



THE COUNTY OF CHESTER



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August 30, 2023

Jon Altshul, Manager
Westtown Township
1039 Wilmington Pike
West Chester, PA 19382

Re: Preliminary/Final Land Development - Westtown School - Oak Lane Project
Westtown Township – LD-08-23-17788

Dear Mr. Altshul:

A Preliminary/Final Land Development Plan entitled "Westtown School - Oak Lane Project", prepared by ELA Group, Inc., and dated January 27, 2023, and last revised on August 1, 2023, was received by this office on August 8, 2023. 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.

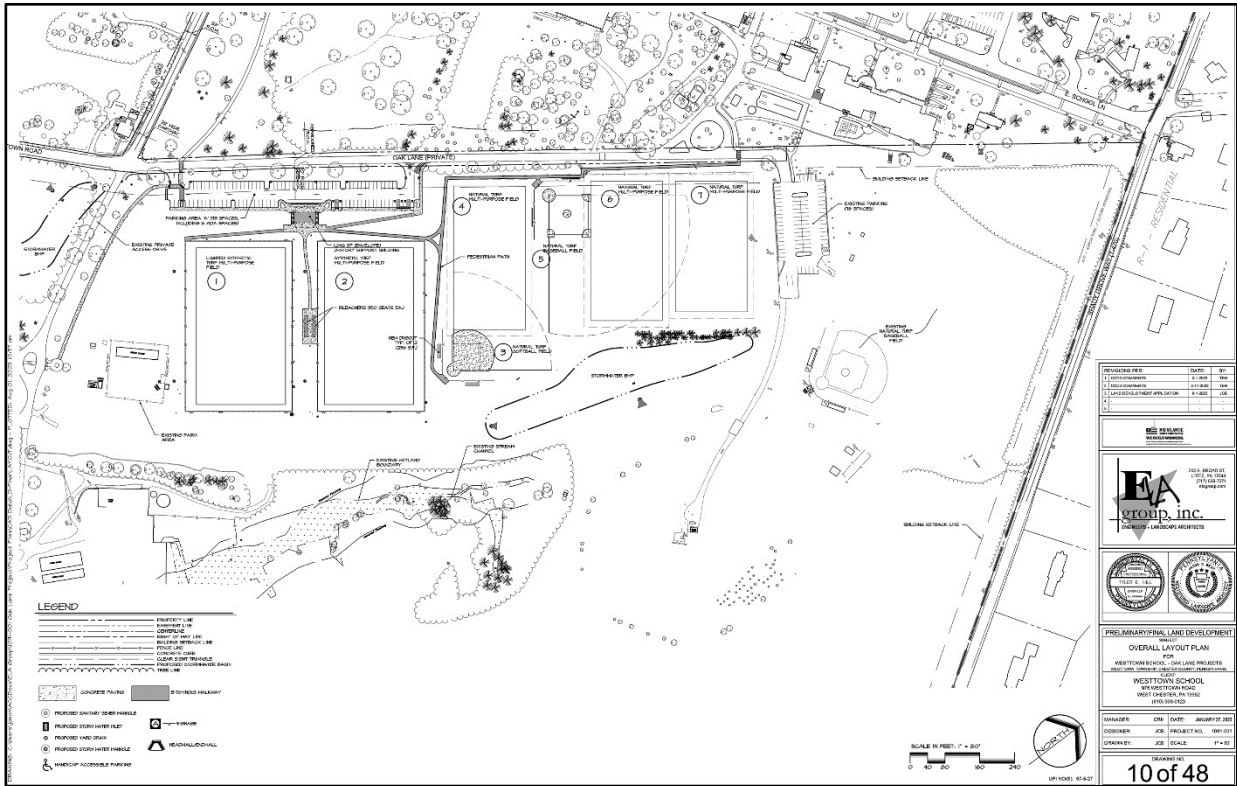
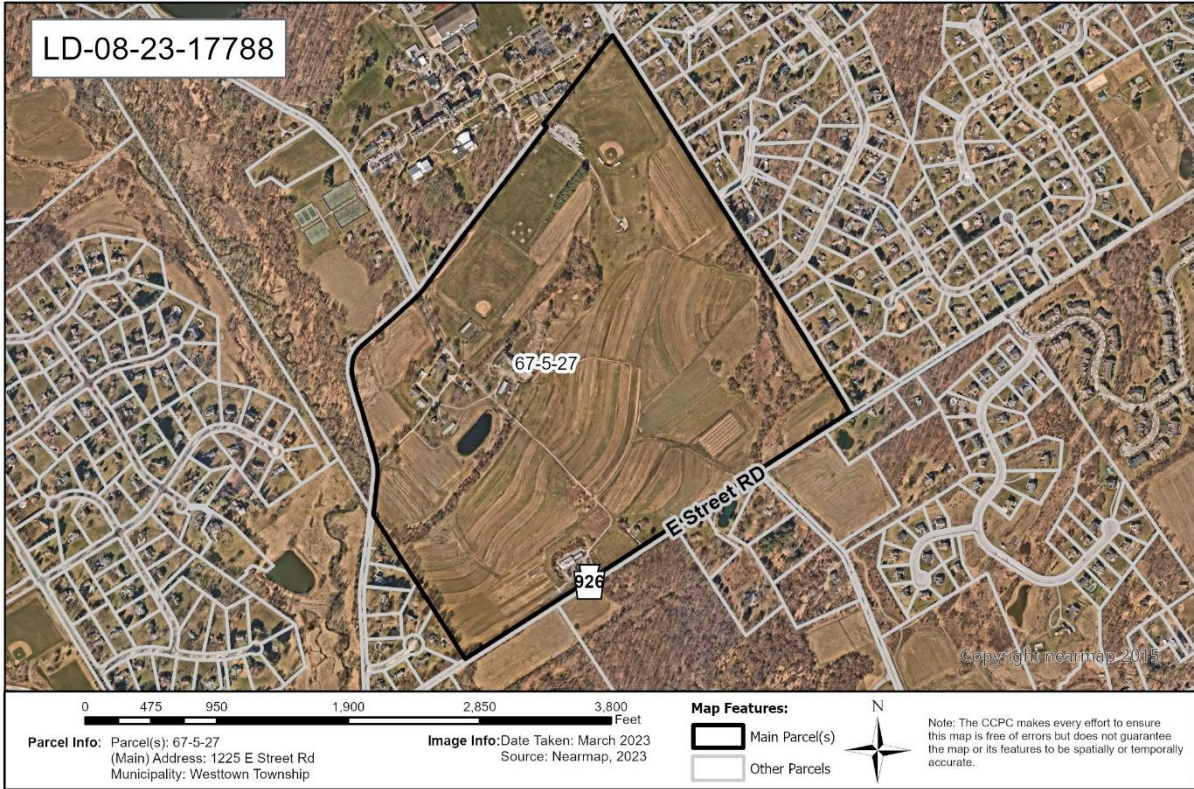
PROJECT SUMMARY:

Location:	northwest corner of East Street Road and Shady Grove Way
Site Acreage:	195
Lots/Units:	1 Lot
Non-Res. Square Footage:	1,096
Proposed Land Use:	Athletic facilities for existing school
New Parking Spaces:	93
Municipal Land Use Plan Designation:	Open Space
UPI#:	67-5-27, 67-5-27-E

PROPOSAL:

The applicant proposes improvements to the school’s existing athletic facilities, which include the replacement of two existing grass athletic fields with multi-purpose synthetic turf fields (one of which will have permanent exterior athletic field lights), the construction of a 1,096 square foot support building, the relocation/reconstruction of softball/baseball fields, along with converting an existing gravel/lawn parking area into a paved parking area with 93 parking spaces. The project site, which is served by onsite water and public sewer, is located in the A/C Agricultural/Cluster Residential zoning district. In addition to a lighting plan, which is further discussed in comment #4, a Transportation Operational Analysis, prepared by Traffic Planning and Design Inc., dated March 14, 2023 and last revised July 27, 2023, and a Noise Propagation Survey, prepared by Everbach Acoustics Consulting, dated August 1, 2023, were included with the plan submission.

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



Site Plan Detail, Sheet 10: Westtown School - Oak Lane Project

BACKGROUND:

1. The Conditional Use Approval table on Sheet 1 indicates that, on June 19, 2023, the Township granted conditional use approval to permit the installation of permanent exterior athletic field lights for athletic events on a single turfed athletic field, with 12 conditions of approval. We note that the conditions of approval include the following:
 - The applicant shall analyze the Oak Lane/Westtown Road intersection and coordinate improvements with the Township and its consultants to the extent necessary to address visibility and ensure appropriate sight distance (condition #6).
 - The athletic field light system may only be energized in conjunction with an event directly related to and under the control of the educational or sports program of Westtown School. No private organizations or other public entities may use the athletic field lights for lighted events of any reason (condition #12).

COUNTY POLICY:

LANDSCAPES:

2. 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. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The proposed land development is consistent with the objectives of the **Suburban Landscape**.

WATERSHEDS:

3. **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.

PRIMARY ISSUES:

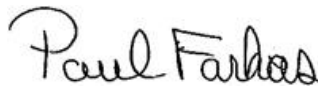
4. The plan submission included a separate Lighting Plan, prepared by Musco Lighting, dated August 3, 2023, which addresses lighting for the proposed parking facilities, along with athletic field lights for one of the turf fields. The Township should verify that the design of the lighting plan conforms to Township ordinance requirements (we note that the lighting standards in Section 170-1504 of the Zoning Ordinance addresses sports lighting).
5. We suggest that the remaining agricultural lands under the control of the Westtown School should be considered for preservation. The applicant should contact the Chester County Parks and Preservation Department (telephone number 610-344-5656) for information on the advantages of being in the program and how lands under the agricultural conservation easement are protected.

ADMINISTRATIVE ISSUES:

6. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
7. According to the Requested Waivers/Modifications table on Sheet 1, the applicant is requesting ten waivers from Chapter 144-Stormwater Management of the Township Code, along with three waivers from the Development and Design Standards in Article IX 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.
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 (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 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,



Paul Farkas
Senior Review Planner

cc: ELA Group, Inc.
Westtown School
Chester County Conservation District
Chester County Health Department