1. Call to Order

2. Actions Items:
   A. Approval of the September 7th Meeting Minutes
   B. Approval of the 2023 Board Meeting Dates

3. Updates, New Business & Other Business:
   A. Communications and Outreach
      • Social Media Update
      • Ag Awards Plans
      • Youth Outreach Update
      • Good Food Fest Update
   B. Board Tours
   C. Municipal Update
      • Municipal Managers Mailing
      • North Coventry Timber Harvesting Zoning Amendment ZA-05-22-17199
      • Willistown Township Agricultural Uses Zoning Amendment ZA-07-22-17269
      • Highland Township Comp Plan, CP-09-22-17381
      • West Bradford Open Space Recreation and Environment Resources Plan, CP-08-22-17320
      • West Vincent Forest Resource Protection Ordinance, ZA-08-22-17318
      • New Garden Township - Pleasantville Farms, LLC proposed 15,915 SF mushroom house, LD-09-22-17375
   D. Ag Plan Next Steps
   E. Public Comment

4. Next Meeting – via Zoom or in-person at the Government Services Center, January 4th at 9:30am
MINUTES: Regular Monthly Meeting
Hybrid Meeting
Chester County Agricultural Development Council
Government Services Center Room 270
September 7, 2022

Council Members present in Person: Dr. Barbara Dallap-Schaer; Ryan Heenan; Cynthia Petrone-Hudock

Council Members present via Zoom: Chris Alonzo; Tim Ferris; Jodi Gauker; Adam Mowery; Gary Westlake, Chair.

Council Members absent: Casi Long; Bill Schick; Vince Pompo

Staff present in Person: Beth Cunliffe; Hillary Krummrich; Ann Lane; Brian O’Leary.

Visitors present in Person: None

Staff present via Zoom: None

Visitors present via Zoom: None

Call to Order: Gary Westlake, Chair, called the meeting to order at 9:32 a.m.

Action Items:

Duncan Allison Award for Distinguished Service to Agriculture:

A motion to nominate the Baily Family for the annual service award was made by Ms. Gauker, seconded by Ms. Petrone-Hudock, was passed by unanimous vote of the Council.

A motion to approve the May 4, 2022 meeting minutes was made by Mr. Westlake, seconded by Dr. Dallap-Schaer, and approved by the Council.

Updates, New Business, Other Business:

Communications and Outreach:

Ms. Lane reported that the 2022 farm guides have been distributed and the editorial slate for the 2023 edition has been confirmed. There is a request in the proposed budget for additional print dollars for next year but that has not been approved yet.

Ms. Lane introduced the new Pick-Your-Own flyer and plans for its distribution through the libraries and tabling events.
Mr. Westlake discussed possible plans for a pop-up style event and other public outreach opportunities and partnerships at county fairs. Dr. Dallap-Schaer, Ms. Gauker and Mr. Ferris gave feedback on possible ideas and approaches. Mr. Westlake is reaching out to the fair administrators and fair queens to set up a meeting.

Ms. Lane updated the board about plans to refine future social media posts concerning the farm guide map, the new “Meet the Makers” series and plans to create a social media kit for partners.

Ms. Lane discussed plans for a proposed ag vehicle road safety campaign created in partnership with the Chester-Delaware County Farm Bureau chapter and the Chester County Planning’s Transportation Division.

Ms. Lane and Ms. Gauker talked about ways the Council and AgConnect are hoping to work together to do youth outreach through school appearances and farm to school grant opportunities.

Plans for Specialized Board Tours:

Ms. Krummrich introduced plans for a series of three farm tours created for specific county boards this fall. Ms. Petrone-Hudock’s hemp operation will be one of the sites visited.

Municipal Update:

Ms. Krummrich shared the new municipally focused agricultural info sheet and discussed plans for a future product focused on agritainment. Mr. Alonzo and Mr. Westlake encouraged the addition of information about the economic benefits of the industry. Mr. O’Leary and Ms. Petrone-Hudock suggested linking to additional resources.

Mr. O’Leary presented new municipal e-tools: “Agriculture in Developed Communities” and “Wineries.”

Mr. Heenan and Mr. O’Leary discussed ways in which the e-tools are used by municipalities, code officers and planners.

Mr. Heenan and Ms. Krummrich discussed the need for developing model ag ordinances.

Ag Plan Implementation and Next Steps:

Mr. Westlake and Dr. Dallap-Schaer updated the council on a proposed way to move the ag economic plan forward in cooperation with inter- and intra-county partners. Mr. O’Leary offered ways to proceed with an implementation committee and perhaps consultant assistance.

Directors Report:

Ms. Krummrich reminded the council that the county is working through the budget and decisions will be made later in November/December.

There was no public comment.

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

There being no further business, the meeting was adjourned at 11:17 AM.

Respectfully Submitted,

Hillary R. Krummrich, Esq.
Secretary

HRK/sw

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

Daily Local News

FROM: Hillary Krummrich, Director

Chester County Agricultural Development Council

RE: 2023 Schedule of Chester County Agricultural Development Council Meetings

Please publish the following in the Legal Notice section of the Daily Local News as soon as possible.

NOTICE IS HEREBY GIVEN that the 2023 regularly scheduled meetings of the Agricultural Development Council will be held on the days shown below from 9:30 a.m. to 11:30 a.m., at the Government Services Center, 601 Westtown Road, West Chester, Pennsylvania. Information about the meetings, agendas, and links to join meetings virtually, when offered, will be available on the Agricultural Development Council website www.chescofarming.org prior to the meetings. Any changes will be duly advertised. All meetings are open to the public. If you are a person with a disability and wish to attend and require an auxiliary aid, service, or other accommodation to observe or participate in the proceedings, please contact Hillary Krummrich at 610-344-6285 to discuss how the Agricultural Development Council may best accommodate your needs.

The 2023 meeting dates are as follows:

- January 4
- March 1
- May 3
- September 6
- November 1

Please send proof of publication and bill to the attention of Hillary Krummrich, Esq. Director of Agricultural Development, Chester County Planning Commission, Government Services Center, Suite 270, 601 Westtown Road, P.O. Box 2747, West Chester, PA 19380-0990.
May 16, 2022

Erica Batdorf, Township Manager
North Coventry Township
845 South Hanover Street
Pottstown, PA 19465

Re: Zoning Ordinance Amendment – Timber Harvesting
# North Coventry Township ZA-05-22-17199

Dear Ms. Batdorf:

The Chester County Planning Commission has reviewed the proposed North Coventry 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 4, 2022. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

DESCRIPTION:

1. North Coventry Township proposes the following amendments to its Zoning Ordinance:
   A. Amend the definitions of “Operator”, “Owner; Landowner”, “Pre-commercial timber stand improvement”, “Slash”, “Stand”, “Timber harvesting,” “tree harvesting,” or “logging”;
   B. Revise regulations relating to timber harvesting, including provisions requiring a logging plan (for all timber harvesting operations expected to exceed one acre), requiring compliance with state law and forest practices, specifying enforcement responsibilities, and penalties.

COMMENT:

2. The ordinance appears to follow the Penn State timber harvesting model standards. According to the Township, the draft amendment has been determined by the Pennsylvania State Attorney General to be consistent with Pennsylvania Act 38 of 2005, the “Agriculture, Communities and Rural Environment Act” (ACRE).

RECOMMENDATION: The Township should act on the proposed zoning ordinance amendment in accordance with the recommendations of the Township Solicitor.

We request an official copy of the decision made by the North Coventry 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

email: ccplanning@chesco.org • website: www.chescoplanning.org
Sally A. Slook, Manager
Willistown Township
688 Sugartown Road
Malvern, PA 19355

Re: Zoning Ordinance Amendment - Agricultural Uses
# Willistown Township – ZA-07-22-17269

Dear Ms. Slook:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on July 14, 2022, from the Township Solicitor. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:

   A. Amend the definition of “Agriculture” in Section 139-6;
   B. Add a definition for the term “Agricultural Commodity” to Section 139-6;
   C. Amend Section 139-12.D, pertaining to agriculture as a permitted use in the RU Rural zoning district;
   D. Amend the introductory paragraph in Section 139-12.G, pertaining to accessory uses in the RU Rural district; and
   E. Amend Section 139-12.G(4), pertaining to the direct commercial sale of agricultural commodities upon the property owned and operated by the landowner.

COMMENTS:

2. The Township should ensure that consistent terminology is utilized in the proposed definitions of agriculture and agricultural commodity. For instance, while agronomic crops and commodities are identified in the proposed definition of agriculture, it is not included in the proposed definition of agricultural commodity.

3. The term “custom work,” which is included in the proposed definition of agriculture (“Custom work shall not be considered a normal farming practice”), is not currently defined in the Zoning Ordinance. For clarity purposes, we suggest that a definition be provided for this term.
4. We note that the draft Ordinance proposes to replace the term “farm use” currently utilized in Section 139-12.D with the term “agriculture” as a permitted use in the RU District. However, subsection F.(6) of Section 139-154, the common open space standards of the OSC Open Space Conservation District, identifies “farm use, pursuant to the requirements of the underlying district” as a permitted use. We suggest, for consistency purposes, that the Township consider amending Section 139-154.F(6) as part of this amendment.

5. Proposed Section 139-12.G.(4)(b), pertaining to signs advertising the sale of agricultural commodities, contains a reference to a “Section 139-1101.” According to our copy of the Township Zoning Ordinance, the existing standards for signage advertising the sale of farm products are currently set forth in Section 139-110.I, rather than Section 139-1101 (there is no such section in our copy of the zoning ordinance). This should be clarified by the Township.

We also suggest, for consistency purposes, that the Township consider amending Section 139-110.I, by replacing the term “farm products” with “agricultural commodities.”

**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
October 14, 2022

Barbara Davis, Manager
Highland Township
100 Five Points Road
Coatesville, PA 19320

Re: Highland Township Comprehensive Plan:
   Act 247 and Vision Partnership Program Review
   VPP Contract #20079
   Act 247 Review #: CP-09-22-17381

Dear Ms. Davis:

The referral for review was received by this office on September 20, 2022. This letter serves as both the official Act 247 review pursuant to the provisions of Section 301.3 of the Pennsylvania Municipalities Planning Code, and the Vision Partnership Program (VPP) Review required by Section 8.5 of the VPP Grant Manual dated January 2020.

This review notes the project’s consistency with Landscapes3, with the VPP Grant Contract (dated February 18, 2021), and Scope of Work. Chris Patriarca served as the VPP Grant Monitor for this project. Consistency with Landscapes3 and the VPP Grant Contract are required prior to VPP grant reimbursement.

DESCRIPTION:

Highland Township has developed an updated Comprehensive Plan using an issue focused approach that provides a goal, objectives, and recommendations that address the following future Township needs:

- Natural, Historic and Scenic Resources
- Open Space and Land Preservation
- Future Land Use
- Transportation
- Community Facilities and Services
- Climate Resiliency

Each of the issues are addressed in chapters and arranged to both provide additional background and identify key issues first, followed by a goal, objectives, and a series of recommendations for each. These topical areas are further supported with a detailed series of appendices containing further supplemental information. Overall, the plan is thorough and reflects the results of a public process.
**CONSISTENCY WITH LANDSCAPES3:**

*Landscapes3*, the Chester County Comprehensive Plan, was adopted in 2018. According to *Landscapes3*, Highland Township is predominately classified as an *Agricultural Landscape*.

*Agricultural landscapes consist of large concentrations of active and diverse farm operations, along with related support services. The landscape is dominated by working lands that support land-based livelihoods. Very limited development occurs at very low densities to preserve prime agricultural soils and farm operations. Transportation infrastructure and amenities are context sensitive to the agricultural character and accommodate farm and residential needs. The proposed comprehensive plan is consistent with the objectives of the Agricultural Landscape.*

Additionally, Highland Township has very limited areas of four other classifications. At its northwest boundary with West Sadsbury and Parkesburg is a small area of the *Suburban Landscape* designation and along Chestnut Hill Drive adjacent to Parkesburg is an even smaller area designated as *Urban Center Landscape*. At its northeast boundary with Sadsbury is an area of the *Rural Landscape* designation and a sliver of the *Rural Center Landscape* designation can be found at its southwest corner that is contiguous with greater Cochranville. Although each of these areas generally exhibits similar characteristics of the bulk of the *Agricultural Landscape* designation in the Township, these areas can support additional housing choices and commercial uses envisioned by each at a scale appropriate for the rural nature of the Township.

The overall vision of the plan states: “Highland Township is a community cherished by residents for its natural beauty, family farms, and quiet, rural lifestyle. This beloved landscape will be peacefully enjoyed by generations to come through innovative planning that protects the open space and cooperative growth management that mitigates the impacts of development.”

Township future land use areas incorporate elements of the *Agricultural Landscapes3* designation. Specifically, the future land use map depicts areas of Agricultural Preservation for the vast majority of the Township. The other designations of Rural Conservation, Rural Village, and Industrial are each intended to provide for additional housing and commercial opportunities at a scale appropriate to complement the agricultural community. These designations will further objectives seeking to both protect and sustain the Township’s agricultural economy as well as conserve its abundant prime agricultural soils and natural resources. They also accommodate a variety of other land uses and housing opportunities in areas that are less suitable for farming in the Doe Run village, and in areas near Parkesburg and Cochranville.

The Highland Township Comprehensive Plan is consistent with all six goal areas (Preserve, Protect, Appreciate, Live, Prosper, and Connect) presented in *Landscapes3*. Although not an exhaustive listing, selected recommendations from plan, in conjunction with their associated objectives, will specifically promote achievement of the following County objectives include:

- **Appreciate Objective A**: Preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character.
- **Historic and Scenic Resources, Recommendation 2** – Update the Township’s inventory of historic resources. Request through Chester County’s Heritage Preservation Coordinator that Chester County develops a Historic Resource Atlas in partnership with Highland Township.

- **Historic and Scenic Resources, Recommendation 3** – Consider the formation of a Township Historical Commission with residents willing to carry out Commission responsibilities, including reviewing land use applications that impact historic resources and advising/making recommendations to elected officials on such applications.

- **Appreciate Objective D**: Preserve the stories of our cultural heritage and connect them to our residents and our future.

- **Historic and Scenic Resources, Recommendation 4** – Publish maps, brochures, and/or other information in digital or print format to highlight Highland Township’s heritage and increase resident awareness of the people, places, and/or events important to the Township’s local history.

- **Connect Objective A**: Meet travel needs and reduce congestion through transportation demand management, roadway improvements, and expanded public transportation.

- **Transportation, Recommendation 16** – Evaluate the transportation issues identified through the public outreach part of this Plan to determine the next steps and solutions. Apply for grant funding to study issues such as key corridors, intersection improvements, traffic calming, and cut-through traffic in concert with a transportation planner or engineer. Alternately, explore PennDOT’s Local Technical Assistance Program (LTAP) as a potential avenue to assist with further studies.

- **Connect Objective C**: Provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas, and develop multi-use trails to interconnect all communities.

- **Transportation, Recommendation 19** – Evaluate the feasibility of converting portions of the historic Pomeroy and Newark railroad to a trail to create a regional north south trail connection along the eastern side of the township.

- **Live Objective A**: Provide opportunities for a diverse housing mix that complements community character and contributes to vibrant, safe, and inclusive neighborhoods.

- **Future Land Use, Recommendation 11** – To increase the Township’s housing choices and allow Highland’s residents to age-in-place, consider amending the Zoning Ordinance to permit accessory dwelling units on lots with principal single-family dwellings in the AP, RC, and RV zoning districts.

- **Preserve Objective A**: Protect a significant portion of Chester County as preserved farms, open space, forests, public parks or nature preserves.
• **Open Space, Recommendation 2** – Retain Highland Township’s dedicated open space tax to generate revenue for future agricultural and/or conservation easements.

• **Open Space, Recommendation 4** – Continue to partner with area land trusts to cultivate and secure easements and other forms of restrictive covenants on the Township’s unprotected agricultural and other high-resource value lands.

• **Preserve Objective B**: Prioritize preservation efforts to reflect the critical resources of agricultural soils, wildlife habitat, water resources, and public recreation opportunities.

  • **Natural Resources, Recommendation 2** – Consider amending the Zoning Ordinance to enhance riparian buffer requirements, particularly the restoration of any impacted riparian buffer when a new land development is proposed subject to Township approval.

  • **Future Land Use, Recommendation 11** – Retain the Transferable Development Rights (TDR) provisions within the Zoning Ordinance to provide farm- and other landowners the option to sever and sell their development rights to another landowner, developer, or the Township to be used to enhance a development proposed for the RV-2 District, while permanently protecting the land.

• **Preserve Objective D**: Promote stewardship of water resources, natural habitats, woodlands, historic landscapes, scenic vistas, recreational resources, and farms.

  • **Natural Resources, Recommendation 4** – Partner with non-profits, neighboring municipalities, and/or other governmental entities to ensure property owners have access to information about best practices managing natural resources and invasive species removal.

• **Prosper Objective D**: 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.

  • **Open Space, Recommendation 5** – Support Township landowner applications to enroll eligible farm parcels in the Township’s Agricultural Security Area, as enabled under State and County farmland preservation programs.

• **Protect Objective D**: Promote the environmental, aesthetic, and economic value of protecting and restoring natural resources to residents and municipalities.

  • **Climate Resiliency, Recommendation 8** – Partner with non-profits and/or other governmental entities to ensure property owners have access to information and resources about the benefits of riparian buffer and woodland restoration, including programs that provide technical assistance, financial assistance, cost-sharing mechanisms, and free resources.
CONSISTENCY WITH VPP GRANT CONTRACT AND SCOPE OF WORK:

Except for Section 2.4 relevant to the Pennsylvania Municipalities Planning Code required public hearing, and deliverables to the Township after its adoption, the plan is consistent with the VPP Grant Contract and has addressed the tasks listed in the Scope of Work (Appendix B, dated December 9, 2020).

In addition, the plan appears to be in conformance with the Pennsylvania Municipalities Planning Code, Section 301.

OTHER COMMENTS:

To assist in the Plan’s implementation, we recommend all members of the Township Board of Supervisors, the Planning Commission, and Zoning Hearing Board be provided with copies of the plan after adoption.

RECOMMENDATION:

Based on our review, the proposed plan is consistent with Landscapes3 and the VPP Scope of Work. The Comprehensive Plan Update Task Force was thoughtful in their decision-making throughout the update, resulting in a proposed Comprehensive Plan that should serve the Township well over the course of the plan’s implementation horizon. Upon adoption, the Township may apply for reimbursement under Section 8.7 of the VPP Grant Manual, January 2020.

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

Sincerely,

William Deguffroy, AICP
Community Planning Director

WD/NCS
cc: Sarah Sharp, Brandywine Conservancy
     Grant DeCosta, Brandywine Conservancy
Justin Yaich  
West Bradford Township Manager  
1385 Campus Drive  
Downingtown, PA 19335  

Re: West Bradford Open Space, Parks, Recreation and Environmental Resources Plan Update  
Act 247 and Vision Partnership Program Review  
VPP Contract #19482  
Act 247 Review #: CP-08-22-17320  

Dear Mr. Yaich:  

The referral for review was received by this office on August 11, 2022. This letter serves as both the official Act 247 review pursuant to the provisions of Section 301.3 of the Pennsylvania Municipalities Planning Code, and the Vision Partnership Program (VPP) Review required by Section 7.3 of the VPP Grant Manual dated January 2020.  

This review notes the project’s consistency with Landscapes3, with the VPP Grant Contract (dated May 20, 2020), and Scope of Work. Kate Clark served as the VPP Grant Monitor for this project. **Consistency with Landscapes3 and the VPP Grant Contract are required prior to VPP grant reimbursement.**  

**DESCRIPTION:**  

West Bradford Township has developed an updated Open Space, Recreation, and Environmental Resources Plan that will be adopted as an amendment to the Township’s Comprehensive Plan. This plan provides goals, strategies, and recommendations that address the following future Township needs as they relate to open space, recreation, and environmental resources:  

- Open Space and Natural Resources  
- Bicycle and Pedestrian Network  
- Parks and Recreation  
- Action Plan  

Each of these topical areas are addressed in chapters and arranged to provide additional context, identify challenges and opportunities, goals, strategies, and a series of implementable objectives for each. These topical areas are further supported with a detailed inventory of existing conditions as part of “The Setting” chapter, assessments of all current park facilities, and a series of appendices that provide a wide range of information. Overall, the plan is thorough and reflects the results of a public process.
CONSISTENCY WITH LANDSCAPES3:

Landscapes3, the Chester County Comprehensive Plan, was adopted in November 2018. According to Landscapes3, West Bradford Township is classified within two separate designations: Suburban and Rural. Additionally, a number of locations in the Township are designated as Significant Historic Landscapes.

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 types and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The Suburban Landscape is the dominant designation in West Bradford encompassing the majority of the central and western portions of the Township.

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 Rural Landscape encompasses the majority of the southeastern portion of the Township, notably along municipal boundaries with Newlin, Pocopson, and East Bradford.

The vision for the Significant Historic Landscape overlay is to preserve the county’s historic landscapes with respect to preservation, adaptive reuse, and context sensitive design, as well as interpretation and education efforts. Significant historic sites in the Township include the villages of Mallowton and Romansville and historic districts including Trimble’sville, Northbrook, and the Worth-Jeffers Rural Historic District.

The draft West Bradford Open Space, Recreation, and Environmental Resources Plan is consistent with these Landscape designations since it recognizes the individual and coordinated requirements for recreational and open space opportunities in each Landscape category.

The overall vision of the plan as it relates to parks, recreation, and open space states: “West Bradford Township is a vibrant, thriving community that strives for sustainability and seeks to retain its semi-rural character, protect its historical landscapes and resources, preserve remaining prime agricultural lands, protect and restore critical and exceptional natural resources and headwater areas, and promote an integrated system of natural greenway corridors that combine to safeguard water quality for future generations. There will be a well-balanced, meaningful system of parks, preserves, and trails, developed through cooperative efforts, that promote an active, healthy lifestyle and provide a safe, active means for all ages and abilities to connect with parks, schools, neighborhoods, and other key destinations within and outside the Township.” The plan further identifies nine core goals that should inform future Township decisions, policies, and actions as they relate to plan implementation. These values include: sense of place; livelihood; preserve and steward; connections; collaboration; health and wellness; renewal; accessibility, equity, and inclusion; and financing.
The plan provides the Township with a comprehensive and wide variety of options to best advance policies and initiatives as they relate to parks, recreation, and open space in West Bradford. The plan further provides maps illustrating comprehensive multimodal connections throughout the Township as well as one identifying agricultural and natural resource preservation priorities.

The West Bradford Township Open Space, Recreation, and Environmental Resources Plan is consistent with all six goal areas (Preserve, Protect, Appreciate, Live, Prosper, and Connect) presented in Landscapes3. Although not an exhaustive listing, below are objectives from Landscapes3, followed by selected strategies from West Bradford’s Plan, that implement County objectives. These objectives and strategies include:

- **Appreciate Objective A:** Preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character.
  - Sense of Place Objective 1-2 – Guide development away from sensitive environmental resources and scenic or historic landscapes or viewsheds.
    
    Specifically, the plan’s preservation criteria prioritize preserving parcels within the strategic historic landscapes of Marshallton and Trimble’s Ford.

- **Connect Objective C:** Provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas and develop multi-use trails to interconnect all communities.
  - Connections Objective 4-2 – Develop a Township-wide conceptual trail plan for prioritization and implementation.
  - Connections Objective 4-3 – Ensure that new developments include trails, sidewalks, and bikeways that connect residents to destinations in West Bradford and regional trail networks where appropriate.
  - Connections Objective 4-4 – Collaborate with neighboring municipalities to ensure greenways and trail facilities extend beyond municipal boundaries.

    These three strategies include conceptual trail connections that are identified on the Trail Plan map. The map offers strategies to enhance Township access to existing Township parks and facilities, Marshallton Village, and the future community park at Embreeville.

- **Live Objective C:** Support safe and accessible places for people of all ages and abilities, from children to seniors, through development of appropriate housing, community facilities, and amenities.
  - Accessibility, Equity, and Inclusion Objective 8-2 – Continuously research and assess emerging trends in recreation activities and enhanced technology or infrastructure that may provide additional opportunities for all members of the community to engage in outdoor recreation and exercise.
- Accessibility, Equity, and Inclusion Objective 8-3 – Identify necessary accessibility improvements in each park and develop a prioritized schedule for addressing deficiencies to include accessible routes to facilities, playgrounds with accessible play events and safety surfacing, and athletic courts and fields with accessible accommodations for players and spectators.

These strategies specifically address needs as they relate to safety and access for all the various park’s facilities in the Township.

- **Preserve Objective A:** Protect a significant portion of Chester County as preserved farms, open space, forests, public parks or nature preserves.
  - Sense of Place Objective 1-1 – Identify priority lands for preservation within the Township.
  - Sense of Place Objective 1-3 – Seek the protection of land adjacent to existing West Bradford Township parks and preserves.
  - Livelihood Objective 2-1 – Identify critical working agricultural lands for preservation which can be preserved in partnership with the Chester County Agricultural Land Preservation Board.
  - Preserve and Steward Objective 3-1 – Continue to identify and pursue the preservation of open space through fee interest purchase, conservation easement, or subdivision plan designation to ensure the conservation of critical natural resources.

All four of these strategies provide methods to preserve remaining areas of open space. They specifically call for the preservation of key open space areas and corridors throughout the Township.

- **Prosper Objective C:** Support redevelopment and strategic infrastructure investment to maximize community assets, capitalize on existing infrastructure, and provide areas for residential and commercial growth.
  - Collaboration Objective 5-3 – Plan recreational facilities and programs in the context of the regional community.
  - Renewal Objective 7-3 – Perform a comprehensive analysis of each park by identifying facilities, structures, amenities, and plantings that are in sub-par condition and prioritizing their rehabilitation.
  - Renewal Objective 7-4 – Initiate a park master site development plan for the Embreeville property to involve the public in its design and amenities and be compatible with the characteristics of the park site.
Financing Objective 9-2 – Enhance existing and explore new public partnerships to efficiently and effectively advance a robust system of parks, trails, and open space.

These four strategies encourage leveraging funding to provide for infrastructure and community programming improvements to achieve Township planning goals.

- **Protect Objective B:** Support comprehensive protection and restoration of the county’s ecosystems including woodlands, wetlands, surface waters, riparian corridors, groundwater, floodplains, soil health, steep slopes, aquatic and wildlife habitats, and natural heritage areas.
  - Preserve and Steward Objective 3-2 – Continue to guide development away from sensitive environmental resources.
  - Preserve and Steward Objective 3-3 – Establish best management practices for environmental stewardship on West Bradford Township parks and open spaces and promote these practices to Township residents for implementation on their own properties.
  - Preserve and Steward Objective 3-3 – Promote the conversion of highly managed manicured landscapes to native, more ecologically diverse landscapes and educate the public on the impacts of invasive species on the local environment.
  - Connections Objective 4-1 – Preserve to the maximum extent possible the connectivity of adjacent natural resources during the land development process.

These four strategies encourage a holistic approach to protecting natural resources throughout the Township, including providing education and outreach to community residents.

**CONSISTENCY WITH VPP GRANT CONTRACT AND SCOPE OF WORK:**

Except for items related to the Board of Supervisors public hearing and deliverables to the Township after its adoption, the plan is consistent with the VPP Grant Contract and has addressed the tasks listed in the Scope of Work (Appendix B, dated April 21, 2020).

In addition, the plan appears to be in conformance with the Pennsylvania Municipalities Planning Code, Section 301.

**OTHER COMMENTS:**

1. As part of the overall document review, several non-substantive, suggested corrections were identified. These corrections can be found under a separate memorandum, attached to this letter.

2. To assist in the Plan’s implementation, we recommend all members of the Board of Supervisors, the Planning Commission, and Parks and Recreation Board be provided with copies of the plan after adoption.
RECOMMENDATION:

Based on our review, the proposed plan is consistent with Landscapes3 and the VPP Scope of Work. The Open Space, Recreation, and Environmental Resources Plan Task Force was thoughtful in their decision-making throughout the update, resulting in a proposed Open Space, Recreation, and Environmental Resources Plan that should serve the Township well over the course of the plan’s implementation horizon. We look forward to seeing implementation of the Plan’s various recommendations. Upon adoption, the Township may apply for reimbursement under Section 9.0 of the VPP Grant Manual, January 2020.

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

Sincerely,

William Deguffroy, AICP
Community Planning Director

WD/NCS
Attachment: OSRER Plan Update – Non-substantive revisions
CC: Rob Daniels, Brandywine Conservancy
    Joseph Antonelli, Planning and Zoning Director, West Bradford Township
    Kate Clark, Chester County Planning Commission
John A. Granger, Manager  
West Vincent Township  
729 St. Matthews Road  
Chester Springs, PA 19425

Act 247 and Vision Partnership Program Review  
VPP Contract #21203  
Act 247 Review # - SA-08-22-17317 & ZA-08-22-17318

Dear Mr. Granger:

The referral for review was received by this office on August 10, 2022. This letter serves as both the official Act 247 review pursuant to the provisions of Section 301.3 of the Pennsylvania Municipalities Planning Code, and the Vision Partnership Program (VPP) Review required by Section 7.3 of the VPP Grant Manual dated January 2021.

This review notes the project’s consistency with Landscapes3, with the VPP Grant Contract (dated February 17, 2022) and Scope of Work. Kate Clark served as the VPP Grant Monitor for this project. **Consistency with Landscapes3 and the VPP Grant Contract are required prior to VPP grant reimbursement.**

**DESCRIPTION:**

1. The Township proposes the following amendments to the language proposed in the subdivision and land development ordinance.

   A. Adding nine definitions and revising two definitions relating to woodland protection and resource conservation.
   C. Sections 315-13.F, Section 315-51.C, Section 315-51.D, and 315-52.B have been amended to incorporate woodland and forest conservation standards as part of the five-step design process for residential subdivisions.
   D. Wording has been amended in Section 315-51.G and Section 315-51.J to acknowledge critical habitat areas and to make provision for the continuation of trails.
   E. Wording related to greenway design review standards in Section 315-53.A, Section 315-53.B, and Section 315-53.C has been amended to conserve woodlands and forested areas.
   F. Section 315-54.B.1 and Section 315-54.B.2 has been amended to incorporate tree protection standards during the construction process.
2. The Township proposes the following amendments to the language proposed in the zoning ordinance.

A. Adding eighteen definitions, revising five definitions, and removing one definition primarily related to forestry.
B. Wording related to woodland protection in greenways is clarified in Section 390-122, Section 390-123, Section 390-124.E, and Section 390-125.A.
C. Wording related to requiring conservation easements in greenways is clarified in Section 390-125.B.2.a, Section 390-125.B.3, and Section 390-125.C.2.
D. Section 390-149.C.4 concerning timber harvesting is replaced with updated standards based on the Penn State Extension model ordinance.
E. Standards relating to protection and maximum disturbance limits for wooded areas have been revised in Section 390-174.A to reflect Township regulation of critical value forests, non-critical value forests, critical value woodlands, non-critical value woodlands on residential tracts, and non-critical value woodlands on non-residential tracts.
F. The standards in Section 390-174.B have been revised to include protections for specimen and heritage trees.
G. The standards in Section 390-174.C have been revised to include tree replacement standards.
H. Wording relating to tree protection zones is clarified in Section 390-174.D.
I. A new section regarding invasive plant species is added as Section 390-176 which includes subsections addressing: Purpose, Applicability, Lists of Invasive Plant Species, Bamboo, and Prevention and Control of Invasive Plant Proliferation.

LANDSCAPES and REGIONAL PLANNING:

Landscapes – West Vincent Township is almost entirely located within the Rural Landscape designation of Landscapes3, the 2018 County Comprehensive Plan. There is a small area of Suburban Landscape in the southeastern corner and the far eastern edge of the Township adjacent to East Pikeland Township. Ludwig’s Corner at the intersection of State Route 100 and State Route 401 is designated as Rural Center. The Rural Landscape consists of significant areas of open space, critical natural areas, and cultural resources along with related support services. The vision for the Rural Landscape is very limited development of scattered villages, farms, and residential uses, occurring at very low densities to preserve critical natural areas. The proposed subdivision and land development ordinance amendment is consistent with the objectives of the Rural Landscape. The proposed protection of woodlands is consistent with the Protect goal of Landscapes3 as stated “Protect and restore critical natural resources to ensure a resilient environment that supports healthy communities.”, and Objective B which specifically includes the protection of woodlands. (See pp. 62 and 63).

Phoenixville Region Comprehensive Plan - With the exception of Ludwig’s Corner and pockets of residential development towards the southeastern and far eastern portions of the Township, West Vincent Township is primarily located within the Rural land use category of the Phoenixville Region Comprehensive Plan. The strategies for this resource protection area focus on the preservation of natural and historic resources and to direct growth away from rural areas.
to areas designated for growth such as Phoenixville and supporting villages and commercial centers. The proposed subdivision and land development ordinance and zoning amendments appear to be consistent with the objectives of the Rural land use category. The proposed amendments also appear to be consistent with the third Plan Objective of Chapter 4 of the Phoenixville Region Comprehensive Plan entitled Environmental Resources Plan. The plan has a specific objective to “Protect habitats and species diversity through identification of critical areas including high quality forests and woodlands riparian areas, unique microclimates, essential geological or physiological characteristics, and state and federally listed rare, threatened, and endangered species”. We defer to the Phoenixville Regional Planning Commission for the formal consistency review in accordance with the region’s comprehensive plan.

**CONSISTENCY WITH VPP GRANT CONTRACT AND SCOPE OF WORK:**

3. The amendments are consistent with the VPP Grant Contract and have addressed the tasks listed in the Scope of Work (Appendix B, dated January 11, 2022).

**OTHER COMMENTS:**

4. We suggest the Township Solicitor review the proposed language for consistency with ACRE (Act 38) and the recent decisions of the State Attorney General’s office related to timber harvesting which can be viewed at [http://www.attorneygeneral.gov/resources/acre/](http://www.attorneygeneral.gov/resources/acre/). The primary consideration is that there is a clear differentiation between “timber harvesting” (which is under ACRE) and the removal of woodlands for development or other purposes. The recently updated publication “Forest Management and Timber Harvesting in Pennsylvania” by Penn State Extension is available at: [https://extension.psu.edu/forest-management-and-timber-harvesting-in-pennsylvania](https://extension.psu.edu/forest-management-and-timber-harvesting-in-pennsylvania). We note that the model ordinance in this publication has been referenced while drafting these ordinance updates.

5. To meet the highest level natural resource protection standards for all natural resources from CCPC’s latest natural resource inventory, the Township should consider:
   
   - **Steep Slopes:** Include maximum disturbance limitations of 30% for areas with slopes of 15 to 25%. Include maximum disturbance limitations of 15% for areas with slopes greater than 25%.
   
   - **Riparian Buffer:** For all non-Special Protection Waters, include regulations that establish a riparian buffer which extends 75 to 100 feet from both sides of the stream bank. Also, consider adding requirements that 1.) call for the re-vegetation of un-forested riparian buffers, and 2.) establish a two-tiered riparian buffer with stricter standards applied adjacent to streams. This two-tiered buffer would include a 25 to 35 foot-wide inner buffer in which disturbance is prohibited or very limited, and a 50 to 65 foot-wide outer buffer in which a maximum disturbance limit of 20% is allowed. 3.) For PA Special Protection Waters: Include regulations that establish a riparian buffer in accordance with the PA Department of Environmental Protection’s Chapter 102. The most restrictive ordinance standard would apply when there are overlapping regulations for Special Protection Waters.

**RECOMMENDATION:** Based on our review, the proposed ordinance amendments are consistent with *Landscapes3* and the VPP Scope of Work. Upon adoption, the Township may apply for reimbursement under Section 9.0 of the VPP Grant Manual, January 2021.
We request an official copy of the decision made by the Township Supervisors, as required by Sections 505(b) and 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,

William Deguffroy, AICP
Community Planning Director

cc: Edward A. Theurkauf, RLA, ASLA, Theurkauf Design & Planning, LLC
    Rusty Strauss, Phoenixville Regional Planning Committee
    Tracy Tackett, Tackett Planning Services
September 28, 2022

John Granger, Interim Manager
New Garden Township
299 Star Road
Landenberg, PA 19350

Re: Preliminary Land Development - Pleasantville Farms, LLC
# New Garden Township - LD-09-22-17375

Dear Mr. Granger:

A Preliminary Land Development Plan entitled "Pleasantville Farms, LLC", prepared by Padula Engineering, and dated September 9, 2022, was received by this office on September 23, 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 Land Development for your consideration.

PROJECT SUMMARY:

Location: southwest corner of Starr Road & Penn Green Road
Site Acreage: 11.13
Lots/Units: 1 unit
Non-Res. Square Footage: 15,915
Proposed Land Use: Mushroom House
Municipal Land Use Plan Designation: Resource Protection and Site Sensitive Residential
UPI#: 60-3-262

PROPOSAL:

The applicant proposes the construction of a 15,915 square foot mushroom house. Two existing mushroom houses on the site will be demolished. The project site, which will be served by public water and on-site sewer, is located in the R-1 Low Density 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 land development plan.
COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

2. Watersheds, the water resources component of Landscapes3, indicates the proposed development is located within the East Branch subbasin of the White Clay Creek watershed. Watersheds’ highest priority land use objectives within this watershed are: reduction of stormwater runoff, restoration of water quality of “impaired” streams, and protection of vegetated riparian corridors. Watersheds can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

3. The Township should verify that the submission meets all sight distance requirements at the proposed access point to Penn Green Road. Additional information on this topic is provided in the Driveways Design Element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: www.chesco.org/documentcenter/view/27033. The applicant should contact PennDOT with regard to the need for a Highway Occupancy Permit for the proposed access.
ADMINISTRATIVE ISSUES:

4. We acknowledge the offer of dedication of additional right-of-way on Starr, Santilli and Penn Green Roads.

5. The applicant is requesting seven waivers from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

6. The plan indicates that three variances have been granted, but additional relief may be required. Prior to granting final plan approval, the Township should verify that the plan conforms to the decisions issued by the Township Zoning Hearing Board, and any conditions of approval issued by the Board should be incorporated on the final plan.

7. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.
This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of 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,

Glenn Bentley
Senior Review Planner

cc: Pleasantville Farms, LLC  Attn: Gale Ferranto
Padula Engineering Company
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District