

**WEST WHITELAND TOWNSHIP
Planning Commission
Agenda
Tuesday, March 16, 2021
7:00 P.M.**

This Meeting is be held via Zoom Teleconference

CALL TO ORDER

PLEDGE OF ALLEGIANCE

REVIEW OF MEETING MINUTES

1. Approval of Meeting Minutes: March 2, 2021

PUBLIC COMMENT/CONCERNS/QUESTIONS

PLANS

OLD BUSINESS

1. Revisions to Plan Submission Requirements SD/LD & Zoning Ordinances

ANNOUNCEMENTS

ADJOURNMENT

Next Meeting: April 6, 2021

Directions to access the Zoom Meeting

Click this link to register:

<https://us02web.zoom.us/join/register/tZEldemuqT4oG9wRNiML8pmP2oWZiuT2KtTq>

Option by Phone:

Register and use your phone and call +1-646-558-8656. When asked, enter the Meeting and Password.

[Virtual Meeting Etiquette](#)

[Zoom Instructions](#)



MEMORANDUM

DATE: March 12, 2021
TO: Planning Commission
FROM: John R. Weller, AICP
Director of Planning and Zoning
SUBJECT: **Review process**
Amendments to the Subdivision and Land
Development Ordinance and the Zoning
Ordinance

Background

At the meetings on February 16 and March 2, 2021 we reviewed some of the Township regulations that address our plan review and approval process. The memo dated February 12, 2021 provided background on the basis of the Township's authority, including a summary of the provisions of our Subdivision and Land Development Ordinance ("S/LDO") and Zoning Ordinance that have to do with this process. We also explained why we're doing this:

- First, to review what information is necessary for us to understand a project and to conduct our review.
- Second, how can we make the regulations user-friendly, so applicants, our consultants, and future Commissions and staff members can easily navigate and understand the requirements.

Last time, we reviewed the changes directed at the February 16 meeting to Articles II and III of the S/LDO and took a look at the design standards in Article IV. It was noted that you found it helpful when I highlighted sections that I wanted to discuss, in addition to the redlining that indicates any change, which is inserted by the word processing software.

For Tonight

Tonight I would like to review plan submission requirements found in our Zoning Ordinance. These are mostly impact statements that we require for larger projects. I have attached two documents for your review, and you will note that these combine redlining (indicating ALL changes that I'm recommending from the current text) and highlighting, which are things I'd like to discuss or explain before making a change.

Before discussing anything else, I would like us to consider whether these provisions are appropriate for the Zoning Ordinance. It is highly unusual for plan submission requirements (other than for conditional use applications) to be in the Zoning. I expect that they are here because past Boards feared that, if they were in the S/LDO, future Boards would too readily waive study requirements - which is relatively easy, from the applicant's perspective. By putting the requirements in the Zoning Ordinance, an applicant would need to apply to the Zoning Hearing Board for a variance in order to get relief from the requirement; perhaps it was hoped that applicants would rather do the studies than spend the time and money necessary to apply for a variance.

As before, please consider what YOU as a Planning Commission member find useful. We want to be sure that we get enough information to assess a project fairly and accurately, without requiring so much data that it becomes an excessive burden on the applicant, accomplishing little more than increasing the time and cost of the process.

Excerpt from Article IX, Common Regulations

- §325-42.A: Impact studies are currently required as part of the land development plan submission. Given that the threshold at which the studies are required is such that these projects would also require conditional use approval, I would prefer requiring them as part of conditional use review.
- §325-42.A(1) - A(4): After some internal discussion, I've kept the requirement threshold much the same, although I've done some wordsmithing. Biggest change is to add a higher threshold for non-residential uses that don't have a lot of occupants.
- §325-42.A(4) [new 5] - This statement/requirement about woodlands strikes me as one of those things that adds time and expense to the process with little discernible benefit. Many of the statements are subjective (and Zoning provisions must be clear and objective to assure consistency of enforcement), and there's a suggestion that the Township could restrict development in the interest of preserving woodlands - which may conflict with zoning district standards and therefore prove unenforceable. Besides, we have extensive landscaping, tree preservation, and compensatory planting requirements in the S/LDO. I'd like to eliminate the highlighted section, but I'd like to hear your thoughts first.
- §325-42.B: This is superfluous and confusing; delete.
- §325-42.C: I found this introductory paragraph verbose and confusing, so I pared it down. Note the highlighted statement about the required studies being in "one written document." Not sure if that means that all of the studies need to be compiled into one massive binder or if each study must be a separate document. And given that we'll be getting these electronically, do we really care. But maybe I'm missing something. Would like to hear your thoughts on what the appropriate format should be.
- §325-42.C(1): Traffic impact study. Mostly editorial/wordsmithing changes.
- §325-42.C(2): Utilities impact study. While applicants must demonstrate that utility providers have the capacity, ability, and willingness to serve their project, I find the requirement for a "study" as described here to be pointless. I'd really like to take it out.
- §325-42.C(3): Historic resources impact study. Provided as second attachment; see below.
- §325-42.C(4): Recreation study. Mostly wordsmithing. I'd like to keep this one, as it should inform whatever conversations we have with the developer about how best to satisfy their open space requirement.
- §325-42.C(5): Fiscal impact analysis. Our Finance Director finds these useful when doing budget projections: even if we find the calculations optimistic, it's useful to see the expectations listed and quantified. Significant changes here include eliminations of the statement about required methodology in favor of a consultation with the Township (recommended by the Finance Director), elimination of "administration" impact, and revision to the emergency services section to specifically cite ambulance service providers (based upon our experiences with care facilities).

- §325-42.C(6): Environmental impact study. Lots of changes here, as I thought many of the requirements here were redundant (like part (a), which I highlighted), vague, or just irrelevant. That being said, consideration of environmental impact IS important. I would like to hear your thoughts on this and the kinds of things that you would find helpful in an analysis of this kind. Given our interest in sustainability and energy efficiency, we may wish to add a requirement that applicants address those issues: something else for us to discuss.

Excerpt from Article XVI, Historic Preservation

While I suggested that all (or at least some) of the excerpt from Article IX should be in the S/LDO, I favor keeping this section here. But we can discuss, if you like. Most of the changes here are editorial; I recommend that we ask the Historical Commission and our historic preservation consultant for their input before making a final recommendation to the Board.

Attachments

1. Proposed revisions to S/LDO Article IX (highlighted redline version), dated March 16, 2021.
2. Proposed revisions to S/LDO Article XVI (highlighted redline version), dated March 16, 2021.

PC MMO's - Miscellaneous\2021\210312 - Process amds

Article IX COMMON REGULATIONS

For the purposes of this chapter the following regulations shall apply to all districts and uses as applicable.

[§325-29 through §325-41 not included here]

§325-42: Impact statements

A. Applicability. Impact statements or studies as described below shall be required as part of the preliminary/final plan submission for projects that include all preliminary applications for development when any of the following are proposed for a property:

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- (1) ~~Residential development of 100 or more dwelling units or more.~~
- (2) Institution or ~~life-care facility~~ with a residential component accommodating of 400 ~~200 or more bedrooms or residential units residents.~~
- (3) ~~Industrial, commercial and/or office d~~Development of 100,000 square feet or more of floor area or greater, or a subdivision of 20 or more lots/units for non-residential institutional, commercial, office, or a combination of these uses.
- (4) Development of 500,000 square feet or more of floor area for industrial (including data centers), manufacturing, warehousing, or a combination of these uses.

(45) Where the development of wooded lands is proposed, the applicant shall establish to the satisfaction of the Board of Supervisors, on recommendation of the Township Planning Commission, that proposed improvements have been designed and located so as to minimize destruction of viable trees to the extent consistent with the reasonable use of the property. The applicant's presentation shall include a projection of the number and proportion of viable trees to be destroyed as the immediate or eventual consequence of the proposed development activities as determined by a professional forester, arborist or equivalent expert with reference to a forest density survey or other statistical means approved by the Board of Supervisors. The developer shall establish compliance with the following additional standards and criteria applicable to the development of wooded lands:

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- (a) Maximum residential building height shall be 30 feet.
- (b) Exterior building surface color shall be limited to earth tones.
- (c) All stormwater management facilities shall be reforested to the maximum extent permitted by the Commonwealth of Pennsylvania, Department of Environmental Protection.
- (d) To the maximum extent practicable, any wooded portion of the North and South Valley Hills ridgeline located on the property shall be maintained in an undisturbed state. A photographic record and tree line profile of all such

wooded ridgelines located on the property shall be made prior to all construction activities and shall serve as the “base line” condition to be restored by replacement plantings following construction.

~~B. The requirement of a fiscal impact analysis, Subsection C, shall apply only to uses permitted by conditional use and proposed zoning changes.~~

C. The ~~Board~~Township shall consider the impact of the proposed use on the Township and on the facilities and systems as listed hereafter. ~~When required by the Board, the applicant shall provide all of the information data and studies needed to allow the Board to reach conclusive evaluation of the areas set forth hereafter, which are applicable to the use proposed. The~~ impact statement should be one written document. Necessary maps, charts, etc., should be labeled as consecutively numbered exhibits and properly referenced throughout the text of the written document. The statement should be written in a manner and style that clearly focuses the information, data and analysis on the issues and objectives requested by the Board. The sources of all data ~~should~~shall be appropriately documented~~noted~~.

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(1) Traffic impact study.

(a) Purpose. A traffic impact study shall ~~be required for any development proposed pursuant to this section. Such study shall enable the Board of Supervisors provide the Township with information~~ to assess the likely impact of a proposed development ~~in upon~~ the various components of the transportation system in the Township; ~~The purpose of said study shall be~~ to identify any traffic problems likely to affect egress, road capacities, and off-site traffic flow; ~~and to determine its~~the impact on public transportation and pedestrian and non-~~motorized vehicular~~ circulation ~~in the area~~.

(b) Professional input. The ~~applicant shall retain a traffic impact study shall be prepared by a~~ qualified professional traffic engineer, ~~meaning to prepare the traffic impact study. For purposes of this provision a qualified traffic engineer shall be deemed any an~~ individual holding a degree from an accredited university in any traffic engineering specialty, or ~~any~~ individual holding a university degree who also possesses membership in the Institute of Transportation Engineers, or ~~any~~ individual who ~~conforms to meets~~ the definition ~~for of~~ a Municipal Traffic Engineer ~~preferred as provided~~ in 67 Pa. Code, Chapter 612, as amended, entitled “Municipal Traffic Engineering Certification.”

(c) Study area. A study area shall be defined by the traffic engineer which represents the area that is likely to be affected (from a traffic impact standpoint) by the development. Prior to identifying the study area, the traffic engineer shall discuss possible study area boundaries with the applicant and the Township. Specific intersections to be included in the study shall be mutually agreed upon ~~by the applicant and the Township~~ prior to initiating work.

(d) Contents of impact study. A traffic impact study shall contain the following information:

[1] General site description. The size description shall include the size, location, proposed land uses, construction staging and completion date of the proposed development. A brief description of other major existing uses and approved recorded development plans that as agreed upon by the Township, and the traffic engineer, have bearing on the

development's likely traffic impact shall be included as source data. The Township may, in addition, require consideration of development proposals not yet approved and recorded, but with sufficient status and probable impact to warrant inclusion.

- [2] Transportation facilities description. Said description shall contain a full documentation of the proposed internal and external circulation system within the study area. Said description shall include proposed internal vehicular, bicycle, and pedestrian circulation, all proposed ingress and egress locations, all internal roadway widths and rights-of-way, existing and proposed parking conditions, traffic channelizations and any traffic signals or other intersection control devices at all intersections within the project site. Said description shall include all major elements of the existing external roadway system within the study area. All major existing and proposed public transportation services and facilities within the study area also shall be documented. All future highway improvements, including proposed construction and traffic signalization, shall be noted. This information shall be obtained from the Pennsylvania Department of Transportation and from the ~~Township Manager's office in West Whiteland~~ Township.
- [3] Existing traffic conditions. Existing traffic conditions shall be documented for all major roadways and intersections established as part of the study area under Subsection C(1)(c) above. Existing traffic volumes for average daily traffic and peak hour(s) traffic shall be recorded. Mechanical or manual traffic counts at major intersections in the study area shall be conducted encompassing the peak highway and development generated hour(s), and documentation regarding said traffic counts shall be included in the traffic engineer's report. A volume capacity analysis based upon existing volumes shall be performed during the peak highway hour(s) and the peak development generated hour(s) for all roadways and major intersections within the study area. The capacity analysis shall be conducted according to methods of analysis acceptable to the Pennsylvania Department of Transportation. The existing level of service associated with each major roadway and intersection evaluated shall be recorded. Data about the most recent available accident levels within the study area shall be indicated.
- [4] Impact of development on area circulation. Estimates of vehicle trips to result from the proposed development shall be completed for the design-day peak highway hour(s) and peak development generated hour(s). ~~In order to obtain vehicle trip generation base data, the traffic engineer shall consult either his firm's data bank, or shall be from~~ the most current edition of the Institute of Transportation Engineers trip generation report, although the Township may accept another source of data if the applicant is able to demonstrate that said alternate source is likely to prove more accurate or local data from the Township Manager or, if available, a more current or comprehensive source. All turning movements associated with the proposed improvement generated hour(s) shall be computed and contained in the study. Traffic volumes generated by the proposed use shall be distributed and assigned to existing roadways and intersections throughout the study area for which existing conditions were recorded. Documentation of all assumptions used in the distribution and

assignment of traffic shall be provided. Any characteristics of the site that are likely to cause particular traffic management problems shall be noted.

- [5] Analysis of traffic impact. The traffic engineer shall evaluate the likely impact of the proposed development in the area's circulation system. Included shall be an evaluation of the proposal's likely impact on existing and planned public transportation improvements, the expected impact on pedestrian and nonvehicular circulation, an evaluation of the capacity of existing roadways within the study area to accommodate site-generated traffic, as well as total future traffic demand. (Total future traffic demand shall be defined to include existing vehicular volumes plus traffic volumes associated with approved developments within the study area.) This demand shall consist of a combination of the existing traffic expanded to the completion year (using an annual traffic rate available from Delaware Valley Regional Planning Commission, although the Township may approve another source upon request by the applicant), the development-generated traffic, and the traffic generated by other proposed developments affecting the study area. The traffic engineer shall render an opinion regarding the capacity of the existing roadway system to accommodate future traffic demand. Should the traffic engineer conclude that the existing roadway system cannot accommodate anticipated traffic demand, said engineer shall proffer a recommendation regarding what improvements are necessary to the area's roadway system. Said traffic engineer shall identify the relationship of site-generated traffic associated with the proposed development's impact on overall demand, and shall further identify the development's proportional relationship to the traffic system improvements that are likely to be required, in part, due to the development. The volume/capacity analysis performed in accordance with Subsection C(1)(d)[3] above shall be updated to include a volume/capacity analysis using the total future demand and future roadway capacity. In addition, if staging of the proposed development is anticipated, calculations for each stage of completion vis-a-vis the volume/capacity analysis shall be performed. The analysis shall be conducted, on a design day, during the peak-highway hour(s) and major intersections in the study area which are projected to be affected by the proposed development. All access points and pedestrian crossings shall be examined as to the need for and feasibility of installing traffic signals or other traffic control devices. To do this, the traffic engineer shall evaluate access points and pedestrian crossings pursuant to Pennsylvania Department of Transportation specifications for traffic signal warrants. [Amended 3-10-2004 by Ord. No. 310]
- [6] Conclusions and recommended improvements. Projected levels of service for all roadways and intersections shall be identified at the conclusion of each phase of the development. All roadways and/or intersections showing a level of service which is deemed deficient by the traffic engineer during peak hours of the day (peak hour defined to include peak hour of traffic on the particular roadway and peak hour of traffic of development generated traffic) shall be identified. Specific recommendations for elimination of traffic problems associated with the proposed development shall be identified. (Levels of service are defined in the 1965 Highway Capacity Manual, Highway Research Board,

National Academy of Sciences, Special Report 87.) A listing of recommended improvements shall include the following elements: internal circulation design; site access locations and design, improvements and widenings; traffic signal installation and operation, including signal timing; transit design improvements and reduced intensities of use. All physical roadway improvements shall be shown in sketches as a part of the report. The listing recommending improvements for vehicular, pedestrian/nonvehicular, and transit modes shall include, for each improvement, the party proposed to be responsible for the improvement, the cost and funding of the improvement (to the extent possible) and the completion data for the improvement (to the extent possible.) The Township, with the assistance of its own traffic engineer, shall review the methodology, assumptions, findings and recommendations of the applicant's traffic engineer. The Board may impose upon the applicant additional improvements deemed necessary to accommodate impacts of the development.

- (2) Utilities impact study. A study shall be prepared by a registered professional engineer indicating the likely impact of the proposed development on the existing sewer, water, ground water, solid waste and drainage systems serving West Whiteland Township. Said impact analysis shall identify the existing capacity of facilities which would serve the development, the prospects of those facilities being able to provide service to it, and any improvements that might be required as a direct result of the proposed development. Additionally, the study should identify the likely ability of sewer, water, solid waste and drainage systems to continue to provide efficient and economic service to existing residents and businesses within the Township, considering added service requirements of the proposed development. The study shall indicate what alternatives have been considered for sewage treatment and disposal, as well as measures to be initiated toward waste recycling and water conservation.
- (3) Historic resources impact study. See §325-92.
- (4) Recreation. The study shall analyze the demand for recreational facilities which the proposed development will generate and determine whether adequate facilities exist or are planned or proposed. As a minimum, the study should include the following:
 - (a) A description of the projected age breakdown of the residents of the proposed development.
 - (b) A description of any recreational facilities to be provided by the developer.
 - (c) A description of who the responsible party(s) will be for ownership and maintenance (public or private) of any recreational facilities to be provided by the developer.
 - (d) A description of existing municipal recreational facilities and the impact of the proposed development on these facilities. ~~Accepted standards for required recreation shall be indicated in the West Whiteland Open Space and Recreation Study.~~
 - (e) Discussion of potential for any recreational facilities to be provided by the developer to compensate for any anticipated deficiencies of the Township's recreational facilities.

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- (f) A description of accessibility of developer proposed facilities to general Township residents.
 - (g) A description of any contributions the developer plans to make for Township recreation to compensate for expected impacts.
- (5) Fiscal impact analysis. A fiscal impact analysis shall ~~be prepared for all conditional uses and proposed zoning changes~~ identifying the likely impact of the development project on the Township's tax ~~structure~~ revenue and expenditure patterns. Included shall be an determination estimate of the revenues to accrue to the Township ~~as a result of~~ from the proposed development, as well as an identification of the costs associated with delivering services to the proposed development. The fiscal impact analysis shall ~~deal with~~ address the impact of the proposed development on the ability of the Township to deliver fire, police, administrative, public works and utility services to the development on the Township's economy. ~~In order to prepare the analysis, the applicant shall utilize a methodology proffered in the Development Assessment Impact Handbook (Urban Land Institute 1994, as modified from time to time), adapted as appropriate and to the Board's satisfaction. The "case study method" shall be the preferred alternative, in reviewing methodologies with the applicant, however, the Board may authorize a different methodology if the applicant can demonstrate to the Board's satisfaction substantial advantages in results achieved and/or efficiencies realized. The Township Manager shall serve as the key provider of local information for this analysis. No specific methodology is required by the Township, but applicants are strongly encouraged to contact the Township Finance Director to identify the most appropriate methodology for the project. The Township reserves the right to reject an analysis document if the report is insufficient in scope, misses or misrepresents key financial indicators, or is in some other manner unsuitable in the reasonable determination of the Township.~~ Particular aspects of the Township's service delivery capability to be analyzed shall include:
- (a) Public works. This includes potential effects on the maintenance, repair, and upkeep of roads, signal systems, sanitary sewers, ~~water and drainage systems~~ stormwater management, solid waste management and recycling, open space and recreation areas, ~~and~~ any other applicable functions of this department. ~~This~~ The study shall address projected cost increases for the above mentioned items in terms of administration, personnel, equipment, and materials.
 - ~~(b) Administration. This includes time that would be required by the Board of Supervisors, Manager, Administrative Assistant, and clerical personnel to process the application and handle the project during construction, as well as long term administrative demands. This should include, but not be limited to, the handling of: plans, contracts, various legal instruments or agreements, permits, special problems, and escrow. Added demands on the code administration staff also shall be projected.~~
 - (c) ~~Fire and e~~Emergency services. The analysis shall ~~incorporate~~ project the development's impact on the demand for services from the fire and ambulance companies having jurisdiction and the Township Police Department, ~~capabilities~~ including, but not limited to, municipal water supply, pumping capacity, personnel, specialized equipment, vehicles, working space, and training requirements.
 - ~~(d) Police. The study shall project the overall effects of the proposed development on existing Township police personnel numbers, equipment, vehicles and~~

~~working space. The plan should include whatever facilities or assistance the development will provide to handle emergencies, criminal investigation, armed robbery or other security-related problems.~~

- (6) Environmental impact study. ~~The Board of Supervisors shall examine the applicant's environmental impact study in detail, together with the comments from the Planning Commission.~~ The applicant shall strive to minimize the negative environmental impact of the project and identify and propose effective mitigation measures to accomplish this. The environmental impact report shall contain the following information:

(a) Plan and description of development, proposed use of site. A project description, which shall specify what is to be done and how it is to be done during construction and operation, complete with maps and drawings, said maps and drawings to be drawn on a scale of one inch per 100 feet. The description shall include, but not be limited to, the following:

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- [1] Topographic contours.
- [2] Buildings.
- [3] Roads.
- [4] Paved areas.
- [5] Grading and regrading.
- [6] Adjacent natural streams.
- [7] The project's relation to surrounding property and utility lines.
- [8] The method and schedule of construction, including grading and clearing operations.
- [9] Solid waste generation and disposal.
- [10] Wastewater pretreatment.
- [11] External noise.
- [12] Smoke or pollution generated from heating elements and power-generating facilities.

- (b) Inventory of existing environmental conditions. ~~Inventory or testing for existing development which is serviced by public water and sewer may be waived at the Board's discretion. For all other development applications specified, Applicants shall provide~~ an inventory of existing environmental conditions on the project tract and in the area affected by the proposed development, including the location of testing, shall be provided and shall describe:

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- [1] Water quality, water supply hydrology, groundwater level and condition.

[a] Surface and groundwater studies for all applicants shall include the analysis of the state standards for residential cleanup and,

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without limitation, the following performed by a Pennsylvania state-certified laboratory facility:

- [i] pH.
- [ii] Nitrates.
- [iii] Nitrites. [Added 3-10-2004 by Ord. No. 310,¹]
- [iv] Total suspended solids.
- [v] Total phosphates.
- [vi] BOD.
- [vii] Fecal coliform.
- [viii] Chlorides.
- [ix] Turbidity.

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~~[b] Any applicant whose property lies in a watershed affected by any upstream manufacturing or commercial establishment or whose property itself is such a manufacturing or commercial establishment shall include, in addition to the provisions above, the analysis of the following:~~

- ~~[i] Arsenic.~~
- ~~[ii] Cadmium.~~
- ~~[iii] Chromium.~~
- ~~[iv] Copper.~~
- ~~[v] Iron.~~
- ~~[vi] Lead.~~
- ~~[vii] Zinc.~~
- ~~[viii] Mercury.~~

- [2] Air quality.
- [3] Noise characteristics.
- [4] Geology.
- [5] Soils and properties thereof, including capabilities limitation.

¹ Editor's Note: This ordinance provided for the redesignation of subsequent subsections.

- [6] Topography.
- [7] Slope.
- [8] Slope stability.
- [9] Terrain.
- [10] Soil permeability. All the provisions shall be described with reference to criteria contained in the Chester County Soils Survey, and any other pertinent soil standards.
- [11] On-site and off-site sewerage systems, public and private.
- [12] Vegetation [a separate map of existing vegetation shall be submitted with a scale identical to the development plan(s)].
- [13] Wildlife.
- [14] Wildlife habitat.
- [15] Aquatic organisms.
- [16] Existing structures and paved areas with a general description of their use and condition, including a statement regarding any potential hazard they may present to public health or safety.

(c) Assessment and mitigation of environmental impact of project.

- [1] An assessment supported by environmental data of the environmental impact of the project upon the factors described above shall be submitted and shall include an evaluation of water use, liquid and solid waste disposal and the effects of liquid and solid waste on the quality and quantity of surface and ground waters. The assessment shall ~~include an evaluation of the compatibility in use and scale address the impact~~ of the project ~~withupon~~ employment, shopping, schools, roads, open space, and ~~police and fire protection emergency services~~. All potential impacts are to be defined to include, but not be limited to:
 - [a] Impact on geological and soil stability.
 - [b] Impact on soil erodibility.
 - [c] Impact on groundwater, aquifers, and ~~any~~ aquifer recharge areas.
 - [d] Impact on streams and lakes ~~within or without the site, whether man-made or natural.~~
 - [e] Impact on vegetation and wildlife.

(d) Any data submitted by the applicant with the application or to other agencies, having jurisdiction over one or more of the environmental elements specified in

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this section shall be accepted ~~by the Board~~ as fulfilling the data requirements of this article, to the extent applicable.

- (e) Evaluation of environmental impacts. To the extent not covered above, an evaluation of:
 - [1] Unusual environmental impacts and damages to natural resources both on the project tract and in the area affected.
 - [2] A description of steps to be taken to minimize such impacts during construction and operation, with particular emphasis upon air ~~and~~ water pollution. The description of steps to be taken shall be accompanied by appropriate maps, schedules and other explanatory data as may be needed to clarify and explain the actions to be taken.
 - [3] Increase in noise.
 - [4] ~~Damage to plant, tree and wildlife systems. Impact upon existing flora and fauna and their habitat(s).~~
 - [5] Increase in sedimentation and siltation.
 - [6] Increase in municipal services.
- ~~(f) Alternatives. The applicant shall be required to provide a statement of alternatives to the proposed project, consistent with the zoning on the site, which might avoid some or all of the unusual environmental effects of the proposed project. The statement shall include the reasons for the acceptability or nonacceptability of each alternative. One of the alternatives may show the mitigation of all the unusual environmental effect.~~
- (g) Drainage. A showing that stormwater runoff from the site is so controlled that on-site and off-site erosion is neither significantly caused nor significantly worsened and that the potential of downstream flooding is not significantly increased, and the following:
 - ~~[1] Volume and peak flow rates of stormwater runoff expected from the undeveloped site and to be generated by new improvements, which shall include volumes and rates, before and after the proposed development. Such data shall apply to the site in general and reflect that magnitude of change in runoff and shall not cover each and every reach of the entire drainage system.~~
 - [2] Data on landscaping, vegetation, trees and ground cover existing on the site, compared with that proposed.
 - ~~[3] Changes of runoff rates and volumes to be caused by changes in land use and the time of concentration.~~
 - ~~[4] Plans for disposition of stormwater, whether by retention on the site or by means of channeling so as to protect downstream property.~~
 - [5] Stream encroachments.

[6] Floodplains. In addition to showing the limits of flood-prone areas, the study shall include a description of potential flood damages, including a summary of flood sites from state and federal sources, historical flooding and how the project will mitigate and otherwise affect flood hazards.

[7] ~~Air pollution. A showing that emissions to the atmosphere from point sources will be in compliance with state and federal laws and regulations and a description of the means by which dust created by construction of the building project will be controlled.~~

§325-43: Costs of study review

~~Any costs incurred by the Township for the review of the required studies, to study plans and/or studies submitted either by the Township's consulting engineer or a professional specifically retained for this purpose, shall be reimbursed to the Township as a component of the application review fee in the course of the review process and prior to the issuance of any building permit relative to the plan.~~

[§325-44 and §325-44.11 not included here]

Article XVI HISTORIC PRESERVATION

[§325-81 through §325-91 not included here]

§325-92: Historic resource impact study

- A. ~~Applicability. When, in the judgment of the Board of Supervisors, a designated historic resource will be adversely impacted by a proposed subdivision or land development, appropriate measures shall be undertaken by the applicant which shall have the effect, in the judgment of the Board of Supervisors, of mitigating such adverse impacts. In general, mitigation measures shall be consistent with §325-90 of this chapter. Existing conditions, proposed changes and proposed mitigation measures, if necessary, shall be described in an historic resource impact study. An historic resource impact study, or any applicable portions thereof,~~ shall be required, unless waived or modified by the Board of Supervisors when any of the following are proposed.
- (1) On-site. Subdivision or land development plans which include an on-site Class I, II, or III historic resource identified on the Township Historic Resources Map.¹
 - (2) Off-site. Subdivision or land development of tracts within 300 feet of the exterior walls of an off-site Class I, II, or III historic resource identified on the Township Historic Resources Map.
 - (3) Off-site. Any construction or improvement, including subsurface and grading work, to be undertaken in conjunction with a subdivision or land development within 300 feet of the exterior walls of an off-site Class I, II, or III historic resource identified on the Township Historic Resources Map.
- B. ~~The Board of Supervisors may require the applicant to submit the A~~ historic resource impact study ~~as a subsection of an impact study shall also be provided when~~ required ~~in by~~ §325-42 of this chapter ~~or as a separate document.~~
- C. The historic resource impact study shall be prepared by a qualified professional in historic preservation, historical architecture, planning or related disciplines and presented by the applicant or his agent for discussion at a meeting of the West Whiteland Historical Commission.
- D. Contents. The study shall contain the following information, ~~as required by the Board of Supervisors:~~
- (1) Background information.
 - (a) If not otherwise provided by the applicant, a general site description, including topography, watercourses, vegetation, landscaping, existing drives, etc.
 - (b) General description and classification of all historic resources ~~as described in Subsection A above~~ upon or within 300 feet of the tract proposed for subdivision

¹ Editor's Note: A copy of the Historic Resources Map is included at the end of this chapter. The Official Historic Resources Map is on file at the Township offices.

or land development or, where no land development is proposed, within 300 feet of all proposed construction and improvements, including but not limited to subsurface activity (such as boring and excavation) and grading.

- (c) Physical description of all historic resources identified in Subsection B above upon the tract proposed for subdivision or land development or other construction or improvement.
- (d) Statement of the significance of each historic resource identified pursuant to §325-92.D(1)(b) and (c), above, both relative to the Township and to the region in general.
- (e) Sufficient number of black and white eight by ten photographs to show every Photographic documentation of all historic resource(s) identified in Subsection B- §325-92.D(1)(c), above, in its/their setting. Such photography shall satisfy the archival requirements of the Historical Commission, and each photograph shall feature or be accompanied by a key indicating the location and direction from which the photograph was taken as well as the date of the photograph.
- (f) Narrative description of the historical development of the subject tract ~~or road.~~

(2) Proposed change.

- (a) General description of project, ~~including time table or phases.~~
- (b) Description of impact on each historic resource identified in Subsection §325-92.D(1)(b) above, with regard to architectural integrity, historic setting and future use.
- (c) General description of effect of noise and traffic and any other impacts generated by the proposed change on each historic resource.

(3) Mitigation measures. ~~Proposals~~ Measures for mitigating the project's impact on historic resources ~~for consideration by the Board of Supervisors, including but not limited to design alternatives, buffering in accordance with §325-33, and landscaping in accordance with §325-89, and any other appropriate measures permitted under the terms of this chapter and other Township ordinances.~~

E. West Whiteland Historical Commission. The historic resource impact study will be reviewed by the West Whiteland Historical Commission and the Township's historic preservation consultant, who shall provide the ~~The Commission shall set forth its~~ with their evaluation and recommendations in a written report.

[§325-93 not included here]

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