



Pennsbury Township Comprehensive Plan Update Task Force Meeting #3 AGENDA

April 23, 2026

12:00PM to 1:30PM

Pennsbury Township Building

01. Welcome and Call to Order

Karen Meloney, Task Force Chair

02. Meeting Overview

Beth Burns, Brandywine Conservancy

03. Community Visioning Recap

Beth Burns, Brandywine Conservancy

04. Continued from Last Meeting - Introduction to Open Space, & Recreation: Discussion of Township Accomplishments & Future Priorities

Beth Burns

05. Introduction to Historic, Cultural, & Scenic Resources: Discussion of Township Accomplishments & Future Priorities

Beth Burns & Liv Falcone

Things to consider:

- 1. In this section, what are top priorities? Is it additional historic resource protections, increasing interpretive opportunities, scenic views and viewshed protections?*
- 2. Are there certain areas of the township where future projects should be focused?*
- 3. What 2-3 things would you like see accomplished in the next ten years relating to this topic?*

06. Final Comments and Questions

07. Public Comment

Next Task Force Meeting – Guiding Growth, Thursday, June 25, 2026, 5:30 – 7PM

HISTORIC RESOURCES GOALS & RECOMMENDATIONS

pennsbury comprehensive plan 2026

Overall Planning Objectives

- Recognize and preserve the cohesive cultural landscape formed by the meadows, woodlands, open spaces, early settlement patterns and activities of the Battle of Brandywine. This landscape reflects the area's heritage and community identity; its protection should guide land use, preservation, and design decisions that sustain the township's economy and visual character.
- Acknowledge that historic resources encompass more than buildings – they include districts, sites, landscapes, structures, and objects. As the 50-year threshold now extends to 1975, consider and include any significant resources or themes from this period as the region implements its historic preservation strategy.
- Support the rehabilitation and adaptive reuse of historic buildings as a sustainable development strategy that conserves materials, reduces waste, and preserves community identity. When demolition of a historic building does occur, consider promoting deconstruction techniques that salvage building materials for reuse or recycling.
- Recognize that the economic benefits of preservation, including increased property values, heritage tourism, and support for local businesses, contribute to a vibrant and thriving community.
- Promote educational opportunities to inform the community about the region's heritage and the importance of preserving historic resources. Education fosters community pride, a sense of identity, and proactive stewardship.
- Recognize that historic preservation should be responsive and adaptable as communities evolve. Maintain up-to-date inventories of resources, integrate preservation into ongoing planning processes, and ensure stewardship that balances preservation with contemporary needs.

Goal 1: Preserve the historic and cultural integrity of Pennsbury Township, encourage the reuse of its historic resources, and protection of its cultural landscapes.

- Continue to regularly update the Township's Historic Resource Inventory to recognize and include sites of significance that meet the 50-year threshold.
- Actively protect portions of the Brandywine Battlefield that have been identified through the county's planning efforts
- Investigate the Certified Local Government program to further support and fund the protection of the area's historic resources.

- Encourage and facilitate the use of State and Federal preservation tax incentive programs in development projects.
- Consider promoting deconstruction as a preferred alternative to demolition for historic resources. Document resources if preservation is not feasible.
- Align historic preservation efforts with county, state, and regional initiatives to ensure consistency and maximize impact.
- Consider and implement strategies to protect historic resources from flooding and other environmental hazards while preserving their historic integrity, and update zoning and land use regulations to support these measures.
- Develop historic village design guidelines to ensure new development and alterations are compatible with the scale, character, and architectural features of traditional village areas.

Goal 2: Broaden educational and outreach efforts about Pennsbury's historic resources to build community awareness and support for their long-term protection.

- Partner with local schools, libraries, and historical organizations to integrate local history and preservation topics into community and education.
- Consider opportunities to incorporate interpretive materials at township-owned sites, such as wayside exhibits that explain the area's history.
- Continue to participate in the Brandywine Battlefield Task Force and identify methods for interpreting the Battle of Brandywine story within Pennsbury Township that is consistent with interpretive efforts in other portions of the battlefield without being duplicative.

SCENIC LANDSCAPES GOALS & RECOMMENDATIONS

pennsbury comprehensive plan 2026

Goal 1: Continue support of the preservation, protection and maintenance of Pennsbury Township's valuable natural, historic, and scenic resources, including prime agricultural soils, steep slopes, woodlands, interior woodlands, water resources, wetlands, and air quality.

- I. Identify and protect Pennsbury Township's historic resources and scenic resources, including scenic landscapes, roadways, and viewsheds, that contribute to the character of the community.
- II. Consider developing a land preservation plan integrating natural and scenic resources into future open space planning and conservation efforts.
- III. Consider conducting a scenic roadway identification, inventory, and mapping.
- IV. Publish maps, brochures, and/or other information in digital or print format to highlight Pennsbury Township's heritage and increase resident awareness of the places, roadways and/or events important to the Township's historic and scenic resources.
- V. Share resources related to recreational use along scenic roadways.
- VI. Close critical open space "gaps" that will protect and enhance ecosystem services, existing greenways, and scenic viewsheds.
- VII. Continue to protect and sustain the Township's prime farmland soils, conserve its sensitive natural, historic and scenic resources.

Goal 2: Revisit regulatory measures to address present and future scenic resource protection.

- I. Define and consistently use the terms, scenic landscapes, scenic vistas and scenic roadways in planning documents, ordinances and other Township materials.
- II. Protect scenic resources, identified as scenic roadways, public viewsheds, and vista through land use regulations, adoption of scenic and rural road protection standards, and requirements for mapping of scenic resources on all submitted development plans.
- III. Continue to ensure municipal ordinances recognize the negative impact of scenic intrusions and require that applicants seeking to construct a new scenic intrusion, or redevelop an existing scenic intrusion, investigate options to avoid, minimize, or mitigate the negative scenic impacts of these intrusions.
- IV. Require within ordinances that any proposed subdivision or land development involving a scenic intrusion avoid, minimize, or mitigate negative scenic impacts.
- V. Evaluate Ordinances to better enable sustainable neighborhood design in order to provide: a variety of housing options; open space within communities for recreation, scenic views, and natural resource protection; and other appropriate uses.
- VI. Recognize the importance of dark skies protection and educate residents of impacts of scenic intrusions through the Pennsbury Township newsletter and website.
- VII. Consider the establishment of an Open Space Commission to promote and preserve natural, scenic and recreational resources for visual education programming.

Definitions:

Scenic landscapes. Scenic landscapes are portions of or all of a parcel within immediate view from a public road. Several cases include a cultivated farm field or a farmhouse, and other outbuildings appealingly sited on the landscape (e.g., nestled among old hardwood trees or overlooking a pond and wetland marsh). In other cases, the scenic landscape is a thick woodland of varying colors and textures, a combination of field and hedgerow, or meandering stream and grass bottomland.

Scenic vistas. Scenic vistas are distant views of pronounced mountains, hilltops, and valleys. Many exceptional scenic vistas are possible due to the wide-open landscape and easy access to higher elevations along Township roads. These vistas allow views of scenic landscapes many miles away on a clear day.

Scenic roads. Scenic roads are those Township roads, regardless of state or Township ownership, characterized by numerous and diverse scenic landscapes or vista opportunities. Perhaps a bias of the inventory, well-maintained and attractively landscaped properties abutting Township roads added weight to scenic road designations, compared to areas of roadside vegetation covered in invasives or appearing straggly and otherwise unmanaged.

Scenic roadways. Scenic roadways bring together the visual and physical qualities of the landscape, which, for Pennsbury they are a combination of its vast agricultural areas, rolling hills, ridgelines, narrow stream valleys, and the roadways themselves. Preservation of scenic roads can help the area's residents appreciate local history and create a sense of pride in their area. The preservation of these roads adds significantly to the attractiveness of any community.

Historic, Cultural, & Scenic Resources

2006 Comp Plan Recommendations

2026 Update

Number	Recommendation	Timeframe	Township Responsibility	Accomplished	Keep?	Notes/Questions
Historic Resources						
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/Ongoing	Historical Commission	Yes	Keep, change language	Language - regularly update inventory (about every 5 years), buildings continuously meeting the 50 year threshold
8.2	Reference as needed the NPS bulletins identified as helpful to the survey update.	On-going	Historical Commission	Yes	No	
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	Yes		Might consider doing an atlas update?
8.4	Pursue additional DOE submissions and nominations to the National Register of Historic Places.	Short-term/Ongoing	Historical Commission	Yes		Are there sites/districts that the HC would want to pursue? Parkersville?
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, Historic Commission	Yes	Yes	This could make an interesting weight factor in determining open space priorities moving forward
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	BoS		Yes	Does the township participate as a member of BBTF currently?

8.7	Review the Battlefield Protection Strategies guide and identify which strategies should be implemented in the township to help protect the BBNHL.	Immediate	Historical Commission	Yes		Participated in BBHIP. Any additional Battlefield related implementation?
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 Admin	Yes		
8.9	Promote the role of and facilitate historic preservation efforts by the Historical Commission.	On-going	BoS, Planning Commission	Yes?		
8.10	Achieve consistency in the use of historic related terminology in township plans and ordinances.	Immediate	Planning Commission	Yes		
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.	Short-term/Ongoing	Planning Commission, Historic Commission			
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, Historic Commission			Does the HC provide review during the SLDO 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	Yes		
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, Historic Commission	Yes		

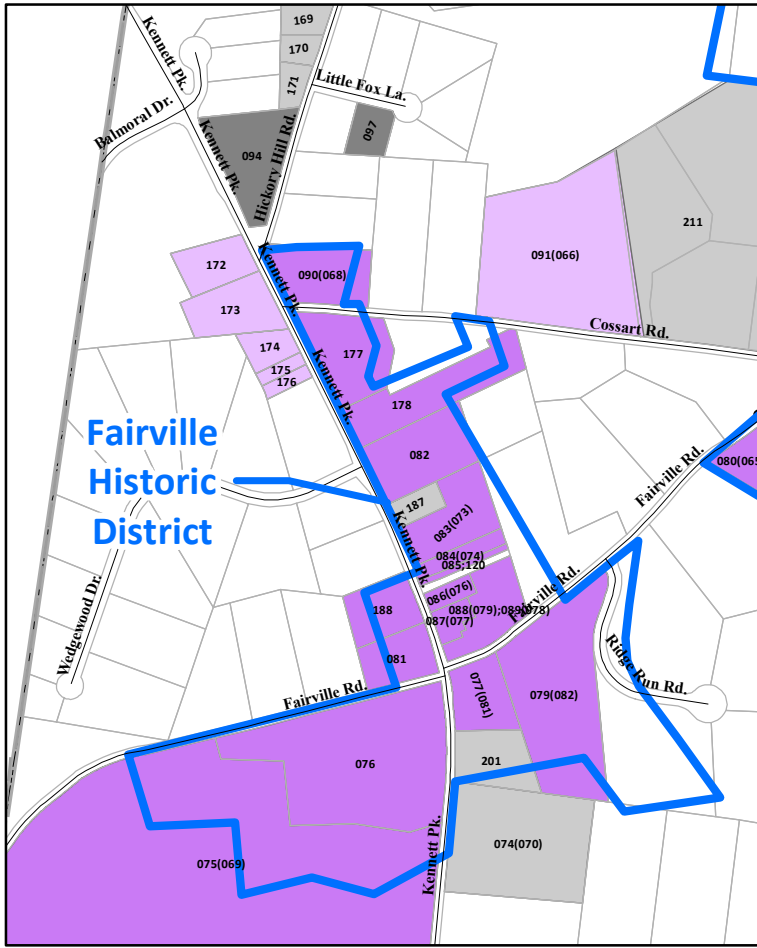
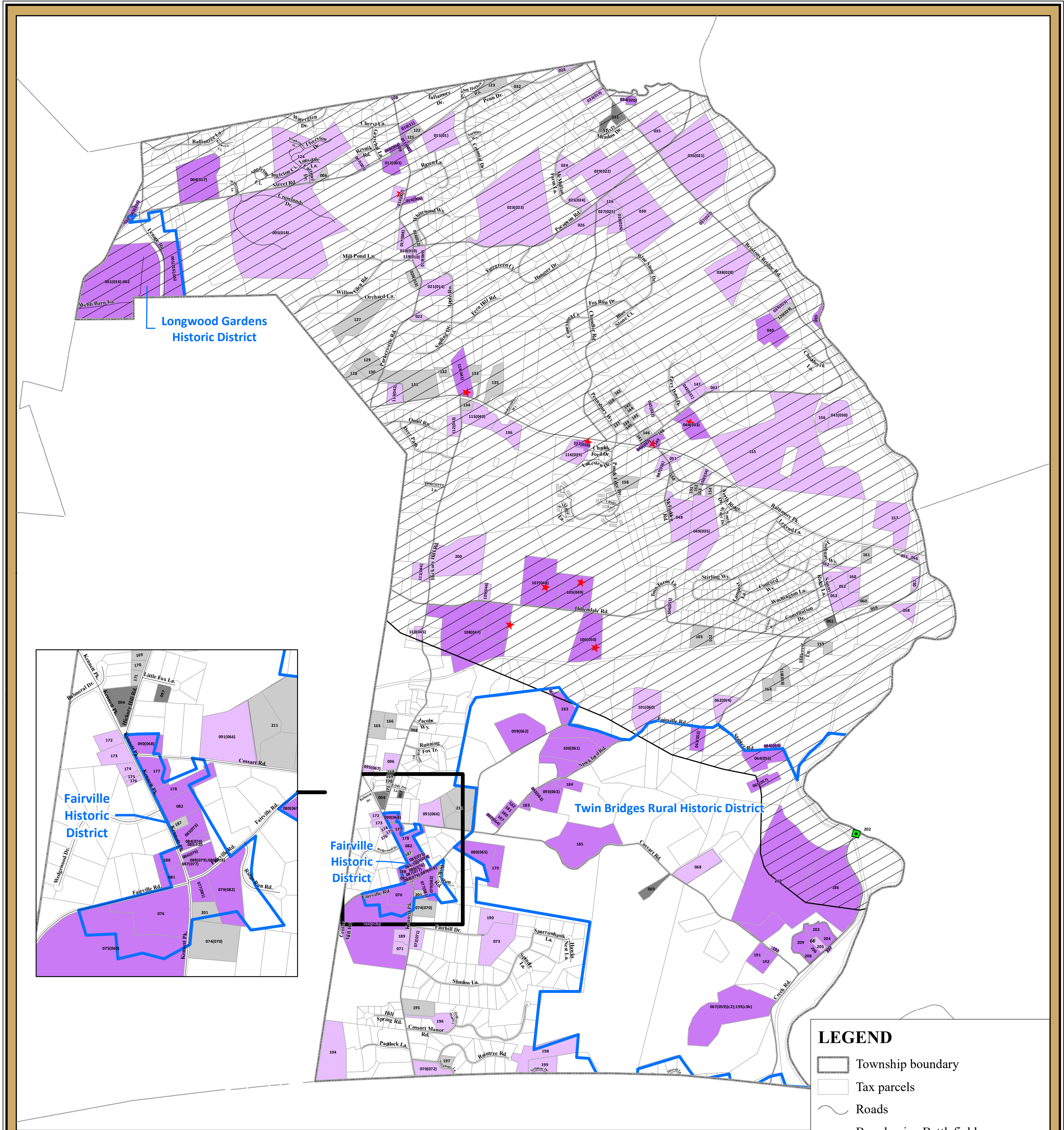
8.15	Continue to allow the additional uses of bed and breakfasts and antique stores within qualified historic buildings identified on the Township Historic Resource Survey.	On-going	Planning Commission	Yes	Keep, change language	Might consider additional incentives for adaptive reuse?
8.16	Ensure the open space design option provisions are clear about which “structures” are being referred to in relation to the density bonus.	Immediate	Planning Commission	Yes		
8.17	Review and update the Historic Overlay Zone in the Zoning Ordinance.	Immediate	Planning Commission, Historic	Yes		
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, Historic Commission	Yes		
8.19	Develop a village protection program.	Short-term	Planning Commission, Historic Commission		Keep, change language	Might consider developing a plan for protecting the character of Fairville/Parkersville that addresses design, roadways, infill, etc. VC/VR zoning doesn't appear to cover all parcels in the Fairville HD
8.20	Reconsider the possibility for an Act 167 Certified Local Historic District in Fairville.	Long-term	Planning Commission, Historic			Is this of interest?
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	Historic Commission, Township Administration	Yes	Keep, change language	

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	Historic Commission	No	Keep	
8.23	Continue to promote physical preservation of structures, which is the most obvious solution for protecting historic resources.	On-going	Historic Commission	Yes		
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 Commision, BoS, Historic Commission	Yes		
8.25	Investigate state and other additional historical markers.	Short-term	HC			Have more state markers been installed in the township since 2006? Is this of interest?
8.26	Participate in the Certified Local Government Program.	Short-term	Historic Commission, Township Administration	No	Keep?	Is CLG status of interest? There are benefits to it and Pennsbury has met most of the requirements needed to be one
8.27	Encourage continued and expanded use of preservation easements in the township to protect historic properties in perpetuity.	On-going	HC, Pennsbury Land Trust		No	The 2006 comprehensive plan notes 2 façade easements, does Pennsbury promote façade easements as a means of preservation?

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	PC, HC, Township Admin			
Cultural & Scenic						
9.1	Add a regular feature to the Pennsbury Township newsletter highlighting historic, cultural or scenic resource preservation activities or education	Immediate	HC, Township Admin	Yes		
9.2	Offer "resident awareness" programs periodically, educating residents on pertinent township issues.	On-going	PC, Township Admin			
9.3	Institute community education activities to promote scenic resource awareness.	Short-term	PC, Township Admin			
9.4	Participate in the Chester County Parks and Recreation Department's "Town Tours and Village Walks" program.	On-going	PC, HC	Yes		Participated in 2017 related to Battle of Brandywine
9.5	Sponsor an Earth Day program for the students in the Unionville-Chadds Ford School District.	Short-term	Park Committee, Township Admin, PC			
9.6	Work with organizations or agencies to promote community education of cultural or scenic resources.	Immediate	PC, HC, Township Admin	Yes		Field trips for schools to pennsbury Mill -- is this still an active use of the mill?
9.7	Resurvey the township's scenic roadways if significant change in conditions occurs.	Short-term	PC, TA	No	Yes	This would be an important step to identifying means for protecting scenic views and viewsheds
9.8	Implement a scenic overlay district along the township's most significant scenic roads to protect scenic viewsheds.	Short-term	PC	No		Route 1 Corridor and Brandywine Battlefied Overlay does include scenic viewsheds

9.8	Continue to participate in the implementation of the Brandywine Valley Scenic Byway Program.	On-going	Representative to Brandywine Valley	Yes		
9.9	Implement scenic recommendations from the Route 1 Corridor Improvement Plan (2000) for applicable segments of Route 1.	Short-term to Long-term	PC, Township Admin, Road Crew			
9.10	Participate in PennDOT's Adopt a Highway Program and the Great Pennsylvania Cleanup Program.	Short-term	Township Admin, Road Crew			
9.11	Guide growth and development to areas less likely to impact the scenic roadways.	Immediate/Ong	PC			
9.12	Resurvey the scenic viewsheds mapped in the 1993 Open Space, Recreation and Environmental Resources Plan.	Short-term	PC	No		
9.13	Coordinate the inventoried viewsheds and other scenic resources with the areas identified for priority open space preservation.	On-going	PC	No		
9.14	Guide development to areas less likely to impact the vistas and other scenic resources identified as most important.	Immediate	PC			
9.15	Implement the recommendations for natural resources and open space protection as another means of protecting the scenic quality of the township.			Yes		
9.16	Review and revise the lighting standards of the zoning ordinance to further diminish the impact of light pollution.	Immediate	PC	No		
9.17	Provide educational information on Dark Skies for township residents.	Immediate	PC, TA	No		
9.18	Control the location and design of outdoor advertising (billboards) by establishing regulatory language in the zoning ordinance.	Immediate	PC	Yes		

9.19	Establish additional sign design regulations for Fairville Village to preserve village character.	Immediate	PC, HC			Requires review by HC and PC prior to permit; some guidelines provided in sign section, is this enough?
9.2	Implement the sign recommendations from the Route 1 Corridor Improvement Plan (2000) for applicable segments of Route 1.	Short-term	PC			
9.21	Implement ordinance standards to mitigate the scenic impact of inappropriate signage.	Immediate	PC	Yes		
9.22	Continue to allow cell towers/communication towers only in conjunction with municipal uses.	Long-term	PC			Are cell towers a concern in the township? They are one of the most common scenic intrusions
9.23	If cell towers/communication towers are allowed in a wider area of the township in the future, institute more stringent standards.					Currently prohibited within the BBNHL Planning area
9.24	Enhance parking design standards to reduce the impact of poor parking design on scenic resources.	Immediate	PC			
9.25	Revise stormwater management standards to better mitigate the scenic impact of stormwater facilities.	Short-term	PC, Township Engineer			
9.26	Implement utility recommendations from the Route 1 Corridor Improvement Plan (2000) for the Route 1 corridor.	Short-term	PC			
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	PC			
9.28	Encourage aesthetic fence design and location.	Immediate	PC			This could be included in design guidelines



LEGEND

Township boundary

Tax parcels

Roads

Brandywine Battlefield Preservation Plan Boundary (2012)

National Register Historic Districts

National Register Sites

Historic bridge(to be demolished 2024)

Class 1 Historic Resource with Historic Resource ID

Class 2 Historic Resource with Historic Resource ID

Class 3 Historic Resource with Historic Resource ID

Demolished

Pennsbury Township

Chester County, Pennsylvania

Historic Resources Map

February 2024



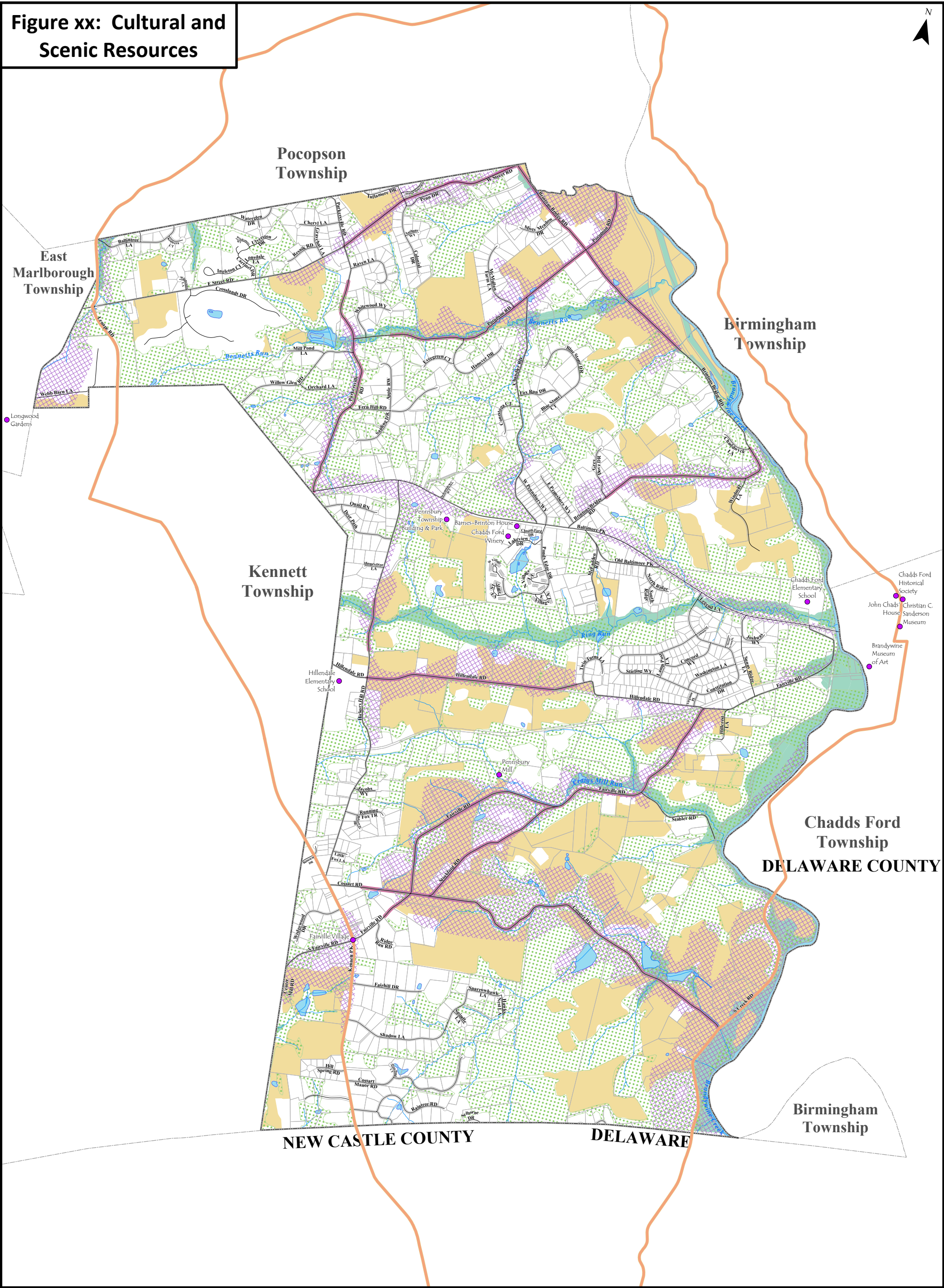
Data sources: Tax parcels, roads, streams and bodies of water from Chester County GIS Department, 09/2023. Historic resources from Chester County GIS Department, 2012.

Disclaimer: Parcel lines depicted do not represent actual field surveys.

Map created: December 15, 2023

Last revised: January 23, 2024

Figure xx: Cultural and Scenic Resources



0 1,800 3,600 Feet

Data sources: Tax parcels, roads, streams and bodies of water from Chester County GIS Department, 01/2026.
Disclaimer: Parcel lines depicted do not represent actual field surveys.

LEGEND

Township boundary	Bodies of water	Brandywine Valley Scenic Byway
Roads	Attractions	Scenic roads (1993 Comp. Plan)
Adjacent municipalities	Woodlands	Scenic viewsheds (1993 Comp. Plan)
Tax parcels	Floodplains	
Streams	Agriculture/pasture	