



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

AGRICULTURAL DEVELOPMENT COUNCIL
Government Services Center, Suite 270
601 Westtown Road
P. O. Box 2747
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(610) 344-6285 Fax (610) 344-6515

Chester County Agricultural Development Council
Government Services Center – Suite 270

Hybrid Meeting
September 6, 2023

Join the webinar: <https://chesco-org.zoom.us/j/97515636971?pwd=STV3eDVNTWFWFuQUZxQUVYUUhCcjRNZz09>

AGENDA

1. CALL TO ORDER

A. Chair’s Welcome

Chair

2.. ACTION ITEMS

B. Approval of Ag Council Meeting Minutes – May 3, 2023

Chair

3. DISCUSSION AND INFORMATION ITEMS

C. Ag Plan Implementation

- 1) “Support for Sustainability Enhancements in Chester Co Ag Businesses”
- 2) Ag community outreach
- 3) Farm Suitability Tool proposal
- 4) CCEDC facilitation

*Rachael Griffith
Erik Walschburger
Paul Fritz
Ann Lane*

D. Communications & Outreach

- 1) Social media highlights
- 2) Events & new tabling materials
- 3) Road safety & PYO rack cards
- 4) Farm Guide update
- 5) Additional outreach strategies

Ann Lane

E. Ag Awards

- 1) Recipient update
- 2) Ceremony and discussion plans for October 16th at 10:30am

Ann Lane

E. Municipal Update

- 1) Ag-friendly zoning outreach
 - 1. Letters, responses & dashboard map
- 2) 247 Review letters
 - 1. West Bradford Township – ZA-05-23-17669, ZA-06-23-17724
- 3) Creating municipal ordinance guidance

Paul Fritz, Wes Bruckno

Wes Bruckno

Carol Stauffer

4. PUBLIC COMMENT

5. ADJOURNMENT

Chair

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MINUTES: Regular Monthly Meeting
Chester County Agricultural Development Council
May 3, 2023

Hybrid Meeting
Government Services Center Room 270

Council Members present in Person: Gary Westlake, Chair; Dr. Barbara Dallap-Schaer, Vice Chair; Ryan Heenan; Adam Mowery; Vince Pompo.

Council Members present via Zoom: Tim Ferris; Cynthia Petrone-Hudock.

Council Members absent: Chris Alonzo; Casi Long; Bill Schick.

Staff present in Person: Brian O' Leary; Ann Lane; Nancy Shields; Beth Cunliffe; Gene Huller; Paul Fritz; Rachael Griffith.

Visitors present in person: Robert Kagel.

Staff present via Zoom: Wes Bruckno; Jeannine Speirs.

Visitors present via Zoom: Erik Walschburger.

Call to Order: Gary Westlake called the meeting to order at 9:30 a.m.

Action Items:

Approval of Meeting Minutes:

Mr. Pompo pointed out that Jodi Gauker was present at the March 1, 2023 meeting. The current March 1, 2023, meeting minutes indicated Ms. Gauker was absent.

A MOTION TO APPROVE THE CORRECTED MINUTES FOR THE MARCH 1, 2023 MINUTES WITH MS. GAUKER LISTED AS A GUEST WAS PASSED BY UNANIMOUS VOTE OF THE COUNCIL.

Farmer of the year and distinguished service to Ag awards:

Ms. Lane reported that Sue Miller who owns, with her family, Birchrun Hill Farms has been nominated for Farmer of the Year.

A MOTION TO APPROVE MS. MILLER AS THE FARMER OF THE YEAR WAS MADE BY MR. POMPO, SECONDED BY DR. DALLAP-SCHAER, AND PASSED BY UNANIMOUS VOTE OF THE COUNCIL.

Ms. Lane reported that Mr. Pompo nominated Kevin Hicks for the Duncan Allison Distinguished Service to Agriculture award. Dr. Hicks is a Lundale Farm board member and chair of the Sustainable Forestry Committee.

A MOTION TO APPROVE DR. HICKS TO RECEIVE THE DISTINGUISHED SERVICE TO AG AWARD WAS MADE BY MR. WESTLAKE, SECONDED BY MR. MOWERY, AND PASSED BY UNANIMOUS VOTE OF THE COUNCIL.

DISCUSSION AND INFORMATION ITEMS:

ADC Board responsibilities:

Robert Kagel, Chester County Administrator, reported that the Chester County Commissioners asked both he and Eric Walschburger, Chester County Deputy Administrator to talk with the agriculture community to understand what the needs are to help place the ADC within the county government. The goal is to have a set of recommendations to the Commissioners by mid-September. Mr. Kagel indicated that ADC board members will be involved in the hiring process of the new executive director.

Mr. Pompo discussed that all board policy issues should be talked about and voted on by the ADC board. In particular, DCNR grant funded open space not allowing agriculture. Mr. Pompo mentioned that you must comply with what is noted in the Strings Attached document to receive federal funding. Mr. Westlake mentioned possible exemptions indicated in the C2P2 funding document. Mr. Kagel noted that the County Commissioners are supportive of agriculture coexisting within DCNR funded open space.

Communication and Outreach:

Ms. Lane reported on the success of social media outreach over the last two months. The successful social media outreach covered the Farm Tales program, the Rural Road Safety campaign, and various farming videos.

Next, Ms. Lane gave an update on the Farm Tales program which is held quarterly at the Coatesville Area Public Library. Ms. Lane works with Deb Ellis on this program providing seasonally youth themed programs which includes reading a book and doing a craft. Ms. Ellis is a Farm Bureau board chair, retired teacher, and an egg farmer. Ms. Lane hopes to franchise this program out to other libraries, school districts, and summer camps. Mr. Westlake mentioned using the Ag Lab more as well.

Ms. Lane reported she worked with Daryl King on rural road safety week and the very successful press release. Rural road safety is part of a larger work program initiative, partnering with CCPC's transportation division. Ms. Lane hopes to partner with the Intermediate Unit for new and beginner drivers.

Ms. Lane discussed the updated Farm Guide which will come out at the end of May 2023 with around 15,000-20,000 being printed. The Farm Guide has a new title and friendlier design. The new title is The Chester County Farm Guide.

Ms. Lane reported on additional outreach strategies which include: Good Food Fest - sharing a table with Lundale Farms; Kimberton Community Fair - hosting a table with a banner and sponsoring the children's live stock competition sashes; Daily Local News online advertising; Rural road safety cards; partnering with the Chester County Conference and Visitors Bureau.

Ms. Speirs reported that this year's National Planning Conference was hosted in Philadelphia. Ms. Speirs hosted a mobile workshop themed Agricultural Heritage Economy – Our past is our future. A national audience enjoyed learning about Chester County's diverse agriculture at Thornbury Farm highlighting heritage, New Bolton Center highlighting large animal veterinary, and Longwood Gardens highlighting horticulture.

Municipal Update:

Mr. O'Leary reported on the revised maintaining agriculture friendly municipalities flyer. Revisions include things municipalities can do to support agriculture. The flyer also includes areas that municipalities were flagged in the Ag Economic Development Plan. A letter highlighting how to strengthen agricultural communities was sent to six municipalities. The next set of letters may go out to municipalities currently doing a comprehensive plan or zoning ordinance update. Mr. Mowery suggested adding a link to the Ag Economic Development Plan into the letters. Mr. Kagel suggested tracking what municipalities did or did not implement.

Mr. Bruckno reported on London Grove Township's zoning ordinance amendment. London Grove distinguishes between different kinds of agriculture - intensive Ag vs extensive Ag. It is recommended that the township solicitor review the use of these terms.

Ag Plan Implementation:

Ms. Lane informed the board that Jodi Gauker has left CCEDC. CCEDC is contracted to facilitate the Ag Plan implementation. CCEDC's Gary Smith has stepped up to be the plan's facilitator. Jodi will most likely serve as Penn State Extension's representative to the Ag Plan implementation. Ms. Lane shared the rules of engagement created by Ms. Gauker. Ms. Petrone-Hudock suggested the contract's status as a standing board agenda item.

Mr. O'Leary reported that the Farm Sustainability Tool and advancing sustainability reporting within the agricultural sector are part of the Planning Commission's work program.

Mr. Fritz reported that the Design and Technology division has graphics and GIS (mapping) abilities. Mr. Fritz demonstrated two interactive maps and their capabilities. Planning Commission maps can be found here: <https://www.chescoplanning.org/Resources/MapGallery.cfm>. Mr. O'Leary reported the Planning Commission will work with Ms. Lane to come up with a draft interactive map structure that would be helpful to the agricultural community and present it at the next board meeting. Mr. Mowery mentioned another application called PA One Stop that helps the agricultural community develop their own agricultural plans.

Ms. Griffith reported that CCPC's Sustainability division could help push forward the following goal in the Ag Economic Development Plan in the agricultural market section: Prepare farms for traceability in carbon credit markets. Ms. Griffith will bring a proposal of how the Sustainability division can push the Ag Economic Development Plan's goals forward to the next ADC board meeting.

Ms. Petrone-Hudock reported that Team PA kicked off a PA agricultural cross sector collaborative. Ms. Petrone-Hudock asked Ms. Lane to distribute information about Team PA in the next board mailing.

Directors Report:

There was no public comment.

The next meeting will be Wednesday, September 6, 2023, at 9:30 AM.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 11:35 AM. WAS MADE BY MR. HEENAN, SECONDED BY MR. MOWERY, AND PASSED BY UNANIMOUS VOTE OF THE COUNCIL.

Respectfully Submitted,

Ann Lane

ADC Interim Director

AL/ncs

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

DRAFT



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Executive Director

PLANNING COMMISSION
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June 1, 2023

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

Re: Zoning Ordinance Amendment - Definition of Agricultural Day Camp, as Accessory Use in
Agricultural Districts, with Standards
West Bradford Township - ZA-05-23-17669

Dear Mr. Yaich:

The Chester County Planning Commission has reviewed the proposed West Bradford Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was initially received by this office on May 10, 2023 and a second submission was received on May 11, 2023. Both submissions appear to be identical. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

DESCRIPTION:

1. West Bradford Township proposes the following amendments to its Zoning Ordinance:
 - A. A definition of Agricultural Day Camp is added;
 - B. Agricultural Day Camp is to be regulated as an accessory use in all districts that allow farms, and
 - C. Standards for an Agricultural Day Camp are added, including:
 - At least 10 acres are required;
 - No overnight camping is allowed;
 - Not more than 40 visitors per day;
 - No accessory structures shall be constructed;
 - A 100-foot parking setback from adjacent properties is required, and
 - No outside public address systems are permitted.

BACKGROUND:

2. The submission also included a proposed amendment to the West Bradford Township Subdivision and Land Development Ordinance. Our review of that portion of the submission will be forwarded to the Township separately (refer to CCPC # SA-05-17664).

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Re: Zoning Ordinance Amendment - Definition of Agricultural Day Camp, as Accessory Use in Agricultural Districts, with Standards

West Bradford Township - ZA-05-23-17669

COMMENTS:

3. Section 1. B) (7) of the amendment references "...Agricultural Day Camp, as defined in Section 450-7...". Section 450-7 of the online version of the Township's Zoning Ordinance generally refers to how the terms and definitions in the Ordinance are to be construed. Section 450-8 of the Ordinance contains the defined terms; this part of the amendment should probably refer to Section 450-8 of the Ordinance.
4. Agricultural day camps are a form of supplemental farm land uses that are gaining popularity as "agritainment". [Landscapes3](#), the 2018 County Comprehensive Plan's "How We Prosper-Objective d" is: "Encourage the agricultural industry so that its diverse business models and workforce can adapt and thrive, continuing as a vital component of county industry and land use." Expanding the range of farm-related activities can help implement this Objective as well as make the County's agricultural activities more sustainable and provide additional revenue sources for farmers.
5. The Township's proposed regulations are important but are generally minimal. Due to the potential for adverse conditions that may result from a popular agricultural day camp activity, we suggest that the Township consider regulating this activity by special exception or conditional use. This will permit the Zoning Hearing Board (for special exceptions) or the Board of Supervisors (conditional uses) to impose reasonable conditions on subsequent plan applications. The board would also be permitted to "...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance." (Municipalities Planning Code, Section 912.1 for special exception; Section 913.2(a) for conditional use).
6. The Township should ensure that applicants comply with all Chester County Health Department permitting requirements and applicable state regulations for day camps.
7. The Agricultural Day Camp regulations permit not more than 40 visitors per day. The Township should consider whether this limit could make it difficult for the use to be economically viable after considerations of liability insurance, Chester County Health Department requirements and any additional permitting costs. Also, the Township should determine whether the "visitor" limit will apply to parents as well as campers, and whether it is a cumulative limit over the course of a day or would it apply to 40 visitors at one event. The limit of 40 visitors could be exceeded if this number includes child drop-off and pick-up, junior counselors and similar persons. Additionally, some camps sponsor fairly frequent family events concerts and exhibits, which can attract more than 40 visitors. The Township should decide whether special provisions or permitting would be needed for each of these occasions.
8. The Township should also take note that Pennsylvania Act 153, sometimes called the "Sandusky Law", requires anyone who has direct contact with children or are responsible for their welfare whether in a paid or unpaid position to update their criminal history background check and child abuse clearance every three years. This Law could apply to the staff at an Agricultural Day Camp.

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West Bradford Township - ZA-05-23-17669

9. West Bradford Township may wish to contact Upper Uwchlan Township and their experience relating to the Milky Way Farm's agricultural summer camp program, at: (<https://www.milkywayfarm.com/milky-way-farm-summer-day-camps/>).
10. We have attached an ordinance relating to "agritainment" as an example of how another municipality in Lancaster County has addressed similar agricultural accessory uses, which may have standards that could be applied to agricultural day camps ("agritainment" is regulated by conditional use in this particular ordinance). The standards in the ordinance are much more extensive than those that may be appropriate for a relatively-small activity such as an agricultural day camp, but West Bradford Township can review this ordinance for general suggestions.
11. The Township should also review Pennsylvania regulations related to day camps, at: <https://www.acacamps.org/resources/state-laws-regulations/state-regulations-pennsylvania>
Agricultural day camps may also fall under Child Care Center regulations in the Pennsylvania Code, at: Child Care Center applicability
12. The Township can also refer to the Chester County eTool on Secondary Farm Businesses, at: [eTools: Secondary Farm Business \(chescoplanning.org\)](#)
13. Additional resources for improving the agricultural economy are available from the Chester County Ag Council, at: [Helpful Resources \(chescofarming.org\)](#)

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

Att: Sample Farm-Based Entertainment Activity (Agritainment) Conditional Use Requirements

ATTACHMENT

Sample Farm-Based Entertainment Activity (Agritainment) Conditional Use Requirements

- A. Intent.** The Township Supervisors seek to preserve the rural and agricultural character of the Township and its open space. This is primarily accomplished through the preservation and promotion of agricultural land uses. However, circumstances occasionally require the use of supplemental income-generating activities to preserve farmlands, especially during non-growing seasons. Therefore, the Township seeks to permit and regulate farm-based entertainment-type activities on farmlands, subject to the standards and conditions in this Section. The farm based entertainment activity is intended to enhance and preserve the agricultural viability of the parent tract and shall be the secondary use of part of the tract (as determined by the length of time when the entertainment activity is occurring, amount of impervious areas, etc.) and shall not become the primary use of the parcel. Such activities may include, but are not necessarily limited to, hayrides, concerts, carnivals, “capture the flag-type activities,” and similar activities.
- B. Minimum Parcel Size.** The farm-based activity shall be conducted on parcels at least 25 acres in size. Not more than one farm-based entertainment activity shall be conducted per parcel. The activity may include more than one form of event.
- C. Duration.** The Township shall establish a maximum period of time during which the activity may occur, based on the following considerations as they apply to the proposed activity. Specific dates on which the activity may occur shall be determined by the Township (for example, by limiting an activity to Memorial Day and the Saturday and Sunday immediately preceding it.)
1. Potential for disturbance of neighbors. Activities occurring on weekdays shall be required to conclude at earlier in the evening and begin later in the morning.
 2. Potential for traffic disruption. Activities that may result in a significant increase in traffic may be limited in duration or in hours of operation.
 3. The Township shall specify hours of operation. Patrons shall not be permitted onto the site later than 9:00 PM on weekdays and Sundays, 10:00 PM on Friday and Saturday nights, and not earlier than 10:00 AM on any day. However, the Township may modify these hours when the applicant can show that alternate hours shall not substantially increase any disturbance identified in items C.1 and C.2 above. All automated rides shall conclude at these specified hours unless it is necessary to serve patrons who have entered lines for such rides prior to these times. The maximum number of dates per year shall not exceed 30 days within any consecutive 60-day period, and shall not exceed 30 days in any calendar year.
- D. Preservation of Prime Agricultural Soils.** No areas of prime agricultural soil shall be occupied by an activity in a way such that the soils are rendered no longer available for agricultural use at times when the activity is not operating.
- E. Inspections.** The applicant shall demonstrate that structures to be occupied by the public shall not pose any danger to life or safety due to fire, collapse, panic, or similar danger. The applicant shall hold liability insurance in an amount not less than one million dollars, which shall name the

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Township as an additional insured, and shall be in effect continuously during the operation of the activity. Inspections by the Pennsylvania Department of Labor and Industry may be required.

- F. Exterior Storage.** All exterior storage of items used during the activity within 200 feet of a residential area shall be screened.
- G. Access, Parking and Screening.** The activity shall front on and gain primary access from at least one major collector road. Driveway entrances and exits should be set back not less than 300 feet from all adjoining residential areas, where conditions permit. Parking areas for more than 100 vehicles shall be set back from adjoining residential structures (not owned by the applicant) not less than 200 feet. The Township may require the applicant to install a 15-foot wide vegetative screen along the property line that abuts any parking area. The applicant shall prepare a plan for controlling traffic and circulation on the site and at streets and intersections within one mile of the site that are anticipated to be used by patrons traveling to and from the site. The Township may require that applicant to provide qualified traffic-control personnel and to reimburse the Township for any unusual municipal expense it incurs in controlling traffic due to the activity.
- H. Paving.** The Township may require a paved apron or a gravel scraping area to prevent tracking of mud or debris onto any public roadway.
- I. Proximity to Residential Areas.** The activity (excluding parking) shall be located not less than 400 feet from any existing residence not owned by the applicant, and not less than 100 feet from any residential property line.
- J. Signs.** Notwithstanding provisions of Article 13 to the contrary, not more than two outdoor roadway signs shall be permitted at the farm-based entertainment activity, not to exceed 16 square feet each, excluding directional signs. Maximum height shall be 15 feet. The Township may limit lighting if the sign is within 200 feet of a residential area. Additional temporary off-site signs may be permitted by the Township with the consent of the owners on which they are to be located, but shall be removed not later than 24 hours after the close of the activity.
- K. Temporary Structures.** Structures used for the event shall be removed not later than 14 days after the last scheduled date of the event. Such structures may be relocated to a designated and screened storage area on another portion of the parcel. This provision shall not apply to utilities and fences.
- L. Residence of Owner.** At least one owner or operator of the farm-based entertainment activity shall reside on the premises as the primary domicile.
- M. No Subdivision.** No portion of the site containing the farm-based entertainment activity shall be subdivided from the parent tract.
- N. Conversions.** All structures constructed for the farm-based entertainment activity shall be of the nature that they can reasonably be converted to accommodate a permitted agricultural use, or shall be removed upon the close of the activity.
- O. Emergency Telephone Use.** The applicant shall establish a telephone number that is staffed continuously while the farm-based entertainment activity is in operation, which shall be available

for use by persons with a bona-fide need to communicate with the applicant, such as to convey a complaint. The telephone number shall be provided to persons upon written request made not less than one week prior to the first scheduled date of the activity.

- P. Lighting.** Pole-mounted lights shall not exceed 25 feet in height and shall be directed towards the interior of the site.
- Q. Noise.** Sound-amplification devices used in conjunction with carnivals, games of chance, rides, recorded music, and similar activities (not including live concerts) shall be positioned such that the speakers are oriented at an angle of not less than 45 degrees below the horizon. This provision shall not apply to artificially-amplified or created sound that is manifestly not perceptible by persons of average hearing ability at the nearest residential parcel, and shall not apply to amplified sound that originates within a completely-enclosed structure.
- R. Plan for the Control of Litter.** The applicant shall provide a plan for the removal of litter (on-site and off-site) resulting from the farm-based entertainment activity.
- S. Written Plan of Activity.** The Township's written decision shall be based on and shall clearly reflect the plan for the activity as it is approved by the Township, which may be supplemented with drawings, maps, or other materials deemed necessary to illustrate the extent and limits of the farm-based entertainment activity.
- T. Additional Conditions.** If a proposed farm-based entertainment activity presents a fire hazard, emits smoke, dust or other pollutants, noise, light or glare, or may create a nuisance, the Township may attach other reasonable conditions as deemed appropriate.
- U. Expiration of Permit.** The permit for the farm-based entertainment activity shall automatically expire if the applicant does not conduct the activity for a consecutive period of one year. The permit shall be transferable to subsequent resident-operators of the activity, who shall meet with the Zoning Officer to review the terms and conditions of the approval prior to reinstating the activity.
- V. Sanitary Facilities.** The applicant shall provide appropriate sanitary facilities.



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July 3, 2023

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

Re: Zoning Ordinance Amendment - Definition of Agricultural Day Camp, as Accessory Use in
Agricultural Districts, with Standards
West Bradford Township - ZA-06-23-17724

Dear Mr. Yaich:

The Chester County Planning Commission has reviewed the proposed West Bradford 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 22, 2023. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

DESCRIPTION:

1. West Bradford Township proposes the following amendments to its Zoning Ordinance:
 - A. A definition of Agricultural Day Camp is added;
 - B. Agricultural Day Camp is to be regulated as an accessory use in all districts that allow farms, and
 - C. Standards for an Agricultural Day Camp are added, including:
 - At least 10 acres are required;
 - No overnight camping is allowed;
 - Not more than 40 visitors per day;
 - No accessory structures shall be constructed;
 - A 100-foot parking setback from adjacent properties is required, and
 - No outside public address systems are permitted.

BACKGROUND:

2. The Chester County Planning Commission reviewed a previous version of this amendment and our comments were forwarded to the Township in a letter dated June 1, 2023 (refer to CCPC # ZA-05-23-17669). The Township incorporated several of our suggestions into the amendment such as clarifying the number of campers and safety provisions, and we have no further comments on the Zoning Ordinance amendment.
3. The submission also included a proposed amendment to the West Bradford Township Subdivision and Land Development Ordinance. Our review of that portion of the submission will be forwarded to the Township separately (refer to CCPC # SA-06-17724).

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Re: Zoning Ordinance Amendment - Definition of Agricultural Day Camp, as Accessory Use in
Agricultural Districts, with Standards

West Bradford Township - ZA-06-23-17724

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner