



THE COUNTY OF CHESTER



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July 8, 2022

Maggie Dobbs, Director of Planning and Zoning
Westtown Township
1039 Wilmington Pike
West Chester, PA 19382

Re: Preliminary/Final Land Development - Westtown School - Lane House
Westtown Township – LD-06-22-17248

Dear Ms. Dobbs:

A Preliminary/Final Land Development Plan entitled "Westtown School - Lane House", prepared by Apex Design & Engineering Group, LLC, and dated June 9, 2022, was received by this office on June 21, 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.

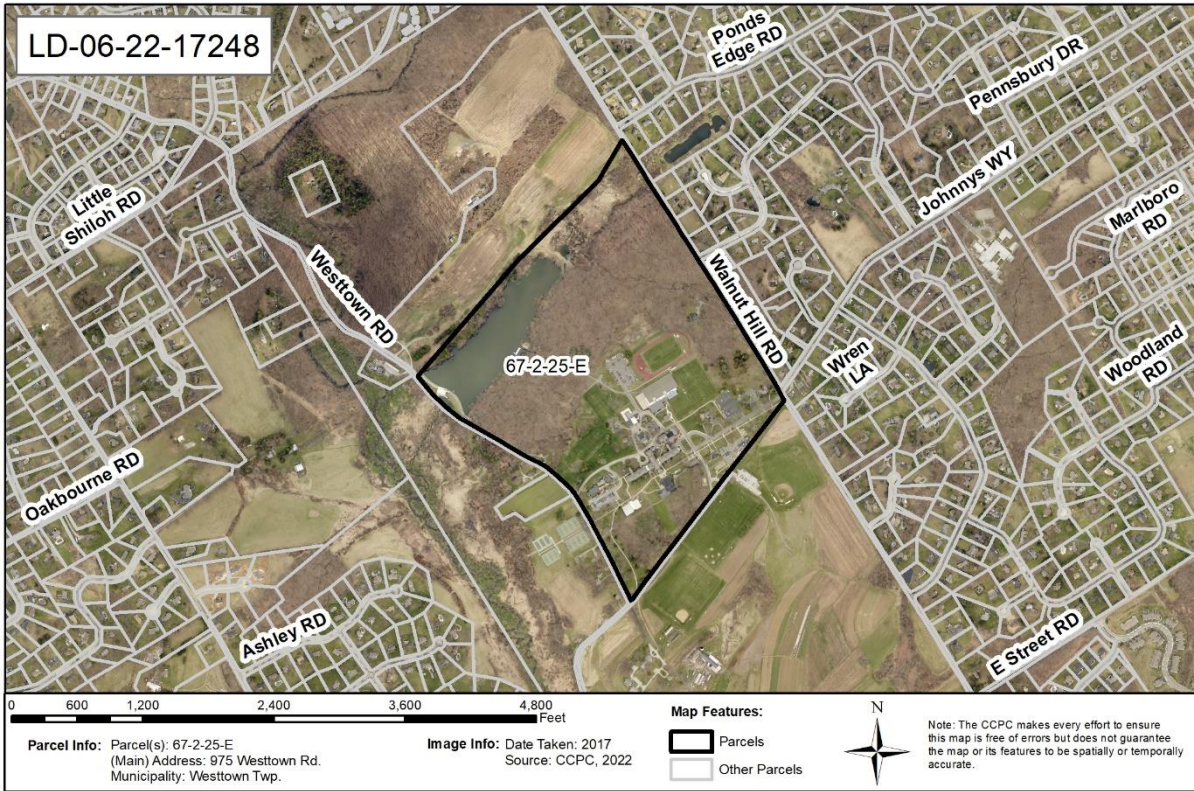
PROJECT SUMMARY:

Location:	south side of East School Lane, west of Shady Grove Way
Site Acreage:	170.5
Lots/Units:	1 Lot
Non-Res. Square Footage:	2,562
Proposed Land Use:	Addition to Existing Institutional Building
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Neighborhood Conservation
UPI#:	67-2-25-E

PROPOSAL:

The applicant proposes the construction of a 2,562 square foot addition to the Lane House, which will continue to be used for school administration support. No new sewage disposal or water supply is proposed as part of the current plan submission. The project site is located in the A/C Agricultural/Cluster Residential zoning district.

RECOMMENDATION: The County Planning Commission recommends that the administrative 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:

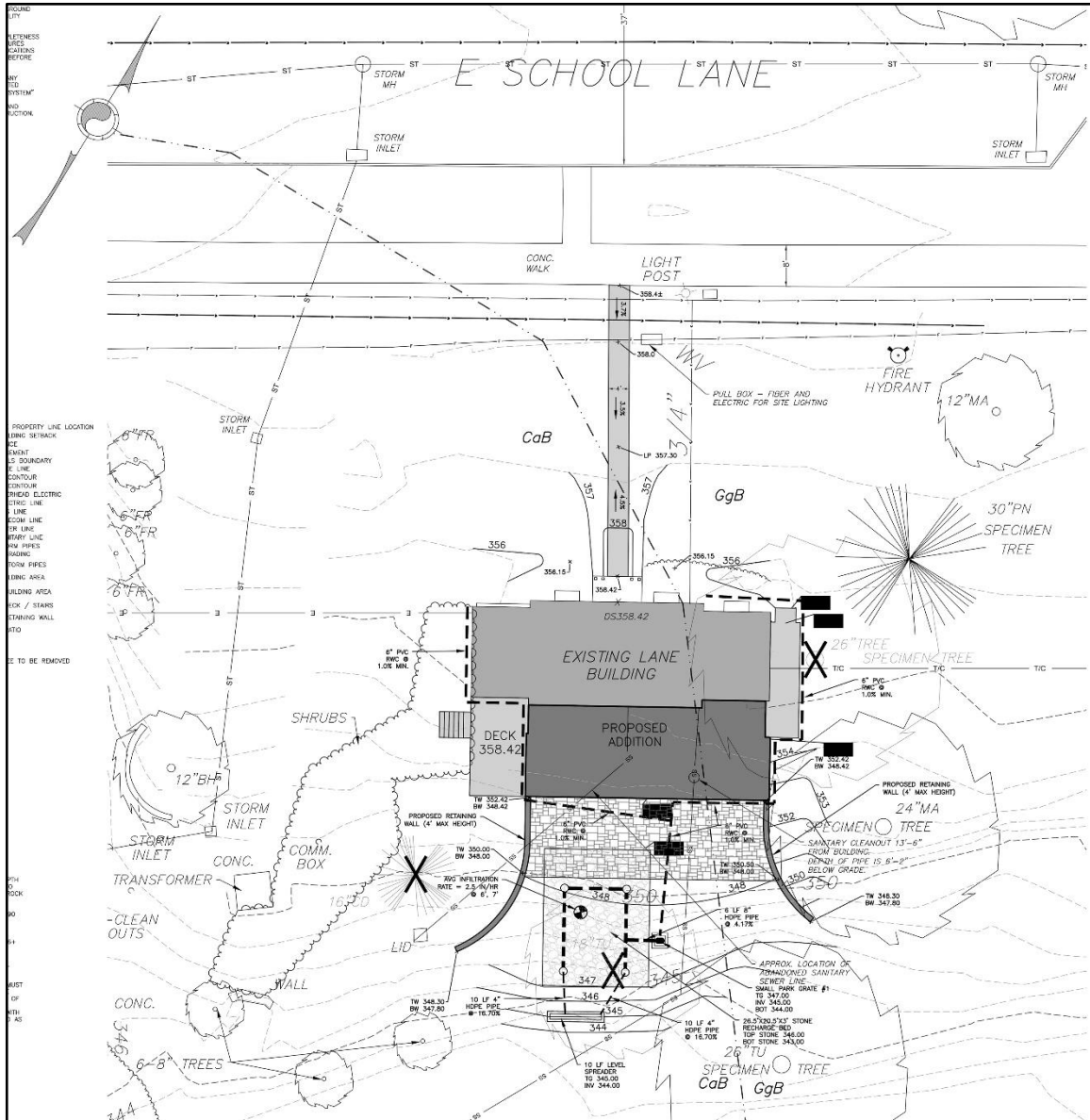
1. The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium 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 Chester Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of "impaired" streams, and protect vegetated riparian corridors. **Watersheds** can be accessed at www.chesco.org/water.

ADMINISTRATIVE ISSUES:

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.



Site Plan Detail, Sheet 5: Preliminary/Final Land Development - Westtown School - Lane House

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

Page: 4
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This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Westtown Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: Westtown School
Apex Design & Engineering Group, LLC