



THE COUNTY OF CHESTER



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Chester County Planning Commission
Government Services Center – Suite 270

Hybrid Meeting
July 9, 2025

AGENDA

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

A. Chair's Welcome

Chair

2. PUBLIC COMMENT

Chair

3. PRESENTATION

- A. Managing for Results overview
- B. Municipal Transportation Grants Guide
- C. Transportation Resources for Rural
and Agricultural Communities

Stephanie Rogers
Patty Quinn
Patty Quinn

2:30 p.m. 4. ACTION ITEMS

A. Approval of Commission Meeting Minutes – June 11, 2025

Commission

B. Act 247 Reviews – June 2025 Applications

Geoff Creary

1) 247 Monthly Summary

2) Reviews of interest

- 1. Malvern Borough
- 2. Malvern Borough

SD-05-25-18530
SD-05-25-18531

3) Subdivision and Land Development Plan Reviews (17)

- 1. East Bradford Township
- 2. East Coventry Township
- 3. East Coventry Township
- 4. East Nottingham Township
- 5. Elk Township
- 6. London Grove Township
- 7. London Grove Township
- 8. Malvern Borough
- 9. Malvern Borough
- 10. New Garden Township
- 11. New London Township
- 12. Oxford Borough
- 13. Parkesburg Borough
- 14. Penn Township
- 15. Wallace Township

SD-05-25-18528
LD-04-25-18499
LD-05-25-18513
LD-05-25-18517
SD-05-25-18509
LD-05-25-18505
SD-05-25-18507
SD-05-25-18530
SD-05-25-18531
SD-05-25-18511
SD-05-25-18522
SD-05-25-18536
LD-05-25-18504
LD-05-25-18506
SD-04-25-18498

- | | |
|-------------------------------|----------------|
| 16. West Marlborough Township | SD-04-25-18500 |
| 17. West Whiteland Township | SD-05-25-18508 |

4) Comprehensive Plan, Zoning and Subdivision Ordinance
Amendment, Miscellaneous Reviews (16)

- | | |
|-----------------------------|----------------|
| 1. East Brandywine Township | ZA-05-25-18523 |
| 2. East Whiteland Township | ZA-05-25-18520 |
| 3. Kennett Square Borough | MA-05-25-18546 |
| 4. Kennett Square Borough | MA-05-25-18547 |
| 5. Kennett Square Borough | ZA-05-25-18537 |
| 6. Kennett Square Borough | ZA-05-25-18538 |
| 7. Kennett Square Borough | ZA-05-25-18539 |
| 8. Kennett Township | ZA-05-25-18510 |
| 9. London Britain Township | ZA-05-25-18545 |
| 10. New London Township | ZA-05-25-18533 |
| 11. Pennsbury Township | SA-05-25-18540 |
| 12. Pennsbury Township | ZA-05-25-18525 |
| 13. Upper Uwchlan Township | ZA-05-25-18535 |
| 14. Uwchlan Township | ZA-06-25-18555 |
| 15. West Vincent Township | ZA-05-25-18524 |
| 16. Westtown Township | ZA-05-25-18516 |

C. Act 537 Reviews - June 2025 Applications

Carrie Conwell

1) Minor Applications (3)

1. Franklin Township, Frazee, 72-4-13.1, Consistent
2. Lower Oxford Township, Oatman/120 Roneys Corner Road, 56-8-120, Consistent
3. South Coventry Township, Shrum, 20-2-127, Consistent

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

A. Design & Technology Division Update

Geoff Creary

B. Community Planning Division Update

Bambi Griffin Rivera

C. Sustainability Division Update

Rachael Griffith

D. Multimodal Transportation Planning Division Update

Brian Styche

E. Director's Report

Matt Edmond

4:00 p.m. 6. ADJOURNMENT

Presentations



MUNICIPAL TRANSPORTATION **GRANTS GUIDE**

Prepared by the Chester County Planning Commission

MUNICIPAL TRANSPORTATION GRANTS GUIDE

This document serves as a guide to help Chester County municipalities take their transportation improvement goals from concept to reality by increasing their knowledge of the grant and reimbursement program processes and to prepare them for the application process.

1. Preparing to Apply

Identifying Projects Through Planning

2. Rubric of Programs and Guidelines

3. Planning to Apply

a. Which Program is Best for You?

b. Eligible Matching Funds

4. Preparing a Strong Application

a. The Benefits of Multi-Municipal Applications

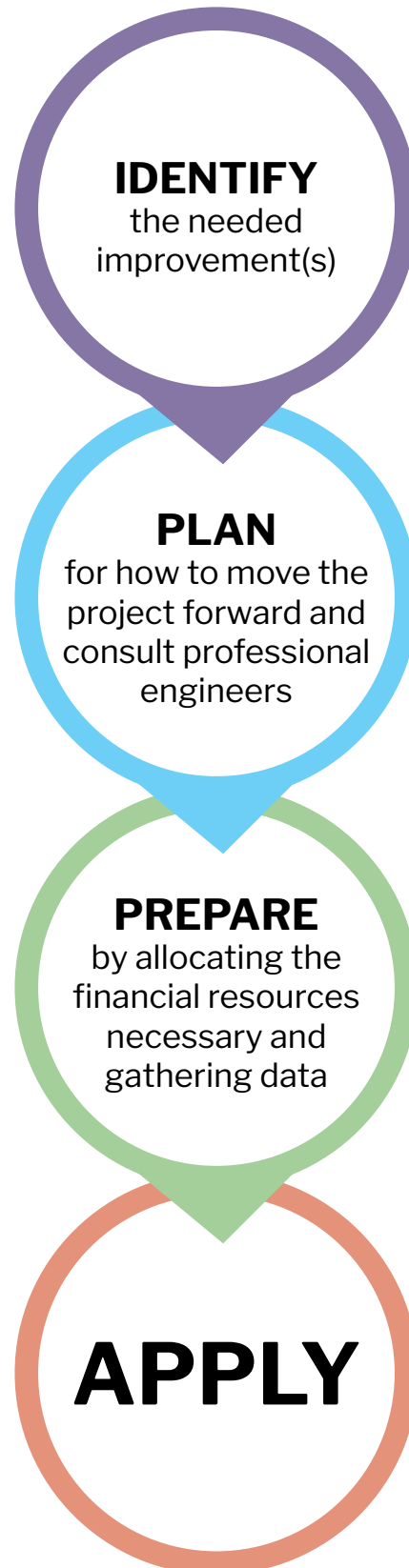
b. Tips for Creating a Competitive Application

c. Finding Data to Bolster an Application

5. Case Studies from Municipal Partners



MUNICIPAL TRANSPORTATION GRANTS GUIDE



MUNICIPAL TRANSPORTATION GRANTS GUIDE - IDENTIFY

IDENTIFYING PROJECTS THROUGH PLANNING

Consider any goals and reflect on any hierarchies included in existing community plans.

Capital Improvement Plans are a key element in prioritizing which infrastructure projects are essential to your community, and an important step in the conversation of how funds will be allocated to support those projects. While reflecting on current needs, creating a Capital Improvement Plan also gives the municipality the opportunity to reflect on future needs.

Most Capital Plans project 4-5 years into the future, but that can be adjusted to reflect the needs of your community. These plans are important to have in place for any community and are required for communities participating in ACT 209.

- Some of the transportation funding opportunities available are reimbursement based, so it is important to budget for the cost of the project before reimbursement funds are released.
- Other projects may only cover construction costs, so design and engineering fees are expected to be funded by the municipality, or by another program.

Comprehensive plans can be a great resource for projects within the community that have already been identified. Often a section about transportation needs or goals is included within such a plan.

Specific Project Plans - like corridor studies, multimodal plans, transportation studies, etc. can all be used to identify priority projects within your community. Even if the study is older, if the issue identified still poses a problem or has a need, it may be worth updating the data in the existing study for the purpose of moving the project forward.

Creating and adopting these plans also yields an opportunity for the public to weigh-in on what is important to them and helps to keep them informed about the community they live in.

Choosing projects to move forward with should be done with a knowledge of your capacity to manage those projects in mind. Most municipalities have the resources to have only one or two projects moving forward at a time.

Due to the resource allocation it takes to complete most transportation projects, it's important to budget and prioritize your needs.

Contributing your community's transportation projects to Chester County Planning Commission's biennial Transportation Improvement Inventory (TII) creates an opportunity for it to be advanced to the regional Transportation Improvement Program (TIP) or identified for other appropriate funding opportunities.

Consider:

- Is your municipality expecting growth in the future?
- Can any of your future needs be accomplished through private land development?
- Creating an official map to help secure land for infrastructure improvements as it becomes available.
- Some of the transportation funding opportunities available are reimbursement based, so it is important to budget for the full cost of the project before reimbursement funds are released, to recoup those costs through reimbursement.
- Some projects may only cover construction costs, so design and engineering fees are expected to be funded by the municipality, or through another program.

MUNICIPAL TRANSPORTATION GRANTS GUIDE - IDENTIFY

The matrix below contains programs aimed at transportation funding and community development and is not an exhaustive list. For more funding programs, visit [Chescoplanning.org](https://chescopanning.org)'s Municipal Corner.

Transportation Funding

Transportation Type Funded	Program	Administering Agency/ Funding Stream	Application Window	Match Requirements	Funding Available	Eligible Activities	More Information
All Modes	Community Revitalization Program	Chester County Department of Community Development	February-March, yearly	75/25 Variable	\$5M available	PE/Design/ROW/Construction	chesco.org
All Modes	Local Share Account (statewide)	DCED/State	September-November, yearly	No Match	\$25k-\$1M	ROW/CON 10% of award can go to PE/Design	dced.pa.gov
All Modes	Community Development Block Grant (CDBG)	Chester County Department of Community Development	Spring, yearly	75/25 Variable	Variable	PE/Design/ROW/CON	chesco.org
All Modes	PennDOT Multimodal	PennDOT/State	September to November, yearly	70/30	\$100K-\$3M	PE/Design/ROW/CON	pa.gov
All Modes	CFA (Commonwealth Financing Authority) Multimodal Transportation Fund	DCED/State	March-July, yearly	70/30	\$100K-\$3M	ROW/CON 10% of award can go to PE/Design	dced.pa.gov
Intersection	Green Light-Go	PennDOT/State	December, yearly	80/20	No Min/Max	ROW/PE/CON	state.pa.us
Highway	Congestion Mitigation and Air Quality (CMAQ)	DVRPC/Federal	Next Round TBD	80/20	\$500K-\$5M	CON	dvrpc.org
Highway	Dirt, Gravel & Low Volume Road Maintenance Program	CC Conservation District/State	Rolling Basis	No Match	\$100K for dirt & gravel Rds. \$200k for low-vol Rds.	CON	chesco.org
Highway	Alternative Fuels Incentive Grant Program (AFIG)	DEP/State	June and December, yearly	No Match	up to \$300K	For the Purchase of 2+ Vehicles	pa.gov
Highway	Better Utilizing Investments to Leverage Development (BUILD)	DOT/Federal	October to January	80/20 with exceptions for rural/disadvantaged areas	Min.: \$1M Rural/\$5M Urban Max\$25M	Capital Projects/Planning	transportation.gov
Highway	Walk works	Department of Health/State	April, yearly	No Match	Up to \$3,000	Planning/Active Transportation Plans	pa.gov
Highway	Safe Streets & Roads for All	Federal	May-June	80/20	\$2.5M-\$25M	Planning/Design/PE/CON	transportation.gov

MUNICIPAL TRANSPORTATION GRANTS GUIDE - IDENTIFY

Transportation Funding (continued)

Transportation Type Funded	Program	Administering Agency/ Funding Stream	Application Window	Match Requirements	Funding Available	Eligible Activities	More Information
Intersection	Automated Red-Light Enforcement (ARLE)	DCED/State	June, yearly	No Match	\$18M available	ROW/PE/CON	pa.gov
Bridges	Municipal Bridge Retro-Reimbursement Program	DVRPC/State	TBD	No Match up to 80% reimbursed	No Min/Max	Design, PE/ ROW/Utility	dvrpc.org
Trails	Community Conservation Partnership Program (C2P2)	DCNR/State	Closes early April, yearly	50/50	Up to \$500K	PE/Design/ ROW/CON	pa.gov
Trails	Greenways, Trails, and Recreation Program	DCED/State	February-May, yearly	85/15	Up to \$250k	Planning/ROW/ CON 10% of award can go to PE/Design	dced.pa.gov
Trails	Regional Trails Program	DVRPC/Local	Closed May, 2024	No Match	up to \$200K	ROW/Design/ Planning/ CON	dvrpc.org
Bike/ Pedestrian	Transportation Alternatives Set-Aside (TA Set-Aside)	DVRPC/Federal	TBD	Design/ Engineering Serves as Match	\$50K-\$1.5M	CON	pa.gov
Bike/ Pedestrian	Safe Routes to School-associated with TA-set aside	PennDOT/ Federal	May- September (every 2yrs)	No Match	\$50K min for CON Up to \$1.5M (soft cap)	Construction, Education, Outreach	pa.gov

MUNICIPAL TRANSPORTATION GRANTS GUIDE - PLAN

PLANNING TO APPLY

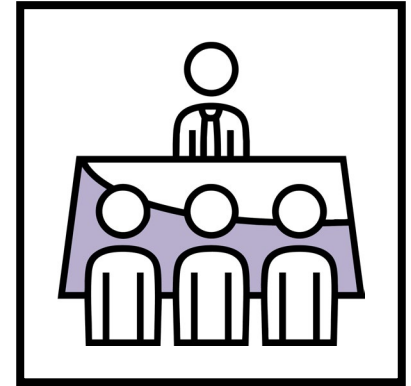
WHICH PROGRAM IS BEST FOR YOU?

If your community does not have a financial plan to achieve its infrastructure goals, a reimbursement-based fund may not be the right fit at this time.

The carrying costs of larger projects can be difficult for communities of any size to manage, so these types of funding programs may not suit the community if they are short staffed or have other limitations. This may also be true of a program with a more intense application process that requires a paid, experienced preparer. In this step, it's important to take inventory of your community's available resources and the best way to use them.

Working with Consultants

Finding the right planning and engineering firm for your municipality can take time.



Some suggestions:

- Ask colleagues at other municipalities who they would recommend
- Search the websites of local firms to see examples of past work.
- Before contacting any firms, take the time to outline your needs and goals, and any hurdles associated with meeting those goals.
- Think about what would be involved in the building of the project(s) to ensure that you are finding the appropriate firm for your needs.

This preparation will also assist you in interviewing a perspective firm. Chester County has a robust selection of engineering and consulting firms to choose from. Once you plan out what you would need from them, you could approach finding the right firm by looking at projects like your own and finding out who was involved in its inception. The Institute of Transportation Engineers (ITE) created a booklet named Best Practices in Selecting Transportation Consultants, which is a great resource for finding the right firm for your community. It can be found at www.ite.org.

MUNICIPAL TRANSPORTATION GRANTS GUIDE - PLAN

ELIGIBLE MATCHING FUNDS

What is a local Match?

- A local match is a resource commitment made by the grantee and/or other local agencies to help implement the project as part of the grant agreement.
- In most cases, funding from one program may be used to further the project by covering the costs of design or engineering while another program may be used for the construction costs. Larger and more costly projects may require this kind of strategic financing. It may be necessary for your community to budget for the cost of design and engineering before engaging the help of consultants.
- Only in rare cases may federal funds be used as a match in federal funding programs; however, state funds are often permitted to be used as a match for federal programs.
- Local funds that can be used as a source for required matching include any tax revenue, vehicle registration fees, money from a general fund, municipal bonds, money from partner organizations, like Business Improvement Districts, or donated private funds.
- Money from the Liquid Fuels program is viewed as tax revenue. In some cases, money from the Liquid Fuels Program may be used as matching funds. They may also may be used to pay for project engineering (on any eligible roadway project) if the cost of engineering does not exceed 10% of the cost of the total project. Engage your PennDOT Municipal Services Specialist to ensure that the use of Liquid Fuels funds are eligible to use as a source of matching funds for your project.



MUNICIPAL TRANSPORTATION GRANTS GUIDE - PREPARE

PREPARING A STRONG APPLICATION

THE BENEFITS OF MULTI-MUNICIPAL APPLICATIONS

Combining resources across communities to further project development can create several advantages.

- For communities with limited staff, this arrangement spreads the work across several individuals, creating a lighter load for everyone involved in the process.
- It also helps ease the burden of design, engineering, or carrying costs. For grants like ARLE, multi-municipal applications are encouraged and given priority. Most programs also accept applications from Councils of Government (COGs).
- This is a great option for projects that span or cross political borders (like bridges, intersections, or trails) or will benefit more than one community. Some federal grants are aimed at regional improvements and are best suited to projects that include multi-municipal collaboration.

Preparing a grant application can be time consuming. A best practice is to prepare your documentation before filling out the application. Many programs have application instructions or examples of previous applications online. Larger grant programs (federal) will provide feedback about your application package with the knowledge that the community may reapply during the next round of applications. These larger programs require a much more arduous application process, including a **cost/benefit analysis**, and should be completed by an experienced consultant.



Programs will often request the following:

- project cost estimates
- funding commitment letters
- maps
- financial statements
- permits
- planning consistency letters
- sales agreements or appraisals
- letters of support

MUNICIPAL TRANSPORTATION GRANTS GUIDE - PREPARE

TIPS FOR CREATING A COMPETITIVE APPLICATION

A competitive application starts with preparations that began well before the notice of funding opportunity (NOFO) is announced. Project needs should be identified before the application is created. Data, along with a compelling narrative complete with visuals will help form a stronger application.

Some focus areas to help guide your application include:

- Is this project addressing safety concerns within the community?
 - What data can you provide to support this?
- Is there a study or plan supporting this project?
- What other benefits could your project provide- are there economic benefits?
- Does this project benefit a low-income community somehow?

Visual tools like photographs, tables, charts, and other images can help tell your story and bolster your application. Common software like Microsoft word and Excel both have features to create visual aids. Google has a program called My Maps that can be used to create a map of the proposed project area.

Another tool to boost your application is a letter of support. Reach out to the Chester County Planning Commission and/or DVRPC and let them know about your goals and elicit their support. Their support will also demonstrate the project's compatibility with the region's comprehensive plans and goals (Landscapes3 and Connections2050).



MUNICIPAL TRANSPORTATION GRANTS GUIDE - PREPARE

FINDING DATA TO BOLSTER AN APPLICATION

The Chester County Planning Commission's Municipal Corner section of their website at [Chescoplanning.org](https://chescoplanning.org) contains:

- Data
- Maps
- Project examples
- Applications for letters of support
- Links to funding resources

For trail projects, start by identifying if the project closes a trail gap or provides important connections between communities. The Department of Conservation and Natural Resources (DCNR) created a tool to help identify existing trail gaps on their website at www.pa.gov/agencies/dcnr. Closing trail gaps can be funded in part by DCNR's Community Conservation Partnership Program, or C2P2.

Another place to find data to bolster your application is by searching products on the Delaware Valley Regional Planning Commission's [website](#) to see if there have been any studies done that pre-date your role with the community that would support the creation of your project. The DVRPC has a page devoted to [data](#), including Census data, and maps showing communities of potential disadvantage in the region. To check for safety issues when planning a roadway improvement project, you can use DVRPC's Crash Data Viewer on their site at dvrpc.org.

For more information about roads and bridges, including ownership, average daily traffic, facilities, utility infrastructure locations, etc. PennDOT has a tool called OneMap (gis.penndot.gov/onemap). In this tool, you can choose your desired location and information (in the form of map layers) into a single spatial tool.



MUNICIPAL TRANSPORTATION GRANTS GUIDE - PARTNER PROJECTS

The following are a few examples of how municipalities used various funding opportunities to advance their projects:

Ship Road Couplet

WEST WHITELAND TOWNSHIP

- With assistance from Traffic Planning and Design, Inc.
- Funded through transportation impact fees collected from developers and a PA Multimodal Transportation Grant. The upper 1/3 of the road and the trail were paid for through Multimodal Funds, and the other 2/3 were paid for by development fees and was built by the developers.
- Identified in the township's 2015 Capital Improvements Plan and included in subsequent studies.
- This project improved intersection operations and added a future Chester Valley trail connection while accommodating growth and preserving an existing historic structure.



MUNICIPAL TRANSPORTATION GRANTS GUIDE - PARTNER PROJECTS

Transit Center Access Improvements

OXFORD BOROUGH

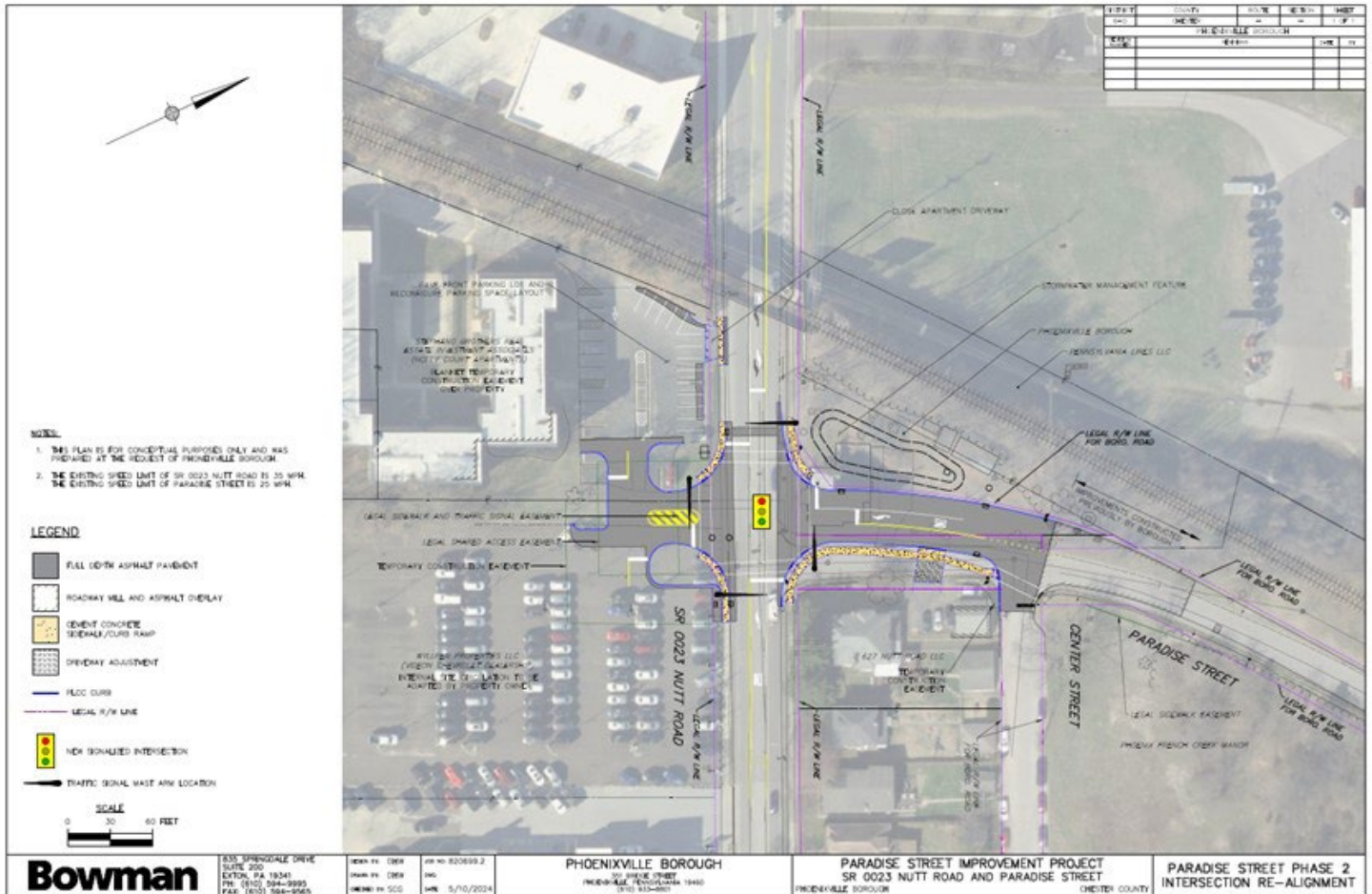
- With assistance from Bowman Consulting Group, Ltd.
- Funded through the Chester County Community Revitalization Program, PA DCED Multimodal Transportation Fund, PennDOT Multimodal Transportation Fund, PA DCED Keystone Communities Program, and a \$20,000 private donation.
- Identified in the Borough's Active Transportation Plan
- This project created a safe and inviting pedestrian walkway between the center of the borough and a new parking garage and included roadwork, streetlights, sidewalk and curb improvements.



MUNICIPAL TRANSPORTATION GRANTS GUIDE - PARTNER PROJECTS

Paradise Street Improvements (Phase I and II) PHOENIXVILLE BOROUGH

- With assistance from Bowman Consulting Group, Ltd.
- Funded through Chester County's Community Development Block Grant and funds allocated by the borough over time.
- The phased improvements to Paradise Street provide the necessary infrastructure to make emergency service responses faster and safer for both first responders and the community at large.



A special thank you to our committee, who provided thoughtful ideas and insight into the challenges of obtaining transportation funding.

Randy Waltermeyer, AICP
Pauline Garcia-Allen
Justin Smiley, AICP
E.Jean Krack
Erica Batdorf

Bowman, Inc.
Oxford Borough
West Whiteland Township
Phoenixville Borough
North Coventry Township

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Transportation Resources for

Rural & Agricultural COMMUNITIES

Prepared by the Chester County Planning Commission



"Rural areas face unique challenges compared to their urban counterparts."

Introduction

Rural areas face unique challenges compared to their urban counterparts.

In the United States, rural areas have:

- Over 9X the amount of lane miles per 100,000 residents than urban areas.
- More roads to maintain with less funding available to maintain them.
- 54% of all traffic fatalities even though only 19% of the US population lives in a rural area. (2012 DOT)

Chester County has 73 municipalities, and about 50 of those have rural and/or agricultural landscapes as defined by *Landscapes3*.

In 2023 and 2024, the Chester County Planning Commission's Multi-Modal Transportation Division reached out to these rural and agricultural communities through email, survey, and during multi-municipal meetings to learn more about roads in their communities that may be unsafe or have higher use by vulnerable road users, like cyclists or pedestrians.

The following resource aims to serve as a quick guide for the county's rural and agricultural communities and will broadly address safety in rural areas as well as provide information on complete streets policies, maintenance, funding, and training opportunities.





"Safety is important on all roads."

Safety

Safety is important on all roads. The US Department of Transportation has created a list of **proven safety countermeasures** that can be applied to any type of road. Many of these countermeasures include inexpensive and simple treatments.

Some examples of these treatments include:

- crosswalk visibility enhancements (lights, pavement markings, signs)
- the addition of medians and pedestrian refuge islands
- protected or separated bike lanes
- rumble strips

The **US Department of Transportation** claims that adding rumble strips to the center line of two-lane rural roads can result in the reduction of head-on fatal and injury crashes by as much as 64%.

Safety-Focused Funding Opportunities in our Region:

- The Delaware Valley Regional Planning Commission is focusing on regional safety concerns through the creation of a regional **Vision Zero Plan**, with the goal of zero traffic deaths by 2050. This plan will create a framework to address traffic safety concerns throughout the region and help municipalities and counties qualify for federal **Safe Streets for All** implementation grant funding programs.

- **Automated Red Light Enforcement Transportation Enhancements Grant Program.**

This program is funded through the net revenue of fines collected through Automated Red Light Enforcement Systems (ARLE) and Automated Speed Enforcement Systems (ASE), which are tools that identify and fine drivers who do not obey traffic signals.

Chester County Planning conducted surveys to farmers and municipal officials in our agricultural communities. Participants were asked questions based on the dangers of moving farm equipment on roadways shared with other vehicles. Additional questions were asked about roadway safety, conditions, and driver behaviors.


Participants were asked about dangerous behavior they experienced while moving farm equipment.

Of the 65 respondents,

87% said that unsafe passing was the most common type of hazardous driver behavior

67% of respondents said that beyond unsafe passing, tailgating was the most common type of dangerous driver behavior

65% reported that the average driver's lack of understanding of where a farm vehicle's blind spots exist created the most common dangerous behavior they experienced



"Vehicles like tractors, sprayers, combines, bailers, etc. are referred to as an implement of husbandry."

Farm Equipment & Implements of Husbandry on the Roadway

Chester County is known for its agriculture, and notably, its mushroom farms. During planting and harvest seasons, sharing the road with agricultural equipment may leave many drivers uncertain about how to navigate alongside this unique type of traffic safely.

Farm vehicles and implements of husbandry are two different types of vehicles and have different rules on Pennsylvania roads.

- The PA DMV defines a farm vehicle as a truck or tractor trailer used exclusively for agriculture, including pick-up trucks, grain trucks, tanker trucks and cattle trucks (including tractor trailers). These trucks are governed by the same rules as other vehicles of similar size and purpose. For more information, visit PennDOT's [Farm Vehicles](#) webpage.
- Vehicles like tractors, sprayers, combines, bailers, etc. are referred to as an implement of husbandry.

Those vehicles have different rules governing them.

- For instance, during daylight hours any implement of husbandry not exceeding 14 feet 6 inches in width may be driven, hauled or towed any amount of time or distance on highways (other than freeways) with few restrictions. Pennsylvania's [Implements of Husbandry brochure](#) expands on the laws governing these machines on roadways.

When drivers share the road with instruments of husbandry, they should be encouraged to slow down, and only pass if and when it is completely safe. If the equipment is larger than the lane, drivers should pull over when they can and wait for the vehicle to pass or simply wait patiently for the operator to pull over themselves.



"In winter, keeping roads free from excess snow and ice can pose a challenge for municipalities."

Maintenance

Maintenance work is an inevitable part of running a municipality, and often, a cause of stress. In winter, keeping roads free from excess snow and ice can pose a challenge for municipalities.

It's important to form an effective winter storm maintenance plan using best practices like those listed in PennDOT's [Winter Maintenance Infographic sheet](#).

- For example, road salt is most effective when it is being crushed and spread by car tires (think higher volume roads) and is less effective below 25 degrees. On lower volume roads, salt can be mixed with anti-skid, or an anti-skid material can be used alone.

In the warmer months, [vegetation](#) can cause issues by blocking sight distances; with branches hanging lower into the roadways, and leaves blocking drainage systems. PennDOT standards for vertical clearance on roadways is 14ft and the horizontal clearance standard is 4.5ft from the edge of the paved roadway.

Many municipalities have found it useful to create a Capital Improvements Plan or another similar plan to maintain a cycle of upkeep and lessen the financial burden of maintenance. This guide to creating a [Multi-Year Capital Plan](#) from the New York State Comptroller is a great resource for municipalities looking to create their first capital plan.

PennDOT offers municipalities the opportunity to be a maintenance partner through these agreements:

- [Winter Traffic Services Agreement](#) municipalities receive an upfront annual lump sum to remove snow and ice from state roads.
- [Agility Program](#), services are returned in kind. Agility enables PennDOT and its partners to exchange services, equipment and staff without monetary payments.
- [Comprehensive Maintenance Agreement](#), municipalities assume minor maintenance of state-owned roadways, such as vegetation control, culvert repairs, patching, and tar application, in exchange for reimbursement.



"These trainings cover subjects ranging from highway safety to infrastructure management."

Training

For municipalities that are interested in free technical assistance and education, PennDOT administers a **Local Technical Assistance Program (LTAP)** that provides both online and in person trainings and support. These trainings cover subjects ranging from highway safety to infrastructure management.

- The **PennDOT Guidebook for County and Municipal Officials** explains best practices, standards, and programs pertaining to maintenance and funding.
- A **PennDOT Salt & Snow Management Course** explains best practices for municipalities who want to streamline their winter maintenance activities.
- PennDOT **District 6 Municipal Services Representatives** are a great resource for explaining the liquid fuels funding process to municipalities.
- The **National Highway Institute Online Training** site provides opportunities to learn more about transportation planning and comprehensive roadway engineering and maintenance practices.

- The **American Public Works Association** is a great resource for public works professionals looking for networking and education opportunities.
- The **Pennsylvania State Association of Township Supervisors** is a resource for information, education, and funding opportunities for all municipal professionals.
- The Federal Highway Administration created a **Manual for Selecting Safety Improvements on High-Risk Rural Roads** to help municipalities identify where safety improvements will have the largest impact.
- **The National Center for Rural Road Safety** serves as a hub for safety training, resources, and technical assistance.



Funding aimed at improving local transportation networks can be through federal, state, or local programs."

Funding Opportunities

Funding aimed at improving local transportation networks can be through federal, state, or local programs. The list of programs in this section were chosen because they are better suited to rural and agricultural communities and do not require the resource allocation that some other programs do.

Bridges

The Delaware Valley Regional Planning Commission administers a **Municipal Bridge Retro Reimbursement Program** in partnership with PennDOT. This program funds locally owned, poor-condition bridges that need rehabilitation or full replacement. Funding is available for bridges with a span of as short as 8ft.

The Multimodal Programs listed below may also be used to fund bridge improvements.

Roadway Repairs

Pennsylvania municipalities receive **Liquid Fuels** funds obtained through the gas tax, based on traffic volumes. These funds can be used as a match for state grant and reimbursement programs.

For improvements to locally-owned unpaved or low-volume roads, the Chester County Conservation District administers a **Dirt, Gravel, and Low-Volume Roads Program**. This program provides grants for municipalities to improve roads that have been identified as sources of sediment pollution.

There are two Multimodal Transportation funds available to Pennsylvania municipalities that provide awards to a broad range of project types (including roadways, bridges, culverts, and multimodal projects) and has a simple application process-making it a great resource for municipalities.

- **DCED Multimodal Transportation Fund**
- **PennDOT's Multimodal Transportation Fund**

PA's **Statewide Local Share Grant Program** funds a wide range of project types. This program is authorized through the PA Racehorse Development and Gaming Act (Act 2004-71). Pennsylvania collects funds from slot machine licensing throughout the state and those funds are dispersed through this grant program. The goal of this program is to improve the quality of life for Pennsylvanians and can provide funding for unconventional projects. It also does not require matching funds, making it a good fit for municipalities with lower resources.

More information about funding programs for municipal projects can be found on ChescoPlanning.org's **Municipal Corner**.





"Rural areas share their roads with equestrians, buggies, pedestrians, cyclists, freight, delivery, and farm equipment..."

Policy and Design Resources

Rural areas share their roads with equestrians, buggies, pedestrians, cyclists, freight, delivery, and farm equipment, which can make planning and designing safe roadways more complicated.

Chester County's **Complete Streets policy** highlights the need for roads to be safe for all users, including pedestrians, cyclists, equestrians, buggies, cars, tractors and other agricultural equipment frequently in use.

The Delaware Valley Regional Planning Commission administers a program in partnership with PennDOT called the, "**Complete Streets Resurfacing Program**" where state-owned roads are evaluated for treatments like bike lanes, striped shoulders, and sharrows.

Chester County's **Rural Landscapes** and **Agricultural Landscapes** Design Guides provide a great resource for policy and design examples specifically geared toward appropriate development and design strategies for rural and agricultural communities.



Contact Us

Brian Styche, Director Multimodal Planning Division
bstyche@chesco.org

Patty Quinn, Transportation Planner
pquinn@chesco.org

Action Items



THE COUNTY OF CHESTER



COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

PLANNING COMMISSION

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

MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid – GSC Suite 351 East
June 11, 2025

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

MEMBERS PRESENT VIA ZOOM: Roberta Cosentino, Vice Chair; Stephanie Duncan; Doug Fasick; Frank Furman; Molly Morrison.

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

STAFF PRESENT VIA ZOOM: Angela Dracup; Richard Drake; Gwen Duli; Paul Farkas; Libby Horwitz; Carolyn Oakley; Al Park; Chris Patriarca; Patty Quinn; Sally Warren.

VISITORS PRESENT IN PERSON: None.

VISITORS PRESENT VIA ZOOM: Mikey C.; Raman.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person at the Government Services Center Suite 351 East and via Zoom audio/video on Wednesday, June 11, 2025 was called to order at 2:03 P.M. by Chair Nate Cline.

PUBLIC COMMENT: None.

PRESENTATION:

Ms. Horwitz gave an update on the 2024 Housing Report. Housing report numbers are based on assessment data. Major takeaways include: median housing prices increased; new home sales remained consistent with 2023 data; the median price for single-family detached homes was significantly higher than single-family attached sales prices, with both increasing from 2023; the number of overall sales decreased; affordability worsened; and new apartment construction remained consistent with 2023 data. The [2024 Housing Report](#) is posted on CCPC's website.

Ms. Morrison requested that CCPC share Managing For Results numbers with the Board.

ACTION ITEMS:Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE MAY 14, 2025 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:

Mr. Creary reported that overall submission numbers for 247 reviews are down this month compared to May 2025 and May 2024. However, the SFR reviews have increased, but the apartments/townhomes have decreased. Non-residential square footage is also down.

Mr. Bruckno reported on the following Review of Interest: East Brandywine Township, SD-04-25-18492. This review promotes the following planning concepts: connectivity, intermunicipal cooperation, and protecting sensitive environmental features.

A MOTION TO APPROVE THE EIGHT (8) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MR. HEABERG, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: SD-04-25-18495; LD-04-25-18478.

Mr. Cline recused himself from the following applications: SD-04-25-18492; LD-04-25-18480; SD-04-25-18485.

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

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

Mr. Cline recused himself from the following applications: ZA-04-25-18486; SA-04-25-18494.

Act 537 Reviews:

A MOTION TO APPROVE THE TWO (2) MAJOR ACT 537 REVIEWS WAS MADE BY MS. MORRISON, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

A MOTION TO APPROVE THE SIX (6) MINOR ACT 537 REVIEWS WAS MADE BY MR. HEABERG, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following applications: East Brandywine Township, 120 Dowlin Forge Road, 30-6-20.1; West Brandywine Township, Traditions at Brandywine, 29-7-39.

DISCUSSION AND INFORMATION ITEMS:Multimodal Transportation Division Update:

Mr. Styche reported that the Chester County Board of Commissioners approved the purchase of the former Philadelphia & Thorndale (P&T) branch rail corridor from PennDOT for \$1 at their May 21st meeting. Chester County will receive a dedicated easement through the SEPTA portion of the corridor to Ship Road. Next steps include the consultant selection processes to begin design for both Phase 1 and 2.

Design and Technology Division Update:

Mr. Creary noted that CCPC's 75th anniversary webpage is continuing to be updated for each decade and highlighted the 1970's decade.

Lastly, Mr. Creary recognized the D&T teams' accomplishments: GIS team's Chester County Map and TMACC's SCCOOT Bus Line Map; Graphics team's Farm Guide.

Community Planning Division Update:

Ms. Griffin Rivera displayed the May municipal assistance projects map noting that there are 18 active single municipal projects and four active multi-municipal projects. Ms. Griffin Rivera highlighted the West Grove Borough's Zoning Ordinance project.

Next, Ms. Griffin Rivera reported that the Battle of Brandywine was featured on many County news outlets.

Mr. Gallant reported that the Oxford Region consisting of Upper Oxford, Lower Oxford, East Nottingham, West Nottingham, and Elk Townships, and Oxford Borough started an update to their 2012 Multimunicipal Comprehensive Plan through a 2023 VPP grant. A public meeting was held in February 2024. A public survey was sent out in late 2024 and the results were discussed at another public meeting that was held last month. Mr. Creary reported on the signs that CCPC created and that will be used by the Historic Preservation Subcommittee.

Next, Mr. Gallant reported that CCPC won the small business category for TMAACC's Bike to Work challenge.

Lastly, Ms. Griffin Rivera introduced Luis Rodriguez, CCPC's new Community Planner.

Sustainability Division Update:

Ms. Griffith reported that the Sustainability Summit & Expo was a success! Approximately 200 attendees participated in the expo, tours of the building, and presentations.

Next, Ms. Griffith reported that the EEAB's Clean Energy Subcommittee is exploring the development of a county Energy Plan that would provide a vision and intent for future power generation projects. The subcommittee is also in the beginning stages of planning educational programming for 2026 related to agrivoltaics.

Lastly, Ms. Griffith gave updates on the following: CCPC hosted a table at the Coventry Woods Festival to solicit public input on the pilot project for the Open Space Accelerator program; a collection event to recycle campaign signs from the primary election is underway; and Southeastern PA Sustainable Energy Partnership (county energy procurement consortium) is beginning the process of onboarding a first round of new public sector members.

Director's Report:

Mr. Edmond agreed that the Sustainability Summit was a huge success and thanked all staff who were responsible for it. The Town Tours and Village Walks kickoff is tomorrow at the Holy Trinity Church at 5pm.

Next, Mr. Edmond reintroduced and welcomed Luis Rodriguez, the Community Planning Division's newest Community Planner II. Interviews are underway for a Community Planner III and interviews are scheduled for the America250PA administrative support part-time position.

Lastly, Mr. Edmond reported on local concerns regarding House Bill 502, which would create a statewide energy siting board.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:41 PM WAS MADE BY MR. HAMMOND, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,

Matthew J. Edmond, Executive Director
Chester County Planning Commission

MJE/ncs

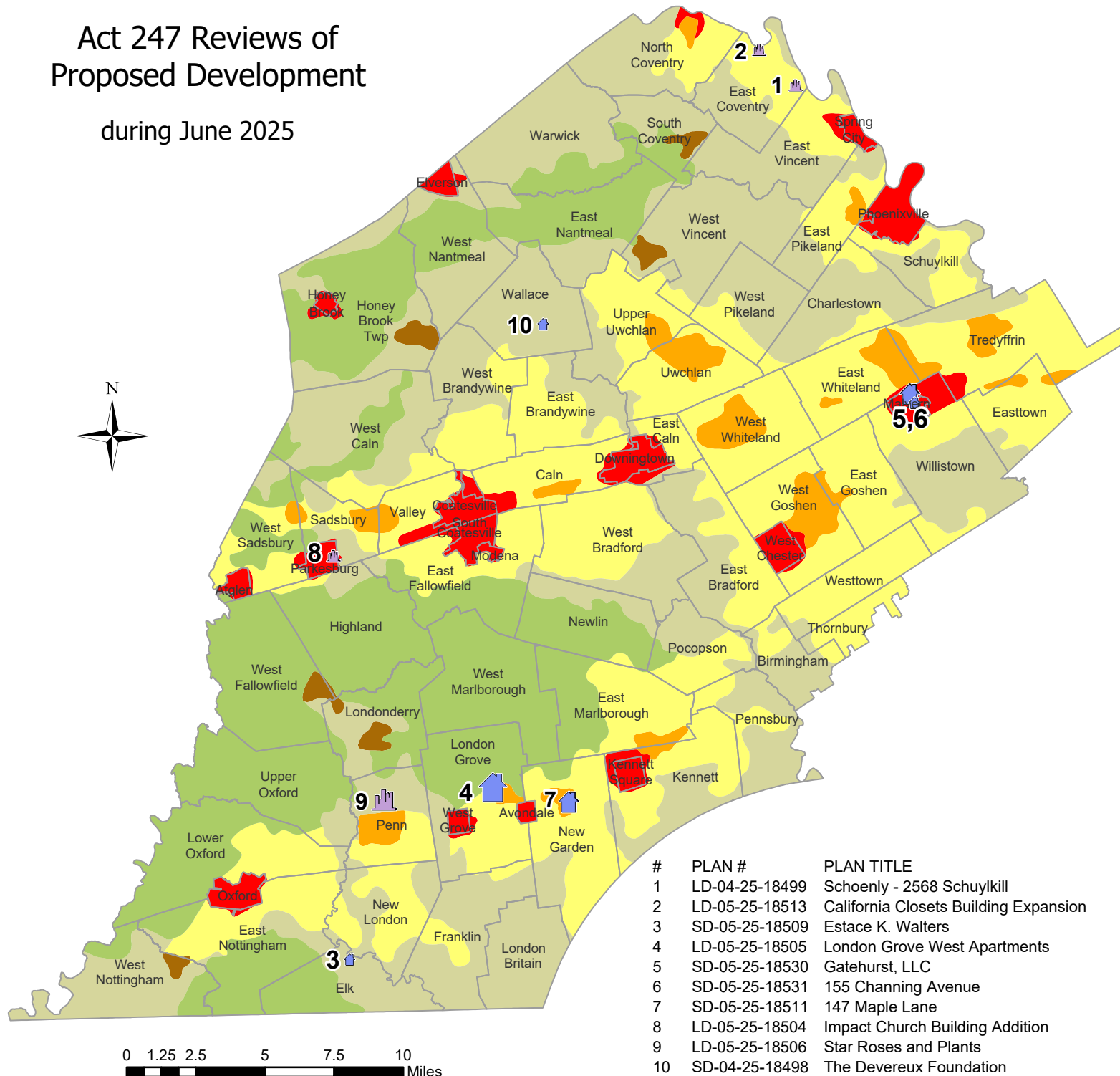
DRAFT

Act 247 Reviews

Subdivision & Land Development

Act 247 Reviews of Proposed Development

during June 2025



Symbols

Residential Lots/Units

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

Non-Residential Square Feet

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

Other

- Mixed Use
- Not Consistent with Landscapes3

Landscapes3

Growth Areas

- Urban Center
- Suburban Center
- Suburban
- Rural Center

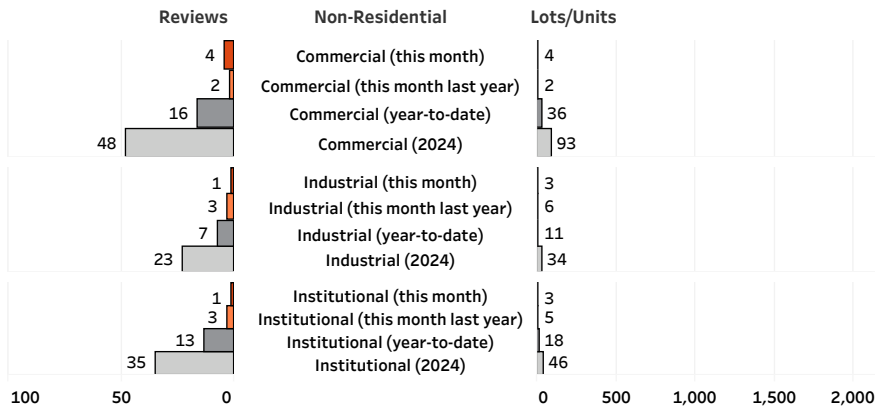
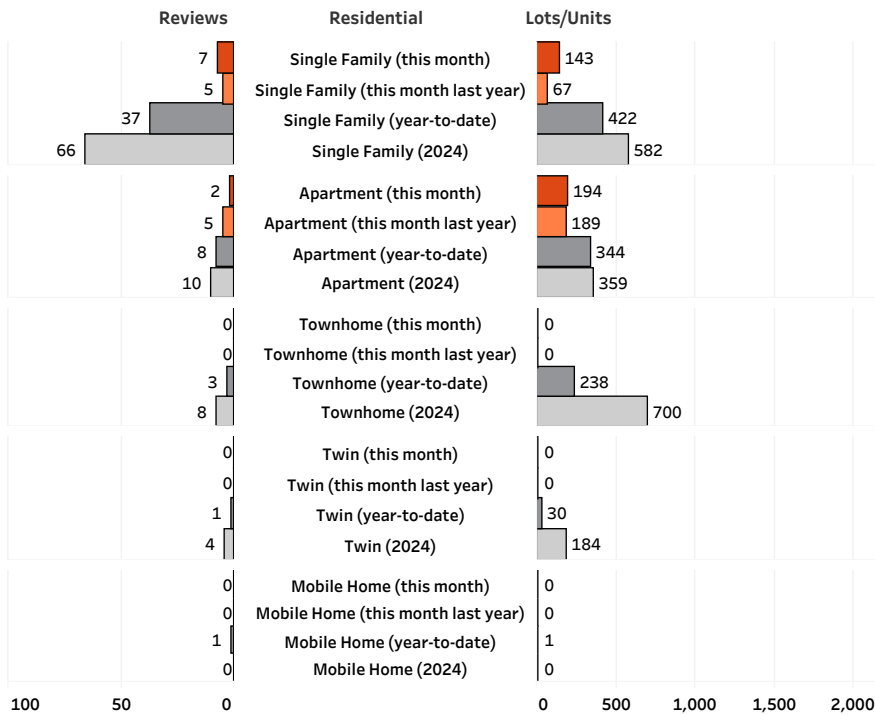
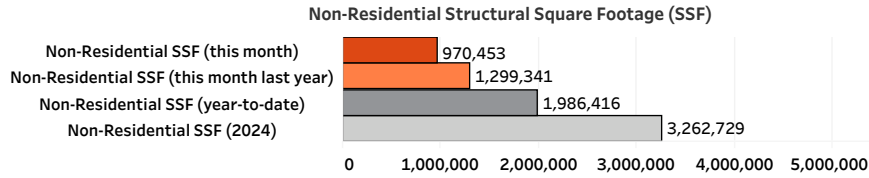
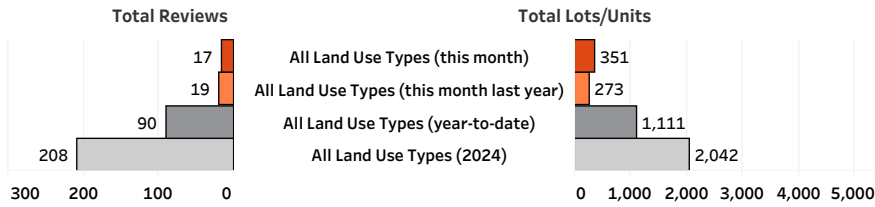
Rural Resource Areas

- Rural
- Agricultural

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

#	PLAN #	PLAN TITLE
1	LD-04-25-18499	Schoenly - 2568 Schuylkill
2	LD-05-25-18513	California Closets Building Expansion
3	SD-05-25-18509	Estate K. Walters
4	LD-05-25-18505	London Grove West Apartments
5	SD-05-25-18530	Gatehurst, LLC
6	SD-05-25-18531	155 Channing Avenue
7	SD-05-25-18511	147 Maple Lane
8	LD-05-25-18504	Impact Church Building Addition
9	LD-05-25-18506	Star Roses and Plants
10	SD-04-25-18498	The Devereux Foundation

June 2025



Subdivision and Land Development Reviews 6/1/2025 to 6/30/2025

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes ³ (Yes, No, N/R)
East Bradford Township	SD-05-25-18528	5 & 9 Lucky Hill Road	6/23/2025	8.20	Single Family Residential	2		Residential Single Family Residential		0	Yes
East Coventry Township	LD-04-25-18499	Schoenly - 2568 Schuylkill	6/3/2025	2.17	Commercial	1	5,000	Commercial Addition to Existing	1		Yes
East Coventry Township	LD-05-25-18513	California Closets Building Expansion	6/10/2025	3.80	Commercial	1	6,000	Commercial Addition to Existing	1		Yes
East Nottingham Township	LD-05-25-18517	Herr's Farm	6/20/2025	122.90	Industrial	3	940,640	Industrial Warehouse	3		Yes
Elk Township	SD-05-25-18509	Estate K. Walters	6/2/2025	52.30	Agricultural Single Family Residential	2		Agricultural Farm/Pasture Land Residential Single Family Residential			Yes
London Grove Township	LD-05-25-18505	London Grove West Apartments	6/6/2025	19.57	Apartment	192		Residential Apartment			Yes
London Grove Township	SD-05-25-18507	London Grove West Apartments	6/6/2025	19.57	Apartment	1		Residential Apartment			Yes
Malvern Borough	SD-05-25-18530	Gatehurst, LLC	6/25/2025	1.30	Single Family Residential	3		Residential Single Family Residential		0	Yes
Malvern Borough	SD-05-25-18531	155 Channing Avenue	6/24/2025	0.48	Single Family Residential Apartment	2		Residential Single Family Residential Apartment		0	Yes
New Garden Township	SD-05-25-18511	147 Maple Lane	6/11/2025	5.10	Single Family Residential	3		Residential Single Family Residential		0	Yes
New London Township	SD-05-25-18522	New London Township	6/10/2025	18.70	Single Family Residential Institutional	2		Residential Single Family Residential Institutional Lot Line Revision			Yes

Subdivision and Land Development Reviews 6/1/2025 to 6/30/2025

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
Oxford Borough	SD-05-25-18536	Moran Farms Property	6/26/2025	97.87	Single Family Residential Agricultural	132		Residential Single Family Residential Agricultural Farm/Pasture Land		3,656	Yes
Parkesburg Borough	LD-05-25-18504	Impact Church Building Addition	6/2/2025	3.54	Institutional	1	1,368	Institutional Addition to Existing	1		Yes
Penn Township	LD-05-25-18506	Star Roses and Plants	6/20/2025	80.33	Commercial	1	17,445	Commercial Addition to Existing	1		Yes
Wallace Township	SD-04-25-18498	The Devereux Foundation	6/10/2025	57.80	Single Family Residential Institutional	2		Residential Single Family Residential Institutional School		0	Yes
West Marlborough Townshi	SD-04-25-18500	248 Hood Road, LLC	6/3/2025	80.30	Agricultural	2		Agricultural Farm/Pasture Land			Yes
West Whiteland Township	SD-05-25-18508	302 & 304 Commerce Drive	6/2/2025	3.10	Commercial	1		Commercial Lot Consolidation		0	Yes
Grand Totals of Subdivision and Land Development Reviews		17 Reviews		577.03 Acres		351 Lots/Units	970,453 Non-Res. Sq. Feet		7 Non-Res. Bldgs.	3,656 Linear Feet Roadway	

There are **17** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

Unofficial Sketch Plan Evaluations
6/1/2025 to 6/30/2025

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

Conditional Use Reviews
6/1/2025 to 6/30/2025

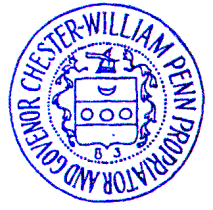
Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes (Yes, No, N/R)
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No Conditional Use Reviews were conducted during this timeframe.

Subdivision & Land Development Letters



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

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

June 23, 2025

Amanda M. Cantlin, Township Manager
East Bradford Township
676 Copeland School Road
West Chester, PA 19380

Re: Final Subdivision - 5 & 9 Lucky Hill Road
East Bradford Township - SD-05-25-18528

Dear Ms. Cantlin:

A final subdivision plan entitled "5 & 9 Lucky Hill Road", prepared by Chester Valley Engineers and dated May 7, 2025, was received by this office on May 23, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	Northeast side of Lucky Hill Road, north of Allerton Road
Site Acreage:	8.20 acres
Lots:	2 lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Rural Residential
UPI#:	51-7-7.3C, 51-7-7.3B

PROPOSAL:

The applicant proposes the adjustment of the lot line separating two lots. The site, which is served by on-site sewer and water facilities and contains two dwellings that are to remain, is located in the East Bradford Township R-1 Residential zoning district. No additional development is proposed by this subdivision.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all East Bradford 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,

Page: 2
 Re: Final Subdivision - 5 & 9 Lucky Hill Road
 # East Bradford Township - SD-05-25-18528

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**.



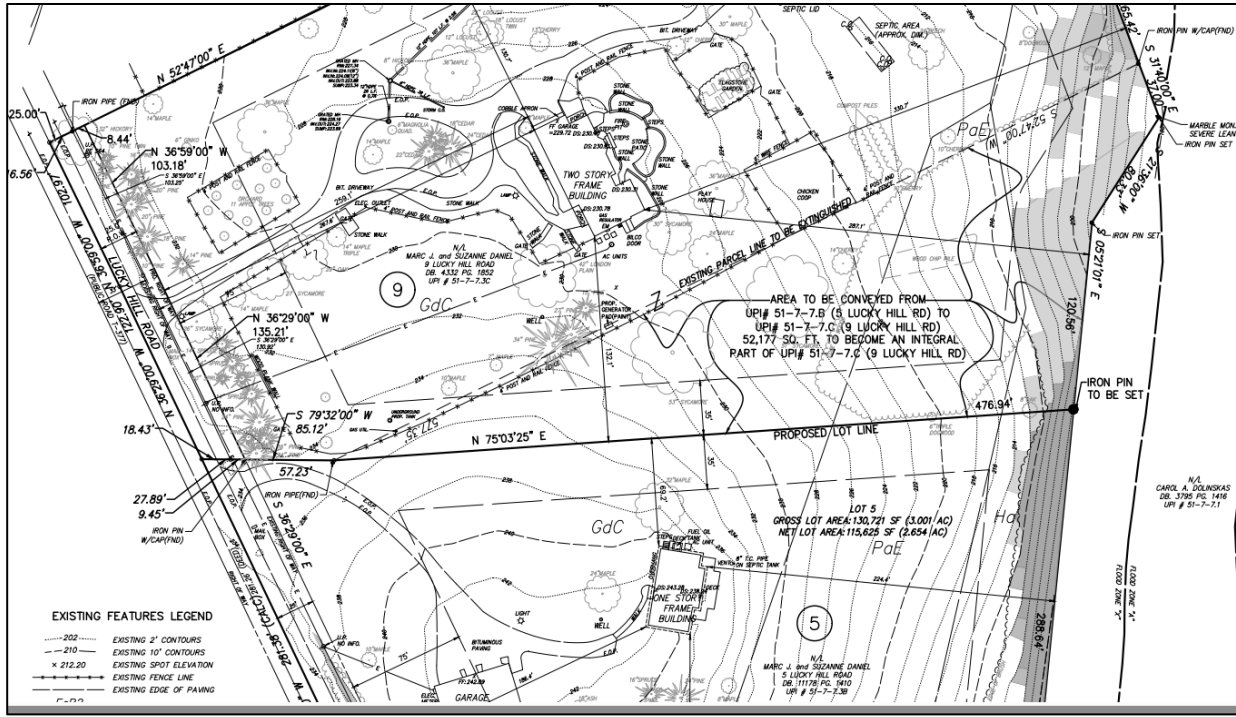
PRIMARY ISSUES:

2. The applicant should verify the map note on the Uniform Parcel Identifier number for the parcel that is to be transferred between the two lots; it appears that the area to be conveyed to 9 Lucky Hill Road is part of UPI# 51-7-7.3B, not UPI 51-7-7.B.
3. The Township may wish to request the applicant to show the location of the septic disposal field on UPI# 51-7-7.3B and the water well on UPI# 51-7-7.3C to ensure that the proper isolation distances can be provided (the plan shows a well for only the septic tank vent for UPI# 51-7-7.3B, and shows the approximate area of the septic area on UPI# 51-7-7.3C but not the water well).

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, the Health Department, and East Bradford Township.

Page: 3
 Re: Final Subdivision - 5 & 9 Lucky Hill Road
 # East Bradford Township - SD-05-25-18528



*Detail of 5 & 9 Lucky Hill Road
 Final Subdivision Plan*

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 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,

Wes Bruckno

Wes Bruckno
 Senior Review Planner

cc: Chester Valley Engineers
 Chester County Health Department
 Marc Daniel



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

Matthew J. Edmond, AICP
 Executive Director

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

June 3, 2025

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

Re: Preliminary/Final Land Development - Schoenly - 2568 Schuylkill
 # East Coventry Township - LD-04-25-18499

Dear Mr. Briggs:

A preliminary/final land development plan entitled "Schoenly - 2568 Schuylkill", prepared by All County and Associates Inc. and dated February 10, 2025, was received by this office on May 5, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	West side of New Schuylkill Road (State Route 724), south of Welsh Road
Site Acreage:	2.17 acres
Lots/Units:	1 lot
Non-Res. Square Footage:	5,000 square foot addition
Proposed Land Use:	Addition to Existing Commercial Facility
New Parking Spaces:	No new spaces proposed
Municipal Land Use Plan Designation:	Primary Growth Area (Figure 5-3 "East Coventry Township Future Land Use Map", 2015 Pottstown Metropolitan Comprehensive Plan)
UPI#:	18-5-85.1

PROPOSAL:

The applicant proposes the construction of a 5,000 square foot commercial building addition to be used for storage; no additional parking is proposed. No change to the site's access onto New Schuylkill Road (State Route 724) is proposed. The site, which is served by public water and on-site sewer facilities, is located in the East Coventry Township Commercial zoning district.

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

Page: 2
 Re: Preliminary/Final Land Development - Schoenly - 2568 Schuylkill
 # East Coventry Township - LD-04-25-18499



COUNTY POLICY:

LANDSCAPES:

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

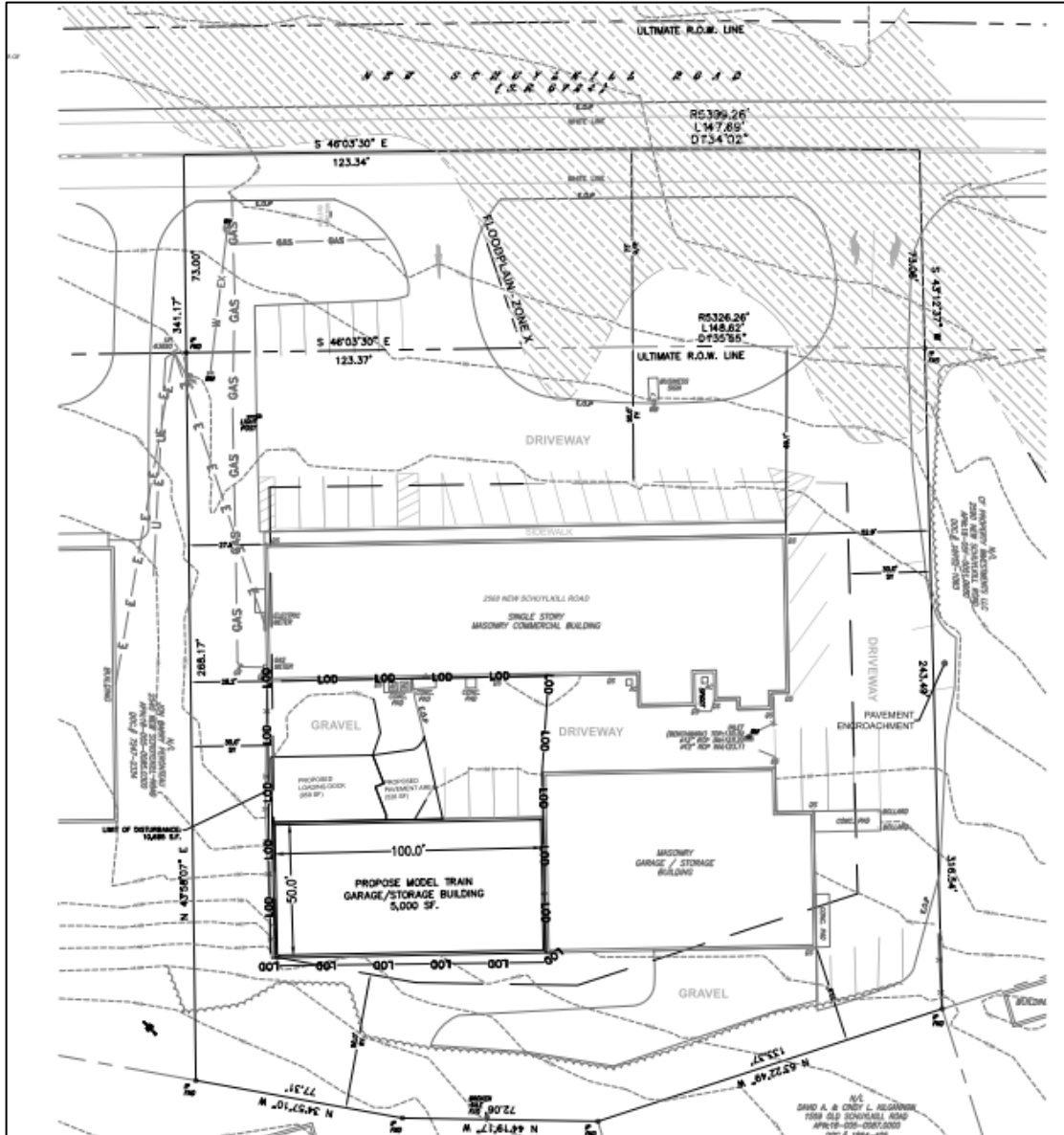
WATERSHEDS 2045:

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

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

Page: 3
 Re: Preliminary/Final Land Development - Schoenly - 2568 Schuylkill
 # East Coventry Township - LD-04-25-18499

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 - Schoenly - 2568 Schuylkill
 Preliminary Land Development Plan*

PRIMARY ISSUES:

- Section 22-428 **Landscaping, Screening and Buffering** of the Schuylkill Township Subdivision and Land Development Ordinance appears to require landscaping for this land development. The Township should consider requiring additional landscaping along the New Schuylkill Road (State Route 742) frontage.

Page: 4

Re: Preliminary/Final Land Development - Schoenly - 2568 Schuylkill

East Coventry Township - LD-04-25-18499

4. The site's southern driveway is near adjoining parcel (UPI # 18-5F-1) and the plan shows an area of pavement encroachment. That parcel is also within the Commercial zoning district, and we suggest that the Township and the applicant consider whether it may be appropriate to offer the owner of UPI # 18-5F-1 an easement to jointly use the applicant's driveway to serve both parcels if parcel UPI # 18-5F-1 is developed in the future. The use of a common driveway can result in less site disturbance, construction cost and stormwater runoff.
5. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at <https://chescoplanning.org/Guides/Multimodal/>, classifies New Schuylkill Road (State Route 724) as a minor arterial. The Handbook (page 183) recommends a 100-foot-wide right-of-way for minor arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of New Schuylkill Road and that it be identified as a dedicated right-of-way and be offered for dedication to PennDOT.
6. The Act 247 form that was submitted with the application indicates that the site uses an on-lot sewer disposal system. The location of this system should be shown to ensure that required isolation distances are provided.

ADMINISTRATIVE ISSUES:

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

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

Sincerely,

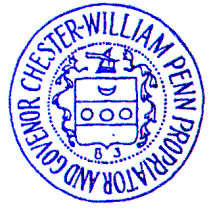


Wes Bruckno
Senior Review Planner

cc: All County and Associates Inc.
CF Property Investments, LLC
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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

June 10, 2025

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

Re: Preliminary/Final Land Development - California Closets Building Expansion
East Coventry Township - LD-05-25-18513

Dear Mr. Briggs:

A preliminary/final land development plan entitled "California Closets Building Expansion", prepared by All County and Associates Inc. and dated April 8, 2025, was received by this office on May 13, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	Northeast of Fricks Lock Road and New Schuylkill Road (State Route 742)
Site Acreage:	3.80 acres
Lots/Units:	1 lot
Non-Res. Square Footage:	6,000 square feet
Proposed Land Use:	Addition to Existing Commercial Building
New Parking Spaces:	No additional spaces
Municipal Land Use Plan Designation:	Primary Growth Area (Figure 5-3 "East Coventry Township Future Land Use Map", 2015 Pottstown Metropolitan Comprehensive Plan)
UPI#:	18-1-8.4

PROPOSAL:

The applicant proposes the construction of a 6,000 square foot commercial building addition. The site, which is served by on-lot water and sewer facilities, is located in the East Coventry Township C1 Commercial Business zoning district.

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

Page: 2
 Re: Preliminary/Final Land Development - California Closets Building Expansion
 # East Coventry Township - LD-05-25-18513



COUNTY POLICY:

LANDSCAPES:

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

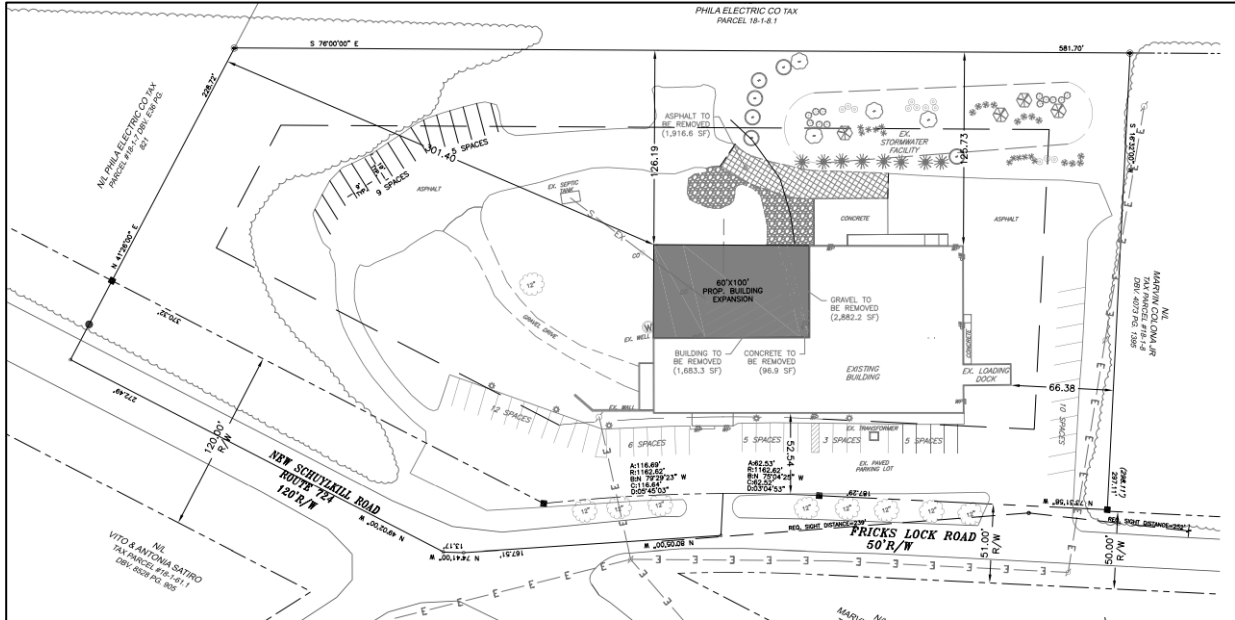
WATERSHEDS 2045:

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

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

Page: 3
 Re: Preliminary/Final Land Development - California Closets Building Expansion
 # East Coventry Township - LD-05-25-18513

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 California Closets Building Expansion
 Preliminary/Final Land Development Plan***

PRIMARY ISSUES:

- The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at <https://chescoplanning.org/Guides/Multimodal/>, classifies New Schuylkill Road (State Route 742) as a minor arterial. The Handbook (page 183) recommends a 100-foot-wide right-of-way for minor arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of New Schuylkill Road and that it be identified as a dedicated right-of-way and be offered for dedication to PennDOT.

ADMINISTRATIVE ISSUES:

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

Page: 4
Re: Preliminary/Final Land Development - California Closets Building Expansion
East Coventry Township - LD-05-25-18513

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

Sincerely,

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

Wes Bruckno
Senior Review Planner

cc: All County and Associates Inc.
Michael Ranaglia
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



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

June 20, 2025

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

Re: Preliminary Land Development - Herr's Farm
East Nottingham Township – LD-05-25-18517

Dear Ms. Greer:

A Preliminary Land Development Plan entitled "Herr's Farm", prepared by Howell Engineering, and dated May 7, 2025, was received by this office on May 21, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

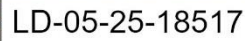
PROJECT SUMMARY:

Location:	Southeast corner of Baltimore Pike and Graves Road
Site Acreage:	122.9
Non-Res. Square Footage:	940,640
Proposed Land Use:	Three industrial warehouse distribution buildings
New Parking Spaces:	941
Municipal Land Use Plan Designation:	Commerce
UPI#:	69-6-177, 69-6-179

PROPOSAL:

The applicant proposes the construction of three industrial warehouse distribution buildings totaling 940,640 square feet, and 941 parking spaces. The project site, which will be served by public water and public sewer, is located in the I1 Industrial zoning district. A Transportation Impact Study, prepared by Bowman Consulting Group, Ltd., dated May 7, 2025, was included with the plan submission.

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



Site Plan Detail, Sheet 3: Preliminary Land Development - Herr's Farm

Page: 3
 Re: Preliminary Land Development - Herr's Farm
 # East Nottingham Township – LD-05-25-18517

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a preliminary land development plan for this site, which addressed the construction of four industrial warehouse distribution buildings totaling 1,120,000 square feet, and 1,132 parking spaces (CCPC# LD-05-24-18102, dated June 26, 2024). It is our understanding that the Township Board of Supervisors, at its February 11, 2025 meeting, denied the request for preliminary plan approval for this prior submission.

We note that, in addition to the reduction in the number of buildings, total non-residential structural square footage, and parking spaces, the current preliminary land development plan depicts the location of riparian buffers, which was not provided with the previous plan submission.

COUNTY POLICY:

LANDSCAPES:

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

While industrial warehouse development is appropriately located within a **Suburban Landscape** designation, careful consideration of the proposed development activity is required due to the existing environmental characteristics of the project site. As stated in our previous review, County mapping records indicate that a portion of the site is located within the core habitat of the Oxford Airport Barrens Natural Heritage area, which is further discussed in comment #10 on page 5 (we note that the general location of the core habitat area is shown on the location map provided on page 2).

The project site is also located within the Commerce Designation on the Future Land Use Map in the Oxford Region Multimunicipal Comprehensive Plan. The recommended strategies for the Commerce land use category, one of the designated growth areas identified by the Oxford Region, include continuing to permit commercial and institutional facilities within this commercial/industrial core. While the proposed use may be consistent with the recommended strategies of the Commerce land use category, it greatly exceeds the density range of ½ to 2 acres. Therefore, the proposed use is somewhat consistent with the recommended strategies of the Oxford Region's Commerce land use category.

WATERSHEDS 2045:

3. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Northeast Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: protecting and restoring headwater streams and vegetated riparian corridors; addressing water quality impairments and nonpoint source pollution; and protecting groundwater resources. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

Page: 4
 Re: Preliminary Land Development - Herr's Farm
 # East Nottingham Township – LD-05-25-18517

PRIMARY ISSUES:

Access and Circulation:

4. For clarity purposes, the applicant should clearly identify the existing right-of-way width along this section of Baltimore Pike. The County Planning Commission's Multimodal Circulation Handbook (2016 Update) classifies this section of Baltimore Pike as a minor arterial road. The Handbook (page 183) recommends a 100 foot-wide right-of-way for minor arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of the Baltimore Pike. We note that this section of Baltimore Pike is located along "Baltimore Pike Bikeway" shown in 2021 Southern Chester County Circuit Trail Feasibility Study. This study recommends that buffered/separated bike lanes be provided along this section of Baltimore Pike (page 60).

The Multimodal Circulation Handbook (2016 Update) is available online at www.chescoplanning.org/resources/PubsTransportation.cfm.

5. While vehicular access will be provided from Baltimore Pike and Graves Road, the Transportation Impact Study (page 11) indicates that vehicular access from Graves Road will be restricted to passenger vehicles only, with signage or other measures, in order to direct truck traffic away from Graves Road, and all large trucks shall be directed to use the Baltimore Pike access. Additionally, the study (page 23) provides a list of planned roadway improvements by others, with the roadway improvement plans depicting these off-site improvements provided in Appendix Q. The Township engineer and PennDOT should both review the findings of the Transportation Impact Study. We note that the study indicates that the warehouse end user is unknown at this time (page 2).
6. The site plan indicates that the Baltimore Pike driveway entrance traverses the existing railroad corridor. The applicant should provide the Township with appropriate documentation that the railway operator has reviewed and approved the proposed development activity within the existing railway corridor. We note that the Transportation Impact Study indicates that, based on coordination with the railroad, the applicant will provide an actuated gate across the access at the railway crossing (page 11).
7. The applicant should indicate how or if they intend to utilize the existing railroad corridor. The Oxford Regional Multimunicipal Comprehensive Plan (page 5-16) indicates that this rail line is a key link in the ongoing effort to bring commercial and/or industrial uses to the Commerce areas of the Region. The Plan also states that, going forward, every effort should be made to continue to expand the use of the rail line in attracting, improving, and expanding commercial and/or industrial uses in the Region. Additionally, the Plan states that municipalities should initiate and/or continue to open lines of communications with the railroad operator. Furthermore, CONNECT Objective D of *Landscapes3* is to ensure that rail, aviation, and select highway facilities provide for a safe, efficient, and competitive transport of freight, goods, and people through and within the county.
8. While the Parking Requirements table on Sheet 3 indicates that this plan provides the minimum number of parking spaces required by the Township Zoning Ordinance (941 parking spaces), we suggest that the applicant and the Township evaluate the anticipated parking demand for this facility and determine whether all the proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that

Page: 5
 Re: Preliminary Land Development - Herr's Farm
 #: East Nottingham Township – LD-05-25-18517

they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.

9. The applicant and Township should consider providing sidewalks for this development. Sidewalks are an essential design element in the **Suburban Landscape**.

Natural Features Protection:

10. The 2015 Chester County Natural Heritage Inventory, which is available online at <https://chescoPlanning.org/environmental/ResourcesChesco.cfm>, indicates the project site is located within the core habitat of the Oxford Airport Natural Heritage Area (NHA) included in the Pennsylvania Natural Diversity Index (PNDI). *Landscapes3* recognizes NHA core habitat areas as natural resource priority protection areas. Protecting natural areas helps ensure that the critical functions these areas provide will not diminish due to development. We note that the Inventory indicates that the species or natural communities of concerns that can be found in this Natural Heritage Area include three butterfly species, twenty-one moth species, ten plant species, and two sensitive species of concern. Additional information about the Pennsylvania Natural Heritage Program is available at: <https://www.naturalheritage.state.pa.us/>

A September 9, 2024 letter from Ingram Engineering Services, Inc., states that, following the review of their Geotechnical Investigation and Stormwater Infiltration Reports, both dated May 12, 2023, they conclude that “the subject site’s subsurface conditions are not correlated with nor with the Serpentine Barrens within the areas and depths explored.” However, a November 12, 2024, Botanical Survey of the project site determined that southern red oak, one of the ten plant species of concern noted in the PNDI, was observed on site. Southern red oak is identified in the inventory as a plant species in danger of extinction throughout most of their natural range within the Commonwealth. We acknowledge that the site plan depicts the location of these trees, which will remain. Additionally, Attachment 4 of the Biological Survey indicates that further review is required by the PA Department of Conservation and Natural Resources, and additional information is required by the U.S. Fish and Wildlife Service. Any additional studies pertaining to species of concern not already addressed by the applicant should be reviewed by the appropriate agencies prior to the Township taking action on this plan submission.

11. The site contains wetlands, and the site plan appears to indicate that the proposed roadway network traverses these wetland areas in two separate locations. 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.
12. The plan and 2025 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. If development or earth disturbance is going to encroach upon existing woodlands, the removal of trees should be limited to the minimum area needed for the buildings and support facilities. The limits of tree removal should be clearly shown on the plan and “limits of disturbance” should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the “limit of disturbance” to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit

Page: 6
 Re: Preliminary Land Development - Herr's Farm
 # East Nottingham Township – LD-05-25-18517

inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees. Additionally, consideration should be provided for including denser, more woody vegetation and trees along wetland and riparian corridors in the design of the landscaping plan.

Design Issues:

13. The Township should verify that the design of the proposed outdoor lighting plan (Sheets 59-63) 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. We note that the project site adjoins several residential lots located along the east side of Graves Road, that are located in the Township's R-1 Agricultural-Residential zoning district.
14. We recommend that the applicant and Township consider providing a denser planting along the main driveway entrance adjacent to Baltimore Pike to help screen the warehouse buildings.
15. The proposed buildings include 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/>.

Stormwater Management:

16. Land disturbance and land development activities that occur within Chester County must comply with the ***County-wide Act 167 Stormwater Management Plan for Chester County, PA*** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
17. The applicant should ensure that the stream crossings are properly sized and designed for flood resiliency and continuity of ecological functions of the stream. We recommend that the applicant refer to the following documents:

USDA Forest Service Stream Simulation Manual:

https://www.fs.usda.gov/eng/pubs/pdf/StreamSimulation/lo_res/Cover_TOC.pdf

PA State Conservation Commission and the Pennsylvania State University Center for Dirt and Gravel Road Studies Stream Crossing Replacement Technical Manual:

https://dirtandgravel.psu.edu/wp-content/uploads/2022/06/DGLVR_Stream_Crossing_Replacement_Technical_Manual_7_2022-1.pdf

Additional design considerations should account for frequent use by freight vehicles.

Page: 7
 Re: Preliminary Land Development - Herr's Farm
 # East Nottingham Township – LD-05-25-18517

18. Any encroachments into the riparian buffer corridor or wetland buffer area should comply with Chapters 102 and 105 of the PA Code, respectively.
19. We recommend that the applicant consider the naturalization of the stormwater basins with native plantings where appropriate to increase the ecological and stormwater management functionality of these systems.
20. To ensure that the stormwater management controls continue to function as designed, the applicant should include information on the frequency and proper inspection, operation, and maintenance of these systems in an Inspection, Operation and Maintenance Plan. Additionally, since the owner's designated operator and inspector of stormwater facilities is responsible for operation, maintenance, and inspection of these facilities, the applicant should ensure the designated operator/inspector is properly trained to inspect these facilities to reduce the potential for failure and to address any issues with facilities.

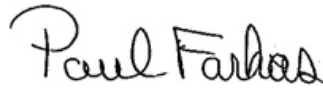
ADMINISTRATIVE ISSUES:

21. 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 plan submission. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.
22. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
23. 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>.
24. A Pennsylvania Department of Transportation (PennDOT) permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
25. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

Page: 8
Re: Preliminary Land Development - Herr's Farm
East Nottingham Township – LD-05-25-18517

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

Sincerely,

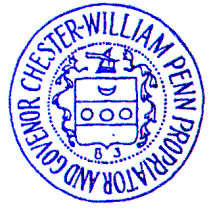
A handwritten signature in black ink that reads "Paul Farkas". The signature is written in a cursive, flowing style.

Paul Farkas
Senior Review Planner

cc: Nottingham Ventures, LLC
Howell Engineering
Herr Foods, Inc.
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District
US Fish and Wildlife Services
Chester County Assessment Office
Chester County Water Resources Authority



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

June 2, 2025

Michael Corcoran, Secretary/Treasurer
 Elk Township
 952 Chesterville Road, PO Box 153
 Lewisville, PA 19351

Re: Final Subdivision - Estace K. Walters
 # Elk Township – SD-05-25-18509

Dear Mr. Corcoran:

A Final Subdivision Plan entitled "Estace K. Walters", prepared by Regester Associates, and dated March 13, 2025, was received by this office on May 3, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	Northwest corner of Lewisville Road and State Road
Site Acreage:	52.30
Lots/Units:	1 existing lot; 2 proposed lots
Non-Res. Square Footage:	0
Proposed Land Use:	Agricultural (Farm/Pasture Land), Single Family Residential
Municipal Land Use Plan Designation:	Rural
UPI#:	70-2-22

PROPOSAL:

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

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

Page: 4
 Re: Final Subdivision - Estace K. Walters
 # Elk Township – SD-05-25-18509

WATERSHEDS 2045:

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

PRIMARY ISSUES:

3. While the land of the proposed subdivision is part of the County Agricultural Land Preservation Program that is protected by an agricultural conservation easement, it is our understanding that proposed Lot 2 is located fully within the 4.66 acre exception area on UPI# 70-2-2. All applicable details of the existing agricultural conservation easement should be identified on the plan.
4. While we acknowledge that the Waivers Requested table on Sheet 1 indicates that the applicant is requesting a waiver from the plan scale requirements in Section 402.A.1 of the Township Subdivision and Land Development Ordinance (SLDO), the Township should ensure that this proposal meets all applicable final plan requirements set forth in Section 402 of the Township SLDO. We note that Section 402.D.3 indicates that house locations and driveway locations are required for all residential subdivisions or land developments. 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.
5. The plan does not provide the location of either wells or sewage absorption areas for Lot 2. We recommend that the location of the on-site water and sewer facilities be provided for Lot 2 on the site plan. This information is necessary to verify that the proposed lot will have proper water supply and sewage disposal, and to demonstrate that minimum isolation distances between wells, sewage absorption areas and/or other features can be achieved.

ADMINISTRATIVE ISSUES:

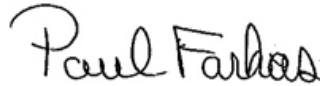
6. The site plan depicts the location of a 10 foot wide water easement line for Lot 1 that traverses Lot 2. The details of this easement should be incorporated into the deeds of both lots.
7. According to County Tax Assessment records, the land of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.
8. A Pennsylvania Department of Transportation (PennDOT) permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.

Page: 5
Re: Final Subdivision - Estace K. Walters
Elk Township – SD-05-25-18509

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

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

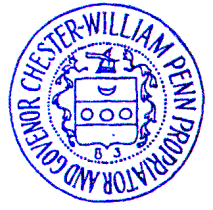


Paul Farkas
Senior Review Planner

cc: Donald K. and Estace K. Walters
Reger Associates
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Assessment Office
Chester County Department of Parks and Preservation



THE COUNTY OF CHESTER



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

June 6, 2025

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

Re: Preliminary Subdivision and Land Development - London Grove West Apartments
London Grove Township – SD-05-25-18507, LD-05-25-18505

Dear Mr. Battin:

A preliminary subdivision and land development plan entitled "London Grove West Apartments", prepared by Pennoni Associates Inc. and dated April 28, 2025, was received by this office on May 7, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed preliminary subdivision and land development plan for your consideration.

PROJECT SUMMARY:

Location:	Southwest of Gap Newport Pike (State Route 41) and the US Route 1 Bypass
Site Acreage:	24.2 acres
Units:	192 apartments
Proposed Land Use:	Residential
New Parking Spaces:	489 spaces
Municipal Land Use Plan Designation:	Commercial
UPI#:	59-5-77.3A, 59-5-77.1

PROPOSAL:

The applicant proposes the construction of 192 residential units (apartments), 489 parking spaces (as well as 62 spaces in 10 garage buildings), a clubhouse and pool, an active recreation area, and 7.6 acres of "open space and green areas". Two lots will also be merged. The site, which will be served by public water and public sewer facilities, is located in the London Grove Township C-Commercial zoning district.

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

Page: 2
 Re: Preliminary Subdivision and Land Development - London Grove West Apartments
 # London Grove Township – SD-05-25-18507, LD-05-25-18505



COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS 2045:

2. **Watersheds 2045**, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the White Clay Creek watershed. **The Watersheds 2045** plan's highest priority objectives within this watershed are:
 - protecting and restoring riparian corridors and first order streams;
 - addressing sources of water quality impairments;
 - reducing stormwater runoff and mitigating flooding; and
 - promoting and expanding water-based recreational opportunities and access.

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

Page: 3

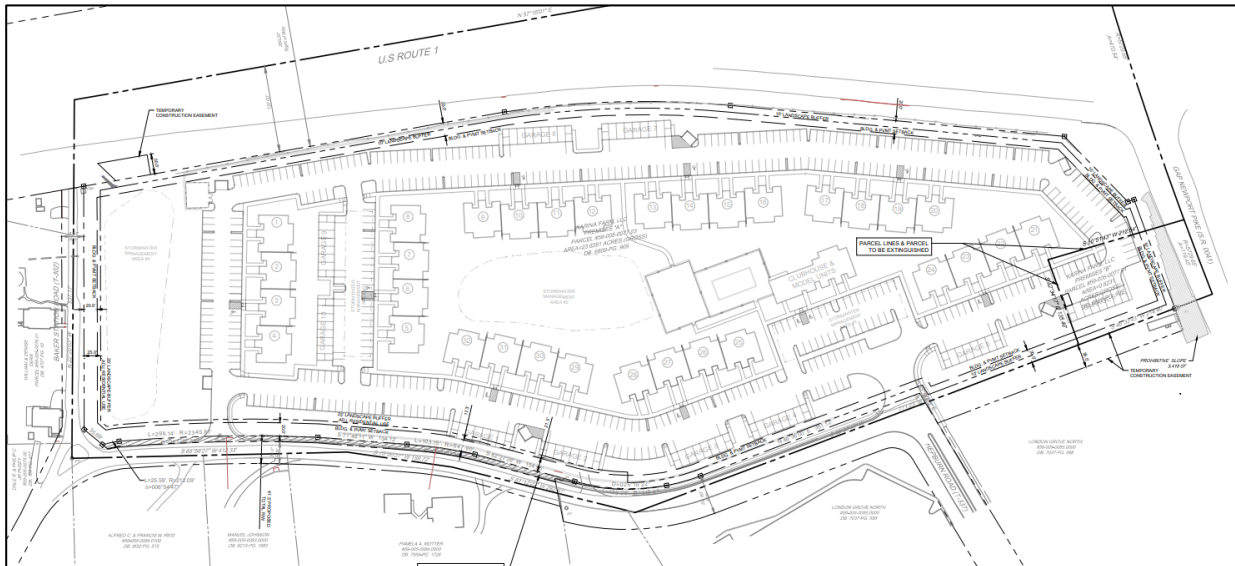
Re: Preliminary Subdivision and Land Development - London Grove West Apartments

London Grove Township – SD-05-25-18507, LD-05-25-18505

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

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

<http://whiteclay.org/resources/watershed-management-plan/>.



Detail of London Grove West Apartments Preliminary Subdivision and Land Development Plan

PRIMARY ISSUES:

3. The review of planned roadway improvements on Pages 10-11 of the applicant's Traffic Impact Study, dated November 2022, states that:

“PennDOT is currently evaluating reconstruction of Baltimore Pike (US 1) between Kennett Square and the Maryland state line. As part of this project, it is proposed to reconstruct the existing Gap Newport Pike (PA 41) and Baltimore Pike (US 1) interchange. However, construction of any improvements to the interchange are not anticipated to begin until at least 2026 which is after the 2025 build-out year of the proposed development, and therefore, any improvements at the interchange were not evaluated as part of this study.”

The roadway improvements along US Route 1 are included in the fiscal year 2025-2028 Transportation Improvement Program “TIP” for Pennsylvania (refer to page 58 in <https://www.dvrpc.org/tip/pa25/chester.pdf>). The applicant's plan should use a different build-out date to reflect the improvements in the TIP as they relate to this site; omitting these improvements can result in delaying important local and regional roadway upgrades, additional costs, and redesigns of the subdivision and land development.

Page: 4

Re: Preliminary Subdivision and Land Development - London Grove West Apartments

London Grove Township – SD-05-25-18507, LD-05-25-18505

Additionally, the October 2024 Route 41 Planning Study (in which London Grove Township participated) includes recommendations regarding various roadway improvements in London Grove Township, including along Baltimore Pike. The applicant and the Township should review the draft Route 41 Planning Study for its recommendations that will apply to this site and its vicinity, and the applicant should work with the Township to implement the recommendations in the final Study.

4. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at <https://chescoplanning.org/Guides/Multimodal/>, classifies Gap Newport Pike (State Route 41) as a major arterial. The Handbook (page 183) recommends an 80-foot-wide right-of-way for major arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Gap Newport Pike and that it be offered for dedication to PennDOT.
5. "Connect" Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas. We commend the applicant for the incorporation of sidewalks into the plan. Sidewalks and pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system in the **Suburban Center Landscape**, and we also specifically recommend that convenient pedestrian access, including crosswalk areas, be provided from the site to the retail areas to the south.

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

6. The majority of site's frontage along Baker Station Road is composed of parking areas as well as the rear elevations of parking garages, as well as a four-foot fence. The applicant and the Township should review an alternate design that orients the fronts of the dwellings towards Baker Station Road, with parking areas relocated to the rear. This orientation will better-respect the streetscape along Baker Station Road and the general character of the neighborhood. We also suggest that the applicant consider the views of the site as vehicles enter from Hepburn Road; the dominant view will be of the parking area at the clubhouse. A different perspective should be considered, such as the use of a "terminal vista" employing a gazebo or another point of visual interest.

The Chester County Planning Commission's *Suburban Center Landscapes Design Guide*, at: <https://chescoplanning.org/MuniCorner/PDF/SuburbanCenterDesignGuide.pdf> contains numerous design recommendations; as stated in its **Purpose**: "Quality design of new development is characterized by context sensitivity and the thoughtful arrangement of details that define streets, public spaces, and communities. Ultimately, quality design improves a community's function and appearance by unifying diverse elements."

7. The applicant should consider creating a berm along US Route 1, which can help reduce objectionable noise from the highway. *Landscapes3* also recommends that developments in the **Suburban Center Landscape** include extensive landscaping in parking areas (page 37).

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Re: Preliminary Subdivision and Land Development - London Grove West Apartments

London Grove Township – SD-05-25-18507, LD-05-25-18505

8. We suggest that the applicant and the Township work to provide a percentage of affordably-priced housing units within the proposed apartment buildings. “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>.
9. The Post Construction Stormwater Management Plans indicate that subsurface infiltration practices will be utilized to manage a portion of the site’s stormwater runoff. The applicant should submit the Operations and Management Plan for the stormwater facilities to the Township, which should be reviewed by the municipal engineer. To ensure this system continues to function as designed, the applicant and/or those responsible for future maintenance should strictly adhere to the inspection schedule included in the Operation and Maintenance Plan. Appropriate pre-treatment Best Management Practices (BMPs) should be installed to remove sediment and other debris from runoff before it discharges to the planned subsurface infiltration system. Sediment, oil, grease, or other debris should be regularly removed from these pretreatment BMPs.

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

10. The proposed stormwater management basins should be designed to conform with the natural drainage pattern and existing topography of the site, to limit earth disturbance, and minimize soil compaction. Applying these considerations enhances the potential of the stormwater basins to be a visual amenity and opportunity for passive recreation. To provide visual interest, the shapes of the basins should be as natural looking as practical. The natural topography is usually curvilinear and less “boxy” or geometrically shaped. Creating a variety of slope changes so the sides of the basins undulate also mimics natural conditions. The appearance of the basins can be further enhanced with native trees, shrubs, grasses, and other flowering species to increase their water treatment functions and aesthetic value. To maximize opportunities for passive recreation, the perimeters of the basins should incorporate features such as trails, viewpoints, and seating areas.
11. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
12. The applicant should demonstrate how snow disposal (i.e. snow storage) will be handled for this development. Consideration should be provided for a designated snow disposal area(s) on the site.

ADMINISTRATIVE ISSUES:

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

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Re: Preliminary Subdivision and Land Development - London Grove West Apartments

London Grove Township – SD-05-25-18507, LD-05-25-18505

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

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

Sincerely,



Wes Bruckno
Senior Review Planner

cc: Pennoni Associates Inc.
London Grove West, LP c/o Andrea Finerosky
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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June 25, 2025

Nicole Whitaker, Borough Manager
 Malvern Borough
 1 E. First Avenue, Suite 3
 Malvern, PA 19355

Re: Preliminary/Final Subdivision - Gatehurst, LLC
 # Malvern Borough – SD-05-25-18530

Dear Ms. Whitaker:

A Preliminary/Final Subdivision Plan entitled "Gatehurst, LLC", prepared by Inland Design, and dated May 2, 2025, was received by this office on June 3, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Subdivision for your consideration.

PROJECT SUMMARY:

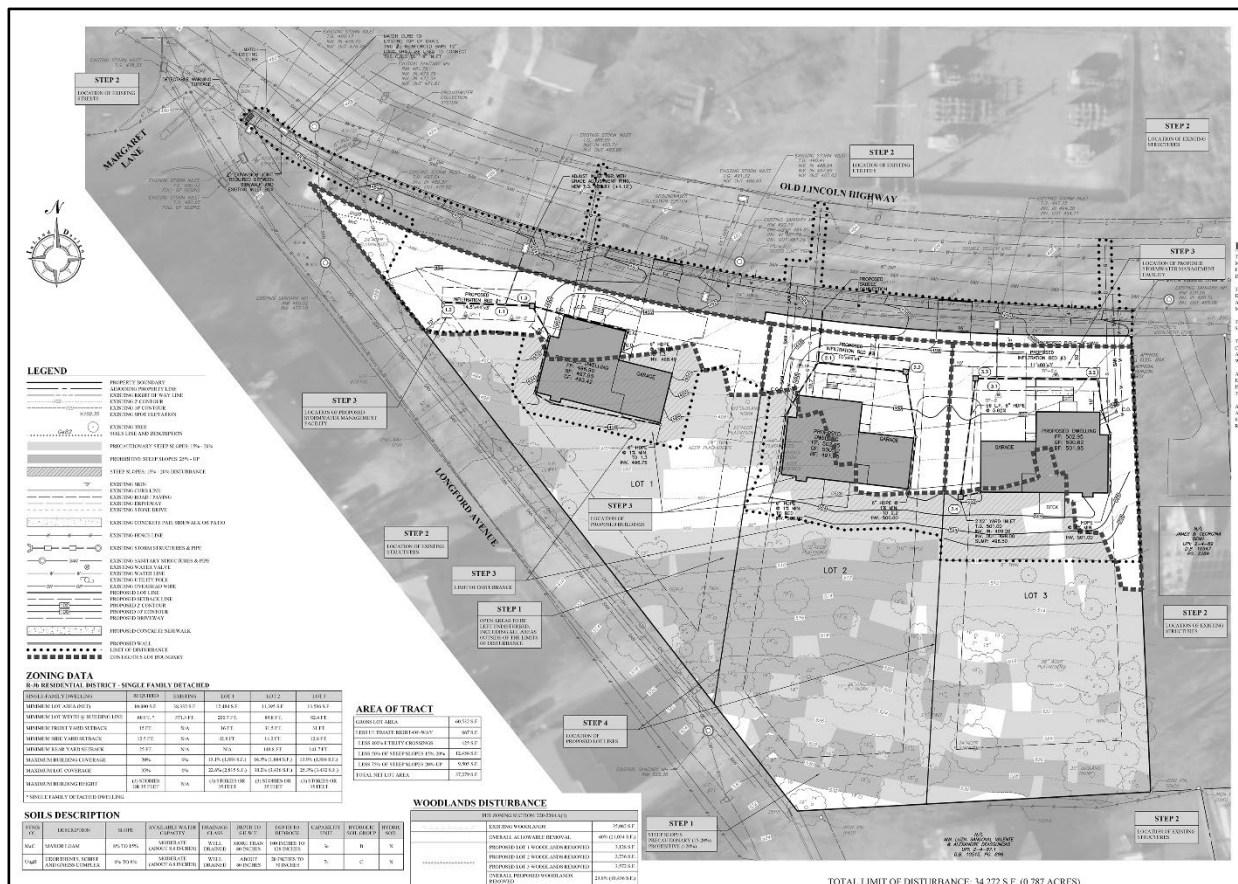
Location:	Southeast corner of Longford Avenue and Old Lincoln Highway
Site Acreage:	1.30
Lots/Units:	1 existing lot; 3 proposed lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Residential
UPI#:	2-4-68

PROPOSAL:

The applicant proposes the creation of 3 single family residential lots. The project site, which will be served by public water and public sewer, is located in the R-3b Residential zoning district.

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

Page: 2
Re: Preliminary/Final Subdivision - Gatehurst, LLC
Malvern Borough – SD-05-25-18530



Site Plan Detail, Sheet 4 (Four-Step Design Process Plan): Gatehurst, LLC



LANDSCAPES:

- ## WATERSHEDS 2045:

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

Page: 4
 Re: Preliminary/Final Subdivision - Gatehurst, LLC
 # Malvern Borough – SD-05-25-18530

PRIMARY ISSUES:

3. The Variance Requests table on Sheet 1 indicates that the applicant is requesting a variance for Lots 1 and 2 from Section 2501.D(6) of the Borough Zoning Ordinance, which requires the access driveway(s) for any corner lot to be on the street with the lowest functional classification. The Borough should not grant final plan approval prior to the Zoning Hearing Board granting any variance requests. The final plan should accurately note the Zoning Hearing Board's decision, including any conditions of approval issued by the Board.
4. While we note that that sidewalks will be provided along the Old Lincoln Highway, the Waiver Requests table on Sheet 1 indicates that the applicant is requesting three waivers from the provisions of the Borough Subdivision and Land Development Ordinance, including a waiver from the requirement to install sidewalks along Longford Avenue. 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.

While we acknowledge that there are existing steep slopes and trees along Longford Avenue, we recommend that sidewalks be provided along Longford Avenue, in order to provide a continuous sidewalk network extending from Longford Avenue to the Old Lincoln Highway (the site plan and aerial photography both indicate that the existing sidewalk network extends to the project site along the east side of Longford Avenue). In addition to sidewalks being an essential design element in the **Urban Center Landscape**, "Connect" Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas.

5. The plan and 2025 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The removal of trees should be limited to the minimum area needed for the dwellings and support facilities. The "limits of disturbance" should be delineated to protect all trees that are intended to remain, and orange construction fencing should be placed at the "limit of disturbance" to prevent unintended intrusion into these areas by construction equipment. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.
6. The site plan indicates that the project site contains moderate slope (slopes of 15 to 20 percent) and steep slope (slopes greater than 20 percent) areas. The Borough should verify that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization. Areas of steep and moderate slopes should be protected from disturbance that may cause erosion and flooding, as well as negatively impact water quality, wildlife habitat, slope stability, and scenic views.
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). The applicant should consider additional BMPs (for instance, a grassed swale) above each residence while preserving as many trees as possible in order to manage sheet flow from the hillside, as it will reach the homes before it encounters the infiltration practices.

Page: 5
Re: Preliminary/Final Subdivision - Gatehurst, LLC
Malvern Borough – SD-05-25-18530

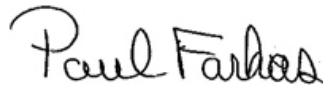
8. The site plan states that the individual property owner will be responsible for the ownership and maintenance of all stormwater management facilities on their lot. The applicant should ensure that the homeowners are provided with all necessary information to properly maintain the infiltration BMP's on their property. Additionally, ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill the operation and maintenance requirements for these facilities.

ADMINISTRATIVE ISSUES:

9. As stated in General Note 19 on Sheet 1, a shared driveway access agreement is required for the shared driveway entrance for Lots 2 and 3. The details of this shared access arrangement should be incorporated into the deeds of both lots.
10. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Gatehurst, LLC
M.A.Z. Construction, LLC
Inland Design
Mary Francis
Chester County Water Resources Authority



THE COUNTY OF CHESTER



COMMISSIONERS
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 Marian D. Moskowitz
 Eric M. Roe

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

June 24, 2025

Nicole Whitaker, Borough Manager
 Malvern Borough
 1 E. First Avenue, Suite 3
 Malvern, PA 19355

Re: Preliminary/Final Subdivision - 155 Channing Avenue
 # Malvern Borough – SD-05-25-18531

Dear Ms. Whitaker:

A Preliminary/Final Subdivision Plan entitled "155 Channing Avenue", prepared by Vastardis Consulting Engineers, and dated April 8, 2025, was received by this office on June 3, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

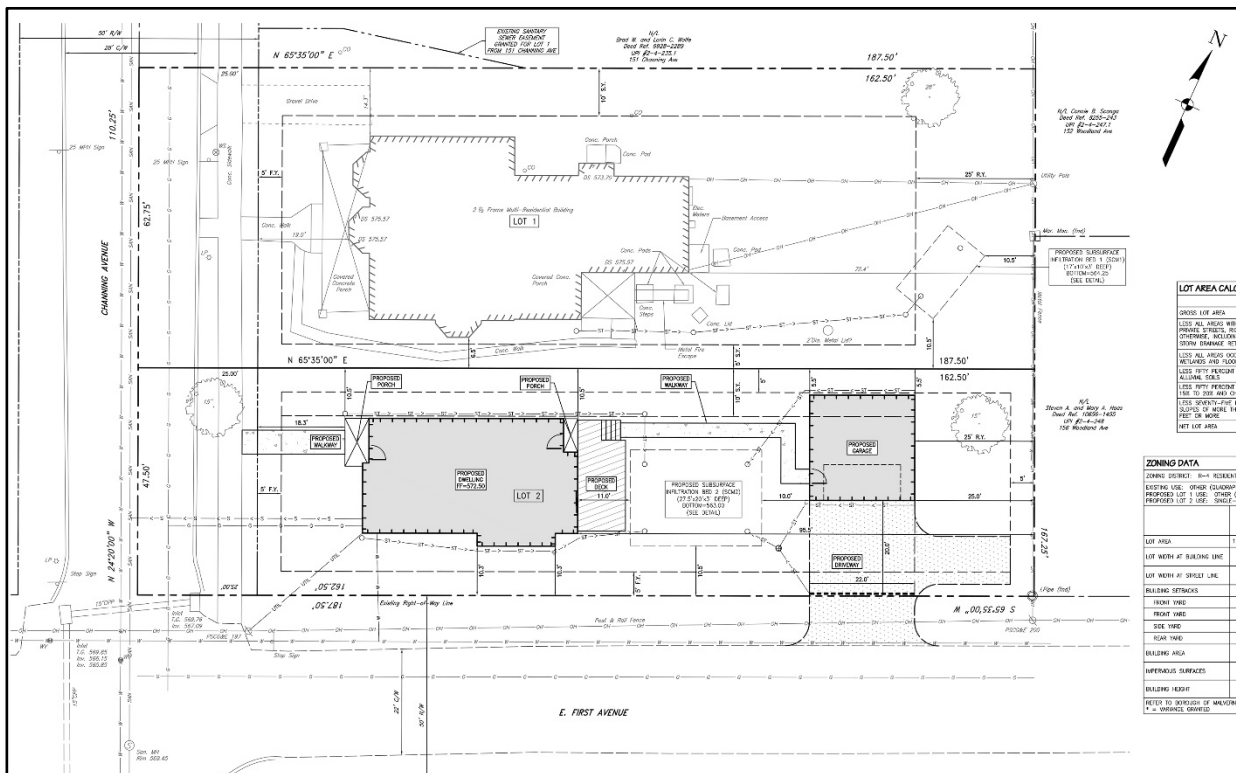
PROJECT SUMMARY:

Location:	Northeast corner of Channing Avenue and East First Avenue
Site Acreage:	0.48
Lots/Units:	1 existing lot; 2 proposed lots
Non-Res. Square Footage:	0
Proposed Land Use:	Lot 1: existing multifamily residential dwelling (four apartment units); Lot 2: proposed single family residence
Municipal Land Use Plan Designation:	Residential
UPI#:	2-4-235

PROPOSAL:

The applicant proposes the creation of 2 lots. The existing multifamily residential building will remain on Lot 1. The project site, which will be served by public water and public sewer, is located in the R-4 Residential zoning district.

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



Page: 3
 Re: Preliminary/Final Subdivision - 155 Channing Avenue
 # Malvern Borough – SD-05-25-18531

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a subdivision plan for this site. That review, CCPC# SD-11-18-15668, dated December 12, 2018, which addressed the creation of two lots from an 0.72 acre site, was approved by the Borough on April 2, 2019. The current submission plan submission addresses the further subdivision of Lot 1 of the previously approved plan.
2. It is identified on Sheet 1 that, on July 24, 2024, the Borough Zoning Hearing Board granted three variances for this project (including variances from the minimum lot size requirement and side yard setback requirement for Lot 1), with four conditions of approval. We note that the conditions of approval include the following:
 - The exterior renovation of the building on Lot 1 (inclusive of new roofing, siding, and painting) shall be completed prior to the applicant being issued any building permits for Lot 2 (condition #1).
 - The existing parking space on Lot 1 shall be more clearly marked and maintained but shall remain gravel, not paved (condition #2).

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS 2045:

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

PRIMARY ISSUES:

5. According to the Requested Waivers table on Sheet 2, the applicant is requesting four waivers from the provisions of the Borough Subdivision and Land Development Ordinance (SLDO), including a waiver from the sidewalk requirements set forth in Article V – Design Standards (we note that sidewalks are only currently provided on Channing Avenue). Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

We recommend that sidewalks should be provided along East First Avenue. Sidewalks are an essential design element in the **Urban Center Landscape**.

Page: 4
 Re: Preliminary/Final Subdivision - 155 Channing Avenue
 # Malvern Borough – SD-05-25-18531

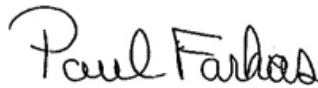
6. The applicant and Borough should verify that this proposal fully complies with the street tree requirements set forth in Section 181-535.C of the Borough SLDO (there was no landscaping plan included with the plan submission to the County Planning Commission). Street trees are an essential design element in the **Urban Center Landscape**.
7. The design of the new residence on Lot 2 should be compatible with the materials, features, size, scale and massing of the homes in the neighborhood. One of the planning principles of the **Urban Center Landscape** is development compatibility with traditional building setbacks, heights, and neighborhood character.

ADMINISTRATIVE ISSUES:

8. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
9. Construction Sequence Note 15 on Sheet 5 contains a reference to the Township, rather than Borough, engineer. This should be corrected by the applicant.
10. The site plan states that the individual property owner will be responsible for the ownership and maintenance of all stormwater management facilities on their lot. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill the operation and maintenance requirements for these facilities.
11. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

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

Sincerely,



Paul Farkas
 Senior Review Planner

cc: 157 Channing Avenue, LLC
 Vastardis Consulting Engineers
 Little Ranch Partners, LLC



THE COUNTY OF CHESTER



COMMISSIONERS
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 Marian D. Moskowitz
 Eric M. Roe

Matthew J. Edmond, AICP
 Executive Director

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

June 11, 2025

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

Re: Preliminary/Final Subdivision - 147 Maple Lane
 # New Garden Township – SD-05-25-18511

Dear Mr. Himes:

A Preliminary/Final Subdivision Plan entitled "147 Maple Lane", prepared by Hillcrest Associates, Inc., and dated April 10, 2025, was received by this office on May 12, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

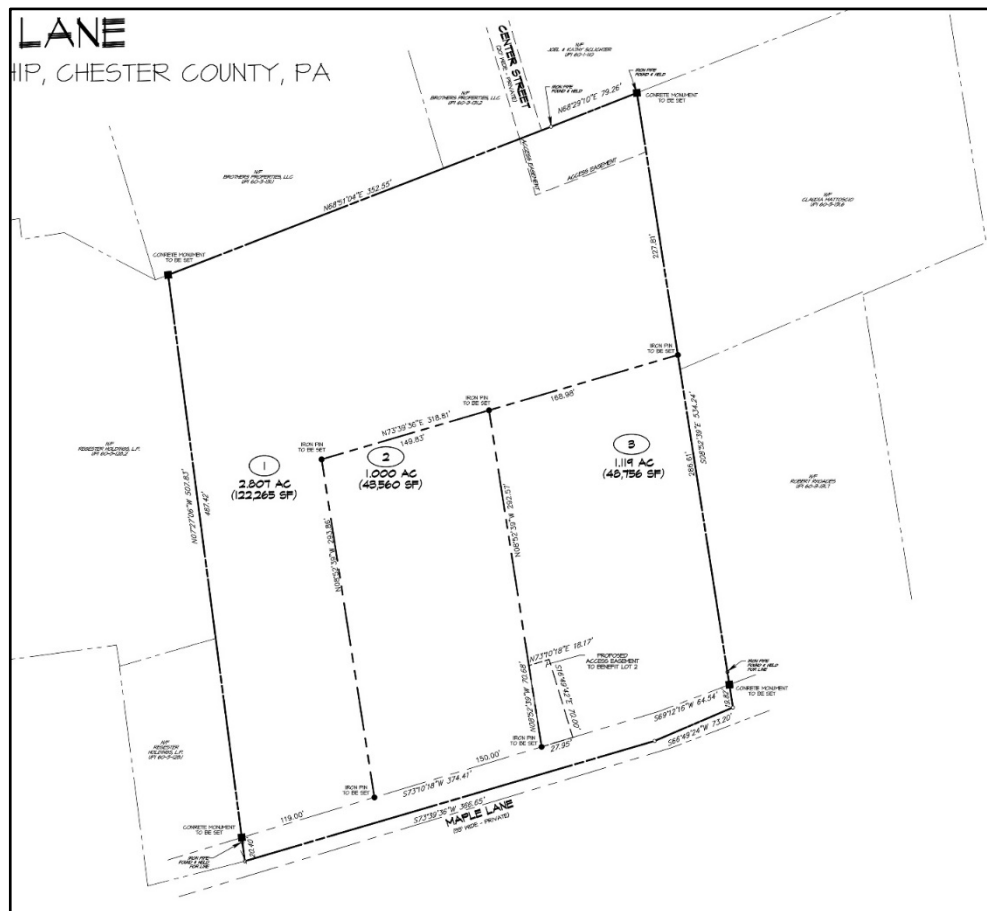
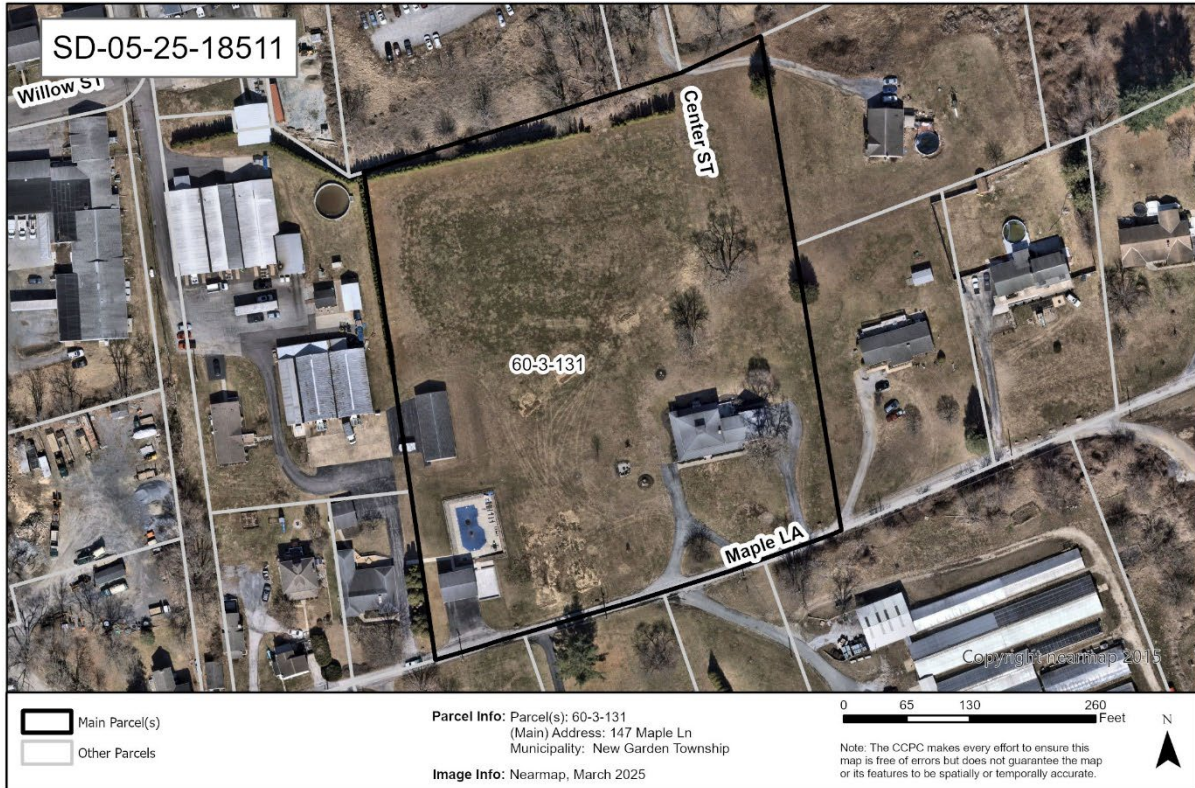
Location:	North side of Maple Lane, east of Newark Road
Site Acreage:	5.10
Lots/Units:	1 existing lot; 3 proposed lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Village Mixed Use
UPI#:	60-3-131

PROPOSAL:

The applicant proposes the creation of 3 single family residential lots. The proposed dwelling on Lot 2 will be served by public water and onsite sewer. It is our understanding that the existing dwelling on Lot 1 is served by public water and public sewer, and the existing dwelling on Lot 3 is served by public water and onsite sewer. The project site is located in the R-1 Residential zoning district.

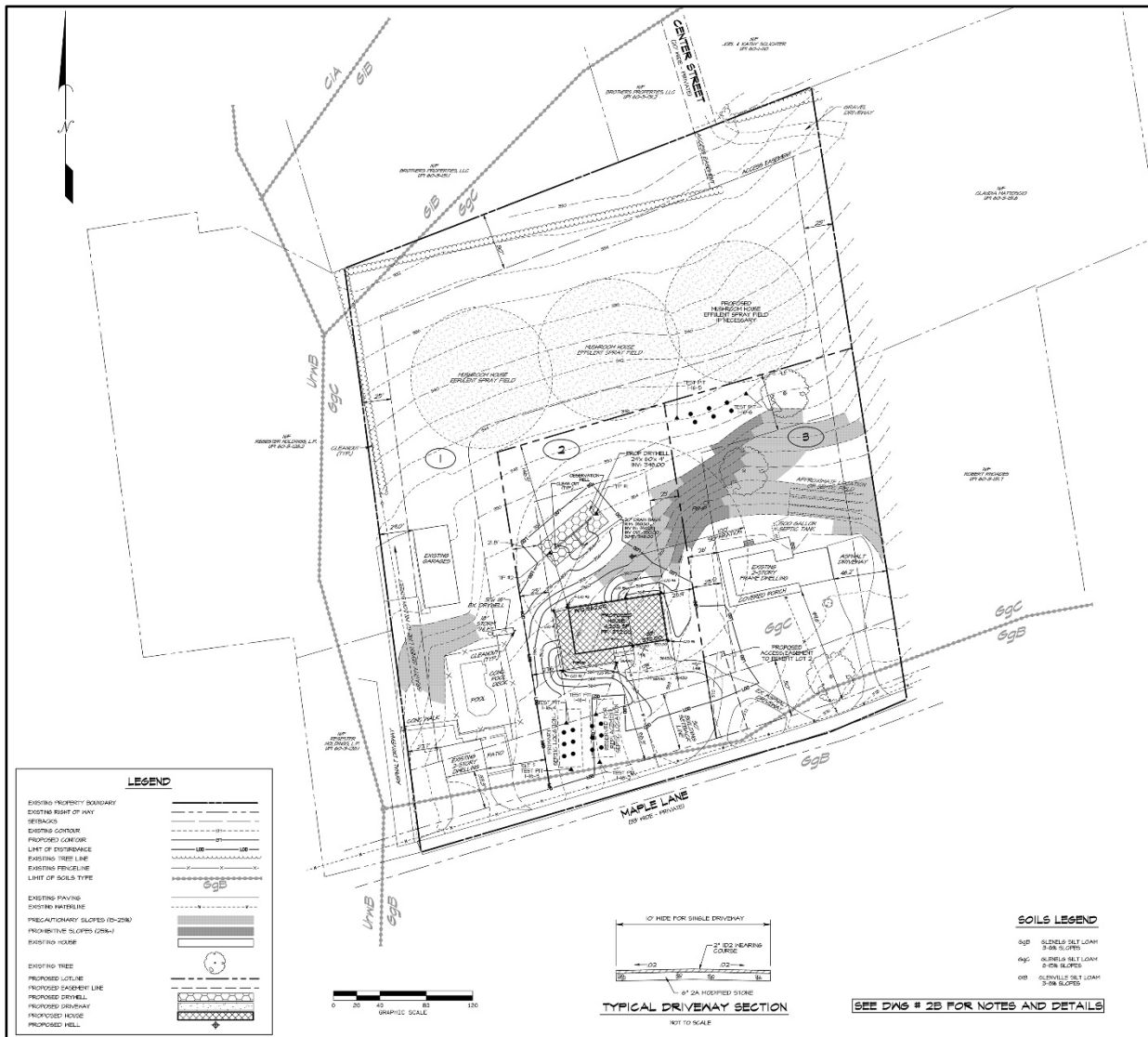
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, and all Township issues should be resolved before action is taken on this subdivision plan.

Page: 2
 Re: Preliminary/Final Subdivision - 147 Maple Lane
 # New Garden Township – SD-05-25-18511



Site Plan Detail, Drawing 1A: Preliminary/Final Subdivision - 147 Maple Lane

Page: 3
 Re: Preliminary/Final Subdivision - 147 Maple Lane
 # New Garden Township – SD-05-25-18511



Site Plan Detail, Drawing 2A: Preliminary/Final Subdivision - 147 Maple Lane

BACKGROUND:

1. The County Planning Commission previously reviewed a subdivision plan pertaining to the creation of the current configuration of UPI# 60-3-131. CCPC# 5515-2, dated June 21, 1991, addressed the creation of three lots from a 7.77 acre site. According to our records, this prior subdivision plan was approved by the Township on October 7, 1991. This proposal involves the further subdivision of Lot 1 of the previously approved plan.

We note that condition #2 of the previously approved plan states that, if Lot 1 is subdivided in the future, no new lots will be allowed to use the existing 20 foot wide right-of-way located at the north end of Lot 1. The current plan submission indicates that this right-of-way will continue to provide access to UPI# 60-3-13.6 (Lot 2 of the previously approved plan).

Page: 4
Re: Preliminary/Final Subdivision - 147 Maple Lane
New Garden Township – SD-05-25-18511

COUNTY POLICY:

LANDSCAPES:

2. The project site is located within the **Suburban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. The proposed subdivision is consistent with the objectives of the **Suburban Center Landscape**.

WATERSHEDS 2045:

3. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Red Clay Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: protecting and restoring vegetated riparian corridors and first order streams; reducing stormwater runoff; addressing sources of water quality impairments; addressing legacy contaminants and contaminants of emerging concern; protecting and expanding water-based recreational opportunities and access. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

4. The site plan depicts the location of an access easement on Lot 3 to benefit Lot 2. The details of this easement should be incorporated into the deeds of both lots. We suggest that the applicant and Township consider a revised layout of this proposed access arrangement to Lot 2, by removing one of the two driveway entrances provided for Lot 2 on Maple Lane.

ADMINISTRATIVE ISSUES:

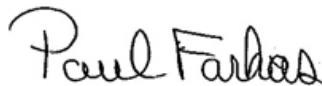
5. Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
6. The Existing Conditions Plan (Drawing 1B) depicts the location of three existing mushroom house effluent spray fields on the site, one of which is identified as "to be relocated." While the Post Construction Stormwater Management Plan (Drawing 2A) appears to indicate that both existing spray fields and a third proposed spray field (if necessary) will be located on Lot 1, the general area of one of the existing spray fields appear to encroach onto Lot 2, and the general location of the proposed spray field appears to encroach onto Lot 3. This should be clarified by the applicant. All pertinent details pertaining to the operation of these spray fields should be identified on the site plan.
7. The site plan depicts the location of an existing accessory building ("existing garages") on Lot 1. Both the site plan and 2025 aerial photography appear to indicate that vehicular access to this building is provided from an adjoining lot to the west. If this is correct, then the details of this arrangement should be incorporated into the deeds of the appropriate parcels.

Page: 5
Re: Preliminary/Final Subdivision - 147 Maple Lane
New Garden Township – SD-05-25-18511

8. The PCSWM BMP Operation and Maintenance Plan table on Drawing 2B indicates that the individual property owner will be responsible for the ownership and maintenance of all stormwater management facilities on their lot. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill the operation and maintenance requirements for these facilities.
9. According to the Waivers Requested table on the Cover Sheet (Drawing 1A), the applicant is requesting five waivers from the preliminary plan requirements set forth in Section 170-20 of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
10. The site plan depicts the location of an access easement on the northeast portion of Lot 1, pertaining to an existing gravel driveway that extends to UPI# 60-3-131.6. The details of this easement should be incorporated into the deeds of these lots.
11. The applicant and Township should verify the accuracy of the information provided in the Variances Granted table on the Cover Sheet (Drawing 1A). This table indicates that variances were granted from the lot width at the street right-of-way, and lot width at the building line standards, at a Board of Supervisors meeting, rather than being granted by the Township Zoning Hearing Board.
12. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, the Health Department, and the municipality.

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

Sincerely,

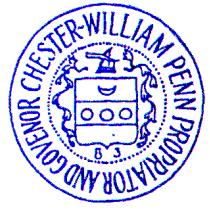


Paul Farkas
Senior Review Planner

cc: George Regester IV
Hillcrest Associates, Inc.
Chester County Health Department



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

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

June 10, 2025

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

Re: Final Minor Subdivision Plan – Prepared for New London Township
New London Township - SD-05-25-18522

Dear Ms. Zdun:

A final subdivision plan entitled "New London Township", prepared by Crossan Raimato, Inc. and dated March 24, 2025, was received by this office on May 15, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	Northeast side of Newark Road (State Route 896), west of Thames Drive
Site Acreage:	18.70 acres
Lots:	2 lots
Proposed Land Use:	Single Family Residential
UPI#:	71-2-68

PROPOSAL:

The applicant proposes the subdivision of one lot from its parent tract. The site, which contains a dwelling that will remain and is which is served by on-lot water and sewer facilities, is located in the New London Township R-1 zoning district. No additional development is proposed by this subdivision.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all New London 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**.

Page: 2
 Re: Final Minor Subdivision Plan – Prepared for New London Township
 # New London Township - SD-05-25-18522



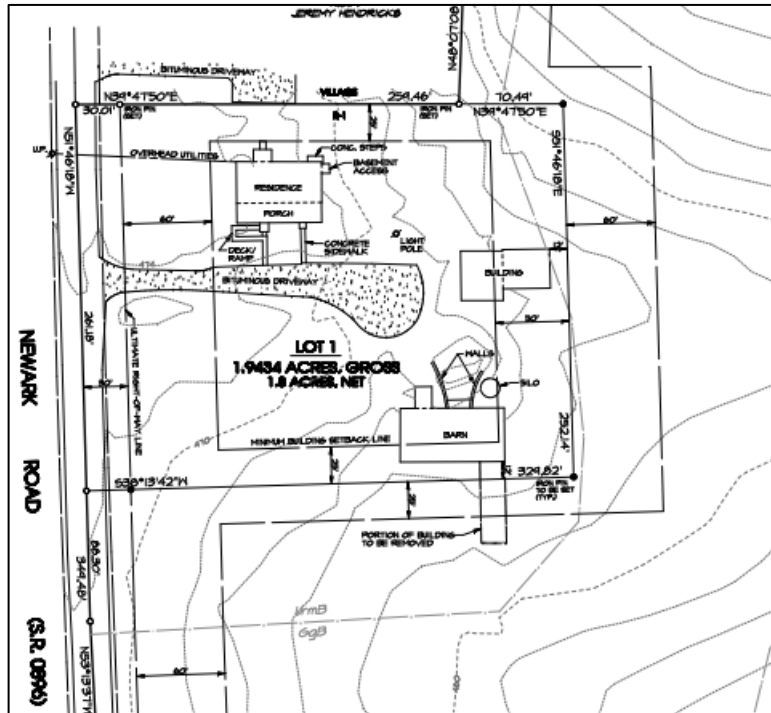
PRIMARY ISSUES:

2. The applicant should show the sewer and water utilities for Lot 1.
3. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at <https://chescoPlanning.org/Guides/Multimodal/>, classifies Newark Road (State Route 896), as a minor arterial. The Handbook (page 183) recommends a 100-foot-wide right-of-way for minor arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Newark Road offered for dedication to PennDOT.

ADMINISTRATIVE ISSUE:

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

Page: 3
 Re: Final Minor Subdivision Plan – Prepared for New London Township
 # New London Township - SD-05-25-18522



*Detail of Final Minor Subdivision Plan –
 Prepared for New London Township*

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

Sincerely,

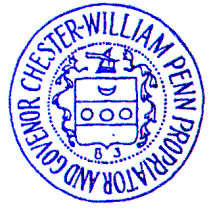
Wes Bruckno

Wes Bruckno
 Senior Review Planner

cc: Crossan Raimato, Inc.
 Francis J. Hanney, PennDOT



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

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

June 26, 2025

Pauline Garcia-Allen, Borough Manager
Oxford Borough
158 Election Road
Oxford, PA 19363

Re: Final Subdivision - Moran Farms Property
Oxford Borough and East Nottingham Township – SD-05-25-18536

Dear Ms. Garcia-Allen:

A Final Subdivision Plan entitled "Moran Farms Property", prepared by Howell Engineering, and dated January 26, 2024, and last revised April 17, 2025, was received by this office on May 27, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Subdivision for your consideration.

PROJECT SUMMARY:

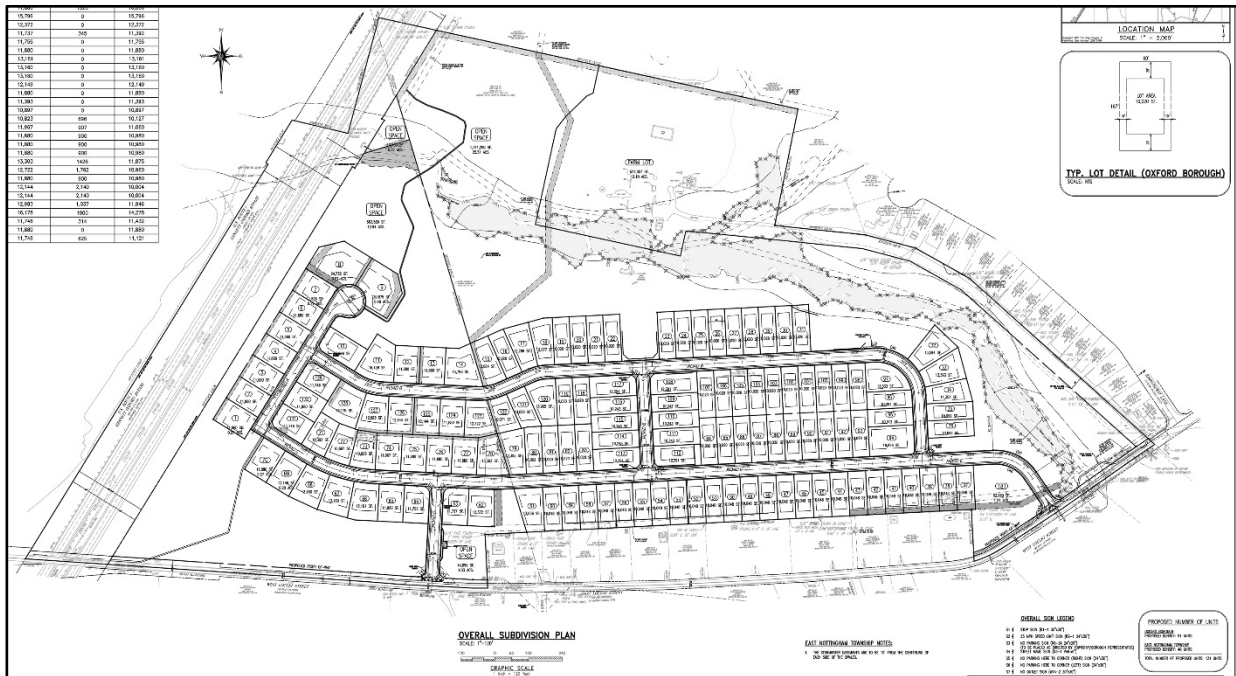
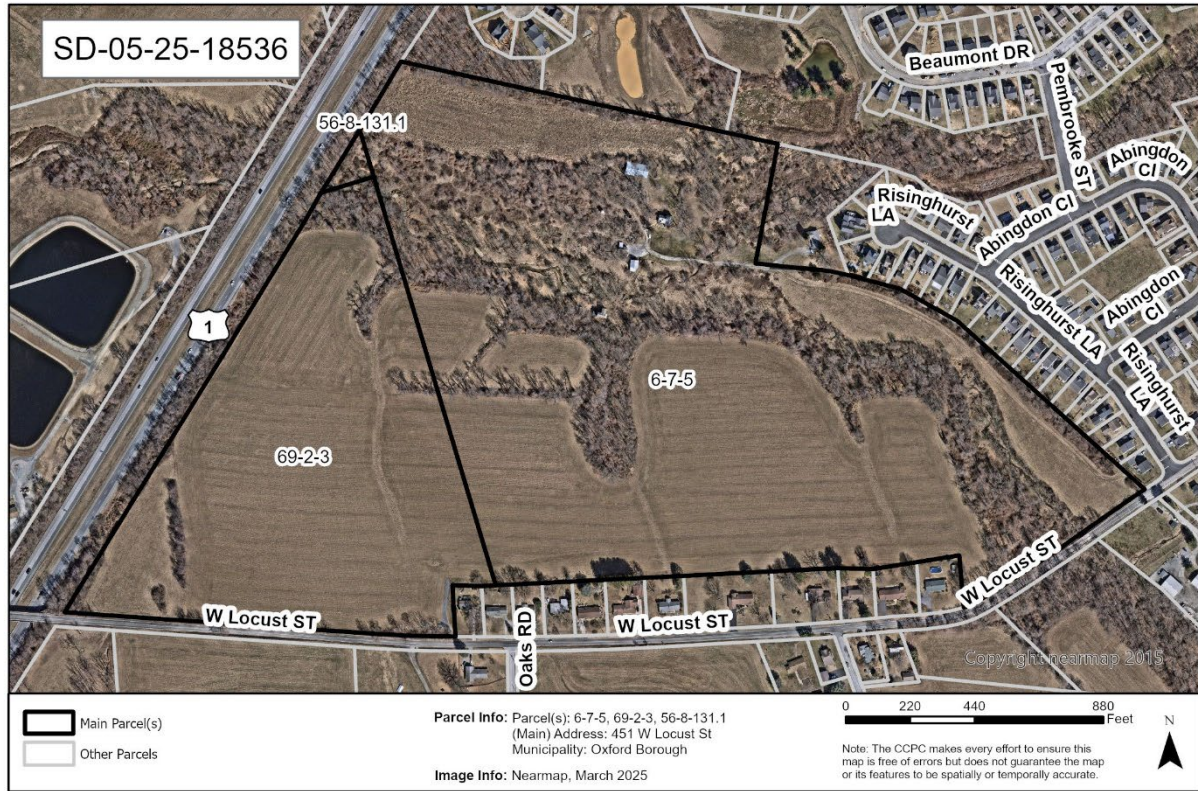
Location:	North side of Locust Street, east side of U.S. Route 1 Bypass
Site Acreage:	97.87
Lots/Units:	132
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential, Farm/Pasture Land
Municipal Land Use Plan Designation	Oxford Borough: Town Residential East Nottingham and Lower Oxford Townships: Suburban
UPI#:	6-7-5, 69-2-3, 56-8-131.1

PROPOSAL:

The applicant proposes the creation of 131 single family residential lots (91 lots in Oxford Borough, and 40 lots in East Nottingham Township), a 12.10 acre farm lot in the Borough, and 39.47 acres of open space. The project site, which will be served by public water and public sewer, is located in the PD-1 Planned Development zoning district in Oxford Borough, and the R-2 Residential zoning district in East Nottingham Township. We note also note that a small portion of the proposed open space is located in Lower Oxford Township, and we acknowledge that an Act 247 County Referral Form was received from all three municipalities. Any comments specific to a single municipality will be identified as such in that particular comment in this review letter.

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

Page: 2
 Re: Final Subdivision - Moran Farms Property
 # Oxford Borough and East Nottingham Township – SD-05-25-18536



Site Plan Detail, Sheet 2: Final Subdivision - Moran Farms Property

Page: 3
 Re: Final Subdivision - Moran Farms Property
 # Oxford Borough and East Nottingham Township – SD-05-25-18536

BACKGROUND:

1. The County Planning Commission initially reviewed a conditional use proposal for the portion of the site in Oxford Borough. CCPC# CU-09-22-17386, dated November 1, 2022, addressed the creation of an age-restricted community containing 101 single family residential lots, one farm lot, and two open space lots totaling 19.93 acres in the Borough (the overall development included an additional 43 single-family lots and additional facilities in East Nottingham Township). We have no record of the Borough taking action on the conditional use application.
2. Subsequently, the Chester County Planning Commission reviewed a by-right preliminary subdivision plan for this site. CCPC# SD-02-24-17991 and SD-02-24-17989, dated March 14, 2024, addressed the creation of 133 single family residential lots (89 lots in Oxford Borough, and 44 lots in East Nottingham Township), and a 12.10 acre farm lot. It is our understanding that Oxford Borough Council granted conditional preliminary plan approval for this development on December 2, 2024, and that the East Nottingham Township Board of Supervisors granted conditional preliminary plan approval on November 12, 2024.

We note that the proposed changes to the overall layout of the project site include relocating the western driveway entrance on West Locust Street from the westernmost portion of the site in East Nottingham Township to the eastern portion of the site in Oxford Borough, along with providing sidewalks along West Locust Street that extend towards the Borough (this issue is further discussed in comment #5). We also note that landscaping and lighting plans, which were not provided as part of the preliminary plan submission, are provided as part of the final plan submission.

COUNTY POLICY:

LANDSCAPES:

3. The project site is located within the **Urban Center Landscape** and **Suburban Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. As stated in our review of the preliminary plan submission, the proposed subdivision is consistent with the objectives of the **Urban Center Landscape** and **Suburban Landscape** designations. However, as also noted in our previous review, the lot configuration on the site plan presents a very conventional development pattern and lacks a central green space for community recreation (an alternate layout was provided in our review of the conditional use application).

The project site is also located in the Town Residential and Suburban land use categories on the Future Land Use map in the Oxford Region Multimunicipal Comprehensive Plan. The subdivision is generally consistent with the recommended strategies for these land use categories.

Page: 4
 Re: Final Subdivision - Moran Farms Property
 # Oxford Borough and East Nottingham Township – SD-05-25-18536

WATERSHEDS 2045:

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

PRIMARY ISSUES:

Access and Circulation:

5. We endorse that sidewalks and crosswalk areas are provided within the development, which extend to West Locust Street. Sidewalks are an essential design element in the **Urban Center Landscape** and **Suburban Landscape** designations. The final plan submission indicates that pedestrian access will be provided along West Locust Street which extends towards, but does not directly connect, to the existing sidewalks located at Risinghurst Lane in the Borough. The site plan appears to indicate that the proposed sidewalk network ends at the existing driveway entrance to the farm lot located at the property boundary, along with depicting a gap between this driveway entrance and the existing sidewalk on the adjoining parcel to the east. The Borough should ensure that the proposed sidewalk and existing driveway are properly aligned in order to meet ADA requirements. Additionally, the applicant and Borough should work with the adjoining property owner to the east in order to provide a continuous pedestrian path along West Locust Street. "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. We note that the proposed pedestrian network along the eastern portion of West Locust Street includes a wooden footbridge creek crossing over a tributary of Tweed Creek. Any required permit(s) for this creek crossing should be provided to the Borough prior to the Borough granting final plan approval.
7. In our previous review letter, we recommended that the applicant and the Borough investigate the possibility of a trail connecting the north end of the site to Beaumont Drive in the Sycamore Crossing residential development, which appears to have pedestrian facilities connecting to Downtown Oxford.

The current plan submission depicts the location of a dark grey line extending from the end of the Road A cul-de-sac in East Nottingham Township, extending northwards along Route 1. However, this line, which is not labeled, does not extend all the way to the northern property boundary. The applicant should clearly identify this feature, along providing all applicable design details of this feature. If it is a trail, then the trail width should be provided by the applicant.

Page: 5
 Re: Final Subdivision - Moran Farms Property
 #: Oxford Borough and East Nottingham Township – SD-05-25-18536

8. In our previous review letter, we recommended that a pedestrian connection to the Oxford Area Recreation Authority facilities located immediately to the west of US Route 1 in East Nottingham Township should be considered. We note that the site plan appears to depict that a pedestrian connection will be provided from Road C (to the immediate west of Lot 70) to West Locust Street, then westwards to the western property boundary.
9. We recommend that sidewalks be provided along the entire length of the West Locust Street corridor. The sidewalk along Road D to West Locust Street in East Nottingham Township should be extended eastwards to UPI# 69-2-3.2, and extended westwards to directly connect to the walkway provided from Road C to West Locust Street.

Design Issues:

10. In its review of the proposed Landscaping Plan (Sheets 65-70), the applicant and Township should determine if additional landscaping/vegetative screening is required between the proposed lots on the western portion of the project site and the Route 1 corridor.
11. We recommend that the applicant, Borough, and Township provide additional street trees along the internal street network. Consideration should be provided for a planting approximately every 30 feet on center.
12. As stated in our previous review, the Farm Lot should be deed restricted from further subdivision.

Natural Features Protection:

13. The project site includes steep slope areas in both Oxford Borough and East Nottingham Township, and we note that a portion of the Road C corridor in Oxford Borough, along with the building envelope of several lots in the Borough, will be located within steep slope areas. The municipality should verify that the design of the slopes for development activity in steep slope areas is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization. Areas of steep and moderate slopes should be protected from disturbance that may cause erosion and flooding, as well as negatively impact water quality, wildlife habitat, slope stability, and scenic views.
14. The site plan depicts the location of a tributary to Tweed Creek that traverses the eastern and northern portion of the site. The applicant should delineate the riparian buffer around this, stream and ensure that development does not encroach into the required buffer per the Borough's riparian buffer restrictions. Any encroachments into the riparian buffer corridor or wetland areas shown on the plan should comply with Chapters 102 and 105 of the PA Code, respectively.

Stormwater Management:

15. Land disturbance and land development activities that occur within Chester County must comply with the ***County-wide Act 167 Stormwater Management Plan for Chester County, PA*** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
16. The applicant, the Borough and the Township should consider “naturalizing” the stormwater management basins by adding additional landscaping/vegetative screening to soften the appearance of these facilities.

Page: 6
 Re: Final Subdivision - Moran Farms Property
 # Oxford Borough and East Nottingham Township – SD-05-25-18536

17. To ensure that the stormwater management controls continue to function as designed, the applicant should include information on the frequency and proper inspection, operation, and maintenance of these systems in an Inspection, Operation and Maintenance Plan. Additionally, since the owner's designated operator and inspector of stormwater facilities is responsible for operation, maintenance, and inspection of these facilities, the applicant should ensure the designated operator/inspector is properly trained to inspect these facilities to reduce the potential for failure and to address any issues with facilities.
18. The Post Construction Stormwater Management Report indicates that the 2-year peak flow rates for post-construction do not meet the pre-development peak flow rate requirements for DP001 and DP005. Oxford Borough's Stormwater Management Ordinance requires the 2-year peak flow rates to be reduced to the 1-year predevelopment peak flow rate. Additionally, the 100-year peak flow rates for post-construction do not meet the pre-development peak flow rate requirements for DP005. These issues should be clarified by the applicant.

ADMINISTRATIVE ISSUES:

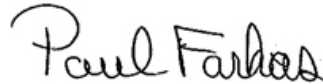
19. The plan indicates that a Homeowners' Association will be responsible for the proposed common facilities/areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the municipality to intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance. We also recommend that the HOA document allow for rooftop solar installations and other energy efficiency and environmental conservation actions.
20. According to the Requested Waivers table on Sheet 1, the applicant is requesting a waiver from Section 22-502(16)(A) of the Township Subdivision and Land Development Ordinance (SLDO) to allow for driveways to be closer than 80 feet from the edge of the cartway of any street intersection. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage. We also note the plan indicates that one waiver has already been granted from Section 22-502(16)(F) of the Township SLDO.
21. According to County Tax Assessment records, UPI# 6-7-5 and 69-2-3 appear 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.
22. The site plan depicts the location of several utility, sanitary sewer, and drainage easements. The details of these easements should be incorporated into the deeds of the appropriate lots.
23. A Pennsylvania Department of Transportation (PennDOT) permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.

Page: 7
 Re: Final Subdivision - Moran Farms Property
 #: Oxford Borough and East Nottingham Township – SD-05-25-18536

24. 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>.
25. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

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

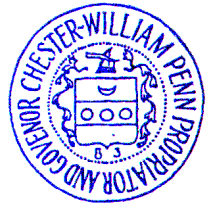


Paul Farkas
 Senior Review Planner

cc: Enox Land, L.P.
 Riley Riper Hollin and Colagreco
 Howell Engineering
 Anthony Antonelli, District Permits Manager, PennDOT
 Francis J. Hanney, PennDOT
 Chester County Conservation District
 Chester County Assessment Office
 Chester County Water Resources Authority
 Rachel Greer, Zoning Officer, East Nottingham Township
 Deborah J. Kinney, Secretary/Treasurer, Lower Oxford Township



THE COUNTY OF CHESTER



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Matthew J. Edmond, AICP
Executive Director

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

June 2, 2025

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

Re: Preliminary Land Development - Impact Church Building Addition
Parkesburg Borough - LD-05-25-18504

Dear Ms. Gresh:

A preliminary land development plan entitled "Impact Church Building Addition", prepared by Horizon Engineering Associates LLC and dated April 24, 2025, was received by this office on May 6, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	North side of East First Avenue (State Route 372), west of Bailey Drive
Site Acreage:	3.54 acres
Lots/Units:	1 lot
Non-Res. Square Footage:	1,368 square foot addition
Proposed Land Use:	Addition to existing institutional facility
New Parking Spaces:	18 spaces
UPI#:	8-4-86-E

PROPOSAL:

The applicant proposes the construction of a 1,368 square foot building addition and 18 additional parking spaces; 58 total spaces will be available on the site. The site, which is served by public water and sewer facilities, is located in the Parkesburg Borough R-2 Residential zoning district.

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

Page: 2
 Re: Preliminary Land Development - Impact Church Building Addition
 #: Parkesburg Borough - LD-05-25-18504



COUNTY POLICY:

LANDSCAPES:

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

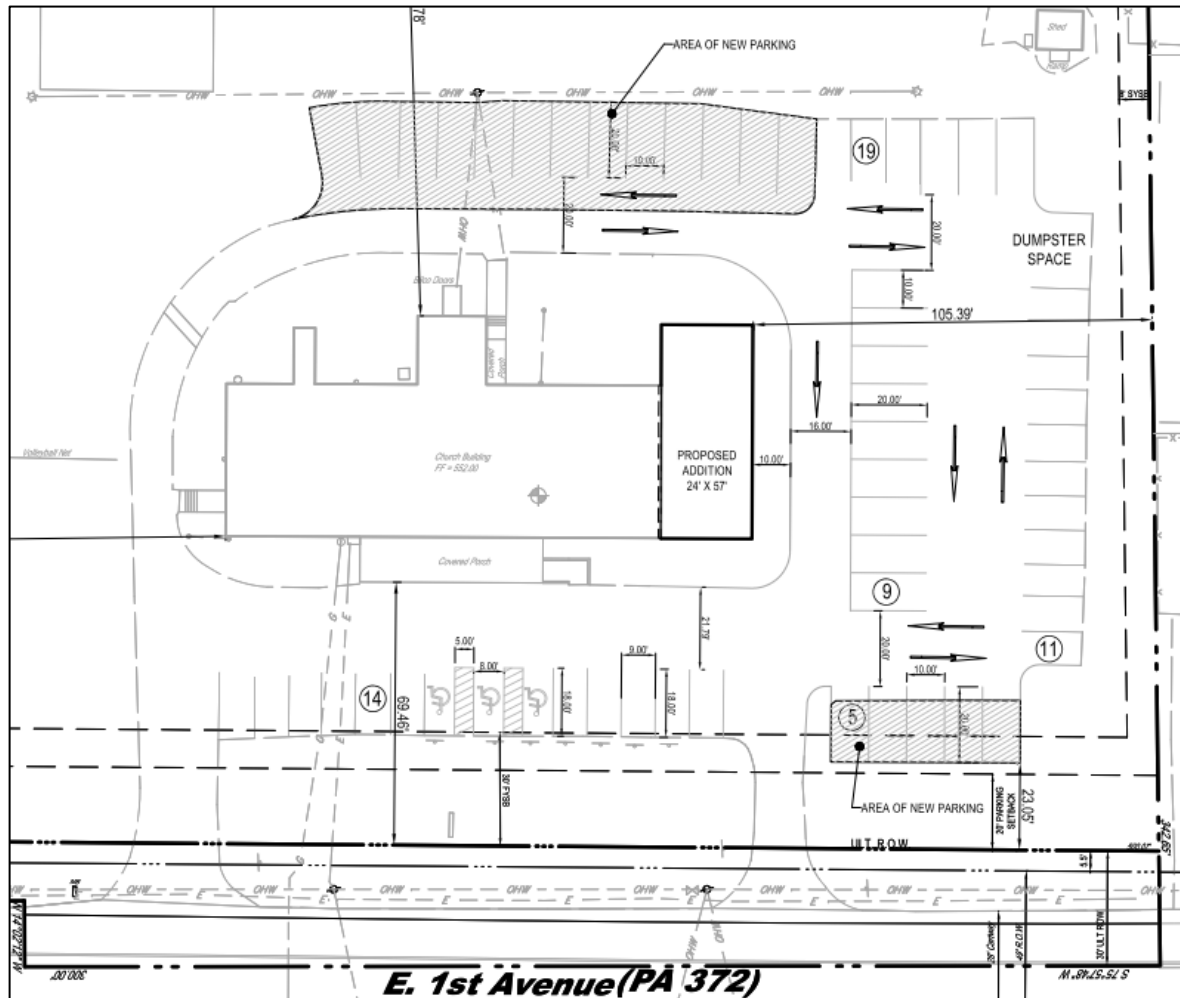
WATERSHEDS 2045:

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

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

Page: 3
 Re: Preliminary Land Development - Impact Church Building Addition
 #: Parkesburg Borough - LD-05-25-18504

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 Impact Church Building Addition
 Preliminary Land Development Plan***

PRIMARY ISSUES:

3. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at <https://chescoplanning.org/Guides/Multimodal/>, classifies East First Avenue (State Route 372) as a major collector. The Handbook (page 183) recommends a 100-foot-wide right-of-way for major collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Borough contact PennDOT to determine the appropriate right-of-way to be reserved for this section of East First Avenue and that it be offered for dedication to PennDOT.
4. The Borough and the applicant should consider whether designating one driveway for vehicles entering the site and the other driveway for vehicles exiting the site; this may improve safety for vehicle movements along East First Avenue.

Page: 4
 Re: Preliminary Land Development - Impact Church Building Addition
 # Parkesburg Borough - LD-05-25-18504

5. The Borough and the applicant should consider providing a trail to access the infiltration basin shown on Plan Sheet 03. A trail can offer opportunities for the basin to represent a low-impact site amenity, particularly if landscaping is provided (especially because one existing tree in the area of the infiltration basin is proposed to be removed).
6. We commend the applicant for providing additional landscaping along East First Avenue. However, we recommend that additional landscaping be placed along the eastern lot line.

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Wes Bruckno
 Senior Review Planner

cc: Horizon Engineering Associates LLC
 Church of the Open Bible of Chester County
 Anthony Antonelli, District Permits Manager, PennDOT
 Francis J. Hanney, PennDOT
 Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

PLANNING COMMISSION

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

June 20, 2025

Caitlin Ianni, Secretary
Penn Township
260 Lewis Road
West Grove, PA 19390

Re: Preliminary/Final Land Development - Star Roses and Plants
Penn Township - LD-05-25-18506

Dear Ms. Ianni:

A preliminary/final land development plan entitled "Star Roses and Plants", prepared by Chester Valley Engineers, Inc. and dated April 30, 2025, was received by this office on May 22, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	South side of Ewing Road (State Route 3044), east side of Lewis Road and west side of North Jennersville Road (State Route 796)
Site Acreage:	80.33 acres
Lots:	1 lot
Non-Res. Square Footage:	17,445 square foot addition
Proposed Land Use:	Addition to existing commercial facility
New Parking Spaces:	59 spaces
Municipal Land Use Plan Designation:	Rural
UPI#:	58-1-15

PROPOSAL:

The applicant proposes the construction of a 17,445 square foot two-story commercial building addition, stormwater management facilities, 59 parking spaces and associated improvements. The site, which will be served by on-site water and sewer facilities, is located in the Penn Township RA Residential Agricultural zoning district. The applicant received variances from the Penn Township Zoning Hearing Board in a decision issued on September 25, 2024, and a copy of the Board's decision is shown on the plan.

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

Page: 2
 Re: Preliminary/Final Land Development - Star Roses and Plants
 # Penn Township - LD-05-25-18506



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

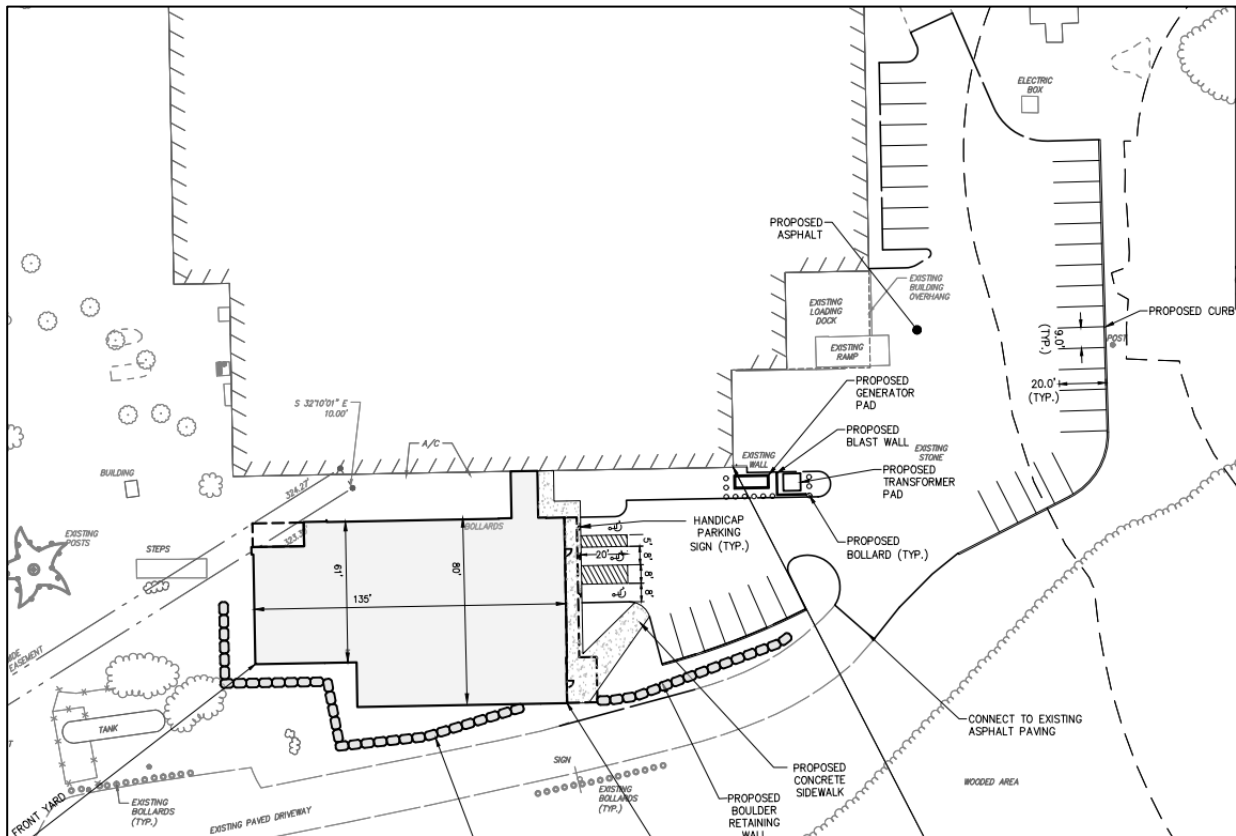
WATERSHEDS 2045:

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

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

Page: 3
 Re: Preliminary/Final Land Development - Star Roses and Plants
 # Penn Township - LD-05-25-18506

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



*Detail of Star Roses and Plants
 Preliminary/Final Land Development Plan*

PRIMARY ISSUES:

3. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at <https://chescoplanning.org/Guides/Multimodal/>, classifies Ewing Road (State Route 3044) as a minor collector and North Jennersville Road (State Route 796) as a major collector. The Handbook (page 183) recommends 80-foot-wide rights-of-way for collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate rights-of-way to be reserved for these sections of Ewing Road and North Jennersville Road, and that they be offered for dedication to PennDOT.
4. The applicant received variances requiring the applicant to use its best reasonable efforts to reduce or screen the existing lighting from the greenhouse on the site and alleviating an existing stormwater runoff situation. We recommend that the applicant and the Township Engineer work closely to create appropriate modifications to the Township's regulations to address these matters.
5. We commend the applicant for the efforts to avoid additional disturbance to the site's steep slopes, riparian buffer areas, and wooded areas.

Page: 4
Re: Preliminary/Final Land Development - Star Roses and Plants
Penn Township - LD-05-25-18506

ADMINISTRATIVE ISSUES:

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

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

Sincerely,

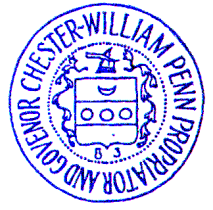


Wes Bruckno
Senior Review Planner

cc: Conard Pyle Co.
Chester Valley Engineers, Inc.
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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West Chester, PA 19380-0990
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June 10, 2025

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

Re: Preliminary/Final Subdivision - The Devereux Foundation
Wallace Township - SD-04-25-18498

Dear Ms. Randzin:

A preliminary/final subdivision plan entitled "The Devereux Foundation", prepared by Nave Newell, Inc. and dated March 25, 2025, was received by this office on May 19, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	West side of Devereux Road, north of Creek Road
Site Acreage:	137.930 acres total
Lots:	One additional lot proposed
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Rural Density
UPI#:	31-4-60-E

PROPOSAL:

The applicant proposes the subdivision of one lot of 2.175 acres from its parent tract. The lot will contain an existing dwelling that will remain (the dwelling is described on the plan as a "Class 2 Historic Resource" although the dwelling does not appear on "Map 5: Historic Resources" in the Township's 2015 Comprehensive Plan Update). The applicant's plan shows a water line and sewer force main serving the dwelling. The site is located in the Wallace Township FRR – Flexible Rural Residential zoning district. No additional development is proposed by this subdivision.

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

Page: 2
 Re: Preliminary/Final Subdivision - The Devereux Foundation
 # Wallace Township - SD-04-25-18498

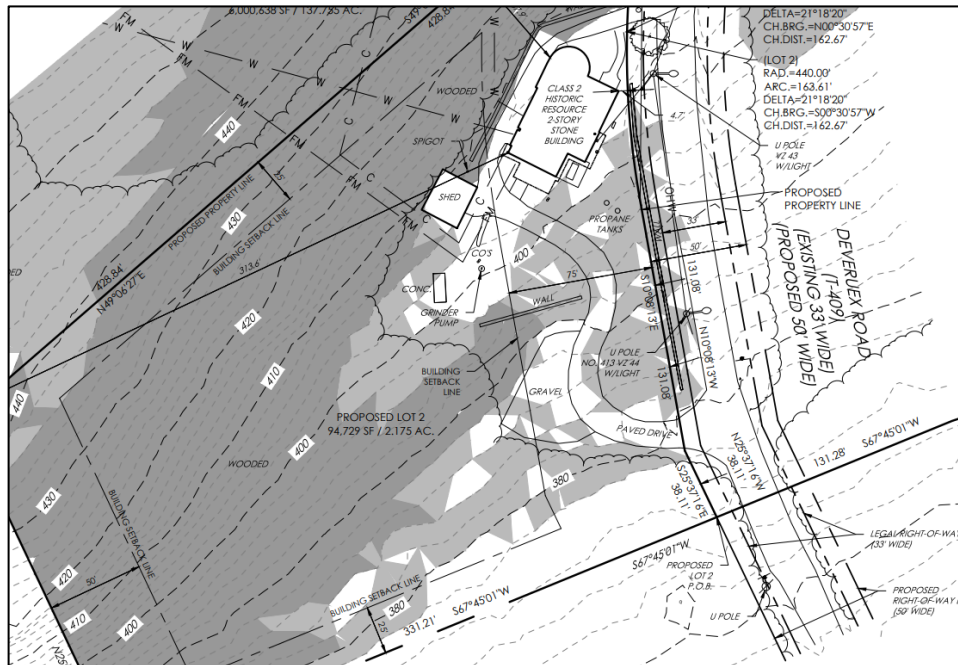
Wallace Township - SD-04-25-18498



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**.



*Detail of The Devereux Foundation
 Preliminary/Final Subdivision Plan*

Page: 3
Re: Preliminary/Final Subdivision - The Devereux Foundation
Wallace Township - SD-04-25-18498

ADMINISTRATIVE ISSUE:

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

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

Sincerely,

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

Wes Bruckno
Senior Review Planner

cc: Nave Newell, Inc.
Devereux Foundation



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

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

June 3, 2025

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

Re: Preliminary/Final Subdivision - 248 Hood Road, LLC
West Marlborough Township – SD-04-25-18500

Dear Ms. Blake:

A Preliminary/Final Subdivision Plan entitled "248 Hood Road, LLC", prepared by Regester Associates, Inc., and dated January 20, 2025, was received by this office on May 5, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	Northeast corner of Funk Road and Hood Road
Site Acreage:	80.3
Lots/Units:	2
Non-Res. Square Footage:	0
Proposed Land Use:	Agricultural (Farm/Pasture Land)
Municipal Land Use Plan Designation:	West Marlborough Township: Rural Resource Preservation; Londonderry Township: Agriculture - Open Space
UPI#:	48-6-16, 46-3-64

PROPOSAL:

The applicant proposes the creation of 2 lots. No development activity is proposed as part of the current plan submission. While a portion of the site is situated in Londonderry Township, proposed Lot 1 is located entirely in West Marlborough Township (we acknowledge that signature blocks for both Townships are provided on Sheet 1). The project site is located in the AC Agricultural Conservation district in West Marlborough Township, and the AP Agricultural Preservation zoning district in Londonderry Township.

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

Page: 2
 Re: Preliminary/Final Subdivision - 248 Hood Road, LLC
 # West Marlborough Township – SD-04-25-18500



Site Plan Detail, Sheet 2: Preliminary/Final Subdivision - 248 Hood Road, LLC

Page: 3
 Re: Preliminary/Final Subdivision - 248 Hood Road, LLC
 # West Marlborough Township – SD-04-25-18500

BACKGROUND:

1. It is identified on Sheet 1 that, on December 30, 2024, a variance was granted from the 50 foot side yard requirement of Section 200.9.1.B of the West Marlborough Township Zoning Ordinance for this plan submission, with eight conditions of approval. We note that the conditions of approval include the following:
 - a. The applicant may not use Lot 2 for any additional dwelling units beyond the three dwelling units currently being utilized on Lot 2 (Condition #1);
 - b. The applicant may construct one single family dwelling unit on Lot 1 (20 acres) as a component of the principal use of Lot 1 as a farm (Condition #2);
 - c. Any single family dwelling constructed on Lot 1 shall meet the requirements of Section 200.5.9 of the Zoning Ordinance (Condition #3); and
 - d. No additional subdivision of Lot 1 and Lot 2 shall be permitted and no additional principal uses shall be permitted on either lot (Condition #4).

COUNTY POLICY:

LANDSCAPES:

2. The project site is located within the **Agricultural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. This landscape consists of large concentrations of active and diverse farm operations along with related support services. The vision for the **Agricultural Landscape** is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. The proposed subdivision is consistent with the objectives of the **Agricultural Landscape**.

PRIMARY ISSUES:

3. According to County mapping records, the land of the proposed subdivision is part of the County Agricultural Land Preservation Program and is protected by an agricultural conservation easement. It is our understanding that this subdivision plan has been reviewed, and recommended for approval, by the County Agricultural Land Preservation Board. All applicable details of the easement should be identified on the approved plan.

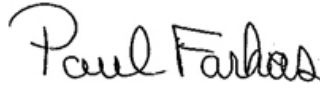
ADMINISTRATIVE ISSUES:

4. 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.
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, the Assessment Office, and the municipality.

Page: 4
Re: Preliminary/Final Subdivision - 248 Hood Road, LLC
West Marlborough Township – SD-04-25-18500

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: Philip Dutton
Regester Associates, Inc.
248 Hood Road, LLC
Chester County Assessment Office
Chester County Department of Parks and Preservation
Dana Simpson, Secretary/Treasurer, Londonderry Township



THE COUNTY OF CHESTER



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Matthew J. Edmond, AICP
 Executive Director

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

June 2, 2025

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

Re: Preliminary/Final Subdivision - 302 & 304 Commerce Drive
 # West Whiteland Township – SD-05-25-18508

Dear Mr. Weller:

A Preliminary/Final Subdivision Plan entitled "302 & 304 Commerce Drive", prepared by Howell Surveying, and dated September 24, 2024, was received by this office on May 7, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

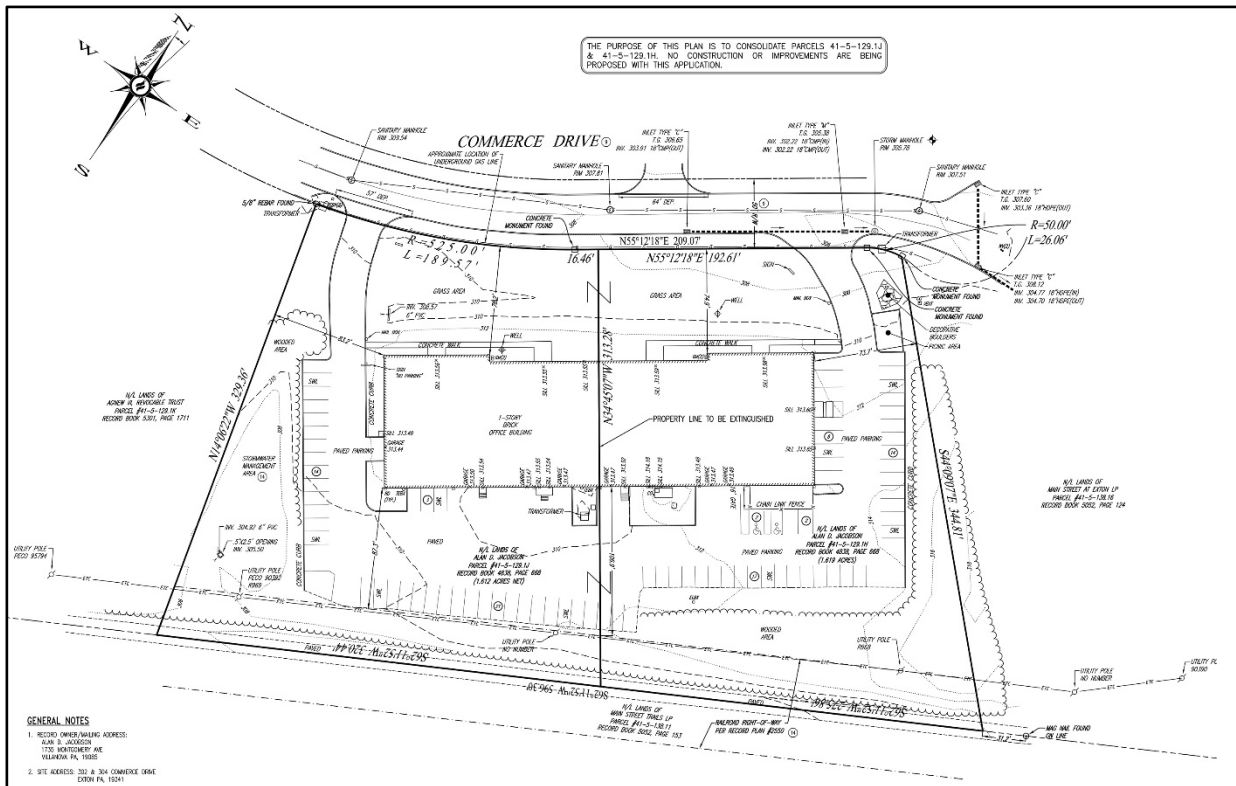
Location:	South side of Commerce Drive, east of South Whitford Road
Site Acreage:	3.10
Lots/Units:	2 existing lots, 1 proposed lot
Non-Res. Square Footage:	0
Proposed Land Use:	Lot Consolidation
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Industrial & Business Park
UPI#:	41-5-129.1J, 41-5-129.1H

PROPOSAL:

The applicant proposes the consolidation of two lots into one lot. No development activity is proposed as part of the current submission. The project site is located in the I-1 Limited Industrial zoning district.

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

Page: 2
 Re: Preliminary/Final Subdivision - 302 & 304 Commerce Drive
 # West Whiteland Township – SD-05-25-18508



Site Plan Detail: Preliminary/Final Subdivision - 302 & 304 Commerce Drive

Page: 3
Re: Preliminary/Final Subdivision - 302 & 304 Commerce Drive
West Whiteland Township – SD-05-25-18508

COUNTY POLICY:

LANDSCAPES:

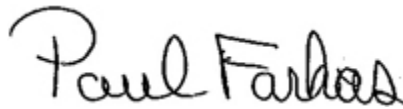
1. The project site is located within the **Suburban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. The proposed subdivision is consistent with the objectives of the **Suburban Center Landscape**.

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Ronfam, LLC
Brandywine Valley Heating & Air Conditioning
Howell Surveying

Proposed Plan and Ordinance Reviews



ORDINANCE PROPOSALS

6/1/2025 to 6/30/2025

The staff reviewed proposals for:

	Total
Miscellaneous Ordinance (Misc.) Amendments	2
Subdivision and Land Development Ordinance (SLDO) Amendments	1
Zoning Ordinance Amendments	13
TOTAL REVIEWS	16

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Brandywine Township	ZA-05-25-18523	6/2/2025	Proposed - Zoning Ordinance Amendment Relocating forestry regulations.	Not Relevant
East Whiteland Township	ZA-05-25-18520	6/6/2025	Proposed - Zoning Ordinance Amendment Amendment: Workforce Housing.	Consistent
Kennett Square Borough	MA-05-25-18546	6/18/2025	Proposed - Misc Amendment Amendment: Chapter 8, Division II, Rooming Houses, Motels, Hotels and Guest Houses (pertaining to short term rentals).	Not Relevant
Kennett Square Borough	MA-05-25-18547	6/20/2025	Proposed - Misc Amendment Amendment: accessory dwelling units.	Not Relevant
Kennett Square Borough	ZA-05-25-18537	6/20/2025	Proposed - Zoning Ordinance Amendment Amendment: accessory dwelling units.	Consistent
Kennett Square Borough	ZA-05-25-18538	6/18/2025	Proposed - Zoning Ordinance Amendment Amendment: short term rentals.	Consistent
Kennett Square Borough	ZA-05-25-18539	6/12/2025	Proposed - Zoning Ordinance Amendment Amendment: Shared and Joint Parking Allowances.	Consistent

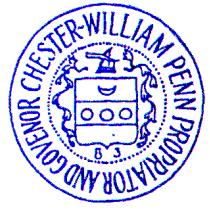
MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Kennett Township	ZA-05-25-18510	6/4/2025	Proposed - Zoning Ordinance Amendment Amendment: tower-based wireless communications facilities.	Consistent
London Britain Township	ZA-05-25-18545	6/23/2025	Proposed - Zoning Ordinance Amendment Signs - definitions, regulations: complete replacement of "Signs and Billboards" regulations.	Consistent
New London Township	ZA-05-25-18533	6/2/2025	Proposed - Zoning Ordinance Amendment Farm related school - definition and accessory use in R-1 District, subject to conditions.	Consistent
Pennsbury Township	SA-05-25-18540	6/16/2025	Proposed - SLDO Amendment Joint VPP/247 Review (Zoning/SLDO Amendments) - Natural Resource Protection and other Ordinance Updates.	Consistent
Pennsbury Township	ZA-05-25-18525	6/16/2025	Proposed - Zoning Ordinance Amendment Joint VPP/247 Review (Zoning/SLDO Amendments) - Natural Resource Protection and other Ordinance Updates.	Consistent
Upper Uwchlan Township	ZA-05-25-18535	6/13/2025	Proposed - Zoning Ordinance Amendment Amend certain sign regulations; amend Section 200-62.B to prohibit commercial vehicles over 26,001 pounds registered gross vehicle weight to be parked on a lot in a residential district; and amend Section 200-73.2B to add three regulations for a short term rental.	Consistent
Uwchlan Township	ZA-06-25-18555	6/25/2025	Proposed - Zoning Ordinance Amendment Amendment to the PCID - Planned Commercial Industrial Development Districts to delete reference to the Master Plan of Eagleview 2021 and deleting a sentence prohibiting future lands designated as Town Centers in Eagleview.	Consistent
West Vincent Township	ZA-05-25-18524	6/2/2025	Proposed - Zoning Ordinance Amendment Illuminated and digital signs.	Consistent
Westtown Township	ZA-05-25-18516	6/6/2025	Proposed - Zoning Ordinance Amendment Amendment: fences and walls.	Not Relevant

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 12
TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 12

Ordinance Review Letters



THE COUNTY OF CHESTER



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Matthew J. Edmond, AICP
Executive Director

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

June 2, 2025

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

Re: Zoning Ordinance Amendment – Relocating Forestry Regulations from the Zoning Ordinance
to a New Chapter 165 of the Township Code
East Brandywine Township - ZA-05-25-18523

Dear Mr. Reven:

The Chester County Planning Commission has reviewed the proposed East Brandywine Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on May 12, 2025. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Delete Zoning Ordinance Section 399-102.1: Woodland protection and logging standards”;
 - B. Adopt a new Section 165. “Forestry Regulations” to be located in a new Chapter 165 of the Township Code, which is not part of the Zoning Ordinance. The new Chapter includes, among other provisions, definitions, a required preparation of a logging plan and its contents, required “forest practices”, responsibility for road maintenance and repair; road bonding, enforcement, violation notices; suspensions of activities, penalties, among others.
 - C. The proposed language includes a section on compliance with state law, as follows:
“The logging plan, the timber harvesting on the property, and the access to and use of the public roads shall address and comply with the requirements of all applicable state laws and regulations...”.

BACKGROUND:

2. The Chester County Planning Commission reviewed a proposal to replace and revise its Woodland Protection and Logging Standards in the Township’s Zoning Ordinance. Our comments on that proposed amendment were forwarded to the Township in a letter dated December 13, 2024 (refer to CCPC # ZA-11-24-18331). That letter included Comment 6, which recommended that:

“The Township should consider whether its Woodland Protection and Logging Standards should be located in stand-alone chapters of the Township Code instead of as part of the Zoning Ordinance. This may permit the Woodland Protection and Logging Standards to more-closely align with the overall provisions of the “Pennsylvania Model Forestry Regulations” and result in better enforcement. The Township should discuss this option with the Township Solicitor.”

Page: 2
Re: Zoning Ordinance Amendment – Relocating Forestry Regulations from the Zoning Ordinance
to a New Chapter 165 of the Township Code
East Brandywine Township - ZA-05-25-18523

COMMENTS:

3. The Township should ensure that cross-references in the Zoning Ordinance are consistent with the proposed amendment; for example, we note that Zoning Ordinance Section 399-21 “Use Regulations” in the R-1 Residential District includes Section 399-21A.(9), permits:

“Forestry, as defined by this chapter, including logging activities when in accordance with the standards in § 399-102.1.”

Section 399-102.1 is to be deleted by this amendment. The Township should also ensure that Forestry is allowed in every district by-right as required by Pennsylvania Municipalities Code Section 603(f).

4. Before adopting the amendment, the Township should be satisfied that it complies with Pennsylvania Act 38 (“ACRE: Agriculture, Communities and Rural Environment”) which ensures that local ordinances regulating normal agricultural operations, which can include forestry practices, do not violate state law. Additional information on ACRE is available in the Chester County “Agricultural Info Sheet” at: <https://www.chescoplanning.org/Agriculture/PDF/Info-ACRE.pdf>

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.

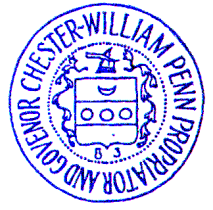
Sincerely,



Wes Bruckno
Senior Review Planner



THE COUNTY OF CHESTER



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Matthew J. Edmond, AICP
 Executive Director

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June 6, 2025

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

Re: Zoning Ordinance Amendment - Workforce Housing
 # East Whiteland Township – ZA-05-25-18520

Dear Mr. Barner:

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 May 9, 2025. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes the addition of Section 200-13.1, Workforce Housing, to its Zoning Ordinance. An Intent statement, required provisions for workforce housing, qualifications for subsidized rents, and program development standards are provided. In particular, we note that Section 200-13.1.B(1) states that, for apartment developments with one hundred (100) units or more, at least ten percent (10%) but no more than twenty percent (20%) of the dwelling units in the development must be constructed with designated housing specifically for middle- and moderate-income households using one or more of the following:
 - a. A federal, state, or county interest subsidy program.
 - b. A federal, state, or county rental subsidy program.
 - c. A private subsidy program to produce rental units at prices less than or equal to eighty-five percent (85%) of the rental prices for the unsubsidized units within the development or eighty-five percent (85%) of the most recent fair market rents for new construction as published by the Department of Housing and Urban Development for the Philadelphia Standard Metropolitan Statistical Area, whichever is less.
 - d. Any combination of the methods listed above.

Page: 2
 Re: Zoning Ordinance Amendment - Workforce Housing
 # East Whiteland Township – ZA-05-25-18520

COMMENTS:

2. As currently written, this amendment does not appear to provide some type of offset to advance the construction of workforce housing, but rather a mandatory inclusionary requirement for workforce housing for any proposed apartment development proposing 100 or more units. Consideration should be given to revising the standards to allow for a bonus in exchange for the creation of workforce housing, so as not to be viewed as a potential taking. For instance, the proposed ordinance language could be: “For apartment developments with one hundred (100) units or more, a bonus density of xx percent (xx%) above the maximum permitted units allowed in the underlying zoning district may be constructed as Workforce Housing using one or more of the following: ...“

The PA Department of Community and Economic Development (DCED) has created a Local Government Housing Affordability & Inclusionary Zoning Toolkit that provides guidance on best practices for Inclusionary Zoning in Pennsylvania, which is available at: <https://dced.pa.gov/download/local-government-housing-affordability-inclusionary-zoning-toolkit/>.

Additionally, Centre County, PA has created a Legal Basis for Inclusionary Zoning that provides guidance on this issue, specifically stating that “Mandatory inclusionary regulations should be written to include incentives or cost offsets, alternatives options and waivers to not be viewed as a “takings.” This document is available at: https://centrecountypa.gov/DocumentCenter/View/422/legal_basis?bidId=.

“Live” Objectives A and B of *Landscapes3*, the 2018 County Comprehensive Plan, support the provision of diverse and affordable housing to meet the needs of 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>.

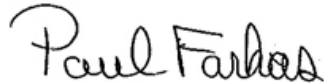
3. A definition for the term “workforce housing” should be provided and included under Article III – Definitions of the Township Zoning Ordinance.
4. Consideration should be given to classifying “subsidized rental units” from between eighty percent (80%) and one hundred percent (100%) of the area’s median income (Section 200-13.1.C(1)) to any household making up to one hundred percent (100%) of the area’s median income.
5. The Township should consider incorporating additional language to clarify the provisions for Workforce Housing as written only apply for apartment developments proposed with one hundred (100) units or more and not for apartment developments of less than one hundred (100) units.
6. The qualification provision giving eligibility preference for residents or persons employed in the Township under Section 200-13.1(C)(2) should be reviewed by the Township Solicitor to determine if the requirement complies with the federal Fair Housing Act.
7. We note that East Whiteland Township is currently undertaking an update of its Zoning Ordinance, which is being prepared under the Chester County Vision Partnership Program (VPP). The Township should ensure that these amendments are coordinated with the zoning ordinance update.

Page: 3
Re: Zoning Ordinance Amendment - Workforce Housing
East Whiteland Township – ZA-05-25-18520

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,

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

Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



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June 18, 2025

Joseph Nowak, CZO, Planning & Zoning Coordinator
 Kennett Square Borough
 600 S. Broad Street
 Kennett Square, PA 19348

Re: Zoning Ordinance Amendment and Miscellaneous Ordinance Amendment - Short Term Rentals
 # Kennett Square Borough – ZA-05-25-18538 and MA-05-25-18546

Dear Mr. Nowak:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment and Miscellaneous Ordinance Amendment, which was received by this office on May 22, 2025. While we have no official comments under the provisions of the Pennsylvania Municipalities Planning Code pertaining to Chapter 8 – Housing and Other Nonresidential Occupancies, the proposed amendments to the Zoning Ordinance were reviewed pursuant to the provisions of Section 609(e) of the MPC. We offer the following comments to assist in your review of the proposed amendments.

DESCRIPTION:

1. The Borough proposes to amend Chapter 8, Division II, Rooming Houses, Motels, Hotels and Guest Houses, of the Borough Code by adding references to short term rentals to the permit requirements set forth in this section of the Borough Code, along with other minor revisions to the existing ordinance language.
2. The Borough also proposes the following amendments to its Zoning Ordinance:
 - A. Add a definition for the term “Short Term Rental” to Section 23-7, which states the following: “A rental of a residential dwelling unit or an Accessory Dwelling Unit intended for occupancy for dwelling, sleeping, or lodging purposes, for a period of fewer than 30 consecutive days, in exchange for compensation for the occupancy”; and
 - B. Amend the use tables provided in Section 23-27(b) and Section 23-28, with the addition of Short Term Rental (subject to compliance with Kennett Square Borough Code Chapter 8, Article VII). A short term rental will be an allowable use in all zoning districts.

Page: 2
Re: Zoning Ordinance Amendment and Miscellaneous Ordinance Amendment - Short Term Rentals
Kennett Square Borough – ZA-05-25-18538 and MA-05-25-18546

COMMENTS:

3. On May 22, 2025, the County Planning Commission also received a zoning ordinance and miscellaneous ordinance amendment to the Borough Code pertaining to accessory dwelling units, which is addressed by the Commission in a separate review letter (CCPC# ZA-05-25-18537 and MA-05-25-18547). We note that Section 4 of this draft Ordinance includes a proposed off-street parking requirement of one (1) parking space per bedroom, with a maximum of two spaces per dwelling unit, for short term rentals, accessory apartments, and accessory dwelling units.

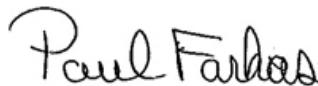
Consideration should be provided for location requirements for off-street parking. For instance, if off-street parking cannot be provided on site, then off-street parking could be permitted on an adjoining lot, in accordance with a written agreement that as long as the short term rental use continues, the required parking spaces will be dedicated solely for the use of the short term rentals.

4. We recommend that the Borough 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, and signage restrictions, prior to finalizing the proposed ordinance language. This eTool, which includes resource links along with examples to adopted municipal ordinance standards, is available online at:
<https://chescoplanning.org/MuniCorner/eTools/15-ShortTermRentals.cfm>.

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

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

Sincerely,



Paul Farkas
Senior Review Planner



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June 12, 2025

Joseph Nowak, CZO, Planning and Zoning Coordinator
Kennett Square Borough
600 South Broad Street
Kennett Square, PA 19348

Re: Zoning Ordinance Amendment – Correcting District References, Shared and Joint Parking Allowances
Kennett Square Borough - ZA-05-25-18539

Dear Mr. Nowak:

The Chester County Planning Commission has reviewed the proposed Kennett Square 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 May 22, 2025. We offer the following comments to assist in your review of the proposed Borough Zoning Ordinance amendment.

DESCRIPTION:

1. The Borough proposes the following amendments to its Zoning Ordinance, generally relating to the joint use of off-site parking areas:
 - A. References to the C-3 Mixed Use Commercial Zoning District and the OI-2 Office and Industrial Zoning District are included in Section 23-8, relating to the “Establishment of zoning districts” in the Borough (these two districts were omitted in this Section);
 - B. The Ordinance’s Districts and Use Regulations, and Off-Street Parking and Loading Regulations are amended to reflect off-street parking spaces meeting the Ordinance’s requirements;
 - C. The amendment revises the locational requirements for off-street parking spaces in the C-3 district (as well as in the C-1, C-2, OI-1, or TBO district in the current Ordinance) and;
 - D. “Offices, public recreation centers or public uses” are to be added to the list of land uses where a percentage of their required parking may be collectively provided and used jointly by other establishments that are not normally open or which are not operated during similar hours.

LANDSCAPES:

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

Page: 2
 Re: Zoning Ordinance Amendment – Correcting District References, Shared and Joint Parking Allowances
 # Kennett Square Borough - ZA-05-25-18539

Parking in **Urban Centers** is often limited, and regulatory provisions encouraging more efficient use of existing parking infrastructure is appropriate. The proposed Borough Zoning Ordinance amendment is consistent with the objectives of the **Urban Center Landscape**.

COMMENTS:

3. The current Borough Zoning Ordinance Sections 23-65(a)(5)(B) and (C) provide for maximum distances of joint-use parking areas and the land uses that they serve, as well as a requirement that they be conveniently available. Sidewalk conditions, crosswalk locations, street lighting and other physical factors may affect the convenient use of joint parking areas. The Ordinance requires that the sufficiency of parking be demonstrated through documentation "...by an analysis and report of a qualified parking consultant. The report shall be reviewed and determined to be sufficient by the borough codes enforcement officer..." Furthermore, sufficiency of parking can be determined "...on appeal, by application for special exception filed with the zoning hearing board." These provisions are expected to help ensure that the joint parking spaces continue to be actively used.
4. Zoning Ordinance Section 23-66(g), "General Regulations Applying to Required Off-Street Parking Facilities, Location of Parking Spaces – Joint Use" paragraph (2) requires that "...a written agreement assuring the continued availability of such parking areas shall be approved by the borough solicitor, and filed with the application for the zoning permit." This portion of the Ordinance does not appear to be revised, although the Borough may want to stipulate that the owner of a jointly-used parking area shall not impose unreasonable restrictions on such use.
5. Additional information on *Parking Facilities: Planning* is available in the Chester County Planning Commission's eTool at: <https://chescoplanning.org/MuniCorner/eTools/86-ParkingPlanning.cfm>.
6. We have no comments on the revisions to the "Establishment of zoning districts" Section of the amendment.

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

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

Sincerely,



Wes Bruckno
 Senior Review Planner



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June 20, 2025

Joseph Nowak, CZO, Planning & Zoning Coordinator
Kennett Square Borough
600 S. Broad Street
Kennett Square, PA 19348

Re: Zoning Ordinance and Miscellaneous Ordinance Amendments - Accessory Dwelling Units
Kennett Square Borough – ZA-05-25-18537 and MA-05-25-18547

Dear Mr. Nowak:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment and Miscellaneous Ordinance Amendment, which was received by this office on May 22, 2025. While we have no official comments under the provisions of the Pennsylvania Municipalities Planning Code pertaining to Chapter 8 – Housing and Other Nonresidential Occupancies, the proposed amendments to the Zoning Ordinance were reviewed pursuant to the provisions of Section 609(e) of the MPC. We offer the following comments to assist in your review of the proposed amendments.

DESCRIPTION:

1. The Borough proposes the following amendments to its Zoning Ordinance:
 - A. New or amended definitions for the following terms: Abut; Accessory Apartment; Accessory Building; Accessory Dwelling Unit; and Accessory Structure;
 - B. Amend subsection (4)(A) of Section 23-30, Accessory Uses, by replacing the existing language (“Accessory apartments as an accessory use (only allowable in the R-3/PAO Zoning District”) with the following language:

“Accessory habitation:

 - 1) An Accessory Apartment as an accessory use.
 - 2) An Accessory Dwelling Unit (limited to 1 per property).”
 - C. Amend the special standards for accessory apartments and accessory buildings and structures set forth in Sections 23-30(c)(1) and Section 23-30(c)(2), respectively.
 - D. Amend the Off-Street Parking Requirements for Residential uses set forth in Section 23-65, Table 7.1, by adding a requirement that “1 space for bedroom (Maximum of 2 spaces per Dwelling Unit)” be provided.
2. The Borough also proposes to amend Section 8-90 of the Borough Code, Permit Prerequisite to Operation for Rental, by adding language pertaining to rental permits and use and occupancy permits for an accessory dwelling unit or accessory apartment.

Page: 2
 Re: Zoning Ordinance and Miscellaneous Ordinance Amendments - Accessory Dwelling Units
 # Kennett Square Borough – ZA-05-25-18537 and MA-05-25-18547

COMMENTS:

3. While the existing ordinance language has only one definition related to accessory dwelling units (titled “Accessory Apartments”), the draft ordinance language will provide two definitions, one for an accessory dwelling unit (ADU) within the principal structure (called Accessory Apartment) and one for an ADU in an accessory structure (called Accessory Dwelling Unit). For clarity purposes, we recommend that the Borough utilize the existing definition of Accessory Apartment but retitle it as an “Accessory Dwelling Unit,” and let the specifics of how it is permitted either within a principal structure or within an accessory structure be determined in the regulations and not in the definitions. For example, the standards for accessory dwellings in Section 170-1603.A(2) of the Westtown Township Zoning Ordinance (<https://ecode360.com/12398472>) states the two places where they are permitted:

"(b) The accessory dwelling unit may be located in the principal dwelling or in a structure which is accessory to the principal dwelling and is located on the same single-family residential lot."

If the Borough chooses to proceed with the two proposed definitions, we suggest that, in both definitions, the term “residential living unit” be changed to “residential dwelling unit” in order to be consistent with existing ordinance language (while there is an existing definition for “dwelling unit,” there is no definition for “living unit”).

4. The phrase “(limited to 1 per property)” at the end of Section 23-30(a)(4)(A)(2) appears to be redundant, as this is already referenced in Section 23-30(c)(2)(B)(v) of the Zoning Ordinance, and we suggest that it be deleted.
5. We suggest that the phrase “or in a carriage house or garage” be deleted from the end of Section 23-30(c)(1)(B), as this appears to be inconsistent with the proposed definition of accessory apartment.
6. We suggest that the maximum height standard provided in the first paragraph of Section 23-30(c)(2)(B)(i) be replaced with the following language from the definition of accessory structure: "No accessory structure shall exceed fifteen feet in height, except for radio antennas and accessory signs which are regulated by Article VI of this chapter." If this revision is made, then this language can be deleted from the definition of accessory structure.
7. We suggest changing the phrase “detached ADUs” in the first line of the second paragraph of Section 23-30(c)(2)(B)(i) to "for an accessory structure that contains an Accessory Dwelling Unit."
8. For ease of use purposes, we suggest that the two paragraphs within Section 23-30(c)(2)(B)(i) be given separate section numbers.
9. For ease of use purposes, we recommend that Section 23-30(c)(2)(B)(ii) be titled “Side yard setbacks,” and the proposed language divided into two subsections.
10. For ease of use purposes, we recommend that Section 23-30(c)(2)(B)(iii) be titled “Rear yard setbacks,” and the proposed language divided into two subsections.

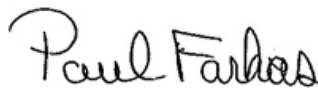
Page: 3
Re: Zoning Ordinance and Miscellaneous Ordinance Amendments - Accessory Dwelling Units
Kennett Square Borough – ZA-05-25-18537 and MA-05-25-18547

11. For ease of use purposes, Section 23-30(c)(2)(B)(iv) should be divided into two (or more) separate sections. Additionally, this section contains two separate sentences that repeat the language provided in Section 23-30(c)(2)(B)(v) that there shall not be more than one(1) accessory dwelling unit created on any single parcel. We recommend that both of those sentences be removed.
12. There is a second paragraph provided below the proposed standards for an accessory dwelling unit (ADU) built on lots adjacent to alleys in Section 23-30(c)(2)(B)(vii) that does not appear to have any relevance to alleys or the location of an ADU adjacent to an alley. This should be clarified by the Borough.
13. We recommend that the Borough consider providing specific parking design standards, including location requirements, for accessory dwelling units. For instance, if an ADU is located in the second floor of an accessory structure, required parking can be provided in a garage located below the ADU.
14. *Landscapes3*, the 2018 County Comprehensive Plan, supports the provision of accessory dwelling units as another affordable housing option. We recommend that the Borough review the Accessory Dwelling Units Planning eTool on the County Planning Commission's website for additional issues to consider. This eTool, which includes resource links along with examples of adopted municipal ordinance standards, is available online at:
<https://chescoplanning.org/MuniCorner/eTools/14-AccessoryUnits.cfm>.

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

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

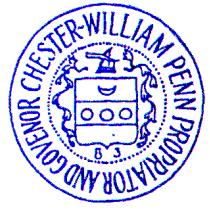
Sincerely,



Paul Farkas
Senior Review Planner



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June 4, 2025

Alison Dobbins, Township Manager
Kennett Township
801 Burrows Run Road
Kennett Township, PA 19317

Re: Zoning Ordinance Amendment – Tower-based Wireless Communications Facilities
Kennett Township – ZA-05-25-18510

Dear Ms. Dobbins:

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 May 5, 2025. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Amend subsection J of the definition of Wireless Communications Facility (WCF) set forth in Section 240-201, pertaining to tower-based facilities;
 - B. Add tower-based wireless communications facilities on property owned by the Township to the list of uses permitted by right in the RA Residential Agriculture, RR Rural Residential, RS Residential Suburban, RMHD Residential Medium to High Density, VH Village District – Hamorton, VM Village District – Mendenhall, C Commercial, SA Specialized Agricultural, LI Limited Industrial, CC1 Cultural Conservation 1, CC2 Cultural Conservation 2, and PRD Planned Residential Development zoning districts;
 - C. Add tower-based wireless communications facilities on properties not owned by the Township to the list of uses permitted by conditional use in the RA Residential Agricultural, RR Rural Residential, RS Residential Suburban, RMHD Residential Medium to High Density, VH Village District – Hamorton, C Commercial, SA Specialized Agricultural, CC1 Cultural Conservation 1, CC2 Cultural Conservation 2, and PRD Planned Residential Development zoning districts;
 - D. Amend Section 240-901.C.1 to indicate that tower-based wireless communications facilities on property not owned by the Township are permitted by conditional use in the VM Village District – Mendenhall zoning district;
 - E. Amend Section 240-1201.C.2 to indicate that tower-based wireless communications facilities on property not owned by the Township are permitted by conditional use in the LI Limited Industrial zoning district; and
 - F. Amend Section 240-1909, Tower-based wireless communications facilities.

Page: 2
Re: Zoning Ordinance Amendment – Tower-based Wireless Communications Facilities
Kennett Township – ZA-05-25-18510

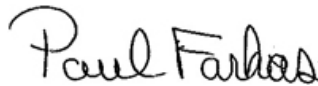
COMMENTS:

2. While the document header and introductory language on page 1 references wireless communications facilities (WCF's), the text of the draft ordinance specifically addresses revisions pertaining to tower-based wireless communications facilities. We note that no revisions are proposed to the existing non-tower wireless communications facilities standards set forth in Section 240-2022.B of the Township Zoning Ordinance, and we also note that Section 240-2022.B.2.a.1) states that non-tower wireless communications facilities are permitted in all zoning districts subject to the conditions prescribed below. The Township may wish to clarify that the amendments focus on tower-based facilities.
3. The proposed standards set forth in the draft ordinance appear to be appropriate.

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.

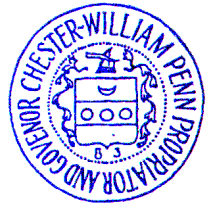
Sincerely,



Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



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June 23, 2025

Carolyn Matalon, Secretary
London Britain Township
PO Box 215
Kemblesville, PA 19347

Re: Zoning Ordinance Amendment - Signs
London Britain Township - ZA-05-25-18545

Dear Ms. Matalon:

The Chester County Planning Commission has reviewed the proposed London Britain Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on May 29, 2025. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

DESCRIPTION:

1. London Britain Township proposes the following amendments to its Zoning Ordinance, including:
 - A. Definitions relating to various types of signs, as well as a definition of “flag”;
 - B. A list of prohibited signs;
 - C. Exempt signs;
 - D. Regulations relating to signs permitted in the Residential/Agricultural and Conservation Design overlay districts;
 - E. Regulations relating to signs permitted in the Commercial district;
 - F. General sign regulations applicable to all permitted signs and billboards;
 - G. Sign and billboard permits;
 - H. Emergency response identification signs, and
 - I. Enforcement provisions.

COMMENTS:

2. The definitions are generally clear and descriptive. However, the definition of “festoon lighting” references incandescent light bulbs, which would presumably not include light emitting diodes (LEDs). Furthermore, Section 706.E. specifically prohibits (among others) LED-type lighting. LEDs are becoming commonly used in outdoor advertising and incandescent light bulbs are becoming less available, and the Township should consider whether the exclusion of LEDs is proper.
3. The proposed amendment adds several definitions. Our copy of the London Britain Township Zoning Ordinance, as amended through September 13, 2021, currently includes definitions for “sign”, “portable sign”, “roof sign”, and “temporary sign”. These terms are also defined in the proposed amendment but are defined differently in our copy of the current Zoning Ordinance. The Township should verify that the new definitions will supersede the current definitions.

Page: 2
 Re: Zoning Ordinance Amendment - Signs
 # London Britain Township - ZA-05-25-18545

4. The amendment defines “reflective sign” as “A sign containing any material or device which has the effect of intensifying reflected light.” This definition may conflate the reflection of light with the intensification of light. The Township Engineer should be requested to review this definition .
5. The proposed definition of “snipe sign” is unusual and is probably necessary, considering the types of transient signs that are often placed on utility poles.
6. SECTION 703. “SIGNS EXEMPT FROM PERMIT REQUIREMENTS”; Subsection L.4. “Flags.” permits a maximum flag size of 24 square feet in the Residential/Agricultural District and the Conservation District and 35 square feet in the Commercial District. This provision may be difficult to enforce; accurately determining a flag’s size could require it to be lowered. (The text probably also should refer to the “Conservation Design Overlay District”).
7. SECTION 705. SIGNS PERMITTED IN THE COMMERCIAL DISTRICT, Subsection C. permits “Off-premises signs or billboards only in the Commercial District on properties that have frontage on New London Road and may be erected only on the New London Road frontage.” This Section further requires that “Every three years, the owner of the billboard shall have a structural inspection made of the billboard by a licensed engineer registered in Pennsylvania and shall provide to the Township a certificate certifying that the billboard is structurally sound.” Municipalities do not typically require periodic inspections of commercial structures, except for inspections required by the Uniform Construction Code. The Township should consider indicating in the text (or being able to otherwise explain) why off-premises signs or billboards require such periodic inspections.
8. The proposed list of prohibited signs includes animated signs, displays that flash text, and similar styles. This provision appears to prohibit digital changeable-message signs. The County Planning Commission recommends the reasonable regulation of changeable message signs because they are designed to compete for drivers’ attention. (SECTION 706.E. “GENERAL SIGN REGULATIONS” also appears to prohibit animated signs. Some signs at banks historically show the time and temperature; such signs would be prohibited by this amendment. The Township could consider limited exemptions to allow for such information.) The Township Solicitor should review the proposed prohibition of digital changeable-message signs regarding relevant case law.

The Township may wish to review the ***Sign Regulations*** eTool on the County Planning Commission’s website for additional issues regarding digital changeable-message signs. This eTool also includes links to model ordinance language and is available online at:

<https://chescoplanning.org/MuniCorner/eTools/81-SignRegulations.cfm>

Another source of information regarding digital changeable-message signs is from the American Association of State Highway and Transportation Officials (AASHTO), regarding roadside advertising and driver distraction, which is summarized at:

<http://www.chescoplanning.org/municorner/etools/pdf/NAHBAFINAL-Wachtel.pdf>.

9. SECTION 705. SIGNS PERMITTED IN THE COMMERCIAL DISTRICT Subsection 705.D.1. requires a bond and license to erect and maintain non-exempt signs. The Township should consider why a bond is necessary for such signs as well as the required amount, as well as clarify the nature of the license that is required.
10. The proposed penalty provision in Section 709 – ENFORCEMENT is not consistent with the relevant portion of the Pennsylvania Municipalities Planning Code, Section 617.2. (Zoning) or Section 515.3 (SLDO) which limits penalties to \$500 (as well as other costs) upon judgement by a district justice. The Township Solicitor should review this Section of the amendment.

Page: 3
Re: Zoning Ordinance Amendment - Signs
London Britain Township - ZA-05-25-18545

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

Sincerely,

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

Wes Bruckno
Senior Review Planner



THE COUNTY OF CHESTER



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June 2, 2025

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

Re: Zoning Ordinance Amendment – Farm Related School Accessory Use in the R-1 District
New London Township - ZA-05-25-18533

Dear Ms. Zdun:

The Chester County Planning Commission has reviewed the proposed New London Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on May 23, 2025. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

DESCRIPTION:

1. New London Township proposes to:
 - A. Add “Farm-Related School” as an accessory use to a principal agricultural use in the R-1 Low Density Residential District;
 - B. General standards for the Farm-Related School are added, notably:
 - i. A gross lot area of 20 acres is required (the Township currently requires four acres for agricultural uses);
 - ii. Not more than two acres shall be provided for the Farm-Related School site,
 - iii. The Farm-Related School shall be a day-school only,
 - iv. Not more than 50 students are permitted in the Farm-Related School,
 - v. No boarding of students is permitted,
 - vi. Only one Farm-Related School per property is permitted.
 - C. A definition of Farm-Related School is added;
 - D. Farm-Related School is included as an accessory use in the R-1 Low Density Residential District, and
 - E. The definition of “Accessory Use or Structure” is revised.

LANDSCAPES:

1. The Township’s R-1 Low Density Residential District is generally located within the **Agricultural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. This landscape consists of large concentrations of active and diverse farm operations along with related support services. The vision for the **Agricultural Landscape** is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. The proposed Zoning Ordinance amendment is consistent with the objectives of the **Agricultural Landscape**.

Page: 2
 Re: Zoning Ordinance Amendment – Farm Related School Accessory Use in the R-1 District
 # New London Township - ZA-05-25-18533

COMMENTS:

2. Small schoolhouses can typically be found in agricultural areas and can help provide opportunities for educating children close to their homes. The Township could consider whether Farm-Related Schools should also be permitted by accessory use in the Township's RA- Rural Agricultural district; the New London Township Zoning Ordinance Section 1-301 "Purpose" statement for the RA- Rural Agricultural district is:

"The Rural Agricultural District has been created to encourage the preservation of agriculture and the rural lifestyle in New London Township, specifically the prime agricultural soils and its active farmlands, while at the same time providing for low density residential uses that would be compatible with the rural character of the area and farmlands."

Farm-Related Schools could therefore support the Purpose statement for the RA- Rural Agricultural district, and would also be consistent with [Landscapes3](#).

3. The Township should also consider requiring a fence around the Farm-Related School which should also include a gate allowing access for the Township's first responders and their vehicles. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
4. Plans for a proposed Farm-Related School should be submitted to the Chester County Health Department for their review and comment on any proposed sewage disposal and/or water supply. Additional information on this topic is provided online at: <https://www.chesco.org/365/Sewage-Water>.
5. The Township should indicate whether a land development plan will be required. The Township could then decide if screening would be necessary based on adjacent land uses or on other conditions, which is permitted by Section 1-1302.1 of the Township Zoning Ordinance.
6. The Township may wish to consider whether the proposed 20-acre minimum for qualifying agricultural tracts may unnecessarily exclude some farms that may otherwise be appropriate for a Farm-Related School. The proposed two-acre limit for the portion of the tract containing the school appears to appropriate, though, and is similar to other lot requirements for accessory uses in agricultural areas; for example, Section 1-1319.1.B of the Zoning Ordinance permits Elder Cottage Housing Units to occupy up to two acres.
7. The Township should receive confirmation that an applicant for a Farm-Related School will meet any applicable Pennsylvania private school licensing requirement. The Pennsylvania Code includes approval standards for private schools at: <https://www.pacodeandbulletin.gov/Display/pacode?file=/secure/pacode/data/022/chapter171/chap171toc.html&d=>. The Township Solicitor should be requested to comment on this matter.

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

Page: 3
Re: Zoning Ordinance Amendment – Farm Related School Accessory Use in the R-1 District
New London Township - ZA-05-25-18533

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

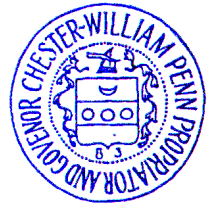
Sincerely,

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

Wes Bruckno
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
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Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

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June 16, 2025

Dan Boyle, Manager
Pennsbury Township
702 Baltimore Pike
Chadds Ford, PA 19317

Re: Zoning Ordinance and Subdivision and Land Development Ordinance Amendments –
Pennsbury Township
Act 247 and Vision Partnership Planning Grant – Combined Review
VPP Contract # 22566
Act 247 Reviews: ZA-05-25-18525 and SA-05-25-18540

Dear Mr. Boyle:

The referral for review was received by this office on May 21, 2025. This letter serves as both the official Act 247 review pursuant to the provisions of Sections 609(e) and 505(a) of Act 247 (Municipalities Planning Code), and the Vision Partnership Program (VPP) review required by Section 8.5 of the VPP Grant Manual (2023).

This review notes the project's consistency with *Landscapes3* and with the VPP Grant Contract (dated April 24, 2024) and Scope of Work. Kate Clark and then Jeannine Speirs served as the VPP Grant Monitors for this project. **Consistency with *Landscapes3* and the VPP Grant Contract are required prior to grant reimbursement.**

DESCRIPTION:

Pennsbury Township reviewed and updated ordinance amendments for the protection of specimen vegetation, protection of riparian buffers, and medical marijuana (growing, processing and dispensary operations and vape shops), as well as assessed and updated timber harvesting operation/forestry ordinance amendments and additional natural resource protection that include: Subdivision and Land Development Ordinance Existing Resources and Site Analysis Plan contents and Natural resources conservation/disturbance to vegetation; Zoning definitions; Natural resources zoning purposes and general provisions; Steep slopes in zoning; and wetlands margins in zoning.

CONSISTENCY WITH *LANDSCAPES3*:

The proposed ordinance amendments are consistent with the policies of *Landscapes3*. Those policies include, but are not limited to:

- **Natural Landscape:** As an overlay of all other landscapes, the county's Natural Landscapes consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources.
- **Protect Objective B:** Support protection of natural resources.

Page 2 of 2

Pennsbury Township Zoning Ordinance and Subdivision and Land Development Ordinance Amendments
VPP Contract # 22566 - Act 247 Reviews: ZA-05-25-18525 and SA-05-25-18540

- **Protect Objective C:** Support municipal natural resource protection efforts.
- **Protect Recommendation 2:** Provide natural resource policy and ordinance assistance.
- **Prosper Objective D:** Encourage the agricultural industry so that it can adapt and thrive, continuing as a vital component of county industry and land use.
- **Prosper Recommendation 10:** Support agricultural economic development.

CONSISTENCY WITH VPP GRANT CONTRACT AND SCOPE OF WORK:

The Scope of Work (dated January 29, 2024) for the Vision Partnership Grant Contract identified the following tasks to be completed by the Consultant (Brandywine Conservancy):

- Task 1.1** Project Administration
- Task 1.2** Task Force Meetings, Public Meetings, and Public Hearing
- Task 1.3** Existing Ordinance Review/Selection of New Text
- Task 1.4** Draft Ordinance Amendments
- Task 1.5** Final Ordinance Amendments

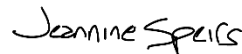
Project Tasks 1.1, 1.3, and 1.4 have been completed and Tasks 1.2 and 1.5 are still underway as related to the Act 247 review and adoption process. Draft project materials are consistent with the VPP Grant Contract.

RECOMMENDATION:

Based on our review, the proposed ordinance amendments are consistent with *Landscapes3* and have fulfilled the VPP Grant Contract. The Township may apply for reimbursement under Section 8.7 of the VPP Grant Manual (2023), following adoption.

Upon adoption, and as required by Sections 609(g) and 505(b) of the Pennsylvania Municipalities Planning Code, we request an official copy of the decision made by the Board of Supervisors.

Sincerely,

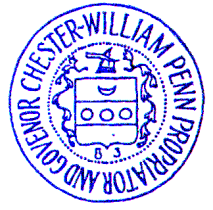


Jeannine Speirs
Senior Community Planner

cc: Aaron McIntyre, Chair, Board of Supervisors, Pennsbury Township
Olivia Falcone, Project Lead, Brandywine Conservancy



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

June 13, 2025

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

Re: Zoning Ordinance Amendment – Signs, Short Term Rentals
 # Upper Uwchlan Township - ZA-05-25-18535

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 May 21, 2025. 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, with the notable provisions:
 - A. Portions of the Ordinance’s regulations applicable to all signs are revised, including a requirement that a sign which no longer advertises an existing use conducted on the premises must be removed;
 - B. Regulations relating to signs on vehicles are revised;
 - C. Window sign regulations are amended;
 - D. Regulations for temporary signs, including portable signs, are revised;
 - E. Regulations for signs in commercial, limited industrial and planned industrial/office districts are revised;
 - F. Short term rental regulations are clarified such that a conditional use approval for the rental shall be specific to the applicant and any zoning approval may not be assigned to a new owner; if the owner permits their guests to bring animals, the maximum number of dogs is two; a fenced-in area in the rear or side yard must be provided, and short term rental rules require quiet hours between 10:00 p.m. and 7:00 a.m.

COMMENTS:

2. Section 200-94, “Regulations applicable to all signs”, subparagraph B. requires that “No sign shall be erected or maintained within the lines of, or project over, any public street or public sidewalk, or shall be closer to a street or sidewalk surface than 5 feet, unless said sign is a street sign or attached flatly to a building.” The term “flatly” is somewhat awkward; it might be better to require that signs attached to a building shall not project out more than a minimal dimension. Also, the Township should ensure that the 5-foot dimension is consistent with Section 200-96, “Portable signs”, which requires a minimum clear walking width of 4 feet on the sidewalk. The Township should note that PennDOT’s Design Manual 2-Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act (ADA)

Page: 2
 Re: Zoning Ordinance Amendment – Signs, Short Term Rentals
 # Upper Uwchlan Township - ZA-05-25-18535

recommends that sidewalks be a minimum of 5 feet in width. Additional information on this topic is provided in the Pedestrian Facilities Design Element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at:

<https://chescoplanning.org/Guides/Multimodal/Introduction.cfm>

3. Section 200-94, “Regulations applicable to all signs”, subparagraph O., requires that any sign which no longer advertises an existing use conducted on the premises shall be removed by the owner of the property within 30 days. Also, “Upon failure to comply with such notice within the prescribed period, the Zoning Officer may remove or cause the removal of such sign and collect the cost of such removal, together with any penalties, from the owner in a manner provided by law.” The Township Solicitor should review this last provision to ensure that it can be effectively employed in the context of Pennsylvania Municipalities Planning Code Section 617.2. “Enforcement Remedies”, which states that “No judgment shall commence or be imposed, levied or payable until the date of the determination of a violation by the district justice.”
4. Section 200-62.B(2) prohibits a commercial vehicle over 26,001 pounds or more than 18 feet in length from being stored on a lot in any residential district. This Section does not prohibit (among other vehicles) recreation vehicles and trailers, motor homes, and farm trucks on a lot owned or occupied by the owner of such vehicle. Some motor homes, trailers and other vehicles that are not prohibited by this Section can exceed 18 feet in length and can be as equally visible and imposing as a commercial vehicle. The Township may want to include some flexibility for commercial vehicles in this Section, such as by screening, location in a rear yard, or other provisions.
5. Section 200-72.3., titled, “Standards and criteria for short term rentals” is appropriate, but the “quiet hours” rule in Section 200-72.3.B(12) may be considered subjective and difficult to measure; however, this rule is probably adequate to express the need for limits on potential disturbances.

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.

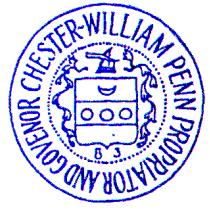
Sincerely,



Wes Bruckno
 Senior Review Planner



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Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

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

June 25, 2025

Robert Kagel, Township Manager
Uwchlan Township
715 North Ship Road
Exton, PA 19341

Re: Zoning Ordinance Amendment – PCID: Delete Reference to 2021 Eagleview Master Plan,
Deleting Prohibiting Future Town Centers in Eagleview.
Uwchlan Township - ZA-06-25-18555

Dear Mr. Kagel:

The Chester County Planning Commission has reviewed the proposed 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 June 4, 2025. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

DESCRIPTION:

Uwchlan Township proposes to amend Section 508.11 of Township Zoning Ordinance, relating to the requirements governing Town Center uses as regulated within the PCID - Planned Commercial Industrial Development District by conditional use (i.e., the introductory paragraph to this Section), to clarify that Town Center uses shall be permitted on a specific site set aside and designated for Town Center development by the applicant and agreed to by the Board (underlining added to show the change) and to delete the last sentence: “The Master Plan of Eagleview 2021 depicts Town Center and Town Center II. There shall be no further lands designated as town centers within Eagleview development.”

LANDSCAPES:

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

COMMENT:

2. The 2020 Uwchlan Township Comprehensive Plan’s Map 4-1 “Plan for Land Use” shows the PCID area within the Commercial future land use category. The proposed zoning ordinance amendment may offer additional flexibility in the PCID and is consistent with the vision for the **Suburban Center Landscape** because the PCID in Uwchlan Township is becoming an important regional commercial and residential area.

Page: 2
Re: Zoning Ordinance Amendment – PCID: Delete Reference to 2021 Eagleview Master Plan,
Deleting Prohibiting Future Town Centers in Eagleview.
Uwchlan Township - ZA-06-25-18555

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

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

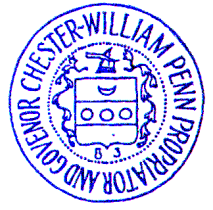
Sincerely,

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

Wes Bruckno
Senior Review Planner



THE COUNTY OF CHESTER



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Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

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June 2, 2025

Tommy Ryan, Manager
West Vincent Township
729 Saint Matthews Road
Chester Springs, PA 19425

Re: Zoning Ordinance Amendment – Illuminated and Digital Signs
West Vincent Township - ZA-05-25-18524

Dear Mr. Ryan:

The Chester County Planning Commission has reviewed the proposed West Vincent Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on May 12, 2025. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

DESCRIPTION:

1. West Vincent Township proposes the following amendments to its Zoning Ordinance:
 - A. Section 390-129 “Signs in Commercial, Industrial and Municipal Districts” will be amended to replace Subsection E: (“Back-lit illuminated signs shall be prohibited.”) with more comprehensive regulations. Notably, the proposed amendment permits illuminated signs (in commercial, industrial and municipal districts) by conditional use only.
 - B. The current definitions of “BACK-LIT ILLUMINATED SIGN” and “DIGITAL SIGN” in Section 390-127 will be revised;
 - C. Section 390-128.O (prohibiting back-lighted signs in residential districts) and Section 390-129.E (prohibiting pack-lit illuminated signs in Commercial, Industrial and Municipal Districts) will be deleted;
 - D. Section 390-129 D. (relating to directional signs) will be deleted (Section 390-131R.(6), which is not part of this amendment, currently regulates directional signs in all districts);
 - E. A new Section regulating Digital Signs will be added;
 - F. Section 390-131.I (relating to indirect lighting) will be revised;
 - G. Section 390-130.D (relating to a prohibition of back-lit illuminated signs in the Birchrunville Village District) will be deleted;
 - H. A new paragraph G.1. in Section 390-129 “Signs in commercial, industrial and municipal districts” will state: “Digital signs shall be permitted as a special exception use in the PC/LI Planned Commercial/Limited Industrial District and in the LVCC Ludwigs Village Center Commercial District only.”

Page: 2
 Re: Zoning Ordinance Amendment – Illuminated and Digital Signs
 #: West Vincent Township - ZA-05-25-18524

COMMENTS:

2. The provisions in the proposed amendment are generally reasonable and appropriate. The requirement for a conditional use approval for an illuminated sign in the commercial, industrial and municipal districts can permit the Township to impose reasonable conditions on the use of illuminated signs in commercial, industrial and municipal districts; as stated in Section 913.2(a) of the Pennsylvania Municipalities Planning Code, Board of Supervisors is allowed 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." We encourage the Board to carefully consider how it can limit unnecessary light trespass and excessive glow during periods of misty atmospheric conditions, "sky glow" and other avoidable circumstances. We note that the conditional use process may result in an increased workload for the Supervisors and Township staff.

In contrast to the proposed amendment regulating illuminated signs in the commercial, industrial and municipal districts by conditional use, the Township is proposing to regulate digital signs by special exception in the PC/LI Planned Commercial/Limited Industrial District and in the LVCC Ludwigs Village Center Commercial District. Digital message signs often receive special attention because they are designed to compete for drivers' attention by changing their displays and by using various colors and text. Digital signs also have special characteristics relating to their size, brightness, perceived safety issues and perceptions of intrusiveness.

Digital signs share many of the characteristics of illuminated signs as defined in the Ordinance and arguably can result in additional light-related effects on drivers, residents and other viewers. Therefore, the Township should consider regulating both illuminated signs in the commercial, industrial and municipal districts and digital signs in the PC/LI Planned Commercial/Limited Industrial District and in the LVCC Ludwigs Village Center Commercial District by conditional use also.

3. Section II of the amendment (on page 2 of 3) relating to Digital Signs in the in the commercial, industrial and municipal districts, includes paragraph 3 which requires displayed messages to be visible for a minimum of eight seconds. The optimum "dwell" time of displayed digital messages can be affected by variables including the anticipated vehicle speed and periods of the sign's visibility. Montgomery County has prepared a model sign ordinance with a discussion of digital signs, at: https://www.montgomerycountypa.gov/DocumentCenter/View/7070/Model-Sign-Ordinance_FINAL_04_29_2014?bidId=
4. Section II of the amendment (on page 2 of 3) relating to Digital Signs in the in the commercial, industrial and municipal districts, includes paragraph 4 which requires messages to change within one second, but paragraph 5 prohibits fading (among other animations); it may be clearer to require messages to change instantaneously if that is the Township's intent.
5. The Township may wish to consider how it will regulate a sign that is mounted on the inside of a window in a commercial, industrial and municipal district that is illuminated by ambient lighting from inside the building.
6. Section I, paragraph 3 of the amendment (on page 1 of 3) references "...Section 390-131.X below...", which apparently addresses digital signs. The Township's Zoning Ordinance that is available online in Code360.com, at <https://ecode360.com/32399799>, does not include Section 390-131.X.

Page: 3
Re: Zoning Ordinance Amendment – Illuminated and Digital Signs
West Vincent Township - ZA-05-25-18524

7. The submission's page numbering and organization are unclear. The proposed amendment includes two portions titled Section I: Illuminated Signs (they include different amendments), Section III appears immediately after the first Section I, and two more portions titled Section III appear towards the end of the submission. Two portions of the submission are titled: "ORDINANCE NO. 216-2025". It would be clearer if the amendment was reorganized.
8. Additional suggestions regarding sign regulations are available in the Chester County Planning Commission's Sign Regulations eTool, at: <https://chescoplanning.org/MuniCorner/eTools/81-SignRegulations.cfm>. The County's Outdoor Lighting eTool also includes related suggestions, at: <https://chescoplanning.org/MuniCorner/eTools/30-OutdoorLighting.cfm>.

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

Sincerely,



Wes Bruckno
Senior Review Planner



THE COUNTY OF CHESTER



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Matthew J. Edmond, AICP
 Executive Director

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

June 6, 2025

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

Re: Zoning Ordinance Amendment - Fences and Walls
 # Westtown Township – ZA-05-25-18516

Dear Ms. Carter:

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 May 8, 2025. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. Westtown Township proposes the following amendments to its Zoning Ordinance:
 - A. Add a definition for the term “Fence, Open” to Section 170-201.
 - B. Various amendments to Section 170-1505, Fences and walls, including the following:
 - i. Amend the permit requirements in Section 170-1505.A.
 - ii. Amend the general standards applicable to all fences and walls in Section 170-1505.C, including a requirement that a fence or wall within the required front building setback area shall have an opening or an operable gate with a minimum width of 3 feet, along with a minimum of one opening or operable gate along each street frontage (Section 170-1505.C(1)).
 - iii. Amend the standards for fences and walls located on lots with residential use (Section 170-1505.F).
 - C. Amend the standards for projections into setbacks and setback exceptions for corner lots in Section 170-1502.H, by renumbering the existing section language as Section 170-1502.H(1), and adding Section 170-1502.H(2), which states the following: “On corner lots with a residential use, the Zoning Officer may determine which yard shall be regulated as a side yard pertaining to fences and walls.”

COMMENTS:

2. The Township should verify the accuracy of all section numbers provided for Section 170-1505 (the subsections are currently numbered 1505.A, 1505.B, 1505.C, 1505.F, and 1505.G). It appears that a revised version of the existing standards in Section 170-1505.D will now be located in Section 170-1505.G(1), and a revised version of the existing standards in Section 170-1505.E will now be located in Section 170-1505.C(5).

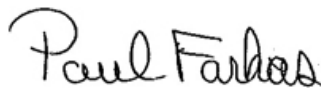
Page: 2
Re: Zoning Ordinance Amendment - Fences and Walls
Westtown Township – ZA-05-25-18516

3. The Township should verify the accuracy of the references to Section 170-1505.E provided in Sections 170-1505.F and 170-1505.G. As noted above, a revised version of the existing standards in Section 170-1505.E will now be located in Section 170-1505.C(5).
4. The language provided in Section 170-1505.C(8), pertaining to the placement of fences and their support materials, is very similar to the existing language in Section 170-1505.H of the Township Zoning Ordinance, and there is no indication that Section 170-1505.H will be deleted or amended as part of this submission. This should be clarified by the Township.
5. Proposed Section 170-1505.C(10) indicates that regulations for fencing associated with wireless communications facilities are set forth in Article XXV, Wireless Communications Facilities, and Section 170-1505C(11) indicates that regulations for fencing associated with surface land uses affiliated with transmission pipelines are set forth in Section 170-1612A(3)(b). However, Sections 170-1505.J and Section 170-1505.K in our copy of the Township Zoning Ordinance includes identical language that is proposed to be added in Sections 170-1505.C(10) and 170-1505.C(11), respectively, and the draft Ordinance does not clearly indicate whether existing Sections 170-1505.J and 170-1505.K will be deleted or amended as part of this submission. 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

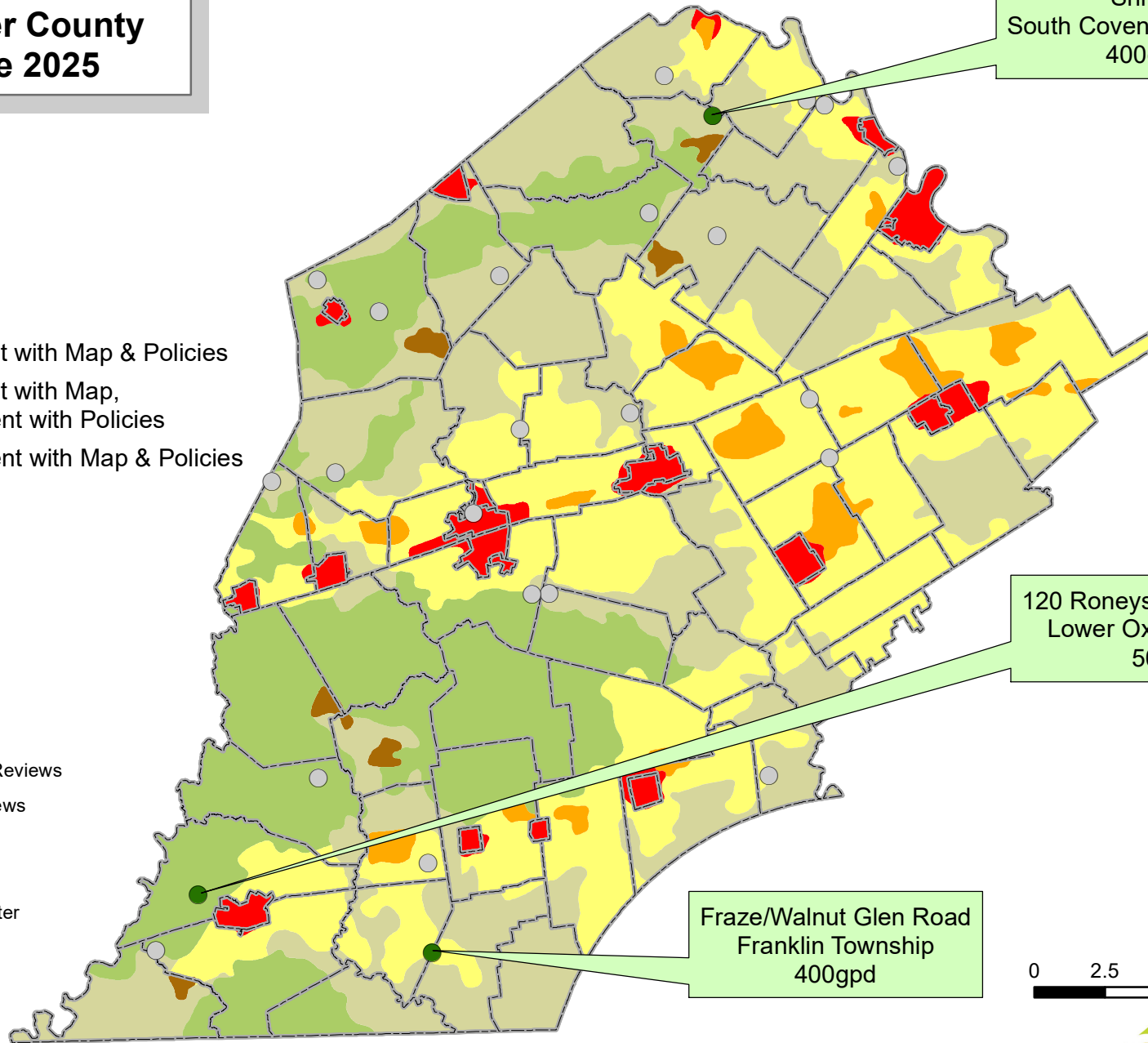
Act 537 Reviews for Chester County June 2025



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

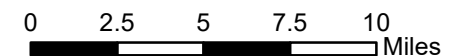
Legend

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



120 Roneys Corner/Oatman
Lower Oxford Township
500 gpd

Frazee/Walnut Glen Road
Franklin Township
400gpd



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



Chester County Planning Commission
July 9, 2025 (Activities as of 6/30/2025)

ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

None

MINOR REVISIONS TO MUNICIPAL PLANS:

Franklin Township, Frazee

The applicant is proposing a residential apartment conversion from an existing garage on 17.98 acres. The site is located on Walnut Glen Road, near the intersection with Borden Way. The amount of wastewater for the project is 400 gpd. The project is to be served by an on-lot sewage disposal system. This project is designated as a Suburban Landscape and is consistent with *Landscapes3*.

Lower Oxford Township, Oatman/120 Roneys Corner Road

The applicant is proposing a residential subdivision of one lot on 6 acres. The site is located on Roneys Corner Road at the intersection with Lancaster Pike. The amount of wastewater for the project is 500 gpd. The project is to be served by an on-lot sewage disposal system. This project is designated as an Agricultural Landscape and is consistent with *Landscapes3*.

South Coventry Township, Shrum/1871 Young Road

The applicant is proposing residential development of one lot on 15.7 acres (subdivided from a 40-acre tract). The site is located on Young Road, near the intersection with Pigeon Creek Road. The amount of wastewater for the project is 400 gpd. The project is to be served by an on-lot sewage disposal system. This project is designated as a Rural Landscape and is consistent with *Landscapes3*.

Action Requested

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

7/9/2025

Minor Revisions



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

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

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

Project Name & Municipality Fraze, Franklin Township

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

1. Date plan received by county planning agency. April 21, 2025
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency June 03, 2025

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? <u>Landscapes3, the Chester County Comprehensive Policy Plan, was adopted in 2018. Watersheds 2045, the Chester County Integrated Water Resources Plan, was adopted in 2024.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Suburban Landscape. The vision for the Suburban Landscape is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Both on-lot and public sewer systems are supported in this landscape.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters, the Big Elk Creek. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: <u>*Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, although it does not appear that any proposed development activity will encroach upon them. The applicant should be aware that placement of fill in wetlands is regulated by Section 404 of the Clean Water Act (1977) and PA DEP Chapter 105 Rules and Regulations.</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

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

- ☐ ☐ 11. Have all applicable zoning approvals been obtained? **N/A**
- ☐ ☒ 12. Is there a county or areawide subdivision and land development ordinance? **No**
- ☐ ☐ 13. Does this proposal meet the requirements of the ordinance? **N/A**
If no, describe which requirements are not met
- ☒ ☐ 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency
- ☐ ☐ 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? **Not known** If yes, describe
- ☐ ☐ 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
If yes, is the proposed waiver consistent with applicable ordinances. **Not Known**
If no, describe inconsistencies
- ☒ ☐ 17. Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? We note that on August 17, 2022, the Chester County Board of Commissioners adopted a resolution to amend the County-wide Act 167 Stormwater Management Plan for Chester County, PA and PA DEP approved the County Stormwater Management Ordinance in November 2022. Per PA DEP requirements, all municipalities were required to adopt the updated ordinance requirements by May 2023.
- If yes, will this project plan require the implementation of storm water management measures? Individual municipalities should be consulted regarding the specific stormwater ordinance regulations in effect in their municipality. For more information, please visit the Chester County Water Resources Authority at <http://www.chesco.org/water>.

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

Name: Carrie J. Conwell, AICP

Title: Senior Environmental Planner

Date: 6/3/2025

Signature: 

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

Address: Government Services Center, Suite 270

601 Westtown Road

P.O. Box 2747

West Chester, PA 19380-0990

Telephone Number: (610) 344-6285

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

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

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 by the Planning Commission under PA Act 247 as Case Number LD-04-25-18480 which was consistent with the Rural Landscape.

PC53-06-25-18548

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
Gary & Jane Frazee, Site Contact
Jeff Eastburn, Franklin Township
Ann Lane, Evans Mill Environmental, LLC



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

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning package and 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 120 Roneys Corner Road, Lower Oxford Township

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

1. Date plan received by county planning agency. May 21, 2025
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency June 06, 2025

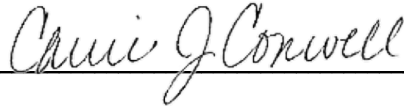
SECTION C. AGENCY REVIEW (See Section C of instructions)

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? <u>Landscapes3, the Chester County Comprehensive Policy Plan, was adopted in 2018. Watersheds 2045, the Chester County Integrated Water Resources Plan, was adopted in 2024.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Agricultural Landscape. The vision for the Agricultural Landscape is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. On-lot sewage disposal is supported in this landscape, except where public health requires alternatives.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

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

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

Name: <u>Carrie J. Conwell, AICP</u>
Title: <u>Senior Environmental Planner</u> Signature: <u></u>
Date: <u>6/4/2025</u>
Name of County or Areawide Planning Agency: <u>Chester County Planning Commission</u>
Address: <u>Government Services Center, Suite 270</u>
<u>601 Westtown Road</u>
<u>P.O. Box 2747</u>
<u>West Chester, PA 19380-0990</u>
<u>Telephone Number: (610) 344-6285</u> |

SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)
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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 by the Planning Commission under PA Act 247 as Case Number SD-04-25-18497 and is consistent with the Agricultural Landscape.

PC53-06-25-18553

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
Russell & Julia Oatman, Site Contact
Deborah Kinney, Lower Oxford Township
Jeff Miller, Evans Mill Environmental LLC



SEWAGE FACILITIES PLANNING MODULE

COMPONENT 4B - COUNTY PLANNING AGENCY REVIEW

(or Planning Agency with Areawide Jurisdiction)

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

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

Project Name & Municipality 1871 Young Road, South Coventry Township

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

1. Date plan received by county planning agency. April 30, 2025
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency June 04, 2025

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? <u>Landscapes3, the Chester County Comprehensive Policy Plan, was adopted in 2018. Watersheds 2045, the Chester County Integrated Water Resources Plan, was adopted in 2024.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Rural Landscape. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. On-lot sewage disposal, or very limited public or community sewer service to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this landscape.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters, the Pigeon 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: <u>*Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, although it does not appear that any proposed development activity will encroach upon them. The applicant should be aware that placement of fill in wetlands is regulated by Section 404 of the Clean Water Act (1977) and PA DEP Chapter 105 Rules and Regulations.</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? <u>N/A</u> |

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

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

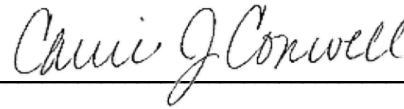
18. Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICP

Title: Senior Environmental Planner

Date: 6/3/2025

Signature: _____



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

Address: Government Services Center, Suite 270

601 Westtown Road

P.O. Box 2747

West Chester, PA 19380-0990

Telephone Number: (610) 344-6285

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

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

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 by the Planning Commission under PA Act 247 as Case SD-12-24-18366 and is consistent with the Rural Landscape.

PC53-06-25-18551

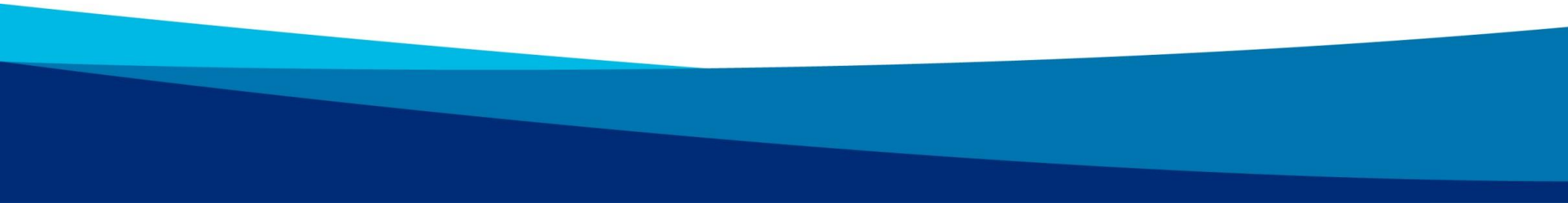
The county planning agency must complete this Component within 60 days.

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

cc: Elizabeth Mahoney, PaDEP
Chester County Health Department
Ryan Shrum, Site Contact
Amanda Shaner, South Coventry Township
Jeremy Kerstetter, Environmental Design Service

Discussion and Information Items

Design & Technology Division Update



DESIGN & TECHNOLOGY DIVISION

July 2025 (activities as of 6/30/25)

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

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

The GIS/Tech team assisted the Community Planning Division, Sustainability Division and the Multimodal Transportation Division with mapping and data needs. That includes generating the A+ Homes Adaptable Housing Guide, mapping for the Oxford Region Comprehensive Plan, assisting DCIS with cleaning up AGOL GIS files, setting up ACT 537 for online submissions through an online portal, and assisting DVRPC collect a county wide zoning data for Chester County. Staff also assisted the 247 planners with their mapping needs, along with setting up for various Planning Commission meetings including Chester County 250.

The graphics team prepared West Whiteland Comprehensive plan renderings, mapping for the VPP grants, started the new CCPC PowerPoint template, updated event banners for the CCPC website, assist with the 2025 Chester County Farm Guide production and printing, prepared the layout for the Buildings Energy ordinance design guide in conjunction with Montgomery County, site photos for community planning, and create various event flyers and presentation items for upcoming meetings.

Community Planning

Municipalities with ongoing VPP projects July 2025 (Activities as of 6/30/2025)

★ Planning Commission Consulting Service

18 Single-Municipality Projects

Zoning or Subdivision Ordinance

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

Open Space

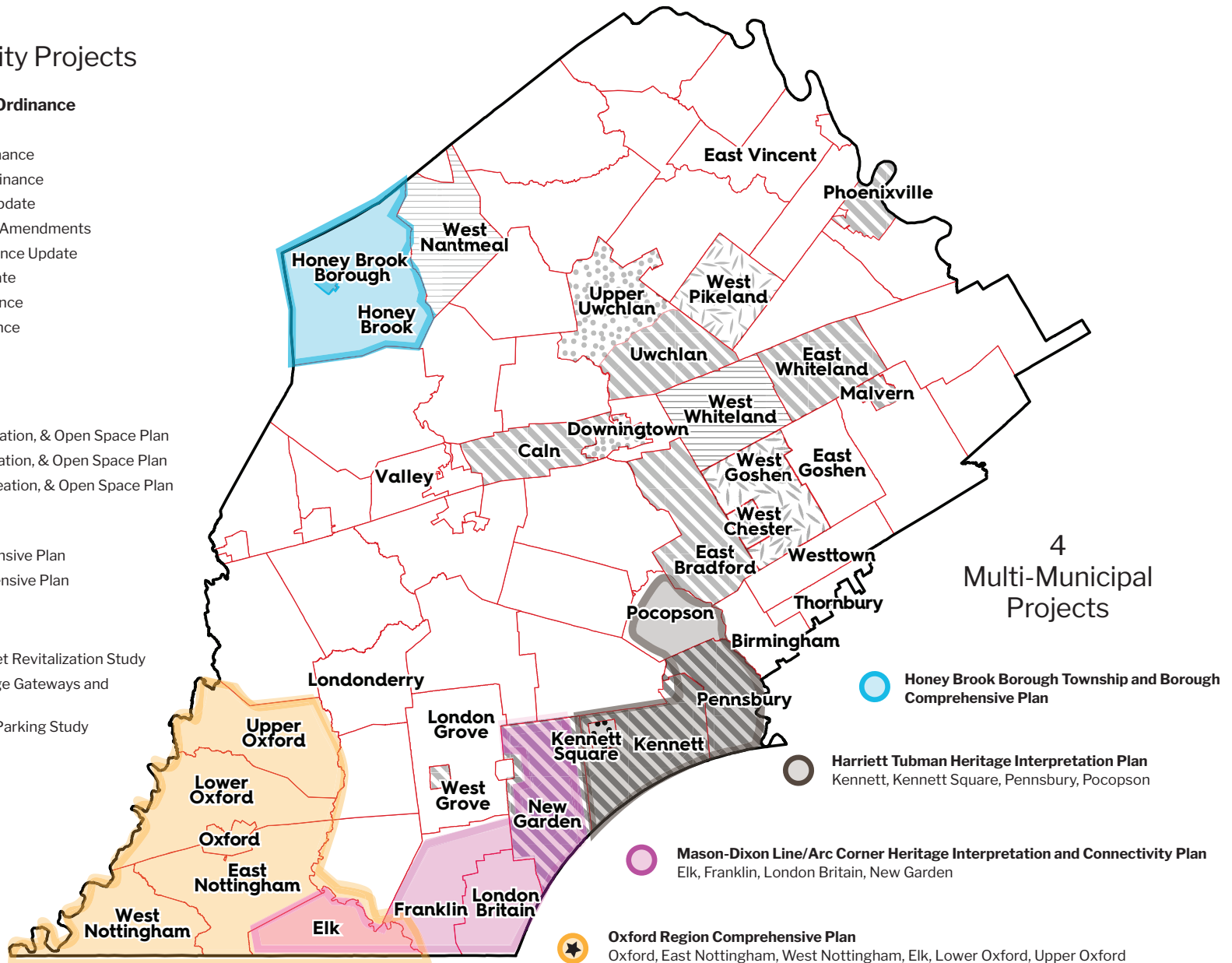
- West Chester Parks, Recreation, & Open Space Plan
- West Goshen Parks, Recreation, & Open Space Plan
- West Pikeland Parks, Recreation, & Open Space Plan

Comprehensive Plan

- West Nantmeal Comprehensive Plan
- ★ West Whiteland Comprehensive Plan

Other

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



COMMUNITY PLANNING REPORT

July 2025 (Activities as of 6/30/25)

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

MUNICIPAL ASSISTANCE

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

SINGLE MUNICIPALITY

1. Caln Township – Zoning Ordinance Update

Percent Completed: 80 % Contract Term: 1/24-12/25 Consultant: Nanci Sarcinello Planning & GIS Monitor: Mark Gallant
The Township is creating an ordinance to remove complicated overlay districts. The Task Force completed the 11th draft the Zoning Map. A full draft of the ZO will be completed and distributed to the Task Force over the Summer.

2. Downingtown Borough – Parking Study

Percentage Completed: 10% Contract Term: 3/25-2/26 Consultant: Walker Consultants Monitor: Kevin Myers
A parking study to address growth and redevelopment for the downtown core of Downingtown. The consultant conducted in person parking counts/observation days in May and June.

3. East Bradford Township – Zoning Ordinance Update

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

4. East Whiteland Township – Zoning Ordinance Update

Percent Completed: 55% Contract Term: 9/23–8/25 Consultant: Bergmann Monitor: Chris Patriarca
Draft zoning text on-going. A formal extension will be requested in July.

5. Kennett Square - State Street Revitalization Study

Percent Completed: 95 % Contract Term: 9/24-10/26 Consultant: Derck & Edson Monitor: Kevin Myers
The Borough proposes working with a planning and design consultant to improve sites along State Street. A full draft of the study was presented to borough council on Monday June 2nd and the study was submitted by borough staff for VPP review. The final VPP review was completed on June 16th which was sent to borough. The study should be accepted at the July borough council meeting.

6. Kennett Township – SLDO update

Percent Completed: 20% Contract Term: 8/24-7/26 Consultant: Chester County Planning Commission Planner: Jeannine Speirs
The Township is updating their SLDO to reflect the recent Zoning update as well as other changes. The project is progressing on schedule.

COMMUNITY PLANNING REPORT

7. Malvern Borough – Zoning Ordinance Amendments

Percent Completed: 45 % Contract Term: 8/24-8/26 Consultant: Thomas Comitta Associates Monitor: Jeannine Speirs
Updates to text and map to support implementation of Malvern Borough Comprehensive Plan. The 2nd public meeting occurred June 26th

8. New Garden Township – Zoning Ordinance Update

Percent Completed: 75% Contract Term: 7/24-6/26 Consultant: Michael Baker International Monitor: Libby Horwitz
The project is progressing on schedule. Draft zoning is nearly complete with the 4th public meeting held 5/21. There was no June meeting.

9. Pennsbury Township – Natural Resources and other Ordinance Updates

Percent Completed: 95% Contract Term: 5/24-10/25 Consultant: Brandywine Conservancy Monitor: Jeannine Speirs
Joint VPP/250 review is completed.

10. Phoenixville Borough – Zoning Ordinance Update

Percent Completed: 90% Contract Term: 7/23-12/25 Consultant: Gilmore & Associates Monitor: Chris Patriarca
Borough is planning to start the Act 247 process at the end of June with formal adoption tentatively scheduled for August.

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

Percent Completed: 44% Contract Term: 9/1/2024-2/28/2026 Consultant: Bowman Monitor: Patty Quinn
Bowman gathered local business leaders for their input on the project over breakfast on 6/03 and had a successful day of community outreach at Upper Uwchlan's annual block party on 6/14. The next task force meeting is scheduled for September 9th, where they will present survey findings, and any other input gathered from the events held this summer.

12. Uwchlan Township - Zoning Ordinance Update

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

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

Percent Completed: 50 % Contract Term: 5/24-4/26 Consultant: Johnson, Mirmiran & Thompson/ Toole Rec. Monitor: Kevin Myers
West Chester Borough will update its 1986 PROS Plan, last updated in 1992 to advance goals of Landscapes3. West Chester received a full draft of the Parks Plan from the consultant 6/25. They will be setting up a task force meeting TBD in July.

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

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

COMMUNITY PLANNING REPORT

15. West Grove Borough – Zoning Ordinance Amendments

Percent Completed: 85 % Contract Term: 4/23–9/25 Consultant: CCPC Lead Planner: Kevin Myers
CCPC is providing professional planning support to update the Boroughs Zoning Ordinance. The Hearing Draft to facilitate the adoption process is being developed.

16. West Nantmeal Township – Comprehensive Plan Update

Percent Completed: 65 % Contract Term: 6/24–5/26 Consultant: Castle Valley Consultants Monitor: Mark Gallant
Development of remaining chapters for the comprehensive plan are underway this summer.

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

Percent Completed: 50 % Contract Term: 6/23–11/25 Consultant: Natural Lands Monitor: Chris Patriarca
Drafting of full document is continuing in June after successful May public event.

18. West Whiteland Township – Comprehensive Plan

Percent Completed: 40 % Contract Term: 7/24–6/26 Consultant: CCPC Lead Planner: Chris Patriarca
Topical chapter review continues in June.

MULTI-MUNICIPAL PROJECTS

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

Percent Completed: 70 % Contract Term: 6/24–11/25 Consultant: National Travel Center Monitor: Jeannine Speirs
Harriet Tubman Scenic Byway Commission member municipalities: Kennett Township (lead), Pennsbury Township, Pocopson Township, and Kennett Square Borough are completing a Heritage Interpretation Plan for the Harriet Tubman Underground Railroad – Path to Freedom region/ theme for the broader Underground Railroad story in Chester County and region to develop a tour trail. Draft tours were reviewed and feedback provided to the consultant by the task force and several CCPC staff.

B. Honey Brook Township and Borough – Comprehensive Plan

Percent Completed: 1 % Contract Term: 4/25–3/28 Consultant: Brandywine Conservancy Monitor: Jeannine Speirs
Honey Brook Township and Borough will develop an update to the 2015 Comprehensive Plan. Kick off meeting will be taking place on 7/2.

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

Percent Completed: 80 % Contract Term: 12/22–11/25 Consultant: Brandywine Conservancy Monitor: Jeannine Speirs
This plan will highlight the heritage of the Mason-Dixon / Arc Corner Region through the sites and landscapes of Elk, Franklin, London Britain, and New Garden townships building on Franklin's Comprehensive Plan and policy in the other three communities. An extension was granted at the end of April taking through contract through 11/25. Public meeting is scheduled for 7/17.

COMMUNITY PLANNING REPORT

D. Oxford Region Comprehensive Plan Update

Percent Completed: 30 % Contract Term: 1/24–12/26 Consultant: CCPC Lead Planner: Mark Gallant
Upper Oxford, Lower Oxford, Oxford, West Nottingham, East Nottingham, and Elk will undertake an update to the 2012 Multimunicipal Comprehensive Plan. In June the CCPC Team presented the Parks, Recreation, and Open Space and Multimodal Transportation Plan Chapters.

OTHER PROJECTS

- **Oxford Region** – Administration assistance to the regional planning group (ORPC) and associated sub-groups:
The ORPC Regional EAC and The ORPC Historic Sub-Committee; Mark Gallant. Mark is serving as the Region's secretary throughout the Plan update. Jeannine Spiers and David Blackburn are assisting with historic resource and heritage interpretation network items.
- **Phoenixville Region Planning Committee** –The June 2025 meeting discussed municipal implementation of the housing plan (from the Phoenixville Region Comprehensive Plan) and trail committee updates.
- **Pottstown Metropolitan Regional Planning Committee** – June meeting focused on continued discussion of the comp plan update and the on-going update to the Douglass Township zoning ordinance.

❖ **Internal County Coordination**

Community Development: Libby Horwitz, Kevin Myers, Chris Patriarca, Jeannine Speirs, David Blackburn

Housing Authority of Chester County: Libby Horwitz and Chris Patriarca

Facilities: David Blackburn

Historic Interpretive Network: Jeannine Speirs

VPP INQUIRIES

County Consulting Assistance Inquiries or Requests

1. Coatesville (Official Map)
2. East Fallowfield (Comprehensive Plan)
3. East Caln (Zoning Ordinance Update)
4. East Bradford – SALDO Update
5. Penn Township – SALDO Update
6. Downingtown (Official Map)

Cash Grant Inquiries (or VPP channel not established yet)

- Sadsbury Township – Comprehensive Plan Update (March 2024)
- West Nottingham Township – Corridor Study (November 2021)
- Charlestown Township – Traffic Impact Fee (December 2022)
- Malvern Borough - Paoli Battlefield Master Plan (Spring 2025)

COMMUNITY PLANNING REPORT

- Penn Township SALDO (Spring 2025)
- New London (Comprehensive Plan Fall 2025)

HISTORIC PRESERVATION & HERITAGE INTERPRETIVE NETWORK (HIN)

America 250 & Heritage Tourism Plan

- ❖ Attended dedication of the Chesco and Delco Liberty Trees. A 'signature' project of America250 PA, the young trees are from seeds of the last remaining Liberty Tree in the original 13 colonies. The Chesco tree was planted at the Paoli Battlefield Historic Site and the Delco tree at the Brandywine Battlefield Historical Park
- ❖ The new CC America250 website was launched
- ❖ A June CC 250 Commission meeting was held on 6/26
- ❖ A 250 work plan is being developed
- ❖ The first community engagement ZOOM 250 information meeting was held with Kennett Square/Chadds Ford and West Chester regions.
- ❖ Met with Brandywine Valley Conference and Visitors Bureau to discuss the software, operations and maintenance needs of the proposed grant funded interactive kiosks
- ❖ 81% of the County's municipalities adopting the resolution of support of the Chester County America250
- ❖ The America250 budget is being refined

Philadelphia Campaign HIN theme region

- ❖ Brandywine Battlefield Task Force (BBTF) & expanded Philadelphia Campaign Partnership planning and efforts -
 - Brandywine Battlefield phased planning completed event was on June 26th with representation from all phased study areas – northern, southern, eastern – of the battlefield including municipalities, Heritage Sites, and residents at large. Event was well received by attendees. Event was also the final filming for the upcoming documentary on Brandywine Battlefield, its history, Battlefield Task Force, and work by Battlefield partners including the County towards its planning, preservation, and interpretation. Jeannine was thanked for her 12 years for her project lead and facilitation on the phased study including collaboration with partners entities and being awarded National Park Service grants for this work. Brandywine Battlefield phased planning event was held 6/26.
 - Northern Philadelphia Campaign and Heritage Interpretive Network – Malvern Borough's Paoli Battlefield Committee is determining with Malvern Borough officials what Battlefield Heritage Site improvements are needed for 2025, 2026, and 2027. Malvern is committing funding for site improvements for 2025 and looking for grants to assist in funding. Jeannine providing County Park & Preservation Dept grant information.

COMMUNITY PLANNING REPORT

Iron & Steel HIN theme region

- ❖ Possible future nominees for the Iron and Steel network's secretary were discussed
- ❖ The logo with America250 PA to denote the Iron and Steel network as a partner of the organization was provided.

Outreach

- ❖ **Town Tours & Village Walks** – The 2025 program kicked off at West Chester's Holy Trinity Church. There were 130+ attendees on 6/12. The Coatesville Town Tour on 6/26 had limited attendees and tours due to rain.
- ❖ **CCHPN:** Attended June Board meeting.
- ❖ Attended partner meeting for Brandywine Valley National Heritage Area initiative.
- ❖ Attended CCHPN annual awards event at the Phila. Campaign related Heritage Site of Historic Waynesborough, it was attended by municipal historical commissions from various parts of the County.

Review

County Owned Bridges

- ❖ Edited text of proposed interpretive panel for County Bridge 167
- ❖ At monthly County Bridge meeting discussed rehab strategies for approval of Bridge 99 in Warwick and East Nantmeal townships

Section 106

- ❖ Responded to the cultural resource report from PennDOT that deemed a structure adjacent to a road project, the Walker/Poor House in Tredyffrin Twp, ineligible for listing on the National Register. The CCPC response countered PennDOT that the property is eligible for the National Register due to its association with the Valley Forge encampment and its architecture.

Training

Attended the annual conference of the nonprofit statewide organization Preservation Pennsylvania.

ECONOMIC

- **Economy Report** – Formatting Bureau of Labor Statistics data for update.

HOUSING

- **Adaptable Housing Guide** – Complete and being formatted for posting.
- **Accessible Housing Guide** – Drafting map.
- **Housing Workshops** – Draft presentations complete, dates selected, flyer available, and need analyses complete for West Chester area. Partner organizations complete. Finalizing materials for workshops. Two municipalities currently committed to attend first workshop.
- **Land Acquisition** – Working with the Chester County Economic Development Council to identify sites appropriate for acquisition and development of affordably-priced housing.

COMMUNITY PLANNING REPORT

- **Organizational Convening** - Developing resource sharing hub for organizations. Next in-person coordination event scheduled for 9/17.
- **Presentations:** Represented CCPC on panel for the State of Housing Affordability and Homelessness Event (Department of Community Development), and Where We Live, How We Move: The Intersection of Housing and Transportation (TMAAC) in June.

URBAN CENTERS

- **Technical assistance/coordination**
 - 2025 Urban Centers Forum (UCF) Scoping meeting (internal with staff) held on June 20th. This year's UCF will focus on Active Transportation Plans and Bike Parks. Additional details to be determined.
 - Developing Bike Park eTool to be presented at the 2025 UCF in the fall and the October APAPA conference.
 - Attended the Economic Crossroads event on 6/11 (Chester County Economic Development Council/Chamber of Business and Industry); the Western Chester County Chamber of Commerce (WCCCC) Future Focus event on 6/25; and online sessions of the 2025 Delaware County Sustainability Conference.
 - Continued work with Atglen Borough for zoning amendments for the "downtown" zoning districts. This is restarting a prior effort that was on hold. After edits from this meeting are completed, materials will be provided to the zoning officer and solicitor for review and comment. Next meeting TBD.

Sustainability Division Update

Sustainability Division

Monthly Activities Report – July 2025 (Activities as of 6/30/25)

Summary:

- **Energy to Communities Cohort:** The topic of substantial growth in electricity demand, driven primarily by data centers, and to a lesser extent electrification of vehicles and building systems, has become a focus of the county's Environmental and Energy Advisory Board, as well as for the Chester County Economic Development Council. The Planning Commission, in partnership with these two entities, joined a Peer Learning Cohort organized by the National Renewable Energy Lab (NREL) focused on "Navigating Electricity Load Growth and Associated Utility Grid Impacts." We hope to learn how our agencies can proactively and strategically address this issue through policy and coordination with our utility to ensure new generation and transmission facilities are developed in a way that supports our community and economic development objectives.
- **Summer Intern:** The Sustainability Division welcomed a summer intern. Safira Juarez, a rising Junior from Smith College studying economics and environmental policy, is supporting the early stages of the Climate Action Plan update.
- **In Progress:**
 1. Transit oriented development opportunity sites analysis
 2. Climate Action Plan metrics for 2024
 3. Keep Chester County Beautiful- Litter Action Plan Template
 4. HOA event – initial planning
 5. Open Space Summit – initial planning
 6. Pocopson Complex Sustainable Landscape Management Plan
 7. EV charging and fleet transition planning

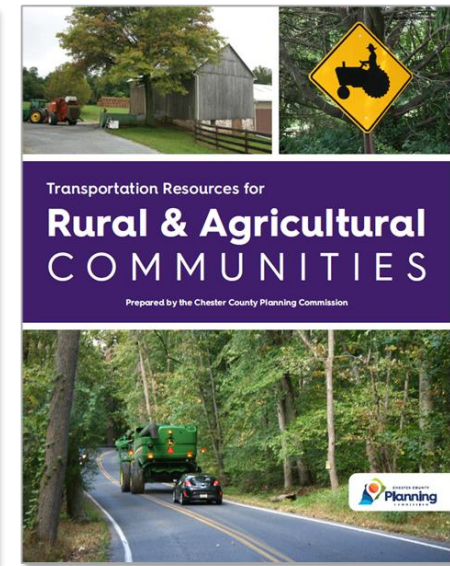
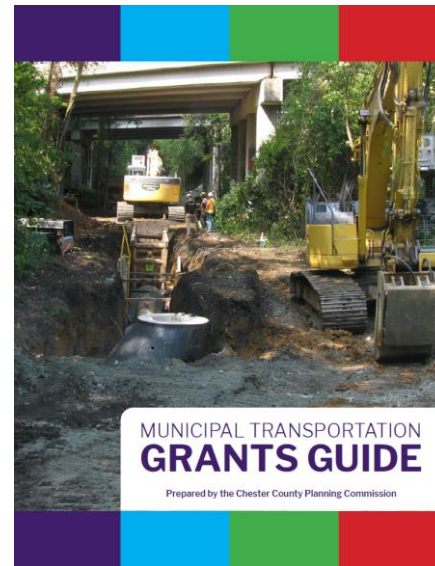
Multimodal Transportation Planning Division

Multimodal Transportation Planning Division

July 2025 (Activities as of 6/30/25)

New Transportation Planning / Resource Documents to be released in July

The MTP Division has completed the production of two separate planning documents that will be posted to the CCPC website in early July. Managed by Patty Quinn, and working with Chris Bittle from D&T, the Municipal Transportation Grants Guide and the Transportation Resources for Rural & Agricultural Communities documents are geared toward helping Chester County municipalities advance the development of transportation related improvements and take advantage of other transportation related resources they may not otherwise be aware of, particularly in the realms of safety and ongoing maintenance. These documents have been long in the making within the work program and we are proud to finally release them.



The final steps are getting the documents onto our website which is being handled magnificently by Carolyn Oakley. The webpage contents will match the document contents with a PDF version serving as the downloadable takeaway. Patty Quinn will be delivering a presentation to the Board covering what is included in both documents and how they came to be at the July meeting.

Director's Report