



THE COUNTY OF CHESTER



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June 10, 2024

Kathryn Shillenn, Secretary
West Vincent Township
729 South Matthews Road
Chester Springs, PA 19425

Re: Butterscotch Pastry Shop Conditional Use
West Vincent Township - CU-05-24-18097

Dear Ms. Shillenn:

A conditional use plan entitled "Butterscotch Pastry Shop Conditional Use", prepared by Francis and Ruthairat Pascal and dated April 24, 2024, was received by this office on May 22, 2024. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code as amended, our comments are offered as a planning service at the request of West Vincent Township. This review does not replace the need for an official referral by West Vincent Township of a preliminary or final subdivision or land development plan, as required by the Pennsylvania Municipalities Planning Code.

PROJECT SUMMARY:

Location:	1406 Hollow Road, Birchrunville, PA 19421
Site Acreage:	3.6 acres
Lots/Units:	1 lot
Proposed Land Use:	Commercial/Restaurant
New Parking Spaces:	72 spaces
Municipal Land Use Plan Designation:	Village
UPI#:	25-4-80

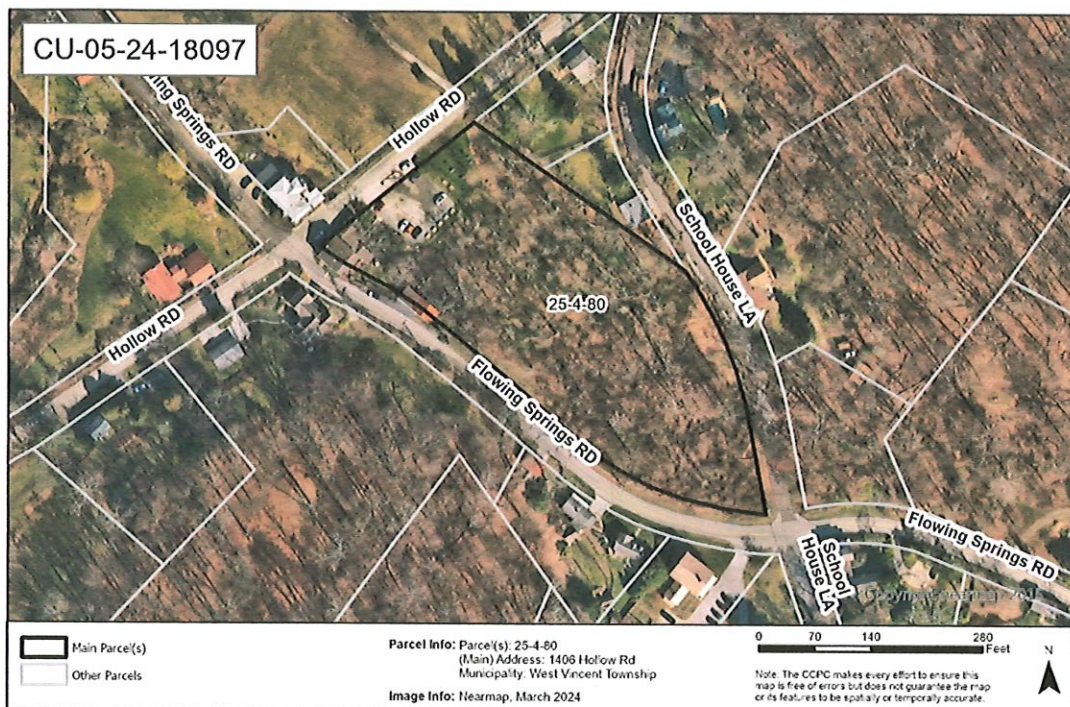
PROPOSAL:

The applicant proposes to provide outside seating, occasional live music, backroom seating, baking on premises and 72 parking spaces at a commercial site located at 1406 Hollow Road, Birchrunville, within the West Vincent Township BV Birchrun Village zoning district. The proposed activity is subject to conditional use review according to Section 390-219 of the West Vincent Township Zoning Ordinance.

RECOMMENDATION: West Vincent Township should consider the comments in this letter before acting on the conditional use application.

LANDSCAPES:

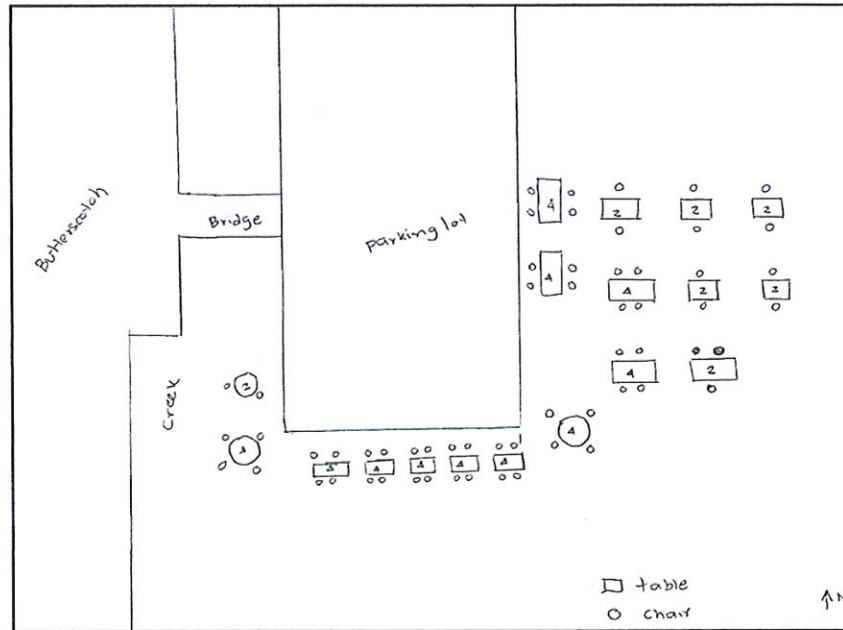
1. The site is located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. This landscape consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas 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 proposed conditional use activity is consistent with the objectives of the **Rural Landscape**.



PRIMARY ISSUES:

2. The materials submitted by the applicant are limited and specific details are difficult to interpret. We recommend that the Township and the applicant consider the following suggestions in this letter. As it reviews the proposed conditional use, the Board of Supervisors should be aware that they can "...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance." (Municipalities Planning Code, Section 913.2(a)).
3. Map 2 "Future Land Use" in the 2021 Phoenixville Regional Comprehensive Plan designates the Birchrunville area within the "Village" future land use category. The Regional Comprehensive Plan (page 3.7) describes "Villages" including Birchrunville as mixed use areas of low to moderate intensity where a historical context is to be maintained. Commercial uses would be neighborhood-oriented as opposed to highway-oriented, and may include local service/retail, cultural, artisan, farm produce, and similar establishments. Adaptive re-use of historical buildings is promoted in order to maintain their viability, and this may include flexible zoning standards specific to those buildings and sites. The Township should consider how well the proposed conditional use advances the policies in the Phoenixville Regional Comprehensive Plan.

The Township can refer to the Chester County Planning Commission's **Village Preservation Guide** for additional concepts regarding maintaining Birchrunville's Village character, at: <https://www.chescoplanning.org/Historic/Guides-VillagePreservation.cfm>



**Detail of Butterscotch Pastry Shop
Conditional Use Plan**

4. We suggest that the Township review the Chester County eTool on **Outdoor Dining** for its recommendations regarding this type of proposal, at: <https://www.chescoplanning.org/MuniCorner/eTools/54-OutdoorDining.cfm>, as well as the following matters regarding this specific proposal:
 - a. Maintaining safe vehicle and pedestrian circulation, including the safety of employees who may be in proximity to vehicles as they serve customers;
 - b. Ensuring the proper separation of parking and seating areas, using protective devices such as bollards, wheel stops, or through other designs;
 - c. Consideration of re-stripping the parking lot, and perhaps narrowing the entry and exit points;
 - d. ensuring that the parking on the site is adequate, considering that "backroom seating" is proposed;
 - e. The effects of lighting on nearby areas if the restaurant will be open during the evening;
 - f. Access to sanitation facilities and sufficient water supply and sewage disposal;
 - g. Controlling potential trespassing on adjacent parcels;
 - h. Review of the proposal by the Township's first responders;
 - i. Appropriate hours of operation, and
 - j. Control of noise (including amplified music) and litter.
5. Map 8 "Bicycle Plan" in the Phoenixville Regional Comprehensive Plan classifies Hollow Road as a "beginner" bicycle route and Flowing Springs Road as an "intermediate" route. It may be appropriate for the applicant to provide a bicycle rack to encourage bike riders to visit the site.

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We appreciate the opportunity to comment on this proposal. Approval of this conditional use does not imply approval of the proposed subdivision/land development plan, nor release the requirement of the applicant to submit a subdivision and/or land development plan under other West Vincent Township ordinances and the Pennsylvania Municipalities Planning Code.

Sincerely,

A handwritten signature in black ink that reads "Wes Bruckno". The signature is written in a cursive style with a long horizontal stroke at the end.

Wes Bruckno, AICP
Senior Review Planner

cc: Francis and Ruthairat Pascal