CHESTER COUNTY
AGRICULTURAL DEVELOPMENT COUNCIL MEETING
Agenda – March 2, 2022
9:30am-11:30am
Government Services Center 601 Westtown Road, West Chester 19380
VIA ZOOM & IN-PERSON

Please click on the link to join the webinar: https://zoom.us/j/97515636971

1. Call to Order

2. Actions Items:
   
   A. Ag Council Board Elections

   B. Recommend Ag Plan for Adoption by County Commissioners
      Link to full plan: https://www.chescofarming.org/PDF/AgStudy-Jan2022.pdf

   C. Approval of the January 5 meeting minutes

3. Updates, New Business & Other Business:

   A. Communications and Outreach
      • Strategic business plan numbers update
      • Ag Plan adoption and promotion
      • Farmer of the Year process with the Conservation District

   B. Act 247 Municipal Update
      • Hodge subdivision, Highland Township

   C. Discuss Process for Ag Plan Implementation Subcommittee

   D. Determine New Board Member Nomination Process

   E. Public Comment

4. Next Meeting – In-person at the Government Services Center and via Zoom, May 4th at 9:30am
MINUTES: Regular Monthly Meeting
Chester County Agricultural Development Council
January 5, 2022

Council Members present in Person: Ryan Heenan.

Council Members present via Zoom: Dr. Barbara Dallap-Schaer; Tim Ferris; Jodi Gauker; Cynthia Petrone-Hudock; Bill Schick; Anthony Vietri; Gary Westlake.

Staff present in Person: Hillary Krummrich; Ann Lane.

Staff present via Zoom: Brian O’Leary; Wes Bruckno; Suzanne Wozniak.

Visitors present via Zoom: Emily Wangolo, Berks County Dept. of Agriculture.

Call to Order: In the absence of the Chair and Vice-Chair, Ms. Krummrich, Secretary, called the meeting to order at 9:31 a.m.

Ms. Deirdre Flemming, Vice-Chair has resigned from the Council.

Ms. Krummrich introduced the new Council member Ryan Heenan. Council members each introduced themselves and welcomed Mr. Heenan

Updates, New Business, Other Business:

Communications and Outreach:

Ms. Lane updated the Council in regard to social media and outreach.

The Farm and Table Tales events have been on hold. Staff are coordinating with the Chester County Library regarding future programming.

Staff have begun work on the 2022 Farm Guide. Ms. Lane noted that the plan for a feature story will be about the Styers Peonies farm in Chadds Ford and plans to include articles about the Farmer of the year, and Equine therapy farms in Chester County as well as “farming basics” (pesticide use, etc.,) and a feature on a micro-dairy.

Municipal Update:

Mr. Bruckno mentioned that the Chester County Planning Commission has reviewed the proposed final draft of the updated “Countywide Act 167 Stormwater Management Model Ordinance”, prepared by the Chester County Water Resources Authority. There are changes related to the Ag community to make it consistent with the state requirements. Ms. Krummrich stated that she will talk with the WRA to get a summary of the regulations that relate to the agricultural industry.
In addition, Ms. Krummrich told the Council that she is working with West Caln Township and some members from their Amish Community to help develop a fact sheet to help them navigate the need of the Amish community using horses for transportation, but on small residential lots (1-2 acres) rather than on-farm.

**Ag Economic Development Strategic Plan:**

Ms. Krummrich shared the draft Ag Economic Development Strategic Plan and reviewed the Executive Summary and matrix. The complete draft plan will be sent to each Council member for review.

ACDS, LLC held two additional public meetings on December 9, 2021 in Honey Brook and Kennett Square to present the draft plan summary and answer any additional questions.

The next steps for the draft plan would be to have the Council vote to recommend approval of the draft plan and then plan to present it to the Commissioners for adoption. A special meeting will be planned for this action.

**Administrative Items:**

**Ag Council Elections:**

Ms. Krummrich and members discussed the need to elect a new chair and vice-chair to the Council. Members agreed to consider these positions and report at the next meeting in March.

**Approval of the November 3, 2021 minutes:**

A motion to approve the November 3, 2021 meeting minutes was made by Mr. Schick, seconded by Mr. Ferris, and approved by the Council.

The next meeting will be Wednesday, March 2, 2022 at 9:30 AM.

There being no further business, the meeting was adjourned at 11:02 AM.

Respectfully Submitted,

[Signature]

Hillary Krummrich  
Secretary

HRK/sw

Note: Complete reports are a part of the Agricultural Development Council files and can be reviewed at the Planning Commission Office.
February 16, 2022

Barbara Davis, Secretary
Highland Township
100 Five Point Road
Coatesville, PA 19320

Re: Final Subdivision - Hodge Subdivision
# Highland Township - SD-02-22-17088

Dear Ms. Davis:

A final subdivision plan entitled "Hodge Subdivision", prepared by TeamAg Incorporated and dated January 31, 2022, was received by this office on February 7, 2022. 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 Martin Road, east side of Limestone Road (State Route 10)
Site Acreage: 39.95 acres
Lots: 2 lots proposed
Proposed Land Use: Single Family Residential, Farm/Pasture Land
Municipal Land Use Plan Designation: Agricultural Preservation
UPI#: 45-3-71.2A

PROPOSAL:

The applicant proposes the creation of two lots. The site, which is served by on-site water and on-site sewer facilities, is located in the Highland Township A-Agricultural Preservation zoning district. The tract contains one dwelling on Lot 1, and a dwelling is proposed for Lot 2.

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

LANDSCAPES:

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

WATERSHEDS:

2. Watersheds, the water resources component of Landscapes3, indicates the proposed development is located within the Birch Run subbasin of the Brandywine Creek watershed. Watersheds’ highest priority land use objectives within this watershed are:
   - reduce stormwater runoff,
   - restore water quality of “impaired” streams, and
   - protect vegetated riparian corridors.
Watersheds can be accessed at www.chesco.org/water.

3. Land disturbance and land development activities that occur within Chester County must comply with the County-wide Act 167 Stormwater Management Plan for Chester County, PA (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
4. According to the Chester County Inventory of Natural Resources, at https://experience.arcgis.com/experience/e0a917588a8742c38178dc820f9abe28/page/Geology-and-Soils/, the tract contains Prime Agricultural Soils and Soils of Statewide Importance. We suggest that the applicant consider relocating Proposed Lot 1 to a location on the tract that will limit the disturbance of these important soils as little as possible. A possible alternate location could be in the area to the south of the pond and near Limestone Road.

5. The alternate on-lot sewage disposal area for proposed Lot 2 is located on Lot 1. If an easement is necessary for this design, the deeds of both lots should reflect the terms of the easement.

6. The County Planning Commission’s Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Limestone Road (State Route 10) 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 Limestone Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
7. As mentioned in Comment 4, the tract contains Prime Agricultural Soils and Soils of Statewide Importance and is located in the Highland Township Agricultural Preservation zoning district. The tract is also located within the Agricultural Landscape designation of Landscapes3. Therefore, we suggest that the applicant consider deed-restricting the tract from further non-agricultural development. The applicant may also contact the Chester County Department of Parks + Preservation regarding this matter, at: https://www.chesco.org/4498/Parks-Preservation. Information on agricultural conservation easements is available at: https://www.chescoplanning.org/MuniCorner/eTools/47-AgEasements.cfm.

ADMINISTRATIVE ISSUES:

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

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

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

Sincerely,

Wes Bruckno, AICP
Senior Review Planner

cc: TeamAg Incorporated
Chester County Health Department
David and Sharon Hodge
Chester County Conservation District
Chester County Department of Parks + Preservation
Vision (Draft): Chester County invests in, and celebrates, its vibrant and diverse local food system.

Goals:
Identify partners to implement plan recommendations
Identify gaps between recommendations and participating partners
Hold accountable partners who commit to planning and implementing plan recommendations
Serve as a the lead organization for fundraising, including public, private, and grant funds, related to projects that lead to implementation of plan recommendations

Why:
Currently, no one organization has the capacity (funding, staffing, organizational mission and goals) to implement the entirety of the plan recommendations
A lead organization must be identified for fundraising and management purposes

The organization will:
Hold quarterly meetings to report on work related to plan recommendations, request assistance or support from project partners as needed.
Work within committees (potentially the 6 plan focus areas) to implement recommendations within the plan. Committees would meet in between the quarterly meetings.
Fundraise and apply for funding as needed to fulfill the plan recommendations.

More specifically the organization will:
Promote community-based research.
Track and report on results of implementation of plan recommendations.
Manage working groups and provide accountability to funders and partners.
Coordinate partners in land access issues and education initiatives for landowners and municipal officials.
Develop, implement, and evaluate needs, successes, and challenges, of expanded financing programs for food and farm businesses.
Develop and/or deliver creative training and career exploration initiatives that address employer needs and ensure a sufficient, prepared future workforce.
Solve workforce issues (housing, child care, transportation) using creative community-based and supported initiatives.

To start:
The organization (to be named) would be led by a consultant (in the interim). The organization would be a partnership organization under the Chester County Economic Development Foundation. CCEDC would provide administrative and overhead (office space, phone, accounting, management) of organizational activities.

Funding:
In-kind support from CCEDC (staff, administrative, physical)
In-kind support from Chester County (staff, administrative, overhead)
Additional funding needed:
Public and private dollars to support interim consultant leadership.
Public and private dollars to support grant funding to implement plan recommendations.