Resource Areas

- Rural
- Agricultural

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

#	PLAN #	PLAN_TITLE
1	LD-10-21-16963	SMF Properties LLC
2	SD-10-21-16954	Brandywine Walk
3	LD-10-21-16938	Trieste
4	SD-10-21-16935	Trieste
5	SD-10-21-16947	Preliminary/Final Subdivision Plan of Robson Industries
6	LD-10-21-16951	United Sports Training Center
7	SD-10-21-16950	United Sports Training Center
8	LD-08-21-16878	708 East Union Street
9	LD-10-21-16943	300 Snyder Avenue Self-Storage Facility
10	SD-10-21-16940	300 Snyder Avenue Self-Storage Facility
11	SD-10-21-16936	Fairview Road Subdivision
12	SD-10-21-16944	James E. Wells, Jr.
13	LD-10-21-16949	Elmer K. & Lillian S. King (King Swings)
14	SD-10-21-16948	Elmer K. & Lillian S. King (King Swings)

Subdivision and Land Development Reviews 11/1/2021 to 11/30/2021

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)
Charlestown Township	LD-10-21-16963	SMF Properties LLC	11/23/2021	1.14	Apartment Commercial	2	1,248	Residential Apartment Commercial Office Building	1	0	Yes
East Brandywine Township	SD-10-21-16954	Brandywine Walk	11/19/2021	126.75	Single Family Residential Townhouse	295		Residential Single Family Residential Townhouse		12,310	Yes
London Britain Township	SD-10-21-16928	Tanja O'Connor	11/1/2021	47.40	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Farm/Pasture Land		0	Yes
Newlin Township	SD-09-21-16920	735 Laurel Road	11/1/2021	219.65	Single Family Residential	3		Residential Single Family Residential			Yes
Phoenixville Borough	LD-10-21-16938	Trieste	11/23/2021	16.00	Townhouse	197		Residential Townhouse			Yes
Phoenixville Borough	SD-10-21-16935	Trieste	11/23/2021	16.00	Townhouse	2		Residential Townhouse			Yes
Pocopson Township	SD-10-21-16947	Preliminary/Final Subdivision Plan of Robson Industries	11/4/2021	3.11	Industrial	2		Industrial Manufacturing			Yes
West Bradford Township	LD-10-21-16951	United Sports Training Center	11/5/2021	60.49	Commercial	1	7,600	Commercial Sports/Recreation	1		Yes
West Bradford Township	SD-10-21-16950	United Sports Training Center	11/5/2021	60.49	Commercial	1		Commercial Sports/Recreation			Yes
West Bradford Township	SD-10-21-16966	1204 Old Shadyside Road	11/19/2021	52.90	Single Family Residential	2		Residential Single Family Residential		0	Yes
West Caln Township	SD-10-21-16965	Roman Macolino - Lot Line Adjustment	11/19/2021	17.57	Agricultural	2		Agricultural Farm/Pasture Land		0	Yes
West Goshen Township	LD-08-21-16878	708 East Union Street	11/5/2021	1.98	Commercial	1	3,640	Commercial Unique	1		Yes

Subdivision and Land Development Reviews 11/1/2021 to 11/30/2021

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)
West Goshen Township	LD-10-21-16943	300 Snyder Avenue Self-Storage Facility	11/17/2021	8.45	Commercial	1	105,000	Commercial Unique	1	0	Yes
West Goshen Township	SD-10-21-16940	300 Snyder Avenue Self-Storage Facility	11/17/2021	8.45	Commercial Industrial	3		Commercial Unique Industrial Unique		0	Yes
West Nantmeal Township	SD-10-21-16936	Fairview Road Subdivision	11/1/2021	47.90	Single Family Residential	18		Residential Single Family Residential			Yes
West Nottingham Township	SD-10-21-16944	James E. Wells, Jr.	11/4/2021	19.34	Single Family Residential Agricultural	3		Residential Single Family Residential Agricultural Farm/Pasture Land			Yes
West Sadsbury Township	LD-10-21-16949	Elmer K. & Lillian S. King (King Swings)	11/4/2021	76.72	Industrial	1	74,924	Industrial Manufacturing	1	0	Yes
West Sadsbury Township	SD-10-21-16948	Elmer K. & Lillian S. King (King Swings)	11/4/2021	76.72	Industrial Agricultural	2		Industrial Manufacturing Agricultural Farm/Pasture Land		0	Yes
Grand Totals of Subdivision and Land Development Reviews				861.08 Acres		538 Lots/Units	192,412 Non-Res. Sq. Feet		5 Non-Res. Bldgs.	12,310 Linear Feet Roadway	

There are **18** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

Unofficial Sketch Plan Evaluations 11/1/2021 to 11/30/2021

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 11/1/2021 to 11/30/2021

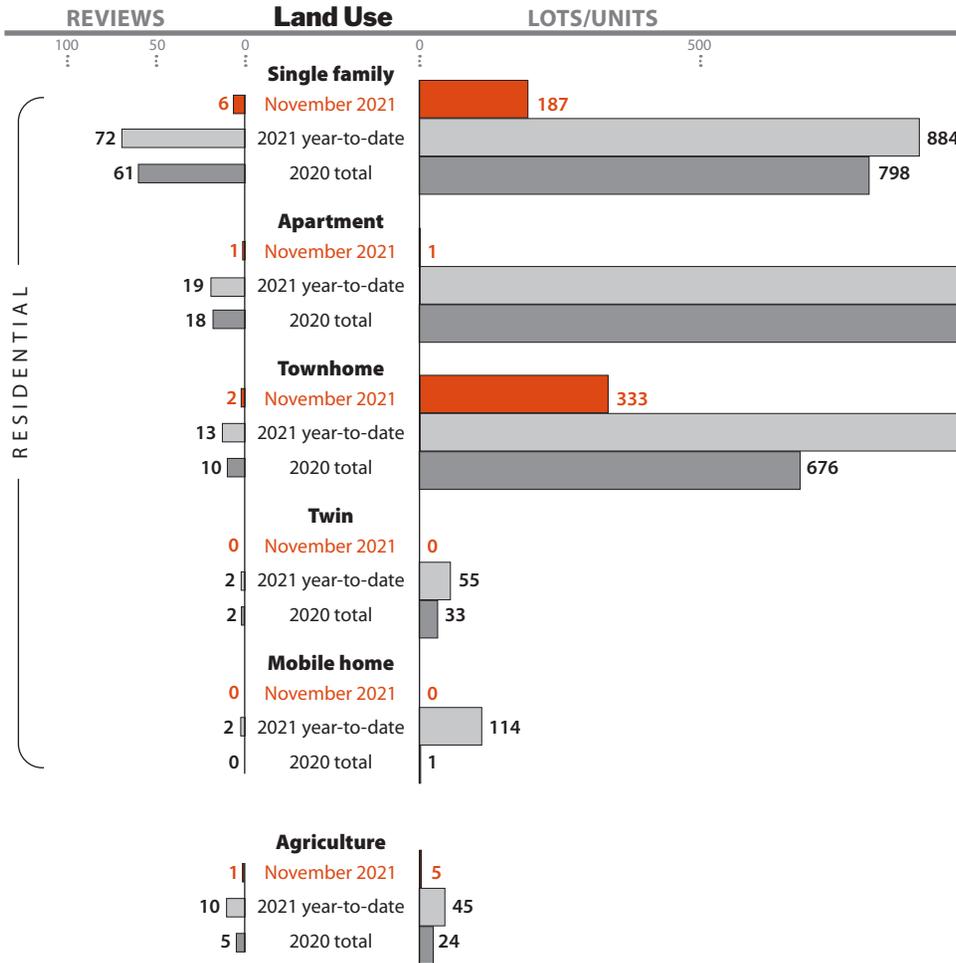
Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes? (Yes, No, N/R)
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No Conditional Use Reviews were conducted during this timeframe.

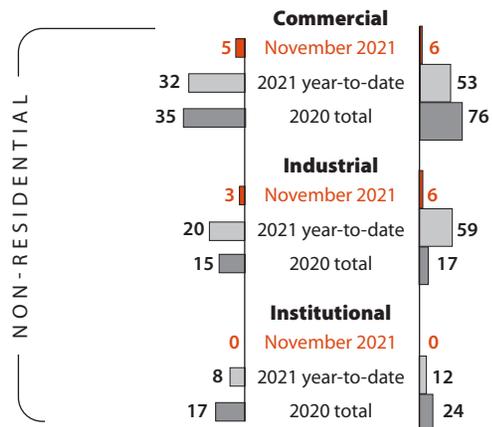
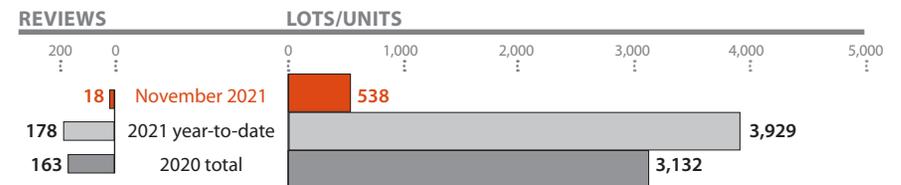
Subdivision and Land Development Applications **November 2021**



www.chescoplanning.org/
PlanReview/PlanReview.cfm

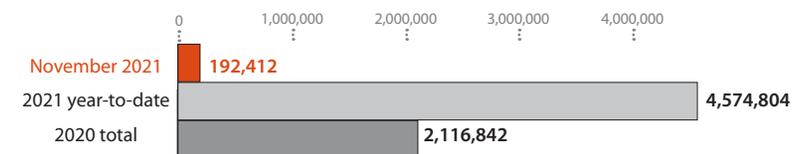


Total all land use types



NON-RESIDENTIAL

Structural square footage



Subdivision & Land Development Letters





THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

November 22, 2021

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

Re: Preliminary/Final Land Development - SMF Properties LLC
Charlestown Township - LD-10-21-16963

Dear Ms. Csete:

A Preliminary/Final Land Development Plan entitled "SMF Properties LLC", prepared by Edward B. Walsh & Associates, Inc., and dated October 21, 2021, was received by this office on October 27, 2021. 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 Yellow Springs Road, south of PA Turnpike
Site Acreage:	1.14
Lots/Units:	2 units
Non-Res. Square Footage:	1,248
Proposed Land Use:	Apartment/Office
New Parking Spaces:	4
Municipal Land Use Plan Designation:	Mixed Use
UPI#:	35-4-115

PROPOSAL:

The applicant proposes the construction of a residential unit, a 1,248 square foot commercial space and 4 parking spaces. The project site, which will be served by public water and public sewer, is located in the NC-1 Neighborhood Commercial-1 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.

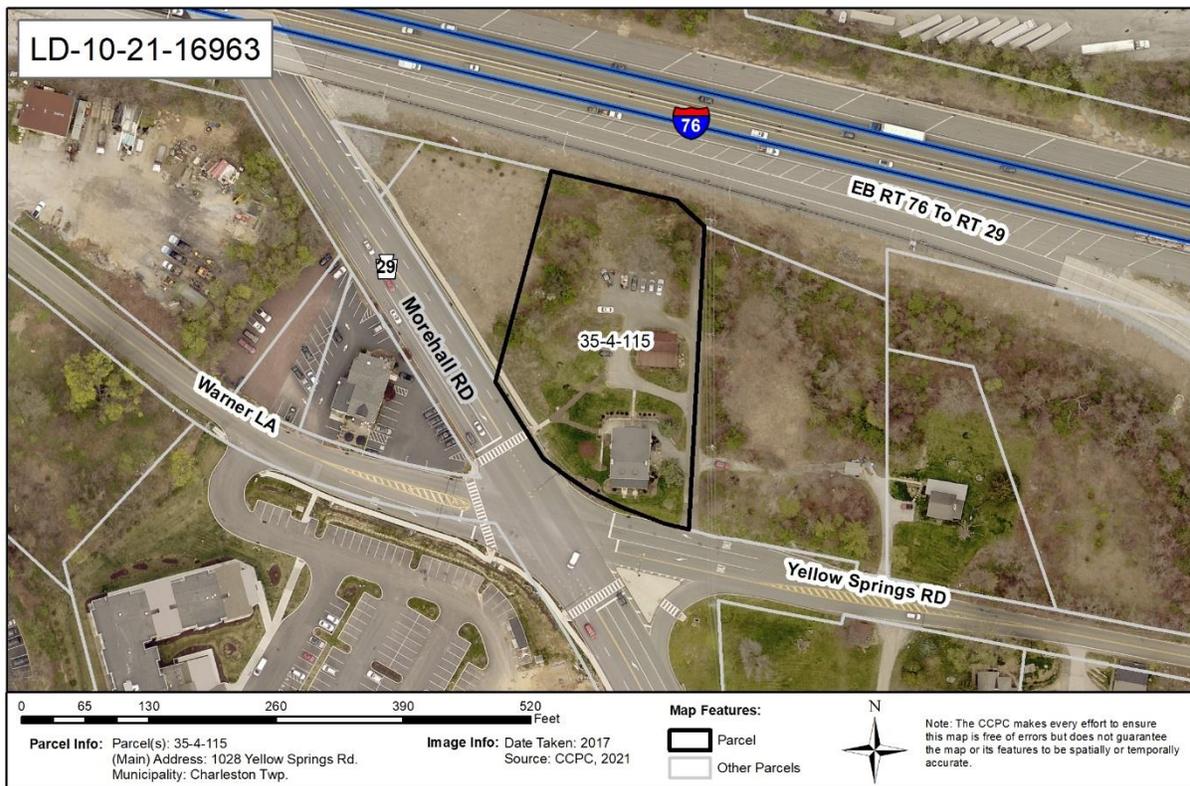
BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a subdivision proposal for this site. That review, CCPC# SD-02-21-16629, dated March 15, 2021, addressed the consolidation of 2 existing lots into a single 1.09 acre lot. Our records indicate that the plan was approved by the Township on April 5, 2021.

COUNTY POLICY:

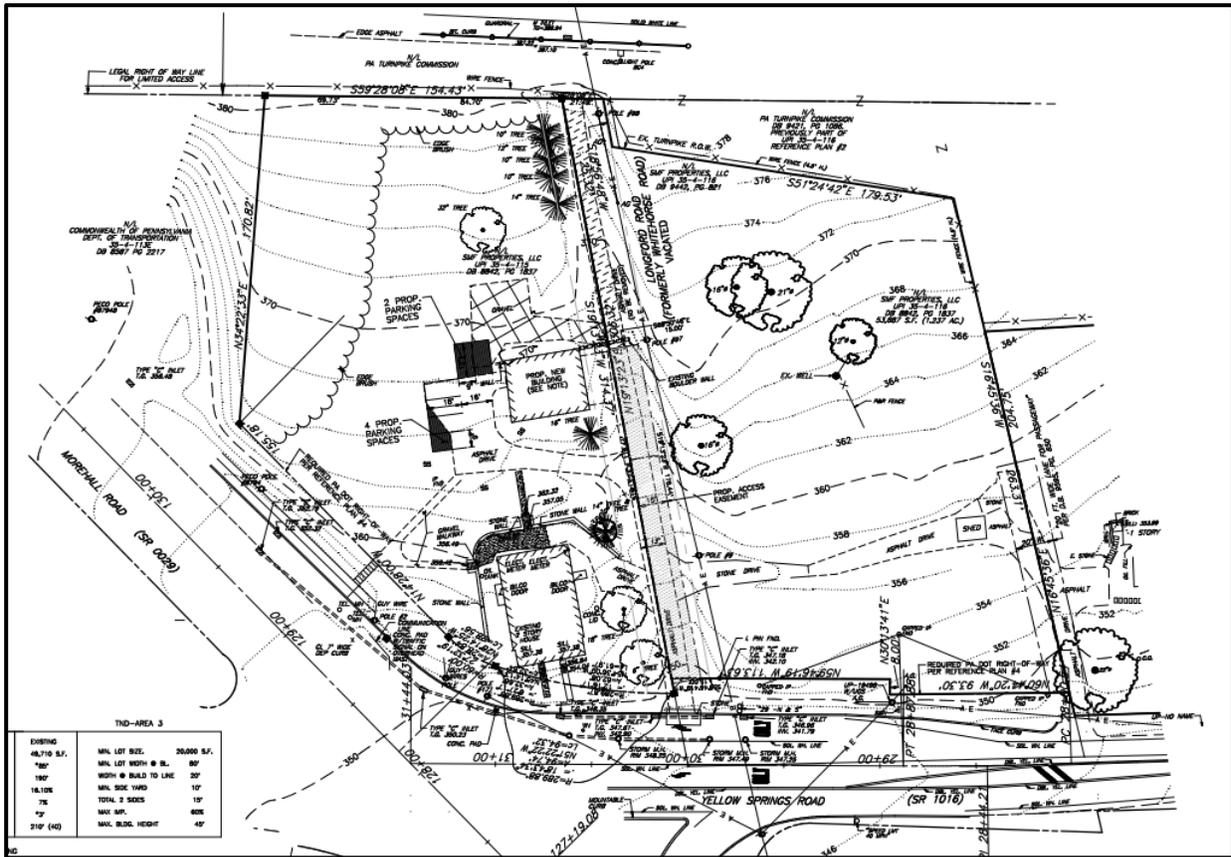
LANDSCAPES:

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 land development is consistent with the objectives of the **Suburban Landscape**.



WATERSHEDS:

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



Detail of Sheet 1 of the plan

PRIMARY ISSUES:

4. Access to and from this site is complicated by the proximity of the signalized intersection, particularly for movements from the site to the eastbound lane of Yellow Springs Road. In the interest of safety, any turning movement prohibitions from this site should be listed on the plan and acknowledged by the applicant.
5. The Township should verify that the plan meets all ordinance requirements related to outdoor lighting and screening, buffering, and landscaping.

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

Page: 4

Re: Preliminary/Final Land Development - SMF Properties LLC

Charlestown Township - LD-10-21-16963

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

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: SMF Properties, LLC, Attn: Frank Boyle
E.B. Walsh & Associates, Inc.



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

November 19, 2021

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

Re: Final Subdivision - Brandywine Walk
East Brandywine Township - SD-10-21-16954

Dear Mr. Reven:

A final subdivision plan entitled "Brandywine Walk", prepared by Edward B. Walsh & Associates Inc., dated November 9, 2018 and last revised on September 5, 2021, was received by this office on October 20, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	Southeast intersection of Horseshoe Pike (State Route 322) and Bollinger Road, and north of East Reeceville Road (State Route 4002)
Site Acreage:	126.75 acres
Lots:	295 dwellings
Proposed Land Use:	Single Family Residential, Townhouse
Municipal Land Use Plan Designation:	Protected Public and Institutional, Agricultural
UPI#:	30-5-3.6

PROPOSAL:

The applicant proposes the creation of 295 lots, composed of 161 single-family houses and 134 townhouses. The site, which will be served by public water and public sewer facilities, is located in the East Brandywine Township R-2/R-3 and TND Residential Zoning Districts Age Qualified Residential Community Overlay zoning district.

RECOMMENDATION: The County Planning Commission recommends that the Township consider the issues raised in our review letter to the Township dated December 20, 2018 (refer to SD-11-18-15678). A copy of that review is attached to this letter.

BACKGROUND:

1. The Chester County Planning Commission previously reviewed a subdivision proposal for this site (then titled “The Weaver Tract”) for the creation of 294 lots, composed of 225 single-family houses and 69 townhouses, and 85 parking spaces. The County Planning Commission submitted our

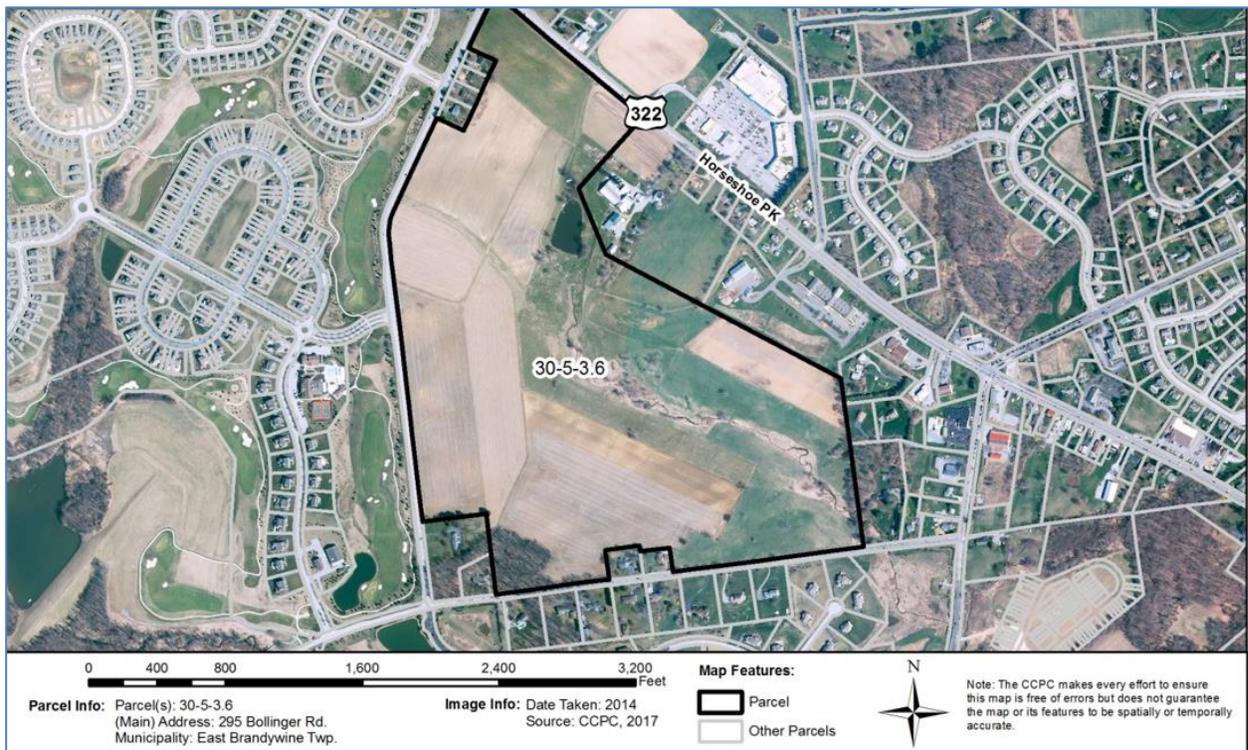
review of that subdivision to the Township in a letter dated December 20, 2018 (refer to SD-11-18-15678).

Our review letter of December 20, 2018 contained numerous recommendations and a conceptual alternative site design. While the mix of dwellings has been changed from the previous submission, we continue to suggest that the Township consider the concepts in our previous review letter.

COUNTY POLICY:

LANDSCAPES:

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

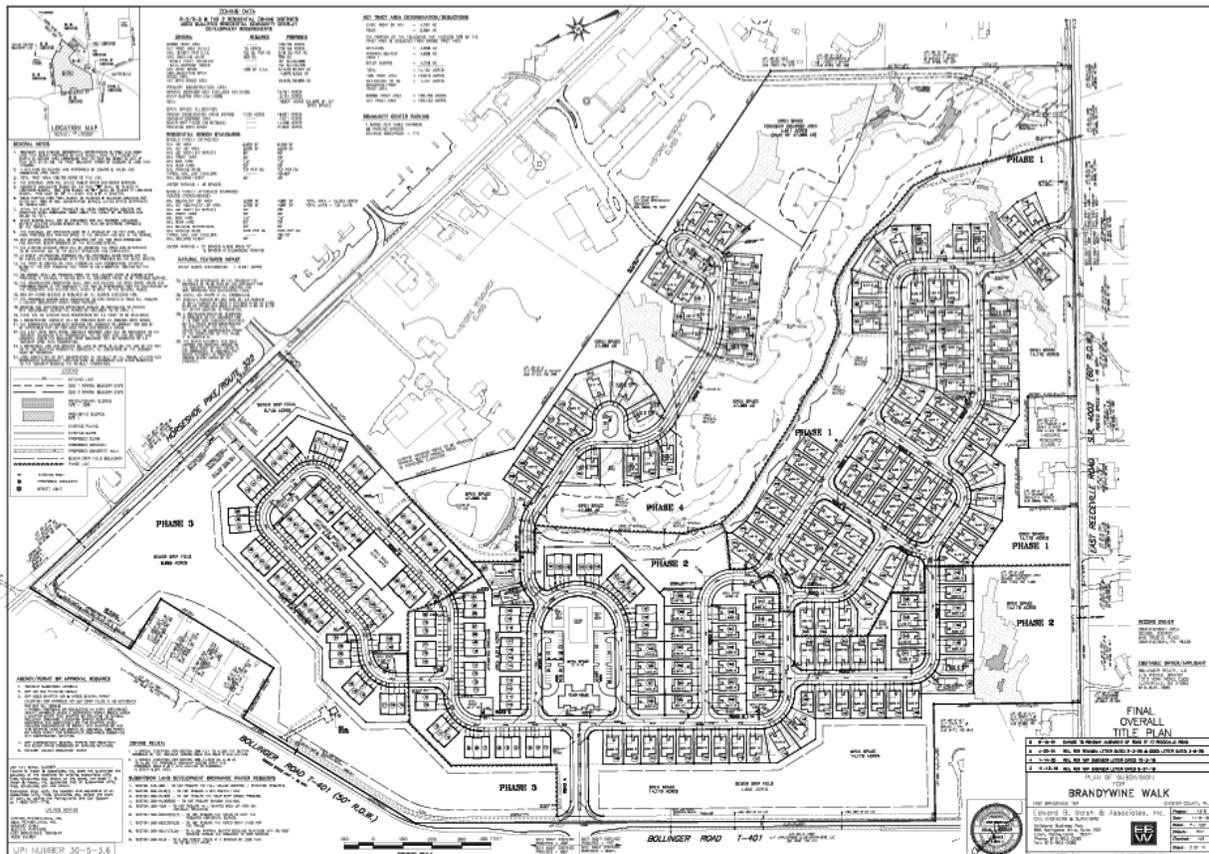


WATERSHEDS:

3. **Watersheds**, the water resources component of **Landscapes3**, indicates the proposed development is located within the Culbertson Run subbasin of the Brandywine Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are:
reduce stormwater runoff,

- restore water quality of “impaired” streams, and
- protect vegetated riparian corridors.
- protect vegetated riparian corridors.

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



**Detail of Brandywine Walk
Final Subdivision Plan**

ADMINISTRATIVE ISSUES:

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

Page: 4
Re: Final Subdivision - Brandywine Walk
East Brandywine Township - SD-10-21-16954

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Bollinger Realty, LLC
Downingtown Area School District
Edward B. Walsh & Associates Inc.
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Mark E. Cassel, AICP, Director of Service Planning, SEPTA
Chester County Conservation District

Enclosure: Chester County Planning Commission review letter of December 20, 2018 (SD-11-18-15678)



THE COUNTY OF CHESTER



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Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

November 1, 2021

Carolyn Matalon, Secretary
London Britain Township
81 Good Hope Road
Landenberg, PA 19350

Re: Final Subdivision - Tanja O'Connor
London Britain Township - SD-10-21-16928

Dear Ms. Matalon:

A final subdivision plan entitled "Tanja O'Connor", prepared by Regester Associates Inc., and dated September 14, 2021, was received by this office on October 6, 2021. 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 Mercer Mill Road, east of Flint Hill Road
Site Acreage: 47.40
Lots/Units: 2 lots
Proposed Land Use: Single Family Residential, Farm/Pastureland
Municipal Land Use Plan Designation: SRD-Site Responsive Development
UPI#: 73-3-39

PROPOSAL:

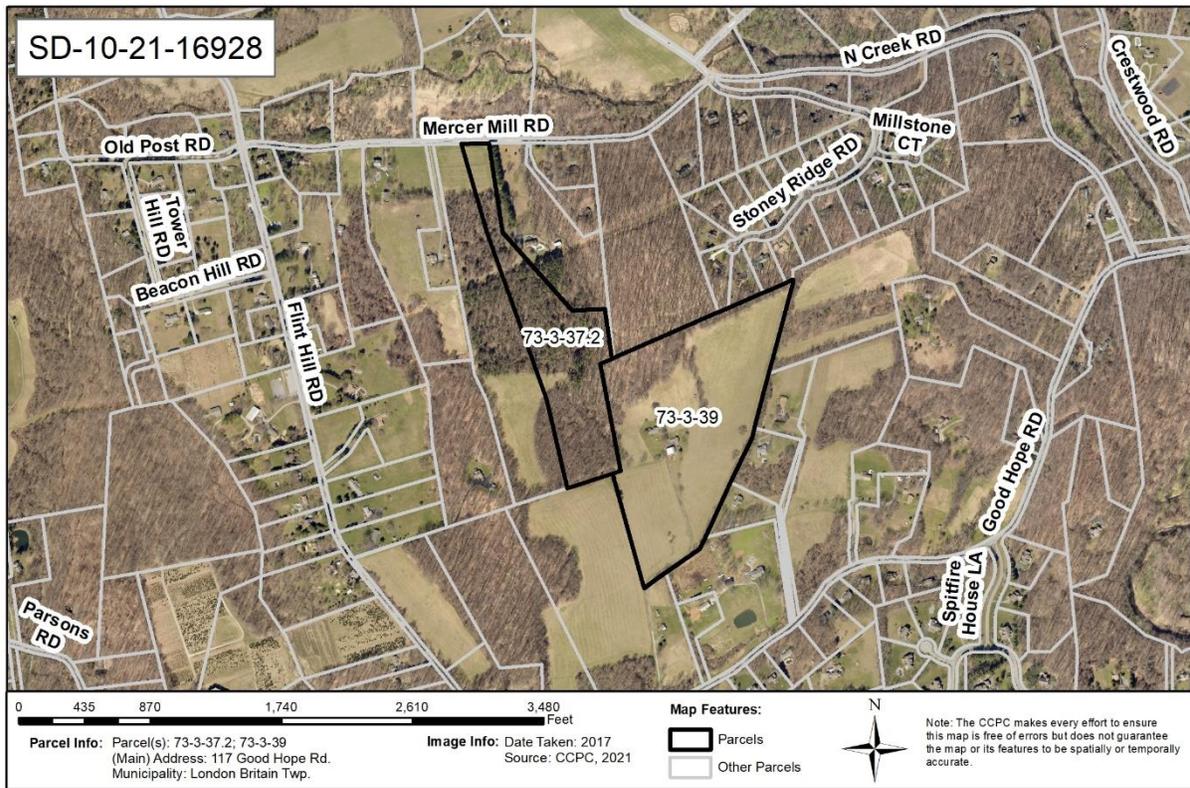
The applicant proposes the transfer of 6.455 acres between two adjoining lots. The project site is located in the RA-Residential/Agricultural zoning district. No new water or sewer facilities are proposed.

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

COUNTY POLICY:

LANDSCAPES:

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

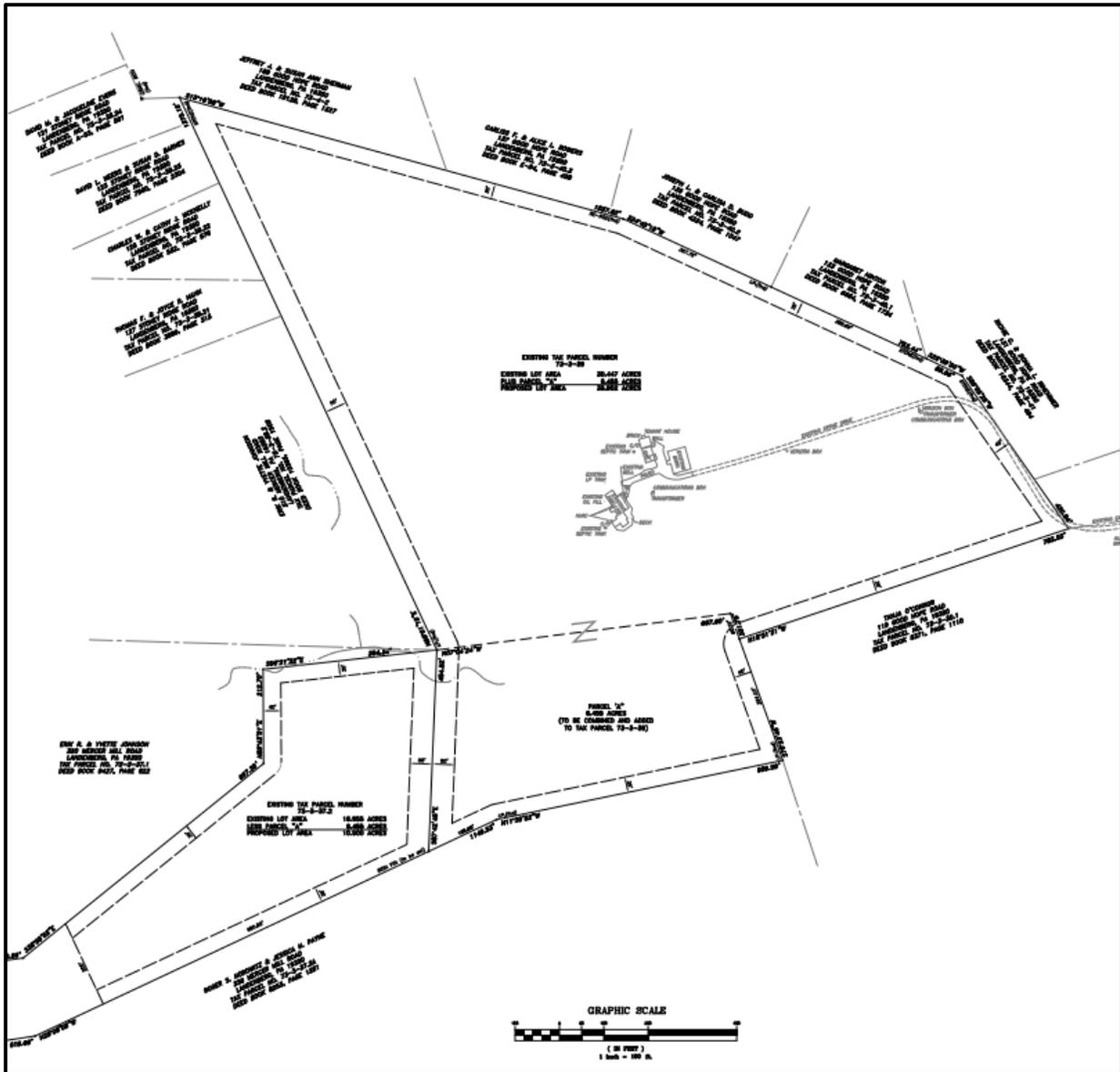


WATERSHEDS:

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

PRIMARY ISSUES:

3. It does not appear that the land of the proposed subdivision is part of the County Agricultural Land Preservation Program. We recommend that the applicant and or the new owner contact the Chester County Department of Open Space Preservation (telephone #610-344-5656) for information on the advantages of being in the program and how lands under the agricultural conservation easement are protected.



Detail of Sheet 1 of the subdivision plan

ADMINISTRATIVE ISSUES:

4. While we note the content of plan note #10, that "No new systems are proposed", the plan shows proposed primary and backup sewage disposal areas to the south of Mercer Mill Road. The applicant should explain this inconsistency prior to the Township taking action on this submission.
5. According to County Tax Assessment records, the land of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.

Page: 4
Re: Final Subdivision - Tanja O'Connor
London Britain Township - SD-10-21-16928

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

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: Tanja O'Connor
Register Associates, Inc.
Chester County Assessment Office



THE COUNTY OF CHESTER



COMMISSIONERS
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Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION
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West Chester, PA 19380-0990
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November 1, 2021

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

Re: Final Subdivision - 735 Laurel Road
Newlin Township - SD-09-21-16920

Dear Ms. Abel:

A final subdivision plan entitled "735 Laurel Road", prepared by InLand Design, and dated September 8, 2021, was received by this office on October 4, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	north and east sides of Laurel Road
Site Acreage:	219.65
Lots/Units:	3 lots
Proposed Land Use:	Single Family Residential/Institutional
Municipal Land Use Plan Designation:	Flexible Rural
UPI#:	49-1-17.4, 49-1-17.2, 49-1-15

PROPOSAL:

The applicant proposes the creation of 3 lots. The project site, which will be served by onsite water and sewer facilities, is located in the FR-Flexible Rural Development 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.

BACKGROUND:

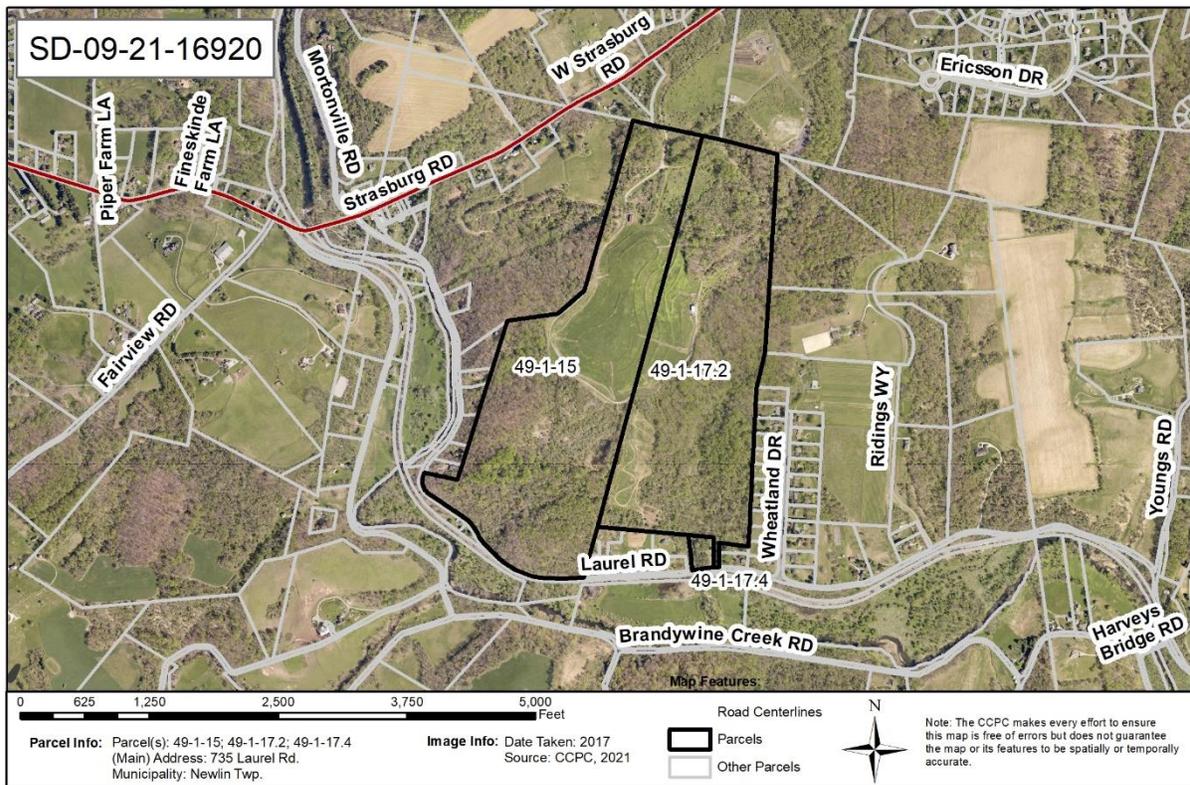
1. The Laughton Company purchased two parcels totaling approximately 209 acres, which included the site of the former Strasburg Landfill NPL site, in 2007. Under the direction of the USEPA and PA DEP the owners recorded an Environmental Covenant for the two parcels outlining specific Activity and Use Limitations (AUL's) for these parcels in 2014. Also, in 2014 the Laughton Company entered into a Conservation Easement with Natural Lands Trust (NLT) on approximately 131.7 acres

that included specific restrictions for the current and future use of the parcels. The language of the Conservation Easement permits the owners to create lots in accordance with the conditions contained in the language of the easement including the review and approval of any subdivision plans by NLT. NLT established three levels of “protection areas” to define the areas of the site that require varying levels of environmental protection and to define where and what improvements could be constructed. These areas are shown on the plans submitted for our review.

COUNTY POLICY:

LANDSCAPES:

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

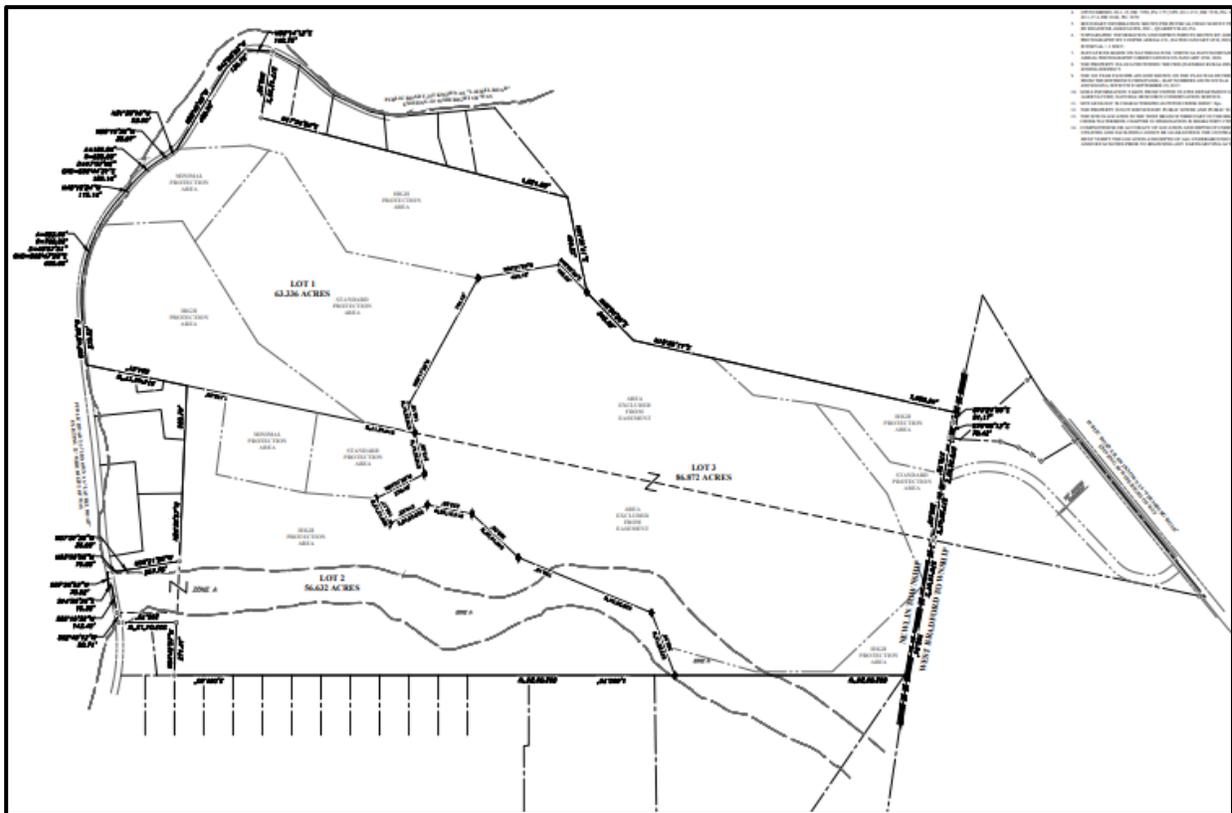


WATERSHEDS:

- Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Brandywine Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: reduction of stormwater runoff, restoration of water quality of “impaired” streams, and protection of vegetated riparian corridors. **Watersheds** can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

4. General Note #12 on sheet 2 of the plan indicates that the proposed lots will be served by onsite water and sewer facilities. We understand from the U.S. EPA Superfund Site website that this site “no longer poses a threat to human health and the environment.” According to County mapping of the landfill site there is a Plume and a surrounding Area of Concern associated with this site. The map indicates that the Area of Concern occupies most of the area of the proposed lots. The applicant should be able to demonstrate that the well water from the proposed lots is potable and free of contaminants emanating from the former landfill site, which is located up-gradient of the lots.
5. As indicated in comment #1 above, Natural Lands needs to review and approve the proposed subdivision plan, as required by the Conservation Easement, prior to the Township taking action on this submission. Details of the review and approval should be included in either the plan notes or as a completed signature block on the plan.
6. The applicant should demonstrate that the submission and proposed uses of the parcels are consistent with the Environmental Covenant and the Activity and Use Limitations recorded in 2014.



Detail of Sheet 2 of the plan

7. General Note #2 indicates that dwellings are proposed to be constructed on proposed lots 1 & 2. Assuming that these dwellings will be located in the areas designated “Minimal Protection Area” the topography, a drainage swale and sight distances in both directions on Laurel Road would affect the placement of a dwelling and associated driveway on lot 1. Placement of a dwelling on Lot 2 would be complicated by a drainage swale where the lot meets Laurel Road, topography between the road and the minimal protection area and the need to cross areas designated High Protection Area with a driveway and utilities. Any driveway or road crossings installed across the tributary on Lot 2

Page: 4
Re: Final Subdivision - 735 Laurel Road
Newlin Township - SD-09-21-16920

should be designed and constructed to facilitate aquatic organism passage to prevent disruption to native brook trout populations.

ADMINISTRATIVE ISSUES:

8. Sheet 2 of the plan contains a column with the heading "Waivers Requested", but no waivers are listed. The applicant should indicate whether any waivers from the provisions of the Subdivision and Land Development Ordinance will be requested. 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 requirements are intended to manage.
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, and the Health Department.

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

Sincerely,



Glenn Bentley
Senior Review Planner

cc: Laughton Company, LLC Attn: Barry and Cindy Olliff
InLand Design, LLC, Attn: Charles A. Dobson
Chester County Health Department
Justin Yaich, West Bradford Township Manager



THE COUNTY OF CHESTER



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November 23, 2021

E. Jean Krack, Borough Manager
Phoenixville Borough
351 Bridge Street
Phoenixville, PA 19460

Re: Preliminary/Final Subdivision and Land Development - Trieste
Phoenixville Borough - SD-10-21-16935 & LD-10-21-16938

Dear Mr. Krack:

A Preliminary/Final Subdivision and Land Development Plan entitled "Trieste", prepared by BL Companies Inc, and dated October 7, 2021, was received by this office on October 25, 2021. 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/Land Development for your consideration.

PROJECT SUMMARY:

Location:	east of Township Line Road, north of Filmore Street
Site Acreage:	16.00
Lots/Units:	2 lots/197 units
Proposed Land Use:	Townhouse
New Parking Spaces:	570
Municipal Land Use Plan Designation:	Mixed Use
UPI#:	15-4-50-E, 15-1-16

PROPOSAL:

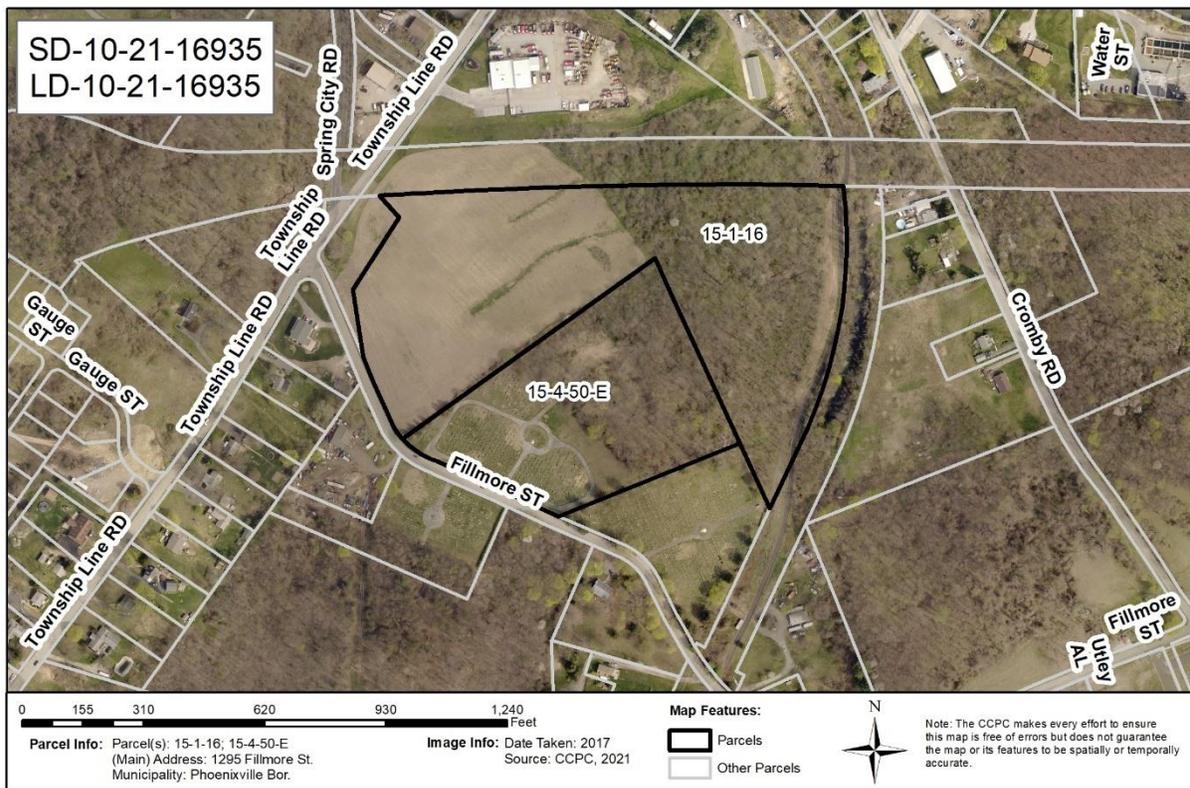
The applicant proposes the reconfiguration of 2 existing lots to accommodate the existing cemetery and the proposed townhouse development. The development plan proposes the construction of 197 townhouses, 4,924 linear feet of new road, 570 parking spaces and 4.021 acres of open space. The project site, which will be served by public water and sewer, is located in the MG-Mixed Use Growth zoning district.

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

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. The proposed subdivision/land development is consistent with the objectives of the **Urban Center Landscape**. The Future Land Use Map in the 2019 Phoenixville Regional Comprehensive Plan designates this site as Mixed Use.



WATERSHEDS:

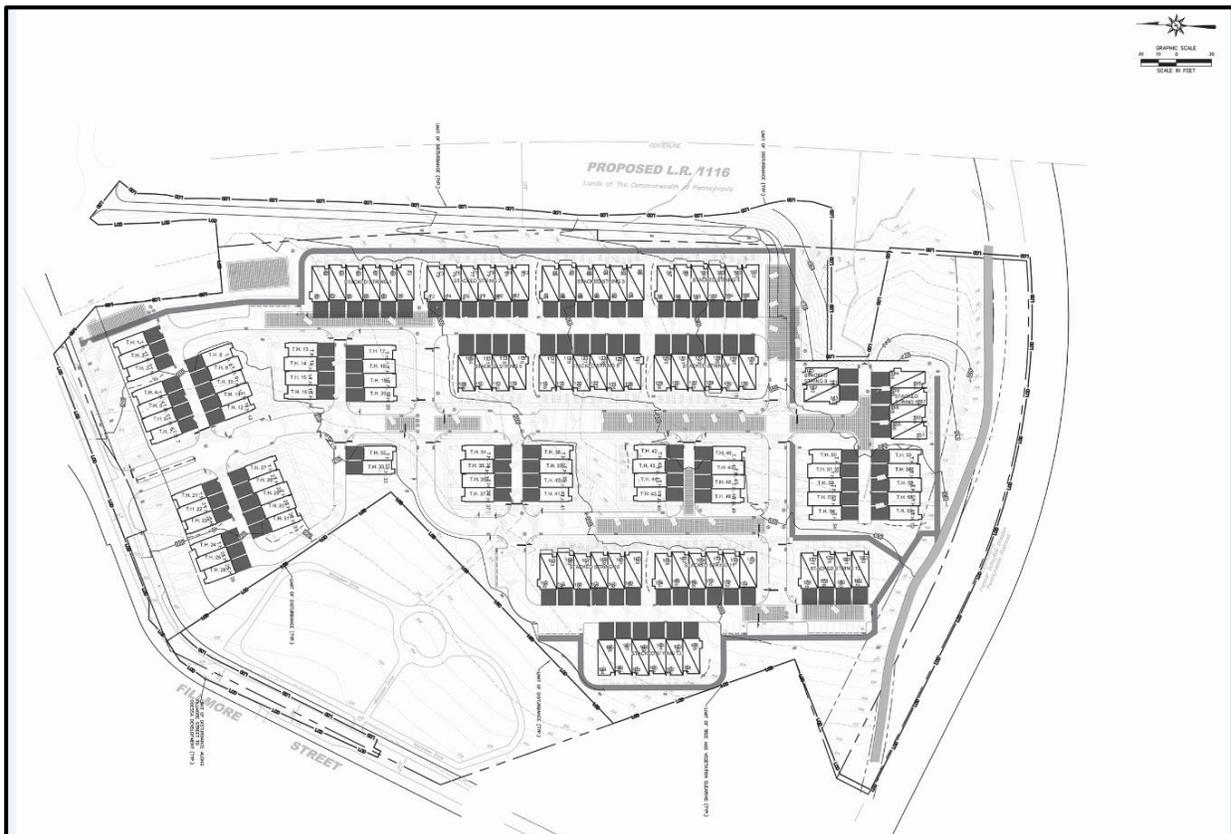
2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the French Creek and Schuylkill River watersheds. **Watersheds'** highest priority land use objectives within these watersheds are: implementation of comprehensive stormwater management, protection of water quality from nonpoint source pollutants, and protection of vegetated riparian corridors. **Watersheds** can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

3. The plan proposes to create 197 dwelling units served by a single access to the public road network. If Road A were to be blocked by an accident or weather event, access for emergency vehicles could be compromised. The applicant and the Borough should consider establishing a second full access

or consider limiting the number of residences permitted on a single access. A second full access would also distribute the traffic more evenly to and from the development and would improve internal circulation routing for service vehicles such as, trash trucks, delivery trucks and mail delivery vehicles.

We note that the plan shows a 12 foot-wide Emergency Access for Trieste and the Schuylkill River Trail Extension that connects from the interior road network in the vicinity of units 106/107 to Township Line Road north of the main entrance to the development. The Emergency Access road is located off-site within the PennDOT right-of-way of the proposed Phoenixville Spur also known as LR-1116. The Emergency Access will have to be designed to accommodate the weight and turning radii of fire service vehicles. Removable bollards at both ends should also be considered. The applicant, Borough and PennDOT should meet to discuss how the Emergency Access could be designed to complement access to the Schuylkill River Trail, the future construction of L.R.-1116 and provide a functional Emergency Access for the development. Additional information related to Emergency Access design is available in the Multimodal Circulation Handbook (2016 Update) by the CCPC at: www.chesco.org/DocumentCenter/View/27034



Detail of sheet SP-01 of the plan

4. We recommend that the nine units sited along alley #5 and adjacent to the Schuylkill River Trail be relocated to another area of the site. This would minimize damage to the trail and/or interruptions to trail usage during construction and preserve the existing woodlands so they serve as a buffer between the recreational uses and proposed residential uses along the trail corridor. Also it appears that the Trail is located in a area of overlapping rights-of-way; the applicant should review this issue.

STORMWATER CONSIDERATIONS:

5. The Waiver Request Letter notes that the applicant is requesting a waiver from Section 22-500.2.A and Section 22-502.C(2) of the Borough's Subdivision and Land Development Ordinance, which requires the conservation of 50% of existing woodlands and minimizing vegetation removal. The Overall Demolition Plans show that all existing woodlands will be removed from the parcel, except for a small area immediately adjacent to an ephemeral stream on the northeast corner of the property. The plans also show areas that are planned as open space will be cleared of existing vegetation and mature trees. The applicant should evaluate options to limit the removal of trees to the greatest extent possible, such as allowing mature woodlands to remain undisturbed in all areas planned as open space or allowing select specimen trees to remain along the margins of the parcel. The applicant should place orange construction fencing at the limits of disturbance to restrict unintended intrusion by construction vehicles and equipment into areas where trees are intended to remain.
6. The Existing Conditions plan shows an ephemeral stream in the northeast corner of the parcel. The Overall Grading Plan shows that grading and the construction of houses and roadways will eliminate the upper reaches of this stream channel, which will significantly disrupt the hydrology of this site. The applicant should consider limiting disturbance within 50' of this ephemeral stream channel, leaving mature trees along this corridor, and setting aside this area as open space.
7. The Overall Grading Plan shows the creation of steep slopes on the eastern end of the parcel, directly upslope of the Schuylkill River Trail. Given the increased prevalence of intense precipitation events across the northeast and the close proximity of these slopes to the trail, the applicant should ensure that erosion and sediment control measures installed downslope of these slopes are regularly inspected, including before and after significant precipitation events, to reduce the deposition of sediment onto the trail right-of-way. Upon completion of construction vegetation should be established on these slopes as quickly as possible to reduce the risk of impacting trail use.
8. The Waiver Request Letter notes that the pervious grassed areas downslope of the proposed stormwater BMPs is proposed to meet the existing peak flow rate. Managed turf grass generally has a higher runoff curve number than forested areas; this higher curve number combined with the sloping terrain and likely soil compaction from grading activities will result in a significant increase in post-construction runoff in these areas. To reduce peak flow rates, the applicant should consider either planting additional trees and shrubs on areas downgradient of the stormwater management BMPs or establishing these areas as native grass and wildflower meadows that could be mowed once annually.
9. Given the significant increase in impervious surfaces in the site, the applicant should consider incorporating additional green infrastructure practices where possible, such as creating vegetated curb bump-outs, establishing vegetated bioswales along planned roadways, installed raingardens in planned areas of open spaces, and planting additional street trees throughout the site.

OTHER COMMENTS:

10. The open space areas proposed by this plan are small peripheral areas, very small areas between the units and areas of steep wooded slope at the eastern end of the site abutting the Schuylkill River Trail. We recommend that the design include a useable central open such as a green that can be utilized as a meeting/passive recreation area for the community.

11. We suggest that the applicant and Borough consider providing a percentage of affordably-priced housing units within the proposed development. “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>.
12. The submission did not include architectural details of either the townhouses or the stacked townhouses. We recommend that both end units of the townhouse and stacked townhouse rows should feature appropriate fenestration and other external details to improve the appearance of the entire of the development.
13. The applicant should contact Chester County Parks + Preservation for information about connecting development sidewalk network with the Schuylkill River Trail to ensure both pedestrians and bicyclists are adequately accommodated. The Parks + Preservation Department website is available at: <https://www.chesco.org/4498/Parks-Preservation>
14. The plan notes indicate that a Homeowners’ Association (HOA) will be responsible for the proposed common facilities/areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the HOA document. The HOA document should include provisions which allow the Borough to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance.
15. We recommend that the sidewalk on the east side of Fillmore Street be extended to Township Line Road to provide for future sidewalk network connections.
16. The Act 247 Referral Form included in the submission indicates that 197 units are proposed, but the Record Plan (sheet RC-01) under the heading Parking Information indicates that 195 units are proposed. Such inconsistencies should be corrected prior to the Borough acting on the plan.

ADMINISTRATIVE ISSUES:

17. The applicant is requesting fourteen (14) waivers from the provisions of the Borough Subdivision and Land Development Ordinance. The Borough should closely review the proposed waivers, especially those that involves personal safety such as adequate sight distances, clear sight triangles and slope ratios of graded areas adjacent to the Schuylkill River Trail. We note that the waiver requests do not indicate what design alternatives are proposed in place of the waived SLDO provisions. 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.
18. Local emergency service providers should review the plan to verify the location, design and specifications of emergency service facilities and ensure that their equipment is capable of addressing emergencies at this development.

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Re: Preliminary/Final Subdivision and Land Development - Trieste

Phoenixville Borough - SD-10-21-16935 & LD-10-21-16938

19. 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>.
20. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
21. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Glenn Bentley
Senior Review Planner

cc: Trieste Development LLC
BL Companies
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Mark E. Cassel, AICP, Director of Service Planning, SEPTA
Chester County Conservation District
Chester County Water Resources Authority, Attn: Cory Trego



THE COUNTY OF CHESTER



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November 4, 2021

Susan Simone, Secretary
Pocopson Township
PO Box 1
Pocopson, PA 19366

Re: Preliminary/Final Subdivision - Robson Industries
Pocopson Township - SD-10-21-16947

Dear Ms. Simone:

A preliminary/final subdivision plan entitled "Robson Industries", prepared by D.L. Howell and Associates, Inc., and dated October 5, 2021, was received by this office on October 22, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location: west of Pocopson Road, south of Lenape Road
Site Acreage: 3.11
Lots/Units: 2 lots
Proposed Land Use: Manufacturing
Municipal Land Use Plan Designation: Crossroads Mixed Use
UPI#: 63-4-143.1, 63-4-143

PROPOSAL:

The applicant proposes the relocation of the property line between two existing lots. The project site is located in the LI-Limited Industrial zoning district. No new water supply or sewage disposal is proposed.

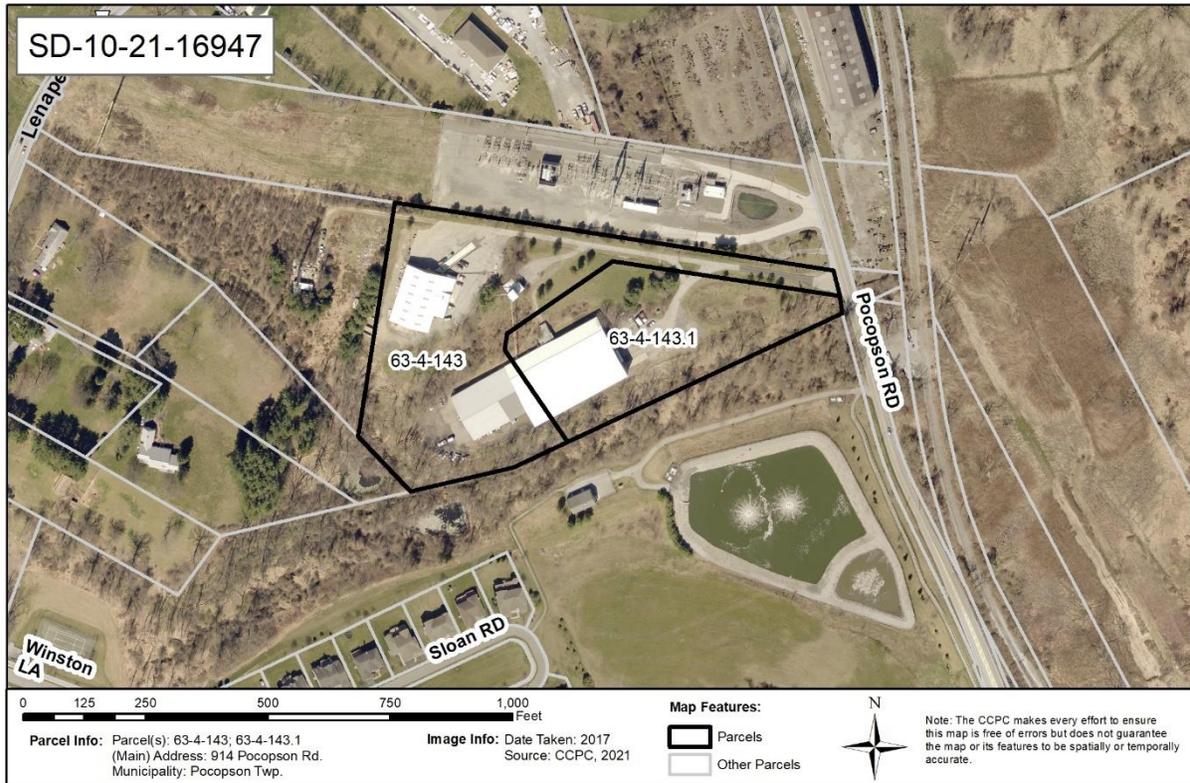
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this subdivision plan.

COUNTY POLICY:

LANDSCAPES:

1. The 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**.



WATERSHEDS:

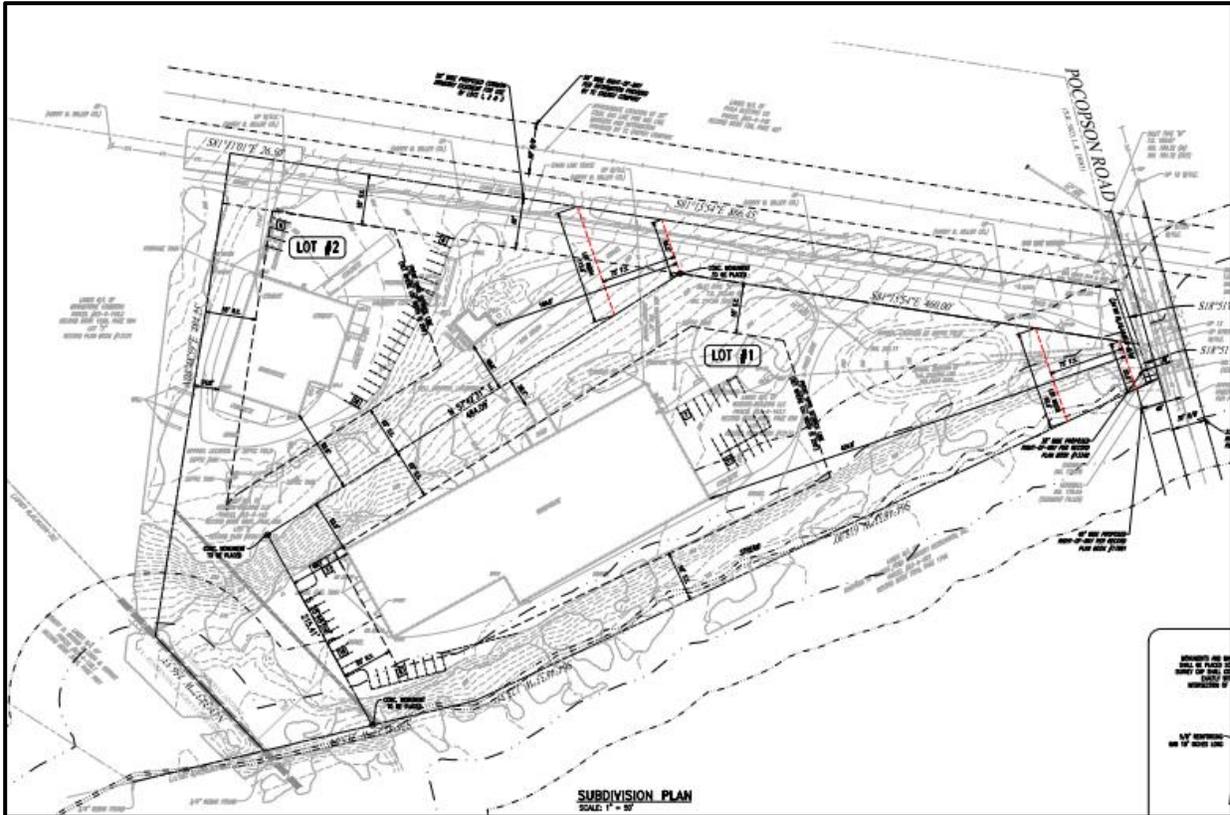
2. **Watersheds**, the water resources component of **Landscapes3**, indicates the proposed development is located within the Brandywine Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: reduction of stormwater runoff, restoration of water quality of "impaired"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

PRIMARY ISSUES:

3. We note that the site is served by on-site water and sewer facilities, the applicant should verify that the reconfigured lots have perpetual access to these facilities in the event that one or the other lot should change ownership.

ADMINISTRATIVE ISSUES:

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



Detail of the subdivision plan

5. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Pocopson Road as a Local Distributor road. The Handbook (page 183) recommends a 60 foot-wide right-of-way for Local Distributor roads to accommodate future road and infrastructure improvements. We acknowledge that the plan shows a proposed 30 foot-wide right-of-way on the west side of Pocopson Road. We suggest that this area be identified as a dedicated right-of-way and be offered for dedication to the appropriate agency.

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

Sincerely,

Glenn Bentley
Senior Review Planner

cc:
Robson Industries, Inc.
D.L. Howell & Associates, Inc. Attn: Amanda Schneider, P.E.



THE COUNTY OF CHESTER



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November 5, 2021

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

Re: Preliminary/Final Subdivision and Land Development Plan - United Sports Training Center
 # West Bradford Township - SD-10-21-16950, LD-10-21-16951

Dear Mr. Yaich:

A preliminary/final subdivision and land development Plan entitled "United Sports Training Center", prepared by D.L. Howell Associates, dated March 12, 2021 and last revised on September 8, 2021, was received by this office on October 22, 2021. These plans are reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development plans for your consideration.

PROJECT SUMMARY:

Location:	South of Marshallton Thorndale Road (State Route 3055), west of Poorhouse Road
Site Acreage:	60.49 acres
Lots:	Consolidation of five lots into two lots
Non-Res. Square Footage:	7,600 square feet
Proposed Land Use:	Sports/recreation facility, athletic fields
New Parking Spaces:	607 new spaces
Municipal Land Use Plan Designation:	Industrial/Special Use
UPI#:	50-2-382, 50-2-381, 50-2-8.3, 50-1-69, 50-2-8.3D

PROPOSAL:

The applicant proposes the consolidation of five lots into two lots, the construction of a 7,600 square foot sports/recreation building, athletic fields, and 607 parking spaces as indicated on the Act 247 referral form that was submitted with the application. The site, which will be served by on-site water and on-site sewer facilities, is located in the West Bradford Township Industrial zoning district.

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

BACKGROUND:

1. The Chester County Planning Commission previously reviewed the following West Bradford Township Zoning Ordinance amendments related to this site:
 - a. Rezone parcel UPI # 50-1-69 from the R-1 Residential District to the I-Industrial District;
 - b. Add “Day Care Center”, permitted by conditional use, in the I-Industrial District; and
 - c. Add conditional use requirements for “Indoor Events in Sports Complex Development” in the I-Industrial District.

Our comments on those amendments were submitted to the Township in a letter dated May 25, 2021 (refer to CCPC ZA-04-21-16732). The Township approved those amendments on June 8, 2021.

The Chester County Planning Commission then reviewed a conditional use proposal for this site. That review, dated July 1, 2021 (refer to CCPC# CU-06-21-16770) addressed a revision to an earlier conditional use approval that was received by the United Sports Training Center on April 18, 1998. As explained in a letter from the applicant dated April 28, 2021, the applicant proposed to modify or amend the April 18, 1998 conditional use in matters that related to parking, a replacement field, field lighting, a seasonal air structure, a club office/meeting facility, an enrichment program, the sale of beer and wine, and community event space.

The comments in our letter of July 1, 2021 that are still relevant to this subdivision and land development plan are repeated in this letter.

COUNTY POLICY:

LANDSCAPES:

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

The proposed subdivision and land development plan are consistent with the objectives of the **Suburban Landscape**, although we suggest that the applicant and the Township consider the suggestions in this letter to improve the design and its integration into the area.

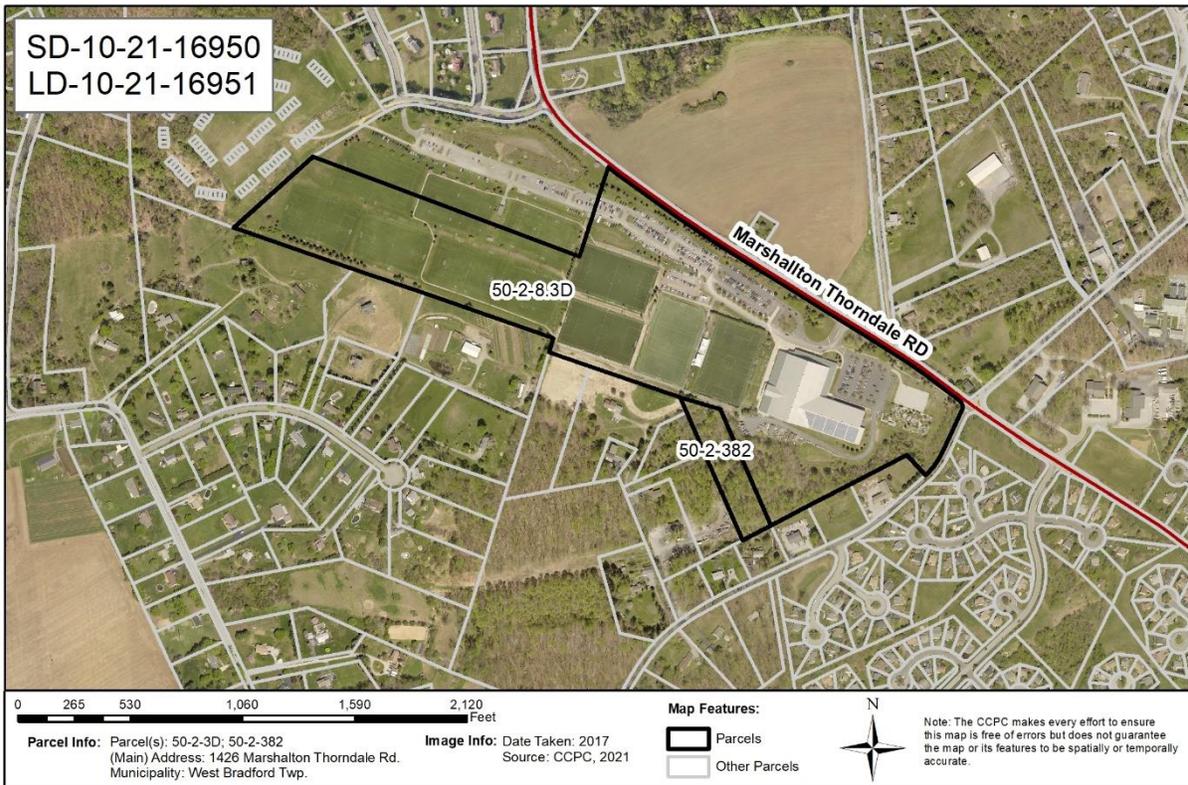
WATERSHEDS:

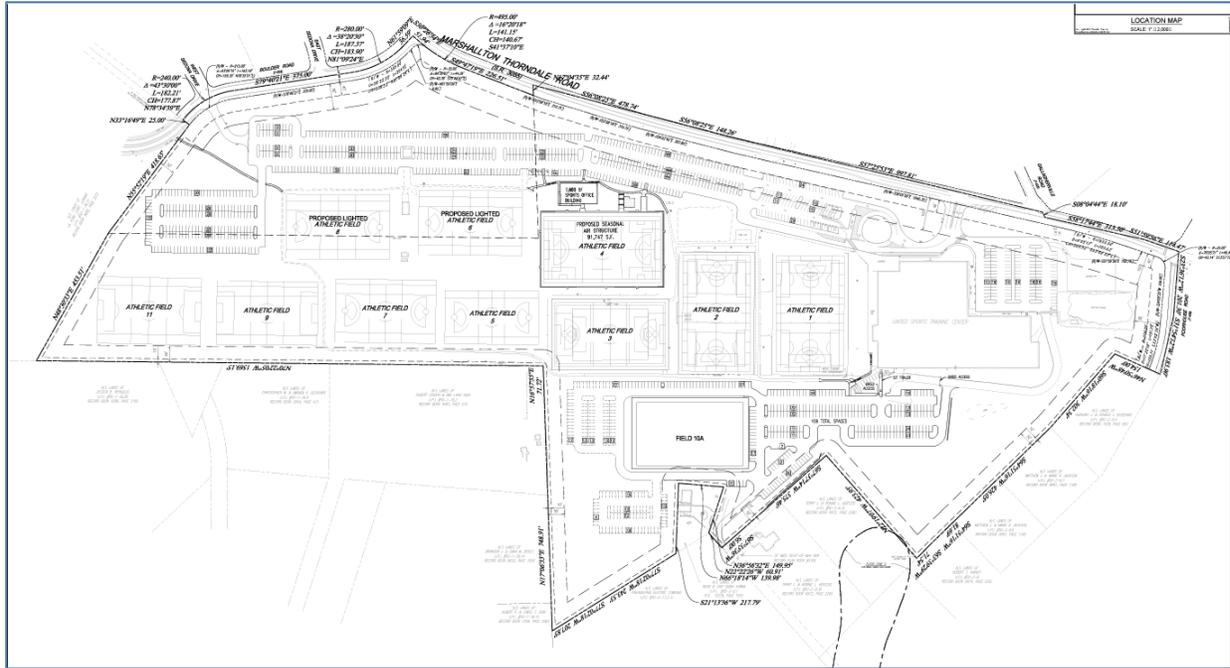
3. **Watersheds**, the water resources component of **Landscapes3**, indicates the proposed development is located within the Valley Run subbasin of the Brandywine Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are:

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

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

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





*Detail of United Sports Training Center
Preliminary/Final Subdivision and Land Development Plan*

PRIMARY ISSUES:

5. We suggest that the Township consider additional provisions during its review of the United Sports Training Center's subdivision and land development plan:
 - a. Additional screening and buffering between the adjacent R-1 zoned areas and the proposed new activity areas should be provided. Shade trees within the parking areas and within buffer areas can provide relief from heat and contribute to better stormwater control.
 - b. The Township Engineer should specifically review the stormwater issues that can be created by the additional parking areas, including the gravel and turf parking areas. We recommend the use, when appropriate, of innovative stormwater management facilities such as rain gardens. The Chester County Planning Commission's Stormwater Management eTool includes innovative recommendations, at:
<https://www.chescoplanning.org/MuniCorner/Tools/BMPs.cfm>
 - c. The Township and the applicant should plan for safe pedestrian movements within the site and between the parking areas and the facilities to ensure that pedestrian and vehicle conflicts are minimized; this is particularly important when children are present. The Parking Design eTool can be consulted for recommendations, at:
<https://www.chescoplanning.org/MuniCorner/Tools/ParkingDesign.cfm>
 - d. The Township and the applicant should provide for traffic control during large events and activities; this may involve the use of crossing guards and other persons to direct traffic, such as at the driveway accesses on Marshallton Thorndale Road. A traffic impact study may be necessary to determine if further traffic control facilities such as a traffic signal will be needed.
 - e. The applicant should plan for the removal of litter that may result from outdoor activities.
 - f. Architectural treatments on the building exteriors should be compatible with the adjacent R-1 zoned areas.

- g. Noise and exterior lighting should be controlled, especially near the adjacent R-1 zoned areas. The Planning Commission's Lighting eTool should be consulted:
<https://www.chescoplanning.org/MuniCorner/eTools/30-OutdoorLighting.cfm>
- h. We recognize that the applicant's facility contains a photovoltaic facility on the roof, which is a good example of sustainable design. The applicant and the Township should consider additional opportunities to improve the facility's long-term sustainability and further reduce its reliance on energy from the grid, such as designs that incorporate a "green roof," "white roof", as well as the solar photovoltaic energy system. A green roof can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. A white roof can help reflect solar radiation and also reduce cooling costs. Additional information on Green Roofs is available at:
<https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>. Additional information on alternative energy systems such as photovoltaic systems is available at:
<https://www.dvrpc.org/EnergyClimate/AEOWG/>.
- i. 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 at:
www.chesco.org/documentcenter/view/27029.
- j. We recommend that the applicant consider providing electric vehicle 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 eTool, which is available at:
<https://www.chescoplanning.org/MuniCorner/eTools/19-ev.cfm>.
- k. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Marshallton Thorndale Road (State Route 3055) as a major collector. The Handbook (page 183) recommends an 80 foot-wide right-of-way for major collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Marshallton Thorndale Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
- l. The Act 247 referral form indicates that the site is served by on-site water and on-site sewer facilities. Chester County Planning Commission does not endorse the use of on-site water or sewer for commercial or industrial uses, due to the potential for high wastewater flows and the contamination of groundwater resources. We recommend that the applicant connect to public systems when they become available, in consideration of potable water safety and water supply dependability.

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

Page: 6

Re: Preliminary/Final Subdivision and Land Development Plan - United Sports Training Center
West Bradford Township - SD-10-21-16950, LD-10-21-16951

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, and the Health Department.

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: D.L. Howell Associates
United Sports Training Center
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District

Enc.



THE COUNTY OF CHESTER



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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

November 19, 2021

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

Re: Preliminary/Final Subdivision - 1204 Old Shadyside Road
West Bradford Township - SD-10-21-16966

Dear Mr. Yaich:

A preliminary/final subdivision plan entitled "1204 Old Shadyside Road", prepared by DL Howell and Associates and dated October 29, 2021, was received by this office on November 5, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location: Northwest of Old Shadyside Road and west of Horseshoe Pike
(State Route 322)
Site Acreage: 52.90 acres
Lots: 2 lots (Lot 1 will be 35 acres; Lot 2 will be 11 acres)
Proposed Land Use: Single Family Residential
Municipal Land Use Plan Designation: Low Density Single Family Residential
UPI#: 50-6-28, 50-6-5, 50-6-4

PROPOSAL:

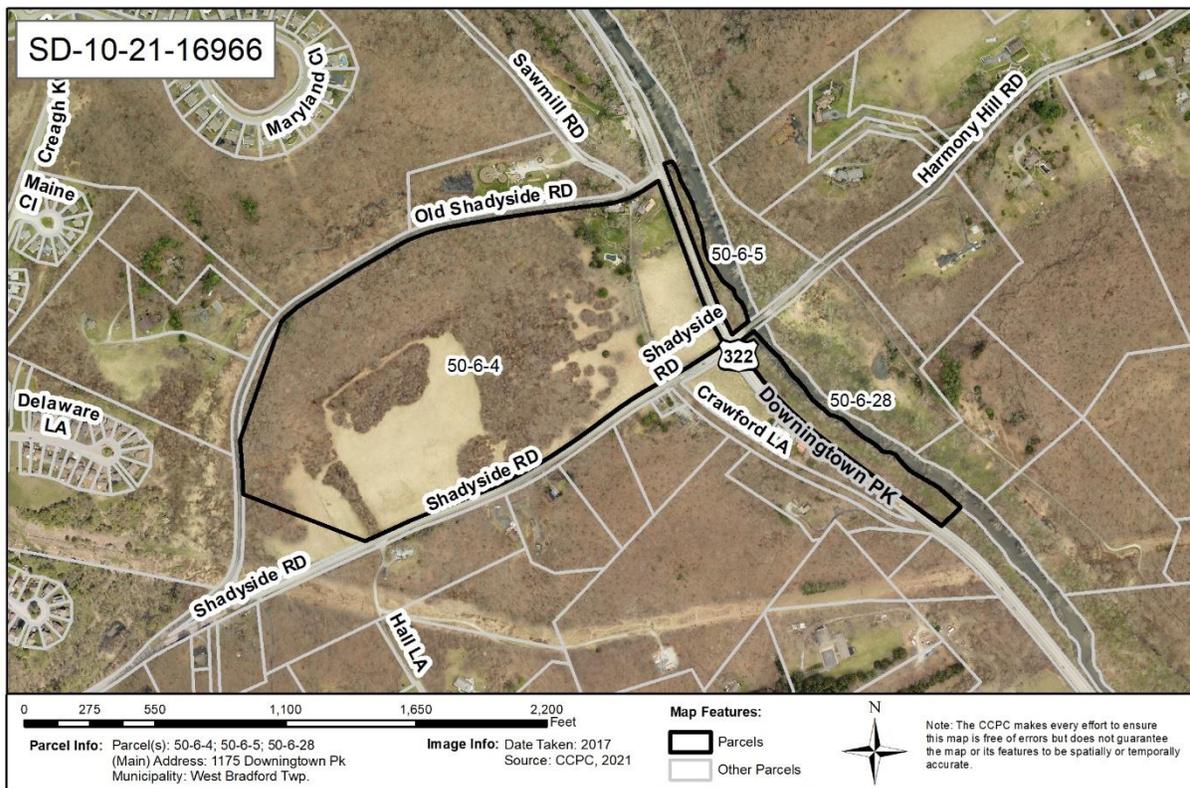
The applicant proposes the adjustment of three lots to create two lots. The site, which is served by on-site water and sewer facilities, is located in the West Bradford Township R-1 District zoning district. One dwelling is located on the site. The plan does not propose additional development.

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

COUNTY POLICY:

LANDSCAPES:

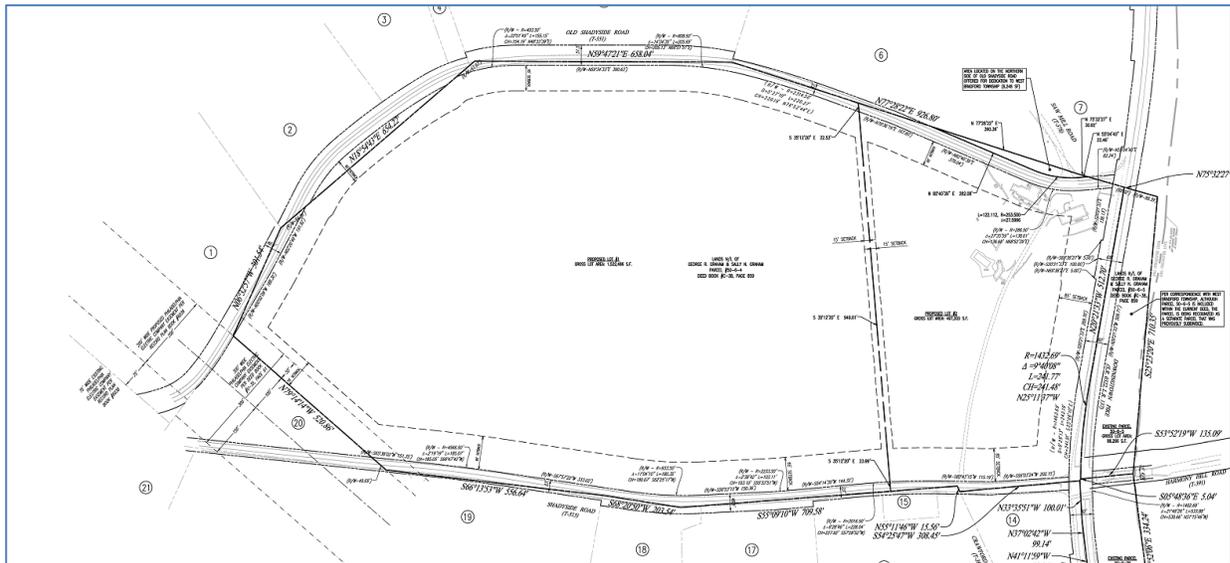
1. The site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density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



PRIMARY ISSUES:

2. The County Planning Commission's [Multimodal Circulation Handbook](#) (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Horseshoe Pike (Route 322) as a major arterial. The Handbook (page 183) recommends an 80 foot-wide right-of-way for major arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Horseshoe Pike. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.

3. Survey Notes 10 and 11 indicate that the site contains a flood hazard zone and wetlands. Due to these constraints, we encourage the applicant to submit a sketch plan for any future development. A sketch plan allows the applicant to take advantage of County and municipal expertise and consider design recommendations prior to preparing a fully engineered preliminary or final plan.
4. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
5. The proposed subdivision appears to be adjacent to a Philadelphia Electric Company easement. If future development is located in the vicinity of this easement, the applicant should ensure that all applicable setbacks are observed.



**Detail of 1204 Old Shadyside Road
Preliminary/Final Subdivision Plan**

ADMINISTRATIVE ISSUES:

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

Page: 4

Re: Preliminary/Final Subdivision - 1204 Old Shadyside Road

West Bradford Township - SD-10-21-16966

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: DL Howell and Associates
Estate of Sally N. Graham c/o Kathryn G. Duggan
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT



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Executive Director

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November 19, 2021

Kim Milane-Sauro, Assistant Township Manager
West Caln Township
721 West Kings Highway, PO Box 175
Wagontown, PA 19376

Re: Preliminary/Final Subdivision - Roman Macolino - Lot Line Adjustment
West Caln Township - SD-10-21-16965

Dear Ms. Milane-Sauro:

A preliminary/final subdivision plan entitled "Roman Macolino - Lot Line Adjustment", prepared by Abacus Surveying and dated October 12, 2021, was received by this office on October 29, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location: North side of Martins Corner Road, west of Birdell Road
Site Acreage: 17.57 acres
Lots: 2 lots
Proposed Land Use: Farm/Pasture Land
Municipal Land Use Plan Designation: Low Density Rural Residential
UPI#: 28-3-20.1, 28-3-20.8

PROPOSAL:

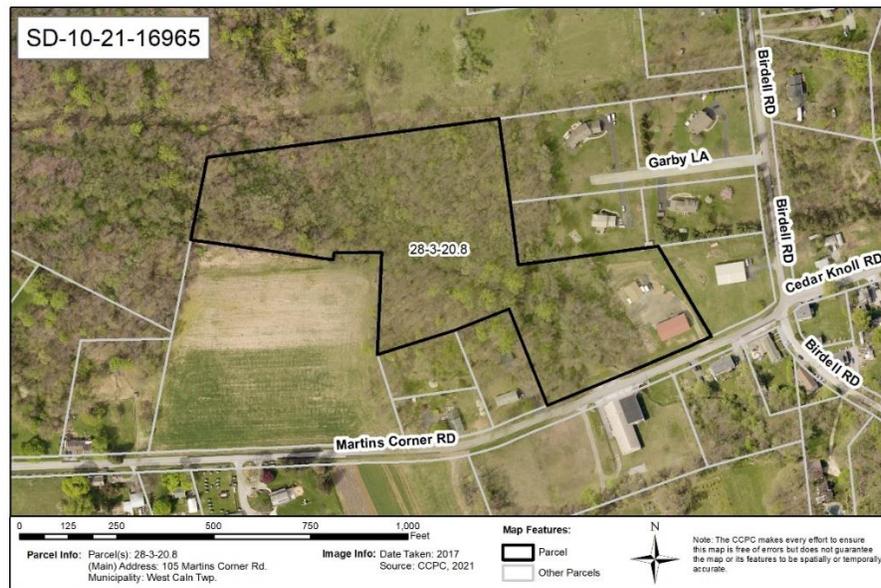
The applicant proposes the adjustment of the lot line separating two lots. The site is not served by public water or sewer facilities. The western portion of the site is located in the West Caln Township Site Responsive Residential zoning district and the eastern portion is within the Village District. The site contains two garages, and the plan does not propose any additional development.

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

COUNTY POLICY:

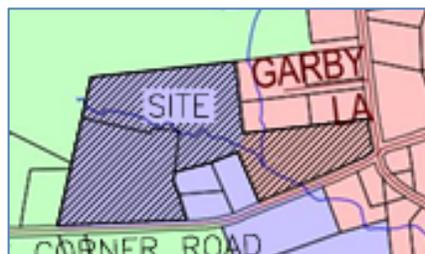
LANDSCAPES:

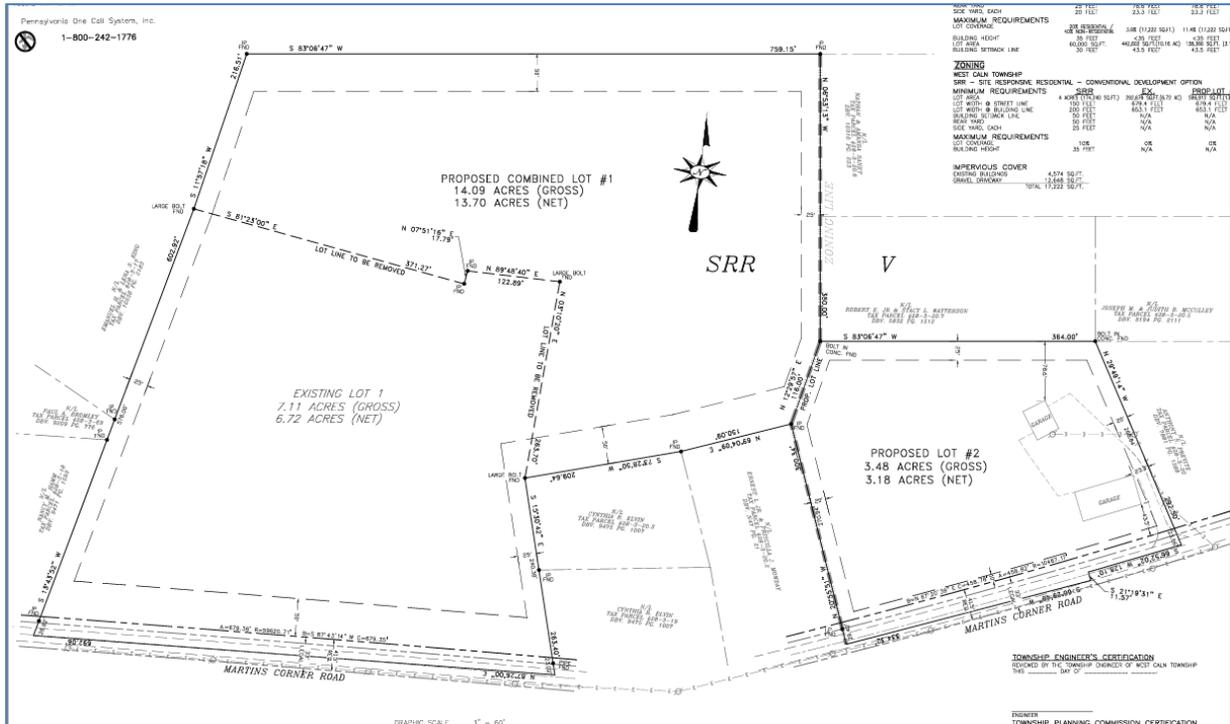
1. The site is located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. This landscape consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas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



PRIMARY ISSUES:

2. The western portion of the site is within the West Caln Township Site Responsive Residential zoning district, and a stream is shown on the plan. Due to these reasons, we encourage the applicant to submit a sketch plan for any future development. A sketch plan allows the applicant to take advantage of County and municipal expertise and consider design recommendations prior to preparing a fully engineered preliminary or final plan. The Chester County Planning Commission eTool on sketch plans is available at: <https://www.chescoplanning.org/MuniCorner/eTools/49-SketchPlans.cfm>
3. The applicant should verify the location map's hatching extents, because it appears to include the parcel at the northwest corner of the Birdell Road and Cedar Knoll Road intersection (see below).





**Detail of - Roman Macolino - Lot Line Adjustment
 Preliminary/Final Subdivision Plan**

ADMINISTRATIVE ISSUE:

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

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

Sincerely,

Wes Bruckno

Wes Bruckno, AICP
 Senior Review Planner

cc: Roman Macolino and Sherri Lee Macolino
 Abacus Surveying
 Chester County Health Department



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Executive Director

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

November 5, 2021

Casey LaLonde, Manager
West Goshen Township
1025 Paoli Pike
West Chester, PA 19380

Re: Preliminary/Final Land Development - 708 East Union Street
West Goshen Township – LD-08-21-16878

Dear Mr. LaLonde:

A Preliminary/Final Land Development Plan entitled "708 East Union Street", prepared by DL Howell and Associates, Inc., and dated August 6, 2021, was received by this office on August 25, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	south side of East Union Street, east of South Bolmar Street
Site Acreage:	1.98
Lots/Units:	1 Lot
Non-Res. Square Footage:	3,640
Proposed Land Use:	Commercial (truck repair building)
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Commercial, Office, Industrial Infill
UPI#:	52-5F-100

PROPOSAL:

The applicant proposes the construction of a 3,640 square foot truck repair building. An existing two-story garage will remain. The project site, which will be served by onsite water and public sewer, is located in the MPD Multipurpose zoning district.

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

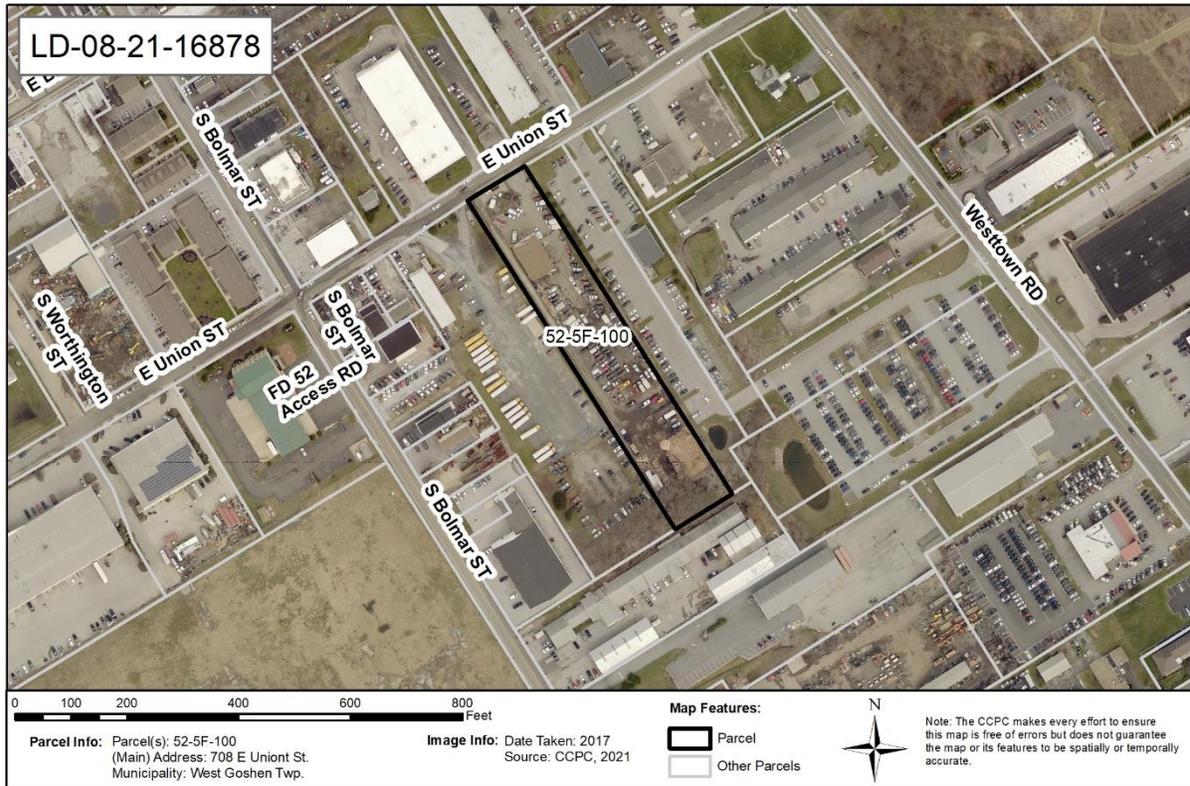
COUNTY POLICY:

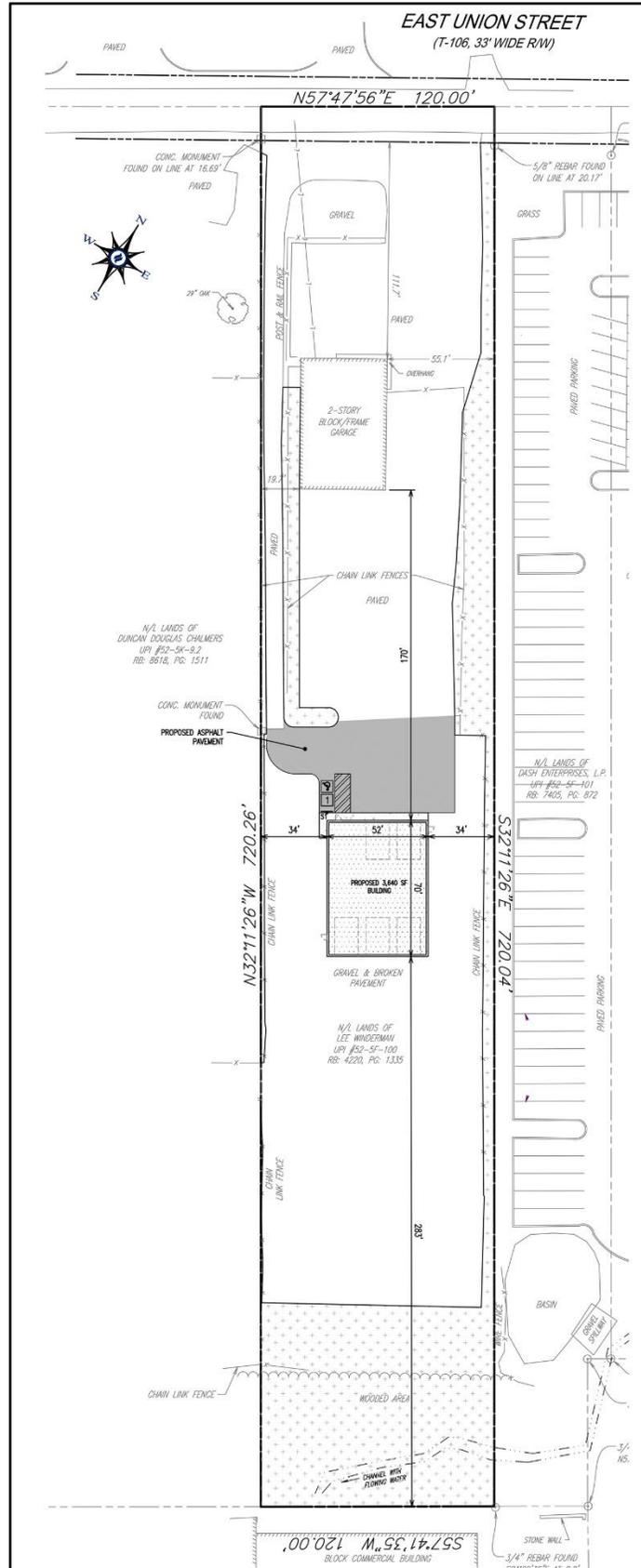
LANDSCAPES:

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

WATERSHEDS:

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Goose Creek subbasin of the Chester Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of "impaired" streams, and protect vegetated riparian corridors. **Watersheds** can be accessed at www.chesco.org/water.





Site Plan Detail, Sheet 1: Preliminary/Final Land Development - 708 E. Union Street

PRIMARY ISSUES:

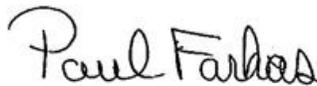
3. General Note 1 states that the site is to be served by private water through an on lot well. The Chester County Planning Commission does not endorse the use of on-site water or sewer for commercial or industrial uses, due to the potential for high wastewater flows and the contamination of groundwater resources. We recommend that the applicant connect to public water in consideration of potable water safety and water supply dependability.
4. We suggest that the applicant and Township ensure that the internal access design allows on-site vehicular turning movements and loading/unloading onsite, in order to avoid impeding traffic on East Union Street.
5. A lighting plan was not included as part of the current plan submission. If any additional outdoor lighting will be provided, then 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.
6. While the Landscape Plan (Sheet 8) indicates that landscaping will be provided on the eastern and southern portions of the project site, we suggest that the applicant and Township investigate the feasibility of providing landscaping/vegetative screening along East Union Street. A plant bed between the access ways and separating the vehicular use area from the public right-of-way would provide screening of the vehicular use area and enhance the visual appearance of the site. The plant bed would also reduce impervious surface coverage and help manage stormwater.

ADMINISTRATIVE ISSUES:

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* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
8. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Lee Winderman
D.L. Howell and Associates, Inc.
Chester County Health Department



THE COUNTY OF CHESTER



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Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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November 17, 2021

Casey LaLonde, Manager
West Goshen Township
1025 Paoli Pike
West Chester, PA 19380

Re: Preliminary/Final Subdivision and Land Development - 300 Snyder Avenue Self-Storage Facility
West Goshen Township – SD-10-21-16940 and LD-10-21-16943

Dear Mr. LaLonde:

A Preliminary/Final Subdivision and Land Development Plan entitled "300 Snyder Avenue Self-Storage Facility", prepared by T&M Associates, and dated October 7, 2021, was received by this office on October 18, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

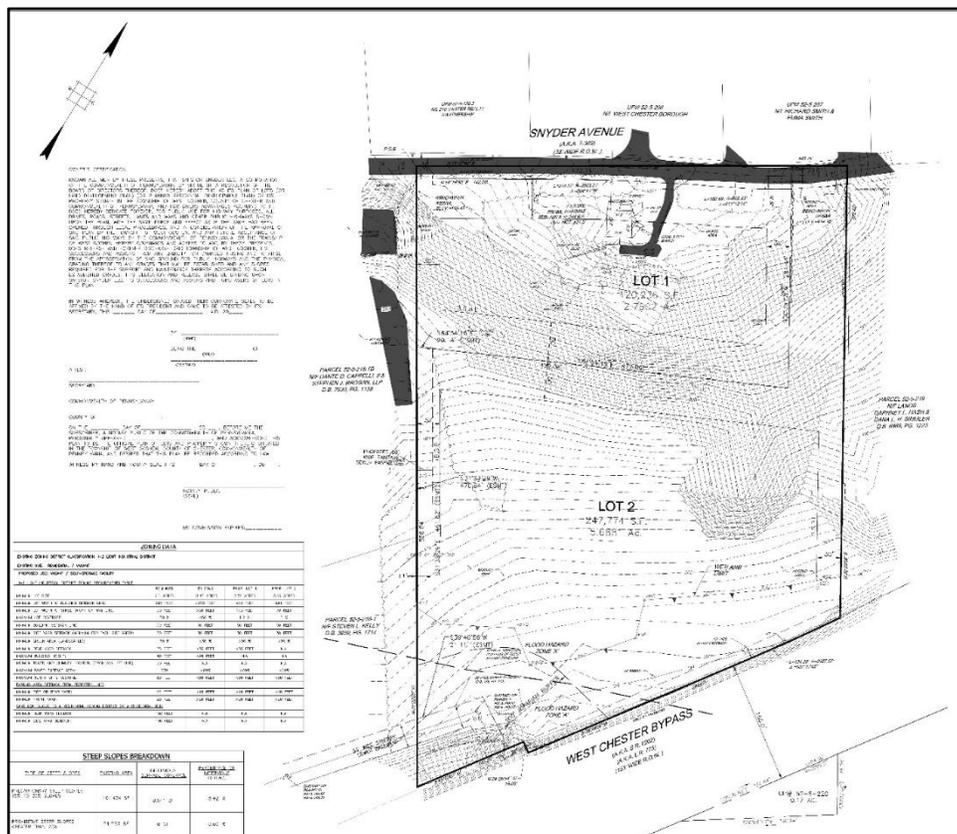
PROJECT SUMMARY:

Location:	south side of Snyder Avenue, northeast of South Matlack Street
Site Acreage:	8.45
Lots/Units:	2 Existing Lots/3 Proposed Lots
Non-Res. Square Footage:	105,000
Proposed Land Use:	Lot 2: Self-Storage Facility
New Parking Spaces:	5
Municipal Land Use Plan Designation:	Commercial, Office, Industrial Infill
UPI#:	52-5-220, 52-5-218

PROPOSAL:

The applicant proposes the creation of 3 lots from an 8.45 acre site, along with the construction of a three-story 105,000 square foot self-storage facility on proposed Lot 2 (5.69 acres). No development activity is proposed on either Lot 1 or the 0.17 acre portion of the parent tract (identified in County mapping records as UPI# 52-5-220) that is situated on the south side of the Route 202 corridor. The existing building on the site will be removed. The project site, which will be served by public water and public sewer, is located in the I-2 Light 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 subdivision and land development plan.



Site Plan Detail, Sheet 4: Preliminary/Final Subdivision - 300 Snyder Avenue Self-Storage Facility

Page: 4
Re: Preliminary/Final Subdivision and Land Development - 300 Snyder Avenue Self-Storage Facility
West Goshen Township – SD-10-21-16940 and LD-10-21-16943

WATERSHEDS:

2. **Watersheds**, the water resources component of **Landscapes3**, indicates the proposed development is located within the Goose Creek subbasin of the Chester Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of "impaired" streams, and protect vegetated riparian corridors. **Watersheds** can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

Natural Features Protection:

3. The site plan indicates that development activity will occur in steep slope areas. The Township should verify that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization. Areas of steep and moderate slopes should be protected from disturbance that may cause erosion and flooding, as well as negatively impact water quality, wildlife habitat, slope stability, and scenic views.
4. The plan and 2017 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. If development or earth disturbance is going to encroach upon existing woodlands, the removal of trees should be limited to the minimum area needed for the building and support facilities. The limits of tree removal should be clearly shown on the plan and "limits of disturbance" should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the "limit of disturbance" to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.
5. The site contains areas of hydric (wet) soils (GdB and GdC Gladstone) which have limitations to development. These limitations include drainage problems due to low permeability, low runoff rates and sub-surface saturation. When construction takes place on these soils, it interferes with the natural drainage of the land. On-site alterations to existing drainage patterns should be carefully inspected by the Township Engineer to ensure that off-site drainage conditions are not negatively affected.
6. 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.
7. 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

Page: 5
Re: Preliminary/Final Subdivision and Land Development - 300 Snyder Avenue Self-Storage Facility
West Goshen Township – SD-10-21-16940 and LD-10-21-16943

Water Act (1977) and the Department of Environmental Protection under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management.

Design Issues:

8. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 9) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.
9. The applicant should indicate how the storage of hazardous materials, such as flammable liquids, will be prohibited in the storage units.

Access and Circulation:

10. The site plan depicts an existing 155 foot-wide right-of-way on this section of Route 202. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies this section of Route 202 as an expressway. The Handbook (page 183) recommends a 225 foot-wide right-of-way for expressways in suburban areas to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Route 202.

Historic Preservation:

11. While the site plan indicates that the existing building will be removed, the 2013 Township Historic Resources Atlas indicates the project site contains a Class 3 Historic Resource. We suggest that the Township reserve granting final plan approval until the proposal has been reviewed by the Township's Historical Commission. "Appreciate" Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at: www.chescoplanning.org/Landscapes3/1c-Appreciate.cfm.

ADMINISTRATIVE ISSUES:

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

We note that the site plan depicts the location of three stormwater basins. In order to preserve a greater portion of the existing woodlands on the project site, we suggest that the applicant consider utilizing subsurface infiltration basins as part of the stormwater management facilities for the project site.

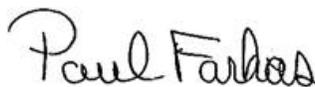
13. The site plan depicts the location of 20 foot and 30 foot wide sanitary sewer easements on Lot 2. The details of these easements should be incorporated into the deed of Lot 2.

Page: 6
Re: Preliminary/Final Subdivision and Land Development - 300 Snyder Avenue Self-Storage Facility
West Goshen Township – SD-10-21-16940 and LD-10-21-16943

14. The proposed building includes large roof areas that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at:
<https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>.
Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.
15. For clarity purposes, we suggest that the applicant identify the future use(s) envisioned for Lot 1.
16. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
17. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Safstor DK Development LLC
The Estate of Francis Hall Henderson
T&M Associates
Safstor Snyder, LLC
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
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Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

November 1, 2021

Deborah Kolpak, Secretary/Treasurer
West Nantmeal Township
455 North Manor Road
Elverson, PA 19520

Re: Preliminary Subdivision - Fairview Road Subdivision
West Nantmeal Township - SD-10-21-16936

Dear Ms. Kolpak:

A preliminary subdivision plan entitled "Fairview Road Subdivision", prepared by Edward B. Walsh and Associates, Inc., dated November 20, 2020 and revised April 5, 2021, was received by this office on October 22, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	North side of Fairview Road, East of Manor Road
Site Acreage:	47.90 acres
Lots:	18 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Rural Residential
UPI#:	23-7-2

PROPOSAL:

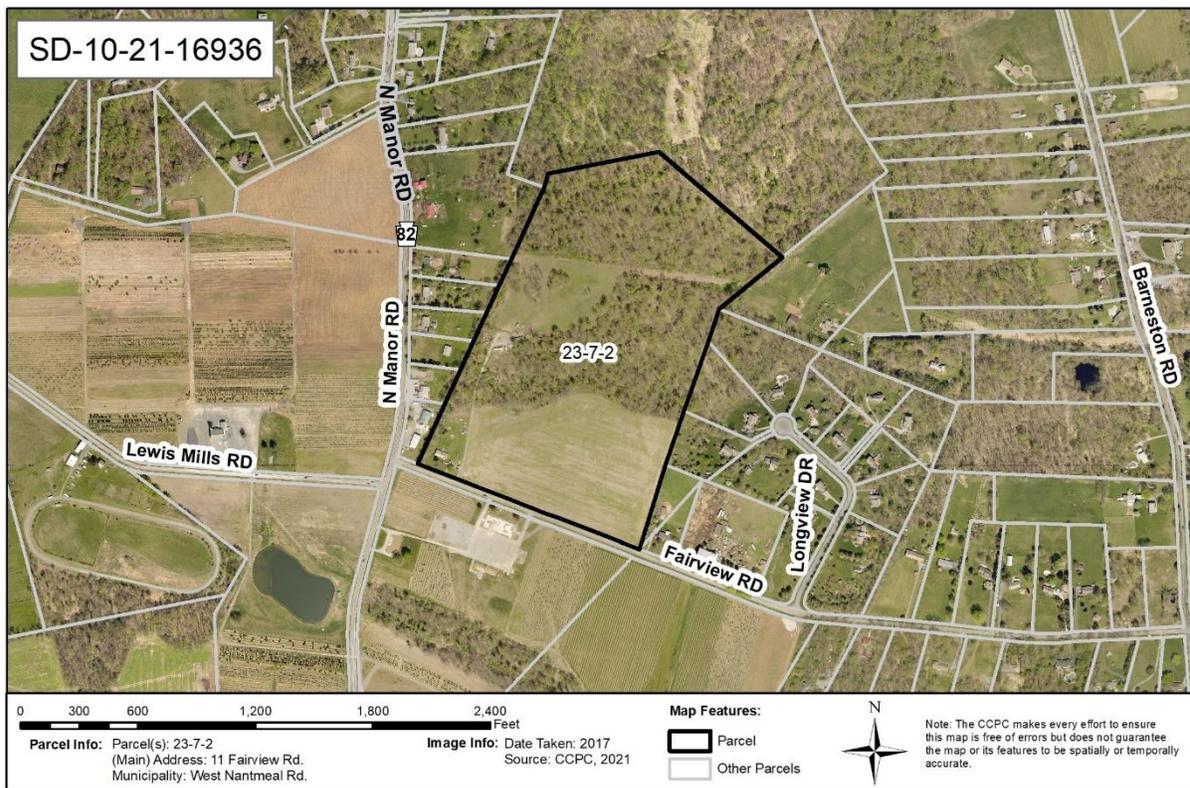
The applicant proposes the creation of 18 lots. The site, which will be served by on-site water and on-site sewer facilities, is located in the West Nantmeal Township R-2 Residential (Cluster Design Option) zoning district.

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

COUNTY POLICY:

LANDSCAPES:

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



WATERSHEDS:

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the East Branch subbasin of the Brandywine Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are:
 - reduce stormwater runoff,
 - restore water quality of "impaired" streams, and
 - protect vegetated riparian corridors.

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

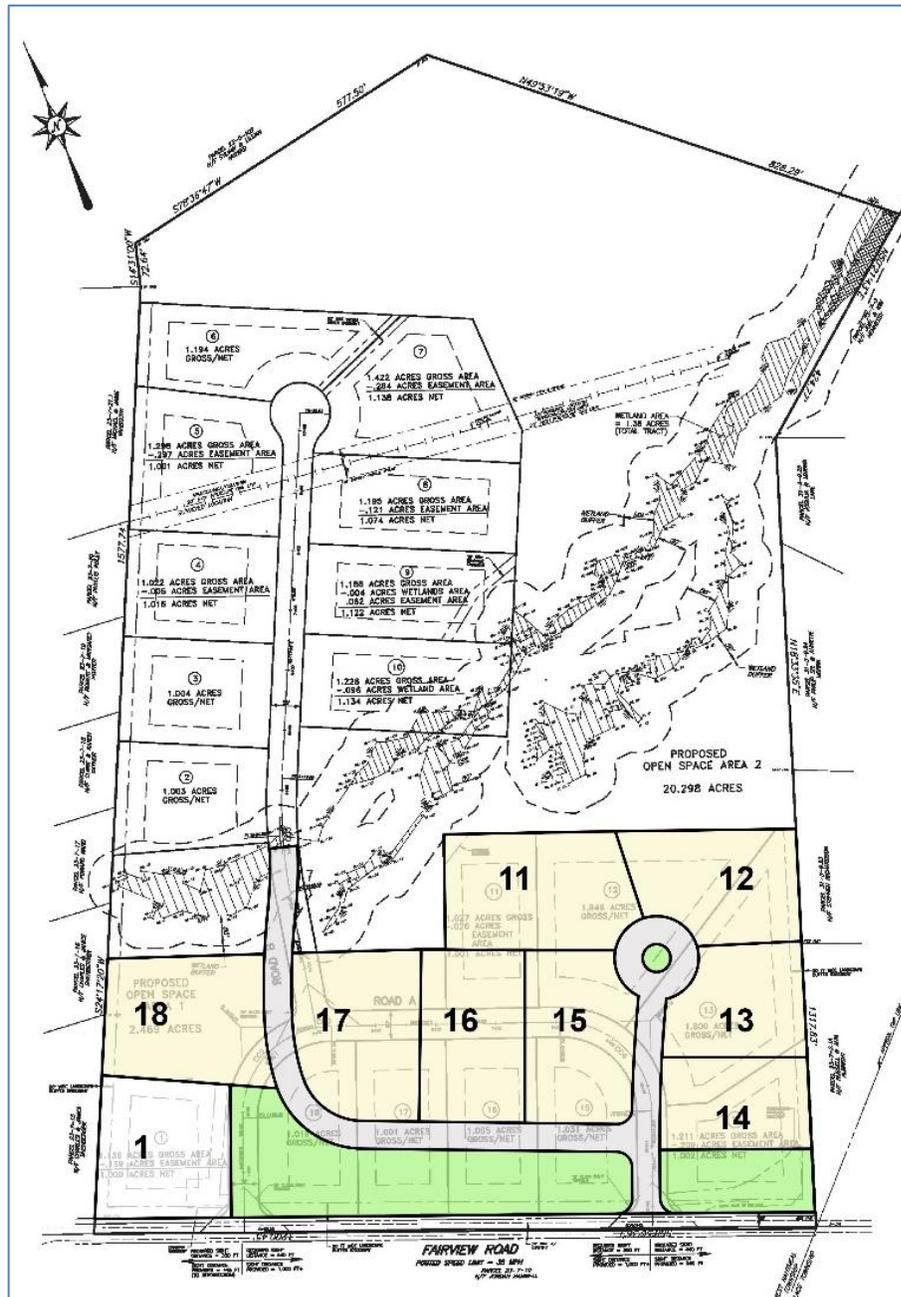
PRIMARY ISSUES:

3. We recommend that the applicant provide a right-of-way from the end of Road B to allow this road to be extended to the site's northern boundary, where it can in the future potentially be connected to a road that will serve the adjacent tract to the north, which is also within the R-2 zoning district. This connection will improve circulation efficiency and traffic flow, and will also make vehicle deliveries to local sites more convenient.



*Detail of Fairview Road Subdivision
Preliminary Subdivision Plan*

- It appears proposed lots 16 and 17 would have their entire rear yards facing Fairview Road. Although there is proposed landscaping along Fairview Road, having rear yards face a public street is awkward. There can be a lack of privacy with sliding glass doors, decks, or patios facing the public right-of-way. We suggest the applicant consider an alternative layout, such as the illustration shows below, to avoid rear yards facing Fairview Road. The illustration below depicts a scenario where a “foreground meadow” could be created between Fairview Road (shown in green) and the proposed new subdivision access road and lots 15 through 17 would face Fairview Road.



Sketch Alternative Layout: For Illustrative Purposes Only

Page: 5

Re: Preliminary Subdivision - Fairview Road Subdivision

West Nantmeal Township - SD-10-21-16936

5. The site contains extensive wetland areas. The site contains wetlands. Placement of fill in wetlands is regulated by the U.S. Army Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977). The Pennsylvania Department of Environmental Protection regulates all activities that affect bodies of water, including wetlands, under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management. The applicant should contact both of these agencies to determine if future development activity will require a permit. The Township should request documentation of these contacts or permit(s) before approving the plan.
6. The Township should confirm that the site plan complies with the riparian buffer requirements in the Township Code. *Landscapes3* supports the comprehensive protection and restoration of the county's ecosystems, including riparian corridors ("Protect" Objective B, page 63). We also suggest that the Township consider reviewing and improving its riparian buffer regulations. The Chester County eTool on Riparian Buffers contains useful guidance, at:
<https://www.chescoplanning.org/MuniCorner/eTools/44-RiparianBuffers.cfm>
7. A number of the lots contain at least a portion of the site's stormwater management facilities. To ensure that all stormwater management facilities located on privately-owned parcels will operate properly, we suggest that the Township verify that the proposed access and maintenance easements are adequate to permit the municipality to inspect and, if necessary, repair the stormwater management facilities and provide for the reimbursement of related expenses to the municipality.
8. We recommend that the applicant strive to provide more trails and pedestrian access to the open space areas; this may involve creating access rights-of-way between a number of the lots. Trails can represent site amenities that will make this subdivision more attractive to potential residents.
9. We suggest that the Township's review of this plan submission would benefit from the preparation of a traffic impact study and a review of the potential impacts posed by this project.
10. The plan indicates that a Homeowners' Association will be responsible for the proposed common facilities. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance.
11. The Township should verify that the open space areas will remain undeveloped, or be dedicated as open space to an appropriate group.

PIPELINE ISSUES:

12. The proposed subdivision is in proximity to the Transcanada/Columbia gas transmission pipeline. We suggest that the applicant contact the pipeline operator to ensure that the application does not result in any encroachments into the pipeline right-of-way. We recommend that the plan include the field survey location of the pipeline, the size, material and depth (if known), and the type of product typically being transported through the pipeline. Pipeline operator contact information is located on the pipeline markers within the easement and can also be found at the Chester County Pipeline Information Center Pipeline Operators page: <http://www.chescoplanning.org/pic/operators.cfm>.

13. 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 <http://www.pa1call.org/pa811>, consistent with the provisions of Section 4(2) of Act 287 (Underground Utility Protection Act), prior to finalizing the design. The PA One Call Center should also be contacted at least 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>.
14. The size and intensity of the proposed development and its proximity to a major transmission pipeline may result in designation or expansion of a High Consequence Area (HCA). The US Department of Transportation's Pipelines and Hazardous Materials Safety Administration (PHMSA) guidelines require pipeline operators to map HCAs for new pipelines and update existing HCAs. Location within an HCA requires that pipeline operators meet a higher standard of safety. For additional information about the implications of an HCA, see this page on the CCPC Pipeline Information Center: <https://www.chescoplanning.org/pic/HCA.cfm>.
15. We recommend that any habitable development be set back consistent with the guidelines provided in accordance with the "Potential Impact Radius" shown in the graph located at the Chester County Pipeline Information Center: www.chescoplanning.org/pic/introduction.cfm.
16. The proposed development will result in on-site population that is located within 1,000 feet or less of a transmission pipeline. The application should include verification that:
 - (a) The applicant has contacted the pipeline operator and has provided the pipeline operator with documentation detailing the proposed development activity and where the activity is to take place;
 - (b) The applicant has made sufficient access to the pipeline available to the pipeline operator for routine maintenance and emergency operations in conjunction with existing easements; and
 - (c) The pipeline operator has reviewed the documents for compatibility with continued or proposed safe operation of the transmission pipeline.

ADMINISTRATIVE ISSUES:

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

Page: 7

Re: Preliminary Subdivision - Fairview Road Subdivision

West Nantmeal Township - SD-10-21-16936

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Edward B. Walsh and Associates, Inc.
Chester County Health Department
James Ford, Jr.
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

November 4, 2021

Theresa B. Dugan, Zoning Officer/BCO
West Nottingham Township
100 Park Road P.O. Box 67
Nottingham, PA 19362

Re: Final Subdivision - James E. Wells, Jr.
West Nottingham Township - SD-10-21-16944

Dear Ms. Dugan:

A final subdivision plan entitled "James E. Wells, Jr.", prepared by Crossan Raimato, Inc., and dated September 21, 2021, was received by this office on October 12, 2021. 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 Fremont Road, north of Lees Bridge Road
Site Acreage: 19.34
Lots/Units: 3 lots
Proposed Land Use: Single Family Residential, Farm/Pastureland
Municipal Land Use Plan Designation: Rural
UPI#: 68-1-12.3, 68-1-12.2, 68-1-12

PROPOSAL:

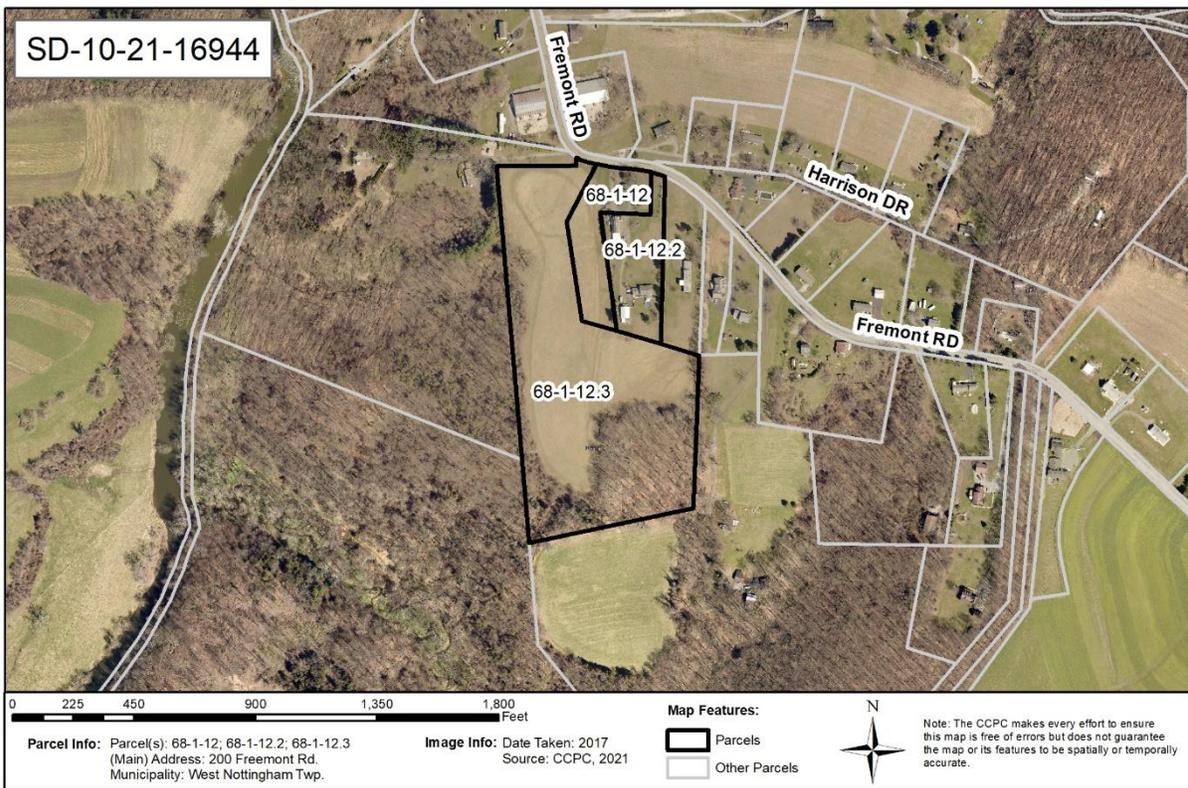
The applicant proposes revising the location of the property lines between three existing lots. The project site is located in the R-1 Rural Protection zoning district. No new sewage disposal or water supply is proposed.

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

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The proposed subdivision is consistent with the objectives of the **Rural Landscape**. The project is located in the Rural land use category as designated in the Oxford Region Multimunicipal Comprehensive Plan. The subdivision is consistent with the strategies of the Rural land use category



WATERSHEDS:

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Octoraro Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are restoration of water quality of "impaired" streams and ground water, reduction of agricultural nonpoint source pollutants, and implementation of comprehensive stormwater management. **Watersheds** can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

- It does not appear that the land of the proposed subdivision is part of the County Agricultural Land Preservation Program. We recommend that the applicant contact the Chester County Department of Open Space Preservation (telephone #610-344-5656) for information on the advantages of being in the program and how lands under an agricultural conservation easement are protected.



Detail of the subdivision plan

- We acknowledge and endorse the Offer of Dedication of additional right-of-way on the south side of Fremont Road. The area within the Ultimate Right-of-Way should be offered for dedication to the appropriate agency to accommodate road and utility improvements. The width of the Ultimate Right-of-Way should be shown on the plan; a 25 foot width on the south side of the road would be appropriate for a local distributor road in the Rural Landscape.

Page: 4
Re: Final Subdivision - James E. Wells, Jr.
West Nottingham Township - SD-10-21-16944

ADMINISTRATIVE ISSUES:

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

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: James E. Wells, Jr. et.al.
Crossan-Raimato, Inc.



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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November 4, 2021

Patti Piersol, Secretary/Treasurer
West Sadsbury Township
6400 North Moscow Road
Parkesburg, PA 19365

Re: Preliminary/Final Subdivision and Land Development Plan- Elmer K. & Lillian S. King (King Swings)
West Sadsbury Township - SD-10-21-16948, LD-10-21-16949

Dear Ms. Piersol:

A preliminary/final subdivision and land development plan entitled "Elmer K. & Lillian S. King (King Swings)", prepared by Diehm & Sons, Inc. and dated October 8, 2021, was received by this office on October 21, 2021. 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 land development plan for your consideration.

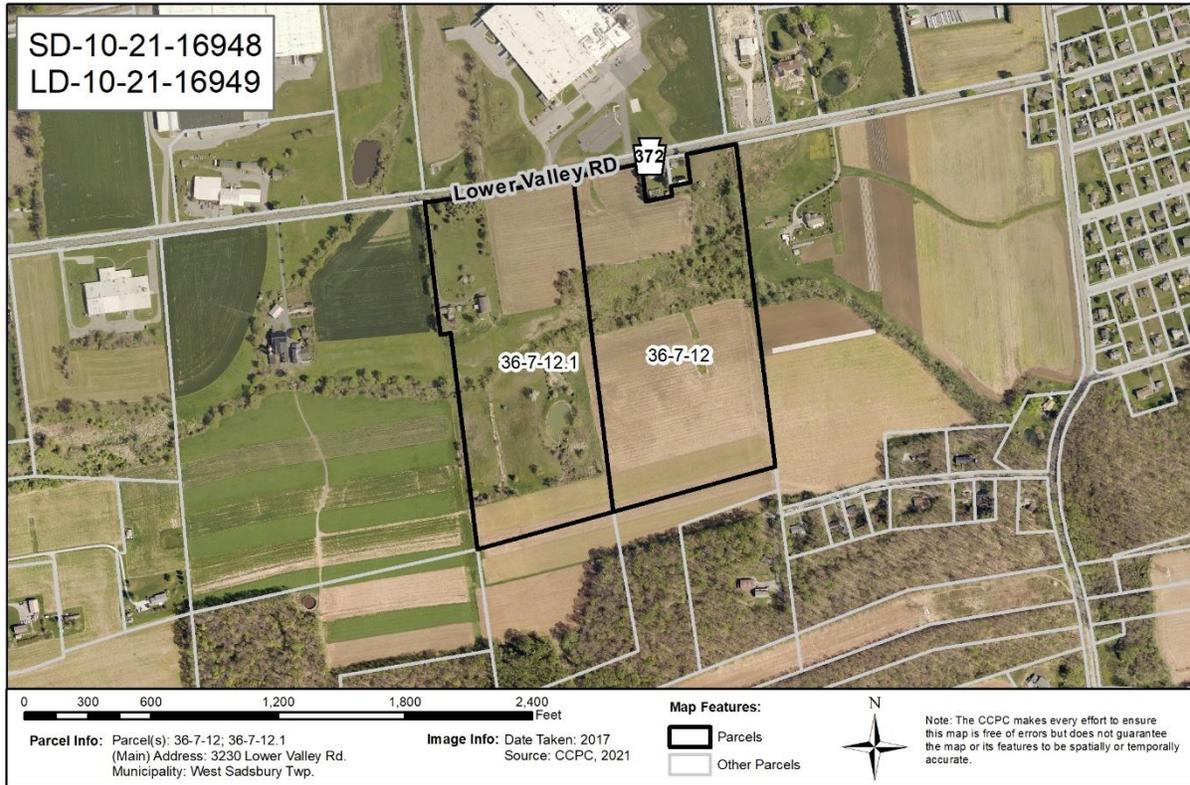
PROJECT SUMMARY:

Location:	South side of Lower Valley Road (State Route 372)
Site Acreage:	76.72 acres
Lots/Units:	2 lots, one building
Non-Res. Square Footage:	74,924 square feet
Proposed Land Use:	Manufacturing, Farm/Pasture Land
New Parking Spaces:	47 spaces
Municipal Land Use Plan Designation:	Industrial
UPI#:	36-7-12.1, 36-7-12

PROPOSAL:

The applicant proposes the adjustment of the lot lines separating two lots, the construction of an industrial building containing 74,924 square feet and 47 parking spaces. The site, which will be served by public sewer and on-site water facilities, is located in the West Sadsbury Township I-Industrial zoning district, and contains a dwelling. A portion of the southern part of the site is located in the Highland Township RC-Rural Conservation zoning district. The subdivision and land development plan were submitted to the Chester County Planning Commission by West Sadsbury Township.

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



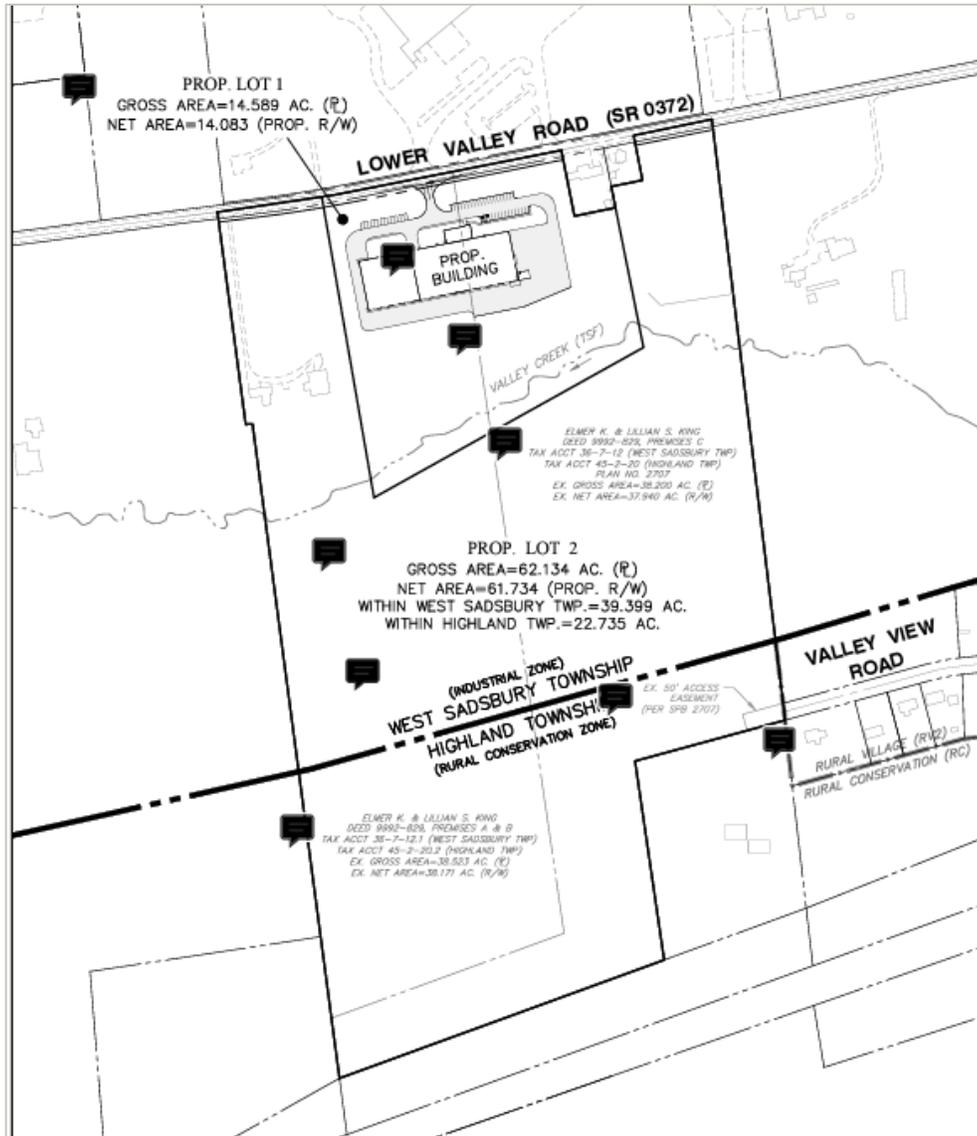
COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Valley Creek subbasin of the Octoraro Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are:
 - restore water quality of "impaired" streams and ground water,
 - reduce agricultural nonpoint source pollutants, and
 - implement comprehensive stormwater management.**Watersheds** can be accessed at www.chesco.org/water.



*Detail of Elmer K. & Lillian S. King (King Swings)
Preliminary/Final Subdivision Plan*

PRIMARY ISSUES:

3. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies South Limestone Road (State Route 372) as a major collector. The Handbook (page 183) recommends an 80 foot-wide right-of-way for major collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of South Limestone Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.

Page: 4

Re: Preliminary/Final Subdivision and Land Development Plan- Elmer K. & Lillian S. King (King Swings)

West Sadsbury Township - SD-10-21-16948, LD-10-21-16949

4. We recommend that the applicant consider adding more vegetation along the riparian buffer area along the floodplain at the southern portion of the site. Preserving and restoring riparian buffers are among the most effective techniques used to protect and enhance the quality of groundwater and surface water. Buffers also supply habitat, food, cover, and thermal protection to fish and other wildlife. Riparian buffers protect waterways from the impact of human activities such as farming, animal grazing, lumbering, mining, and development. More information on riparian buffers is available in this Chester County Planning Commission eTool:
<https://www.chescoplanning.org/MuniCorner/eTools/44-RiparianBuffers.cfm>
5. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
6. The proposed building includes a roof area that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at: <https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>. Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.
7. The plan shows 14 "future parking" parking spaces. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping. We suggest that the applicant and the Township determine who will decide when and if the reserve spaces should be paved in the future if it becomes evident that they are actually needed.

ADMINISTRATIVE ISSUES:

8. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
9. A minimum of five copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.
10. We acknowledge that a Pennsylvania Department of Transportation permit is required for new or revised access as shown on General Note 15 on the plan, as required by Section 508(6) of the Municipalities Planning Code.

Page: 5

Re: Preliminary/Final Subdivision and Land Development Plan- Elmer K. & Lillian S. King (King Swings)

West Sadsbury Township - SD-10-21-16948, LD-10-21-16949

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Chester County Health Department
Barbara Davis, Secretary/Treasurer, Highland Township
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District

Proposed Plan and Ordinance Reviews





ORDINANCE PROPOSALS

11/1/2021 to 11/30/2021

The staff reviewed proposals for:

	Total
Comprehensive Plans	1
Official Maps	1
Zoning Map Amendments	1
Zoning Ordinance Amendments	6
TOTAL REVIEWS	9

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Charlestown Township	ZA-10-21-16939	11/4/2021	Proposed - Zoning Ordinance Amendment The applicant proposes to add a use, Laboratory for Scientific Research and Development, to those uses permitted by conditional use in the NC-2 Neighborhood-Commercial-2 zoning district.	Consistent
East Goshen Township	ZA-10-21-16930	11/4/2021	Proposed - Zoning Ordinance Amendment The Township proposes to amend the standards for LED Signs in Section 240-22.W of the Township Zoning Ordinance. The proposed revisions include the addition of standards for signs which are integrated with electric vehicle charging stations and located on a parcel with an approved shopping center use.	Consistent
Elverson Borough	CP-10-21-16959	11/16/2021	Proposed - Comprehensive Plan Active Transportation Plan	Consistent
Honey Brook Borough	ZA-10-21-16960	11/16/2021	Proposed - Zoning Ordinance Amendment Small Wireless Facilities amendment	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Tredyffrin Township	ZA-10-21-16961	11/12/2021	Proposed - Zoning Ordinance Amendment The Township proposes to add "short-term rental" to the list of uses permitted by special exception in the C-1 and C-2 Commercial zoning districts. A definition for the term short-term rental, and parking requirements, are also provided.	Consistent
Upper Uwchlan Township	ZA-10-21-16964	11/19/2021	Proposed - Zoning Ordinance Amendment RMD Overlay District over R-3	Consistent
Valley Township	ZM-10-21-16952	11/5/2021	Proposed - Zoning Map Amendment Zoning Map amendment: to R-1 Residential Zone from Industrial / Commercial	Consistent
West Brandywine Township	OM-10-21-16929	11/5/2021	Proposed - Official Map Proposed official map	Consistent
West Goshen Township	ZA-10-21-16946	11/10/2021	Proposed - Zoning Ordinance Amendment The proposed amendments to the Township Zoning Ordinance include the following: amend the definition of "personal service" in Section 84-8; amend Section 84-57.10, Educational uses; and amend subsection B(6) of Section 84-57.24 - Domesticated chickens.	Not Relevant

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 8
TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 8

Ordinance Review Letters





THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

November 4, 2021

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

Re: Zoning Ordinance Amendment – Adding Laboratory for Scientific Research and Development
Use to the NC-2 district provisions.
Charlestown Township- ZA-10-21-16939

Dear Ms. Csete:

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 October 8, 2021. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

DESCRIPTION:

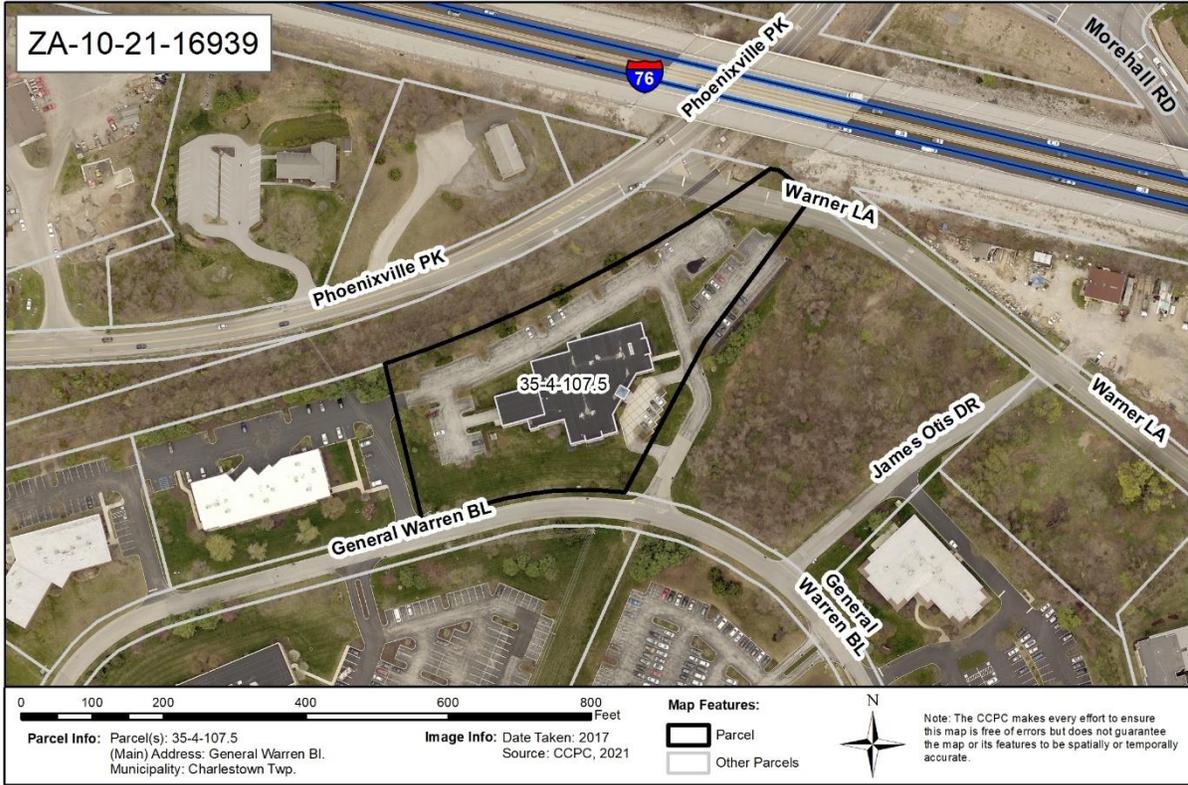
1. The applicant proposes the following amendment to the zoning ordinance:
 - A. Add “Laboratory for Scientific Research and Development” to those uses permitted by conditional use in the NC-2, Neighborhood Commercial-2 zoning district.

LANDSCAPES:

2. The applicant’s parcel 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 amendment is consistent with the objectives of the **Suburban Landscape**.

COMMENTS:

3. While the proposed use does not precisely reflect the uses in the Purpose statement of the NC-2, Neighborhood Commercial zoning district as expressed in Part 9A of the zoning ordinance, it appears to be consistent with the Future Land Use map in the Phoenixville Regional Comprehensive Plan, where it is designated Mixed Use and is also located within the Devault Economic Development Area.



4. We note that the NC-2 zoning district predominantly consists of parcels located in The Commons at Great Valley and most of the uses appear to be corporate/business office, with the exception of the daycare and the commercial center at the southeast corner of the district. Rather than adding the Scientific Research and Development use to the NC-2 Neighborhood Commercial district, we suggest that the Township consider expanding the adjoining I/O Industrial/Office district to the east to incorporate the majority of the Commons at Great Valley into I/O-Industrial/Office district. The commercial center including the hotel and retail uses would remain in the NC-2 district. This would have the effect of matching the existing uses with an appropriate zoning designation and accommodating the applicant's submission.

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

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

Sincerely,

Glenn Bentley
 Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

November 4, 2021

Derek Davis, Manager
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Re: Zoning Ordinance Amendment - LED Signs
East Goshen Township – ZA-10-21-16930

Dear Mr. Davis:

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 October 6, 2021. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes to amend the standards for LED Signs in Section 240-22.W of the Township Zoning Ordinance. The proposed revisions include the addition of standards for signs which are integrated with electric vehicle charging stations and located on a parcel with an approved shopping center use. The proposed ordinance language states that such signage shall have a maximum sign area of 12 square feet, a maximum height of 8 feet, and shall not produce any audio.

COMMENTS:

2. In its evaluation of the proposed sign area and height standards for signage associated with electric vehicle charging stations, the Township should consider the setting and acceptable viewing distance for the intended audience of this signage.

RECOMMENDATION: The Township should consider the comment in this letter before acting on the proposed zoning ordinance amendment. We commend the Township for proactively addressing this unique digital sign type while supporting the installation of electric vehicle charging stations.

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

Sincerely,

Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

November 16, 2021

Lori Kolb, Secretary/Treasurer
Elverson Borough
101 South Chestnut Street
Elverson, PA 19520

Re: Comprehensive Plan – Active Transportation Plan
Elverson Borough - CP-10-21-16959

Dear Ms. Kolb:

The Chester County Planning Commission has reviewed the proposed Elverson Borough Active Transportation Plan, dated October 22, 2021, as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 301.3. The referral for review was received by this office on October 22, 2021. We offer the following comments to assist in your review of the proposed Active Transportation Plan.

DESCRIPTION:

1. As described in the Elverson Borough Active Transportation Plan's INTRODUCTION AND VISION on Page 6, the development of the Plan grew out of a desire to expand the Borough's existing sidewalks and trails into a safe and efficient network of pedestrian and bicycle facilities. This network will enable residents and visitors of all age groups and abilities to expand the limits of their neighborhoods and navigate the community without the need for an automobile. Partial funding for the development of the Elverson Borough Active Transportation Plan was provided by Chester County's Vision Partnership Program.

LANDSCAPES:

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

COMMENTS:

3. The Active Transportation Plan is comprehensive, well-written and visually engaging, with clear and informative graphics.

Page: 2
Re: Comprehensive Plan – Active Transportation Plan
Elverson Borough - CP-10-21-16959

4. To assist in the Plan's implementation, we recommend that all members of Borough Council, the Borough Planning Commission, and the Borough Zoning Hearing Board, be provided with official copies after adoption.
5. We recommend that the Borough consider placing Chapter 3: Master Plan and Implementation as a separate document on the Borough's website, in addition to its inclusion in the Comprehensive Plan. This will allow the Borough's goals, objectives and implementation strategy, as well as the work program necessary for their implementation, to be distributed and read more widely.

RECOMMENDATION: The County Planning Commission commends Elverson Borough on preparing its Active Transportation Plan and supports the adoption of the Plan.

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

November 16, 2021

Janis A. Rambo, Secretary
Honey Brook Borough
PO Box 249
Honey Brook, PA 19344

Re: Zoning Ordinance Amendment - Small Wireless Facilities
Honey Brook Borough - ZA-10-21-16960

Dear Ms. Rambo:

The Chester County Planning Commission has reviewed the proposed Honey Brook 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 October 22, 2021. We offer the following comments to assist in your review of the proposed Borough Zoning Ordinance amendment.

DESCRIPTION:

1. Honey Brook Borough proposes the following amendments to its Zoning Ordinance:
 - A. The Honey Brook Borough Zoning Ordinance is to be amended to specify that "Small Wireless Communications Facilities", as defined by the Federal Communications Commission, are to be governed by a separate Borough ordinance (i.e., not within the Zoning Ordinance);
 - B. Timing of approvals of communications antennas and wireless communications facilities (i.e., not including "Small Wireless Communications Facilities") are to be processed in accordance with state and federal law;
 - C. The Borough may assess permit fees related to actual costs in reviewing and processing applications for approval of wireless communications facilities as set forth in fee schedules;
 - D. A specific provision states that the Borough's regulations of wireless communications facilities are intended to comply with federal and state laws and regulations.

BACKGROUND:

2. This amendment appears to be intended to support compliance with the provisions of Pennsylvania Act 50 of 2021, "The Small Wireless Facilities Deployment Act", which was signed into law on June 30, 2021. Pennsylvania Act 50 established, among others, standards and procedures relating to small wireless facilities that all municipalities are required to follow.

Page: 2

Re: Zoning Ordinance Amendment - Small Wireless Facilities

Honey Brook Borough - ZA-10-21-16960

RECOMMENDATION: Honey Brook Borough should adopt this amendment in accordance with the recommendations of the Borough Solicitor.

We request an official copy of the decision made by the Honey Brook 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 black ink that reads "Wes Bruckno". The signature is written in a cursive, slightly slanted style.

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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November 12, 2021

Matt Baumann, Assistant Manager
Tredyffrin Township
1100 DuPortail Road
Berwyn, PA 19312

Re: Zoning Ordinance Amendment – Short-term Rentals
Tredyffrin Township – ZA-10-21-16961

Dear Mr. Baumann:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code (PA MPC), Section 609(e). The referral for review was received by this office on October 22, 2021. 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 a definition for the term short-term rental to Section 208-6 (“Any dwelling unit utilized as a single-family dwelling rented for the purpose of overnight lodging for a period of thirty (30) days or less”);
 - B. Add short-term rental to the list of uses permitted by special exception in the C-1 and C-2 Commercial zoning districts; and
 - C. Amend the off-street parking space requirements in Section 208-103C, by adding a requirement that “at least 2.5 parking or garage spaces for every dwelling unit therein” be provided for a short-term rental.
2. It is our understanding that, on August 16, 2021, the Tredyffrin Township Board of Supervisors adopted Resolution 2021-18, a resolution pursuant to Section 609.2 of the PA MPC, which indicates that the Board of Supervisors has determined that the Zoning Ordinance, or portions thereof, may be substantially invalid for failing to: (1) provide adequate definitions for hotels, motels and other short-term rental uses; and (2) provide adequate available land to be developed as hotels, motels and short-term rentals. It is also our understanding that, as part of this amendment process, the Township has conducted an analysis of existing dwellings located in the C-1 and C-2 Districts that could utilize the short term rental use.

COMMENTS:

3. The Township should ensure that the definition of short-term rental is sufficiently distinct from the existing definition of “bed-and-breakfast” in order to avoid any confusion between the two uses.

Page: 2
Re: Zoning Ordinance Amendment – Short-term Rentals
Treddyffrin Township – ZA-10-21-16961

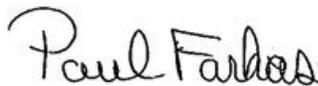
4. We recommend that the Township review the Short-term Rentals Planning eTool on the County Planning Commission’s website for additional issues to consider, such as the maximum number of nights a residence can be rented per year, nuisance regulations, signage restrictions, and ownership restrictions, prior to finalizing the proposed ordinance language. This eTool is available online at:
<https://www.chescoplanning.org/MuniCorner/eTools/15-ShortTermRentals.cfm>.

The Township should also consider registration requirements, in order for the Township to track where short-term rentals are located. Furthermore, the Township should determine whether short-term rental restrictions should include only shared rooms and private rooms, and/or whether rental of the entire home should be permitted.

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

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

Sincerely,



Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



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Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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November 19, 2021

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

Re: Zoning Ordinance Amendment – Proposed Medium High Residential Density Overlay District
Upper Uwchlan Township - ZA-10-21-16964

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 October 29, 2021. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

DESCRIPTION:

1. Upper Uwchlan Township proposes the following amendments to its Zoning Ordinance:
 - A. Create a Medium High Residential (RMD) Density overlay district;
 - B. Properties eligible for the RMD district must meet the following criteria:
 1. The Tract must be a minimum of 30 acres;
 2. The tract must be in the R-3 Residential District;
 3. Maximum density is eight units per gross acre, and
 4. The tract must be within ½ mile of the Pennsylvania Turnpike.
 - C. Multiple family dwellings will be permitted by conditional use;
 - D. Bulk, lot and height regulations are included; and
 - E. Special standards for steep slope areas are included.

LANDSCAPES:

2. The R-3 Residential District in Upper Uwchlan Township is generally located in the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The proposed use is consistent with the objectives of the **Suburban Landscape**.

COMMENTS:

3. We agree that the conditional use process should be used to review and approve the multiple family dwellings that are to be permitted in the proposed Medium High Residential (RMD) Density overlay district. The conditional use process will permit the Board of Supervisors to impose reasonable conditions on plan applications, as well as to "...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance." (Municipalities Planning Code, Section 913.2(a)).
4. The RMD district is proposed to be an overlay district. (Additional information about zoning overlays is available in the Chester County Planning Commission eTool, at: <https://www.chescoplanning.org/MuniCorner/eTools/65-ZoningOverlay.cfm>)

The Pennsylvania Municipalities Planning Code, Section 605, allows municipalities to apply different provisions and additional classifications through the use of overlay districts. We suggest that the Township consider the different provisions and additional classifications that the RMD is intended to address, by reviewing the *Suburban Landscape* Design elements in *Landscape3*, at <https://www.chescoplanning.org/landscapes3/2c2-SuburbanElements.cfm>. These elements generally include historic preservation, infrastructure improvements, building character and context, site amenities, and transportation.

In particular, we suggest that the Township consider additional concepts that can be applied to multiple-family dwellings in the RMD District:

- Proposed roadways should connect to adjacent roads,
 - A central open space area should be provided,
 - Trails and pedestrian amenities should be provided within the development, which should also connect to adjacent trails and sidewalks (The 2014 Upper Uwchlan Township Comprehensive Plan's "Community Trail Master Plan" Map 6-3 provides guidance on this issue),
 - Applicants should use a "design palette" to encourage consistent architectural designs that are compatible with adjacent areas.
5. The amendment includes provisions regarding the protection of steep slopes. (Additional information about steep slope protection is available in the Chester County Planning Commission eTool, at: <https://www.chescoplanning.org/MuniCorner/eTools/43-SteepSlopes.cfm>). We suggest that the Township consider why separate steep slope standards are proposed for this district instead of using the current standards in its ordinance. If the current steep slope standards are inadequate, the Township should consider comprehensive revisions in the future. In general, the Township may wish to include specific maximum disturbance limitations for precautionary and prohibitive slopes in both this proposed amendment and in their current standards in Section 200-107. We suggest limiting disturbance of precautionary slopes to no more than 30% and no more than 15% for prohibitive slopes.
 6. We recommend that Upper Uwchlan Township work with applicants for RMD district developments to consider providing density bonus incentives in exchange for the inclusion of affordable housing units. For more information on how density bonuses are implemented, refer to the County Planning Commission's Affordable Housing Bonuses eTool, which is available online at: <https://www.chescoplanning.org/MuniCorner/eTools/22-AffordableHousingBonus.cfm>.

"Live" Objectives A and B of *Landscape3*, the 2018 County Comprehensive Plan, support the provision of diverse and affordable housing to meet the needs of all residents. Additionally, the

Page: 3

Re: Zoning Ordinance Amendment – Proposed Medium High Residential Density Overlay District
Upper Uwchlan Township - ZA-10-21-16964

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>.

7. Prior to taking action on this amendment, Upper Uwchlan Township should ensure that the draft zoning ordinance amendment is generally consistent with its 2014 Comprehensive Plan, as set forth in Section 603(j) of the Pennsylvania Municipalities Planning Code.

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

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

November 5, 2021

Scott Piersol, Township Manager
Valley Township
1145 West Lincoln Highway, PO Box 467
Coatesville, PA 19320

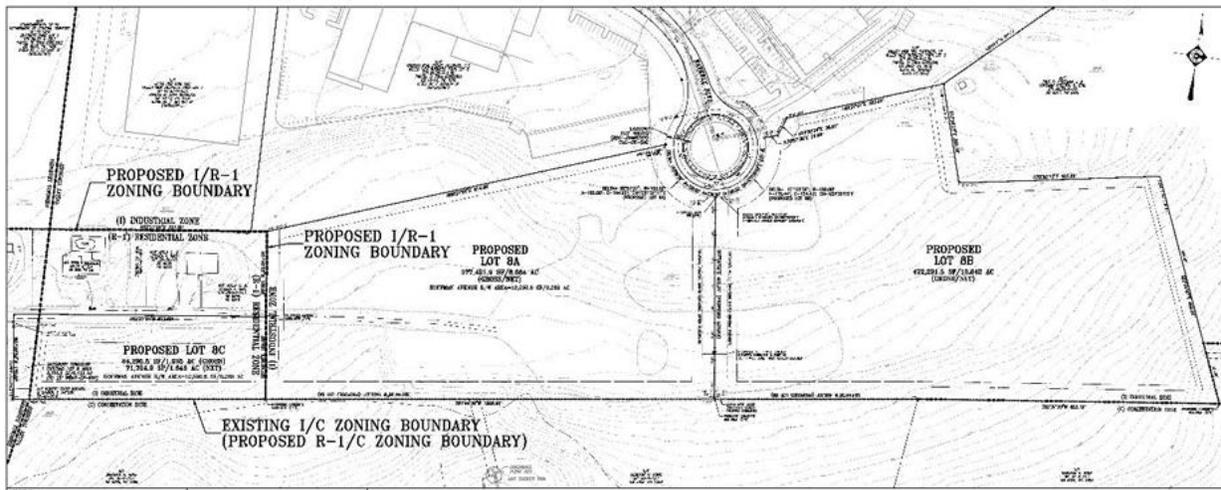
Re: Zoning Map Amendment - Hoffman Avenue: I Industrial to the R-1 Residential Zoning District
Valley Township - ZM-10-21-16952

Dear Mr. Piersol:

The Chester County Planning Commission has reviewed the proposed Valley 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 October 20, 2021. We offer the following comments to assist in your review of the proposed Zoning Map amendment.

DESCRIPTION:

Valley Township proposes to rezone UPI Numbers 38-04-10 and 38-04-10.1, located at 75 and 77 Hoffman Avenue, from the I Industrial to the R-1 Residential Zoning District.



Detail of the location of UPI Number 38-04-10 and 38-04-10.1 proposed rezoning

BACKGROUND:

1. The Chester County Planning Commission reviewed a proposed subdivision of a 21.442-acre lot into three lots and the construction of two warehouse buildings totaling 77,154 square feet and 89 parking spaces, located to the east of the site that is currently proposed for rezoning (identified as Lot 8A, Valley View Industrial Development). That site is located in the Valley Township

Page: 2

Re: Zoning Map Amendment - Hoffman Avenue Area: I Industrial to the R-1 Residential Zoning District

Valley Township - ZM-10-21-16952

Industrial Zoning District. Our comments on that land development were forwarded to the Township in a letter dated April 9, 2021 (refer to LD-03-21-16669, SD-03-21-16670). In that review, we commented on how the applicant and the Township should consider landscaping and access in the vicinity of the tract that is currently proposed for rezoning.

LANDSCAPES:

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

SITE ANALYSIS:

3. UPI Number 38-04-10 and 38-04-10.1 are adjacent to an Industrial zoning district to the north, south and east. The area to the west is within the Sadsbury Township R-2 Zoning District and appear to be occupied by single-family residences. The 2020 Valley Township Comprehensive Plan's Future Land Use Plan map designates this site as "Economic Development". Prior to taking action on this amendment, the Township should ensure that the draft zoning map amendment is generally consistent with its Comprehensive Plan, as set forth in Section 603(j) of the Pennsylvania Municipalities Planning Code. If the proposed zoning change is approved, the Township may want to adjust this designation in future updates of the plan.
4. Parcels 38-04-10 and 38-04-10.1 appear to have limited access from Hoffman Avenue, and a future extension of this roadway to the east appears to be unlikely because the adjacent parcel is zoned Industrial and has access from another roadway.

COMMENT:

5. The rezoning is appropriate for these small parcels. However, we reiterate our comments in our review of the proposed land development of "Lot 8A, Valley View Industrial Development" in our letter dated April 9, 2021 (refer to LD-03-21-16669, SD-03-21-16670), that the applicant for that land development should provide extensive landscaping along the lot boundary (we note that our review of LD-03-21-16669, SD-03-21-16670 is not part of this rezoning proposal.)

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

We request an official copy of the decision made by the Valley 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, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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Michelle Kichline

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Executive Director

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November 5, 2021

Dale Barnett, Manager
West Brandywine Township
198 Lafayette Road
Coatesville, PA 19320

Re: Preliminary Draft Official Map
West Brandywine Township - OM-10-21-16929

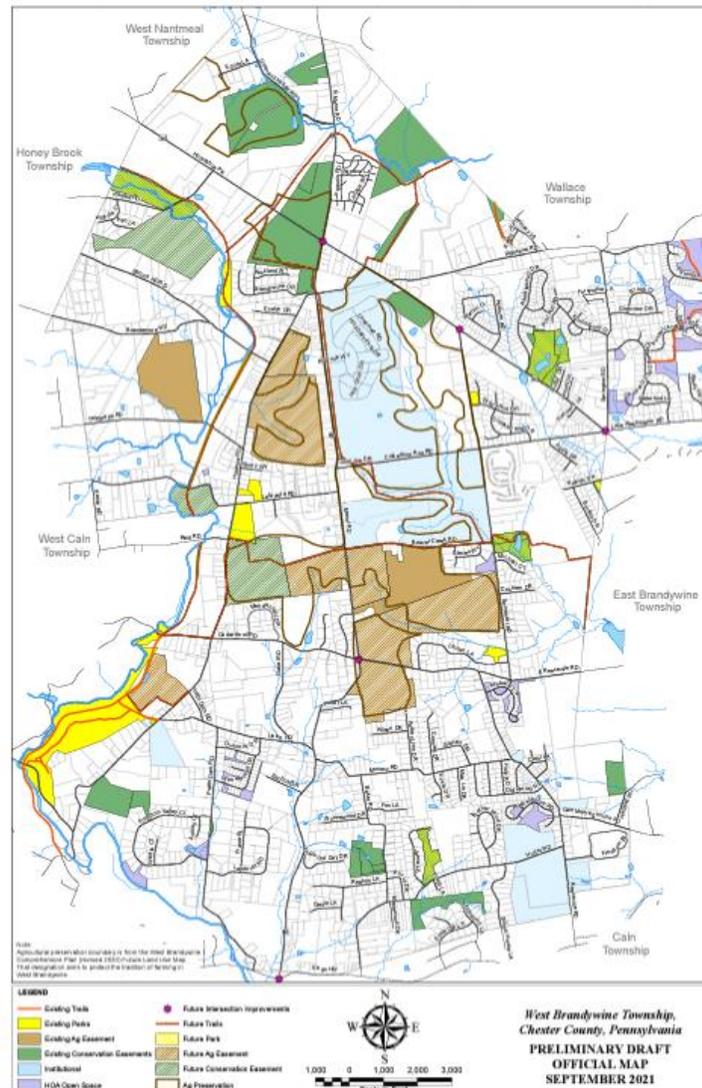
Dear Mr. Barnett:

The Chester County Planning Commission has reviewed the proposed West Brandywine Township Official Map Ordinance and Official Map, dated September, 2021, as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 408(b). The referral for review was received by this office on October 6, 2021. We offer the following comments to assist in your review of the proposed Official Map.

COMMENTS:

1. We commend West Brandywine Township for preparing its proposed Official Map as an implementation tool for its land planning policies. "Preserve" Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to protect a significant portion of the County as preserved farms, open space, forests, public parks or nature preserves. The West Brandywine Township Official Map can help implement these important policies.
2. West Brandywine Township should coordinate the development of its pedestrian and open space network with its adjoining municipalities and ensure that they have been notified of the Township's Official Map according to Pennsylvania Municipalities Planning Code Section 408; Notice to Other Municipalities:
 - (a) When any county has adopted an official map in accordance with the terms of this article, a certified copy of the map and the ordinances adopting it shall be sent to every municipality within said county.
3. The Official Map shows proposed intersection improvements, but not any other roadway improvements. The Township may wish to review areas where roadway improvements such as widening are desired. The County Planning Commission's Multimodal Circulation Handbook (2016 Update): www.chescoplanning.org/resources/PubsTransportation.cfm contains information regarding appropriate roadway widths.
4. We recommend that the legend be clarified to differentiate the Institutional, Agricultural Preservation and HOA open space land uses that are existing and those that are proposed. Specifically, the "Ag Preservation" boundaries should be clarified to indicate whether these areas correspond to future riparian buffers or another physical feature.

5. The Township may want to take this opportunity to review areas where sidewalks are discontinuous or not provided and show these general areas. “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.
6. The following Chester County Planning Commission eTools can help the Township in its evaluation of its open space and transportation needs:
 - Roadway Connectivity: <https://www.chescoplanning.org/MuniCorner/Tools/connectivity.cfm>
 - Main Streets: Design: <https://www.chescoplanning.org/MuniCorner/eTools/50-MainStreetDesign.cfm>
 - Greenways: <https://www.chescoplanning.org/MuniCorner/eTools/42-Greenways.cfm>
 - Official Map: <https://www.chescoplanning.org/MuniCorner/eTools/68-OfficialMap.cfm>



*Detail of West Brandywine Township
Proposed Official Map*

7. We suggest that the Township verify the status of the areas shown below; we understand that the "Future Ag Easement" shown in brown stripe and the linear parcel to the west (adjacent to the trail shown in red) are currently preserved within conservation easements.



*Detail of "Future Ag Easement"
Area*

RECOMMENDATION: The Township should be commended for preparing an Official Map as part of its land use planning and implementation program. We support the Township's adoption of the proposed Official Map after consideration of the comments in this letter.

We request an official copy of the decision made by the Board of Supervisors, as required by Section 408(c) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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November 10, 2021

Casey LaLonde, Manager
West Goshen Township
1025 Paoli Pike
West Chester, PA 19380

Re: Zoning Ordinance Amendment - Personal Services; Educational Uses; and Standards for Keeping Domesticated Chickens
West Goshen Township – ZA-10-21-16946

Dear Mr. LaLonde:

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 October 14, 2021. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Amend the definition of “personal service” in Section 84-8;
 - B. Delete “photography studio” from the list of permitted uses in the C-4 Special Limited District, and add “personal service” to the list of permitted uses in the C-4 District (we note that the proposed definition of personal service includes “photographer”);
 - C. Amend Section 84-57.10, Educational uses; and
 - D. Amend subsection B(6) of Section 84-57.24 - Domesticated chickens, by adding a sentence that a lot classified as a through lot may keep domesticated chickens in accordance with the setbacks referenced in this section as long as the shelter is located behind the principal structure.

COMMENTS:

2. We note that the proposed revisions to the educational use standards in Section 84-57.10 include removing uses such as “dormitory, college”, “dormitory, private,” athletic field/house, and school parking garage from the list of uses permitted by conditional use in Section 84-57.10.B, along with removing student theater/performing arts and student union building from the list of accessory uses in Section 84-57.10.C. If it hasn’t already done so, the Township should determine if any nonconforming uses may be created by the proposed revisions to Section 84-57.10 for any existing use(s) located outside of the Township’s recently adopted PUC Planned University Campus Overlay District.

The County Planning Commission previously reviewed two versions of the Township’s proposed PUC Overlay District, the latest of which occurred on June 25, 2021 (CCPC# ZA-05-21-16759). According to our records, this zoning ordinance and zoning map amendment was adopted by the Township on July 6, 2021.

Page: 2

Re: Zoning Ordinance Amendment - Personal Services; Educational Uses; and Standards for Keeping Domesticated Chickens

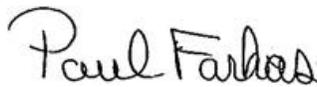
West Goshen Township – ZA-10-21-16946

3. The Township should verify the accuracy of the section references contained in Sections 84-57.10.E(10)(a) and 84-57.10.E(10)(b), pertaining to parking setback from property lines. We note that the parking lots/spaces requirements currently set forth in Section 84-57.10.F(2) of the Township Zoning Ordinance are proposed to be located in Section 84-57.10.F(5).
4. Section 84-57.10.G, Traffic study submission requirement, contains a reference to Section 72-19.C(4) of the Township Subdivision and Land Development Ordinance (SLDO). However, our copy of the Township SLDO indicates that the traffic impact study requirements are set forth in Section 72-19.C(5) of the SLDO, rather than Section 72-19.C(4), which addresses recreation impact studies. This should be clarified by the Township.

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

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

Sincerely,



Paul Farkas
Senior Review Planner

Act 537 Reviews

Act 537 Reviews for Chester County

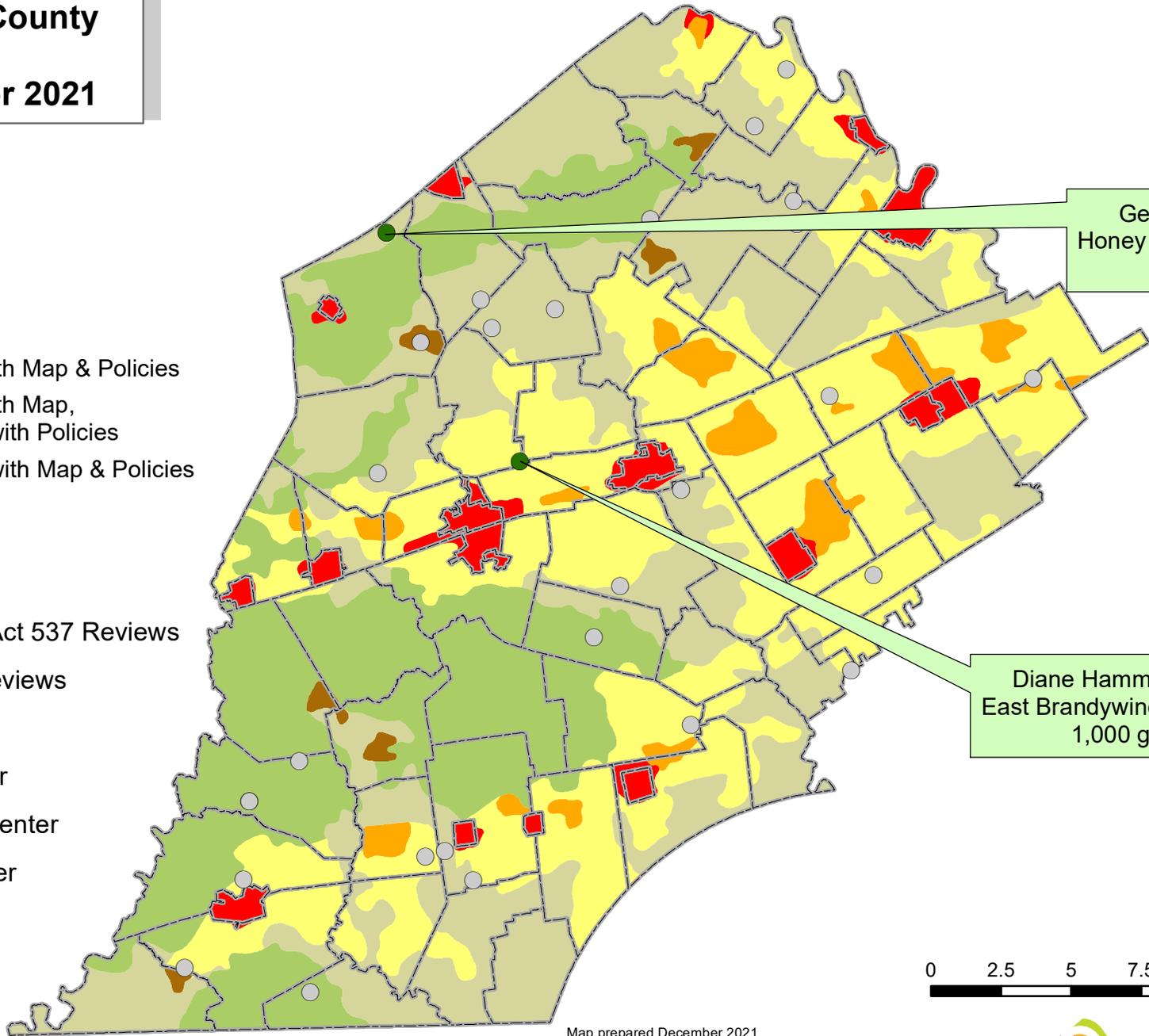
November 2021



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

Legend

- November Act 537 Reviews
- Previous Reviews
- Agricultural
- Rural Center
- Suburban Center
- Urban Center
- Rural
- Suburban



George Risbon
Honey Brook Township
500 gpd

Diane Hammell Trust
East Brandywine Township
1,000 gpd



Map prepared December 2021
Data Sources:
Act 537 Review - created by Chester County Planning Commission, 2018;
Landscapes3 - Chester County Municipalities - Chester County DCIS/GIS;
Planning Commission, November 29, 2018.



Chester County Planning Commission
December 8, 2021

ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

None

MINOR REVISIONS TO MUNICIPAL PLANS:

East Brandywine Township, Diane Hammell Trust

The applicant is proposing a residential development of 2 lot on 49.04 acres. The site is located on Caln Meetinghouse Road and Freedom Boulevard. The amount of wastewater to be generated for the project is 1,000 gpd. The project is to be served by on-lot sewage disposal systems. This project is designated as a Suburban Landscape and is consistent with *Landscapes3*.

Honey Brook Township, George Risbon

The applicant is proposing a residential lot on 3.15 acres. The site is located Morgantown Road, near the intersection with Talbotville Road. The amount of wastewater to be generated for the project is 500 gpd. The project is to be served by an on-lot sewage disposal system. This project is designated as a Rural Landscape and is consistent with *Landscapes3*.

Action Requested

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

12/8/2021

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 or copy of this **Planning Agency Review Component** should be sent to the existing county planning agency or planning agency with areawide jurisdiction for their comments.

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

Project Name & Municipality Diane H. Hammell Trust, East Brandywine Township

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

1. Date plan received by county planning agency. September 24, 2021
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency November 18, 2021

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

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? <u>Landscapes2</u> , the Chester County Comprehensive Plan, was adopted in 2009. <u>Watersheds</u> , the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes2 map, adopted November 2009, the proposed land development is designated as occurring in the following: According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Suburban Landscape. The vision for the Suburban Landscape is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Both on-lot and public sewer systems are supported in this landscape.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with the use, development, <u>N/A</u> and protection of water resources? If no, describe inconsistency
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact: <u>*Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, although it does not appear that any proposed development activity will encroach upon them. The applicant should be aware that placement of fill in wetlands is regulated by Section 404 of the Clean Water Act (1977) and PA DEP Chapter 105 Rules and Regulations.</u>
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known historical or archaeological resources be impacted by this project? <u>Not Known.</u> If yes, describe impacts
<input type="checkbox"/>	<input type="checkbox"/>	8. Will any known endangered or threatened species of plant or animal be impacted by the development project? <u>Not Known. The applicant's submission indicates there are one or more sites of concern, but it does not demonstrate that potential conflicts have been resolved with the the U.S. Fish and Wildlife Service.</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Is there a county or areawide zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	10. Does this proposal meet the zoning requirements of the ordinance? <u>N/A</u>

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

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

18.

Name, Title and signature of person completing this section:

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

Signature: _____

Date: 11/18/2021Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

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

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

This project was previously reviewed under Act 247 as Case Number SD-12-20-16553.

PC53-11-21-16999

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
 Ryan Oxenford, Chester County Health Department
 Jordan Hammell, Site Contact
 Luke Raven, East Brandywine Township
 Edward Beideman, Willow Run Consulting, Inc



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

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

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

Project Name & Municipality George Risbon, Honey Brook Township

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

1. Date plan received by county planning agency. October 12, 2021
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency November 22, 2021

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

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Rural Landscape. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. On-lot sewage disposal, or very limited public or community sewer service to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this landscape.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters - the East Branch Brandywine Creek. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact:
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known historical or archaeological resources be impacted by this project? Not Known. If yes, describe impacts
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Is there a county or areawide zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	10. Does this proposal meet the zoning requirements of the ordinance? N/A

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

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

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICPTitle: Senior Environmental PlannerSignature: Date: 11/22/2021Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

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

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

PC53-11-21-17002

The county planning agency must complete this Component within 60 days.

This Component and any additional comments are to be returned to the applicant.

cc: Elizabeth Mahoney, PaDEP
Chester County Health Department
George Risbon, Site Contact
Steven Landes, Honey Brook Township
Edward Beideman, Willow Run Consulting, Inc

Agricultural Security Area Reviews





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

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

TO:

Mr. Allen Martin, Chair
Board of Supervisors
West Caln Township
721 West Kings Highway
P.O. Box 175
Wagontown, PA 19376-0175

Date:

December 6, 2021

Parcel:

28-6-44

Acreage*:

20.0

Owner(s)*:

Isaac S. & Suzanne K. Fisher

*According to County Tax Assessment Records

Review Timetable

On, the Chester County Planning Commission received a request from your municipality to review the above listed parcel for addition to your municipality's existing ASA. This proposal was submitted by , representing your municipality. Following Act 43, the CCPC has 45 days to review this submission, which means that our review must be completed by .

Soils

1. Will the existing ASA continue to contain 50 percent soils in NRCS Capability Classes 1 through 4 if this parcel is added to the ASA? Yes No

Comments:

Local Planning

1. Does the municipal zoning for the parcel allow agriculture? Yes No
Comments: **The parcel is located in the SRR-Site Responsive Residential zoning district, which permits Agricultural use by right.**

2. Does the proposed agricultural use of the parcel comply with the future land use of the parcel, as mapped in the municipal comprehensive plan? Yes No
Comments: **This parcel is designated Rural Village on the Future Development Plan map in the Township’s 2020 Comprehensive Plan. It is also sited adjacent to significant areas of Existing Protected/Preserved Land as shown on the map.**

3. Does the proposed agricultural use of the parcel comply with *Landscapes3*, the Chester County Comprehensive Plan? Yes No
Comments: **The parcel is located in the Rural Landscape.**

Agricultural Lands

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

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

3. Is the parcel “viable farmland” as defined by Act 43? Yes No

Comments:

The CCPC finds that the proposed addition of this parcel consistent with the criteria of Act 43. The above comments are provided to assist in your decision toward adding this parcel to your ASA. If you have any questions, please call the CCPC at 610-344-6285.

Thank you for helping to preserve Chester County’s farmlands.


Glenn Bentley
Senior Review Planner

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



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

CHESTER COUNTY PLANNING COMMISSION 2022 BOARD MEETING SCHEDULE

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

January 12th

February 9th

March 9th

April 13th

May 11th

June 8th

July 13th

August 10th

September 14th

October 12th

November 9th

December 14th

BNO /slw

2022 Work Program & Communications Plan



2022 Work Program



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Chapter 1

Using this Work Program

The 2022 Work Program lists proposed projects and events for 2022 and provides more detailed administrative information about larger scale efforts. This information includes:

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

Time Frame: The time frame reflects the general timing of the project during the upcoming calendar year.

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

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

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

Communications Level I

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

Communications Level II

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

Communications Level III

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

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

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

Organizational Scoping Meeting

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

Key Participants:

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

Time Frame: Before project begins

Duration of Meeting: An hour

Production and Communications Scoping Meeting

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

Key Participants:

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

Time Frame: In early stages of project

Duration of Meeting: An hour

Project Status Meeting

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

Key Participants:

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

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

Duration of Meeting: An hour, if needed

Chapter 2

2022 Work Program

The 2022 Work Program lists proposed projects and events for 2022 that implement Landscapes3. This work program is structured around the six goal areas of Landscapes3 – Preserve, Protect, Appreciate, Live, Prosper, and Connect – plus work activities that implement the Landscapes vision and map.

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

The Work Program for 2022 contains a large number of projects and events and is divided into the following topic areas:

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

Preserve Goal

Municipal Open Space Initiative

Conduct research and outreach on municipal open space with analysis of municipal codes, community webinars, and tailored communication for individual municipalities and landowners.

Lead Division – Environment and Infrastructure

Supporting Division – Design and Technology

2022 Time Frame – Full year (continuation of project from 2021)

Staff Resources – Moderate

Communications – Level III

Scoping Meetings Needed - Yes

Cluster Design Guide Update

Update the cluster design guide and migrate it to an online tool.

Lead Division – Environment and Infrastructure

Supporting Divisions – Community Planning and Design and Technology

2022 Time Frame – First half of year (continuation of project from 2021)

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed – Yes

Open Space Preservation Updated Mapping and Data (POST)

Prepare annual summary of the amount and type of permanently protected open space in Chester County. Complete update of map to reflect eased areas on properties and revise POST system as necessary.

Lead Division – Environment and Infrastructure

2022 Time Frame – First quarter of year

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - No

Open Space Summit

Work with the Department of Parks and Preservation to convene an open space summit.

Lead Division –Environment and Infrastructure

2022 Time Frame – First half of year

Staff Resources – Limited

Communications – Level II

Scoping Meetings Needed - Yes

Protect Goal

Clean and Sustainable Energy Support and Outreach

Finalize enhancements to the Clean Energy webpage to provide expanded information on clean energy ordinances, electric vehicle support, alternative energy resources, and related eTools followed by outreach to municipalities, residents, businesses and other stakeholders.

Lead Division – Administration

Supporting Divisions – Environment and Infrastructure and Design and Technology

2022 Timeframe – First half of year (continuation of project from 2021)

Staff Resources – Moderate

Communications – Level I

Scoping Meeting Needed – Yes

Solar Power Guide and Model Ordinance

Working with the Montgomery County Planning Commission, prepare a solar power guide and model ordinance that provides planning guidance on both accessory use solar facilities and grid-scale facilities.

Lead Division – Administration

Supporting Division – Design and Technology

2022 Timeframe – First half of year (continuation of project from 2021)

Staff Resources – Moderate

Communications – Level I

Scoping Meeting Needed – Yes

Woodland and Tree Conservation and Preservation

Develop a holistic program to protect, expand, and enhance woodlands including woodland protection ordinances, woodland stewardship, reforestation opportunities, easement programs, tree planting incentives, and mitigation of urban heat islands through tree planting.

Lead Division – Administration

Supporting Division – Environment and Infrastructure

2022 Timeframe – Full year

Staff Resources – Moderate

Communications – Level I

Scoping Meeting Needed – Yes

Municipal Outreach Program for Natural Resource Protection

Continue to strategically offer direct assistance for ordinance updates to a limited number of municipalities, send a second mailing to offer to provide and discuss municipal natural resource inventories with municipalities, and present recommended minimum resource protection standards at a Protect related event.

Lead Division – Administration

Supporting Divisions – Community Planning and Environment and Infrastructure

2022 Timeframe – First half of year (continuation of project from 2021)

Staff Resources – Moderate

Communications – Level I

Scoping Meeting Needed – Yes

Support for Watersheds Plan Update

Provide support to the Water Resources Authority (WRA) while it updates the *Watersheds* plan and Act 167 stormwater planning.

Lead Division –Environment and Infrastructure

2022 Time Frame – First three quarters of year (continuation of project from 2021)

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - No

Protect Summit

Convene a natural resource preservation summit in support of the municipal outreach efforts on clean energy, woodland preservation, and natural resource protection.

Lead Division - Administration

2022 Time Frame – First half of year

Staff Resources – Limited

Communications – Level II

Scoping Meetings Needed - Yes

Appreciate Goal

Brandywine Battlefield Phase 3

Continue phase 3 of the Brandywine Battlefield study that examines the battlefield area.

Lead Division –Community Planning

2022 Time Frame – Full year (continuation of project from 2021 and will continue in 2023)

Funding – ABPP grant

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed - Yes

Adaptive Reuse Design Guide

Complete design guide with case studies, real-world implementation techniques and strategies, adaptive reuse examples, and sample ordinance provisions and guidelines.

Lead Division –Community Planning

2022 Time Frame – First half of year (continuation of project from 2021)

Staff Resources – Limited

Communications – Level II

Scoping Meetings Needed - Yes

Town Tours and Village Walks

Continue Town Tour and Village Walks program, with the format and number of events to be determined.

Lead Division – Community Planning

2022 Time Frame – First three quarters of year

Staff Resources – Moderate

Communications –Level II

Scoping Meetings Needed – No

Leadership Luncheon

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

Lead Division: Community Planning

2022 Time Frame: First quarter of year

Staff Resources: Limited

Communications: Level I

Scoping Meetings Needed: No

Support of 250th Celebration Committee

Provide support to the county's 250th Anniversary Celebration Committee for outreach, analysis, and events, working with the Chester County History Center.

Lead Division: Community Planning

2022 Time Frame: Full year (continuation of project from 2021 which will continue through 2027)

Staff Resources: Limited

Communications: Level II

Scoping Meetings Needed: No

Historic Tourism Study

Work with the Chester County History Center and a consultant on a tourism, education, and interpretation study of the county's historic sites and facilities. This study will provide specific action steps to increase the capacity and public visitation to historic and cultural sites and areas.

Lead Division: Community Planning

2022 Time Frame: Full year (will continue in 2023)

Staff Resources: Limited

Communications: Level I

Scoping Meetings Needed: Yes

Village Preservation Guide

Prepare a guide to the county's villages that identifies existing historic villages, analyzes zoning codes for village preservation consistency, and recommends municipal village preservation techniques.

Lead Division: Administration

Supporting Divisions – Design and Technology and Community Planning

2022 Time Frame: Last half of the year (will continue in 2023)

Staff Resources: Moderate

Communications: Level I

Scoping Meetings Needed: Yes

Live Goal

County Workforce Housing Initiative

Research best organizational practices for county governments to support workforce housing, such as potential authorities, use of county land for affordable housing, support of non-profit housing developers, land banking, and other methods. Prepare recommendations and action plan for implementation within the county government.

Lead Division – Community Planning

2022 Time Frame – First half of year

Staff Resources – Moderate

Communications –Level I

Scoping Meetings Needed – Yes

Accessible Housing Locations Guide

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

Lead Division – Community Planning

2022 Time Frame – Last half of the year (will continue in 2023)

Staff Resources – Limited

Communications –Level I

Scoping Meetings Needed – Yes

Housing Summit

Convene a housing summit to advocate for A+ Homes, focusing on municipalities and developers.

Lead Division – Community Planning

2022 Time Frame – Second half of year

Staff Resources – Limited

Communications –Level II

Scoping Meetings Needed - Yes

Chester County Housing Report

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

Lead Division – Community Planning

2022 Time Frame – First half of year

Staff Resources – Limited

Communications –Level I

Scoping Meetings Needed - No

Social Equity Analysis

Using DVRPC’s Indicators of Disadvantage and current Census data, analyze social characteristics of the county’s population, identify concentrations of disadvantaged people, and determine potential planning implications of concentrations in relation to investments, transportation, the environment, and housing.

Lead Division – Environment and Infrastructure

2022 Time Frame – First half of year

Staff Resources – Limited

Communications –Level I

Scoping Meetings Needed - Yes

Prosper Goal

Economic Development Plan

Prepare economic development plan for the county that would look at six broad areas of action – overall economic development, small business support, workforce training, equitable redevelopment, municipal government action, and county government action.

Lead Division –Administration

Supporting Division – Community Planning

2022 Time Frame – Full year

Staff Resources – Significant

Communications – Level III

Scoping Meetings Needed - No

Urban Centers Forum

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

Lead Division – Community Planning

2022 Time Frame – Second half of year

Staff Resources – Limited

Communications – Level II

Scoping Meetings Needed - Yes

County Economy Report

Prepare an update of data about the county’s economy, working with CCEDC.

Lead Division – Community Planning

2022 Time Frame – Second and third quarters of year

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed – No

Non-Residential Construction Report

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

Lead Division – Community Planning

2022 Time Frame – First quarter of year

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - Yes

Farm Product Guide

Update annual guide to farm products in Chester County, which is targeted at consumers.

Lead Division – Agricultural Development

2022 Time Frame – First half of year

Staff Resources – Moderate

Communications – Level II

Scoping Meetings Needed - No

Municipal Outreach on Agriculture

Follow-up on agricultural economic development study with targeted outreach to municipalities on agricultural issues.

Lead Division – Agricultural Development

2022 Time Frame – Full year (continuation of project from 2021)

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - Yes

Implementation of Agriculture Economic Development Study

Begin implementing high priority agriculture economic development study recommendations.

Lead Division – Agricultural Development

2022 Time Frame – Full year

Staff Resources – Moderate

Communications – Level II

Scoping Meetings Needed - Yes

Connect Goal

Public Transportation Plan Update, Phases One and Two

Complete phase one analysis of current conditions and begin phase two, which will update the Public Transportation Plan element from *Landscapes2* for *Landscapes3*.

Lead Division – Environment and Infrastructure

2022 Time Frame – Full year (continuation of project from 2021 and will continue in 2023)

Staff Resources – Moderate

Communications –Level III

Scoping Meetings Needed - Yes

Devault Trail Activation

Provide technical assistance to TMACC as part of their Devault Trail Activation Plan.

Lead Division – Environment and Infrastructure

2022 Time Frame – First half of year (continuation of project from 2021)

Funding – TCDI grant from DVRPC

Staff Resources – Limited

Communications –Level I

Scoping Meetings Needed - No

Non-Transportation Infrastructure Needs

Complete analysis of current service and anticipated needs for sewage and water.

Lead Division – Environment and Infrastructure

2022 Time Frame – First half of year (continuation of project from 2021)

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - Yes

Transportation Event

Coordinate a transportation summit.

Lead Division – Environment and Infrastructure

2022 Time Frame – Third quarter of year

Staff Resources – Limited

Communications – Level II

Scoping Meeting Needed - Yes

Pedestrian and Bicycle Safety Campaign

Continue safety campaign using social media, videos and/or an event focused on those who use the public roads in Chester County, whether they are driving, walking, or cycling.

Lead Division – Environment and Infrastructure

2022 Time Frame – First half of year (continuation of project from 2021)

Staff Resources – Limited

Communications – Level III

Scoping Meetings Needed - Yes

Bus Stops Implementation

Implement bus stop demonstration project at a location in the county.

Lead Division – Environment and Infrastructure

2022 Time Frame – First half of year (continuation of project from 2021)

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed – Yes

County-Wide Trail Master Plan

The Countywide Trails Master Plan will map the network of existing trails in the county, analyze which trail gaps could be the most impactful to fill, and propose an overall trail network for the county, including both Circuit trails and local trails.

Lead Division – Environment and Infrastructure

2022 Time Frame – Full year (will continue in 2023)

Funding: DCNR grant

Staff Resources – Significant

Communications – Level III

Scoping Meetings Needed - Yes

Safe Routes to School

Work with the Chester County Health Department to analyze pedestrian access to select schools.

Lead Division – Environment and Infrastructure

2022 Time Frame – Second half of year

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - No

Countywide Complete Streets Policy

Promote the adopted countywide Complete Streets policy for adoption by Chester County municipalities.

Lead Division – Environment and Infrastructure

2022 Time Frame – First half of year

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - Yes

Transportation GIS Data Updates

Update the Planning Commission’s transportation related GIS information so that it may be used for analysis and tracking purposes.

Lead Division – Environment and Infrastructure

2022 Time Frame – Full year

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - No

Landscapes Vision and Map

Landscapes3 Annual Progress Report

Produce 2020 progress report that tracks the metrics in Landscapes3 while also highlighting implementation successes during the year.

Lead Division – Environment and Infrastructure

Supporting Divisions – Administration and Office and Communications

2022 Time Frame – First half of year

Staff Resources – Limited

Communications – Level III

Scoping Meetings Needed - No

Rural Center Design Guide

Complete a Rural Center Design Guide, following the format of the other design guides.

Lead Division – Design and Technology

2022 Time Frame – Full year

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed - Yes

E-Tools Update

Finalize the updating and modernizing of the e-tools, which introduce municipal officials and the public to various planning topics. These e-tools describe the topic, provide examples, and contain resource links.

Lead Division – Administration

Supporting Divisions – Community Planning, Environment and Infrastructure, and Design and Technology

2022 Time Frame – First half of year (continuation of project from 2021)

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - No

Kennett Township Subdivision and Land Development Ordinance

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

Lead Division – Community Planning

2022 Time Frame – Full year (will continue in 2023)

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed - Yes

Franklin Comprehensive Plan

Complete new implementable comprehensive plan for Franklin Township.

Lead Division – Community Planning

2022 Time Frame – First half of year (continuation of project from 2021)

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed - Yes

Oxford Region Comprehensive Plan

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

Lead Division – Community Planning

2022 Time Frame – Second half of year (will continue in 2023)

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed - No

Oxford Comprehensive Plan

Prepare a new, implementable comprehensive plan for Oxford Borough.

Lead Division – Community Planning

2022 Time Frame – Full year (continuation of project from 2021)

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed - Yes

East Caln Comprehensive Plan

Prepare a new, implementable comprehensive plan for East Caln Township.

Lead Division – Community Planning

2022 Time Frame – Full year (will continue in 2023)

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed - Yes

Modena Comprehensive Plan

Prepare a new, implementable comprehensive plan for Modena Borough.

Lead Division – Community Planning

2022 Time Frame – First three quarters of the year (continuation of project from 2021)

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed - Yes

East Vincent Zoning Ordinance Update

Prepare an updated zoning ordinance for East Vincent Township.

Lead Division – Community Planning

2022 Time Frame – Full year (will continue in 2023)

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed - Yes

East Bradford Zoning Ordinance Update

Prepare an updated zoning ordinance for East Bradford Township.

Lead Division – Community Planning

2022 Time Frame – Last quarter of year (will continue in 2023)

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed - Yes

Major Ongoing Planning Activities

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

Act 247 Review Letters for Subdivisions, Land Developments, Ordinances, and Plans

Vision Partnership Program Cash Grant Monitoring

Pipeline Information Center

Demographic and Economic Development Data Updates

Coordination with Municipal, Transportation, Conservancy, Natural Resource, Housing, Agricultural, Economic Development, and Historic Preservation Partners

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

Administration of Planning Commission, Agricultural Development Council, and Environmental and Energy Advisory Board



2022 Communications Plan

Approved:
Updated: 11/30/2021

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

General Communications

Identified Audiences

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

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

Interaction with Identified Audiences

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

Municipal Level Planning and Development

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

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

Project Implementers of County Planning Goals

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

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

Funders and Policymakers for Planning Goals/Projects

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

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

Groups Affected by Planning and Development Implementation

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

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

New Initiatives for 2022

Action	Audience	Staff	Status
Use planners' email and contacts for more targeted outreach.	Municipalities Partners	CPD E&I Steinman	Ongoing as needed
Have planners share important CCPC announcements at meetings.	Municipalities Partners	All Staff	Ongoing
Enhance the municipal/VPP section of the website with project examples.	Municipalities Public	CPD D&T Steinman Oakley	In progress

General Ongoing Initiatives

Action	Audience	Staff	Status
Present at CCATO conferences	Municipalities	Management	Spring and Fall
Meet with CCATO Board discuss topics of interest.		O'Leary	First Quarter
Participate in key partner events (i.e., attend, present, interactive booths, etc.)	Municipalities Partners Public	All Staff	Ongoing
Attend or present at PSATS conference to better understand issues and hot topics for local officials.	Partners Municipalities	O'Leary	
Attend and present at Chester County Manager's Annual Consortium meeting.	Partners Municipalities	Management	
Attend and present at Chester County Secretary's Meetings.	Partners	Management	
Present new information at engineering association's continuing education seminars.	Partners	Management	
Present new information at Bar's continuing education seminars.	Partners	Management	
Send welcome letter and packet to all newly elected officials, planning commission members and municipal managers.	Municipalities	O'Leary Wozniak	First Quarter
Maintain and drive people to our websites.	Municipalities Partners Public	Oakley Steinman	Ongoing
Post daily to Facebook, Twitter, and LinkedIn, with images accompanying text about projects, activities, news, events, funding opportunities, and planning stories.	Municipalities Partners Public	Steinman Oakley	Ongoing Daily
Highlight a #PhotoOfTheWeek on Instagram, Facebook, and Twitter.	Public	Steinman Oakley	Ongoing Weekly
Send monthly eNewsletter	Municipalities Partners Public	O'Leary Steinman Oakley	Ongoing Monthly
Email municipal managers with CCPC updates	Municipalities	O'Leary Steinman	Biannually

Send monthly email to commissioners on current CCPC activity.	Commissioners	O'Leary	Ongoing Monthly
Provide articles and other content for newsletters and outreach efforts to other county departments and implementation partners.	Partners Municipalities Public	Steinman	Ongoing
Aid in other county departments' planning related studies and integrate their projects and plans into CCPC work program.	Partners	O'Leary	Ongoing

Communications for Landscapes3 Goals

Preserve Goal

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

Purpose

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

Communications Background

The following background information provides a framework for communications actions.

What do we want to accomplish under the Preserve Goal?

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

What do we want municipalities and other partners to do?

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

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

- Open space preservation helps communities maintain their existing character and reduce suburban sprawl.
- Open space has many economic benefits and, because preserved open space does not generate new homes and school-aged children, it has a positive fiscal impact on local schools and municipalities.
- Open space land does not create negative impacts, such as new traffic or stormwater runoff from new impervious coverage.
- Protecting open space provides a haven for wildlife and allows for natural systems to thrive.
- There are ways open space can be implemented by the private sector (HOA open space, fee in lieu, etc.) if ordinances effectively require it.
- Overwhelmingly residents support open space preservation, and the benefits of preserved open space is the reason many people choose to live here.
- Referenda for funding open space rarely fail (provide data).
- Open space funds can be used for maintaining land preserved with those funds.

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

- They don't want to raise taxes or reduce potential tax base.
- They don't want land they have to maintain.

- They believe open space preservation impedes property rights.
- Not understanding the need/benefits of open space.
- Lack of resources: staff, funding,
- No sense of urgency

Who are the key partners for the Preserve goal?

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

Action Items

Action	Audience	Due	Staff	Tools	Status
Promote updated Cluster Design Guide	Municipalities	1 st Half	E&I Steinman Oakley	Website Social Media eNewsletter	Continued from 2021
Conduct municipal outreach on open space	Municipalities Partners	Ongoing	E&I	Zoom	Ongoing
Push out POST	Partners	1 st Quarter	Michael Griffith Steinman	Website Social Media eNewsletter	Annually
Coordinate and assist with a public information campaign around the importance of open space preservation	Public	Ongoing	E&I D&T Steinman	Infographics Social Media Partner Toolkit	Ongoing
Promote Open Space Summit (before and after)	Municipalities Partners Public	Spring	Griffith Steinman Oakley	Website Social Media eNewsletter Custom emails	Annually
Push out grant opportunities	Municipalities Partners	Ongoing	E&I Steinman Oakley	Website Social Media eNewsletter Custom emails	Ongoing

Protect Goal

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

Purpose

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

Communications Background

The following background information provides a framework for communications actions.

What do we want to accomplish under the Protect goal?

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

What do we want municipalities and other partners to do?

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

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

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

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

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

Who are the key partners for the Protect Goal?

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

Action Items

Action	Audience	Due	Staff	Tools	Status
Municipal Outreach Program for Natural Resources	Municipalities	Ongoing	Stauffer Griffith Steinman Oakley	Social Media eTools eNewsletter	Ongoing
Clean and Sustainable Energy Outreach	Municipalities Residents Businesses	1 st Half	Stauffer Steinman Oakley	Website Social Media eNewsletter	Continued from 2021
Promote Solar Power Guide and Model Ordinance	Municipalities	1 st Half	O’Leary Steinman Oakley	Website Social Media eNewsletter	Continued from 2021
Woodland Conservation and Preservation		Ongoing	Stauffer Admin		Ongoing
Promote Preserve Summit (before and after)		1 st Half			Annually
Push out grant opportunities	Municipalities Partners	Ongoing	CPD Steinman Oakley	Website Social Media eNewsletter Custom emails	Ongoing

Appreciate Goal

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

Purpose

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

Communications Background

The following background information provides a framework for communications actions.

What do we want to accomplish under the Appreciate goal?

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

What do we want municipalities and other partners to do?

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

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

- The preservation and investment in historic resources, streetscapes and landscapes are the most important ways that municipalities preserve their unique qualities and differentiate themselves from one another. They provide an inherent sense of place.
- Historic resources are a record of their time and show the evolution of a place. Once they are removed there is no way to recreate the effect of their presence and the sense of place they create.

- There is potential for increased local heritage related economic activity and development for small businesses (e.g., shops, pubs, restaurants, and agritourism) and through using incentives (e.g., Federal and State historic tax credits for historic preservation and adaptive reuse).

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

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

Who are the key partners for the Appreciate goal?

- Chester County Conference and Visitors Borough
- Chester County Historic Preservation Network
- Municipal Historic Commissions
- Historic Sites
- Brandywine Battlefield Task Force
- Chester County History Center
- Municipalities
- Pennsylvania History and Museum Commission
- Iron and Steel Coalition
- Oxford Region Historic Preservation Network
- Heritage Centers
- Chester County Parks and Preservation
- Chester County Archives
- Chester County Department of Community Development
- Chester County Economic Development Corporation
- Pennsylvania Department of Transportation
- Mason-Dixon Planning Group
- Developers
- Businesses

Action Items

Action	Audience	Due	Staff	Tools	Status
Promote adaptive reuse design guide	Municipalities Public	1 st Quarter	CPD Steinman Oakley	Website Social Media eNewsletter Emails	Continued from 2021
Support 250 th Anniversary Celebration		Ongoing	CPD Steinman		Ongoing
Conduct annual training and technical assistance	Municipal historic commissions	1st Quarter	CPD Shields	Luncheon? Custom Emails	Annually
Promote Town Tours	Public Partners	Summer	Shachar Krasnoff Shields Steinman Oakley	Website Social Media eNewsletter Calendar of Events	Beginning stages of planning

				YouTube	
Promote Village Preservation Guide	Municipalities	2 nd Half	CPD Steinman Oakley	Website Social Media eNewsletter	Scoping Meeting Needed
Push out grant opportunities	Municipalities Partners	Ongoing	CPD Steinman Oakley	Website Social Media eNewsletter Custom Emails	Ongoing

Live Goal

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

Purpose

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

Communications Background

The following background information provides a framework for communications actions.

What do we want to accomplish under the Live goal?

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

What do we want municipalities and other partners to do?

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

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

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

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

- Lack of resources: funding, staff, knowledge
- Community push back
- Politics

- Residents feel they can't express concern/feedback.
- There is a sense of futility and inability to fight market conditions.

Who are the key partners for the Live goal?

- Other county departments
- American Association of Retired Persons (AARP)
- Housing Choices Committee
- Housing Authority of Chester County
- Developers
- Municipalities
- Major Employers
- Economic Development Council
- Department of Community Development
- Housing Authority
- Housing advocacy groups
- Homebuilders' associations
- Chester County Association of Township Officials (CCATO)
- Non-profits
- Labor organizations
- Emergency service providers
- Food banks
- Land trusts
- School Districts

Action Items

Action	Audience	Due	Staff	Tools	Status
Promote Residential Report	Municipalities Partners Public	2 nd Quarter	Horwitz Steinman Oakley	Website Social Media eNewsletter	Annually
Promote A+ Homes Initiative	Municipalities Partners Public	Ongoing	Horwitz Patriarca Steinman	Website Social Media eNewsletter Events	Ongoing
Conduct municipal outreach on housing	Municipalities	Ongoing	CPD Steinman	Zoom	Ongoing
Promote Housing Forum (before and after)	Municipalities Developers Partners Public	Fall	Horwitz Patriarca Steinman Oakley	Website Social Media eNewsletter Calendar of Events Partner Toolkit	Annually
Promote Social Equity Analysis			E&I Steinman Oakley	Website Social Media eNewsletter	
Push out grant opportunities	Municipalities Partners	Ongoing	CPD Steinman Oakley	Website Social Media eNewsletter Custom emails	Ongoing

Prosper Goal

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

Purpose

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

Communications Background

The following background information provides a framework for communications actions.

What do we want to accomplish under the Prosper goal?

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

What do we want municipalities and other partners to do?

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

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

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

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

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

Who are the key partners for the Prosper goal?

- Chester County Economic Development Council
- Chester County Conference and Visitors Bureau
- Department of Community Development
- Chambers of Commerce
- Major employers
- Public transportation agencies
- Municipalities

- Developers
- Commissioners
- Agricultural organizations
- Farmers
- Ag service providers and related industries
- Chester County Association of Township Officials
- Restaurants and cultural institutions

Action Items

Action	Audience	Due	Staff	Tools	Status
Promote Non-residential Construction Report	Municipalities Public Partners	1 st Quarter	Horwitz Steinman Oakley	Website Social Media eNewsletter	Annually
Promote Economic Development Plan	Municipalities Public Partners		CPD Steinman Oakley	Website Social Media eNewsletter	
Implement Ag Economic Development Study	Public Municipalities Partners	Spring	ADC Steinman Oakley	Website Social Media eNewsletter	Ongoing
Promote the Farm Guide	Public	Late Spring or Early Summer	Lane Steinman Oakley	Website Social Media eNewsletter	Annually
Municipal Outreach on Agriculture	Municipalities	Ongoing	ADC Steinman Oakley	Website Mapping	Continued from 2021
Promote Urban Centers Forum (before and after)	Municipalities (Urban & Suburban Centers)	Fall	Myers Steinman Oakley	Website Social Media eNewsletter Calendar of Events Partner Toolkit	Annually
Push out grant opportunities	Municipalities Partners	Ongoing	CPD Steinman Oakley	Website Social Media eNewsletter Custom emails	Ongoing

Connect Goal

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

Purpose

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

Communications Background

The following background information provides a framework for communications actions.

What do we want to accomplish under the Connect goal?

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

What do we want municipalities and other partners to do?

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

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

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

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

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

Who are the key partners for the Connect goal?

- Planning and Implementation Partners: SEPTA, PennDOT, DVRPC
- Transit Service Providers: SEPTA, PART, Rover, TMACC

- Transportation Demand Management and Advocacy Groups: GVF, TMAcc, Bike Coalition, Bike Chesco, Circuit Coalition

Action Items

Action	Audience	Due	Staff	Tools	Status
Promote Public Transportation Plan Update (Phase 1 and 2)			E&I Steinman		Ongoing
Promote Pedestrian & Bicycle Safety Campaign	Public	Ongoing	E&I Steinman	Social Media YouTube Events	Ongoing
Promote County-Wide Trail Master Plan		Through 2023	E&I D&T Steinman Oakley	Website	Ongoing
Promote Transportation Forum (before and after)	Partners Municipalities	Fall	Styche Steinman Oakley	Website Social Media eNewsletter Calendar of Events Partner Toolkit	Annually
Advocate Complete Streets Policy Adoption	Municipalities	Ongoing	E&I Admin Steinman	Custom emails Social Media	Ongoing
Push out grant opportunities	Municipalities Partners	Ongoing	E&I Steinman Oakley	Website Social Media eNewsletter Custom emails	Ongoing

Landscapes Vision and Map

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

Purpose

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

Communications Background

The following background information provides a framework for communications actions.

What do we want to accomplish under the Vision?

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

What do we want municipalities and other partners to do?

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

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

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

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

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

Who are the key partners for the Vision?

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

Action Items

Action	Audience	Due	Staff	Tools	Status
L3 Annual Progress Report – Metrics and Successes - 2021	Public Partners	2 nd Quarter	O’Leary Michael D&T Steinman Oakley	Website Social Media eNewsletter YouTube	Annually
L3 Success Stories - 2022	Public Partners	Monthly	Michael Steinman	Social Media eNewsletter	Monthly
Promote completed Design Guides	Municipalities within Growth Areas		D&T Steinman Oakley	Website Social Media eNewsletter Custom emails	Scoping meeting needed
Keep completed comprehensive plans and VPP projects “alive”	Municipalities Public	Ongoing	CPD Steinman Oakley	Website Social Media eNewsletter	Ongoing
Promote VPP	Municipalities	January September	Deguffroy Steinman Oakley	Website Social Media eNewsletter Municipal email	Biannually
Continue to update and promote eTools	Municipalities Public Partners	Ongoing	O’Leary D&T Steinman Oakley	Website Social Media eNewsletter	67 completed as of 10/6/21
Promote Planners’ Forums (before and after)	Municipalities Partners	Spring Fall	O’Leary Shields Steinman Oakley	Website Social Media Partner Toolkit eNewsletter Personalized emails	Biannually

Communicating Work Program Projects

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

Process for Communicating Work Program Projects

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

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

Communication Levels

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

Level I

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

Level II

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

Level III

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

Communications Checklist for Planners

Background Information

Name of project:
Start date:

Lead planner:
Anticipated end date:

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

Materials and Timeline

Please indicate which outreach materials are needed for this project, and in which order you would like them to go out (with 1 being the highest priority and 9 being the lowest priority).

Materials	Yes/No	Priority (1-9)	Estimated Dates
Press Release			
Email sent from CCPlanning *			
Partner Toolkit			
Newsfeed Article			
eNewsletter Feature			
Social Media Post(s)			
Survey			
Bilingual Interpretation			
Public Meetings			

* If you selected YES to having an email prepared, please note the following details you would like included. *

- Generic CCPC Signature
- Brian's Signature
- Planner Signature
- Follow up Email

Additional Information

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

Appendices

Appendix 1: 2021 Completed Tasks

Below are Communications Plan items completed in 2021, organized by audience.
(Please note that next year this will be organized by Landscapes3 goal.)

All Audiences

- Created a more dynamic and efficient calendar of events for ChescoPlanning website.
It has been extra useful in that we can now have a mini version on the home page, and versions with specific topics (i.e., Town Tours) on separate pages without duplicating the work.
- Increased page views for ChescoPlanning.org by 57% from November 1, 2020 to October 31, 2021.
- Shared 2020 Landscapes3 Success Stories as well as first quarter stories for 2021.
- Maintained five websites: ChescoPlanning.org, Chesco.org/planning, ChescoRideGuide.org, ChescoFarming.org, and RestoreChesterCounty.org.
- Significantly expanded the Clean Energy webpage in conjunction with the completion of the Climate Action Plan.
- Transitioned the ADC Farm Guide from Chesco.org to ChescoFarming.org
- Posted daily to Facebook, Twitter, and LinkedIn, with images accompanying text about projects, activities, news, events, funding opportunities, and planning stories.
- Highlighted a #PhotoOfTheWeek on Facebook, Twitter, and Instagram.
- Created and shared new “about us” video.
- Shared videos from YouTube channel.
- Sent monthly eNewsletter to nearly 1800 subscribers (1764 as of 11/1).
- Conducted group email campaigns.
- Participated in key partner events.
 - *Exton Community Day – Parks and Preservation*
 - *Explore the Circuit (SRT) – Bicycle Coalition of Greater Philadelphia*
 - *Breakfast Update on Circuit Trails & Bicycle Infrastructure in Chester County – Bicycle Coalition of Greater Philadelphia*
 - *CCATO Fall Conference*
- Held the annual Transportation and Housing Forums.

Municipal Audiences

- Encouraged the use of the Chesco Self Service Portal to submit plans for endorsement through targeted emails, eNewsletters, website updates and social media posts.
- Updated and maintained “Grant Opportunities” in Municipal Corner of Website.
- Updated many eTools (24 in 2021 and 67 total as of 11/1/21) and shared through social media and eNewsletters.
- Sent welcome letter and packet to all newly elected officials, planning commission members, and municipal managers.
- Updated and distributed brochure about CCPC’s function and services.
- Produced timely analysis of important issues for local officials through eTools, news, and social media.

- Brought Chester County planners together biannually at Planners' Forums to discuss current issues and planning needs of local municipalities.
- Emailed municipal managers with CCPC updates.
- Presented at the Fall CCATO conference.
 - *Brian O'Leary – Keynote*
 - *Libby Horwitz – Missing Middle Housing*
- Held the annual Urban Centers Forum.
- Created VPP 25th anniversary video.

Project Implementation Audiences

- Provided articles and other content for newsletters and outreach efforts to other county departments and implementation partners.
 - *Western Chester County Life Magazine (Spring) – Adapting Amidst a Global Pandemic*
 - *Western Chester County Life Magazine (Summer/Fall) – Celebrating 25 Years of Chester County's Vision Partnership Program*
 - *TMACC/PennDOT (January) – New Shuttle*
 - *Brandywine Creek Greenway (January) – 10th Anniversary*
 - *Chester County Historic Preservation Network (March) – Spring Luncheon*
- Integrated projects and plans of other county departments into CCPC's planning work.
 - *Trails – Parks and Preservation*
 - *Watersheds – Water Resources Authority*
 - *Parks – Parks and Preservation*
 - *Hazard Mitigation Plan – Emergency Services*
 - *Restore Chester County – Commissioners*
- Presented at the Chester County Engineer's group.

Funding and Policymaking Audiences

- Asked partners to highlight CCPC projects and successes in their communication materials.
- Sent monthly email update to commissioners on current activity in the Planning Commission.
- Invited county commissioners to CCPC sponsored events.
 - *Climate Action Plan Public Meeting – 3/4/21*
 - *Open Space Summit – 4/29/21*
 - *Juneteenth/Town Tours Kick Off – 6/17/21*
 - *Drivers, Deliveries and Dollars – 9/29/21*
 - *Ag Economic Development Plan Public Meeting – 10/13/21*
 - *Urban Centers Forum – 10/26/21*
 - *Housing Forum – 11/18/21*
- Sent welcome packet about planning and CCPC to new representatives and senators.

Appendix 2: Communication Tools

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

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

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

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

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

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

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

Appendix 3: Communication and Production Levels

Level I

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

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

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

Level II

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

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

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

Level III

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

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

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

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

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

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

Discussion and Information Items



Chester County Agricultural Economic Strategic Plan

DRAFT RECOMMENDATIONS

ACDS, LLC
NOVEMBER 2, 2021

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Overview

Spurring economic growth in Chester County’s agricultural sector requires a diverse approach that addresses market opportunities, labor challenges, the business environment, financing options, education, community engagement, and land use issues.

This plan focuses on the following six strategic areas.

Agricultural Markets	Recommendations to increase access to existing and new markets.
Business and Financing	Recommendations to increase the success and profitability of farms and agribusinesses, as well as ways to build an innovation culture.
Education and Outreach	Recommendations to educate, engage, and market to consumers as well as public officials.
Labor and Workforce	Recommendations that improve workforce opportunities, capacity, availability, and readiness in the agricultural sector.
Land Access	Recommendations that connect, maintain, and expand the land available for agricultural sectors.
Zoning and Land Use	Recommendations that address challenges associated with active agriculture, the impacts of local regulations, and the conflicts between agricultural and non-agricultural land uses.

Each strategic area includes a set of recommendations with an overview of priorities and metrics along with details on the key actions, partners, and funding sources.

Implementation

These recommendation are the key component of the strategic plan. Many of these are complex, require dedicated leadership, and involve collaborations that go beyond Chester County. Discussion with industry representatives, both inside and outside of the state, suggest that creating a new organization is necessary to coordinate and implement the strategic plan.

CREATING THE IMPLEMENTING ENTITY

The organization would be modeled on the Southern Maryland Agriculture Development Commission (SMADC) or Hudson Valley Agribusiness Development Corporation (HVADC), and act as the independent entity that supports the initiatives and actions of this strategic plan. It includes the following components.

1. Appropriate charter to provide the governance, leadership, and sustained staff talent required to support the industry.
2. Expertise from agency, political, and industry.
3. Reliable revenues from private and public sources.
4. Legally sanctioned political action to influence policymaking and maintain an active lobbying presence.

Creating this organization becomes “Job One” in the implementation process. This step alone will take at least a year to complete, given the needed effort. It will require development of a corporate charter, creation of bylaws, identification of leadership, establishment of a funding stream, and the development of industry support.

The effort needed for this key step reflects the work necessary to implement the entire strategy and cannot be minimized. Once created and properly authorized, this new organization will be able to:

- Develop a common vision for the agriculture, food and beverage (AFB) sector in Chester County
- Facilitate communication and public outreach to support AFB’s common vision
- Implement programs and develop projects
- Engage the private sector in collaborative development projects
- Address the equity and diversity components of the plan
- Support evaluation and updates for the plan
- Raise funds to support operations and program development

PRIVATE SECTOR ENGAGEMENT

This strategic plan is designed to improve the economic and operating conditions for farms, agribusinesses, as well as food and beverage companies in Chester County. As such, many of the recommendations require private sector engagement.

When implementing the recommendations, it is beneficial to leverage the private sector’s capacities. This includes innovation, expertise, market-based solutions, distribution networks, investments, financial resources, and even policy influence.

The private sector engagement strategy has the following core objectives:

1. Mobilize private funding, investments, and resources.
2. Expand markets, increase income, and job opportunities.

The implementing entity is advised to take a coordinated approach to private sector engagement that includes the following components:

Engage Multiple Stakeholders Throughout a Value-Chain

Achieving a transformative change requires engagement beyond one company, sector, or industry group. It will require partnerships with multiple businesses across an entire value chain. Accomplishing this will require multi-stakeholder platforms that could involve forums, conferences, campaigns, alliances, private-sector coalitions or networks, and knowledge-sharing platforms.

Create Multiple Entry Points for Participation

Several awareness campaigns will need to be conducted to inform the private sector about the coalition’s efforts. Given the geographic scope, a virtual conference should be used to engage the initial group of private sector

partners. However, during the implementation phase, a website should be created to publicize information about the strategic plan, key partners, stakeholders, progress, resources, and contacts.

Use Systematic Approach to Integrate the Private Sector

It will be vital to have the private sector integrated into the relevant recommendations so that efforts are more collaborative. This will be accomplished by identifying a pipeline of businesses, farms, and entrepreneurs in the AFB sectors that need support with regards to financing, R&D, workforce development, technical assistance, and risk management. Once identified, the implementing entity can connect the private sector entity with the appropriate project leads and support networks.

UPDATING THE PLAN

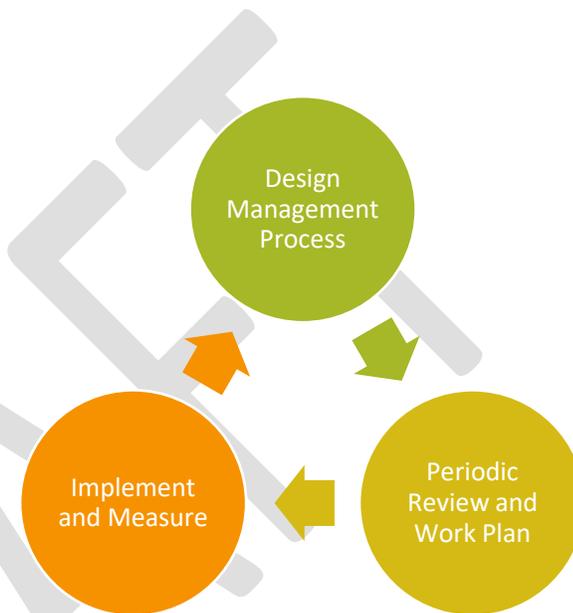
The agricultural industry is dynamic and is influenced by broader economic conditions, consumer trends, and policy direction. As circumstances evolve, the strategic plan will need to be updated. Developing a process to accommodate ongoing changes while keeping the strategic plan relevant is critical to its success.

The implementing entity described above or the Ag Council, if the implementing entity is not created, should form a committee of AFB stakeholders to update the strategy, develop annual work plans, and coordinate implementation. The entity should perform the following:

1. Produce a bi-annual work plan that includes specific actions, metrics, a budget note, staffing requirements, and other information as needed.
2. Review the full strategic plan on a three-year schedule.

The graphic above summarizes the update process. It is imperative that the steering committee spend time establishing a thorough set of process guidelines to:

- Establish standard processes for collecting and reviewing implementation metrics and determining the points at which action is required.
- Develop policies and processes for regional and industry-led reviews, and a format for the work plan.
- Engage partners to design an effective way to implement the work plan.



Addressing Equity

As the recommendations are implemented, evaluated, and updated it is important to have diverse representation from the private sector. This ensures that strategies reflect the needs of all stakeholders, and that the benefits also accrue to all stakeholders. This includes all affected communities, both urban and rural, as well as historically excluded populations, racial minorities, and women.

EQUITY ROUNDTABLE

This strategic plan proposes to address equity through an Equity Roundtable. This proposed Equity Roundtable will be managed by a competent outside professional and will accomplish the following.

- Organize and develop specific equity strategies.
- Elevate and demonstrate commitment to equity.
- Provide a model for expanded collaboration on issues and needs involving diversity.

This roundtable will be composed of leaders representing the diverse array of stakeholders. Through this planning process, the participating leaders will have a deeper understanding and definition of “diversity and equity” for their farm, business, or organization. These could include inherent differences like ability, race, gender identity, age, and sexual orientation as well as acquired forms such as veteran status, religious affiliation, or educational and sector background.

Moreover, each leader will have the tools to develop a holistic strategic action plan for equity that includes immediate, short- and long-term goals. The key strategy is to develop existing capacity, build new institutional capacity, or to form new partnerships to address inequities. Ultimately, these entities must be able to engage diverse actors in decision making and drive long-run, multisector commitments toward a shared vision and goals.

OUTCOMES

The Equity Roundtable will lead to several outcomes that include, but not limited to:

- Strategic Plan to increase advocacy capacity to address agriculture and other policy issues to make them more equitable (statewide or at the local level).
- Identify ESG (Environmental, Social, Governance) investment opportunities for roundtable participants, their boards, their donors, and communities.
- Identify and provide opportunities for diverse communities to develop agricultural knowledge, skills and/or abilities to build effective partnerships, coalitions, and alliances to increase local agricultural market demand and operation and effectiveness in response to equitable practices.
- Provide community education on their own community’s equitable agricultural history, present (threats and opportunities), and future goals.

Agricultural Markets Strategy

The Agricultural Markets Strategy identifies recommendations that help increase access to existing and new markets. This strategy section focuses on the following recommendations:

1. Develop the Farm of the Future at New Bolton (High Priority)
2. Support Expansion of Pasture-Raised and Grass-Fed Operations (High Priority)
3. Enhance Marketing Infrastructure (High Priority)
4. Catalyze the Industrial Hemp Sector (High Priority)
5. Prepare Farms for Traceability and Carbon Credit Markets (High Priority)
6. Develop Biomass Energy and Biochar Use (Moderate Priority)
7. Support Growth of Urban Agriculture (Moderate Priority)
8. Augment Agritourism Activity (Moderate Priority)

Measuring the outcomes of implementation is an important element of benchmarking success of both recommendations and actions. Key tracking metrics are listed below.

Metrics
Gross agricultural revenue
Number of firms in AFB sectors and subsectors
Per firm revenue
Share of AFB sector revenue relative to all private sector contributions
Five-year shift in the share of AFB sector revenue relative to all private sector contributions
Industrial Value Added, or similar, ratio compared to national average by sector
Increase in visitors through agritourism

RECOMMENDATIONS

Develop the Farm of the Future at New Bolton

Purpose

Create an educational platform for students and community members to learn novel techniques in sustainable agriculture. Incorporate research in fields such as soil remediation, microbiome, permaculture, and multi-species production systems to improve farm productivity and profitability while continuing to protect the environment.

Why Now?

Agricultural research since World War Two has been singularly focused on increased efficiency. This is particularly true of animal agriculture and has often come at the expense of the type of small and mid-sized farmer that makes up the base of agriculture in the region. Adapting research to be more responsive to specialized markets, climate change, and sustainability may now provide multiple benefits from increased profitability to improved supply chain resilience and improved social equity. This project is about adapting research to facilitate these and other changes.

How and Who?

The vision for the Farm of the Future is a concept being developed by University of Pennsylvania’s School of Veterinary Medicine. Penn Vet already has partnerships in both the public and private sectors. However, it will benefit from support through the Ag Council, Stroud Water Research Center, and other local organizations.

Key Actions
Conduct a feasibility study for the concept.
Engage in an engineering study and perform a site analysis.
Develop a donor pipeline.

Lead Partners	Supporting Partners
UPenn School of Veterinary Medicine	Ag Council SWRC

Funding Sources	
UPenn School of Veterinary Medicine	Private and philanthropic funding

Support Expansion of Pasture-Raised and Grass-Fed Operations

Purpose

Use education, technical assistance, collaborate efforts to expand opportunities for pasture and grazing operations.

Why Now?

Demand for grass-fed or pasture-raised products is growing, which opens opportunities for livestock operations to diversify or pivot.¹ If done right, these farms can generate revenues from carbon credits. Indeed, there is a growing body of research that shows how sustainably managed grazing operations can contribute to improved soil health and carbon sequestration.²

From a local perspective, Chester County is primed to help expand these types of production systems. Currently, there is an initiative (Farm of the Future) that would involve beginning farmers, the New Bolton Center, and research support from the Stroud Water Research Center (SWRC). This collaboration would demonstrate that regenerative livestock management practices can meet the triple bottom line.

To catalyze this movement, more will need to be done to train a new generation of operators on livestock management. In addition, there is a need to engage conservation and land trusts. These entities own a lot of preserved land. Some of this land is suitable for livestock grazing. Demonstrating the positive environmental impacts of grazing production systems could help expand land access.

How and Who?

The actions include a combination of promotional activities, technical assistance, demonstration projects, and collaborations. The Ag Council will play a key role in facilitating conversations between land trusts, conservation

¹ Beef + Lamb New Zealand, “Beef + Lamb New Zealand Sees Growing U.S. Appetite for Grass-Fed and Sustainably Raised Meat”; Lowrey, “Pandemic Increases Demand for Locally Grown Foods but Small S.D. Producers Can’t Keep up.”

² Sadowski, “How Regenerative Land and Livestock Management Practices Can Sequester Carbon”; Nargi, “Can Cows Help Mitigate Climate Change?”

groups, and farms. Cooperative Extension, New Bolton Center, and PASA will address actions related to trainings, technical assistance, and demonstration projects.

Key Actions
Increase awareness of livestock management trainings provided by Extension and PASA.
Provide ongoing technical assistance for livestock management.
Demonstration of enhanced soil carbon sequestration through regenerative practices.
Engage conservation groups, land trusts, and farmers on land access challenges and opportunities.

Lead Partners	Supporting Partners
Ag Council Cooperative Extension New Bolton Center	CCEDC / CCIDA PDA SWRC Land Trusts PASA

Funding Sources	
Local EDC/IDA funding PDA, Organic Certification Cost Share	USDA, LFPP USDA, FSMIP

Enhance Marketing Infrastructure

Purpose

Augment the capacity and efficiency of the supply chain through enhancing logistics and cold-chain infrastructure as well as exploring collaborative marketing and distribution efforts.

Why Now?

Consumer demand and supply chain trends are putting pressure on the agricultural industry to innovate, modernize, and collaborate on ways to reach consumers while reducing costs.

Consumer demand for e-commerce, instant gratification, convenience, and delivery options have undoubtedly changed the way businesses market and distribute. Some of the most important trends in this space involves last-mile delivery as well as cold-chain infrastructure.

Last-mile delivery is the transportation of goods from a distribution hub to the final delivery destination. It is the last leg of the logistics journey. Today, solutions and technologies are built to help companies deliver products affordably, quickly, and accurately. Examples range from technology such as [Starship’s delivery robot](#) to delivery services such as DoorDash and UberEats.

Since the food supply chain deals with perishables, cold-chain infrastructure becomes an important part of the distribution logistics. As such, there are companies developing [temperature-controlled delivery vehicles](#) and refrigerated locker systems (e.g., [T4 Solutions](#), [Parcel Pending](#), [Penguin Lockers](#)). Additionally, this creates demand for cold storage warehouse facilities in urban and peri-urban areas. Additionally, farms and agribusinesses are recognizing the need to collaborate on regional logistics by identifying backhaul opportunities. Backhaul opportunities occur when trucks deliver goods and would otherwise return empty. Although challenging, there are opportunities to ensure that trucks can pick up backhauls to improve transportation efficiency and reduce costs.

Moreover, the rise in e-commerce and the trucker shortages are putting a crunch on Less-Than-Truckload (LTL) freight, which means more coordination is required to make use of available trucking capacity.

Finally, concepts such as multi-stakeholder cooperatives can facilitate coordinated marketing and procurement to support the local or regional economy. These cooperatives are owned and controlled by more than one type of member. Members can include consumer, farmers, workers, organizations, agribusinesses, government agencies, and even other cooperatives. These types of cooperative efforts can also lead to creating contract specifications, GroupGAP programs, and other resources that help with supply chain coordination and accessing wholesale markets.

How and Who?

While the Ag Council, CCEDC, and CCIDA will help start conversations around these actions, the agricultural sector will need to be involved every step of the way. For some of these actions, industry associations and existing organizations may take leading roles. For instance, the Chester County Food Bank has the resources to develop a last-mile distribution program focused on food access. Meanwhile, AMI has the capability to address backhaul opportunities with regards to mushroom compost and byproducts from other sectors such as poultry and forestry.

Key Actions
Enhance last-mile distribution and cold chain infrastructure.
Engage in wholesale market development.
Explore multi-stakeholder cooperatives.
Explore transportation efficiency and backhaul opportunities.

Lead Partners	Supporting Partners
CCEDC CCIDA Ag Council	Chester County Food Bank PDA AMI Cooperative Extension Industry Associations

Funding Sources	
Private and philanthropic funding USDA: LFPP, FMPP USDA Value Chain USDA Urban Agriculture and Innovation Grants USDA Rural Economic Development Grant	EDA: PWEAA Local EDC/IDA funding SeedcoPA TeamPA

Catalyze the Industrial Hemp Sector

Purpose

Catalyze the industrial hemp sector in Chester County through research, feasibility studies, and financing.

Why Now?

Currently, Chester County has 40 licensed hemp operations. Only four of these are currently engaged in hemp fiber and hemp grain production. However, the industry is shifting away from CBD production. As growers shift away from CBD production towards hemp fiber and grain, there will be ample room for growth. Since hemp is a fast-growing

crop, it can be incorporated into the crop rotation as a cover crop. This will be beneficial for livestock, grain, and hay farms.

The projected wholesale value of processed U.S. hemp fiber is expected to grow at 10.5% CAGR from 2020 to 2025 and reach \$77.7 million by 2025.³ Similarly, the U.S. hemp grain wholesale market is expected to grow at 16.5% CAGR from 2020 to 2025 and reach \$57.6 million in domestic sales. But the hemp industry faces significant bottlenecks that require investments to overcome. In particular, processing capacity is a major limiting factor. This capacity is needed to process hemp into intermediary components used by other manufacturers. However, investing in or attracting processing capacity necessitates having well-identified end markets. This is where more research into product development is needed. Industrial hemp has many uses, but efforts are needed to identify niche products and establish quality standards.

How and Who?

The CCEDC, CCIDA, Ag Council, and Cooperative Extension will spearhead the research and feasibility efforts. However, implementation will also require participation from farms and other universities and research institutions engaged in industrial hemp.

Key Actions
Create task force to explore opportunities for hemp bedding and hemp animal feed.
Conduct a feasibility study for hemp processing.
Provide grants for hemp processing infrastructure and R&D.

Lead Partners	Supporting Partners
CCEDC / CCIDA Ag Council Cooperative Extension	PA Industrial Hemp Steering Committee PDA SWRC Thomas Jefferson University Cheyney University Industry Associations

Funding Sources	
EDA – PWEAA EDA – Good Jobs Challenge	Local EDC/IDA funding

Prepare Farms for Traceability and Carbon Credit Markets

Purpose

Help farms integrate best practices and technologies needed to incorporate traceability or access markets involving carbon credits. This also means engaging businesses launching ESG initiatives to support local agriculture and forestry as part of those efforts.

Why Now?

Today’s consumers demand information on sourcing, food safety, and sustainability metrics. At the same time, companies are feeling the pressure of the ESG movement. Increasingly, companies are being asked to demonstrate

³ New Frontier Data, “The U.S. Hemp Market Landscape.”

a commitment to addressing environmental and social issues while providing data for evaluation and marketing purposes. As large consumer-facing companies make this shift, entire supply chains will be affected. In the food industry, issues around sourcing, production practices, labor, wages, and carbon emissions will be evaluated. There is growing recognition that agriculture plays a positive role in carbon sequestration through soil health and soil carbon. Thus, it is also important to help farms monetize on best practices and capitalize on carbon markets.

How and Who?

This will be a collaborative effort involving the Ag Council, AMI, land trusts, Cooperative Extension, and SWRC. The first step is to analyze what is needed for developing a brand, standard, or protocol that is linked to ESG objectives. At the same time, there is a need for engaging the scientific and research community to properly value soil carbon and carbon credits. Next, industry associations and farms need to be engaged to determine the best practices and technologies needed for traceability and data tracking.

One of the ways to jumpstart this recommendation is through an existing effort being pursued by the mushroom industry. AMI is looking to develop an accreditation system that would inform consumers through a digital platform about how the industry is meeting objectives around sustainability, farming practices, equity, and more. Ultimately, this project would expand beyond the mushroom industry and link other sectors such as equine, dairy, industrial hemp, and forestry.

Key Actions
Analyze development of an ESG values-based Chester County brand.
Work towards identifying partnerships to help farms work together on marketing carbon credits.
Provide trainings on best practices and technologies required for traceability.
Develop an accreditation system for the mushroom industry.

Lead Partners	Supporting Partners
Ag Council AMI	Land Trusts Cooperative Extension SWRC

Funding Sources	
AMI / Mushroom Council EDA	Local EDC/IDA funding Private and philanthropic funding

Develop Biomass Energy and Biochar Use

Purpose

Help local farms, landowners, and communities to use low-quality and waste wood for the purpose of creating energy through biomass CHP projects. Promote the agricultural and environmental uses for the ash and biochar by-products.

Why Now?

Forestry is often an overlooked component of agriculture. However, many farms own forestland. About 13,000 acres or 9% of the total agricultural land in Chester County is woodland. This forestland serves many purposes including recreation, conservation, timber sales, and non-timber forest products sales.

There are also 97,277 acres of forestland in Chester County, which represents 20% of the county’s total land area. Due to reduced timber harvesting, the county’s forest has a growth-to-removal ratio of 10.2. As communities limit timber harvesting, problems with high-grading, pests, and disease can arise.

The practice of high-grading to remove a smaller number of high-value trees from timber stands is becoming the commonplace strategy for harvests. Over time, high-grading leads to forest stands with lower timber quality. This reduces the ability to produce quality sawtimber and non-timber forest products. It also negatively impacts activities such as hunting, wildlife watching, or hiking.

The lack of active timber harvest management can also lead to tree stock harboring pests and disease, which leads to unhealthy forests and disease pressure for farms. Pests such as the emerald ash borer or the spotted lantern fly are problems for trees, orchards, vineyards, and produce farms.

Thus, there is a good opportunity to take low-grade wood from farms to generate biomass energy through CHP. As a by-product, biomass CHP operations generate biochar, which has agricultural and stormwater mitigation applications. Some of its benefits include increased nutrient and water retention, improved soil structure and biology, and decontaminated soil and water.

How and Who?

The Ag Council and Cooperative Extension will work with PDA and other organizations engaged in forestry to engage the public, work with farmers and landowners, and affect change in policies. Meanwhile, CCEDC and CCIDA will help create funding and incentives to support pilot projects.

Key Actions
Educating the public regarding woody biomass as a renewable fuel and the benefits of by-products.
Promote the use of biochar as a soil amendment and for stormwater mitigation.
Pilot biomass CHP projects to demonstrate efficacy.
Encourage greater utilization of urban wood waste as a fuel source.
Improve renewable energy policies and incentives to support woody biomass energy.

Lead Partners	Supporting Partners
CCEDC / CCIDA Ag Council Cooperative Extension	CC Planning Commission PA Forest Products Assn. (PFPA) PA Bureau of Forestry (DCNR) Pennsylvania Hardwood Council PDA

Funding Sources	
Wood Innovations Grant Business Energy Investment Tax Credit Local EDC/IDA funding	USDA Renewable Energy Development Assistance Grants

Support Growth of Urban Agriculture

Purpose

Support the growth of urban agriculture through infrastructure, technical assistance, workforce development, and cooperative efforts. In particular, there should be a focus on urban farms engaged in hydroponics, aquaponics, horticulture, beekeeping, mushrooms, small livestock, and composting.

Why Now?

Urban agriculture, indoor farming, and vertical farming are expected to be important parts of the urban food system in the future. Indeed, interviews indicate that there is interest from large indoor farming operations that are looking to locate in Chester County. There are also existing urban farms that are looking to expand. Attracting and keeping these businesses will require ensuring that zoning codes and incentives are aligned. Moreover, there is a need for workforce development programs that prepare people for work in these operations.

How and Who?

These actions focus on aligning incentives, workforce development, and municipal planning to encourage urban agriculture. Doing so will involve the CCEDC, CCIDA, Ag Council, Planning Commission, and CCIU.

Key Actions
Create a local version of PDA's Urban Agriculture Infrastructure Grant Program .
Modify zoning codes to allow for urban agriculture in existing zones or as an overlay zone. ⁴
Modify comprehensive plan to incorporate urban agriculture as part of the landscape and mixed-use development.
Develop curriculum and trainings to prepare skilled workers for the urban agriculture sector.

Lead Partners	Supporting Partners
CCEDC / CCIDA Ag Council CC Planning Commission CCIU	Cooperative Extension CCATO PDA

Funding Sources	
USDA Urban Agriculture and Innovation Grants Local EDC/IDA funding	SeedcoPA TeamPA

Augment Agritourism Activity

Purpose

Increase Chester County's agritourism sales and foster a collaborative and modern strategy for accessing more consumers.

⁴ [Urban Agriculture - A Guide for Municipalities.pdf \(pitt.edu\)](#)

Why Now?

Tourism is among the top 5 industries in Chester County. Being near major population centers and affluent consumers allows businesses to draw tourists to dine, shop, visit, and experience all types of activities. The county's beautiful rural landscapes and diversity of farms attract people to connect with farmers and to enjoy local food.

Increasingly, farms are using agritourism as way to diversify revenues. However, there is a need for new strategies, tools, and partnerships that help expand the reach. This calls for a tourism strategy that encompasses agriculture and explores ideas such as multi-sector food and agricultural trails, mobile technology that helps visitors plan trips, and cross-marketing with other tourism activities.

How and Who?

Agritourism efforts need to be coordinated with the county's broader tourism strategy. As such, the Visitors Bureau and Ag Council will work closely to implement the following actions.

Key Actions
Expand and promote multi-sector food and ag trail.
Pilot use of mobile tourism apps.
Develop strategy to target pass-through travelers.
Promote partnerships with existing tourism assets.

Lead Partners	Supporting Partners
Chester County Conference and Visitors Bureau Ag Council	Industry Associations Cooperative Extension Regional Tourism Association Longwood Garden Hospitality Companies Brandywine Battlefield Task Force

Funding Sources	
Private and philanthropic funding EDA: Outdoor Recreation Grant	VisitPA Grants PennTAP

Business and Financing Strategy

The Business and Financing Strategy focuses on recommendations that help increase the success and profitability of farms and agribusinesses, as well as ways to build an innovation culture. This strategy section focuses on the following recommendations:

1. Expand and Enhance Business Technical Assistance (High Priority)
2. Support Development of Food System Infrastructure (High Priority)
3. Create Funding, Incentives, and Financing Targeted at AFB Sectors (High Priority)
4. Support Municipal-Level Agribusiness Retention, Expansion, and Recruitment (Moderate Priority)
5. Develop and Agricultural Innovation Center (Moderate Priority)

Measuring the outcomes of implementation is an important element of benchmarking the efficiency at which business deploy capital and capital assets. Key tracking metrics are listed below.

Metrics
Total farm asset values
Average return on assets
Participation in publicly supported loan and grant programs
Changes to Debt-to-Equity ratios by sector
Changes to Return on Invested Capital by sector
Changes to Economic Value Added
Default rate by sector
Number of equity-financed deals
Number of shovel-ready projects
Reported Instances of road and traffic conflict with agricultural activity
Number of new AFB businesses financed through alternative finance programs
AFB sector sentiment on access to project finance and working capital

RECOMMENDATIONS

Expand and Enhance Business Technical Assistance

Purpose

Encourage individual business success through curated business technical assistance.

Why Now?

Both startup and existing farm and food businesses need support with navigating workforce challenges, adapting to evolving customer demand, and many other business decisions. Some of the issues such as neighbor relations or the growing use of automation necessitate concerted and collaborative efforts to help the industry thrive.

How and Who?

Business technical assistance will come from a variety of partners in the private and public sector. These efforts will be led primarily by the CCEDC, CCIDA, Ag Council, and Cooperative Extension.

Key Actions
Develop tools to assist with siting and transition.
Curate and deliver business assistance.
Create a welcome package for new farms and agribusinesses.
Provide best practices for neighbor relations.
Prepare industry for automation and process and improvement.
Promote operational efficiency in energy, inventory, and workforce management.

Lead Partners	Supporting Partners
CCEDC CCIDA Cooperative Extension Ag Council	PASA PDA Industry Associations CC Planning Commission / EEAC

Funding Sources	
PDA Grants <ul style="list-style-type: none"> Farm Vitality Planning Grant Beginning Farmer Tax Credit Program Pennsylvania Dairy Investment Program (PDIP) 	PIDA: Working capital loans CCEDC EDA: PWEAA

Support Development of Food System Infrastructure

Purpose

Encourage collaborative development of opportunities to benefit the agricultural sector through attracting, financing, or developing infrastructure.

Why Now?

Capitalizing on emerging markets and future opportunities requires having the right infrastructure to facilitate development. There are also clear needs for processing infrastructure such as co-packing and light processing. Moreover, major trends in e-commerce, grocery, specialty warehousing, and last-mile logistics will require new facilities and technology infrastructures. This can involve supporting the development of peri-urban cold storage sites, high-cube warehouses, truck depots, refrigerated lockers, drone depots, and more.

How and Who?

This recommendation will be led by the CCEDC and CCIDA, as these organizations have the capacity to provide and manage funds for the development of infrastructure.

Key Actions
Support development of last mile, first mile, and cold chain capability.
Help businesses adopt food safety and supply chain visibility technologies and processes.
Encourage collaborative purchasing options.
Attract co-packing and light processing capacity.
Conduct feasibility analysis for building local slaughterhouse capacity.

Lead Partners	Supporting Partners
CCEDC CCIDA	Cooperative Extension PDA Industry Associations Ag Council CC Planning Commission Chester County Food Bank

Funding Sources	
CCEDA Private and philanthropic funding EDA: BBB; PWEAA USDA: LFPP, FMPP (LAMP); Value Chain	USDA Urban Agriculture and Innovation Grants USDA Rural Economic Development Grant USDA Rural Development B&I program

Create Funding, Incentives, and Financing Targeted at AFB Sectors

Purpose

Spur entrepreneurship and innovation as well as to help existing businesses expand and adapt.

Why Now?

There are opportunities to spur innovation and entrepreneurship in the agricultural, food, and beverage (AFB) sectors through financial means. Some of these opportunities need startup or working capital grants, while others may benefit from loans and other financing mechanisms. Also, providing dedicated funding can help those in the AFB sector that may not always be eligible for traditional commercial loans from financial institutions that may not understand the risk profiles for these industries.

How and Who?

CCEDC and CCIDA will spearhead the efforts to create new funding and financing tools that support the AFB sectors. Currently, there is interest to explore the creation of a CDFI fund. Ultimately, these activities will require coordination with industry as well as financial institutions (e.g., banks, credit unions).

Key Actions
Develop an agriculture innovation fund.
Develop a working capital support fund.
Develop transition funds.
Provide financing for adopting automation.

Lead Partners	Supporting Partners
CCEDC CCIDA Reinvestment Fund	PDA Ag Council Private Lenders Industry Associations

Funding Sources	
EDA BBB PDA Grants Intermediary Relending Program Rural Business Investment Program	PIDA: Working Capital Loans Community Facilities Guaranteed Loan Program Business and Industry Loan Guarantees Rural Microenterprise Assistance Program

Support Municipal-Level Agribusiness Retention, Expansion, and Recruitment

Purpose

Ensure cluster of support services are available for farms and to build an attractive business environment.

Why Now?

It is important to retain and attract businesses that provide support services for farms. This includes tractor dealerships, farm equipment repair, farm supply stores, food processors, and logistics services. This can be accomplished by creating an attractive local business environment through the following action items.

How and Who?

These activities are under the purview of the Planning Commission and CCEDC. Activities around road conditions, zoning, and permitting are specific for the Planning Commission and will involve the Ag Council, CCATO, and municipalities. Meanwhile, outreach activities, workforce development, and siting analysis will primarily involve CCEDC.

Key Actions
Improve local traffic conditions through: <ul style="list-style-type: none"> Traffic alerts for agricultural activity. Large farm equipment escorts. Road and parking solutions.
Conduct targeted outreach to firms with key NAICS sectors to encourage relocation or expansion.
Market workforce development programs and collaborative efforts to help businesses have more confidence in the labor market.
Streamline zoning, permitting, and licensing processes to expedite project development.
Identify suitable locations for siting processing, distribution, and logistics infrastructure.
Conduct analysis to determine strategic locations for infrastructure.

Lead Partners	Supporting Partners
CCEDC CC Planning Commission	Municipalities PDA Ag Council Industry Associations CCATO

Funding Sources	
County funds Private and philanthropic funding	

Develop an Agricultural Innovation Center

Purpose

Develop a facility dedicated to supporting agricultural businesses and food manufacturing. Centralize processing, manufacturing, technical assistance, research and development, product testing, as well as farm equipment or technology development. Develop a culture of innovation by supporting startups in the agriculture, food, and beverage.

Why Now?

Chester County has three [Innovation Centers](#) that are focused on early-stage life science and technology companies. While some agribusinesses may be able to take advantage of these programs and facilities, there is not a dedicated facility, training center, or incubator space tailored for the agricultural, food, and beverage sectors.

Moreover, as more farms rely on value-added processing to diversify revenue, it will be important to have the necessary facilities to support these activities. There is also a lack of co-packing capacity within the produce sector and a need for additional meat slaughtering and processing capacity. Providing capacity for these functions would help spur innovation and growth.

How and Who?

The concept of the Agricultural Innovation Center should be explored by the CCEDC, CCIDA, and Ag Council in conjunction with key players in the agricultural sector. Stakeholder engagement and industry engagement will be critical for designing a facility that meets both current and future needs.

Key Actions

Conduct analysis on the need, costs, and design.

Launch programming to support the Agricultural Innovation Center.

Lead Partners

CCEDC
CCIDA
Ag Council

Supporting Partners

AMI
New Bolton Center
Farms and Agribusinesses
Industry Associations

Funding Sources

Private and philanthropic funding
USDA Rural Economic Development Grant
USDA Value Added Producer Grants
USDA Agriculture Innovation Center Program

EDA: PWEAA
Local EDC/IDA funding
SeedcoPA
PennTAP

Education and Outreach Strategy

The Education and Outreach Strategy focuses on ways to educate, engage, and market to consumers as well as keeping public officials informed. This strategy section focuses on the following recommendations:

1. Educate the Public About Agriculture (High Priority)
2. Educate Public Officials About Agriculture (High Priority)
3. Create Opportunities for Engagement Around Local Food (Moderate Priority)
4. Increase Awareness of Local Foods and Agricultural Products (Moderate Priority)

Measuring the outcomes of implementation is an important element of benchmarking changes in educational progress, workforce development, and community outreach. Key tracking metrics are listed below.

Metrics
Student enrollment in secondary school agricultural programs
Student enrollment in secondary school AFB programs
Student enrollment in higher education AFB programs
Investment in AFB related curricula and teaching labs
Enrollment in AFB adult education courses
Private investment in training
Social media tracking of AFB educational material
Attendance at public training and outreach events for AFB sectors
Fundraising tracking for public training and outreach events for AFB sectors
Measures of web traffic
Community sentiment regarding agriculture’s impact on, and role in, the community as determined by survey

RECOMMENDATIONS

Educate the Public About Agriculture

Purpose

Help communities understand and appreciate agriculture as an economic and community asset. Help mitigate neighbor conflicts.

Why Now?

Interviews with farms and industry stakeholders clearly indicate challenges with managing neighbor relations and communicating about critical issues that impact agriculture. There is a recognition that education, marketing, and engagement are key components to gain community support and to ensure policies or regulations are supportive of industry success.

Educating and engaging the community can help dispel myths and cultivate relationships between consumers and the local or regional food system. For example, consumers may have misunderstandings regarding the spraying of inputs, pesticides, and other chemicals. Education on the best practices being implemented, the progress that has been made, and the positive environmental contributions can lead to more amicable conditions.

Finally, creating platforms for communication helps build relationships that would not have otherwise occurred. Using town halls, farm tours, and other events can allow civil discourse, nuance, and more balance when discussing topics or issues that are often misunderstood or misrepresented.

How and Who?

These activities will be led by the Ag Council, Cooperative Extension, and Visitor’s Bureau. Since agricultural education touches on a variety of topics and issues, it will be important to engage other organizations involved in these subject areas.

Key Actions
Coordinate an annual series of farm tours to promote agriculture and educate county residents.
Use town hall event(s) to engage farmers and community members on key topics or issues.
Support educational exhibits about agriculture.
Provide youth engagement activities.

Lead Partners	Supporting Partners
Cooperative Extension Ag Council CC Visitors Bureau	Industry Associations New Bolton Center Stroud Water Research Center PDA Pennsylvania Hardwood Council Land Trusts Chesapeake Bay Program SWRC CCEDC / CCIDA

Funding Sources	
County funds	
Private and philanthropic funding	

Educate Public Officials About Agriculture

Purpose

Educate public officials on key topics to help lead to good policies and initiatives that impact agriculture. Some of these topics include:

- Agricultural practices.
- Economic impact of agriculture.
- Benefits of actively managed forests.
- Misunderstandings on environmental impact of livestock production.
- Importance and needs of agritourism, on-farm events, and on-farm processing.
- Land management goals.

Why Now?

Public officials can play an important role in supporting the growth and development of the agricultural sector. However, there are challenges with addressing nuanced issues and policies that affect agriculture. Thus, there is a need for initiatives that help decision makers understand the role and importance of agriculture, as well as ways to support it.

How and Who?

The Ag Council and the Planning Commission will work closely with municipalities to improve outcomes for the agricultural community. Other organizations in the county and the region will also play a role in providing the information, resources, and technical assistance needed to affect change.

Key Actions
Use farm tours to inform public officials.
Provide information on the positive impacts of agriculture.
Create an information kit on agriculture for newly elected officials.
Provide technical assistance for public officials on topics such as planning for farming, farmland conservation, and farm viability.
Develop and organized training program for understanding needs of the agricultural sector.
Develop shared set of tools and guidelines to address agritourism and neighbor relations.

Lead Partners	Supporting Partners
Ag Council CC Planning Commission	Cooperative Extension CCATO New Bolton Center Industry Associations Stroud Water Research Center PDA Pennsylvania Hardwood Council Land Trusts Chesapeake Bay Program SWRC CCEDC / CCIDA CC Visitors Bureau

Funding Sources
County funds Private and philanthropic funding

Create Opportunities for Engagement Around Local Food

Purpose

Build relationships with consumers through education and outreach activities around food, culinary arts, nutrition, and agriculture. Use the feedback to inform product development and drive innovation.

Why Now?

Tourism is among the top five industries in Chester County. Being near major population centers and affluent consumers allows businesses to draw tourists to dine, shop, visit, and experience all types of activities. Pairing tourism with agricultural activities can promote the great products produced by the county's mushroom, grape, dairy, and livestock farms. It also provides consumer education and engagement.

These activities also meet consumers' growing demand for experiences.⁵ Experiences include destinations, events, and other intangible benefits derived from a product or service. Increasingly, consumers want experiences that offer a sense of community, exclusive access, authenticity, and positive mood. They also want to reconnect through local and natural experiences, while being able to share those experiences through social channels. The ability to offer both physical and digital interfaces is also key to building a seamless experience.

How and Who?

A key focus of this recommendation is the Culinary Center, which will be a place to promote information on agriculture, mushrooms, wine, and food from Chester County or the Commonwealth of Pennsylvania. It will be a place that welcomes visitors for cooking classes, lectures, demonstrations, tastings, dining experiences, local food, and other events.

The creation of the Culinary Center along with activities that engage consumers will be led by the CCEDC, Ag Council, Visitor's Bureau, New Bolton Center, and AMI. Other organizations involved in tourism, agritourism, agricultural education, and hospitality will also be important for implementing these actions.

Key Actions
Conduct analysis on the need, costs, and design for a Culinary Center.
Work with New Bolton Center to explore new dairy/livestock products focused on local underserved populations.
Build relationship with consumers in nearby urban centers.

Lead Partners	Supporting Partners
CCEDC Ag Council Chester County Conference and Visitors Bureau New Bolton Center AMI	Cooperative Extension Regional tourism Association Longwood Garden Hospitality companies Restaurant Association

Funding Sources	
Private and philanthropic funding USDA: LFPP, FMPP USDA Value Chain USDA Urban Agriculture and Innovation Grants USDA Rural Economic Development Grant	EDA: PWEAA Local EDC/IDA funding PA Farm Vitality Planning Grant SeedcoPA

⁵ Bremner and Boumphrey, "Experiences Are Overtaking Things"; Schultz, "Not Just Millennials: Consumers Want Experiences, Not Things."

Increase Awareness of Local Foods and Agricultural Products

Purpose

Increase consumer demand for local food in direct-to-consumer and intermediated marketing systems by creating awareness.

Why Now?

Local promotion is important for many fruit, vegetable, cut flower, dairy, and livestock farms. Many of these operations sell through the 10 farmers markets in the county, offer CSAs or pick-your-own, or sell through roadside farm stands. Others also sell directly to retail, to wholesalers, or through the Oxford Auction.

There is also strong demand for local food options within major urban markets in the region. Psychographic data for the region indicates that 1-in-3 households care about buying American, which is a proxy for buying local.⁶

Research also shows that offering local products can be more important than other attributes. For example, a recent survey determined that consumers would purchase local produce over organic produce if quality and price are equal.⁷ Even when the price is differentiated, consumers still choose local over organic. While consumers choose organic produce primarily for health and environmental reasons, the desire for local produce is centered on community, the local economy, and product freshness.

How and Who?

Many of these activities will be under the purview of the Ag Council. However, the Ag Council will need support from PDA, Cooperative Extension, industry associations, and agribusinesses.

Key Actions
Partner with corporate health programs to encourage local food purchasing.
Increase the number of year-round marketing opportunities.
Analyze development of an ESG values-based Chester Brand.
Increase awareness of the Oxford Auction to potential buyers.
Develop a marketing campaign to increase local food consumption.
Promote local horticultural products.

Lead Partners	Supporting Partners
Ag Council	PDA Cooperative Extension Industry Associations Marketing programs at local colleges Restaurant Association Brewers and Distillers

Funding Sources	
Private and philanthropic funding USDA: LFPP, FMPP USDA Value Chain	USDA Urban Agriculture and Innovation Grants USDA Rural Economic Development Grant

⁶ Source is from ESRI Business Analyst.

⁷ Stein, "The Power of Produce 2017."

DRAFT

Labor and Workforce Strategy

The Labor and Workforce Strategy includes recommendations that improve workforce opportunities, capacity, availability, and readiness in the agricultural sector. This strategy section focuses on the following recommendations:

1. Prepare Industry for Future Workforce Needs (High Priority)
2. Enhance Owner-Operator Capacity (High Priority)
3. Develop Jobs in Key Support Service Sectors (High Priority)
4. Prepare Industry for Adopting Automation (Moderate Priority)
5. Address Agricultural Labor Availability (Moderate Priority)

Measuring the outcomes of implementation is an important element of benchmarking changes in labor productivity as well as labor utilization rates. Key tracking metrics are listed below.

Metrics
Number of employees
Average number of employees per firm
Average wage
Average wage by category comparison to all industries
Revenue per employee
Capital investment per employee
Degree and certificate program enrollment
Degree and certificate achievement
Business sentiment regarding workforce readiness as determined by survey

RECOMMENDATIONS

Prepare Industry for Future Workforce Needs

Purpose

Build workforce pipelines that address skill gaps in roles within the agriculture. Train, retain, and recruit a ready workforce.

Why Now?

Interviews with farms indicate that there is a clear need for a workforce that has both work ethic and experience with farm work. In particular, there are skill gaps involving livestock management, pest management, horticulture, organic farming, precision agriculture, food safety, and general management.

All of this points to a need for programs that help close the skills gaps and encourage careers in these sectors. In the past, the [AgConnect](#) initiative promoted agriculture as a viable career option to 3,900 students through career exploration showcases, career fairs, and events. This is something that should be continued. In addition, initiatives should encourage both youth and adults to engage in mentorship programs. Some programs such as the [Pennsylvania Women's Agricultural Network \(WAgN\)](#) are important for fostering diversity in these sectors.

It is worth noting that workforce development programs alone will not completely solve the labor availability issue. It will, however, mitigate the decline and help both students and workers see opportunities in agriculture, food, or beverage.

How and Who?

This recommendation requires extensive coordination between the industry and educational institutions. The Workforce Development Board will work with the Ag Council, Cooperative Extension, and CCIU to coordinate with farms and industry to develop curriculum and programs that address skills gaps. These efforts will also rely on work being done by organizations such as PASA, the National Young Farmers Association, and New Bolton Center.

Key Actions
Adopt WorkKeys for agriculture within primary and secondary educational institutions.
Develop or enhance CTE programs and apprenticeships for trades needed in agriculture.
Enhance training programs on livestock management.
Enhance training for organic farming.
Enhance training and certification of modern food safety practices.
Continue AgConnect programs to engage the youth and promote agricultural careers.

Lead Partners	Supporting Partners
Chester County Workforce Development Board Ag Council Cooperative Extension Chester County Intermediate Unit (CCIU)	CCEDC Industry Associations PA Farm Bureau PASA National Young Farmers Association New Bolton Center

Funding Sources	
Private and philanthropic funding Workforce Opportunity for Rural Communities (WORC) Youth Build Grants	State Apprenticeship Expansion, Equity and Innovation Grants PA Strategic Innovation Grant PA Smart Grants

Enhance Owner-Operator Capacity

Purpose

Prepare farmers to operate and build successful businesses, adapt to changing technology, and improve outcomes.

Why Now?

With rapid changes in industry structure, regulatory frameworks, industry certification requirements, and technology requirements, it is essential for operators to keep up with best practice strategies to succeed.

How and Who?

A collaboration led by the Chester County Agriculture Council, Cooperative Extension, Chester County Economic Development Council to identify emerging training needs and create programmatic responses.

Key Actions
Enhance training programs on livestock management.
Enhance training for organic farming.
Enhance training and certification of modern food safety practices.
Expand one-on-one Business Technical Assistance (BTA)

Lead Partners	Supporting Partners
Ag Council Cooperative Extension CCEDC	SBDC PASA National Young Farmers Association Farm Bureau

Funding Sources	
SBA Management and Technical Assistance Grants USDA Urban Agriculture and Innovation Grants USDA Rural Economic Development Grant PA Farm Vitality Planning Grant	USDA Farmer Business Technical Assistance Grants PennTAP

Develop Jobs in Key Support Service Sectors

Purpose

Address the workforce shortage and skills gaps in support services that farms rely on.

Why Now?

Farms are also affected by the labor problems affecting support services such as farm equipment dealers, logistics, and meat processors. Often, these businesses are competing in the same labor pool. Thus, it is important to address current workforce need and to find collaborative ways to recruit, train, and in some cases share labor. Finally, many farms require business technical assistance, so there is an opportunity to create a pipeline of jobs for ag-related legal, financial, and business support services.

How and Who?

A collaboration led by the Ag Council and supported by Pennsylvania State University, Farm Bureau, University of Pennsylvania, CCEDC, and industry associations will conduct periodic studies to determine the support and service sector development needs.

Key Actions
Create jobs in farm equipment repair.
Create jobs in ag-related legal and financial services.
Enhance training programs to improve skills in butchering and meat cutting.
Develop a recruitment strategy that is supported by the industry.
Support emerging models to cross-train professional and technical fields.
Explore opportunities to share labor resources.

Lead Partners	Supporting Partners
Chester County Workforce Development Board Cooperative Extension	CCEDC School districts

Funding Sources	
Private and philanthropic funding Youth Build Grants Workforce Opportunity for Rural Communities (WORC)	PA Strategic Innovation Grant PA Business Education Partnership Grant

Prepare Industry for Adopting Automation

Purpose

Prepare the agricultural industry for adopting automation through demonstrations, finance, trainings, and workforce development.

Why Now?

The domestic supply of agricultural labor continues to be very low. Interviews with farms consistently indicated the difficulties of hiring labor in agriculture. Technology, culture, and demands for higher wages have made it challenging to hire workers engaged in monotonous, low-skill, or hard labor. This issue has also affected related industries involved in processing, farm equipment, and transportation logistics.

Without a reliable source of low-skill and skilled labor, there is increasing pressure to maintain or increase production through automation and technology. Today, technological advances and better IT and communication infrastructure are leading to a new generation of automation solutions that can help agriculture accomplish this.

Indeed, there is a 53% potential for automation across all agricultural work.⁸ This automation will most likely affect routine activities on the farm such as predictable physical labor, collecting data, and processing data. While 90% of predictable physical activities in agriculture can be automated, about 50% of unpredictable physical activities can also be automated.⁹

The most important factor to consider is that the industry is likely at a tipping point. When the cost of labor and automation reach parity, automation adoption becomes significantly more compelling. Moore's Law suggests that the continued decline in the cost of computing power will lead to lower development and deployment costs. When agricultural labor costs increase along with a declining labor supply, it is only a matter of time before adoption of automation accelerates.

The following table lists some of the key activities that will be targeted for automation.

Planning	Production	Marketing
<ul style="list-style-type: none"> Fertility planning Livestock records and management Weather modeling Microclimate modeling 	<ul style="list-style-type: none"> Robotic milking Mastitis detection Unmanned herding Precision feeding 	<ul style="list-style-type: none"> Storage monitoring Automated sorting Traceability Carbon credits

⁸ McKinsey Global Institute, "A Future That Works: Automation, Employment, and Productivity."

⁹ McKinsey Global Institute.

<ul style="list-style-type: none"> • Yield monitoring • Data analytics • Food safety records and management • Carbon planning and monitoring 	<ul style="list-style-type: none"> • Audio and visual facility monitoring • Algorithmic diagnosis • Variable rate application • Precision seeding • Real-time sensing • Field scouting • Pest prevention and monitoring • Automated or robotic harvesting • Frost detection • Smart irrigation 	
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How and Who?

This effort will involve economic development agencies, workforce development programs, the private sector, as well as educational institutions to address trends in automation, technology, and innovative practices. The collaborative will work to create programmatic responses in workforce development, business technical assistance, and curriculum.

Key Actions
Develop series of trainings on automation, technology, and best practices.
Provide financing for modernizing equipment and processes.
Ensure agricultural education curriculum includes topics such as robotics, data, programming, and IT.
Launch a conference on automation in agriculture, food, and beverage.

Lead Partners	Supporting Partners
CCEDC Ag Council Chester County Workforce Development Board CCIU PSU	Industry Associations School Districts Cooperative Extension FFA

Funding Sources	
USDA Urban Agriculture and Innovation Grants USDA Rural Economic Development Grant PA Strategic Innovation Grant EDA: PWEAA PennTAP Workforce Opportunity for Rural Communities (WORC)	Private and philanthropic funding PA Farm Vitality Planning Grant Youth Build Grants State Apprenticeship Expansion, Equity and Innovation Grants

Address Agricultural Labor Availability

Purpose

Improve conditions of chronic labor shortages by addressing issues related to labor housing, transportation, recruitment, and resource sharing.

Why Now?

The cost of housing and renting in the region is high. This is another factor that makes it difficult to attract agricultural workers. In addition, those that hire H-2A workers may have trouble providing housing, which can limit the number of seasonal workers. For some sectors, this leads to workers living farther away from the place of work. Unfortunately, some of these places have few public transit routes, which can increase commuting costs. As such, strategies should be employed to make it easier to establish temporary housing, increase access to agricultural labor housing, or improve transportation options.

How and Who?

A collaboration led by the Chester County Workforce Development Board, the Delaware Valley Regional Planning Commission, and the Planning Commission. Changes will be made through county and municipal plans, and initiatives will be launched to drive conservation and actions towards sharing labor and resources.

Key Actions
Simplify process or offer exemptions for developing housing for agricultural labor.
Improve transportation accessibility.
Collaborate on workforce recruitment across industry.
Explore the use of a labor and resource sharing app/portal.

Lead Partners	Supporting Partners
Chester County Workforce Development Board Delaware Valley Regional Planning Commission CC Planning Commission	CCEDC CCATO PDA Farm Bureau

Funding Sources	
Private and philanthropic funding USDA Rural Economic Development Grant EDA: PWEAA	USDA Farm Labor Housing Direct Loans and Grants

Land Access Strategy

The Land Access Strategy focuses on recommendations that connect, maintain, and expand the land available for agricultural sectors. This strategy section focuses on the following recommendations:

1. Increase Access to Affordable Farm and Forest Land (High Priority)
2. Develop Tools to Assist Municipal Officials with Land Management Goals (High Priority)
3. Demonstrate Positive Environmental Externalities of Agriculture (High Priority)
4. Examine Innovative Financial Options for Land Access (High Priority)
5. Shift Land Management Toward Higher Value Uses (Moderate Priority)

Measuring the outcomes of implementation is an important element of benchmarking changes access to land resources for agriculture and forestry. Key tracking metrics are listed below.

Metrics
Creation of a mentor-protégé program
Number of participants in mentor-protégé program
Diversity of participants in mentor-protégé program
Number of open space acres that allow agricultural activities
Creation of an environmental dashboard
Creation of digital tools for siting and identifying farmland for protection
Amount of funding for financing land access
Revenue generated through carbon credit market participation

RECOMMENDATIONS

Support Access to Farm and Forest Land

Purpose

Increase land access for agricultural operations, particularly those with limited resources as well as new and beginning farmers.

Why Now?

Land is expensive in Chester County. This makes it difficult for farms to purchase agricultural land. As a result, many rely on leasing such property. Unfortunately, a lot of this leased land has been lost to development in recent years. To complicate matters, there is a lot of competition between farms to purchase or lease farmland, which increases the cost. Ultimately, development pressure will continue to reduce the amount of available agricultural land over time. Measures should be put in place to safeguard the best agricultural land, ensure a wide variety of agricultural uses, and help both new and existing farmers gain access.

How and Who?

This recommendation is intended to be carried out by a collaborative of land conservation organizations, agricultural associations, and financial institutions. These organizations will explore the use of agricultural land conservation, mentor-protégé programs, and long-term commercial leases for young and beginning farmers to address farm transition and succession.

Key Actions
Focus conservation on working lands access.
Build programs to support young and beginning farmer access.
Develop tools to assist with siting and transition.
Launch a mentor-protégé program.
Encourage participation in Farm Link; use tools to match farmers with landowners.

Lead Partners	Supporting Partners
Ag Council CC Planning Commission	Cooperative Extension PDA CCEDC PA Farm Link Land Trusts PASA National Young Farmers Coalition

Funding Sources	
Private and philanthropic funding USDA Farm and ranchland protection grants	PA Farmland Preservation Program

Develop Tools to Assist Municipal Officials and Land Management Goals

Purpose

Increase the capacity of municipalities and other public to manage farmland through guidance and digital tools.

Why Now?

Chester County is home to good agricultural land and soils. It is important for municipalities to recognize agricultural land assets and the economic benefits of maintaining land in agricultural production.

It is important to have the tools that help municipalities and prospective farmers identify land that is suitable for certain types of crop or livestock production. For instance, a GIS tool could use data on soil type, slope, and microclimate to identify land parcels best suited for wine grape production versus livestock grazing.

How and Who?

The Ag Council will be responsible for hiring a staff member to support municipalities seeking guidance. Resources will also be developed through this new role.

Key Actions
Hire staff as a resource for municipalities on agricultural land use issues.
Develop guidance documents to align land use policies with modern agricultural activities and practices.
Develop GIS planning and recruiting tools to identify lands for productive agriculture.
Create model farm guidance.

Lead Partners	Supporting Partners
Ag Council CC Planning Commission CCATO	Cooperative Extension SWCD Land trusts

Funding Sources	
County funds Private and philanthropic funding	

Demonstrate Positive Environmental Externalities of Agriculture

Purpose

Educate landowners and the public to support agriculture as a land use. Can lead to monetizing the positive externalities through mechanisms such as carbon credits.

Why Now?

Residents and consumers care about how agriculture impacts the environment. Unfortunately, misunderstandings and misinformation can lead to negative views towards agricultural production. Thus, it is critical to help farms continue to adopt best management practices, while educating the public about what has been done and the impact of those practices. In particular, the use of carbon credit markets, sensor technologies, and an environmental dashboard are a few of the ways that use data and metrics to communicate agriculture's positive impacts.

How and Who?

This effort will be spearheaded by research institutions and organizations involved in environmental research and management. The agricultural industry will also be involved to ensure that data tracking and reporting practices are feasible and implementable.

Key Actions
Explore carbon credit markets.
Implement sensor technology and an environmental dashboard.
Update BMPs for environmental management under certain production systems.

Lead Partners	Supporting Partners
Stroud Water Research Center (SWRC) New Bolton Center PSU Extension Master Watershed Stewards AMI	PDA Ag Council Cooperative Extension Land Trusts Chesapeake Bay Program

Funding Sources	
County funds Private and philanthropic funding	PA Conservation Excellence Grants Chesapeake Bay Program

Examine Innovative Financial Options for Land Access

Purpose

Identify best financing mechanisms to help farmers compete with non-farming interests when acquiring farmland.

Why Now?

Land prices are rapidly increasing with the average prices of farmland exceeding \$35,000 per acre in some parts of the county. Even preserved agricultural parcels are selling for values in excess of agricultural value, which is pressuring owner-operators particularly in the livestock, grain, and oilseed sectors. There is a clear need to reinvigorate or explore ways to finance farmland access.

How and Who?

A partnership of economic development officials, Agricultural Land Preservation Board, and the Chester County Parks + Preservation will be formed to create new and expanded capacity to finance land access.

Key Actions
Reinvigorate the Aggie-bond program.
Explore funding for Option to Purchase at Agriculture Value (OPAV).
Examine alternative private finance options such as REIT's and AIMO models.

Lead Partners	Supporting Partners
CC Parks + Preservation Agricultural Land Preservation Board (ALPB) CCEDC	Ag Council Cooperative Extension Land Trusts Chesapeake Bay Program SWRC National Young Farmers Coalition American Farmland Trust

Funding Sources	
Private and philanthropic funding USDA Rural Economic Development Grant USDA Business and Industry Program	EDA: PWEAA PA Farmland Preservation

Shift Land Management Toward Higher-Value Uses

Purpose

Provide incentives and management information to encourage better whole farm income generation.

Why Now?

As development pressure increases, there it is more difficult to find land available for productive agricultural uses. The competition for a shrinking agricultural land base also increases the cost to rent farmland. Solving this problem could involve protecting more farmland or even utilizing existing open space lands. It also points to a need for encouraging a shift in land management toward higher value uses, both for the farm and the community. Generating more value per acre is needed to cover the cost of owning or renting land.

In 2020, the total protected open space in the county was 151,095 acres. After accounting for some overlap in preservation or conservation programs, this value comes down to 144,246.5 acres, which represents about 29.7% of the county's 485,845 acres.

While much progress has been made, there remains challenges with balancing the demand for preserving land for agriculture versus other uses. Depending on the arrangements, some land may be limited to recreational or lower-value agricultural uses. In fact, most of the open space is dedicated to non-agricultural uses. Only about 27.7% of the 151,095 acres of protected open space are under an easement from the Agricultural Land Preservation Board (ALPB).

Interviews suggest that there may be opportunities to identify land in trusts that is currently used for hay production but is ideal for wine grapes or other high-value agricultural products. There are also organizations working together to use open space for pasture-raised production systems. Moreover, farms should be encouraged to explore crops or production systems that yield multiple revenue streams. For example, industrial hemp can be integrated into a crop rotation with grains as a cover crop and be processed for various end use markets.

Finally, it should be noted that new production systems and even active forest management can lead to environmentally beneficial outcomes such as increased carbon sequestration. Trends involving ESG and volunteer carbon markets indicate that farms can increase the value of their land and operations through the right measures.

How and Who?

The recommendation will be led by the Ag Council, the Planning Commission, and land trusts. It will also require support from Parks and Preservation, the Agricultural Land Preservation Board, and organizations with an interest in the financial success of land-based agriculture.

The basis of this recommendation will be the creation of a business technical assistance program that builds a library of production, financial, and marketing information to support management and operating changes at the farm level. It will also include collaborations that encourage the increased use of open space for higher-value agricultural uses.

Key Actions

Create incentives for long-term investment.

Develop case studies for value enhancement.

Explore options for value chain integration and alternative income generation.

Fully integrate forest management planning into conservation easements.

Encourage greater flexibility in agricultural easements.

Lead Partners	Supporting Partners
Ag Council CC Planning Commission Land Trusts	CC Parks + Preservation Agricultural Land Preservation Board (ALPB) PASA National Young Farmers Coalition

Funding Sources	
Private and philanthropic funding USDA Rural Economic Development Grant USDA Urban Agriculture and Innovation Grants	PA Strategic Innovation Grant EDA: PWEAA PennTAP

DRAFT

Zoning and Land Use Strategy

The Zoning and Land Use Strategy provides recommendations that address challenges associated with active agriculture, the impacts of local regulations, and the conflicts between agricultural and non-agricultural land uses. This strategy section focuses on the following recommendations:

1. Encourage Ag-Friendly Development Policies (High Priority)
2. Encourage Ag-Friendly Zoning Appropriate for the Community Context (High Priority)
3. Incentivize Inter-Jurisdictional Collaboration (High Priority)
4. Promote Managed Forests as an Agricultural Land Use (High Priority)
5. Improve Road Conditions (Moderate Priority)

Measuring the outcomes of implementation in the land use is both complex and nuanced with few objective measures available. Given these limits, this plan recommends the adoption of the following metrics.

Metrics
Number of jurisdictions using the harmonized definition of agriculture
Number of municipalities participating in working land overlay zones
Number of municipalities participating in multijurisdictional working land overlay zones
Landowners participating in outreach and training events include DEI measures
Farmers satisfaction with road conditions as measured by survey
Number of accidents involving automobiles and farm animals
Number of accidents involving automobiles and farm equipment
Number of bridges and roads closed to farm traffic
Satisfaction with broadband and cellular access as measured by survey
Number of acres covered by forest management plans

RECOMMENDATIONS

Encourage Ag-Friendly Development Policies

Purpose

Minimize development pressure on highly productive agricultural soils, reduce farmland fragmentation, and support farming as an important of the landscape.

Why Now?

The amount of farmland is in decline. The situation is driven by economics, business decisions to close, and development pressure. Between 2002 and 2017 there was a 14% decrease in the number of farms and a 10% drop in farmland acres. As available farmland decreases, it becomes increasingly difficult to find land for expansion or for rent.

As such, there is a need for policies that help preserve highly productive agricultural soils and reduce farmland fragmentation. For example, high-density zoning is a way to help limit sprawl. While high-density zoning is viewed as good, farmers want to see these zones limited to public transit routes. Public transit is an important way to reduce development pressure, while helping the workforce have better transportation options.

How and Who?

These actions require the county and municipalities to align planning documents, policies, and regulations to support development policies that are favorable for agricultural activities to thrive even as other development activities continue.

Key Actions
Encourage high-density along transit corridors or TOD.
Encourage cluster development that leaves agriculturally productive parcels.
Encourage greater mixed-use zoning.

Lead Partners	Supporting Partners
Ag Council CC Planning Commission CCATO	Agricultural Land Preservation Board (ALPB) Cooperative Extension Land Trusts Chesapeake Bay Program SWRC

Funding Sources
County funds Private and philanthropic funding

Encourage Ag-Friendly Zoning Appropriate for the Community Context

Purpose

Allow flexible and appropriate zoning at the community level that also accommodates current and future needs of agriculture.

Why Now?

Zoning can either create opportunities or place barriers to farming. When zoning ordinances are onerous and inflexible for agricultural operations, it makes it more difficult for these businesses to thrive or adapt.

Interviews with farms reveal some specific challenges. For example, if a farm wants to put in a well, some places force the farmer to have to submit and get approvals for building and construction plans though it is not a residential development. Similarly, some dairy and grain farms face challenges when looking to install grain bins. Regulators and inspectors who view this activity as a commercial or industrial use may subject the farm to unnecessary processes. Moreover, farms looking to engage in value-added processing or agritourism activity may be limited in places where farms are on a R or AR zone.

How and Who?

These actions require the county and municipalities to align planning documents, policies, and regulations to support zoning that is friendly for agricultural activities.

Key Actions
Expand the definition of agriculture.
Encourage expanded allowed uses and accessory uses (e.g., processing, forestry, bioenergy, agritourism, labor housing, retail, etc.)
Include greater right-to-farm protections.
Encourage greater use allowances for CEA, indoor agriculture, and urban agriculture.
Minimize process for standard agricultural infrastructure.
Simplify process for developing agricultural labor housing.
Identify NAOs (normal agriculture operations).

Lead Partners	Supporting Partners
Ag Council CC Planning Commission CCATO	Agricultural Land Preservation Board (ALPB) Cooperative Extension Land Trusts Chesapeake Bay Program SWRC

Funding Sources	
County funds Private and philanthropic funding	USDA Urban Ag Program

Incentivize Inter-Jurisdictional Collaboration

Purpose

Induce interjurisdictional collaboration using economic incentives to reduce conflicting land-use regulations and improve the use of agribusiness retention, expansion, and attraction tools.

Why Now?

Land-use regulations, business support practices, and messaging about agricultural practices vary widely across municipalities. Since many farms operate in more than one township, these differences can cause significant disruption to both community relationships as well as farm operations.

How and Who?

The solutions can be found in expanding the level of collaboration and partnership among disparate groups with the goal of supporting a broad range of community outcomes while providing a framework of support for working lands and farmers. Given the elaborate tapestry of engaged communities and the variety of issues being addressed at the community level, involvement will include elected representatives, municipal officials, farming interests, land conservancies, environmental organizations, and community groups.

Key Actions
Encourage inter-jurisdictional agricultural overlay zones.
Collaborate with Bay programs to increase plain sect participation.
Develop shared tools and guidelines to assist with agritourism and neighbor relations.
Collaborate on improving equine trail access.

Lead Partners	Supporting Partners
Ag Council CC Planning Commission CCATO	Agricultural Land Preservation Board (ALPB) Cooperative Extension Land Trusts Chesapeake Bay Program SWRC

Funding Sources	
County funds Private and philanthropic funding	Special funds

Promote Managed Forests as an Agricultural Land Use

Purpose

Promote active forest management to enhance forest ecology, improve water quality, increase income opportunities, and manage pests. Educate the public on how managed forests accomplish ecosystem, economic, and social outcomes.

Why Now?

Forestry is often an overlooked component of agriculture. However, many farms own forestland. About 13,000 acres or 9% of the total agricultural land in Chester County is woodland. This forestland serves many purposes including recreation, conservation, timber sales, and non-timber forest products sales.

Farms that choose to sell their timber contribute to the larger forest products industry in the county. They also contribute to other agricultural sectors through the creation of wood chips, wood shavings, and sawdust that are used by the mushroom, livestock, and equine industries in the form of substrate or animal bedding.

There are many creative opportunities related to thermally modified wood, cross-laminated timber (CLT), biomass energy, biochar, and mobile wood processing that can spur economic growth. However, accessing these opportunities will require dealing with existing challenges such as the public perception of active forestry management, burdensome logging regulations, as well as pests and disease pressure.

How and Who?

Creating opportunities for forestry will require the county and municipalities to make changes to the definition of agriculture, comprehensive plans, and other planning documents. It will also involve organizations such as PDA, Cooperative Extension, DCNR, and other entities to encourage sustainable forestry management.

Key Actions
Integrate forestry within the definition of agriculture.
Support township officials with farm and forestland planning issues.
Support science-based forest practice and logging regulations.

Lead Partners	Supporting Partners
Ag Council CC Planning Commission CCATO	PDA Pennsylvania Hardwood Council Cooperative Extension Chesapeake Bay Program SWRC PA Forest Products Assn. (PFPA) PA Bureau of Forestry (DCNR)

Funding Sources	
County funds Private and philanthropic funding	USDA Forest Service Grants

Improve Road Conditions

Purpose

Enable a safer road environment for both agricultural and non-agricultural vehicles.

Why Now?

Agriculture faces various challenges regarding road conditions. Narrow roads or turns, roadside trees, solid curbsides make it difficult for farm equipment to maneuver safely. Also, when drivers do not understand or respect the nature of rural roads, accidents are prone to occur. Numerous interviews confirm that farms frequently deal with road issues, which will require concerted and collaborative efforts to resolve.

How and Who?

The county and municipalities will need to take the role of aligning planning documents, policies, and regulations to ensure that road conditions are supportive of agricultural activities.

Key Actions
Collaborate with municipalities on road design.
Develop standards for accommodating modern agricultural equipment and needs of the plain sect community.

Lead Partners	Supporting Partners
Ag Council CC Planning Commission CCATO	Cooperative Extension

Funding Sources	
County funds Private and philanthropic funding	DOT: Rural Opportunities to Use Transportation for Economic Success Program

Design and Technology



THE COUNTY OF CHESTER



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MEMORANDUM

To: Chester County Planning Commission
From: Paul Fritz, Director, Design & Technology Division
Date: November 30, 2021
Re: Planning Commission Board Meeting Monthly Report

For the month of October, 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, worked on eTool updates, and prepared research for various internal projects.

The GIS staff assisted with community mapping requests and continued to develop historic atlas updates. The staff also completed a beta version of the interactive countywide trail finder map and updated the redevelopment opportunities interactive map for the City of Coatesville.

The Graphics team worked on the Suburban Landscapes Design Guide illustrations, completed multiple posters and slide decks for events occurring in November and December, and finalized a logo for the Water Resources Authority's Watersheds update.

Environment & Infrastructure

Environment & Infrastructure Division

November 2021

PA DCED Multimodal Transportation Fund Awards

The Commonwealth Financing Authority released their list of approved projects for the 2021 Multimodal Transportation Fund (MTF) on November 19th.

Recipients in Chester County include:

- Borough of Kennett Square - Kennett Greenway Connectors – Birch Street and Magnolia Underpass - \$1,471,685
- Charlestown Township - Phoenixville Pike and Sidley Road/Yellow Springs Road Intersection Improvement Project - \$699,307
- East Pikeland Township - Schuylkill Road Pedestrian Improvement Project - Phase 2 - \$395,028
- West Bradford Township - Marshallton-Thorndale/Poorhouse Roundabout - \$1,000,000



Chester County MTF total: \$3,566,020. The full listing of MTF awards statewide may be found here:

<https://dced.pa.gov/download/approved-projects-2021-11-19-multimodal-transportation-program/?wpdmdl=88896&refresh=61a50031c42571638203441>

PA DCED Act 13 Program Awards

The Commonwealth Financing Authority released their list of approved projects for the 2021 Act 13 Programs on November 19th.

Recipients in Chester County include:

Greenways, Trails, and Recreation:

- Natural Lands Trust, Inc. - Stroud Preserve Bridge Reconstruction - \$25,000
- New Garden Township - St. Anthony's in the Hills Park Rehabilitation- Phase I - \$100,000
- Spring City Borough - Spring City ADA Accessible Trailhead and Public Park Improvements - \$113,642
- Westtown Township - Oakbourne Park Phase 1A and 1B - \$100,000

Watershed Restoration and Protection:

- Westtown Township - Sage Road Basin Retrofit - \$100,000

Chester County Act 13 Programs total: \$438,642. The full listing of Act 13 Programs awards statewide may be found here: <https://dced.pa.gov/download/approved-projects-act-13-programs/?wpdmdl=67196&refresh=61a4fe60002391638202975>

Pipelines Update

The following occurred since the last Board meeting:

- The Public Utility Commission (PUC) votes unanimously to uphold the decision of Administrative Law Judge Barnes, which will require Sunoco Pipeline LP to take certain reasonable actions to protect public safety regarding the construction and operation of the Mariner East Pipelines. View the Press Release - <https://www.puc.pa.gov/press-release/2021/puc-directs-sunoco-pipeline-to-take-public-safety-actions-in-response-to-complaint-case-involving-mariner-east-pipelines> and the PUC Order: <https://www.puc.pa.gov/pdocs/1725560.pdf>
- The Delaware River Basin Commission (DRBC) announced on November 17, 2021 that they have extended written comment deadline on their proposed regulations addressing imports of water and exports of water from the Delaware River Basin until Monday February 28, 2022. Part of this proposal includes their proposed ban on the discharge of wastewater from high volume hydraulic fracturing and related activities. To see the complete information, including how to submit comments: https://www.nj.gov/drbc/meetings/proposed/notice_import-export-rules.html

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

Environmental and Environment and Energy Advisory Board (EEAB) Updates

- Chester County notified its municipalities of its intent to establish a C_PACE program. In June 2018, Governor Wolf signed Act 30 into law, making Pennsylvania the 34th state to enable Commercial Property Assessed Clean Energy financing (C-PACE). The Act allows local governments to establish a C-PACE program to facilitate financing of clean energy and energy efficiency projects for commercial properties.

Community Planning

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Community Planning

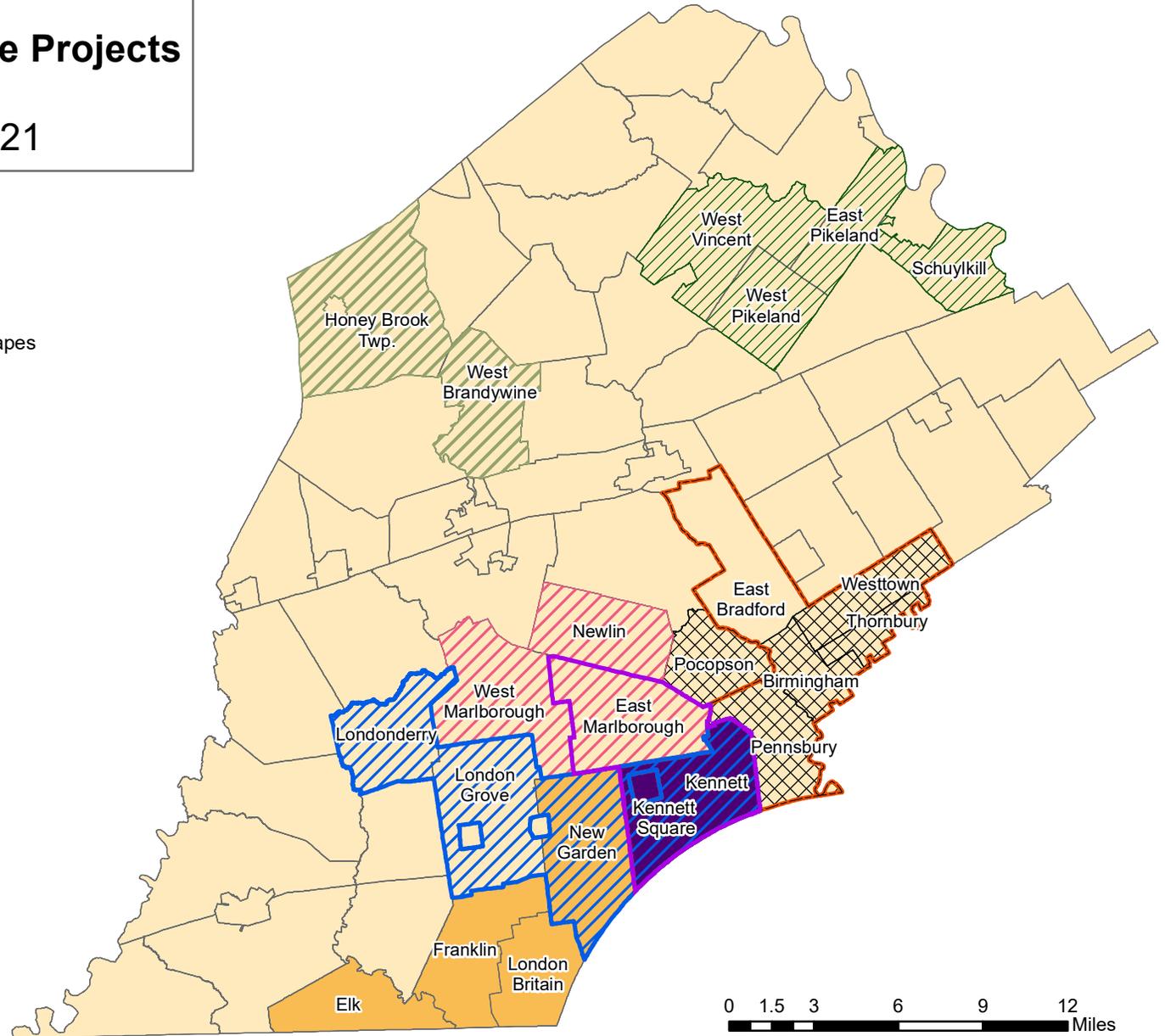
Regional Municipal Assistance Projects

December 2021



Regional Projects

-  Brandywine Battlefield Heritage Interpretation Plan
-  Brandywine Battlefield Strategic Landscapes Plan Phase 3
-  Kennett Square/Kennett Township Regulatory Updates
-  Icedale Trail Feasibility Study
-  Unionville Area Comprehensive Plan Update
-  Clean Energy Transition Study
-  Longwood Gardens Connector Trail Feasibility Study
-  Mason-Dixon Line/Arc Corner Heritage Interpretation and Connectivity Plan
-  Route 41 Corridor Improvement Study



0 1.5 3 6 9 12 Miles

Sources: Municipalities - Chester County DCIS/GIS; VPP Tracking created by CCPC, 2021.



Community Planning

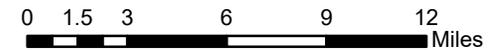
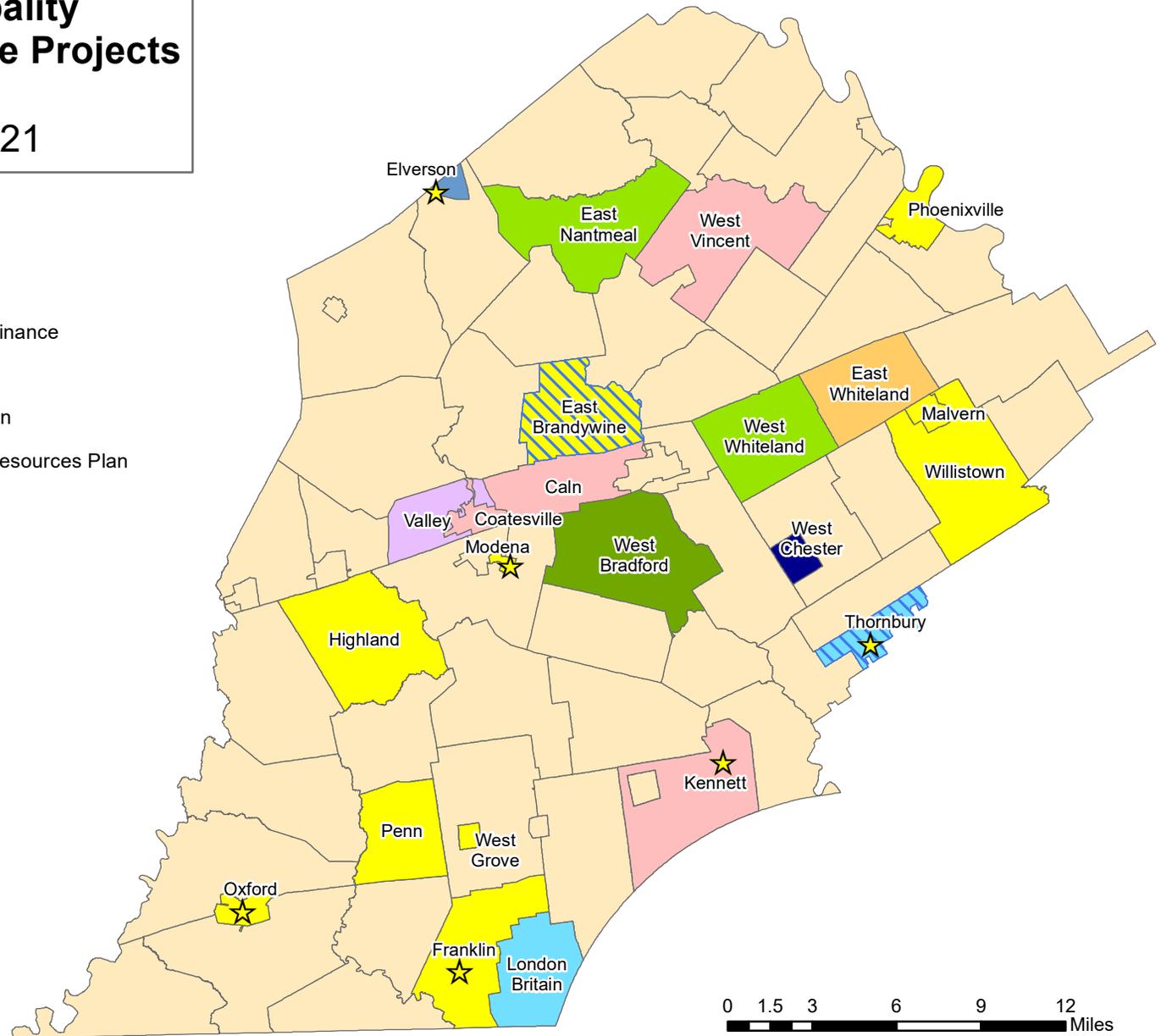
Single Municipality Municipal Assistance Projects

December 2021



Single Municipality Projects

-  Comprehensive Plan
-  Subdivision and Land Development Ordinance
-  Zoning Ordinance
-  Open Space, Parks, and Recreation Plan
-  Open Space, Recreation, and Natural Resources Plan
-  Historic Resource Survey
-  Active Transportation Plan
-  Master Corridor Plan
-  Official Map Update
-  Economic Benefits of Rail Study
-  VPP Technical Services Contract



Sources: Municipalities - Chester County DCIS/GIS; VPP Tracking created by CCPC, 2021.



COMMUNITY PLANNING REPORT

December 2021 (Activities as of 11/30/21)

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

MUNICIPAL ASSISTANCE

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

SINGLE MUNICIPALITY

1. Caln Township – Zoning Ordinance Update

Percent Completed: 60% Contract Term: 8/20 – 7/22 Consultant: Ray Ott & Associates Monitor: Mark Gallant

The Township is updating their Zoning Ordinance, implementing recommendations from their 2017 comprehensive plan and creating a cohesive ordinance that encourages appropriate development. The consultant utilized the summer months to develop a full draft of the Zoning Ordinance. The consultant distributed draft materials that were discussed at the October 5th Task Force Meeting that include proposed zoning map revisions, area and bulk regulations, and proposed graphics to better convey design objectives and requirements. The next Task Force meeting is scheduled for December 7, 2021.

2. City of Coatesville – Zoning Ordinance Update

Percent Completed: 10% Contract Term: 6/21 – 5/23 Consultant: Cedarville Engineering Monitor: Kevin Myers

Coatesville is proposing to update their Zoning Ordinance with a focus on streamlining, clarifying, and simplifying the existing ordinance. The contract was endorsed by the County Commissioners at their May sunshine meeting, and the project start date was June 1, 2021 with an anticipated 12 month work program. A meeting with the manager and consultant was held 7/21/2021 to discuss and clarify details of the project. The kick-off meeting with the task force was held August 11th. The Sept. and Oct. 13th meetings were spent reviewing potential changes to the various TND Overlay Districts. The Nov. meeting covered Natural, Historic, and Floodplain overlay districts. *The next meeting will be in January 2022 with the task force given specific items to review ahead of that meeting.*

3. East Brandywine Township – Comprehensive Plan and Official Map Update

Percent Completed: 15% Contract Term: 5/21 – 4/23 Consultant: Tom Comitta & Assoc./Brandywine Conservancy Monitor: Jeannine Speirs

The Township will be updating their existing comprehensive plan, which was adopted in 2009, and update their existing Official Map that dates from 2011. Recommendations in the existing plan have largely been completed, and the update will address Landscapes³. The comprehensive plan will build from recommendations included in a recently completed Sustainable Community Assessment, and the Official Map will be able to implement recommendations. Project meetings have begun. Survey is completed as a public input meeting.

4. East Nantmeal Township – Historic Resource Survey

Percent Completed: 75% Contract Term: 9/20 – 2/22 Consultant: Richard Grubb & Associates Monitor: Jeannine Speirs

East Nantmeal is creating a historic resource survey for the purposes of supporting their historic preservation provisions in their existing ordinances. PHMC guidelines will be followed for development and submission of data, including use of Survey123. The consultant is completing survey forms and the Historical Commission will review the forms. Survey classifications will follow those established in the CC Historic Resource Atlas.

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

Percent Completed: 90% Contract Term: 12/18 – 11/21 Consultant: Natural Lands Monitor: Chris Patriarca

A third extension has been requested by the Township to complete the Board of Supervisors and subsequent Act 247/VPP review and *has been approved by the Board of Commissioners at their November meeting.*

6. Elverson Borough – Active Transportation Plan

Percent Completed: 70% Contract Term: 7/20 – 12/21 Consultant: Chester County Planning Commission Lead Planners: Mark Gallant & Rachael Griffith

This effort will provide a map of the recommended network including identification of facility type and renderings at key locations, recommendations for amenities such as benches and interpretation signage, key destinations, and a plan for implementation. Following our last meeting with the Task Force the Act 247 draft of the Plan was submitted for Act 247 Review in accordance with Act 247 and distributed to the Borough and posted on the Borough website for public review. *The Public Information Meeting was held on November 16th where a short presentation was followed by an open house for public comment and/or questions. The Public Hearing will be held on December 7th followed by the Borough Council meeting when Council will consider adoption.*

7. Franklin Township – Comprehensive Plan

Percent Completed: 65% Contract Term: 4/20 – 3/22 Consultant: Chester County Planning Commission Lead Planner: Jeannine Speirs

Draft chapters are being started, beginning with the six priority subject areas. The agricultural retention, trails/pedestrian, Resources as Green Infrastructure, and Kemblesville as a Destination subject areas have been reviewed. Kemblesville as a Destination has been a particularly supported idea and one starting to be implemented by a regional Mason-Dixon/Arc Corner Heritage Interpretation and Connectively Plan that is being proposed. All priority subject chapters have been reviewed. Full draft of Comp Plan document is underway with the 247 review process anticipated in Spring 2022.

8. Highland Township – Comprehensive Plan Update

Percent Completed: 65% Contract Term: 2/21 – 1/23 Consultant: Brandywine Conservancy Monitor: Chris Patriarca

At their November meeting, the Task Force reviewed the draft community facilities and climate resiliency topical chapters. Brandywine will now be compiling the full draft plan for review at the February 2022 Task Force meeting.

9. Kennett Township – Zoning Ordinance

Percent Completed: 85% Contract Term: 4/18 – 12/20 Consultant: Chester County Planning Commission Lead Planner: Jeannine Speirs

Final draft review is nearly complete.

10. London Britain Township – Subdivision and Land Development Ordinance Update

Percent Completed: 60% Contract Term: 7/20 – 6/22 Consultant: Brandywine Conservancy Monitor: Kate Clark

The Task Force has reviewed the first draft of the revised SLDO. *The Task Force will meet on November 30th to review the second draft of the SLDO.*

11. Malvern Borough – Comprehensive Plan

Percent Completed: 65% Contract Term: 9/20 – 8/22 Consultant: Brandywine Conservancy Monitor: Kevin Myers

The topics covered to date include: background data and mapping, community survey (500+ responses), community vision, natural resources, housing, historic resources, parks and recreation, future land use, economic development, and transportation. *The next step will be for the consultants to produce a full draft plan which will be discussed at the next task force meeting on November 17, 2021.*

12. Modena Borough – Comprehensive Plan

Percent Completed: 45% Contract Term: 4/21 – 3/23 Consultant: Chester County Planning Commission Lead Planner: Chris Patriarca

The Task Force met in October to discuss the draft connectivity chapter and is scheduled to meet in mid-December to discuss the draft economic development chapter.

13. Oxford Borough – Comprehensive Plan

Percent Completed: 20% Contract Term: 4/21 – 3/23 Consultant: Chester County Planning Commission Lead Planner: Mark Gallant

Oxford Borough has retained the Planning Commission to develop a new comprehensive plan that will also address all required elements of a revitalization plan within the overall Plan. *Following an extensive public outreach effort which included open houses, a public survey, stakeholder interviews, and several informal gatherings, CCPC Staff presented the results of all the public outreach and draft Plan objectives to the Task Force on November 9th. The next meeting of the Task Force will be held on December 16th when the CCPC Team will present draft Plan Recommendations.*

14. Penn Township – Comprehensive Plan Update

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

The township is proposing a major update to the Penn Township Comprehensive Plan (2012) to better align the township plan with Landscapes3, incorporate recommendations from their Act 209 plan, consider zoning changes from 2019, and account for significant growth and development over the last decade.

15. Phoenixville Borough – Comprehensive Plan

Percent Completed: 65% Contract Term: 8/20 – 7/22 Consultant: Herbert, Rowland, and Grubic Monitor: Chris Patriarca

The full draft document is under review by Borough staff. Once their comments are addressed a full draft plan will be brought back to the Task Force for review and comment.

16. Thornbury Township – Subdivision and Land Development Ordinance and Official Map and Ordinance

Percent Completed: 90% Contract Term: 1/21 – 6/22 Consultant: Chester County Planning Commission Lead Planner: Kate Clark

The SLDO and Official Map are under Act 247 Review. The SLDO and Official Map will be considered at the December 21st Board of Supervisors meeting for potential adoption.

17. Valley Township – W. Lincoln Highway Corridor Master Plan

Percent Completed: 10% Contract Term: 8/21-7/23 Consultant: Pennoni and Thomas Comitta Assoc. Monitor: Mark Gallant

Valley Township will be conducting a corridor master plan for West Lincoln Highway, a high priority recommendation from their recently adopted comprehensive plan. The plan would work to create a more cohesive corridor, addressing streetscaping, multi-modal network, mixed uses, access management, and stormwater management infrastructure from the perspective of both new development and redevelopment. The Township has selected a consultant team of Pennoni and Thomas Comitta Associates. *The contract was signed by the Commissioners and the 1st Task Force meeting was held on October 26th where the consultant team presented the overall project schedule.*

18. West Bradford Township – Open Space, Recreation, and Environmental Resources Plan

Percent Completed: 50% Contract Term: 5/20 – 4/22 Consultant: Brandywine Conservancy Monitor: Kate Clark

The draft trails plan and parks and recreation plan was reviewed at the September meeting. The implementation plan and possible review of the full draft plan will occur at the next scheduled meeting.

19. West Chester Borough – Economic Benefits of Rail Restoration

Percent Completed: 20% Contract Term: 8/21-7/22 Consultant: Econsult Solutions Monitor: Kevin Myers

The Borough has selected Econsult Solutions to assist them in developing a study of the economic benefits of rail restoration to West Chester (the project), with the intent to use the information to advocate for rail restoration (activities after the project). The contract and scope of work were signed August 12, 2021. The kick-off meeting was held on October 13th. Note that this project will advance quickly as the background materials have already been compiled by the consultant. Once the report is complete there will likely be only one task force meeting followed by a public meeting prior to the study being finalized.

20. West Grove Borough – Comprehensive Plan

Percent Completed: 90% Contract Term: 10/20 – 9/22 Consultant: Theurkauf Design & Planning LLC Monitor: Kevin Myers

West Grove is updating their Comprehensive Plan; their existing plan was adopted in 2003. Since 2003 West Grove’s demographics have changed significantly, and the new plan will include a focus on multimodal options, revitalization, recreation, and public engagement. The January and February 2021 meetings reviewed existing conditions and the future land use plan. April discussion included housing and economic development. May’s discussion covered Community Facilities and Services. June’s topic was parks and recreation. The August 24th meeting discussed cultural resources. A public open house to present the draft plan was held September 14th. A task force meeting was held on Oct. 28th to review the full plan. *The plan was submitted for VPP/247 review in November.*

21. West Vincent Township – Forest Protection Ordinances

Percent Completed: 0% Contract Term: TBD Consultant: Theurkauf Design & Planning Monitor: TBD

The township is proposing Zoning and SLDO amendments to enhance protection of critical forest resources within the Hopewell Big Woods and within EV and HQ designated watersheds.

22. West Whiteland Township – Historic Resource Survey Update

Percent Completed: 75% Contract Term: 11/19 – 4/22 Consultant: Commonwealth Heritage Group Monitor: Jeannine Speirs

The consultant has completed most survey forms and is starting to update Township history.

23. Willistown Township – Comprehensive Plan

Percent Completed: 15% Contract Term: 1/21-12/22 Consultant: Gaadt Perspectives Monitor: Kate Clark

The Task Force met in November to receive a project status update. *The next Task Force meeting will be held in January and may discuss draft plan chapters.*

MULTI-MUNICIPAL

24. Brandywine Battlefield Strategic Landscapes Plans – Phase 3

Percent Completed: 35% Contract Term: 8/19 – 12/22 Consultant: Chester County Planning Commission Lead Planner: Jeannine Speirs

The consultant is underway on document research and field work as well as consultations with applicable parties. There are regular meetings with County Archives, which is completing battle-era property, civilian, and road research and mapping. A draft list of possible historic resources and properties is being coordinated for review/input by municipal historic commissions. First draft interactive mapping is completed. Field work is underway.

25. Brandywine Battlefield Group – BB Heritage Interpretation Plan

Percent Completed: 85% Contract Term: 2/20 – 1/22 Consultant: Brandywine Conservancy Monitor: Jeannine Speirs

This plan will build from previous efforts to finalize locations for Heritage Centers, identify key sites for public interpretation purposes, develop interpretation thematic narratives, develop Heritage Center conceptual designs using a design firm as a subconsultant, and promote public education, small-scale heritage tourism, visitor safety, and pedestrian connections as possible. Recently preserved properties and their role in visitor experience will be addressed. The plan will provide the vision, narrative, and actions for how implementing entities can provide a cohesive visitor experience. A public meeting was held in May, and draft plan elements are being reviewed by the Advisory Committee. It is anticipated the final public meeting will be held in July or August, after which the Plan will be completed. This is the first plan of its type to be funded under VPP and it is anticipated that it will be the model for other heritage interpretive plans. A contract extension has been finalized. Last Advisory Committee meeting occurred in November. *Last public meeting is being scheduled.*

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

Percent Completed: 25% Contract Term: 3/20 – 2/22 Consultant: Brandywine Conservancy Monitor: Mark Gallant

The townships will develop a trail feasibility study for a new, 2.5 mile multimodal trail between Rt 322 and Icedale Road. For the last several months, the consultant has been working with landowners along the existing trail alignment, including Sunoco. There was also a short delay due to a change in lead planners. The townships have received a contract extension to complete the Study and accommodate the adoption process. The last Task Force meeting was held on October 20th where the consultant presented the preferred trail alignment, results of landowner outreach, trail surface options, and a conceptual sketch for Icedale Meadows Park. *A Public Information Meeting was held on November 17th where the same information that was presented at the October Task Force meeting was presented to the public to an overall positive reaction.*

27. Kennett Square Borough/Kennett Township – Regulatory Updates

Percent Completed: 90% Contract Term: 5/18 – 4/21 Consultant: LRK/JVM Studio Monitor: Kevin Myers

The Township is progressing in coordination with the larger township full ordinance update being undertaken with CCPC as the consultant. LRK has returned a full draft of the design guidelines to the Township for incorporation into the full ordinance. The Borough relied on Borough staff to modify consultant materials for Planning Commission and Council consideration. Borough Council adopted zoning ordinance amendments at their June 21st Borough Council meeting. Kennett Township has received the consultant’s edits to the Design Guidelines that CCPC heavily edited under the Kennett Zoning project which will be adopted along with the full ordinance at a later date (see #8 : Kennett Township - Zoning Ordinance)

28. Kennett Township, Kennett Square Borough, and East Marlborough Township – Longwood Gardens Connector Trail Feasibility Study

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

The three municipalities are proposing to perform an analysis and recommend bicycle and/or pedestrian facilities to connect the Kennett area to Longwood Gardens. This project builds off of the Southern Chester County Circuit Trail Feasibility Study (completed by CCPC) to better refine and determine the feasibility of constructing community connections. This project also is timed well with Longwood Gardens undertaking a master plan exercise. Longwood Gardens is also committed to provide match for the project.

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

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

The four townships are proposing to prepare a plan that will promote thematic and physical heritage interpretation and connectivity between key natural, cultural, historic, and agricultural sites within the Mason-Dixon Planning area.

30. London Grove, New Garden, Londonderry, and Kennett Townships – Route 41 Corridor Improvement Study

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

The five municipalities are proposing a corridor plan which places community needs and values at its center. The project would begin with a regional visioning process. Then, conceptual design solutions would be identified to address traffic and safety issues to help the communities achieve their vision.

31. Phoenixville Area Townships – Clean Energy Transition Plan

Percent Completed: 0% Contract Term: 11/21 – 4/23 Consultant: Practical Energy Solutions Monitor: Mark Gallant

The townships of East Pikeland, Schuylkill, West Vincent, and West Pikeland will be developing a clean energy transition plan to guide municipal action. The project also includes an education and outreach component to inform organizational and individual actions beyond municipal control. A project kickoff meeting is to be held on November 29, 2021.

32. Phoenixville Region – Comprehensive Plan Update

Percent Completed: 100% Contract Term: 3/20 – 2/22 Consultant: Theurkauf Design and Planning Monitor: Bill Deguffroy

The Regional Comprehensive Plan has been adopted by all municipalities.

33. Unionville Area Region – Comprehensive Plan Update

Percent Completed: 0%

Contract Term: TBD

Consultant: Brandywine Conservancy

Monitor: Kate Clark

The townships of East Marlborough, West Marlborough, and Newlin will be updating their existing multi-municipal comprehensive plan, which they took multiple actions to implement. The consultant is now in the process of developing the final scope of work for the VPP contract.

OTHER PROJECTS

- **eTool preparation** – full division
- **Oxford Region** – Administration assistance to the regional planning group; Mark Gallant
- **Internal County Coordination** – Transportation: Kevin Myers; Emergency Services: Chris Patriarca; Community Development: Libby Horwitz, Kevin Myers, Chris Patriarca, Jeannine Speirs, and HPC; Housing Authority of Chester County: Libby Horwitz and Chris Patriarca; Facilities: HPC

VPP INQUIRIES

County Consulting Assistance Requests

1. East Caln (comprehensive plan)
2. East Vincent (zoning ordinance amendments)
3. Kennett Township (subdivision and land development ordinance)
4. West Sadsbury Township (comprehensive plan)
5. East Bradford Township (zoning ordinance)
6. Oxford Region (anticipated – regional comprehensive plan)
7. Spring City (comprehensive plan)

Cash Grant Inquiries (or VPP channel not established yet)

- West Vincent Township – Park and Trail Plan (July 2018, January 2020)
- Pennsbury Township – Historic Project (January 2020)
- West Nottingham Township – Transportation Study (January 2020)
- South Coatesville Borough – Comprehensive Plan (February 2020/July 2021)
- East Pikeland Township – Sustainability Plan (February 2020)
- Londonderry Township – (May and August 2020)
- New London Township – Comprehensive Plan (May 2020)
- Pocopson Township – Regulatory Amendments (Fall 2020)

- East Fallowfield – Historic Resource Ordinance (November 2020)
- London Britain Township, Franklin Township, Elk Township, New Garden Township – Mason Dixon Heritage Plan (August 2021)
- Penn Township – Comprehensive Plan (August 2021)
- West Whiteland Township – Streetscape Plan (September 2021)
- Downingtown Borough – Comprehensive Plan Update (September 2021)
- West Caln – Zoning (October 2021)
- West Nottingham – Corridor Study (November 2021)

HISTORIC PRESERVATION

- **Town Tours** – A series of free educational programs on historic towns, neighborhoods, and other items on interest in Chester County.
Staff: Daniel Shachar-Krasnoff, support from Nancy Shields, along with Jeannine Speirs.
External Partners: CCHPN and individual site organizers/municipalities/municipal historical commissions
Status:
Planning for 2022 Town Tours is underway. Town Tours will most likely be in-person in 2022. Municipalities received applications for the 2022 tours on November 22nd. The goal is for ten Town Tours between June and August.
- **Training** – Conduct and support training for historical commissions, committees, and HARBs, often in coordination with CCHPN.
Staff: Daniel Shachar-Krasnoff, support from Nancy Shields and Jeannine Speirs.
External Partners: CCHPN, PHMC
Status: Chester County Historic Preservation Network has completed its events for 2021. There are ongoing meetings to coordinate responses to Preservation concerns and prepare for activities in 2022.
- **Mandated and Requested Reviews/National Register Designation Activity** – This includes county-owned properties and other properties with a historic designation (or potential for designation)
Staff: Daniel Shachar-Krasnoff, Jeannine Speirs support on select items (such as DCD Section 106 Committee and reviews of ordinance language)
External Partners: Vary by project
Programs/Projects:
 - DCD Section 106 Committee: Daniel Shachar-Krasnoff and Jeannine Speirs serve on this committee, which conducted a limited review of a property in April for DCD. Reviews are ongoing for renovations to apartments for homeless families at 128 E. Chestnut Street, in West Chester Borough and for the CYWA, at 423 Lincoln Highway East, in Coatesville.
 - County-owned Bridges/Facilities: Daniel Shachar-Krasnoff advises on bridges, in coordination with the CCPC Environment and Infrastructure Division (Eric Quinn). Multiple bridges are active: Mill Road #167; Elkview Road/Lincoln #35; Seven Stars Road #190; Old Schuylkill Road/Pigeon Creek #207, Allerton Road #111. Cultural Review reports are underway for Warwick

Furnace Road #199 and Dutton Mill Road #157. This projects typically require a Section 106 or PA History Code review process. The Camp Bonsul/Rudolph and Arthur Covered Bridge, in Elk Township, was destroyed in the heavy floods caused by hurricane Ida.

- County-owned properties/Facilities and Parks + Preservation: Historic preservation planning and technical assistance on County-owned properties that are or may be historic. Strategies are being considered to rehabilitate the Hatfield House, 119 Hatfield Road, located in Hibernia Park/West Caln Township. The Chester County Facilities Department has developed a list of potential maintenance projects to stabilize the property and improve its desirability for reuse. Planning Commission staff is coordinating redevelopment strategies with the Chester County Economic Development Council for the Hatfield House in Hibernia Park.
- Non-County affiliated Section 106: Darlington Corners at 926/202 (PennDOT interaction widening); Manor Road Improvements and Roundabout and State Road 41/State Road 841 Roundabout in Chatham Village, London Grove Twp.
- Other activity (planning /technical assistance) with potential regulatory element: Crebilly Farm, Mercedes Dealership, Fricks Lock/Schuylkill River/Parkerford Trailhead Development.
- Act 247 reviews as requested
- Reviews for historic resource ordinance language as requested/able
- National Register Nomination support for: Langoma Mansion, Passtown School, Beaver Creek Milling District, Kennett Square Borough update

- **Technical Assistance** – through three primary forms: periodic distribution of information to Historical Commission chairs, answering questions on National Register process (as requested/able), and support for historic preservation efforts (detail below)

Staff: Daniel Shachar-Krasnoff lead

External Partners: Vary by project

Projects with ongoing activity:

- Gardner-Beale House (Coatesville)
- Kemblesville demolition by neglect
- Friends of Barnard House/Barnard House
- Friends of White Clay Creek Preserve Historic Resource Committee – NR nomination just approved
- Oxford Region
- Passtown School
- Zachariah Rice/Hench Houses National Register status
- St. Peter's UCC Church

- **Heritage Education/Tourism** – multiple efforts to support education and interpretation throughout the county
- Staff: Daniel Shachar-Krasnoff lead, support from Jeannine Speirs for the 250th, Battlefield Heritage Centers, and municipal heritage interpretive plans

External Partners: Vary by project

Projects with ongoing activity:

- Iron and Steel Heritage Partnership: Met with Beverly Sheppard, head of the Heritage Task Force for Chester County
 - Underground Railroad: Long-term effort regarding Harriet Tubman Byway/walking trail
 - Rural History Confederation: no current activity. America's 250th: Commissioner Kichline serves on the statewide committee. A draft Resolution has been written with potential approval by the County Commissioners at a meeting in November
 - Heritage Centers: Kennett Heritage Center is now open, plans underway for one at Strode's Barn, discussion of an agricultural-themed heritage center and possible heritage interpretation Center at the Glenmore Reserve on Lees Bridge Road in West Nottingham Township and a connectivity planning effort.
- **Historic Resource Mapping** – two primary mapping efforts for both National Register and locally designated resources, the Historic Atlas Project and the National Register Interactive Map
Staff: Daniel Shachar-Krasnoff lead, with support from Colin Murtoff
External Partners: PHMC, vary by project
Projects with ongoing activity: Atlas projects underway: West Chester, Westtown, Parkesburg, New Garden, London Britain, Charlestown, West Bradford, East Goshen, West Whiteland (VPP), East Marlborough, and East Nantmeal (VPP).
 - **Adaptive Reuse Design Guide** – development of a guide specific to adaptive reuse
Staff: Mark Gallant led with support from Jeannine Speirs
External Partners: Advisory Committee for the project
Status: A second Advisory Committee meeting was held in June. Interviews are being conducted to inform the project, and successful examples of adaptive reuse collected, researched, and photographed.
 - **Brandywine Battlefield** – efforts are coordinated through Jeannine Speirs' roles as Brandywine Battlefield Task Force Administrator and Project Manager for the NPS/ABPP funded grant project (currently in Phase 3).
Staff: Jeannine Speirs lead, support from Daniel Shachar-Krasnoff
External Partners: Archives, Brandywine Battlefield Task Force, Brandywine Battlefield Park Associates, Delaware County, municipalities
Current Activity: See descriptions of the Phase 3 project and the Brandywine Conservancy-led Heritage Interpretation Plan (VPP funded). Also tracking a PHMC/CLG funded project (Driving Tour) that East Marlborough is leading with the support of the Task Force and Park Associates and the Heritage Interpretive Signage Project that the Sons of the Revolution is funding and helping to lead.

ECONOMIC

- **CCEDC Coordination** – Regular contact regarding ongoing projects.
- **Employment Data** – Finalizing the presentation of employee number data in map format with the Design and Technology Division; continuously updating with new data.
- **Reinvestment Opportunities Map** – Finalizing display for map of reinvestment/redevelopment opportunities at developed sites, focused within the Landscapes3 growth areas.

- **Non-Residential Construction Report** – 2021 (2020 data) report posted.
- **State of the County Economy Report** – Drafted text and updated graphics for 2021 report, receiving final reviews.

HOUSING

- **Housing Choices Committee** – Committee met on October 12 to discuss the November housing forum, recent housing updates/initiatives, and future work program projects.
- **Costs of Housing** – Final report is available on the CCPC website as of November 2021.
- **Housing for an aging population** – Final report is available on the CCPC website as of November 2021.
- **Missing Middle Housing** – Completed inventory of municipal ordinances allowing Missing Middle typologies, drafted initial text, and identified Chester County examples. Working on analysis of Missing Middle zoning.
- **Housing eTools** – Updates are largely complete, although resources and examples will continue to be added as appropriate.
- **Case Studies** –Planned: Whitehall and Steel Town.
- **Housing Forum** – A+ Homes- What’s Our Type? *Event was held on November 18th 4pm-6pm and focused on Missing Middle housing.*
- **Residential Construction Report** – 2021 (2020 data) report posted.
- **Video** – The Phoenixville-focused video has been completed and shared, through the HCC meeting, CCPC newsletter, website, and social media. Promotion efforts included the overview video on A+ homes as well. Footage for a senior housing focused video and a Habitat for Humanity video will be used for two additional videos, with plans to conduct new interviews for an employer focused video later in the year.
- **Presentations** – None at this time.

URBAN CENTERS

- **VPP Support** – Monitoring of cash grants to Kennett Square (regulatory updates), Coatesville (zoning amendments), West Grove (comprehensive plan update), and Malvern (comprehensive plan update), and participating in county consulting technical services work on updates to the Modena and Oxford Borough comprehensive plans.
- **Technical assistance/coordination** – Atglen for zoning, future park planning, and grant assistance (DCNR, CCCRP, etc.); Parkesburg for implementation coordination and potential grant funding; West Grove (breweries, mixed use zoning, parking requirements); Downingtown (signs, parking, TND); TMAAC (design), Coatesville (coordination between the City, 2nd Century, CDC, and CCPC). Engaged DVRPC in conjunction with other CCPC staff regarding the DVRPC ExPo program.
- **Meeting Attendance** – Participation in meetings for economic development through Historic Kennett Square, the Western Chester County Chamber of Commerce, and 2nd Century Alliance.
- **Tools** – Supporting the update of multiple online etools. Supporting and advocating for County access to ArcUrban GIS application. Note that CCPC should be gaining availability to test ArcUrban software in October 2021 through coordination with CCDCIS and ESRI.

- **Urban Center Webpage** –No recent activity.
- **Urban Center Forum** –The four Main Streets eTools related to the 2020 forum have been posted to the CCPC website. Planning for the 2021 forum in coordination with DCD is complete. The UCF has held both in person at Oxford Borough Hall and virtually, via Zoom on Tuesday, October 26, from 4:00 pm – 6:00 pm. The title was “Great, Green, Growing Small Towns,” which discussed green infrastructure such as transportation projects, street trees, and stormwater improvements to keep Chester County’s Urban Centers thriving into the future. Roughly 40 people attended in person (including staff) along with 43 people virtually. A survey to evaluate ways to increase communication with urban centers and improve the urban centers forum will be undertaken along with the 2021 UCF.
- **Urban Centers Improvement Inventory** –The 2022 UCII update was sent to urban centers on November 4th and the portal will remain open until the end of day December 31, 2021.
- **Urban Centers Survey** – A SurveyMonkey survey has been completed. Working on outreach to urban centers managers, staff, council, and planning commission. Due to last quarter budgets, UCII update, and new elected officials, stronger messaging and communication regarding the survey will likely wait until after the new year.
- **DCD CRP Coordination** – Providing input and responses to inquiries from urban centers regarding potential CRP applications. 2021 CRP applications have been received and the review process is underway. Scoring has been completed and discussion on suggested awards will be held on 8/26/2021. CRP awards were approved by the Commissioners and letters were sent on November 9, 2021.
- **DVRPC TCDI representative** – Coordinated with representatives for both Chester County awarded projects regarding status and progress. The kick-off meeting for the 2022 DVRPC TCDI was held at 9:30a, on September 27th, 2021. There was discussion amongst the Review Committee about administrative and programmatic changes to the TCDI program. The PA TCDI request for proposals will be on January 3, 2022. CCPC should assist with messaging to municipalities regarding the TCDI program. Note that DVRPC staff will be taking over more aspects of grant administration and there will be no match, which should assist with municipal interest and ability to apply, particularly for municipalities that have fiscal and capacity limitations. More detailed information regarding 2022 TCDI changes are available.
- **Presentations:** None at this time.

Director's Report

Public Comment