



Pennsbury Township Comprehensive Plan Update Task Force Meeting #4 AGENDA

June 25, 2026

5:30PM to 7:00PM

Pennsbury Township Building

01. Welcome and Call to Order

Karen Meloney, Task Force Chair

02. Meeting Overview

Beth Burns, Brandywine Conservancy

03. Survey Responses and Demographics

Beth Burns, Brandywine Conservancy

04. Introduction to Guiding Growth (Land Use, Housing, and Community Services): Discussion of Township Accomplishments & Future Priorities

Beth Burns and 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?*

05. Final Comments and Questions

06. Public Comment

Next Task Force Meeting – Guiding Growth, Thursday, July 23, 2026 5:30-7PM

Housing

2006 Comp Plan Recommendations

2026 Update

Number	Recommendation	Timeframe	Township Responsibility	Accomplished	If no, Keep?	Notes
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	PC, Township Engineer	Yes	Keep	
10.2	Consider potential barriers to affordable housing when making township planning decisions.	On-going	PC, BOS	No		How has affordability been addressed over the years? It is not a definition in the ordinances.
10.3	Provide information to the public about affordability issues.	Short-term	Township Admin, PC	No		
10.4	Continue to allow a variety of housing options in appropriate areas of the Township.	On-going	PC	Yes	Keep	
10.5	Continue to provide opportunities for retirement housing.	On-going	PC	Yes		Do we want to keep?
10.6	Allow more flexibility for housing types in the open space design option.	Immediate	PC	No	Keep?	
10.7	Continue enforcement of township property maintenance codes and adopt additional standards that would encourage the maintenance of township properties.	On-going and Immediate	Code Enforcement, PC	Yes		
10.8	Continue to provide incentives for the maintenance and rehabilitation of historic structures.	On-going and Long Term	PC, HC	Yes		

Land Use						
2006 Comp Plan Recommendations				2026 Update		
Number	Recommendation	Timeframe	Township Responsibility	Accomplished	If no, Keep?	Notes
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	Y	N	
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	Y	N	
5.3	Reconsider the merit of implementing a transfer of development rights program.	Short-term	Planning Commission	N	N	
5.4	Enact the recommended revisions to the township's resource protection ordinance standards as outlined in the Natural Resources Plan.	Immediate	Planning Commission	Y	N	
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 & Short Term	PC, HC	N	Y	
5.6	Consider implementing an official map to further a number of township planning goals.	Short-term	BOS; PC	N	Y	
5.7	Coordinate the Sewage Facilities (Act 537) Plan with the recommendations of the Land Use Plan.	Immediate	Planning Commission; Township Engineer	N	Y	Make this an rec for update
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	BOS; PC; Township Engineer; Road Master; Traffic Safety Committee		Y	

5.9	Guide improvements for the areas designated as “Public Recreation” using the recommendations of the Recreation Plan.	On-going	PC; Park Committee	N		Make the rec for an OSRER
5.10	Continue participation in and coordination with the Kennett Area Regional Planning Commission.	On-going	BOS; PC; Representatives to the KARPC	Y	Y	

Community Facilities and Services

2006 Comp Plan Recommendations				2026 Update		
Number	Recommendation	Timeframe	Township Responsibility	Accomplished	If no, Keep?	Notes
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 Admin, BOS		N	
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 Admin, BOS		N	
12.3	Keep Supervisors informed of activities of various township committees and commissions.	Ongoing	BOS, Township Committees	Y	N	
12.4	Establish a volunteer recognition program to promote volunteerism within the community, and acknowledge those residents that significantly contribute to Pennsbury.	Ongoing	BOS, Township Admin		?	Changed so it encourages volunteers
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 Admin, BOS		Y	In the Land Use portion
12.6	Use the established capital improvements program to plan for future capital improvement needs.	Ongoing	Township Admin		?	Where does this funding stand?
12.7	Explore other sources of revenue or grants to address specific facilities and services needs.	Ongoing	Township Admin		Y	

12.8	Ensure that there are adequate methods of financing the construction and maintenance of township transportation facilities.	Ongoing	Township Admin		N	
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.	Ongoing	Township Admin	Y	N	
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	Township Admin, BOS		N	
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.	Ongoing	Township Admin, Township Engineer		Y	
12.12	Participate in regional planning efforts to maintain the quality and integrity of groundwater and water resources in general.	Ongoing	KARPC, BOS, PC		Y	
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	PC, Township Engineer		N	
12.14	Continue enforcement of the on-lot monitoring program and promote resident awareness of this program.	Ongoing	Township Admin		Y	
12.15	Monitor the status of community system at Chadds Ford Elementary School or any other situation that arises dealing with wastewater.	Ongoing	Township Admin, PC		?	Is there still an issue with wastewater? Was anything done to mitigate

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 Admin, Township Engineer, PC		N	
12.17	Continue to follow the required steps for compliance with NPDES Phase II requirements as outlined in the MS4 permit.	Ongoing	Township Engineer, Township Admin		Y	
12.18	Review and assess the stormwater management ordinance for compliance with the NPDES Phase II requirements.	Immediate	Township Engineer, PC		N	
12.19	Address other issues identified in the course of using the stormwater management ordinance since 2000.	Immediate	Township Engineer, PC	Y	N	
12.20	Consider implementing mandatory recycling prior to reaching a population of 5,000 people population criteria of Act 101.	Long-term	BOS, Recycling Coordinators		?	A SECCRA recycling facility is in Pennsbury, need for this?
12.21	Consider promoting the recycling of materials (certain plastics) that have the highest uses for recyclability.	Short term	BOS, Recycling Coordinators		N	Make this an education rec
12.22	Reconsider and evaluate the benefits for township residents if the township contracts with a single hauler.	Immediate	Township Admin, BOS	Y	N	
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	KARPC		Y	
12.24	Continue to assess the level of needed police services and consider the possibility of shared services if warranted.	Ongoing and as needed	Township Admin, BOS		N	
12.25	Support the Town Watch by promoting the program's service and need for volunteers and funding.	Ongoing	Township Admin, BOS, Emergency Management Committee		N	

12.26	Provide information on new subdivisions and land developments to Longwood Fire Company.	Ongoing	Township Admin		N	
12.27	Work with KARPC and Longwood Fire Company to establish a fair and reasonable funding base within current fiscal limits.	Ongoing	BOS, PC, KARPC		N	
12.28	Encourage residents to prominently display their house number to insure easy identification in emergency situations.	Ongoing	Township Admin		N	
12.29	Continue to request the identity of residents who need assistance and request volunteers with special skills in the event of emergency situations.	Ongoing	Emergency Management Committee		N	
12.30	Support and monitor emergency service providers to ensure adequate protection is available to residents.	Ongoing	Township Admin, Emergency Management Committee		N	
12.31	Share information on proposed or approved developments so that the school district may better track capacity needs and issues.	Ongoing	Township Admin		N	
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.	Ongoing	Township Admin, BOS, PC		N	
12.33	Continue funding the library consistent with the regional fair share formula.	Ongoing	Township Admin, BOS		?	Still funding?

GUIDING GROWTH GOALS AND RECOMMENDATIONS

pennsbury township comprehensive plan

Future Land Use

Goal X.1: Accommodate a modest amount of growth and development to maintain and enhance the Township as a desired place to live, work, and play.

Strategies:

- I. Draft and adopt an Official Map and Ordinance that reflects the open space preservation, historic and scenic resource protection, conservation or agricultural preservation, and trail connectivity goals.
- II. Conduct an Open Space, Environmental Resources, and Recreation Plan to identify future parcels for passive recreation and resource protection.
- III. Protect historic resources through an Act 167 Historic District.
- IV. Ensure the Act 537 Sewage Facilities Plan aligns with the additional growth projections, specifically along the Route 1 corridor.
- V. Evaluate the feasibility of a wildlife crossing to reduce wildlife-vehicle collisions that connect habitats with safe passages across major collectors (Route 1).
- VI. Strengthen the Township's volunteer core by expanding outreach, education, and visibility through the newsletter and website.

Goal X.2: Encourage and prioritize land preservation opportunities to focus development away from critical natural and agricultural resources through the zoning and subdivision and land development processes.

Strategies:

- I. Create land use policies that promote pedestrian-friendly environments to encourage passive recreation, specifically in the Subdivision and Land Development Ordinance.
- II. Maintain communication with landowners about conservation easement options, ASA designation, and other land-protection alternatives.
- III. Continue to work with landowners, land conservancies and the Pennsbury Land Trust to promote resource protection programs and the placement of agricultural and conservation easements that will protect farming in the Township.
- IV. Evaluate the necessity of a municipal open space fund to actively leverage funds for acquisition of conservation interests.

Housing

Goal X.1: Support and enhance healthy, safe, sustainable, and diverse housing options and vibrant neighborhoods for residents of all ages and income levels.

Strategies:

- I. Continuing to direct various housing types and densities to the appropriate areas of the township based on zoning, the future land use plan, and Act 537 Sewage Facilities Plan.
- II. Regularly 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, natural resource protection; and other appropriate uses.
- III. Ensure that residentially zoned land is continually available to accommodate multifamily residential land uses.
- IV. Allow more flexibility in housing options in the Open Space Design Option.
- V. Create a standardized definition of affordable housing to strengthen policies and initiatives aimed at increasing affordable housing in the township.
- VI. Support development of quality, attractive housing that is well integrated into the community and meets low- to moderate-income affordability standards.
- VII. Amend the Zoning Ordinance to permit accessory dwelling units (ADUs) by right on existing lots with single-family residential dwellings, subject to compliance with appropriate residential district or supplemental standards.
 - *Items to consider: If the ADU requires only family, caregiver or farm worker to live there, what happens if the family leaves, the farm becomes open space?*
 - *Allow for Accessory detached dwelling units*

Community Facilities

Goal X.1: Provide cost-effective, efficient, and dependable community facilities and services that support a high quality of life, now and in the future.

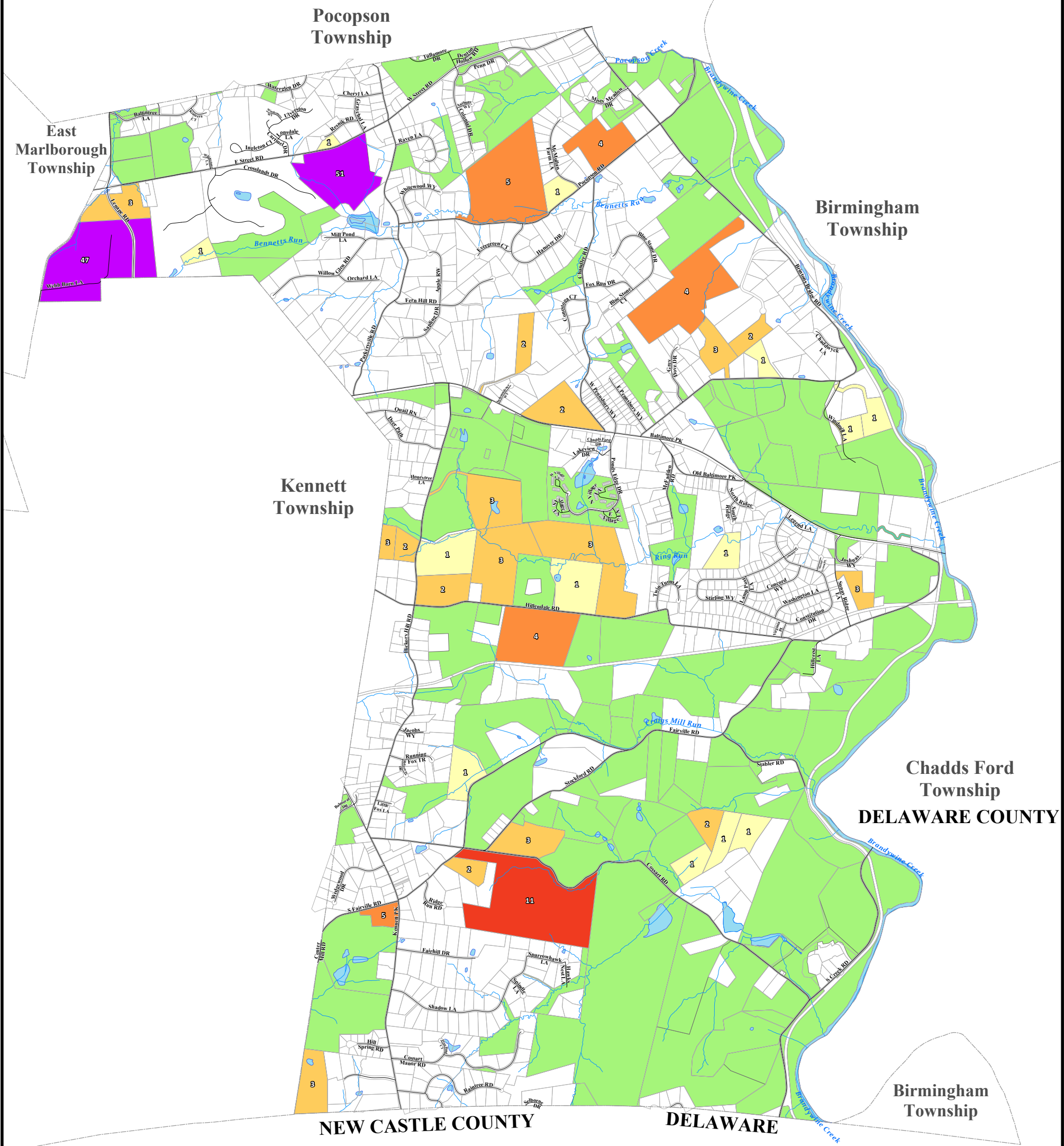
Strategies:

- I. Update and adopt the Act 537 Sewage Facilities Plan.
- II. Continue to achieve, if not exceed, the minimum applicable standards of the federal Municipal Separate Storm Sewer (MS4) program.
- III. Explore additional sources of revenue (i.e., grants) to address issues or improvements to existing community services.
- IV. Enforce the on-lot monitoring program.
- V. Continue communication with PennDOT and PECO on expansion or improvement projects related to facilities and services provided to Township residents.
- VI. Monitor sewage treatment and stormwater management facilities and develop strategies for the maintenance and provision of these facilities to protect potable water supplies.
- VII. Continue communication with Chester Water Authority on the water service application process with developers.
- VIII. Maintain involvement in the Kennett Area Regional Planning Commission to protect groundwater and strengthen regional recycling efforts.
- IX. Continue coordination with PennDOT on road and bridge improvements for increased tonnage and visibility for drivers.

- X. Continue to provide educational information in Township newsletter related to recycling
- XI. Consider the use of stormwater impact fees, available grants, and other creative avenues to help fund the Township's stormwater management/BMPs and retrofits.
 - a. *Does the township have a fee?*

DRAFT

Figure xx: Residential Buildout

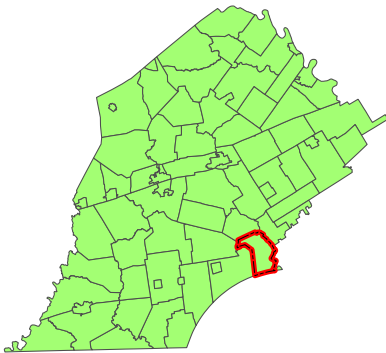


0 1,800 3,600
Feet

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.



Map created: January 8, 2026



- Roads
- Adjacent municipalities
- Tax parcels
- Streams
- Bodies of water
- Protected lands

LEGEND

Buildable Residential Lots

- 1
- 2 - 3
- 4 - 5
- 11
- 47-51

Figure xx: Existing Land Use



018003600

Feet

Data sources: Tax parcels, roads, streams and bodies of water from Chester County GIS Department, 01/2026. Existing Land Use from DVRPC, 2023.

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

Township boundary

Roads

Adjacent municipalities

Tax parcels

Streams

Bodies of water

Land Use

Agriculture

Commercial

Industrial

Institutional

Recreation

Residential

Transportation

Undeveloped

Utility

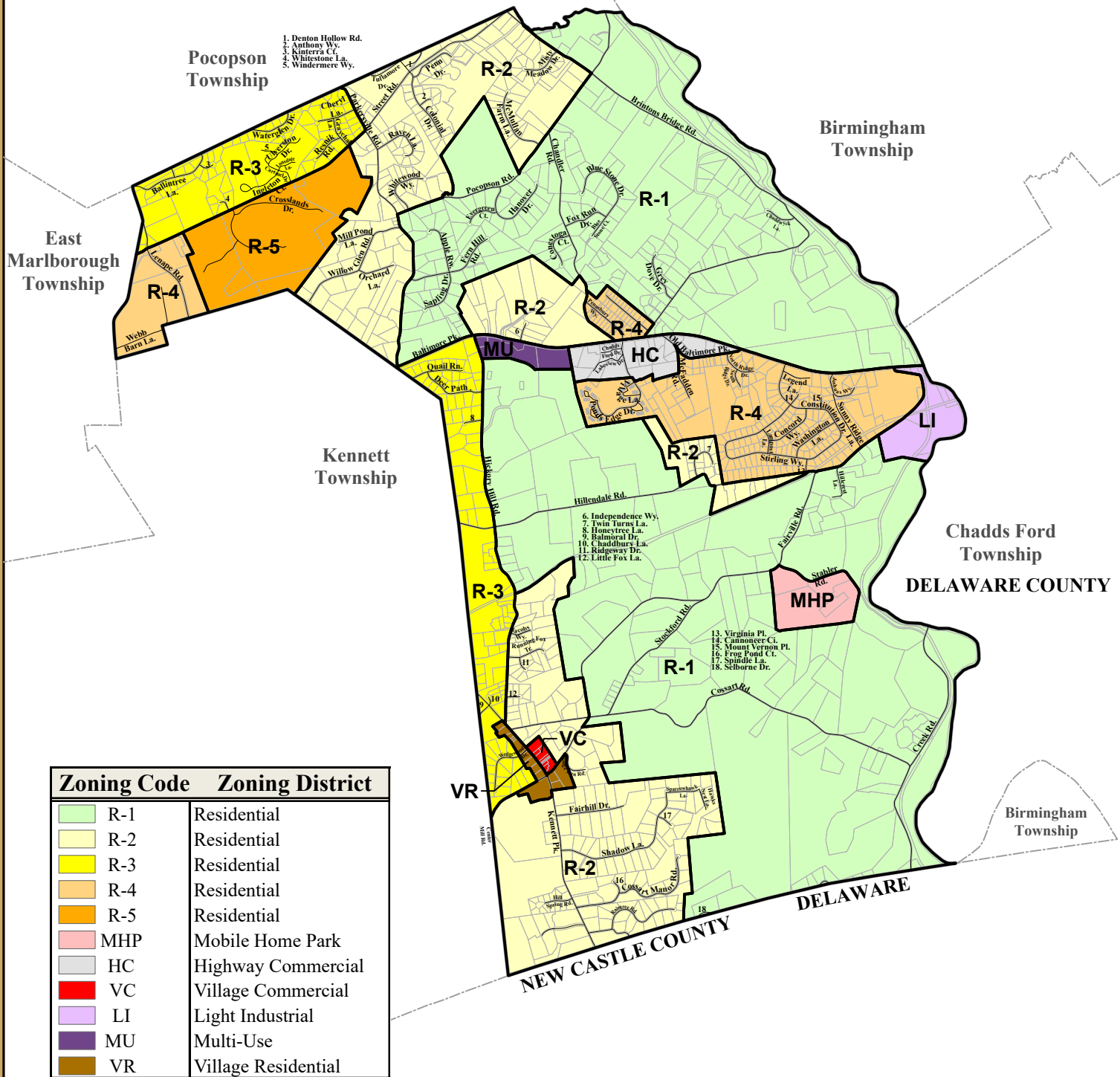
Water

Wooded

BRANDYWINE CONSERVANCY

Map created: June 10, 2026

Location: T:\GIS_data\MAP\pennsbury\mxd\ComprehensivePlan_2026\ComprehensivePlan_2026\ComprehensivePlan_2026.aprx



Pennsbury Township **Chester County, Pennsylvania** **Zoning Map-November 2023**

0 1,800 3,600 Feet



**BRANDYWINE
CONSERVANCY**

Data sources: Tax parcels, roads, streams and bodies of water from Chester County GIS Department, 09/2023. Zoning districts created by Brandywine Conservancy, 09/2023.

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

Map created: November 15, 2023

LEGEND

- Zoning boundaries
- Roads
- Township boundary
- Tax parcels
- Bodies of water