



Pennsbury Township Comprehensive Plan Update Task Force Meeting #1 AGENDA

January 6, 2026

5:30PM-7:00PM

01. Welcome and Introductions

Beth Burns, Brandywine Conservancy

02. Chester County Vision Partnership Program: Grant Guidelines,

Jeannine Speirs and Nina Weisblatt, Chester County Planning Commission

03. Election of Task Force Chair and municipal liaisons

04. Project Overview: Scope of Work, Schedule, Future Task Force Meetings, & Public Participation

05. Discussion of Five Key Issues; Plan Approach and Review of 2006 Goals

06. Discussion and Selection of Stakeholder Interviews

07. Final Comments and Questions

Next Meeting – Demographic Summary, Community Survey and Community Visioning Session prep, and Key Issue #1

VISION PARTNERSHIP PROGRAM GRANT CONTRACT

Between
**PENNSBURY TOWNSHIP,
BRANDYWINE CONSERVANCY,**
and the
COUNTY OF CHESTER

Contract No. 23262

08/13/2025

Contract Date
(to be completed by County)

PURPOSE

The purpose of the Vision Partnership Grant Program is to provide funding for municipal planning projects that support and implement the goals, objectives, recommendations, and map of ***Landscapes3: The Chester County Comprehensive Plan***.

TERMINOLOGY

For the purposes of this Contract, the term “Municipality” shall mean Pennsbury Township. The term “Consultant” shall mean Brandywine Conservancy. The term “County” shall mean the Chester County Board of Commissioners. The term “County Planning Commission” shall mean Chester County Planning Commission staff, including the project monitor assigned to the Project. The term “Cash Grant Manual” shall mean the ***Vision Partnership Program Cash Grant Manual***, dated January 2024. Unless otherwise noted, citations throughout this Contract correspond to sections of the Cash Grant Manual. The term “Project” shall mean the *Comprehensive Plan Update*. The term “Contract” shall mean this Vision Partnership Program Grant Contract, including Appendix A - Standard Articles of Agreement, and Appendix B - Scope of Work which shall be attached and made part of this Contract.

GENERAL CONDITIONS

1. This Contract shall be between the Municipality, the Consultant, and the County for the completion of a planning program consisting of the Project.
2. All parties accept and are bound by the Standard Articles of Agreement, Appendix A, which is attached and made a part hereof.
3. The work program and final product shall be in accordance with the Scope of Work, Appendix B, dated May 21, 2025, which is attached and made a part hereof.
4. For this Project, the Lead Planner shall be Beth Burns. If the Project Lead changes during the term of this Contract, a project lead meeting the qualifications of Section 7.2 of the Cash Grant Manual shall be assigned to the Project as their replacement and approved by all parties.
5. The Project shall achieve consistency with the goals, objectives, recommendations, and map of *Landscapes3* identified in the grant application and the Scope of Work contained herein.
6. The Municipality shall adopt the final product in accordance with Sections 8.5 and 8.6 of the Cash Grant Manual.

FUNDING

1. The total anticipated cost of the Project is seventy-three thousand five hundred dollars (\$73,500), funded as follows:
- | | | |
|---------------------------------------|--------|---------------------------|
| A. Funds awarded by the County | 60.00% | up to \$44,100.00 |
| B. Funds provided by the Municipality | 40.00% | up to \$29,400.00 |
| TOTAL: | | 100.00% up to \$73,500.00 |
2. Reimbursement to the Municipality by the County shall occur in a single payment upon the completion and satisfaction of all conditions of this Contract.
3. Reimbursement to the Municipality will be 60.00% of the total project cost up to a maximum amount of \$44,100.00.
4. The Municipality understands that the reimbursement is to be made as set forth by this Contract and the Cash Grant Manual (Section 8.7).
5. Any work undertaken by the Consultant prior to or after the effective dates of this Contract, identified in the *Term of Contract* section, below, shall not be eligible for funding under this Contract.

TERM OF CONTRACT

The Contract Term shall commence on September 1, 2025, and end on October 31, 2027. This Term shall include completion of the work program and adopting of the Project.

AMENDMENTS

1. This Contract may be amended only by written agreement of all parties.
2. This Contract may be amended for either revision to the scope of work or for an extension of the Contract Term when such amendment is in accordance with Section 8.3 of the Cash Grant Manual.

TERMINATION

1. Any party to this Contract, upon written thirty (30) day notice, may terminate this Contract in accordance with Section 8.4 of the Cash Grant Manual. When the Contract has been terminated prior to the completion of the Project as set forth in the Scope of Work (Appendix B), the County shall not be responsible for any grant reimbursement.
2. The County may terminate this Contract for noncompliance and deny grant reimbursement if the Municipality has not complied with the terms of this Contract. Examples of noncompliance include, but are not limited to:
- A. Failure to adopt the final product;
- B. Adopting of a product which is clearly inconsistent with the goals, objectives, recommendations, and map of *Landscapes3*;

Vision Partnership Program – Pennsbury Township Comprehensive Plan Update

- C. Failure to complete the Project within the Contract Term, including any approved time extensions as specified in Section 8.3 of the Cash Grant Manual. Time extensions may not exceed two (2) years beyond the end date of the original contract as stated in Section 8.3 of the Cash Grant Manual; or
- D. Any other violation of this Contract or the provisions of the Cash Grant Manual (including but not limited to Section 8.7.C).

PAYMENT AND COMPENSATION

- 1. The Municipality shall be responsible for payment to the Consultant for submitted invoices **after approval of the invoices by the County.**
- 2. The Consultant shall simultaneously submit a copy of each invoice to the Grant Administrator or Grant Monitor and the Municipality. The invoice shall include a listing of work tasks to be completed, percentage of work completed on each task, fee per task to date, fee for that billing cycle, and outstanding fee per task. (Section 8.2.C)
- 3. Invoices shall not be paid by the Municipality until after the County has approved the invoice for payment with the following exceptions:
 - A. Electronic Submission - If the County has not issued an approval for payment to the Municipality within ten (10) days of electronic receipt of the invoice.
 - B. Postal Submission - If the County has not issued an approval for payment to the Municipality within fifteen (15) days of the postmarked date of invoices submitted via United States Postal Service. (Section 8.2.C)
- 4. All parties shall agree to the retention of ten (10) percent of the total project fee until such time the final project, meeting the terms of the scope of work as determined through the final Vision Partnership Program (VPP) Review, has been provided to the satisfaction of the County and the Municipality. (Section 8.2.C)
- 5. The County shall reimburse the Municipality upon satisfying all conditions of this Contract and the submission of the Request for Reimbursement packet and all other provisions of Section 8.7.

Right to Know Law

- 1. The Pennsylvania Right-to-Know Law, 65 P.S. §§ 67.101-3104, applies to this Contract.
- 2. Unless the Municipality and Consultant provides the County, in writing, with the name and contact information of another person, the agency shall notify the Municipality and Consultant using the Municipality and Consultant information provided by the Municipality and Consultant in SOW if the agency needs the Municipality and Consultant's assistance in any matter arising out of the Right to Know Law ("RTKL"). The Municipality and Consultant shall notify the agency in writing of any change in the name or the contact information within a reasonable time prior to the change.
- 3. Upon notification from the County or the Right to Know Requestor that the County requires the Municipality and Consultant's assistance in responding to a RTKL request for records in the Municipality and Consultant's possession, the Municipality and Consultant shall provide the County, within ten (10) calendar days after receipt of such notification, access to, and copies of, any document or information in the Municipality and Consultant's possession which arises out of the Contract that

Vision Partnership Program – Pennsbury Township Comprehensive Plan Update

the County requests (“Requested Information”) in order to comply with the RTKL. If the Municipality and Consultant fails to provide the Requested Information within ten (10) calendar days after receipt of such request, the Municipality and Consultant shall indemnify and hold the County harmless for any damages, penalties, detriment or harm that the County may incur as a result of the Municipality and Consultant’s failure, including any statutory damages assessed against the County.

4. The County’s determination as to whether the Requested Information is a public record is dispositive of the question as between the parties. Municipality and Consultant agrees not to challenge the County’s decision to deem the Requested Information a Public Record. If the Municipality and Consultant considers the Requested Information to include a request for a Trade Secret or Confidential Proprietary Information, as those terms are defined by the RTKL, the Municipality and Consultant will immediately notify the County, and will provide a written statement signed by a representative of the Municipality and Consultant explaining why the requested material is exempt from public disclosure under the RTKL within seven (7) calendar days of receiving the request. If, upon review of the Municipality and Consultant’s written statement, the County still decides to provide the Requested Information, Municipality and Consultant will not challenge or in any way hold the County liable for such a decision.
5. The County will not reimburse the Municipality and Consultant for any costs associated with complying with this provision.
6. Municipality and Consultant agrees to abide by any decision to release a record to the public made by the Office of Open Records, or by the Pennsylvania Courts. The Municipality and Consultant agrees to waive all rights or remedies that may be available to it as a result of the County’s disclosure of Requested Information pursuant to the RTKL. Municipality and Consultant’s duties relating to the RTKL are continuing duties that survive the expiration of this Contract and shall continue as long as the Municipality and Consultant has Requested Information in its possession.

Vision Partnership Program – Pennsbury Township Comprehensive Plan Update

ENDORSEMENTS

The undersigned parties approve and agree to the conditions of this Agreement:

DATE: 07/03/2025

PENNSBURY TOWNSHIP

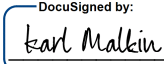
ATTEST:
Signed by:
Christina Church
172E5580A24D4BC...
Christina Church
Admin Asst

Signed by:
By: Dan Boyle
FFF863DAB832400...
Dan Boyle
Township Manager

Vision Partnership Program – Pennsbury Township Comprehensive Plan Update

DATE: 07/01/2025

CONSULTANT: BRANDYWINE CONSERVANCY

Authorized Officer: 
Karl Malkin
Chief Financial officer

COUNTY OF CHESTER

County Contract # 23262

Appendix A

STANDARD ARTICLES OF AGREEMENT for the VISION PARTNERSHIP PROGRAM CHESTER COUNTY, PENNSYLVANIA

RESPONSIBILITIES OF PARTIES

MUNICIPALITY & MUNICIPAL RESPONSIBILITIES

The Municipality shall be responsible for the following items:

1. Work with the Consultant and the County Planning Commission to achieve consistency between the Scope of Work attached as Appendix B and goals, objectives, recommendations, and map of *Landscapes3*.
2. Comply with applicable provisions of the Cash Grant Manual.
3. Establish a Project Task Force for the purpose of guiding the Project and appoint a chairperson to lead the work program. The County Grant Monitor shall be a non-voting member of the Task Force. (Section 8.2.A)
4. Attend the *Initial Briefing Meeting* held at the start of the work program, concurrent with the first task force meeting. The purpose of the initial briefing meeting is to ensure that all parties, including the project task force, municipal administration, elected officials, and the project consultant, are fully aware of the project scope, administrative procedures as outlined in the contract, and project benchmarks. (Section 8.2.B)
5. Arrange and schedule a time and place for all work sessions dedicated to the work program, independent from regularly scheduled municipal meetings.
6. Review, comment, and reach consensus on draft materials presented by the Consultant.
7. Respond to comments made by the County Planning Commission as the result of the on-going policy and technical reviews.
8. Provide advance notice of a minimum of one (1) week to the County Planning Commission of any changes to the schedule of work sessions.
9. Meet as necessary with the Consultant and the County Planning Commission for *Interim Briefing Meetings* to assess the progress of the work program and to address any issues that may arise during the term of the contract. (Section 8.2.B)
10. Abide by the provisions for contract amendments to the scope of work or project term as outlined in Section 8.3 of the Cash Grant Manual, including those applicable to contract extensions and the maximum limits on such extensions.
11. Adopt the final product in accordance with the provisions of this Contract and Sections 8.5 and 8.6 of the Cash Grant Manual.

Vision Partnership Program – Pennsbury Township Comprehensive Plan Update

12. Abide by the financial responsibilities in *Payment and Compensation*, herein, and with Sections 8.2.C and 8.7 of the Cash Grant Manual.
13. Apply for reimbursement in accordance with Section 8.7 of the Cash Grant Manual by submitting to the County Planning Commission, within one hundred twenty (120) days of adopting of the Project, the *Request for Reimbursement* form and the corresponding documentation and project copies as outlined in Section 8.7 of the Cash Grant Manual.
14. Agree to adhere to all federal, state, and municipal laws, codes, and requirements. The Municipality further agrees to indemnify, defend, and save harmless the County, its agents, officers and employees from any and all claims arising out of the performance of this Contract caused by an error, omission, intentional or negligent act for which the Municipality is legally responsible.

CONSULTANT RESPONSIBILITIES

The Consultant and Project Lead shall be responsible for the following items:

1. Work with the Municipality and the County Planning Commission to achieve consistency between the Scope of Work attached as Appendix B and goals, objectives, recommendations, and map of *Landscapes3*.
2. Comply with applicable provisions of the Cash Grant Manual.
3. Attend the *Initial Briefing Meeting* held at the start of the work program, concurrent with the first task force meeting. The purpose of the initial briefing meeting is to ensure that all parties, including the project task force, municipal administration, elected officials, and the project consultant, are fully aware of the project scope, administrative procedures as outlined in the contract, and project benchmarks. (Section 8.2)
4. Complete the work tasks as outlined in Appendix B, Scope of Work. Inform Grant Monitor of any changes to the project schedule or proposed changes to the scope of work.
5. Submit draft materials to the Municipality and the Grant Monitor approximately one week prior to the scheduled work sessions at which they are to be discussed to provide adequate opportunity for review by Task Force members and the County prior to the meeting. (Section 8.2)
6. Attend scheduled Task Force work sessions, public meetings, and public hearings identified in Appendix B.
7. Meet as necessary with the Municipality and the County Planning Commission for *Interim Briefing Meetings* to assess the progress of the work program and to address any issues that may arise during the term of the contract. (Section 8.2)
8. Abide by the financial responsibilities in *Payment and Compensation*, herein, and with Sections 8.2.C and 8.7 of the Cash Grant Manual.

COUNTY RESPONSIBILITIES

The County Planning Commission shall be responsible for the following items:

1. Work with the Municipality and the Consultant to achieve consistency between the Scope of Work attached as Appendix B and the goals, objectives, recommendations, and map of *Landscapes*³.
2. Comply with the applicable provisions of the Cash Grant Manual.
3. Attend and facilitate the *Initial Briefing Meeting* held at the start of the work program, concurrent with the first task force meeting. The purpose of the initial briefing meeting is to ensure that all parties, including the project task force, municipal administration, elected officials, and the project consultant, are fully aware of the project scope, administrative procedures as outlined in the contract, and project benchmarks. (Section 8.2)
4. Monitor the progress of the Scope of Work and project schedule, review agendas and draft materials provided by the Consultant, and attend work sessions as necessary to provide input on the progress of the work program. The Grant Monitor shall be a non-voting task force member. (Section 8.2)
5. During the course of the project, provide periodic updates and reminders to all parties concerning Vision Partnership Program (VPP) requirements and procedures. (Section 8.2)
6. Make available to the Consultant appropriate County Planning Commission staff to answer questions and provide information applicable to the grant program or Contract.
7. When the Municipality has, to the satisfaction of the County Planning Commission, completed and adopted the project (Sections 8.5 and 8.6), the County Planning Commission shall review the final grant reimbursement request and release appropriate funds (Section 8.7).
8. Review and respond to any requests for amendments to the Contract Scope of Work or Contract Term (Section 8.3).
9. Abide by the financial responsibilities in Payment and Compensation, herein, and with Sections 8.2.C and 8.7 of the Cash Grant Manual.

PENNSBURY TOWNSHIP COMPREHENSIVE PLAN UPDATE**Scope of Work****May 21, 2025**

Pennsbury Township will update the 2006 Comprehensive Plan which will be consistent with Chester County's adopted Comprehensive Plan, *Landscapes3*, and the Pennsylvania Municipalities Planning Code (Act 247). This update will highlight the accomplishments that have been successfully implemented, as well as new challenges the Township plans to address in order to continue building a sustainable and resilient community. The Board of Supervisors will appoint a Task Force to prepare the draft plan and utilize Brandywine Conservancy (Conservancy), for consulting assistance to the Task Force.

Together, the Task Force and the Conservancy will perform the following tasks:

1 Project Tasks

The following project tasks are anticipated to be completed, subject to the Pennsbury Township, Chester County Planning Commission, and the Vision Partnership Program (VPP) grant guidelines.

1.1 Project Administration

The consultant will host an initial kick-off meeting to present an initial project schedule of tasks and target completion dates, including a schedule of Task Force meetings (see description of under Task 2.1) and public meetings. This kick-off meeting will be combined with the VPP grant initial briefing meeting. The consultants' Project Manager will monitor project progress and will submit monthly status reports and invoices to Pennsbury Township and the County's assigned VPP staff grant monitor. Prior to the kickoff of the project, the Township shall determine invoicing and reimbursement. The Conservancy will host a project webpage on its own website and will provide project documents, project notices and other relevant information throughout the duration of the project. A link to this website will be provided to the Township for posting on their own website.

Deliverables: Initial project schedule; monthly status reports and invoices; meeting agendas; project website.

1.2 Task Force Meetings, Community Event, Public Meetings and Public Hearing

A project Task Force (TF) will be established by appointing representatives based on VPP requirements from the Township. The Task Force will be meeting, as described below, throughout the planning process. The Conservancy will make all meeting materials available for the TF to review one week prior to the scheduled meetings. The meetings will be advertised and open to the public. The Township provides meeting advertising.

The Conservancy will host an initial virtual or in-person kick-off/VPP grant briefing meeting and provide an overview of the scope of services. In addition, this initial meeting will solicit and synthesize the Task Force members' vision for the Comprehensive Plan update and review the six goals stated in the 2006 Comprehensive Plan. Based on a preliminary review of current planning documents, the Conservancy will present several key issues for the Task Force to help facilitate the discussion on determining five (5) Key Issues to be explored in detail for the Plan Update. Additionally, the Conservancy will incorporate other sections of the current Plan which will be updated to comply with the Pennsylvania Municipalities Planning Code. A Task Force liaison will be appointed to allow for ease of communication between consultants and the Task Force. Subsequent Task Force meetings will focus on one of the identified five

Vision Partnership Program – Pennsbury Township Comprehensive Plan Update

(5) Key Issues, analysis of public participation, and review of the draft Plan Update until a final draft is prepared for the Board of Supervisors review and Plan adoption.

A total of two (2) public meetings will be held in person, if feasible. The first will be a community visioning session to assist in guiding the Plan's development, and the second public meeting will be a presentation summarizing the draft plan at a joint meeting held by the Planning Commission in Pennsbury Township. During the second round of public meetings, our team will present the outcomes of the community values survey, public visioning session, and key stakeholder interviews, as well as a draft Comprehensive Plan Update with recommendations for each of the five (5) Key Issues. Additionally, project outreach will occur at one (1) community event.

The Brandywine Conservancy team will coordinate with the Task Force and project liaison to schedule one public hearing pursuant to the requirements in the Pennsylvania Municipalities Planning Code. The project liaison will work with the Township who will be responsible for scheduling and advertising the hearing of the Board of Supervisors. The public hearing will be scheduled after comments and feedback from the two public meetings have been documented, reviewed by the Task Force, and incorporated into the final plan.

Deliverables: Agenda items; meeting minutes; PowerPoint presentations and supplemental material to include draft text which will be provided one week in advance of scheduled meetings.

1.3 Existing Conditions Inventory and Data Collection

The Conservancy team will review and analyze the following readily available data to identify opportunities and constraints pertinent to the proposed project:

- Relevant Plans and Studies: Relevant publicly available planning documents developed since the 2006 Plan will be reviewed and summarized.
- Base Map: A map of the municipalities showing tax parcels, state and local roads, surface water features, municipal-owned lands, and township boundaries will be prepared and used for additional mapping work for the Plan Update.
- Resource Mapping: The Conservancy team will utilize its Geographic Information System (GIS) capabilities to document existing land uses, natural and cultural resources, parks, and open spaces, trails, and other relevant features in the municipalities.
- Update all demographic data (population, housing, employment) based upon the most recent and applicable Census, Chester County, and Delaware Valley Regional Planning Commission data and current projections.
- Create a vision statement and a list of goals and objectives, summary of current objectives, goals, and recommendations.

Task Deliverables: Summaries of the existing conditions inventory and analyses in both written and map form.

1.4 Community Visioning Session/Public Meeting #1

The Conservancy will facilitate a community visioning session to guide the development of the Plan's vision statement, goals and objectives, and, with the help of the Task Force, will be included in, and used to guide, the Comprehensive Plan update. The visioning session will provide opportunities for the community to comment on the five (5) Key Issues identified by the Task Force. This will serve as the first of two public meetings. Updated data and mapping will be made available for community review.

Vision Partnership Program – Pennsbury Township Comprehensive Plan Update

Task Deliverables: Summary of visioning session, agenda, exhibits/display boards, PowerPoint presentation, and public comments.

1.5 Community Values Survey

The Conservancy will conduct a community-wide survey to solicit feedback and insights into the five (5) Key Issues and help refine the Plan's vision, goals and objectives. The Conservancy will develop both an online and paper survey based on the discussions and recommendations from the Task Force. The Conservancy will tabulate the input for both the online and paper survey. The Conservancy will work with the Task Force to determine the best way to distribute the paper survey to the Community and the online survey will be hosted on *SurveyMonkey* and advertised via the municipality's website, social media accounts, and newsletters. The Conservancy will also coordinate promotion of the online survey through its social media channels.

Task Deliverables: Online and paper survey instrument, tabulated survey results.

1.6 Newsletter Articles

The Conservancy will prepare articles for the Township's Newsletter to keep the public informed about the Comprehensive Plan Update and facilitate greater public participation. Article content is dependent upon the appropriate timing of newsletter publication in relation to the planning process.

Deliverables: Article content with images and tables (if needed).

1.7 Vision Statement, Goals and Objectives

The Conservancy team will work closely with the Task Force to prepare a draft vision statement, and goals and objectives for the Plan. These will be developed based on review and renewal of the goals and objectives set forth in the 2006 Comprehensive Plan and refined based upon the results of the public meetings, community values survey, key stakeholder interviews, and other input.

Task Deliverables: Vision statement and a list of goals and objectives; summary of current objectives, goals, and recommendations.

1.8 Key Issue Identification

The Conservancy team, working alongside the Task Force, will develop a list of five (5) Key Issues that have emerged since the 2006 Comprehensive Plan. Each of these issues will be explored in detail during specific Task Force meetings by the consultant team. Together, the Conservancy and the Task Force will craft goals and objectives for each Key Issue. The identified Key Issues and their goals and objectives will guide the format of the Plan's contents. A list of recommendations and implementation strategies will be prepared for each Key Issue, including identifying potential funding opportunities.

Based on preliminary assessment, the following key issues have been identified (subject to change as per Task Force input):

1. **Preserving Open Space, Recreation and Protecting Natural Resources**
 - o Previous plan chapters: Open Space Inventory and Plan, Natural Resource Inventory and Protection Plan, Recreation and Trails Inventory and Plan
2. **Expanding Historic Preservation and Interpretation Opportunities**
 - o Previous plan chapters: Historic Resources Inventory and Plan, Cultural and Scenic Resources Inventory and Plan
3. **Guiding Growth**

Vision Partnership Program – Pennsbury Township Comprehensive Plan Update

- o Previous plan chapters: Land Use Inventory and Plan, Housing Inventory and Plan, Community Facilities and Services Inventory and Plan
- 4. **Expanding Multi-Modal Transportation Priorities**
 - o Previous plan chapters: Transportation and Circulation Inventory and Plan, Recreation and Trails Inventory and Plan
- 5. **Resilience Preparedness**
 - o New planning topic climate resilience and energy conservation, which is an optional chapter outlined by the Municipal Planning Code

Task Deliverables: Finalized list of key issues.

1.9 Other Sections Update

The Conservancy team will identify the sections and topic areas of the current Plan that will not be covered by the detailed evaluation of identified key issues and will update those sections. The Conservancy will work with the Task Force to ensure that all sections of the Plan Update are compliant with the Pennsylvania Municipalities Planning Code.

Task Deliverables: Summary of sections to be updated, list of priorities to review and revise, and updated maps and text associated with current sections requiring update (if any).

1.10 Stakeholder Interviews

The Conservancy team will interview up to ten (10) key stakeholders identified by the consulting team, Task Force and the municipality.

The stakeholders will be interviewed individually or in small groups by phone, video call, or in person.

Task Deliverables: Summary notes from stakeholder interviews.

1.11 Drafts and Final Draft Comprehensive Plan

The Conservancy will produce a draft Comprehensive Plan Update with accompanying Appendices with the Task Force; coordinate with adjoining municipal planning efforts to produce a regionally consistent planning document, wherever possible; revise draft plan update as necessary to result in a Task Force recommendation to the Township for adoption to the Township's Board of Supervisors.

Task Deliverables: Drafts and final draft Comprehensive Plan Update ready for public distribution and advertisement.

1.12 Final Comprehensive Plan

The Conservancy will produce a final Comprehensive Plan Update reflecting all final comments received and pursuant to adoption by the Township's Board of Supervisors. Two (2) hard copies will be provided to the Township, as well as electronic, printable versions of the final document including all maps, graphics, and data included in the hard copies.

The Conservancy will provide three (3) copies of the final adopted Plan, including one (1) in digital format, and if any GIS shapefiles have been created as part of the project, a functional digital version of that GIS data to Chester County.

Task Deliverables: Final Comprehensive Plan in hard copy and digital format, digital GIS data (if any).

2 Public Participation, Meetings, Community Event Outreach and Hearings

2.1 Project Task Force

A project Task Force will be established by the Board of Supervisors consistent with the project task force requirements of the County's VPP grant agreement. The Conservancy will coordinate eight (8) Task Force meetings to occur at key stages during the planning process as described below. Additional meetings may be scheduled as required to complete the project, and meeting order may be impacted by the scheduling of the public outreach elements of the Plan Update. The Conservancy will make all meeting materials available for the Task Force to review approximately one week prior to the scheduled virtual meetings.

The Conservancy will facilitate the Task Force meetings, and a more detailed schedule of tasks and meeting dates will be prepared and reviewed at the first Task Force meeting to confirm the planning process and timeline. Generally, the meetings are proposed as follows:

- Meeting 1 - Project kick-off.
 - o Meet the Conservancy team; review project scope and timeline; VPP initial briefing meeting; identify future study committee meeting dates and public meeting dates; identify five (5) Key Issues to be explored in depth for the Update; identify up to ten (10) stakeholders to be interviewed; review/confirm base map content and appearance.
 - o The Conservancy will provide a summary of topic areas and relevant goals, objectives, and recommendations from the current 2006 Plan that will not be covered in the more detailed evaluation of the five (5) key issues. These topics recommendations will be reviewed and updated as necessary to reflect items that have been implemented or that are no longer relevant. The discussion will provide an opportunity for the Task Force to ensure that no key topic areas are missing prior to focusing on the ones identified for in-depth review.
 - o The Conservancy will introduce the community values survey, its goals, and example questions for discussion with the Task Force. Other factors like type of survey and how to promote within the Township will be considered.
- Meeting 2 – Proposed Key Issue #1.
 - o Preserving Open Space, Recreation and Protecting Natural Resources - what natural and environmental resources are preserved and what are future priorities and opportunities?
 - o Community Visioning Session meeting preparation
- Meeting 3 – Proposed Key Issue #2.
 - o Expanding Heritage Preservation and Interpretation Opportunities in coordination with the County's Heritage Interpretive Network- what are the most iconic cultural and historic assets that are accessible to the public and how should they be preserved and interpreted.
 - o Public Participation Results.
 - § Overview and analysis of community visioning session, key stakeholder interviews
 - § Results of community values survey
 - § Impacts on the key issues

Vision Partnership Program – Pennsbury Township Comprehensive Plan Update

- Meeting 4 – Proposed Key Issue #3.
 - o Guiding Growth - how to provide for planned growth and housing along the Route 1 Corridor, while maintaining the village character and more rural character of other areas?
- Meeting 5 – Proposed Key Issue #4.
 - o Expanding Multi-Modal Transportation Priorities – how can the Township plan for accommodating the transportation needs of the growing population and land development? What has changed since the adoption of the 2006 Comprehensive Plan that should be considered in the Plan Update?
 - § Identify opportunities for collaboration and partnerships with neighboring municipalities and organizations to see how to expand transportation opportunities for residents
- Meeting 6 – Proposed Key Issue #5.
 - o Resiliency Preparedness - how can Pennsbury Township plan for climate change and the impacts to utilities, infrastructure, and residential landscapes to include sustainability and energy.
- Meeting 7 – 1st Draft Comprehensive Plan.
 - o The Conservancy will present the draft Comprehensive Plan text and maps and associated attachments for Task Force review and public comment.
- Meeting 8 – Final Draft Comprehensive Plan.
 - o Any unresolved discussion points, including an overview of all proposed goals, objectives, key issues, and recommendations.
- Meeting 9 and 10 – (Flexible topic)
 - o Can be utilized as necessary throughout the planning process to address unmet requirements in prior meetings or for additional review of material.

Deliverables: facilitate the Task Force meetings, create detailed schedule of tasks and meeting dates, confirm the planning process and timeline, provide all meeting items for review one week prior to all scheduled meetings.

2.2 Public Participation

The Conservancy team will facilitate the stakeholder interviews, host a table at a selected community event and public meetings outlined below, which will occur throughout the plan process. The Conservancy team will prepare agendas, boards, presentations, and meeting flyers, as necessary. In addition to preparing the meeting materials, the Conservancy will summarize the public involvement activities in the final plan.

Deliverables: Meeting agendas, flyers, meeting materials.

2.3 Public Meetings

Public meetings will be advertised and held to allow enough opportunity for public comment and feedback during the planning process. The two (2) public meetings are proposed as follows:

- Public Meeting 1 - The first public meeting is proposed early in the planning process. At that meeting the Conservancy will coordinate a visioning session and provide opportunities for the community to comment on five (5) Key Issues identified by the Task Force and proposed updates to other sections. This meeting will help shape the vision and goals for the Plan and key

Vision Partnership Program – Pennsbury Township Comprehensive Plan Update

issues. The meeting will also introduce the community survey which will be distributed and made available after the meeting on the Township website as well as the project website hosted by the Brandywine Conservancy.

- Public Meeting 2 – The second public meeting will be held during a Township Planning Commission meeting. During this public meeting, our team will present survey results, key stakeholder interview findings, public meeting 1 input, and a draft Comprehensive Plan Update with recommendations for each of the five (5) Key Issues as well as update to the current plan as needed. The Conservancy will prepare draft text, and maps for meetings 2-6. The BC team will present the draft plan and will invite comments, questions, and suggestions. The Planning Commission will recommend the plan, contingent on specified edits, to be sent to the Board to initiate the Act 247 Review process.

2.4 Public Hearing

The Conservancy will coordinate with the Task Force and project liaison to schedule a public hearing in the municipality at a regularly scheduled BOS meeting pursuant to the requirements in the Pennsylvania Municipalities Planning Code. The project liaison will work with the municipality and will be responsible for scheduling and advertising the hearing at a meeting of the Township’s Board of Supervisors. The public hearing will be scheduled after comments and feedback from the two public meetings and one public community outreach event have been documented, reviewed by the Task Force, and incorporated into the final draft plan.

2.5 Key Stakeholder Interviews

The Conservancy will conduct a maximum of ten (10) key stakeholder interviews, in person, by phone, or by video call regarding planning issues. A list of interviewees will be determined with the Task Force early in the planning process.

2.6 Community Values Survey

The Conservancy will work with the Task Force to assess public opinion about planning issues pertaining to the five (5) Key Issues and other relevant issues. We will develop an online survey as well as a paper survey to be distributed throughout the township. For the online survey we will utilize the online survey tool *Survey Monkey* and will provide a link to the Township to post on the municipal website. The Conservancy will tabulate online and paper survey input. The Conservancy will work with the Township to determine the best way to distribute and collect the paper surveys. Depending on the distribution method, additional cost may be incurred not included in this grant. The survey will be active for approximately three (3) to four (4) weeks, and the results will be tabulated and presented during the Task Force and public meetings.

Deliverables for 2.3 – 2.6: Summary of public meetings and general findings of the interviews and surveys will be presented in the draft and final plan. Full survey results will be compiled and included as an appendix to the Plan.

Vision Partnership Program – Pennsbury Township Comprehensive Plan Update

2.7 Newsletter Articles

The Conservancy will prepare articles for the quarterly Township newsletter to keep the public informed about the Comprehensive Plan Update and facilitate greater public participation. Article content is dependent upon the appropriate timing of newsletter publication in relation to the planning process.

Two (2) articles are proposed as follows:

- Article 1 – Overview of the Comprehensive Plan Update and Public Input
 - o Will focus on providing general information about the process, community visioning session and community values survey as well as advertising the webpage dedicated to the project.
- Article 2 –Draft Plan and Public input
 - o Will give details on opportunities for public input on the draft comprehensive plan

Deliverables: Article content with images and tables (if needed).

3 Products

The Conservancy will prepare a Draft and Final Plan with text, images, maps, and tables to summarize tasks 1.2-2.6 listed above. The Draft and Final Plan will be concise and focused on presenting a blueprint for the implementation of the recommendations. The Conservancy will circulate the Draft Plan to the Task Force and the Township for posting on the website and distributing to the Township's Commissions, the Board of Supervisors, and other commissions and boards. The Conservancy will also present the Draft plan at a public meeting. The Conservancy will revise the Draft Plan based on Task Force and public comments and produce a Final Plan for adoption.

- Summary report on findings of the Community Visioning session.
- Tabulation and analysis of the Community Values Survey results.
- Summary of Key Stakeholder Interviews.
- Updated Inventory and Analysis Maps and Narratives.
- Updated Demographic Data and Population and Housing projections.
- Vision Statement, Goals, and Objectives to include in the Comprehensive Plan Update.
- Draft Plan Chapters, reflecting focus on five (5) Key Issues with narrative and mapping as described above.
- Update current Plan Selections as needed.
- Revised Plan Appendices document.
- Draft Comprehensive Plan Update.
- Final Draft Comprehensive Plan Update.
- Final Adopted Comprehensive Plan Update with Appendices, in hard and electronic copies as described above.

4 Timetable for Completion of Tasks

The timeline involves an estimated 18-20 months, culminating in Board of Supervisors adoption of the Plan.

Pennsbury Township Comprehensive Plan Update Proposed Timeline																		
Tasks	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12	Month 13	Month 14	Month 15	Month 16	Month 17	Month 18
Project Tasks																		
1.1 Project Administration																		
1.2 Task Force Meetings, Public Meetings and Public Hearing	TFM1	TFM2		TFM3		TFM4		TFM5	TFM6			TFM7		TFM8	TFM9	TFM10	PM 2	PH1
1.3 Existing Conditions and Data Collections																		
1.4 Community Visioning Session			CV 3/PM 1															
1.5 Community Values Survey																		
1.6 Newsletter Articles/ Public Information																		
1.7 Vision Statement, Goals and Objectives																		
1.8 Key Issue Identification and Recommendations																		
1.9 Other Section Update																		
1.10 Stakeholder Interviews																		
1.11 Draft Comprehensive Plan																		
1.12 Final Comprehensive Plan																		

Vision Partnership Program – Pennsbury Township Comprehensive Plan Update

5 Cost Summary

Task 1.1 – Project Administration	\$6,960.00
Task 1.2 – Task Force Meetings, Public Meetings and Public Hearing	\$12,807.50
Task 1.3 – Existing Conditions and Data Collection	\$11,200.00
Task 1.4 – Community Visioning Session	\$2,585.00
Task 1.5 – Community Values Survey & Outreach	\$4,380.00
Task 1.6 – Newsletter Articles/ Public Information	\$490.00
Task 1.7 - Vision Statement, Goals and Objectives	\$890.00
Task 1.8 – Key Issues Identification and Recommendations	\$6,750.00
Task 1.9 – Other Section Update	\$1,350.00
Task 1.10 – Key Person Interviews	\$2,700.00
Task 1.11 – Draft Comprehensive Plan	\$11,405.00
Task 1.12 – Final Comprehensive Plan	\$6,060.00
Base Mapping	\$5,422.50
Expenses	\$500
Total	\$73,500.00

Invoicing on the project will be provided monthly for the duration of the project.

Chapter Fourteen

IMPLEMENTATION STRATEGIES

Introduction

This chapter provides a blueprint for the implementation of the Comprehensive Plan. The strategies shown in the following tables are a summary of the recommendations described in the preceding plan chapters. The tables include information concerning how and when the recommended strategies should be implemented. The strategies are organized in the same order they are presented in each plan chapter with the corresponding recommendation cross-referenced in the first column of the table. Each strategy has been assigned a timeframe for completion and the group or groups primarily responsible for implementation. The primary method of implementation (ordinance, special study, etc.) is indicated in the last column of the table.

Timeframe and Priority for Completion

Timeframe - The four timeframes described below are general guidelines for the order in which the various strategies should be implemented. However, if unexpected opportunities arise due to available funding or volunteers for a particular project, that strategy can be moved up in the timeline.

- Immediate:* Strategies that should be implemented within one to two years following plan adoption. Most ordinance amendments are identified as immediate actions because they can be accomplished relatively quickly and are an important component of implementing the land use plan and other plan elements. Because the implementation strategies include numerous ordinance amendments, it is recommended that they be undertaken comprehensively as part of an overall update to the township ordinances. Exceptions to this recommendation are those ordinance amendments that might require more extensive study prior to adoption. Note that an immediate action may also be the first step in a long-term program.
- Short-Term:* Strategies to be implemented or initiated within the next two to three years following plan adoption or following the completion of immediate actions.
- Long-Term:* Strategies to be implemented or initiated within the next three to five years following plan adoption. These strategies may be implemented sooner if funding or staffing becomes available.
- On-going:* Strategies that will require a continued effort. The initial action, if not already begun, should be undertaken in the next one to two years. These actions often involve monitoring or the continuation of existing programs.

Priority - The timeframe for completion generally equates to the priority of the implementation strategy. That is, the sooner a strategy is targeted for implementation, the higher its priority. A possible exception to this rule is some of the ordinance revisions. As noted above, most ordinance provisions are assigned an “Immediate” implementation timeframe because it is more efficient to undertake ordinance revisions as part of a complete update.

Responsibility

The group or groups with primary responsibility for implementing a particular strategy is listed under this table heading. Where multiple groups are listed, the first group would serve as the lead on coordination. Generally, the groups that have the most responsibilities assigned to them are the planning commission, supervisors, and township administration and staff. In some cases, a special task force can be formed consisting of members from one or more of the groups listed. In the case of ordinances or comprehensive plans, primary responsibility is assigned to the planning commission for development of the document, with the assistance of a consultant. In all cases, it is assumed the supervisors are responsible for adoption of plans and ordinances, although it is not explicitly stated in the table.

Township groups most often listed under responsibilities include:

- Board of Supervisors
- Planning Commission
- Historical Commission
- Park Committee
- Township Administration/Manager
- Township Engineer
- Code Enforcement
- Emergency Management

Quasi-township groups also listed under responsibilities include:

- Pennsbury Land Trust
- Townwatch

Note that the groups listed under the “Township Responsibility” column do not include outside organizations. Although the township will likely want to involve such groups in some of these efforts to provide technical assistance or support, only township groups or, in some cases, consultants are included in this column.

Method of Implementation

The last column in the table indicates the primary method for implementing a recommendation. The table includes only a brief description of the implementation technique. The full recommendation in each plan chapter should be consulted for more detailed information.

In many cases, the primary method of implementation will take place through the township zoning ordinance or subdivision and land development ordinance. Ordinance revisions should be undertaken comprehensively and with the assistance of a planning consultant. In other cases, a special plan, study, or program may be a necessary step in implementation. These may also require the assistance of a consultant. Typical methods of implementation include:

- Zoning Ordinance
- Subdivision and Land Development Ordinance (SLDO)
- Official Map
- Sewage Facilities (Act 537) Plan

- PennDOT 12-Year Program
- Special Studies or Plans
- Township newsletter and website
- Administrative actions (e.g., budget process, code enforcement)
- Coordination with other agencies

Progress Reports

Although the long-range horizon for this plan is 20 years, recommendations and strategies should be re-evaluated on a regular basis. A full review and update of the plan should be undertaken at least every ten years and the progress report described below completed yearly. Continual evaluation of the plan strategies is essential to the successful implementation of the goals of the plan.

In order to assess the effectiveness of the plan, the planning commission should provide a progress report to the supervisors on the plan strategies that have been implemented. These report should be provided on an annual basis, starting from the date of adoption of this Plan. Alternatively, the report could be provided as part of the annual report to the supervisors required by Section 207 of the Municipalities Planning Code. The report should include an assessment of the implemented and proposed actions and determine what, if any, adjustments or additions might be needed to the adopted implementation strategies. This information should also prove useful when the next update of the Comprehensive Plan is undertaken.

IMPLEMENTATION STRATEGIES

Land Use Recommendations (Chapter Five)

The actions outlined below implement the land use plan recommendations discussed in detail in Chapter Five of the Comprehensive Plan. The Land Use Plan recommends an overall land use pattern for the township. The planning techniques outlined in the table are intended to achieve the primary objectives of each land use designation including the location and types of land uses envisioned for those designations.

Number	Recommendations for Land Use	Timeframe	Township Responsibility	Method of Implementation
Zoning Ordinance and Other Ordinances				
5.1	Revise the zoning ordinance and applicable land use standards to make the zoning ordinance consistent with the Land Use Plan and Housing Plan recommendations	Immediate	Planning Commission	Zoning Ordinance and Map amendments. (See also Chapter Ten, Housing Plan and Recommendations #10.1 to #10.8 below for additional housing strategies.)
5.2	Review the open space design option for consistency with the recommendations of the Land Use Plan and the Open Space Plan.	Immediate	Planning Commission	Zoning Ordinance. (See Chapter Six and recommendation #6.12 below for more detailed discussion of open space strategies and revisions to open space design option.)
5.3	Reconsider the merit of implementing a transfer of development rights program.	Short-term	Planning Commission	Zoning Ordinance, addition of TDR standards.
5.4	Enact the recommended revisions to the township's resource protection ordinance standards as outlined in the Natural Resources Plan.	Immediate	Planning Commission	Zoning Ordinance and Subdivision and Land Development Ordinance amendments as described in Chapter Seven, Natural Resource Protection Plan.
5.5	Protect historic resources within the township through the Historic Preservation Overlay District and the possible enactment of an Act 167 Historic District.	On-going and Short-term	Planning Commission Historic Commission	Zoning Ordinance - application of current Overlay District and as Act 167 District Ordinance - possible addition of Act 167 District for Fairville village as described in Chapter Eight Historic Resources Plan. (See Chapter Eight and Recommendations #8.14 to #8.20 below for specific ordinance amendments.)

Number	Recommendations for Land Use	Timeframe	Township Responsibility	Method of Implementation
	Official Map			
5.6	Consider implementing an official map to further a number of township planning goals.	Short-term	Board of Supervisors Planning Commission	Creation and adoption of Official Map and Ordinance.
	Sewage Facilities Planning			
5.7	Coordinate the Sewage Facilities (Act 537) Plan with the recommendations of the Land Use Plan.	Immediate	Planning Commission Township Engineer	Compare Act 537 Plan policies with Land Use Plan recommendations and revise plan if warranted.
	Transportation Planning			
5.8	Coordinate future transportation improvements so that they are consistent with the recommendations of the Land Use Plan and the Transportation Plan.	On-going	Board of Supervisors Planning Commission Township Engineer Road Master Traffic Safety Committee	PennDOT 12-Year Plan, Road Maintenance Plan, Access Management Studies, Official Map. (See Chapter Eleven, Transportation for full discussion of these recommendations.)
	Recreation Planning			
5.9	Guide improvements for the areas designated as "Public Recreation" using the recommendations of the Recreation Plan.	On-going	Planning Commission Park Committee	See recommendations of Chapter Thirteen, Recreation and Trail Plan and recommendation #13.1 to #13.22 below.)
	Regional Planning			
5.10	Continue participation in and coordination with the Kennett Area Regional Planning Commission.	On-going	Board of Supervisor Planning Commission Representatives to the KARPC	Continue participation and coordination with the KARPC.

Open Space Recommendations (Chapter Six)

The strategies shown below implement the open space recommendations of Chapter Six of the Comprehensive Plan. These recommendations serve to update and supplement the *Pennsbury Township Open Space, Recreation, and Environmental Resources Plan* (1993).

Number	Recommendations Open Space	Timeframe	Township Responsibility	Method of Implementation
Create a Protected Open Space Network				
6.1	Define township open space as a network of greenways (linear open space) and non-linear open space.	Immediate	Planning Commission	Adoption and use of Proposed Open Space Network as described and mapped in Chapter Six.
6.2	Create a mapped open space network based on the location of natural, scenic, and manmade resources.	On-going	Planning Commission Historic Commission	Continue to refine as necessary the links and destinations of the Proposed Open Space Network map of this Plan.
6.3	Use the mapped open space network to coordinate open space planning decisions in regard to preservation, purchase, or acceptance.	On-going	Board of Supervisors Planning Commission Pennsbury Land Trust	Consult the Proposed Open Space Network map as part of any decision-making process that involves open space planning or preservation.
Establish Connections with the Regional Open Space Network				
6.4	Create local connections to the Regional Recreation Corridors.	On-going	Planning Commission Park Committee	Consider the location of Regional Recreation Corridors and possible connections in trail and recreation planning decisions. Coordinate with county recreation corridor planning.
6.5	Incorporate regional Wildlife Biodiversity Corridors into the Open Space Network.	On-going	Planning Commission Park Committee	Consider the location of Wildlife Corridors in open space preservation decisions and development review. Guide active recreation and development away from these corridors.
6.6	Coordinate open space network planning with County and State planning efforts.	On-going Long-term (PA Greenways)	Planning Commission Park Committee	Coordinate Township and County open space network and trail planning efforts through contact with Chester County Planning Commission and Parks Department. Coordinate trail planning with PA Greenways Network as their plans move forward. Monitor their efforts through the PA Greenways website (www.pagreenways.org)

Number	Recommendations Open Space	Timeframe	Township Responsibility	Method of Implementation
Implement Specific Techniques for Preserving the Open Space Network				
6.7	Inform residents of the benefits of open space preservation and about current township efforts for implementing open space goals. Inform residents in a timely manner and allow for their input when proposals are made that affect township open space.	On-going/ Immediate	Township Administration Newsletter Editor	Township newsletter, website, targeted mailings, and press releases. Revision of Open Space Benefits Ordinance to include the process for resident input for the disposition of township open space.
6.8	Focus use of township open space funds to achieve maximum benefits from the funds.	On-going	Board of Supervisors Pennsbury Land Trust Planning Commission	Target open space funding based on parcel's priority for preservation and potential contribution to the Proposed Open Space Network. Also, consider areas where moderately sized parcels can be combined.
6.9	Continue use of conservation easements in land preservation efforts.	On-going	Pennsbury Land Trust	Continue to work with landowners on preservation and education efforts. Target areas identified as priority parcels or which are located in the Proposed Open Space Network.
6.10	Selectively purchase land or accept donated land where such land is necessary to achieve a specific public purpose.	On-going	Board of Supervisors Pennsbury Land Trust	Purchase land or accept developer donated open space where it will meet a public need such as open space access or recreation.
6.11	Pursue the use of agricultural easements and security areas to preserve active farmland.	On-going	Board of Supervisors Pennsbury Land Trust Planning Commission	Continue to pursue agricultural easements through the County program. Expand the agricultural security areas if there are additional areas that could qualify for the grant program.
6.12	Improve the open space design option as a tool for protecting open space.	Immediate	Planning Commission	Consider revisions to the Zoning Ordinance provisions for the open space design option as described in Chapter Six, recommendation #6.12. Use the Proposed Open Space Network to guide location of open space when development is proposed under this option. (See also recommendation #5.2.)
6.13	Expand the use of lot averaging to allow greater flexibility in locating development away from natural features or outside of scenic views.	Immediate	Planning Commission	Revise Zoning Ordinance to allow lot averaging in the R-1 and R-2 Districts and on smaller parcels in the R-3 District where it is currently permitted.
6.14	Use the proposed open space map to determine when a "fee-in-lieu" of open space is most desirable.	On-going	Planning Commission Board of Supervisors	When a fee-in-lieu option is possible under the Subdivision Ordinance, consult Open Space Network to determine if acceptance of the fee or land is more desirable.

Number	Recommendations Open Space	Timeframe	Township Responsibility	Method of Implementation
6.15	Improve and use the natural resource protection standards to support the creation of the open space and greenway network.	Immediate	Planning Commission	Implement the recommendations of Chapter Seven for amendments to the Zoning Ordinance and Subdivision Ordinance, particularly as they apply to woodlands, wetland margins, riparian buffers, and permanent protection measures.
6.16	Use the Proposed Open Space Network map (Map 6-2) to guide the location of homeowner association land. Ensure that HOA land is properly maintained as either wildlife habitat or recreational land.	On-going	Planning Commission	During the plan review stage, use the Proposed Open Space Network map to determine the best locations for HOA land and to create possible connections to the network. Ensure the required open space management plan addresses long-term maintenance and possible restoration of wildlife habitat.
6.17	Reconsider the use of transfer of development rights or the purchase of development rights as an open space preservation tool.	Short-term	Planning Commission Supervisors	Zoning Ordinance - Addition of TDR standards to the ordinance following feasibility study.
6.18	Pursue the purchase of development rights and permanently retire the rights or “bank” the rights for future use if a TDR program is implemented.	Short-term	Board of Supervisors Pennsbury Land Trust	Create mechanism to acquire and “bank” purchased development rights. Use priority parcels and Proposed Open Space Network Map to guide purchase of development rights.
Coordinate the Open Space Network with Trail and Bikeway Planning				
6.19	Coordinate the locations and use of trails and bikeways with the proposed open space network.	On-going	Park Committee	Consult Proposed Open Space Network Map and Trail Plan when determining appropriate location of trails and bikeways. (See Chapter Thirteen and Recommendations #13.14-13.19 below for additional trail discussion.)
Apply for Available Open Space Funding				
6.20	Review and apply for county, state, and federal funding programs for open space, trail, and greenway funding.	On-going	Township Administration Park Committee Pennsbury Land Trust	Consult Appendix C for possible funding sources for open space projects and apply for those that are applicable to township open space goals.

Natural Resource Protection Plan Recommendations (Chapter Seven)

The strategies outlined below implement the natural resource protection measures identified in Chapter Seven of the Comprehensive Plan. The majority of these strategies can be implemented through ordinance provisions. Education of residents concerning resource related issues and current township protection efforts is also an important aspect of implementation strategies. *Note that the ordinance revisions referred to under the individual recommendations are summarized in Appendix A. Appendix A should be used as a guideline for a comprehensive updating of resource protection measures in the Township and it is highly recommended that the revisions be undertaken as a complete package, rather than through a piecemeal approach, and with assistance from a planning consultant experienced in resource protection techniques.*

Number	Recommendations for Natural Resources	Timeframe	Township Responsibility	Method of Implementation
WATER RESOURCES:				
Surface Water Protection				
7.1	Make the protection of headwater areas a priority; target first and second order streams for establishing forested riparian buffers.	Immediate	Planning Commission	Zoning Ordinance - Apply riparian buffer standards to First and Second Order streams. See also #7.10, below.
7.2	Remediate impaired streams (see Map 7-1).	On-going	Planning Commission Code Enforcement Pennsbury Land Trust	Zoning Ordinance and SLDO - Maintain and restore riparian buffers. Establish a riparian buffer restoration program. (See recommendation #7.10 below for details.) Continue implementation of stormwater management program.
7.3	Improve specific ordinance standards that will promote the protection of surface waters.	Immediate	Planning Commission	Implement the ordinance revisions listed in Chapter Seven, recommendation #7.3 and Appendix A.
Groundwater Protection				
7.4	Promote groundwater recharge and reduce stormwater runoff.	On-going	Planning Commission (Ordinance Standards) Township Engineer (Act 537 Plan)	Zoning Ordinance and SLDO - Review standards that affect impervious surface (parking, streets, sidewalks, etc.) to ensure such facilities do not require more impervious surface than needed. Continue to use the Act 537 Sewage Facilities Plan to encourage options that promote groundwater recharge.

Number	Recommendations for Natural Resources	Timeframe	Township Responsibility	Method of Implementation
7.5	Prevent groundwater contamination from malfunctioning sewage systems and untreated stormwater runoff.	On-going	Township Administration Code Enforcement Township Engineer Planning Commission	Continue to monitor residents' pumping schedules for on-lot systems; require pre-treatment of storm discharge in areas at greater risk for contamination (e.g. carbonate geology areas) through the stormwater management ordinance.
7.6	Establish a wellhead protection program for public water supply wells.	Long-term	Planning Commission, and/or specialized consultant (engineer or hydrogeologist)	Undertake the steps necessary to create a Wellhead Protection Ordinance and Program as described in Chapter Seven, recommendation #7.6.
7.7	Use the Brandywine Creek Groundwater model to assess the potential impact of proposed development on groundwater.	On-going	Planning Commission	Use BVA model in early stages of subdivision or land development review to assess best locations for wells, wastewater recharge, and stormwater facilities. Discuss other possible applications of the model with BVA. Consider formalizing this step through an amendment to the SLDO review process.
7.8	Improve specific ordinance standards that will promote the protection of groundwater.	Immediate	Planning Commission	Establish recommended cross-references between the Zoning Ordinances "Groundwater Protection Overlay District" and Section 3.3 of the "Stormwater Management Framework Report" that deals with carbonate geology. Add provisions for a water impact study to the SLDO.
Floodplains				
7.9	Maintain floodplains in their natural state.	On-going	Planning Commission	Zoning Ordinance - Continue policy of not allowing development in or disturbance of the floodplain.
Riparian Buffers				
7.10	Establish and maintain riparian buffers.	Immediate	Planning Commission Pennsbury Land Trust	Establish a riparian buffer restoration and maintenance program working with local landowners and possibly using the Kennett Township program as a model. Encourage volunteers to participate in the restoration and maintenance program. Educate landowners on the importance of Riparian Buffers and enlist the help of BVA to provide additional guidance.

Number	Recommendations for Natural Resources	Timeframe	Township Responsibility	Method of Implementation
7.11	Improve specific ordinance standards that will strengthen current riparian buffer protection measures and promote the protection of groundwater.	Immediate	Planning Commission	Zoning Ordinance - Implement the specific ordinance revisions described in Chapter Seven, recommendation #7.11 including relocating the standards to the Zoning Ordinance, requiring a minimum 100 foot width, and allowing exceptions for limited specific activities. See also Appendix A.
Wetlands				
7.12	Improve specific ordinance standards that will strengthen current wetland protection measures and promote the protection of surface and groundwater.	Immediate	Planning Commission	Zoning Ordinance - Implement the specific ordinance revisions in Chapter Seven, recommendation #7.12 including updating the wetlands definition, revising the wetland margin width, and allow exceptions for limited specific activities. (See also Appendix A.)
LAND RESOURCES:				
Slopes Recommendations				
7.13	Improve specific ordinance standards that will strengthen current slope protection measures and promote the protection of surface waters.	Immediate	Planning Commission	Zoning Ordinance - Revise the steep slope standards to be more restrictive in the types of uses permitted on 25%+ slopes. SLDO/SWM - Add a cross-reference in the stormwater management regulations to the full slope standards in the Zoning Ordinance.
Prime Agricultural Soils				
7.14	Include prime agricultural soils as a factor in determining the location of protected open space in the open space design option.	Immediate	Planning Commission	Zoning Ordinance, Open Space Design Option - Add prime agricultural soils as one of the resources to be considered for inclusion in the protected open space.
Hydric Soils and Seasonal High Water Table Soils				
7.15	Use the presence of hydric soils as a factor in determining if a wetlands delineation is needed.	On-going	Planning Commission	Zoning/SLDO - Review the definition of hydric soils for consistency in both ordinances. Differentiate between hydric soils and soils with hydric inclusions in the regulations.
7.16	Require appropriate precautions to be taken when development is proposed in areas of hydric or seasonal high water table soils.	On-going	Planning Commission Code Enforcement Township Engineer	Subdivision and Building Permit Review - Ensure proper building precautions are taken when development is proposed in areas of hydric or seasonal high water table soils.

Number	Recommendations for Natural Resources	Timeframe	Township Responsibility	Method of Implementation
	Alluvial Soils			
7.17	Use the presence of alluvial soils as one of the factors in identifying the regulated floodplain.	On-going	Planning Commission	Zoning Ordinance - Continue to use alluvial soils as one of the defining features of the regulated floodplain.
	BIOTIC RESOURCES			
	Natural Diversity			
7.18	Adopt ordinance language that promotes the use of native plant species and prohibits the use of invasive plants.	Short-term	Planning Commission	SLDO - Adopt ordinance language that promotes the use of native plants and prohibits the use of invasive plants. Require removal of invasive plants as a condition of subdivision approval. Include a list of desired plants in the ordinance.
7.19	Implement and support initiatives to address deer overpopulation including: a) habitat modification, b) landowner/hunter initiatives, and/or c) deer control permits.	On-going Long-term (deer permit)	Township Administration (educational efforts) Supervisors (deer control permit)	Provide residents with information on habitat modification and landowner/hunter initiatives available through the PA Game Commission. Under extreme circumstances, consider taking the necessary steps to obtain a municipal deer control permit.
7.20	Use ordinance standards to promote natural diversity including improved protection standards for woodlands, riparian buffers, wetlands, hedgerows, and floodplains.	Immediate	Planning Commission	Zoning/SLDO - Implement the recommended revisions for woodlands, riparian buffers, wetlands, hedgerows, floodplains, etc. to promote natural diversity (See Appendix A). Use the open space design option to help establish wildlife corridors and connections.
7.21	Revise the lighting standards to implement “dark-sky” friendly lighting provisions.	Immediate	Planning Commission Township Administration	Zoning Ordinance - Review the lighting standards to determine if they are “dark sky” friendly and revise as needed. (See Recommendations #9.17 and 9.18 of the Cultural and Scenic Resources chapter for a more complete discussion of this subject.)
	Woodlands			
7.22	Revise ordinance standards to enhance woodland protection.	Immediate	Planning Commission	Zoning Ordinance/SLDO - Implement the specific ordinance revisions in Chapter Seven, recommendation #7.22 including reducing disturbance limits, addressing inconsistencies between the Zoning and SLDO provisions, clarifying the difference between a timber harvesting and woodland management plan, and reviewing the tree replacement standards. (See Appendix A)

Number	Recommendations for Natural Resources	Timeframe	Township Responsibility	Method of Implementation
Fields/Meadows/Hedgerows				
7.23	Revise ordinance standards to provide more specific guidelines for limiting the removal of hedgerows.	Immediate	Planning Commission	Zoning Ordinance - Provide more specific protection standards for hedgerows. (See Appendix A)
PNDI Site				
7.24	Implement identification and protection measures for PNDI sites.	Immediate	Planning Commission	SLDO - Add PNDI sites to the plan information requirements. Zoning/SLDO - Where PNDI sites are identified, require the applicant to indicate what efforts will be made to protect the site and how state and federal regulations, if applicable, will be met. (See Appendix A)
Locally Significant Vegetation				
7.25	Provide more specific standards governing when a specimen tree can or cannot be removed.	Immediate	Planning Commission	Zoning Ordinance - Include stricter and more specific protection standards for specimen vegetation. (See Appendix A)
CURRENT PROTECTION MEASURES				
Revise Township Ordinance Standards				
7.26	Implement the recommended ordinance revisions summarized in Appendix A of this Plan and detailed above under individual resources.	Immediate	Planning Commission	Zoning Ordinance and SLDO - Amend the ordinances for consistency with the recommendations of Chapter Seven and Appendix A.
General Recommendations for Creating and Enforcing More Effective Ordinance Standards				
7.27	Create maximum disturbance limitations and measurable protection standards.	Immediate	Planning Commission	Zoning Ordinance/SLDO - Wherever practicable, ensure that resource protection standards include a specific maximum disturbance limitation or some type of measurable standard; avoid highly complex regulations that will be difficult to enforce.
7.28	Provide more options for the permanent protection of identified resources.	Immediate	Planning Commission	Zoning Ordinance - Expand the preservation options listed in Section 162-54.D of the ordinance for permanently protected open space.
7.29	Centrally locate the natural resource protection standards in the ordinance.	Immediate	Planning Commission	Zoning Ordinance/SLDO - Centrally locate resource protection measures into one section of the zoning ordinance and SLDO as applicable.

Number	Recommendations for Natural Resources	Timeframe	Township Responsibility	Method of Implementation
7.30	Consistently enforce the protection standards.	On-going	Code Enforcement Planning Commission Board of Supervisors	Verify information shown on development plans or building permits is accurate and complete and consistently apply protection measures to all applicants.
Directing Growth to Appropriate Areas				
7.31	Implement the recommendations of the Land Use Plan to direct growth away from sensitive resources and environmentally constrained areas.	Immediate	Planning Commission (Ordinance) Township Engineer (Act 537 Plan)	Zoning Ordinance and Map - Revise the Zoning Map and Ordinance to achieve general consistency with the Land Use Plan map. Act 537 Plan - Revise if necessary to discourage the expansion of public sewage into areas targeted for preservation. (See also Chapter Five, Land Use Plan)
Educate Citizens About Resources				
7.32	Inform residents about the importance of natural resources and encourage landowners to do what they can to protect resources on their property.	On-going	Township Administration, Pennsbury Land Trust	Newsletter, Website, Seminars - Inform residents about the benefits of resource protection and what actions they can take on their own properties to protect resources.
Balance Protection of Resources with Rights of Property Owners				
7.33	Implement resource protection measures within established legal limits to protect property owners' rights.	On-going	Planning Commission	Zoning Ordinance/SLDO - Adopt and apply resource protection measures within limits that have been established as legally acceptable.
Establish an Environmental Advisory Council				
7.34	Take steps necessary to establish an Environmental Advisory Council to assist with the implementation of environmental recommendations.	Immediate	Board of Supervisors	Create a township Environmental Advisory Council to assist the planning commission with environmental reviews of proposed plans and implementation of other projects as requested.
REGIONAL RECOMMENDATIONS				
Kennett Area Regional Planning Commission				
7.35	Continue to work with the KARPC to identify environmental issues of mutual concern and to adopt regionally consistent natural resource protection standards.	On-going	Township representatives to KARPC	Continue to work with KARPC to achieve regionally consistent resource protection measures in the Zoning Ordinance and the SLDO. Cooperate on other regional environmental projects as opportunities arise.
Integrated Water Resources Planning				
7.36	Implement the priority recommendations for local municipalities of the County Water Resources Plan, <i>Watersheds</i> .	On-going	All groups listed above as applicable	Support <i>Watershed's</i> top priorities for municipalities through implementation of the above resource protection measures.

Number	Recommendations for Natural Resources	Timeframe	Township Responsibility	Method of Implementation
7.37	Implement the priority management objectives of the <i>Brandywine Creek Watershed Conservation Plan</i> .	On-going	All groups listed above as applicable	Support BVA’s priority management objectives as stated in the <i>Brandywine Creek Watershed Conservation Plan</i> through implementation of the above resource protection measures.

Historic Resources Protection Plan Recommendations (Chapter Eight)

The strategies listed below implement the recommendations for historic resource protection discussed in Chapter Eight of the Comprehensive Plan. These protection strategies use a variety of implementation methods including special studies, public education, and ordinance amendments. Many of the actions rely on the Historical Commission for their implementation.

Number	Recommendations for Historic Resources	Timeframe	Township Responsibility	Method of Implementation
HISTORIC RESOURCE IDENTIFICATION				
Township Historic Sites Survey				
8.1	Complete the Township Historic Sites Survey update and provide further detailed historic resource information in this update. Continue to document the township's history.	Short-term/ On-going	Historical Commission	Continue work on Township Historic Sites Survey and township history. See Chapter Eight, recommendation #8.1 for specific elements to include in the update.
8.2	Reference as needed the NPS bulletins identified as helpful to the survey update.	On-going	Historical Commission	Use the NPS bulletins listed in Chapter Eight, recommendation #8.2 for guidance in completing the Historic Sites Survey.
Chester County Historic Resources Atlas Project				
8.3	Participate in the Chester County Historic Resources Atlas GIS project after the update to the Township Historic Resource Survey is complete.	Short-term	Historical Commission	Coordinate with Chester County Parks and Recreation Department in their effort to complete the Historic Resources Atlas.
National Register				
8.4	Pursue additional DOE submissions and nominations to the National Register of Historic Places.	Short-term/ On-going	Historical Commission	Following completion of the historic sites survey, pursue additional national register listing for important historic resources as outlined in Chapter Eight, recommendation #8.5. Consider resubmitting the Parkersville Historic District nomination.
BRANDYWINE BATTLEFIELD NATIONAL HISTORIC LANDMARK				
8.5	Take into account the location of the Brandywine Battlefield National Historic Landmark (BBNHL) in township open space preservation efforts.	On-going	Planning Commission Historical Commission	Use the location of the BBNHL as a criteria when setting priorities for open space preservation. Where the open space design option is proposed in the battlefield area, use the BBNHL as a consideration in locating the open space and developed portion of the site.

Number	Recommendations for Historic Resources	Timeframe	Township Responsibility	Method of Implementation
8.6	Appoint a township official to work actively with the Brandywine Battlefield Taskforce (BBTF) to encourage and promote the protection of the BBNHL in Pennsbury.	Immediate and On-going	Board of Supervisors	Re-appoint township representative to the Brandywine Battlefield Taskforce.
8.7	Review the <i>Battlefield Protection Strategies</i> guide and identify which strategies should be implemented in the township to help protect the BBNHL.	Immediate	Historical Commission and other groups to be determined.	Create a plan of action for the township to follow to implement the strategies set forth in the battlefield guide, including which township groups should take primary responsibility for the actions. See Chapter Eight, #8.7 for sample recommendations from that guide.
POLICY AND REGULATION				
Education through Identification and Documentation				
8.8	Continue to provide education to residents and new township officials about historic resources and their protection through identification and documentation.	On-going	Historical Commission Township Administration	Provide educational materials to new township officials and township residents; Publish information in the township newsletter and website including links to where additional historic resource information can be obtained.
Historical Commission				
8.9	Promote the role of and facilitate historic preservation efforts by the Historical Commission.	On-going	Board of Supervisors Planning commission	Involve the Historical Commission in all township activities related to or which affect historic resources. Review recommendations of the 1993 Open Space Plan for details on the recommended roles of the Historical Commission.
Definitions and References				
8.10	Achieve consistency in the use of historic related terminology in township plans and ordinances.	Immediate	Planning Commission	Zoning Ordinance, SLDO, related Plans - Review definitions and use of terms in township plans and ordinances to ensure that references to and definitions for the terms 'historic resources,' 'Chester County Historic Sites Survey,' and 'Township Historic Resource Survey' are consistent. Amend documents for consistency as needed. (See Chapter Eight, recommendation #8.10 for more details.)

Number	Recommendations for Historic Resources	Timeframe	Township Responsibility	Method of Implementation
Subdivision and Land Development Ordinance (SLDO) and Plan Proposal Review Process				
8.11	Guide new development so that the built environment is compatible with and designed to complement historic resources by examining how historic resources are sited within the township's cultural landscapes.	On-going Short-term (SLDO)	Planning Commission Historical Commission	SLDO - Use the subdivision and land development review process to encourage compatibility and sensitivity to historic resources. Incorporate this into the review process through an amendment to the SLDO.
8.12	Incorporate Historical Commission review of the impact of subdivisions and land developments on historic resources into the plan review process.	Immediate	Planning Commission Historical Commission	SLDO - Revise either Section 138-23 of the SLDO or Section 162-97 of the Zoning Ordinance to require an Historic Impact Study when historic resources are located on or in close proximity to a proposed development and require the Historical Commission's comments as part of this process.
8.13	Continue to require historic resources to be identified on a site analysis plan as part of preliminary and final plan proposals through the SLDO.	On-going	Planning Commission	SLDO - Ensure historic resources are identified as required on the site analysis plan.
Zoning Ordinance				
8.14	Periodically review Historic Commission purposes and function (under the Historic Overlay Zone) to ensure they accurately reflect activities and duties of the Historical Commission.	On-going	Planning Commission Historical Commission	Zoning Ordinance - Arrange periodic meetings between the two groups to discuss the role of the Historical Commission under the Historic Overlay Zone provisions. Revise the Zoning Ordinance if needed to better reflect the duties and function of the Historical Commission.
8.15	Continue to allow the additional uses of bed and breakfasts and antique stores within qualified historic buildings identified on the Township Historic Resource Survey.	On-going	Planning Commission	Zoning Ordinance - Retain current Zoning Ordinance provisions for the reuse of qualified historic structures. Revise provisions as needed if issues are identified with their current application.
8.16	Ensure the open space design option provisions are clear about which "structures" are being referred to in relation to the density bonus.	Immediate	Planning Commission	Zoning Ordinance - Revise the provisions of Section 162-66 to clarify that the incentive to renovate or reuse existing buildings refers to historic resources.
8.17	Review and update the <i>Historic Overlay Zone</i> in the Zoning Ordinance.	Immediate	Planning Commission with input from Historical Commission	Zoning Ordinance - Revise the Historic Overlay Zone provisions of the Zoning Ordinance as detailed in Chapter Eight, recommendation #8.17.

Number	Recommendations for Historic Resources	Timeframe	Township Responsibility	Method of Implementation
8.18	Determine if applicable provisions for signs, lighting, buffering, and landscaping associated with historic resources should be included in the township ordinances.	Immediate	Planning Commission with input from the Historical Commission	Zoning Ordinance - Review Zoning Ordinance provisions for signs, lighting, and buffering and SLDO provisions for landscaping to determine if changes could be made for greater compatibility with historic resources. These provisions could be dealt with in the Historic Overlay Zone or in individual ordinance sections.
8.19	Develop a village protection program.	Short-term	Planning Commission with input from the Historical Commission	Zoning Ordinance - Following a more detailed study of the township villages through a comprehensive plan amendment, revise Zoning Ordinance to enhance regulations related to historic village planning. See Chapter Eight, recommendation #8.19 for detailed village preservation recommendations and Chapter Five, Land Use, for recommendations relating to the Village land use designation.
Act 167 Local Historic District				
8.20	Reconsider the possibility for an Act 167 Certified Local Historic District in Fairville.	Long-term	Planning Commission with input from the Historical Commission	Act 167 Ordinance - Consider implementing a modified Act 167 Historic District for Fairville that would preserve village historic features with more flexible, less restrictive, and, where possible, incentive based standards for property owners.
COMMUNITY EDUCATION, OUTREACH, AND INVOLVEMENT				
8.21	Initiate community involvement and participation in historic preservation efforts through the Historical Commission, in addition to any historic-related subcommittees, task forces, or advisory boards, as necessary for specific projects.	On-going	Historical Commission Township Administration Other historic related subcommittees, task forces, and advisory boards.	Multiple methods including public recognition programs, serving as liaison between public and private organizations, provision of technical assistance to homeowners, expanded use of website for historic information, etc. See Chapter Eight, recommendation #8.21 for full listing of potential activities.

Number	Recommendations for Historic Resources	Timeframe	Township Responsibility	Method of Implementation
	BRICKS AND MORTAR			
	Historic Design Guide			
8.22	Create township historic design guidelines, which can help identify, provide education, and illustration about design, construction, and architectural features on historic resources in the township, and thus could serve to aid restoration or rehabilitation efforts.	Long-term	Historical Commission with consultant assistance.	Design Guide with references to Zoning Ordinance and SLDO - Develop and publish Historic Design Guidelines specific to Pennsbury Township. Incorporate cross-references to the guidelines in other township planning documents (i.e., SLDO, Zoning Ord.) as appropriate, and distribute as educational material to residents and property owners.
8.23	Continue to promote physical preservation of structures, which is the most obvious solution for protecting historic resources.	On-going	Historical Commission	Encourage homeowners to consider the best preservation options for their properties (See Chapter Eight, recommendation #8.23 for range of options). Direct residents to other resources available for their use such as the National Park Service website which lists numerous bulletins and technical information helpful in physical preservation. (www.cr.nps.gov)
8.24	Encourage adaptive reuse for the purpose of resource protection and continue to support adaptive reuse through the zoning regulations currently in place.	On-going	Planning Commission Board of Supervisors Historical Commission	Encourage and provide educational materials to applicants to use the adaptive reuse standards available in the Zoning Ordinance. Provide information on federal tax incentives for adaptive reuse. Explore the possible use of transportation enhancement funds available through the federal surface transportation funding act (SAFETEA-LU) reauthorized in 2005.
	Historical Markers			
8.25	Investigate state and other additional historical markers.	Short-term	Historical Commission	Following completion of the historic sites survey, determine if additional historical markers would be appropriate and pursue through PHMC state program or through a local initiative.
	Certified Local Government (CLG) Program Participation			
8.26	Participate in the Certified Local Government Program.	Short-term	Township Administration with assistance of the Historical Commission	Contact PHMC for material necessary to apply for CLG status. (See Chapter Eight, recommendation #8.26 for details.)

Number	Recommendations for Historic Resources	Timeframe	Township Responsibility	Method of Implementation
	Preservation Easements			
8.27	Encourage continued and expanded use of preservation easements in the township to protect historic properties in perpetuity.	On-going	Historical Commission Pennsbury Land Trust	Undertake education efforts to inform residents about the options and benefits available to them for using easements as an historic preservation tool.
	Act 537 Sewage Facilities Planning Review			
8.28	Ensure that township officials have received all components of an Act 537 planning module (including PHMC's review for impact to historic and potential archeological resources), prior to granting preliminary or final plan approval.	On-going	Township Administration Planning Commission Historical Commission	Ensure applicant provides required paperwork to PHMC in time for their review and that PHMC comments are received by township officials via the applicant. The Historical Commission should provide their input on the project's potential impact on historic resources in addition to PHMC comments.

Cultural and Scenic Resources Recommendations (Chapter Nine)

The strategies shown below implement the cultural and scenic resources recommendations of Chapter Nine of the Comprehensive Plan.

Number	Recommendations for Cultural and Scenic Resources	Timeframe	Township Responsibility	Method of Implementation
CULTURAL RESOURCES				
9.1	Add a regular feature to the Pennsbury Township newsletter highlighting historic, cultural or scenic resource preservation activities or education.	Immediate	Township Administration Newsletter Editor Historical Commission	Use the ideas and activities in recommendations 9.2 through 9.6 for the subject of newsletter articles. Ask Historical Commission members or other appropriate individuals to write articles of local interest that the township can publish in the township newsletter and post on the township website.
9.2	Offer “resident awareness” programs periodically, educating residents on pertinent township issues.	On-going	Planning Commission Township Administration	Continue to hold educational programs for township residents, and establish a workshop schedule of specific topics. Ask local experts to lead the sessions.
9.3	Institute community education activities to promote scenic resource awareness.	Short-term	Township Administration Planning Commission Other Groups as appropriate	Offer tours of scenic roadways, viewsheds, natural or historic resources; photographic or slide presentations; or post photographs of such resources on the township website, or township newsletter to inform residents on the value of protecting these resources.
9.4	Participate in the Chester County Parks and Recreation Department’s “Town Tours and Village Walks” program.	On-going	Planning Commission Historic Commission	Continue to participate in the Chester County Parks Department. Work with Historical Commission to host local tours as well.
9.5	Sponsor an Earth Day program for the students in the Unionville-Chadds Ford School District.	Short-term	Park Committee Township Administration Planning Commission	Involve the Park Committee in sponsoring or developing an Earth Day program relevant to Pennsbury Township.
9.6	Work with organizations or agencies to promote community education of cultural or scenic resources.	Immediate	Historical Commission Planning Commission Township Administration	Establish the Pennsbury Mill (or other such resources) as a field trip destination for children in the Unionville-Chadds Ford School District by working with school officials.

Number	Recommendations for Cultural and Scenic Resources	Timeframe	Township Responsibility	Method of Implementation
	SCENIC RESOURCES			
	Scenic Roadways			
9.7	Resurvey the township's scenic roadways if significant change in conditions occurs.	Short-term	Planning Commission Township Administration	When appropriate, volunteers may use the criteria established in the 1993 <i>Open Space Recreation and Environmental Resources Plan</i> to reinventory scenic resource findings. Map the information.
9.8	Implement a scenic overlay district along the township's most significant scenic roads to protect scenic viewsheds. Continue to participate in the implementation of the Brandywine Valley Scenic Byway Program.	Short-term On-going	Planning Commission Representative to the Brandywine Valley Scenic Byway Commission	Zoning Ordinance - Create an overlay district to protect viewsheds along scenic roads. Focus on implementing a scenic overlay district along PA Byways designated roads Route 52 and Creek Road and other roads determined to have particular scenic value. Implement suggested PA Byways policies for the designated roads. Participate in the Brandywine Valley Scenic Byway Program.
9.9	Implement scenic recommendations from the <i>Route 1 Corridor Improvement Plan</i> (2000) for applicable segments of Route 1.	Short-term/ long-term	Planning Commission Township Administration Road Master Traffic Safety Committee	Zoning Ordinance - Review and begin implementing the Plan's recommendations. In addition, review the handout provided to the Comprehensive Plan Taskforce regarding the transportation study recommendations to determine which are still applicable and should be implemented. (On file at the township building)
9.10	Participate in PennDOT's Adopt a Highway Program and the Great Pennsylvania Cleanup Program.	Short-term	Township Administration Road Master	Solicit volunteers through the township newsletter and website to participate in clean-up programs. Contact civic groups to encourage their participation as well.
9.11	Guide growth and development to areas less likely to impact the scenic roadways.	Immediate/ On-going	Planning Commission	Zoning Ordinance and Map- Review and revise the Zoning Ordinance to guide growth away from areas that will highly impact significant scenic resources. (See also Chapter Five, Land Use.)
	Scenic Viewsheds			
9.12	Resurvey the scenic viewsheds mapped in the 1993 <i>Open Space, Recreation and Environmental Resources Plan</i> .	Short-term	Planning Commission	Tour the township and determine if development or other intrusions have interrupted the scenic value of the viewshed listed in the OSRERP. Determine if there are any additional viewsheds to add to the list.

Number	Recommendations for Cultural and Scenic Resources	Timeframe	Township Responsibility	Method of Implementation
9.13	Coordinate the inventoried viewsheds and other scenic resources with the areas identified for priority open space preservation.	On-going	Planning Commission	Zoning Ordinance - Include scenic viewsheds as a resource to be protected and preserved through the use of the open space design option or other open space protection programs such as the scenic overlay district described in recommendation #9.8.
9.14	Guide development to areas less likely to impact the vistas and other scenic resources identified as most important.	Immediate	Planning Commission	Zoning Ordinance - See Recommendations #9.8 and 9.9 above.
	Scenic Natural Features			
9.15	Implement the recommendations for natural resources and open space protection of Chapters Seven and Six, respectively as another means of protecting the scenic quality of the township.	See Chapters Six and Seven.		
	IMPACTS TO SCENIC QUALITY			
	Dark Skies			
9.16	Review and revise the lighting standards of the zoning ordinance to further diminish the impact of light pollution.	Immediate	Planning Commission	Zoning Ordinance - To help determine what revisions are necessary, consider the list of minimum standards in Chapter Nine, recommendation #9.16.
9.17	Provide educational information on Dark Skies for township residents.	Immediate	Planning Commission Township Administration Newsletter Editor	Conduct an educational session for township residents, or include information in the Pennsbury Township newsletter and website, to raise awareness of the issue of light pollution and inform residents how they can help minimize the impact on an individual basis.
	Outdoor Advertising and Signage			
9.18	Control the location and design of outdoor advertising (billboards) by establishing regulatory language in the zoning ordinance.	Immediate	Planning Commission	Zoning Ordinance - To help determine what revisions are necessary, consider the list of minimum standards in Chapter Nine, recommendation #9.18.
9.19	Establish additional sign design regulations for Fairville Village to preserve village character.	Immediate	Planning Commission Historic Commission	Zoning Ordinance - Consult the <i>Community Planning Handbook</i> (CCPC, 1997) and other materials on village design standards. Revise sign standards as necessary.

Number	Recommendations for Cultural and Scenic Resources	Timeframe	Township Responsibility	Method of Implementation
9.20	Implement the sign recommendations from the <i>Route 1 Corridor Improvement Plan</i> (2000) for applicable segments of Route 1.	Short-term	Planning Commission	Zoning Ordinance - Review and begin implementing the Plan's recommendations. In addition, review the handout provided to the Comprehensive Plan Taskforce regarding the transportation study recommendations to determine which are still applicable and should be implemented. (On file at the township building)
9.21	Implement ordinance standards to mitigate the scenic impact of inappropriate signage.	Immediate	Planning Commission	Zoning Ordinance - To help determine what revisions are necessary, consider the list of minimum standards in Chapter Nine, recommendation #9.21.
Cell Towers/Communication Towers				
9.22	Continue to allow cell towers/communication towers only in conjunction with municipal uses.	Long-term	Planning Commission	Zoning Ordinance - Maintain current locational requirements and standards for cell towers.
9.23	If cell towers/communication towers are allowed in a wider area of the township in the future, institute more stringent standards.			Zoning Ordinance - See the list of minimum standards in Chapter Nine, recommendation #9.23 and implement or strengthen current standards as needed.
Parking Design and Landscaping				
9.24	Enhance parking design standards to reduce the impact of poor parking design on scenic resources.	Immediate	Planning Commission	Zoning Ordinance - Determine if the parking design standards in the zoning ordinance could be enhanced to reduce the impact of poor parking design on scenic resources. See the list of minimum standards in Chapter Nine, recommendation #9.24.
Stormwater Management Design				
9.25	Revise stormwater management standards to better mitigate the scenic impact of stormwater facilities.	Short-term	Planning Commission Township Engineer	Subdivision and Land Development Ordinance - Mitigate the scenic impacts of storm water management facilities by encouraging designs that replicate natural systems, such as ponds or wetlands. Zoning Ordinance - Allow stormwater facilities to be located in the open space if they are designed as a natural system.

Number	Recommendations for Cultural and Scenic Resources	Timeframe	Township Responsibility	Method of Implementation
	Above Ground Utility Lines			
9.26	Implement utility recommendations from the <i>Route 1 Corridor Improvement Plan</i> (2000) for the Route 1 corridor.	Short-term	Planning Commission	Zoning Ordinance and SLDO - Review and begin implementing the Plan's recommendations. In addition, review the handout provided to the Comp Plan taskforce regarding the transportation study recommendations. (On file at the township building).
9.27	Consider whether the concept of underground utilities would benefit other areas of the township in addition to the Route 1 corridor.	Short-term	Planning Commission	Subdivision Ordinance - Revise ordinance to require underground utilities where feasible and appropriate. See the list of recommended provisions in Chapter Nine, recommendation #9.27.
	Fence Design			
9.28	Encourage aesthetic fence design and location.	Immediate	Planning Commission	Zoning Ordinance - Develop ordinance language to control some aspects of fence design and location.

Housing Plan Recommendations (Chapter Ten)

The strategies shown below implement the housing recommendations of Chapter Ten of the Comprehensive Plan. The primary intent of these actions is to address housing issues relating to affordability, fair share obligations, and the conservation of neighborhood character. While some actions can be implemented locally through ordinance revisions, others require further study by the township and public education efforts.

Number	Recommendations for Housing	Timeframe	Township Responsibility	Method of Implementation
Locate Housing In Appropriate Areas				
10.1	Revise the Zoning Ordinance and Sewage Facilities Plan to direct various housing types and densities to the most appropriate areas of the Township..	Immediate	Planning Commission Township Engineer	Zoning Ordinance and Map - Revise for consistency with recommendations of the Land Use Plan for types and intensity of housing; Act 537 Sewage Facilities Plan - Plan for sewage facilities that can support higher density development in those areas designated for such uses and to address needs of open space developments.
Barriers to Affordable Housing				
10.2	Consider potential barriers to affordable housing when making township planning decisions.	On-going	Planning Commission Board of Supervisors	Consider the impact on housing prices and affordability when contemplating ordinance revisions, conditions imposed on proposed developments, and other planning actions.
10.3	Provide information to the public about affordability issues.	Short-term	Township Administration Planning Commission	Township Newsletter and Website - Provide information on housing affordability, its impacts on communities, and legal obligations for providing a diversity of housing types.
Flexibility in Housing Development and Design				
10.4	Continue to allow a variety of housing options in appropriate areas of the Township.	On-going	Planning Commission	Zoning Ordinance and Map - Continue to allow for a full range of housing types in appropriate zoning districts. Make revisions to the zoning map as needed for consistency with Land Use Plan recommendations for residential uses.

Number	Recommendations for Housing	Timeframe	Township Responsibility	Method of Implementation
10.5	Continue to provide opportunities for retirement housing.	On-going	Planning Commission	Zoning Ordinance - Continue to allow for retirement communities in a range of zoning districts. Consider lowering the minimum tract size in higher density districts and possibly requiring more open space in the lower density districts. Include regulations for various types of retirement housing options.
10.6	Allow more flexibility for housing types in the open space design option.	Immediate	Planning Commission	Zoning Ordinance - Consider allowing a wider range of housing types in the open space design option in the R-3 district. Consider allowing multi-family uses in the R-1 district if the 80% open space option is chosen.
Maintenance and Rehabilitation of Housing Stock				
10.7	Continue enforcement of township property maintenance codes and adopt additional standards that would encourage the maintenance of township properties.	On-going Immediate	Code Enforcement Planning Commission	Property Maintenance Codes - Actively enforce property maintenance codes. Zoning Ordinance - Regulate the outdoor storage of boats, trailers, and recreational vehicles.
10.8	Continue to provide incentives for the maintenance and rehabilitation of historic structures.	On-going (Adaptive Reuse) Long-term (Act 167 District)	Planning Commission Historic Commission	Zoning Ordinance - Encourage continued use of adaptive reuse and rehabilitation standards that support the preservation of historic structures; Consider use of Act 167 district to further support maintenance and preservation of structures in designated historic districts (See recommendation #8.21, above for additional information.)

Transportation Recommendations (Chapter Eleven)

The strategies outlined below implement the recommendations for transportation and circulation discussed in Chapter Eleven of the Comprehensive Plan. While several of these recommendations can be implemented through ordinance amendments, others may require additional study to determine the best course of action.

Number	Recommendations for Transportation	Timeframe	Township Responsibility	Method of Implementation
Modes of Transportation				
11.1	Support a park and ride facility near Longwood Gardens.	As requested	Representative to the Kennett Area Regional Planning Commission (KARPC)	If Kennett Township or East Marlborough Township proposes such a park and ride, provide policy support as requested. (e.g. letter of support).
11.2	Explore options for additional park and ride facilities in Pennsbury and the region.	Short-term	Representatives to the KARPC	Identify potential park and ride sites and work with the KARPC to implement or move projects forward.
11.3	Support SEPTA's efforts to extend the R3 passenger rail line to the Wawa station in Delaware County.	As requested	Planning Commission Board of Supervisors	Provide policy support to SEPTA as requested.
11.4	Support the potential extension of Delaware Transit Corporation's Centerville Route 52 bus service to Longwood Gardens.	As requested	Planning Commission Board of Supervisors	Provide policy support to Delaware Transit as requested.
11.5	Support continued rail freight service on lines through Pennsbury to mitigate truck traffic on Route 1.	On-going	Planning Commission	Maintain contact with East Penn Railway for coordination and encourage maintenance of rail lines and potential improvements including the proposed linkage between the Octoraro and Wilmington/Northern lines on the 2005 TIP.

Number	Recommendations for Transportation	Timeframe	Township Responsibility	Method of Implementation
11.6	Preserve the right-of-way of the Octoraro rail line if it is discontinued for future passenger or freight rail service or to preserve trail options.	On-going	Board of Supervisors Planning Commission	Notify East Penn Railway that, should the Octoraro rail line be discontinued, the township is interested in obtaining the right-of-way. Establish a right of first refusal agreement between either the township or county with East Penn to ensure the opportunity to purchase the portion of the right-of-way that traverses the township. The township can facilitate right-of-way preservation by adopting an official map and designating the rail line on the map.
11.7	Maintain railroad at-grade crossings to support reliable and safe train service as well as to provide better facilities for vehicles crossing the railroad.	On-going	Road Master Township Administration	Assess at-grade crossings annually to determine their condition and upgrade as needed.
11.8	Implement the trail recommendations from the comprehensive plan addendum entitled <i>Strategic Planning for Open Space Conservation</i> (2001).	Short-term	Planning Commission	Review and begin implementing the Plan's recommendations. Determine if any of the proposed trails could serve pedestrian circulation and recreational needs to reach "destination nodes." (See recommendation #'s 13.14 to 13.19 for additional trail discussion.)
11.9	Extend or install sidewalks, paths, trails, and bike lanes in appropriate areas as opportunities arise to provide alternatives to the use of cars and increase pedestrian safety.	Short-term	Planning Commission	SLDO - Review ordinance standards and, where needed, include standards that promote sidewalks, trails, and bikeways to support pedestrian circulation. (See also Recommendations # 11.11 and #13.20 to #13.22 below.)
11.10	Use the Octoraro rail line for future trail development if it is discontinued for freight or passenger service.	Long-term	Planning Commission Park Committee	Consult the Rails-to-Trails Conservancy (www.railtrails.org) for help with implementation. Further assistance is available through the Chester County Parks and Recreation Department. (See also recommendation #11.6 above.)

Number	Recommendations for Transportation	Timeframe	Township Responsibility	Method of Implementation
11.11	Explore the creation of bicycle friendly roads to encourage bicycling as an alternative means to car trips and to provide additional recreational opportunities for residents.	On-going	Township Administration Road Master	Coordinate road improvements for bicycles, such as shoulder widening and lane markings with scheduled road improvements or resurfacing efforts. Provide signage such as PennDOT “share the road” signs on those roads considered most appropriate for bicycling.
11.12	Identify potential regional pedestrian connections and bike routes in conjunction with the Kennett Area Regional Planning Commission (KARPC).	Short-term	Representatives to the KARPC Planning Commission	Work with KARPC and other adjacent municipalities to link municipal trails and bike routes.
Road Ownership				
11.13	Consider accepting the “turn-back” of selected roads from state to township ownership.	Long-term	Road Master Township Administration Planning Commission Board of Supervisors	Determine if it is in the best interest of the township to accept additional turn-backs of roads identified in Chapter Eleven and if the township has the capacity to handle the maintenance responsibilities of additional roads. Begin turn-back process if analysis indicates it to be beneficial.
Roadway Functional Classification				
11.14	Update the township land use ordinances as needed to reflect the township’s 2003 Road Functional Classification system, which has been incorporated into the county’s 2004 roadway functional classification map.	Short-term	Planning Commission	SLDO - Review and, if needed, revise design standards, such as right-of-way and street widths, grades, and street alignments, so they are appropriate for their designated functional classification. Access management, as discussed in recommendation #11.16 below, should also be related to the functional classification of the road.
11.15	Consider the functional classification and the roads overall importance to the township transportation network when prioritizing road maintenance projects.	On-going	Road Master Board of Supervisors Township Administration	When assessing future road improvements, prioritize based on the importance of the roads’ function in the overall township circulation system.

Number	Recommendations for Transportation	Timeframe	Township Responsibility	Method of Implementation
Access Management				
11.16	Adopt ordinance provisions to implement appropriate access management techniques.	Short-term	Planning Commission Traffic Safety Committee	SLDO - Revise design standards to incorporate access management techniques such as shared driveways, minimum driveway or intersection spacing, reverse frontage lots, frontage roads, left turn lanes, deceleration lanes, improved sight distance, taking access from the lower functioning road, and providing appropriate signage and markings. See recommendation #11.16 in Chapter Eleven for full discussion.
11.17	Implement the applicable access management recommendations of the <i>Route 1 Corridor Study</i> (1989) and the <i>Route 1 Corridor Improvement Plan</i> (2000).	Short-term	Planning Commission Traffic Safety Committee	SLDO - Use implementation methods listed in #11.16 above. See also full discussion of recommendation #11.17 in Chapter Eleven.
11.18	Coordinate with PennDOT's highway occupancy permit program to plan for access points on state roads, particularly Routes 1, 52, and 926.	On-going	Township Administration	Coordinate with PennDOT concerning access management plans and proposals so that township interests are properly considered in the design of access points.
11.19	Create highway corridor overlay zoning districts for primary roads including Routes 1, 52, and 926.	Short-term	Planning Commission	Zoning Ordinance - Write standards to create overlay districts to coordinate access points and facilitate the implementation of the access management techniques described above in recommendation #11.18.
11.20	Coordinate access management planning on a regional basis through the KARPC and its transportation and land use studies.	Short-term	Representatives to the KARPC Township Administration	Work with the KARPC to create a coordinated regional access management program.
General Circulation Recommendations				
11.21	Evaluate all traffic signals periodically for proper and efficient timing to mitigate congestion. Coordinate new traffic signals with existing signal timing.	Immediate & On-going	Traffic Safety Committee Road Master Township Administration	Analyze signal timing biannually. Work with installers of new traffic signals to regulate appropriate timing. As new traffic signals are installed, ensure they allow for eventual interconnection between signals.

Number	Recommendations for Transportation	Timeframe	Township Responsibility	Method of Implementation
11.22	Consider commuter destinations and patterns when developing transportation improvement strategies and priorities.	Immediate	Township Administration Planning Commission	When developing transportation plans, studies or recommendations for the PennDOT's Transportation Improvement Program (TIP) consider trends in commuter patterns.
Road and Intersection Improvements				
11.23	Pursue the intersection improvements in Table 11-3 to address the high priority intersections identified in the regional transportation studies and the township's recommendations. Continue to actively participate in the Kennett Area Region Land Use and Transportation Study (2002 and 2004) so that the intersection information can be updated on regular basis.	On-going	Representative to the KARPC Planning Commission Township Administration	Work to implement the intersection improvements in Table 11-3 that are considered of highest priority by the township. Continue to participate with the KARPC to update the regional transportation study every two years and update the intersection improvements as needed.
Roadway Conditions and Maintenance				
11.24	Allocate adequate funds to maintain the conditions of township roads and pursue funding opportunities for recommended improvements.	Immediate	Township Administration Planning Commission	Evaluate the budget to determine if there is adequate funding and adjust as needed. Seek additional funding opportunities. (See Table 11-5 at the end of Chapter Eleven, which lists federal, state, and county sources of funding.)
11.25	Balance township goals for road and safety improvements with those of scenic road preservation.	On-going	Township Administration Planning Commission	Where improvements are proposed, consider the need for safety improvements versus the possible loss of scenic quality. (See Chapter Nine, for Scenic Resources discussion.)
11.26	Establish a transportation committee to help implement the <i>Route 1 Corridor Improvement Plan</i> (2000) and the <i>U.S Route 1 Corridor Study</i> (1989) where still applicable.	Short-term	Planning Commission	Select a qualified committee to develop a plan of action for implementing the recommendations of the Route 1 Corridor studies until such point as they may be updated. (See also recommendation #11.42 and 11.43)
11.27	Create a Scenic Road Overlay District.	Short-term	Planning Commission	Zoning Ordinance - See recommendation #9.9 above and Chapter Nine.

Number	Recommendations for Transportation	Timeframe	Township Responsibility	Method of Implementation
Bridge Conditions				
11.28	Support the replacement of the Creek/Stony Hill Road bridge (i.e., Twin Bridge) on PennDOT's Transportation Improvement Program (TIP) for Delaware County and encourage the bridge's continued maintenance until it can be replaced.	Immediate	Township Administration	Monitor bridge conditions and request PennDOT to implement a regular maintenance program.
11.29	Support Birmingham Township in their efforts to replace the Route 926 bridge over the Brandywine Creek using context sensitive design.	On-going	Planning Commission Township Administration	Determine if Pocopson Township would benefit from a letter of support or other policy support on their action in the bridge reconstruction.
Accident Mitigation				
11.30	Evaluate road sections or intersections with higher traffic accident levels and facilitate improvements to reduce the number of accidents at these areas.	Immediate	Traffic Safety Committee Road Master Township Administration	Examine the data in Chapter Eleven and evaluate those intersections with the higher recorded number of accidents. Determine and make necessary improvements including those listed in Table 11-3.
11.31	Monitor the number of accidents reported on the Route 926 segment between Denton Hollow Road and Brintons Bridge Road.	On-going	Traffic Safety Committee Road Master Township Administration	Assess if the PennDOT improvements have reduced the high number of accidents reported during the 1997-2001 study period.
11.32	Request the state police to monitor areas known for speeding and traffic violations and target enforcement in those areas.	On-going	Traffic Safety Committee Township Administration	Contact the State Police and request such service and convey which areas of roadway are most problematic.
11.33	Consider the scenic nature of township roads prior to making substantial safety improvements.	On-going	Road Master Township Administration Planning Commission	See recommendation #11.25, above.
Capital Transportation Improvements				
11.34	Continue to implement a capital improvement program and coordinate any major transportation improvements with the capital improvement plan.	On-going	Road Master Board of Supervisors Township Administration	Update the capital improvement program on an annual basis and use the CIP to schedule major improvements. See also recommendation #12.8 in Chapter Twelve.
11.35	Consider the implementation of a Transportation Capital Improvements Plan or "Act 209 Study" as permitted by Section 504-A of the Municipalities Planning Code.	Short-term	Planning Commission Township Administration	Prepare and adopt such a plan to allow the township to assess impact fees on developments for off-site transportation improvements based on their anticipated traffic generation.

Number	Recommendations for Transportation	Timeframe	Township Responsibility	Method of Implementation
11.36	Work with the Chester County Planning Commission and PennDOT to have identified road, bridge, and rail improvement projects placed on the Transportation Improvement Program (TIP).	On-going	Township Administration Road Master Planning Commission	Coordinate with the Chester County Planning Commission to add requested improvements to the TIP, including intersection improvements identified in Table 11-3.
Regional Projects and Issues				
11.37	Communicate with adjacent townships, counties, and states on transportation improvements and public transportation.	On-going	Planning Commission, Township Administration	As with the KARPC, communicate with other bodies that are conducting transportation studies or plans that affect the township and coordinate planned improvements.
11.38	Continue to participate in the regional transportation efforts of the KARPC.	On-going	Representatives to the KARPC Planning Commission	Participate in the <i>Kennett Area Region Land Use and Transportation Study</i> updates.
11.39	Support regional projects that are in the best interest of the township.	On-going	Planning Commission Board of Supervisors	Support the proposed US Route 202, Section 100 (ES1) project improvements, as it will help reduce congestion on township roads.
11.40	Adopt the regional traffic impact study ordinance requirements developed by the KARPC in conjunction with the region land use and transportation study.	Short-term	Planning Commission	SLDO - Incorporate regional traffic impact study language into the SLDO; See also recommendation #11.23.
11.41	Continue to support the implementation of the Brandywine Valley Scenic By-way.	On-going	Planning Commission	Zoning Ordinance - See recommendation #9.10, above.
Transportation Studies				
11.42	Where applicable, consider the recommendations from both the <i>Pennsbury Township U.S. Route 1 Corridor Study</i> (1989) and the <i>Route 1 Corridor Improvement Plan</i> (2000) when making circulation decisions for the township until such time as the studies can be updated and combined (see #11.43).	On-going	Planning Commission Board of Supervisors	Use the transportation committee recommended in #11.26 to assist with the consideration of the studies' recommendations as applicable during development review process and other transportation decisions.
11.43	Review and update the 1989 and 2000 Route 1 studies and consolidate the studies into one document. The updated study should address current concerns such as access and the potential for addressing Route 1 issues on a regional basis.	Short-term	Planning Commission	With the assistance of a qualified transportation consultant, review, revise, update, and combine the recommendations of the Route 1 Corridor studies.

Community Facilities and Services Recommendations (Chapter Twelve)

The following strategies implement the recommendations for the full range of community facilities and services outlined in Chapter Twelve of the Comprehensive Plan. These recommendations would be implemented by a wide variety of methods including revisions to sewage facilities plans, ordinance amendments, and the creation of special programs or studies. An important goal is to ensure that areas appropriate for growth have the necessary infrastructure and avoiding the extension of these services into areas targeted for preservation.

Number	Recommendations for Community Facilities and Services	Timeframe	Township Responsibility	Method of Implementation
TOWNSHIP FACILITIES AND SERVICES				
Township Administration				
12.1	Evaluate current township budget, facility, and staffing needs. Determine whether Township can meet the demands of increased population and expanded services.	On-going	Township Administration Board of Supervisors	Evaluate needs annually as part of budget development process. Reassess the township operational needs on a regular basis, every two - five years. If needs assessment indicates necessary, hire additional staff as budget permits and explore incorporating new technology that may allow for more efficient township operations.
Consultants				
12.2	Continue to use professional consultants that bring expertise and experience to the township without the financial commitment of additional full-time employees.	On-going	Township Administration Board of Supervisors	Hire consultants on an as needed basis for specific projects.
Volunteer Groups/ Citizen Participation				
12.3	Keep Supervisors informed of activities of various township committees and commissions.	On-going	Board of Supervisors Township committees, commissions, and citizen groups	Have committees, commissions, and citizen participation groups provide a status update or progress report bi-annually to the Board of Supervisors. Highlights of these reports could be published in the township newsletter and website.
12.4	Establish a volunteer recognition program to promote volunteerism within the community, and acknowledge those residents that significantly contribute to Pennsbury.	On-going	Board of Supervisors Township Administration	Annually recognize volunteers for their service to the township.

Number	Recommendations for Community Facilities and Services	Timeframe	Township Responsibility	Method of Implementation
	Municipal Finance			
12.5	Continue to implement and monitor the open space preservation tax and make adjustments based on the assessment of the program.	On-going	Township Administration Board of Supervisors	Use established method to determine effectiveness of the open space tax in achieving open space preservation goals. Make adjustments to the tax and its use based on results of assessment.
12.6	Use the established capital improvements program to plan for future capital improvement needs.	On-going	Township Administration	Continue to update capital improvement program on a regular basis.
12.7	Explore other sources of revenue or grants to address specific facilities and services needs.	On-going	Township Administration	Research available federal, state, county, and private grant opportunities and apply for those that meet township needs.
12.8	Ensure that there are adequate methods of financing the construction and maintenance of township transportation facilities.	On-going	Township Administration	See Chapter Eleven for a full discussion of transportation maintenance and funding recommendations and Table 11-5, for Transportation Funding Opportunities.
12.9	Provide monthly financial statements at the Board of Supervisors’ meetings to keep the Supervisors and residents informed about the status of municipal finances.	On-going	Township Administration	Provide monthly financial statements as an informational item at the meetings and make copies of the report available at the township building.
	Township Park See Chapter 13, Recreation and Trail Plan			
	UTILITIES			
	Water Supply			
12.10	Develop policies and strategies to ensure that public water provision occurs in a manner consistent with this Plan and other adopted plans and ordinances.	On-going	Board of Supervisors Planning Commission	Revise Zoning Ordinance and Map for consistency with the Potential Growth Areas of the Land Use Plan. Contain public water service within the identified Potential Growth Areas. Initiate discussions with water providers to encourage consistency with township land use goals.

Number	Recommendations for Community Facilities and Services	Timeframe	Township Responsibility	Method of Implementation
12.11	Monitor sewage treatment and stormwater management facilities and develop strategies for the maintenance and provision of these facilities to protect potable water supplies.	On-going	Township Administration Township Engineer	Review and revise stormwater management standards as needed to ensure maintenance issues are addressed in plan submittals. During subdivision review process, ensure maintenance plans are adequate. Inspect facilities on a regular basis once constructed. (See also Chapter Seven, Water Resources recommendations.)
12.12	Participate in regional planning efforts to maintain the quality and integrity of groundwater and water resources in general.	On-going	KARPC representatives Board of Supervisors Planning Commission	Continued participation in KARPC and cooperative programs. Implementation of Watersheds and BVA goals as outlined at the end of Chapter Seven and summarized in Recommendations #7.36 and #7.37.
Wastewater Facilities				
12.13	Coordinate the future land developments and the sewage facilities planning (Act 537) processes to ensure development occurs in a manner consistent with this Plan and other plans and ordinances adopted by the township.	Short-term	Planning Commission Township Engineer	Sewage Facilities Plan - Coordinate policies for consistency with recommendations of Land Use Plan and with the Potential Growth Area designated on the Land Use Plan map.
12.14	Continue enforcement of the on-lot monitoring program and promote resident awareness of this program.	On-going	Township Administration	Continue monitoring residents' pumping schedules for on-lot sewage systems. Ensure new residents are aware of the program through the newsletter, website, and mailings.
12.15	Monitor the status of community system at Chadds Ford Elementary School or any other situation that arises dealing with wastewater.	On-going	Township Administration Planning Commission	Communication with PaDEP and school district regarding system approval. Communication with PaDEP on other situations in the township.
12.16	As required by PaDEP, update the 1996 Report on Highway Commercial Uses and how the township intends to handle the wastewater along the Route 1 corridor. Update the Act 537 Plan for consistency with the Report on Highway Commercial Uses findings.	Immediate	Township Administration Township Engineer Planning Commission	Complete report and update applicable sections of the sewage facilities plan in compliance with PaDEP requirements.

Number	Recommendations for Community Facilities and Services	Timeframe	Township Responsibility	Method of Implementation
Stormwater Management				
12.17	Continue to follow the required steps for compliance with NPDES Phase II requirements as outlined in the MS4 permit.	On-going	Township Engineer Township Administration	Communication with PaDEP, monitoring and implementation of steps necessary to achieve compliance with NPDES Phase II requirements.
12.18	Review and assess the stormwater management ordinance for compliance with the NPDES Phase II requirements.	Immediate	Township Engineer Planning Commission	Stormwater Management Ordinance/SLDO - Determine revisions necessary for compliance with NPDES Phase II and revise the stormwater management standards accordingly. Use the CCWRA model stormwater ordinance as a tool to achieve consistency with the NPDES II requirements and the “ten principles” of stormwater management in <i>Watersheds</i> .
12.19	Address other issues identified in the course of using the stormwater management ordinance since 2000.	Immediate	Township Engineer Planning Commission	Stormwater Management Ordinance/SLDO - Revise the stormwater management standards of the SLDO in consultation with Township Engineer to address identified issues such as on-going maintenance of existing facilities.
Solid Waste				
12.20	Consider implementing mandatory recycling prior to reaching a population of 5,000 people population criteria of Act 101.	Long-term	Board of Supervisors Recycling Coordinator	If a decision is made to implement this option, develop and adopt an ordinance requiring mandatory recycling.
12.21	Consider promoting the recycling of materials (certain plastics) that have the highest uses for recyclability.	Short-term	Township Administration Recycling Coordinator	Provide educational information to residents on the relative value and benefits of recycling various types of recyclable materials.
12.22	Reconsider and evaluate the benefits for township residents if the township contracts with a single hauler.	Immediate	Township Administration Board of Supervisors	As population grows, revisit the benefits of contracting with a single hauler versus residents independently contracting for solid waste collection.
12.23	Consider participating in a regional recycling program with the Kennett Area Region Planning Commission if the KARPC undertakes such an effort.	Long-term	Representative to the KARPC	If considered by the KARPC, explore the pros and cons of creating a regional recycling effort.

Number	Recommendations for Community Facilities and Services	Timeframe	Township Responsibility	Method of Implementation
	OTHER FACILITIES AND SERVICES			
	Police Protection			
12.24	Continue to assess the level of needed police services and consider the possibility of shared services if warranted.	On-going and as needed	Township Administration Board of Supervisors	Explore options for leasing supplemental police protection from neighboring municipalities or participating in a multi-municipal police force.
12.25	Support the Town Watch by promoting the program's service and need for volunteers and funding.	On-going	Township Administration Board of Supervisors Emergency Management Committee	Use the township newsletter and website to increase awareness of the Town Watch program and to help recruit volunteers. Provide needed funding.
	Fire Protection			
12.26	Provide information on new subdivisions and land developments to Longwood Fire Company.	On-going	Township Administration	Provide regular updates on the status of proposed and approved developments within the Longwood service area.
12.27	Work with KARPC and Longwood Fire Company to establish a fair and reasonable funding base within current fiscal limits.	On-going	Board of Supervisors Planning Commission representatives to the KARPC	Continue to participate in discussions with Longwood and KARPC concerning equitable funding formulas.
12.28	Encourage residents to prominently display their house number to insure easy identification in emergency situations.	On-going	Township Administration	Use township website, newsletter, and mailings to provide residents with information on how to properly display house numbers.
12.29	Continue to request the identity of residents who need assistance and request volunteers with special skills in the event of emergency situations.	On-going	Emergency Management Committee	Maintain and update database of residents with special needs and skills. Have a specific plan for contacting residents if the need arises.
12.30	Support and monitor emergency service providers to ensure adequate protection is available to residents.	On-going	Township Administration Emergency Management Committee	Maintain regular contact with emergency service providers to understand their changing needs and how the township might support them in their provision of services to residents.
	Educational Facilities			
12.31	Share information on proposed or approved developments so that the school district may better track capacity needs and issues.	On-going	Township Administration	Provide the School District with regular updates on the status of proposed and approved developments within the township.

Number	Recommendations for Community Facilities and Services	Timeframe	Township Responsibility	Method of Implementation
12.32	Arrange annual meetings or semi-annual meetings to discuss development impact on school facilities and services and the tax implications on the township.	On-going	Township Administration Board of Supervisors Planning Commission	Schedule meetings with school officials at appropriate time periods to discuss issues of mutual concern.
	Library			
12.33	Continue funding the library consistent with the regional fair share formula.	On-going	Township Administration Board of Supervisors	Budget for the township's agreed upon share of library funding.

Recreation and Trail Recommendations (Chapter Thirteen)

The following strategies implement the recommendations for recreation outlined in Chapter Thirteen of the Comprehensive Plan. These recommendations serve to update and supplement the *Pennsbury Township Open Space, Recreation, and Environmental Resources Plan* (1993).

Number	Recommendations for Recreation	Timeframe	Township Responsibility	Method of Implementation
CURRENT TOWNSHIP PARK AND RECREATION POLICIES AND RESPONSIBILITIES				
Pennsbury Municipal Park				
13.1	Continue to maintain the Pennsbury Municipal Park as a passive recreational facility. If at some point in the future the township does decide to develop additional amenities or facilities, implement park improvements in accordance with the recommendations of the <i>Pennsbury Township Community Park Master Plan</i> (2002).	On-going	Township Administration Park Committee	Budget for maintenance and other improvements as funding permits. Investigate funding opportunities for park facilities. (See Appendix C for potential funding sources.)
13.2	Establish specific policies for the planned passive recreation facilities of the municipal park.	Immediate	Township Administration Park Committee Board of Supervisors	Define passive activities and develop appropriate park regulations for those activities. Also, determine which activities are prohibited in the park.
13.3	Ensure that recreation facility policies are made publicly available to residents and other park users.	Immediate	Township Administration Park Committee	Prominently post regulations at the park and publish park regulations in the newsletter and on the website. Adopt ordinance if needed to establish official policy after consultation with township solicitor.
13.4	Continue regular maintenance of the Municipal Park grounds.	On-going	Township Administration and Maintenance Staff	Budget for park maintenance needs and schedule for regular staff maintenance.
13.5	Promote the use of Pennsbury Municipal Park through the newsletter and website as a passive recreation area for township residents.	On-going	Township Administration	Provide information about park hours and facilities through the township website and newsletter.

Number	Recommendations for Recreation	Timeframe	Township Responsibility	Method of Implementation
Township Nature Preserve				
13.6	Establish specific policies for the use of the nature preserve, taking into consideration the purpose of the preserve, access, security, maintenance, and management issues.	Short-term	Township Administration Park Committee	Hire a consultant to assist in development of a plan for the nature preserve including initial design and policy development and short and long-term improvements, access, security, maintenance, and management. (See also recommendation #13.8.)
13.7	Create a permanent conservation easement on the nature preserve through the Pennsbury Land Trust.	Immediate	Board of Supervisors Pennsbury Land Trust	Establish permanent easement for nature preserve.
Financing and Staffing Township Recreation Facilities				
13.8	Explore options for financing on-going maintenance costs for the municipal park, nature preserve, and other recreation facilities.	Short-term	Township Administration Park Committee	Undertake special study for recreation financing, capital budgeting, long-term staffing needs, and the potential benefits of creating a multi-municipal parks authority. This task could possibly be completed in conjunction with the plan described in recommendation #13.6. Explore possible funding opportunities listed in Appendix C.
Township Ordinance Requirements				
13.9	Verify that the township subdivision ordinance requires the maximum allowable fee for fee-in-lieu provisions for recreational land and facilities and that the fees are tied to the value of the land.	Immediate	Planning Commission Park Committee	Review current fee-in-lieu formula and adjust as needed.
13.10	Adopt an official map and ordinance consistent with the provisions of Article IV of the Municipalities Planning Code to help reserve future trail rights-of-way and other key recreation areas.	Short-term	Planning Commission Park Committee	Develop Official Map Ordinance and identify and map features to be included on Official Map.
FUTURE MUNICIPAL PARK NEEDS				
13.11	Periodically evaluate whether additional township recreation facilities are needed particularly in the southern portion of the township.	Long-term	Township Administration Park Committee (KARPC if regional study)	Undertake a township-wide or regional recreational needs study to determine future facilities needs and where they should be located.

Number	Recommendations for Recreation	Timeframe	Township Responsibility	Method of Implementation
13.12	Assign priority consideration to the recreational needs and desires expressed by township residents in the 2004 public opinion survey.	On-going	Township Administration Park Committee Board of Supervisors Planning Commission	As recreation planning and policy decisions are made, give priority consideration to those facilities most desired by township residents.
13.13	Investigate ways to provide residents with recreational access to the Brandywine River and to make them aware of where such access is currently available.	Long-term (Study) & Immediate (Info)	Township Administration, Park Committee	Use the township newsletter and website to provide information on current access locations. Incorporate stream access into future recreation needs studies (see recommendation #13.11).
TOWNSHIP TRAIL AND BIKEWAY NETWORK				
Trail Network				
13.14	Support the maintenance and use of the Brandywine Trail and the Mason-Dixon Trail for recreational and educational purposes.	Immediate	Township Administration	Add links on the township website to trail club websites and include information in the township newsletter to inform residents about the organized opportunities available with club membership in the two organizations that maintain the trails.
13.15	Use the Community Trails Plan adopted in 2001 as part of the <i>Strategic Planning for Open Space Conservation</i> addendum to the Comprehensive Plan for guidance in creating an interconnected municipal trail network.	Short-term	Township Administration Park Committee Planning Commission	Undertake the steps for implementing a township trail network as outlined on page 47 of the 2001 Community Trail Plan and summarized in Chapter Thirteen, recommendation #13.15 of including developing a more detailed trails plan.
13.16	Coordinate trail connections with existing sidewalks, trails, and paths. Also, coordinate trail connections with regional trail networks when consistent with township trail network and policies.	On-going	Planning Commission Park Committee	SLDO - Determine if connections are possible during the subdivision and land development review process and when the township proposes new trails. Incorporate the subdivision review component into the ordinance language discussed in Chapter Thirteen, recommendation #13.21. Where consistent with township policy, work with other organizations to connect with regional trail networks.
13.17	Explore ways to secure the Octoraro rail line right-of-way for future use as a trail and recreational facility if the line becomes inactive.	Long-term	Board of Supervisors Township Administration	Pursue options for permanently preserving the right-of-way including the possibility of "rail banking" in cooperation with the county.

Number	Recommendations for Recreation	Timeframe	Township Responsibility	Method of Implementation
Bikeway Network Designation				
13.18	Coordinate a township bikeway network with the Recommended Bikeway Network for Chester County.	On-going	Planning Commission Park Committee	Work with county planners to coordinate and implement the Pennsbury portion of the county bikeway network including the specific recommendations for Route 52 and Route 100 described in Chapter Thirteen.
Coordination of Trail and Bike Network with Protected Open Space Network				
13.19	Coordinate the township trail and bike network with the proposed open space network described in Chapter Six and shown on Map 6-2.	On-going	Planning Commission Park Committee Pennsbury Land Trust	Coordinate trail location and policy decisions with the location of the proposed open space network.
TOWNSHIP ORDINANCE REQUIREMENTS				
13.20	Require existing trail links to be identified on proposed subdivision and land development plans.	Short-term	Planning Commission	SLDO - Revise the recreational impact provisions in Section 138-23.J of the SLDO to require the identification of existing trails and trail connections.
13.21	Require the preservation of existing trails and the creation of new trails consistent with the township trail plan when a subdivision or land development is proposed. Require prospective developers to provide alternate trail alignments where existing trails are removed.	Short-term	Planning Commission	SLDO - Adopt the draft language recommended in the 2001 Community Trails Plan (see page 48 of the Trails Plan) and implement the provisions through the subdivision and land development review process.
13.22	Ensure that trails being built in conjunction with new development are constructed before or simultaneously with the residential units.	Short-term	Planning Commission	SLDO - Incorporate this requirement into the draft trail language described in Chapter Thirteen, recommendation #13.21.

Pennsbury Township Comprehensive Plan Update Proposed Key Issues for Consideration

Based on preliminary assessment and Municipal Planning Code Requirements, the following key issues have been identified. These are subject to change based on Task Force and public input.

1. Preserving Open Space, Recreation, and Protecting Natural Resources
 - a. Updates previous plan chapters: 6. Open Space Inventory and Plan, 7. Natural Resources Inventory and Plan, 13. Recreation and Trail Inventory and Plan
 - i. Goals from the 2006 Plan:
 1. Natural Resource and Open Space Policies: Protect and conserve the natural resources and open spaces that are so important in defining the character of the township.
 2. Community Facilities and Services Policies: Develop and maintain efficient and dependable community facilities for the health, safety, and welfare and educational and recreational needs of township residents.
2. Expanding Heritage Preservation and Interpretation Opportunities
 - a. Updates previous plan chapters: 8. Historic Resources Inventory and Plan, 9. Cultural and Scenic Resources Inventory and Plan
 - i. Goals from the 2006 Plan:
 1. Historic, Cultural, and Scenic Resources Policies: Preserve the historic, cultural, and scenic resources of the township that are essential in defining its heritage and historic landscape and protect these features from the encroachment of incompatible development.
3. Guiding Growth
 - a. Updates previous plan chapters: 5. Land Use Inventory and Plan, 10. Housing Inventory and Plan, 12. Community Facilities and Services Inventory and Plan
 - b. Goals from the 2006 Plan:
 - i. Land Use Policies: Establish a balance between growth and preservation by encouraging development to locate in appropriate areas of the township while pursuing strategies to protect natural and cultural resources and open space.
 - i. Housing Policies: Plan for the controlled growth of housing development with densities appropriate to the character, capability, and traditional use patterns of the township.

- i. Community Facilities and Services Policies: Develop and maintain efficient and dependable community facilities for the health, safety, and welfare and educational and recreational needs of township residents.
- 4. Expanding Multi-modal Transportation Priorities
 - a. Updates previous plan chapter: 11. Transportation and Circulation Inventory and Plan
 - b. Goals from the 2006 Plan:
 - i. Transportation and Circulation Policies: Develop and maintain a safe, efficient, convenient, and adequate township-wide transportation system to serve existing and future needs of residents and pass-through travelers.
- 5. Resiliency Preparedness
 - a. New chapter addressing planning for a changing climate and impacts to utilities, infrastructure, and residential landscapes

Pennsbury Township Comprehensive Plan Update

Tentative Key Stakeholder interview list

The Brandywine team will interview up to 10 key stakeholders. A suggested list for discussion and selection of the 10 stakeholders is provided below.

1. Unionville-Chadds Ford School District
2. Pennsbury Land Trust
3. Community Services
 - a. Kennett Square Library?
4. Township Services
 - a. Township Road Crew
 - b. Emergency Management Coordinator
5. Emergency Response
 - a. Longwood Volunteer Fire Company/Kennett Regional Fire Department
 - b. PA State Police – Avondale Barracks
6. Southeastern Chester County Refuse Authority (SECCRA)
7. Chester Water Authority and Aqua PA
8. Transportation Management Association of Chester County ([TMACC](#))
9. County manager for Penn DOT
10. Churches
11. HOAs
12. Businesses
13. Agricultural Community
14. Retirement Communities
 - a. Kendal-Crosslands
15. Others:
 - a. Resident Stakeholder Group
 - b. Kathy Howley

Pennsbury Comprehensive Plan Update

Task Force Meeting Schedule

Tuesday, January 6, 2026 5:30PM – 7:00PM	Task Force Meeting #1: Project Kickoff
Thursday, February 26, 2026 12:00PM – 1:30PM	Task Force Meeting #2: Open Space, Recreation, and Natural Resources
Thursday, March 19, 2026 5:30PM – 7:00PM	Public Meeting #1: Community Visioning Session
Thursday, April 23, 2026 12:00PM – 1:30PM	Task Force Meeting #3: Heritage Preservation
Thursday, June 25, 2026 5:30PM – 7:00PM	Task Force Meeting #4: Guiding Growth
Thursday, August 27, 2026 5:30PM – 7:00PM	Task Force Meeting #5: Multi-modal Transportation
Thursday, September 24, 2026 5:30PM – 7:00PM	Task Force Meeting #6: Resiliency Preparedness
December Meeting TBD (Fourth Thursday is Christmas Eve) 12:00PM – 1:30PM	Task Force Meeting #7: Draft Comprehensive Plan Review
Thursday, February 25, 2027 12:00PM – 1:30PM	Task Force Meeting #8: Final Draft Comprehensive Plan Review

We have two additional meetings that can be added if needed to complete discussions on any of these topics.

Blue denotes evening meeting times
Yellow denotes day meeting times