

# Penn Township

## *Comprehensive Plan 2024*

### *APPENDIX*



**PENN TOWNSHIP**  
CHESTER COUNTY, PENNSYLVANIA

*Prepared by*



**BRANDYWINE  
CONSERVANCY**



**TCA**

**MCMMAHON**  
a Bowman company

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## MPC Requirements

The Comprehensive Plan was completed in compliance with the provisions of Article III of the Pennsylvania Municipalities Planning Code (MPC), Act 247 of 1968, as reenacted and amended. This legislation enables municipal land use controls in Pennsylvania and provides the framework for developing and implementing plans and land use regulations. It specifically enables municipalities to produce and adopt comprehensive plans to regulate development through the use of various regulatory tools including zoning, and subdivision and land development ordinances. Elements addressed in the plan ranged from housing to natural resources to land use and included discussion of the extensive nursery operations in Penn Township.

The required contents of a comprehensive plan as specified by the MPC are summarized as follows:

1. **A statement of objectives** of the municipality concerning its future development, including, but not limited to, the location, character, and timing of future development.
2. **A plan for land use**, which may include provisions for the amount, intensity, character, and timing of land proposed for residence, industry, business, agricultural, major traffic and transit facilities, utilities, community facilities, public grounds, parks and recreation, preservation of prime agricultural lands, flood plains and other areas of special hazards and other similar uses.
3. **A plan to meet the housing needs** of present residents and of those individuals and families anticipated to reside in the municipality, which may include conservation of presently sound housing, rehabilitation of housing in declining neighborhoods and the accommodation of expected new housing in different dwelling types and at appropriate densities for households of all income levels.
4. **A plan for movement of people and goods**, which may include expressways, highways, local street systems, parking facilities, pedestrian and bikeway systems, public transit routes, terminals, airfields port facilities, railroad facilities and other similar facilities or uses.
5. **A plan for community facilities and utilities**, which may include public and private education, recreation, municipal buildings, fire and police stations, libraries, hospitals, water supply and distribution, sewerage and waste treatment, solid waste management, storm drainage and flood plain management, utility corridors and associated facilities, and other similar facilities or uses.
6. **A statement of the interrelationships among the various plan components**, which may include an estimate of the environmental, energy conservation, fiscal, economic development, and social consequences on the municipality.
7. **A discussion of short- and long-range plan implementation strategies**, which may include implications for capital improvements programming, new or updated development regulations, and identification of public funds potentially available.
8. **A statement indicating that the existing and proposed development** of the municipality is compatible with the existing and proposed development and plans in contiguous municipalities, or a statement indicating measures which have been taken to provide buffers or other transitional devices between disparate uses, and a statement indicating that the existing and proposed development of the municipality is generally consistent with the objectives and plans of the county comprehensive plan.



9. **A plan for the protection of natural and historic resources** to the extent not preempted by federal or state law. This clause includes, but is not limited to, wetlands and aquifer recharge zones, woodlands, steep slopes, prime agricultural land, flood plains, unique natural areas, and historic sites. The plan shall be consistent with and may not exceed those requirements imposed under the following:
- Act of June 22, 1937 (P.L.1987, No.394), known as “The Clean Streams Law”;
  - Act of May 31, 1945 (P.L.1198, No.418), known as the “Surface Mining Conservation and Reclamation Act”;
  - Act of April 27, 1966 (1st sp.sess., P.L.31, No.1), known as “The Bituminous Mine Subsidence and Land Conservation Act”; The Pennsylvania Municipalities Planning Code (MPC) is also referred to s Act 247 of 1968.
  - Act of September 24, 1968 (P.L.1040, No.318), known as the “Coal Refuse Disposal Control Act”;
  - Act of December 19, 1984 (P.L.1140, No.223), known as the “Oil and Gas Act”;
  - Act of December 19, 1984 (P.L.1093, No.219), known as the “Noncoal Surface Mining Conservation and Reclamation Act”;
  - Act of June 30, 1981 (P.L.128, No.43), known as the “Agricultural Area Security Law”;
  - Act of June 10, 1982 (P.L.454, No.133), entitled “An Act Protecting Agricultural Operations from Nuisance Suits and Ordinances Under Certain Circumstances”;
  - Act of May 20, 1993 (P.L.12, No.6), known as the “Nutrient Management Act,” regardless of whether any agricultural operation within the area to be affected by the plan is a concentrated animal operation as defined under the act.
10. The comprehensive plan shall include a **plan for the reliable supply of water**, considering current and future water resources availability, uses and limitations, including provisions adequate to protect water supply sources. Any such plan shall be generally consistent with the State Water Plan and any applicable water resources plan adopted by a river basin commission. It shall also contain a statement recognizing that:
- Lawful activities such as extraction of minerals impact water supply sources and such activities are governed by statutes regulating mineral extraction that specify replacement and restoration of water supplies affected by such activities.
  - Commercial agriculture production impacts water supply sources.
11. The municipal, multimunicipal or county comprehensive plan may **identify those areas where growth and development will occur** so that a full range of public infrastructure services, including sewer, water, highways, police and fire protection, public schools, parks, open space, and other services can be adequately planned and provided as needed to accommodate growth.

## Background Documents and Review



## Penn Township Comprehensive Plan *Background Document Review*

### The Oxford Region Multimunicipal Comprehensive Plan

Chester County, Pennsylvania  
<http://www.chesco.org/planning/oxfordregion>

July 2012

**Preparation and Funding**  
This Plan was prepared by the Oxford Region Multimunicipal Comprehensive Plan Planning Committee with technical assistance provided by the Chester County Planning Commission. Funding was provided, in part, through a grant from the Vision Planning Program sponsored by the Chester County Board of Commissioners. The Plan has been prepared in accordance with the principles of the County's policy plan, Landscapes2, as a means of achieving greater consistency between local, regional, and county planning programs.

### Oxford Area Regional Comprehensive Plan

Prepared by: Chester County Planning Commission

Date: 2012

Area: East Nottingham, Elk, **Lower Oxford, Upper Oxford**, and West Nottingham and the Borough of Oxford

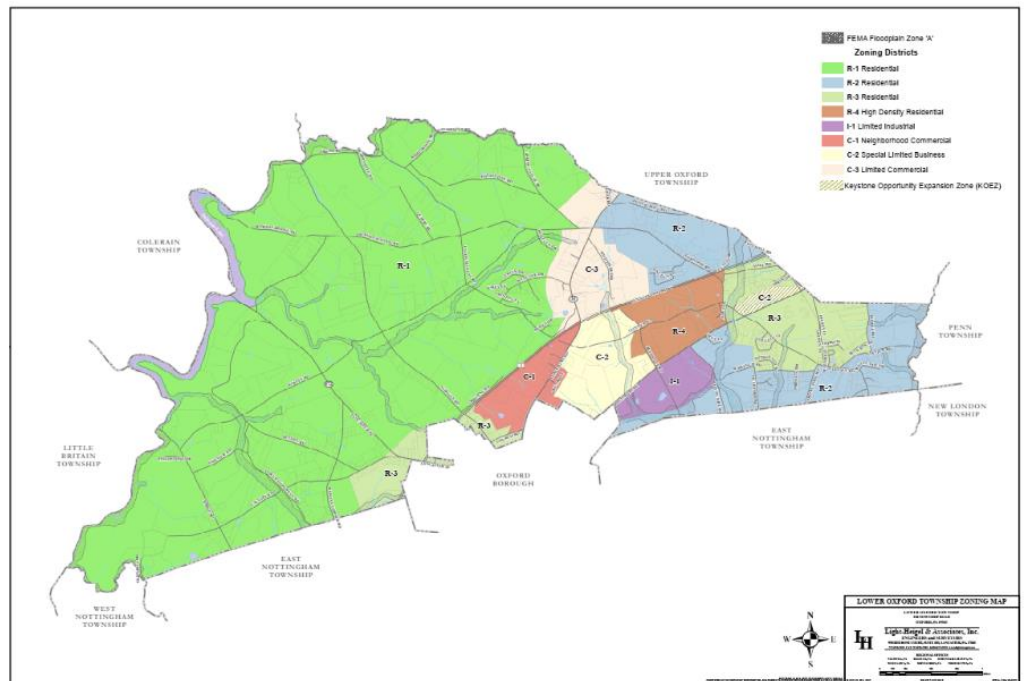
The Oxford Regional Comprehensive Plan includes East Nottingham, Elk, Lower Oxford, Upper Oxford, and West Nottingham and the Borough of Oxford. This multi-municipal plan was developed with the intent of managing growth collaboratively, while the rural character of the region and protecting sensitive environmental resources.

### Lower Oxford

#### Future Land Use

- The Oxford Area Regional Comprehensive Plan identifies the suburban land use category as the future land use along the share border with Penn Township

#### Adjacent Zoning



- R-2 Residential- single- family detached (lot size 43,560 square feet), single-family detached with public sewer (32,670 square feet), agriculture.

### **Upper Oxford**

#### **Future Land Use**

- The Oxford Area Regional Comprehensive Plan identifies the agricultural land use category as the future land use along the share border with Penn Township

### **Adjacent Zoning**

LONDONDERRY TOWNSHIP  
COMPREHENSIVE PLAN



Adopted March 26th, 2007

### **Londonderry Township Comprehensive Plan**

Date: 2007

Londonderry Township's Comprehensive Plan Update updates the Township's its 1993 comprehensive plan and open space, recreation, and environmental resources plan. The primary goal of this to balance land conservation and development, protecting this rural community with significant natural, historic, and cultural resources. Balance would be defined as including rural land uses with low intensity, narrow roads, recreational open spaces, greenways, trails, and pathways.

#### **Land Use**

- Agricultural preservation is a top priority. Recommendations focus on preserving agricultural land use and conservation easements.
- Recommendations to limit intensive agricultural uses, (i.e. mushroom operations, feed lots) and cooperate with regional land use initiatives to focus on open space, zoning, and planning.
- Future land use plan includes land along border with Highland Township as primarily agricultural – open space with land west of Route 41 as agriculture – rural residential. Significant land use issues include enhancing and strengthening land use policy relating to the agricultural and open space character of the Township.

#### **Natural and Scenic Resources**

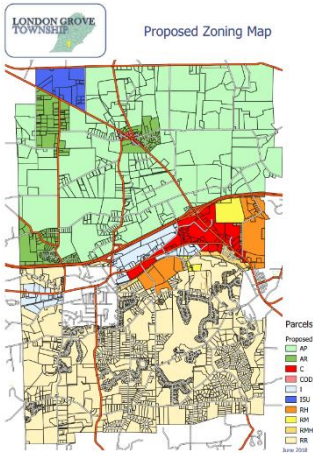
- Recommendation to establish 100' riparian buffers.
- Recommendation to ensure greenways are protected and development occurs outside their bounds.

#### **Zoning**

AP- Agricultural Preservation



## London Grove Township Comprehensive Plan



### Adjacent Zoning

**AP- Agricultural Preservation** (agriculture, single family detached, sewage disposal and spray fields) Residential- 20 acre lots

**Purpose:** The land use and economy of the Agricultural Preservation District is oriented toward agricultural activity. Thus it is the desire and intent to preserve farming as an important economic feature and to maintain viable farmland as an irreplaceable asset. Recognizing the conflicts that can occur when other uses are superimposed upon adjacent farming operations and being desirous of removing development pressures on farming operations, it is the intent of the Board of Supervisors to minimize intrusion into viable farmlands within the Agricultural Preservation District (AP). It is further the intent to permit within this district certain compatible farm service uses and to permit accessory activities to farm operations.

**AR- Agricultural Residential** (single family detached, agriculture consistent with AP district, municipal use)

#### **Purpose**

The purpose of this district is to provide for limited residential uses within the context of an agricultural area. Additional opportunities for agricultural activities consistent with adjacent land use patterns shall be permitted. This district is intended to promote limited large lot single-family residential development utilizing individual on-lot water and sewage facilities.

**RR- Rural Residential** (single family detached & attached, cluster development, agriculture, municipal use, golf course, limited winery)

The purpose of this district is to provide for residential densities typical of an area that contains predominantly residential land use. This district is also intended to promote cluster development with a focus toward well-designed compact dwelling arrangements in balance with designated open space.

#### **I-Industrial**

**Purpose:** The I District is intended to accommodate intensive agricultural uses, light industrial and wholesale and warehousing uses, contractor establishments and their respective accessory uses. These activities have certain characteristics in common, such as a requirement for good roads capable of accommodating truck traffic, and an independence from surrounding uses. These uses may have additional impacts upon surrounding uses beyond the traffic generated and aesthetics.

## **New London**

### **Zoning:**

#### **R-1 – Low Density Residential (5 -25 acres pre residential lot,**

The R-1 Low Density Residential District has been created to accommodate housing types which typify the rural residential character of the Township. Properties in the R-1 District may be served by individual on-lot water supply and individual on-lot sewage systems. They may utilize the lot-averaging option to achieve some site design flexibility.

#### **R-2- Medium Density Residential**

The R-2 Medium Density Residential District is designed to provide a density of development consistent with existing residential development. Properties in the R-2 District may only be served by individual on-lot or public water supply and individual on-lot sewage systems. Medium density development will be located in areas that are accessible to commercial areas and along collector or arterial roads.

### **Institutional**

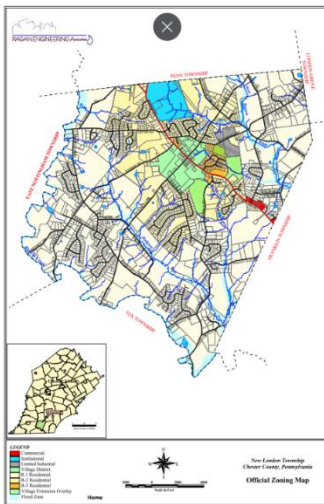
It is the purpose of the I-Institutional District to recognize and provide appropriate opportunities and regulatory protections for land in public or quasi-public use. The existing and potential uses of the lands within this district may have attributes or potential impacts which require special considerations, due to traffic generation, water and sewer needs, the needs of special population groups, the use or zoning of surrounding lands, and the like. The district provisions also are intended to assure smooth transition where a change of use or an additional use is proposed, thereby avoiding future land uses and offsite impacts that are incompatible with Township land use policy.

## **Landscapes 3**

Prepared by: Chester County Planning Commission

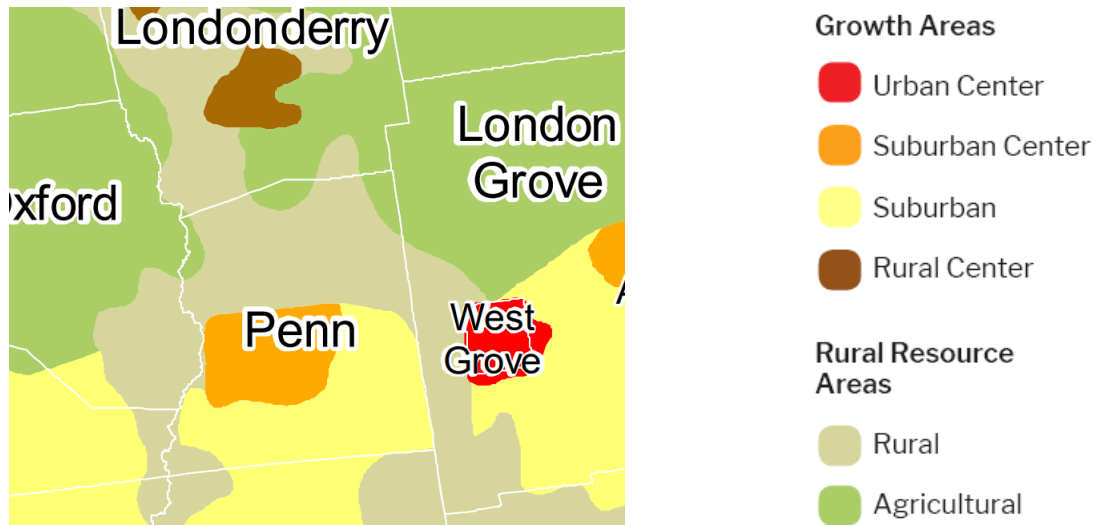
Date: 2018

Landscapes 3 is the comprehensive plan for Chester County. The plan has four major purposes, including establishing a vision for preservation and growth across the county and in its municipalities; guiding country government decision-making; guiding municipal planning and





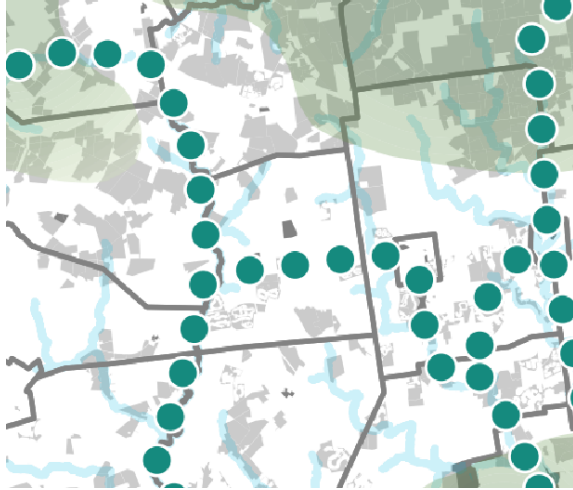
implementation; and providing a framework for intermunicipal collaboration. Landscapes3 identifies recommendations across six goal areas: Preserve, Protect, Appreciate, Live, Prosper, and Connect. The plan's Landscapes Map is a guide for growth and rural resource protection across Chester County.



*Key Considerations:*

The northern portion of Penn Township falls within the Rural Resource Area classifications. These areas are not appropriate for significant growth, are a focus for preservation, and reflect the agricultural and rural character of the county.

The southern portion of Penn Township primarily falls with the Growth Area classifications. These areas are defined as areas that can best accommodate future growth, are planned for a full range of infrastructure, and are highly suitable for redevelopment. A large portion of the southern portion of Penn Township is designated as a Suburban Growth Area. Suburban landscapes are predominantly residential communities with locally oriented commercial uses and community facilities. At the center of Penn Township, an area is designated as an Suburban Center. Suburban Center landscapes are regional economic, population, and transportation centers with varying land uses. Suburban Centers will accommodate substantial future growth of medium to high intensity with a mix of uses, including commercial, residential, and industrial. As Suburban Centers grow, repurposing obsolete structures and sites and encouraging sustainable development will be critical.



Preserve – The Preserve chapter identifies two conservation corridors within Penn Township. A conceptual conservation corridor illustrated along the western boundary and central spine of the Township, as opportunities for further land conservation efforts and greenway connections.



### **Chester County Hazard Mitigation Plan (Draft)**

Prepared by: Tetra Tech

Date: 2021

Area: Chester County

Chester County’s Hazard Mitigation Plan (HMP) is a planning document with the goal of identifying, assessing, and reducing long-term risk to life and property from hazard events. The 2021 plan is an update to the 2015 plan. In order to remain eligible to receive hazard mitigation grant funding after a federally declared disaster, Chester County government is required to prepare such plans. In accordance with the Disaster Mitigation Act of 2000, participating municipalities are required to identify hazards, potential losses, needs, goals, and strategies.

### **Risk Assessment**

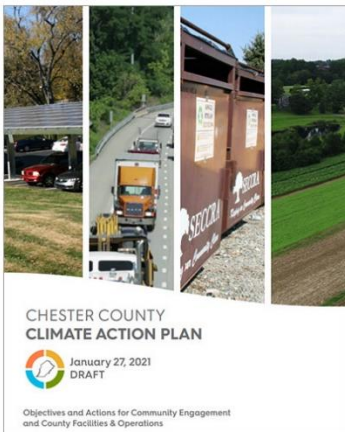
- Risk assessments measure potential loss of life, injury, and economic and property damage due to specific hazards. Identifying hazards and vulnerable assets allows emergency management personnel to develop priorities and planners address and reduce hazard impacts.
- The Hazard Vulnerability Summary includes risk assessments for the County as a whole and for each Chester County municipality. The following table illustrates a risk assessment for Highland Township. The table shows the perception of whether a municipality’s risk is greater than, less than, or equal to the risk factor assigned to the county as a whole. This was based on

feedback from municipal and county officials. Red denotes high risk, orange denotes moderate risk, and yellow denotes low risk.

| Risk for Chester County | Dam Failures | Drought | Earthquake | Env Hazard Hazardous Materials Release | Env Hazard Gas and Liquid Pipelines | Extreme Temperature | Flooding/Flash Flood/Ice Jam | Hurricane Tropical Storm | Invasive Species | Nuclear Incident | Opioid Addiction Response | Pandemic and Infectious Disease | Radon Exposure | Structural Fire | Terrorism | Tornado/Windstorm | Transportation Accidents | Utility Interruption | Winter Storm |
|-------------------------|--------------|---------|------------|--|-------------------------------------|---------------------|------------------------------|--------------------------|------------------|------------------|---------------------------|---------------------------------|----------------|-----------------|-----------|-------------------|--------------------------|----------------------|--------------|
|                         | 1.3          | 2.5     | 2.2        | 2.9                                    | 2.6                                 | 2.7                 | 3.2                          | 2.1                      | 2.8              | 1.9              | 3.1                       | 3.1                             | 2.3            | 2.2             | 2.8       | 3.1               | 2.4                      | 3.5                  | 2.7          |
| Penn Township           | <            | >       | =          | =                                      | <                                   | >                   | <                            | =                        | =                | <                | =                         | =                               | =              | =               | =         | >                 | =                        | =                    | =            |

#### Mitigation Strategies

- Enhance stormwater management regulations
- Work with power company to protect Penn - Neward Road Electrical Substation to the 0.2% annual chance flood level.



#### Chester County Climate Action Plan (Draft)

Prepared by:

Date: 2021

Area: Chester County

Chester County's Climate Action Plan was developed to provide an action plan to improve energy efficiency and reduce greenhouse gas emissions in the County. Its vision is to reduce the County's contributions to climate change, while improve the health and well being of the community. This includes mitigation climate impacts through resiliency and planning, transitioning to clean energy, and reducing greenhouse gas emissions through collaboration and government leadership.

#### *Key Considerations:*

The Plan is divided into four sections: Buildings & Energy, Waste Management, Transportation & Land Use, and Agriculture, Food, and Forestry. Municipalities generally are considered one of the entities to lead the implementation of several listed recommendations. The following summarizes engagement strategies identified for future implementation community-wide.

#### Buildings and Energy



- Promote sustainable energy, energy efficiency, and communications

#### Transportation & Land Use

- Encourage smart growth
- Promote efficient commuter and transit options
- Encourage no/low emissions travel and transportation strategies

#### Waste Management

- Increase county waste diversion and other best practices through partnerships and collaborations

#### Agriculture, Food, and Forestry

- Grow and preserve open spaces and natural areas
- Support local food production and the agricultural community



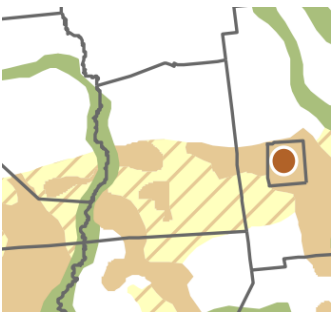
#### **Connections 2045**

Prepared by: DVRPC

Date: 2017

Area: Nine-county Greater Philadelphia Region

DVRPC's Connections 2045 is a long-range plan for the nine-county, two-state, Greater Philadelphia region, with the goal of establishing a vision for development and growth in the region, while prioritizing transportation funding over a 28-year time horizon. The plan is structured around five core principles, including: sustain the environment; develop livable communities; expand the economy; advance equity and foster diversity; and create an integrated, multimodal transportation network.

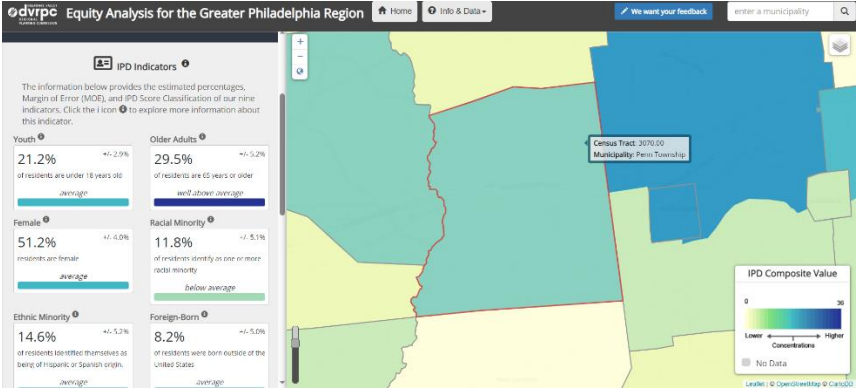


#### *Key Considerations:*

The land use vision outlined for Penn Township includes a greenspace network along the western boundary, identifying the Big Elk Creek as a greenspace network and highlights infill and redevelopment as well as emerging growth areas in the southern portion of the township.

**Climate** - A goal of the plan is to prepare communities for impacts related to climate change. Strategies include establishing cooling centers, elevating critical infrastructure and community assets, updating floodplain ordinances, protecting riparian buffers, and leveraging FEMA mandated hazard mitigation planning to integrate climate change related hazards into comprehensive planning.

Diversity and Equity – Penn Township is highlighted based as a potentially disadvantaged community because its population of older adults is well above average. Due to this, certain planning considerations are necessary to create age-friendly communities.



## Assessment of Community Demographics



bright<sup>™</sup> MLS

# Penn Township Assessment of Community Demographics

Research and analysis conducted by the Brandywine Conservancy  
June 2022



# Introduction

Conducted as part of the 2024 Penn Township Comprehensive Plan update, this demographic report aims to provide a summary of past, current and projected demographic characteristics for Penn Township. An understanding of these demographic characteristics and patterns can help the community plan for future changes in population. Changes in the demographics of a community can impact demands on municipal services, land use, housing and transportation and are important to consider when planning.

This report summarizes available demographics from 2021, combining data collected from the 2020 Decennial Census, the 2019 American Community Survey (ACS), an estimate that is compiled by the US Census Bureau at more frequent intervals and estimates of demographic data for 2021 compiled by ESRI's Community Analyst tool, using past census data as well as private demographic sources. While the ACS is generally a reliable source of data, in smaller communities like Penn Township, smaller sample sizes can result in slightly larger margins of error. Although data from the 2020 Decennial Census is available, the 2020 census was not as detailed as previous census years.

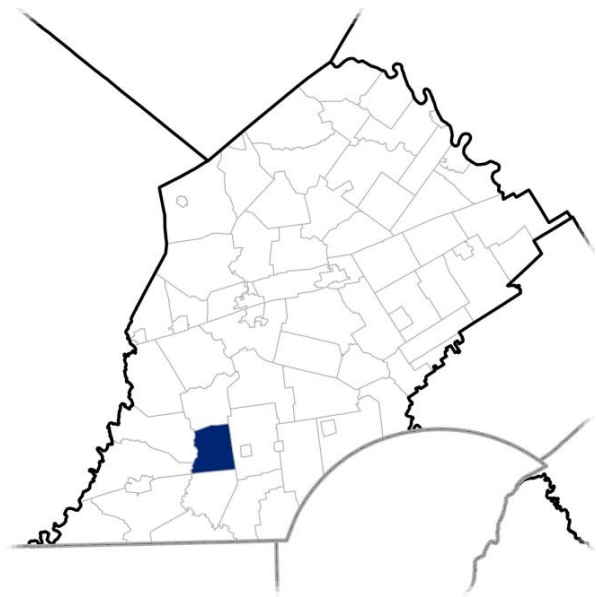
The following section of this report graphically portrays a variety of demographic trends for Penn Township, including comparisons with surrounding municipalities and Chester County as a whole.

At the end of the following section, a written summary of the data presented in the graphic charts, graphs, and tables is provided. Following that is a list of sources used to prepare this study.



# Penn Township

## Data Analysis, Trends, & Forecasts



### Overview



**Population: 5,644**



**Area: 9.65 square miles**

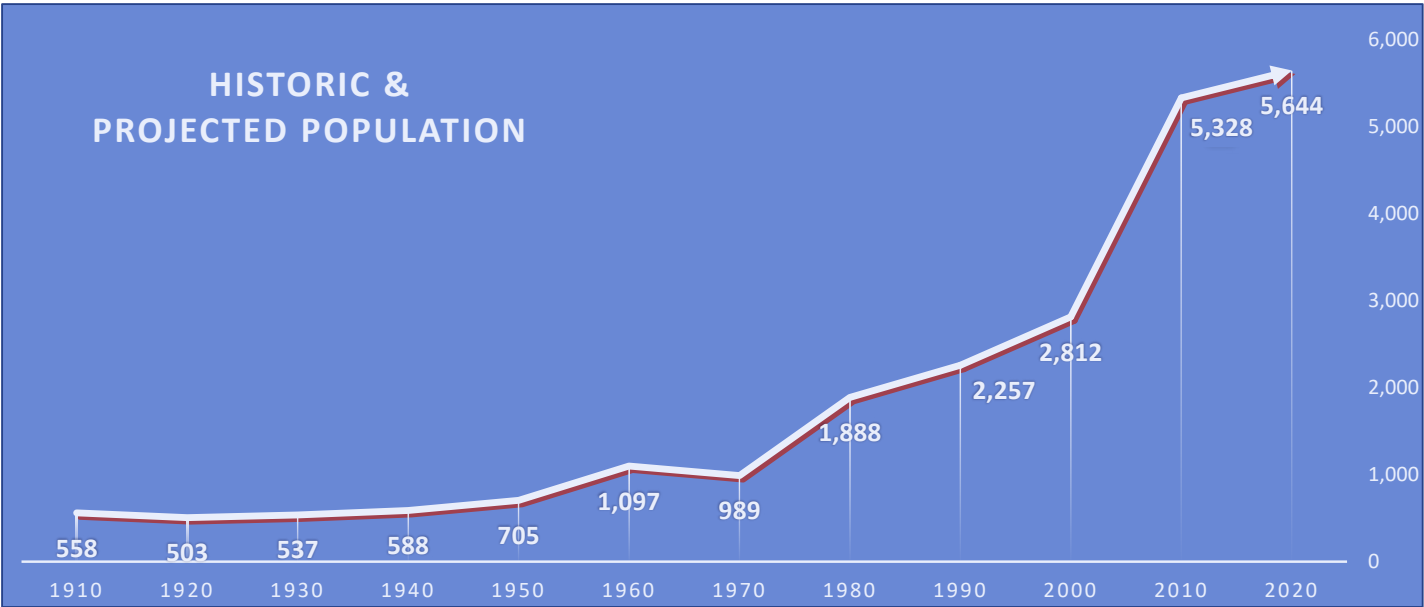


**Households: 2,266**



**Median Household Income: \$77,772**

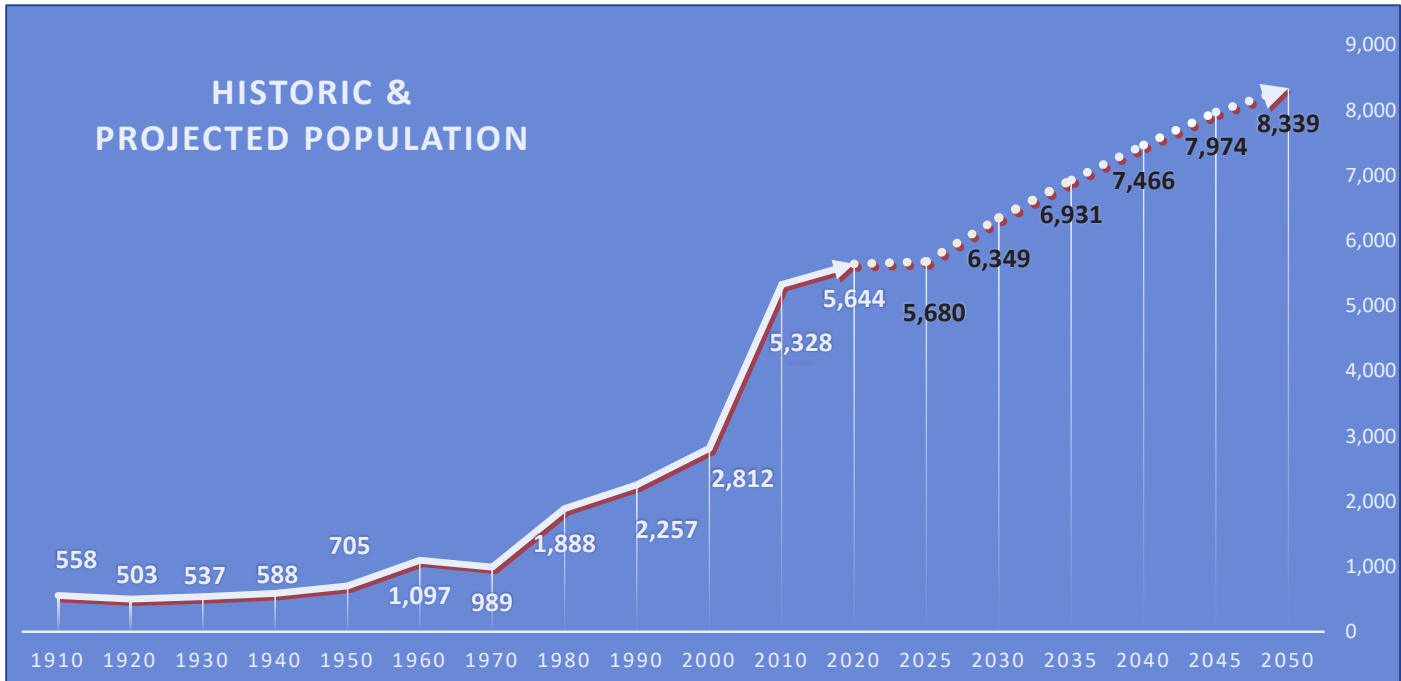
### Historic Population Trends, 1930 to 2020





# Population

## Projections, 2020 to 2050



Delaware Valley Regional Planning Commission (DVRPC) population projections estimate Penn Township may reach a population of 8,339 residents by 2050. DVRPC projects there to be 5,680 residents in the community in 2025. Estimates suggest that the rate of population change will slow over time, from 11.8 % between 2025 and 2030 to 4.6% between 2045 and 2050.

## Population Change, 2010 to 2020

|                 | Population Total |         |         | 2000 - 2010 Change |      | 2010-2020 Change |     | 2000-2020 Change |     |
|-----------------|------------------|---------|---------|--------------------|------|------------------|-----|------------------|-----|
|                 | 2000             | 2010    | 2020    | #                  | %    | #                | %   | #                | %   |
| Penn Township   | 2,812            | 5,328   | 5,644   | 2,516              | 89%  | 316              | 6%  | 2,832            | 50% |
| Londonderry     | 1,632            | 2,149   | 2,476   | 517                | 32%  | 327              | 15% | 844              | 34% |
| West Grove      | 2,652            | 2,854   | 2,770   | 202                | 8%   | -84              | -3% | 118              | 4%  |
| New London      | 4,583            | 5,481   | 5,810   | 898                | 20%  | 329              | 6%  | 1,227            | 21% |
| East Nottingham | 5,516            | 8,176   | 8,982   | 2,660              | 48%  | 806              | 10% | 3,466            | 39% |
| Lower Oxford    | 2,095            | 5,066   | 5,420   | 2,971              | 142% | 354              | 7%  | 3,325            | 61% |
| Upper Oxford    | 2,095            | 2,589   | 2,560   | 494                | 24%  | -29              | -1% | 465              | 18% |
| Chester County  | 433,501          | 498,886 | 543,702 | 65,385             | 15%  | 44,816           | 9%  | 110,201          | 20% |

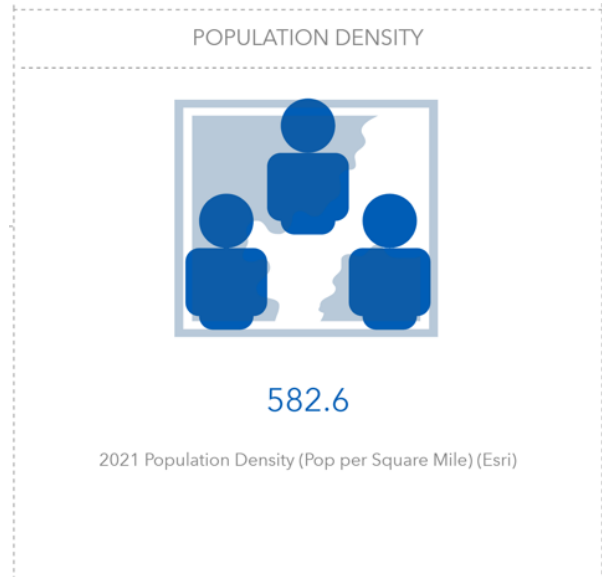


# Population Density

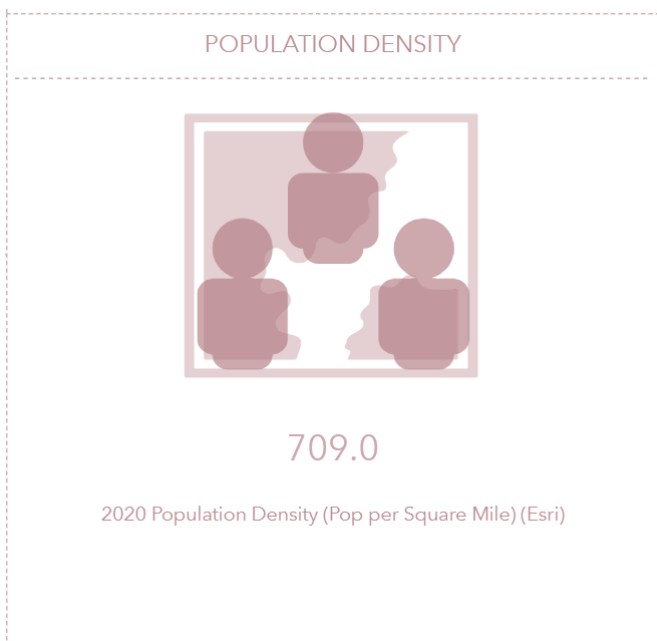
## Population Density, Penn Township, 2021



*Penn Township was classified as both suburban and a suburban center by Landscapes3.*



## Population Density, Chester County, 2020



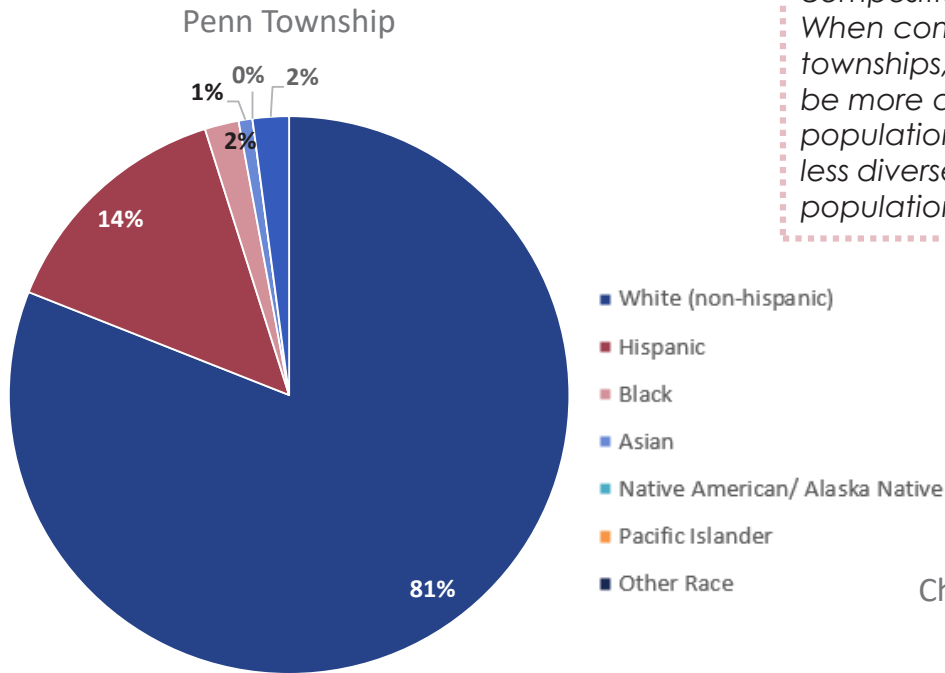
| Surrounding Townships    | Density |
|--------------------------|---------|
| Londonderry Township     | 212.9   |
| West Grove Borough       | 4,301.7 |
| New London Township      | 511.3   |
| East Nottingham Township | 464.8   |
| Lower Oxford Township    | 304.0   |
| Upper Oxford Township    | 154.2   |





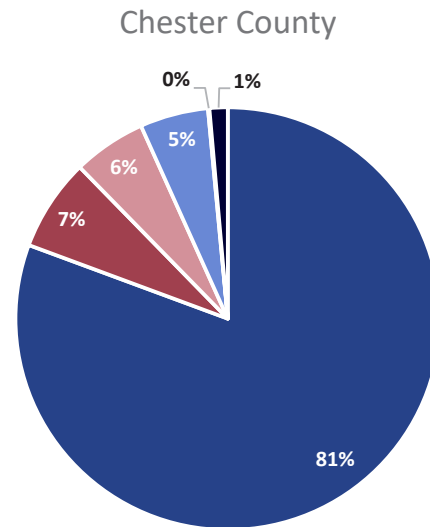
# Population Diversity

## Population Diversity, Penn Township, 2020

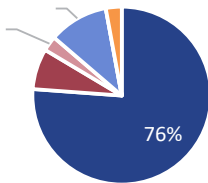


The population of Penn Township is predominately white, and similar in composition with Chester County. When compared to neighboring townships, Lower Oxford appears to be more diverse with only 60% of the population white, while Londonderry is less diverse with about 86% of the population identifying as white.

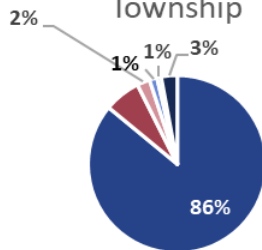
## Population Diversity, Chester County, 2020



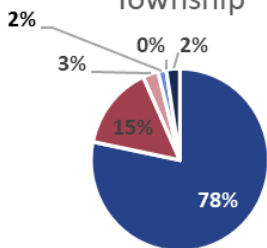
### East Nottingham Township



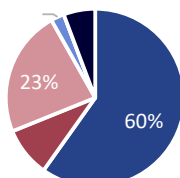
### Londonderry Township



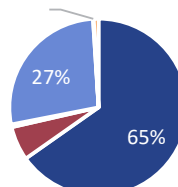
### London Grove Township



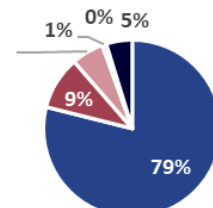
### Lower Oxford Township



### New London Township



### Upper Oxford Township

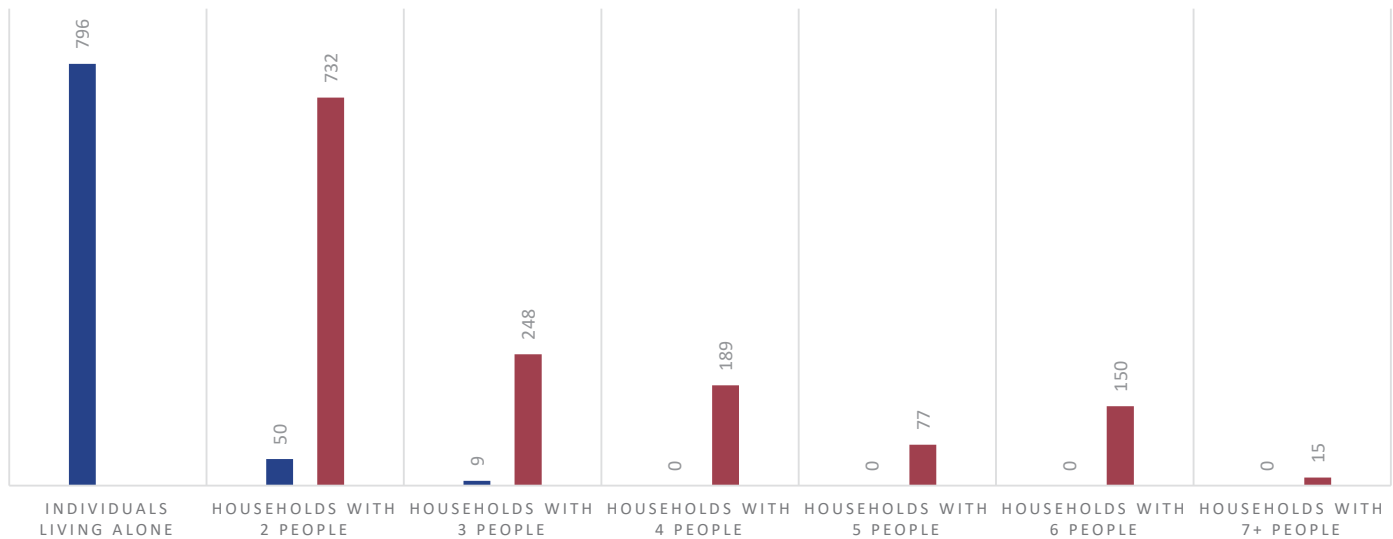




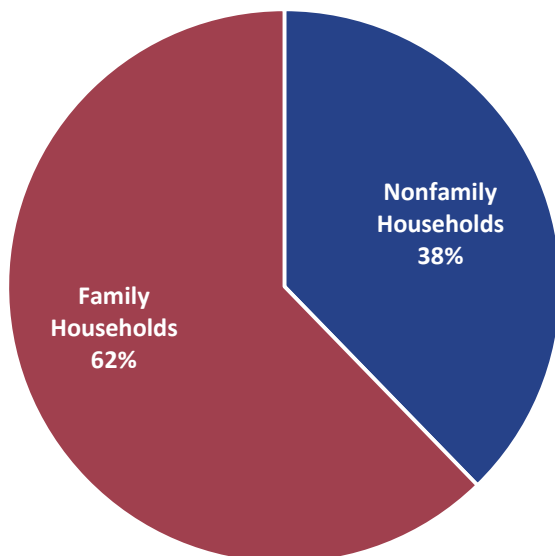
# Population & Households

## Population per Household 2019

■ Nonfamily Households ■ Family Households



## Family vs. Nonfamily Households



## Average Household Size



2.40

2021 Average Household Size (Esri)

| Average Household Size   |      |      |
|--------------------------|------|------|
| Municipality             | 2010 | 2021 |
| Penn Township            | 2.43 | 2.4  |
| Londonderry Township     | 2.83 | 2.79 |
| London Grove Township    | 3.17 | 3.19 |
| New London Township      | 3.24 | 3.19 |
| East Nottingham Township | 3.24 | 3.24 |
| Lower Oxford Township    | 3.14 | 3.15 |
| Upper Oxford Township    | 3.03 | 3.03 |
| Chester County           | 2.65 | 2.64 |

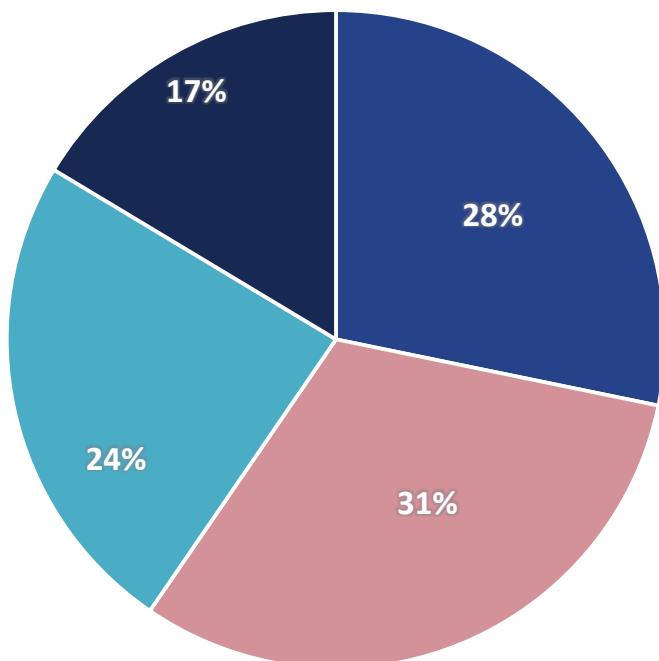




# Age

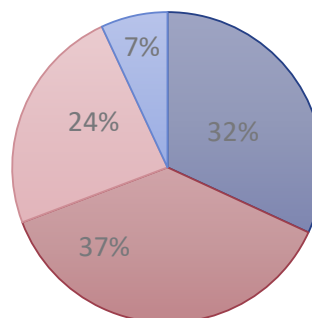
## Population by Age Group, 2020

### Age Break Down



■ 0 to 24 ■ 25 to 54 ■ 55 to 74 ■ 75+

### Chester County



■ 0 to 24 ■ 25 to 54 ■ 55 to 74 ■ 75+

The **median age** in Penn Township is **49.5**. Age groups are divided into groups **children to college aged** (0-24), **economically active** (post college- early retirement, 25 to 54) and **eligible for retirement** (55 to 74 and 75+). These categories are relatively even with a slightly larger portion of the population above the age of 75+. These age distributions are generally consistent with Chester County.

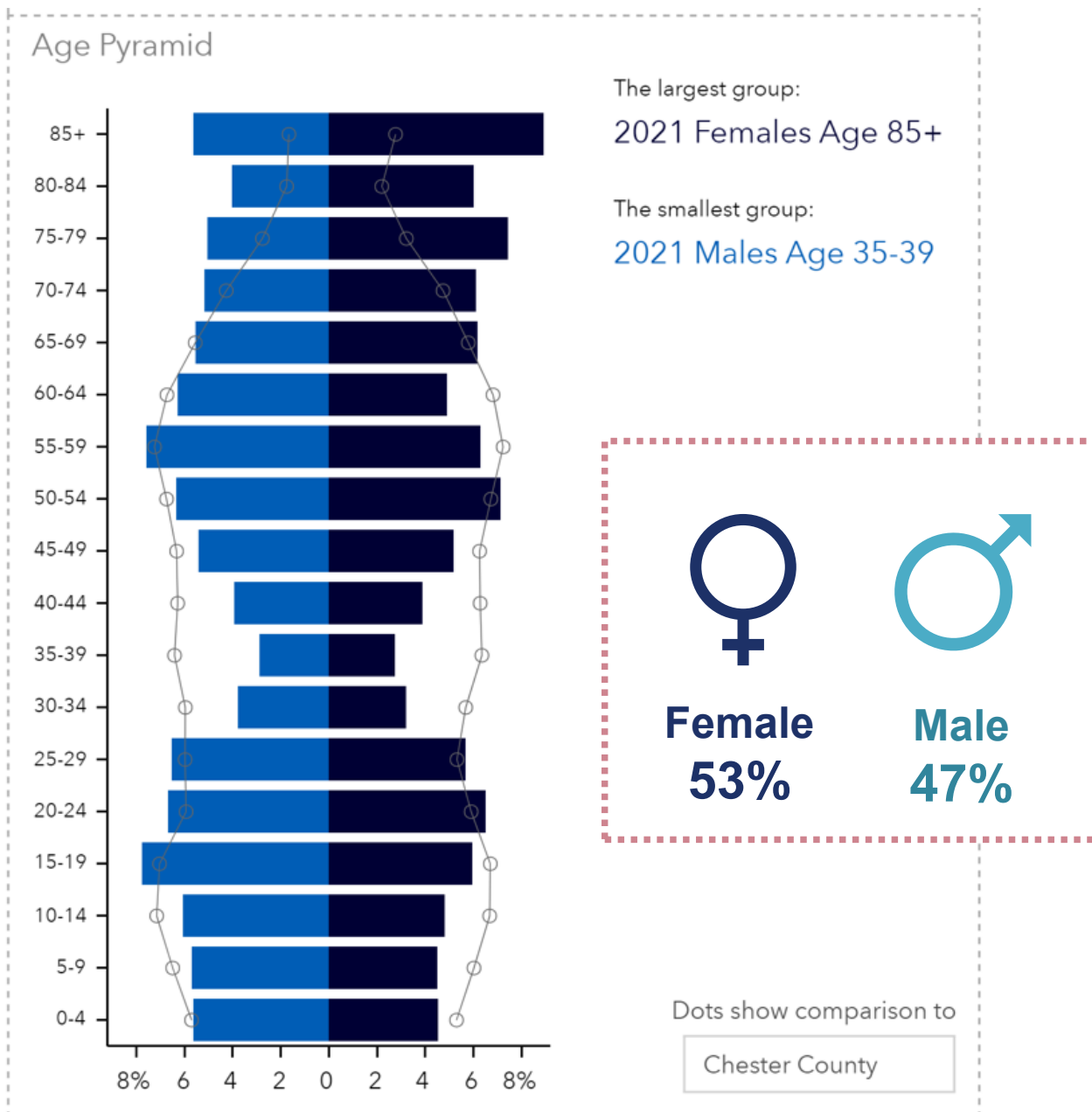
**Median  
Age &  
Age  
Groups**



# Age

## Population by Age & Sex, 2021

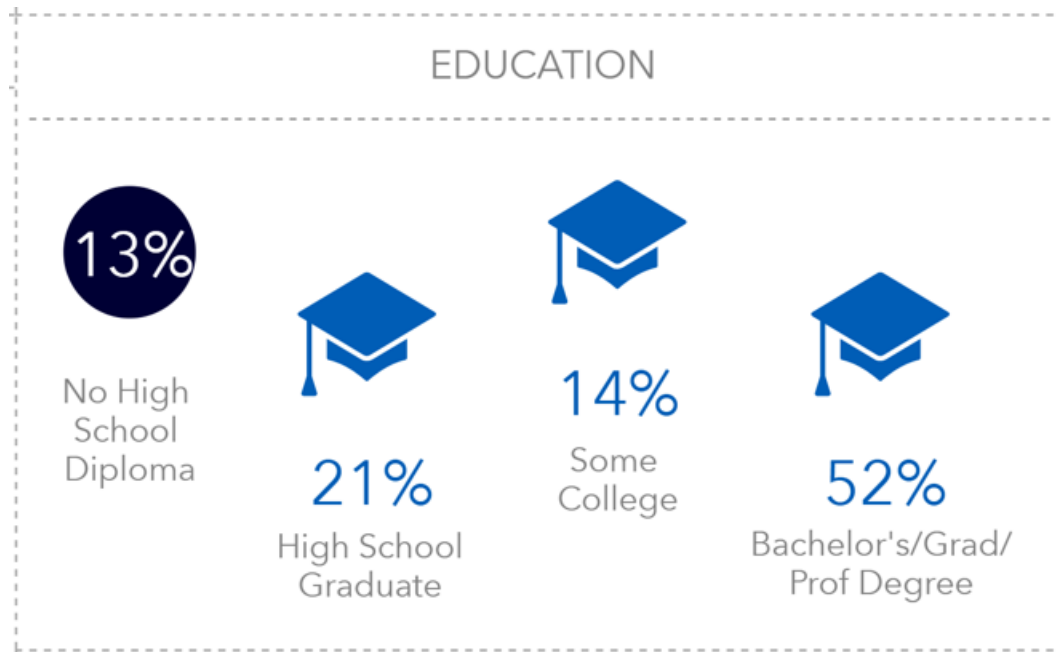
*This age Pyramid shows that there are generally speaking lower birth rates and death rates and high life expectancy. There is a large population that would be considered retirement age 55+. There is also a larger population of residents 70+ compared with Chester County and fewer residents between 30 and 45.*



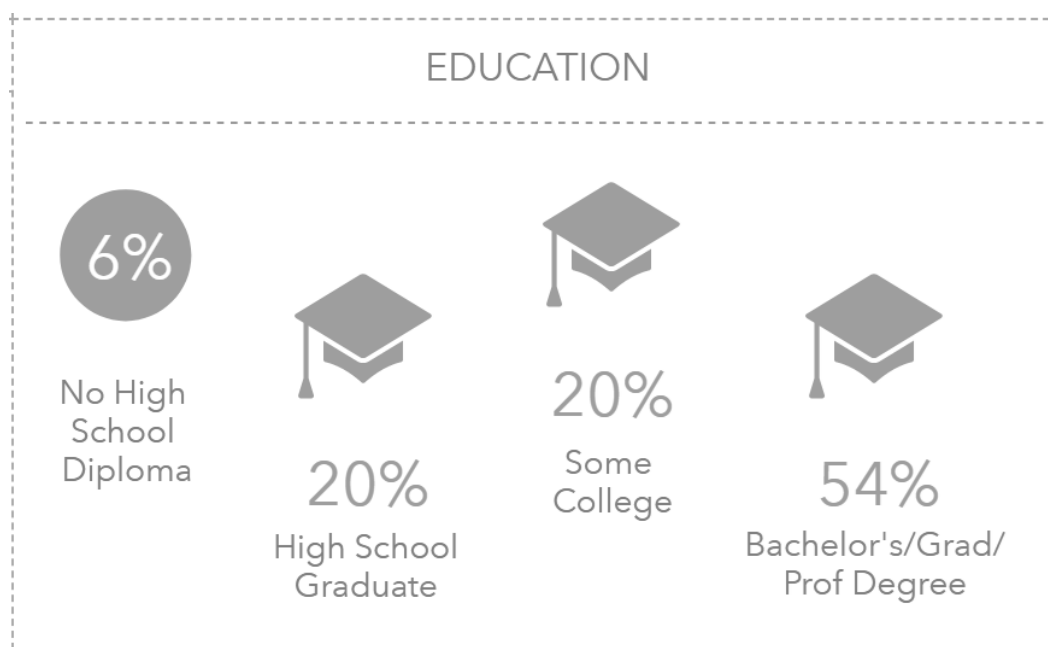


## Education

### Educational Attainment, Penn Township, 2021



### Educational Attainment, County Comparison, 2020





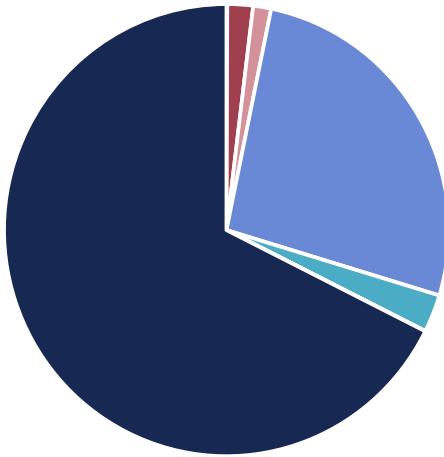
# Education



## Avon Grove School District

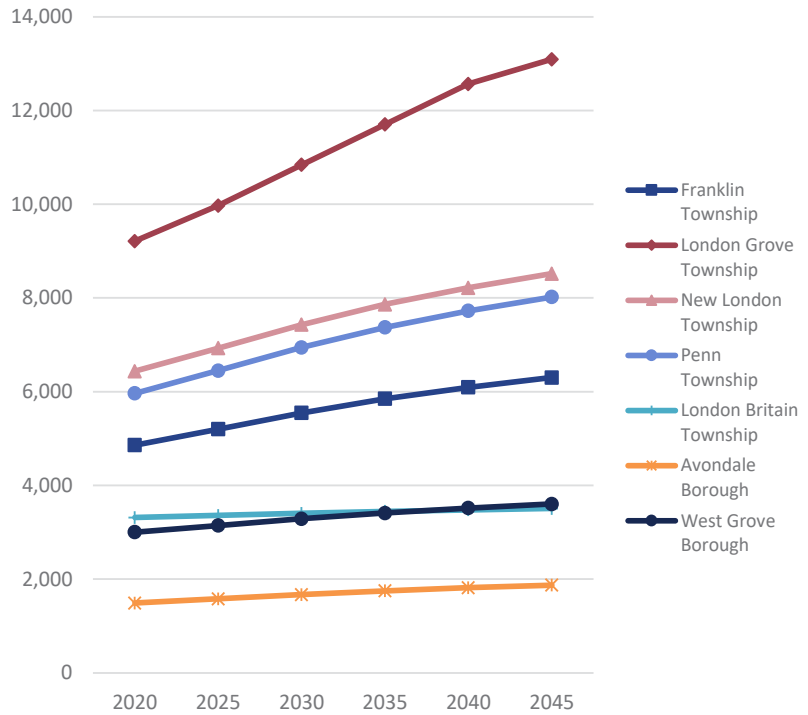
### School Diversity

Percentage



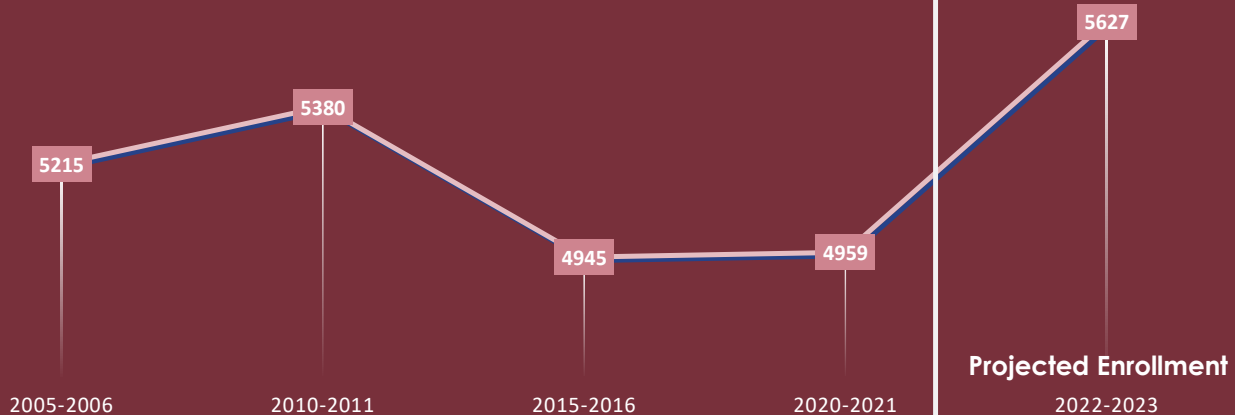
■ American Indian ■ Asian  
■ Black ■ Hispanic  
■ Mutli-Racial ■ Pacific Islander  
■ White

### Population Projections



### Public School Enrollment, 2020

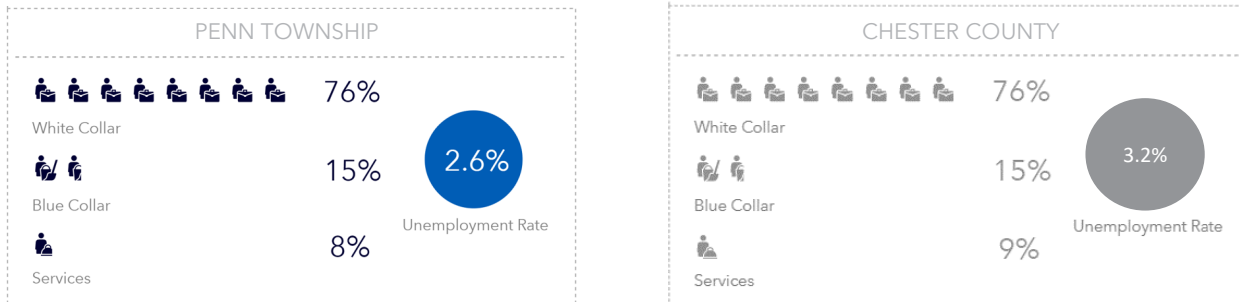
### TOTAL STUDENTS ENROLLED (2022)



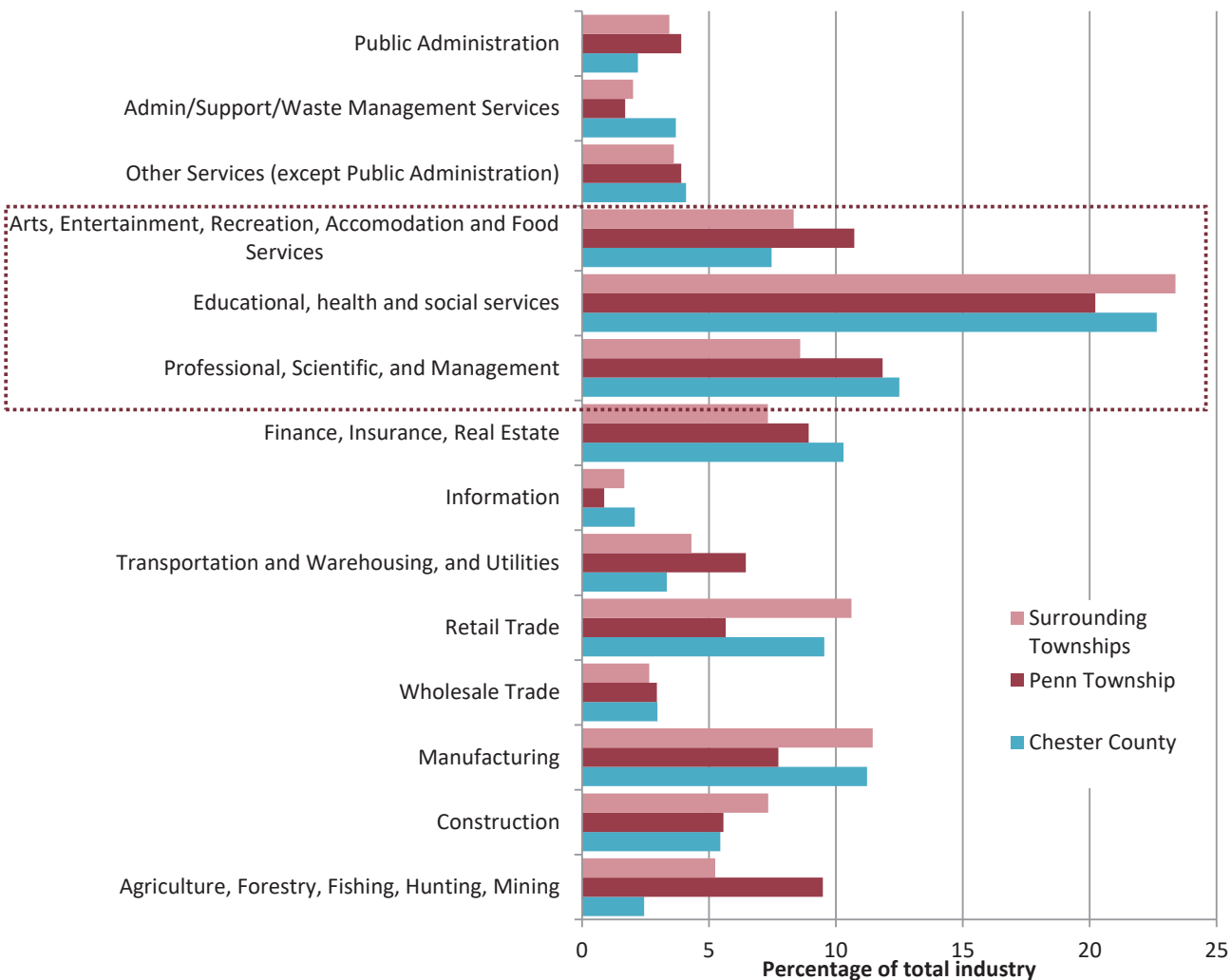


# Workforce

## Employment 2020



## Employment by Industry 2018



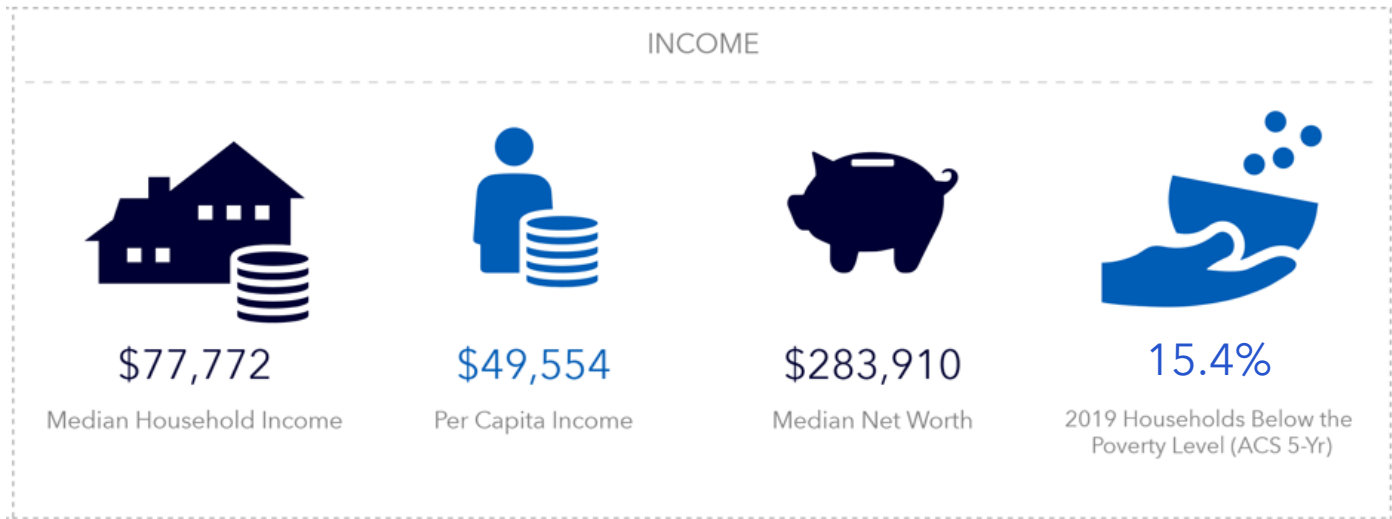
Note: "Surrounding municipalities" includes East Nottingham, Lower Oxford, Upper Oxford, New London, Londonderry, London Grove.



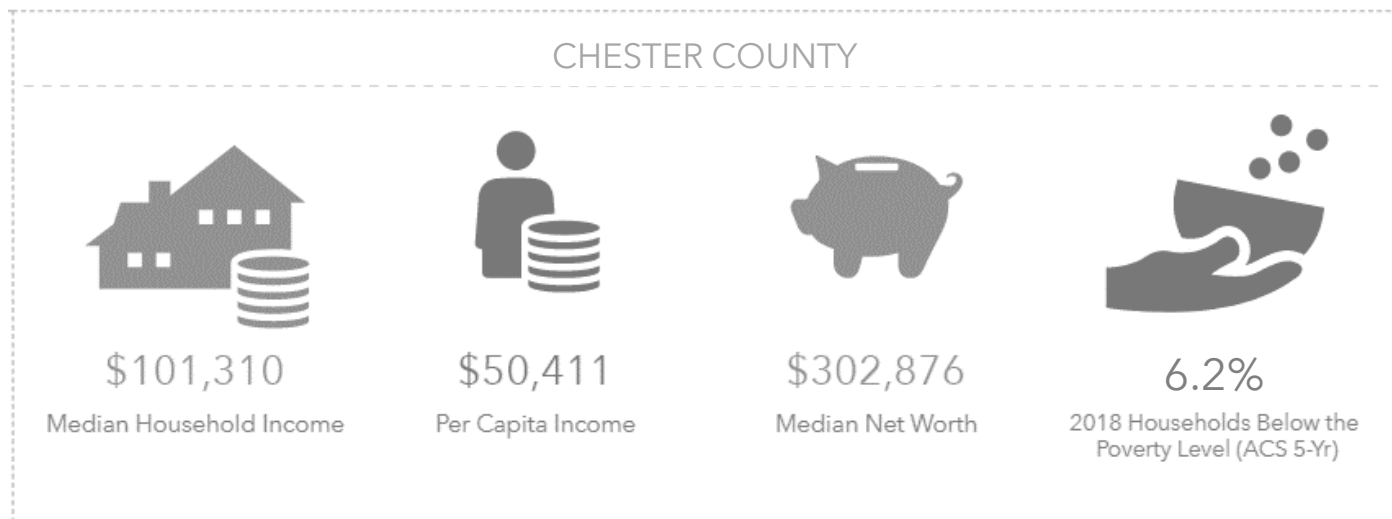


# Income

## Penn Township Income, 2020



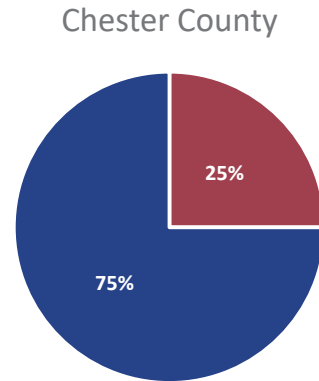
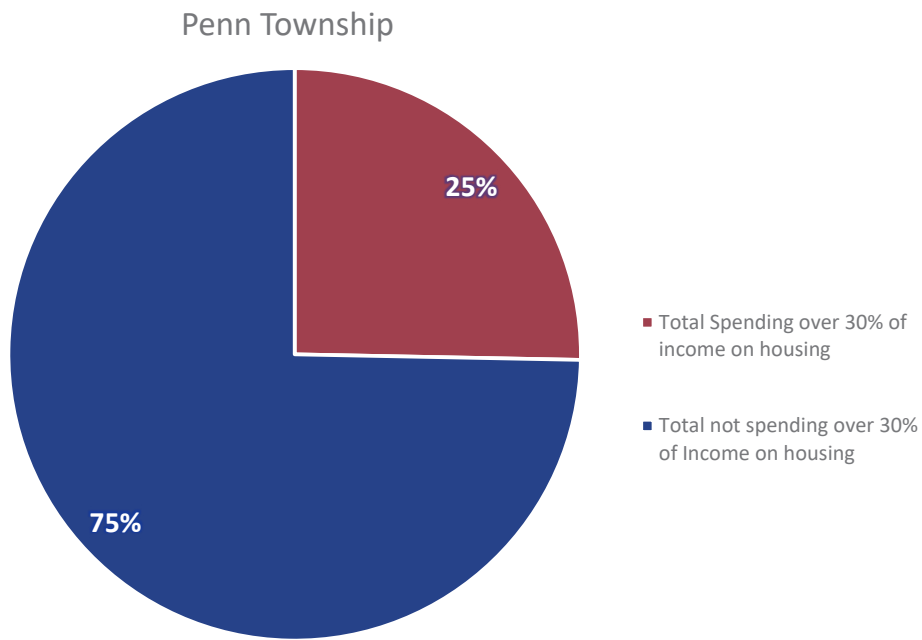
## Chester County Income, 2020



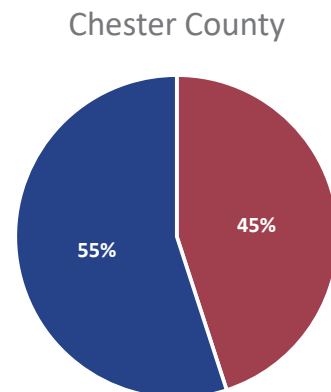
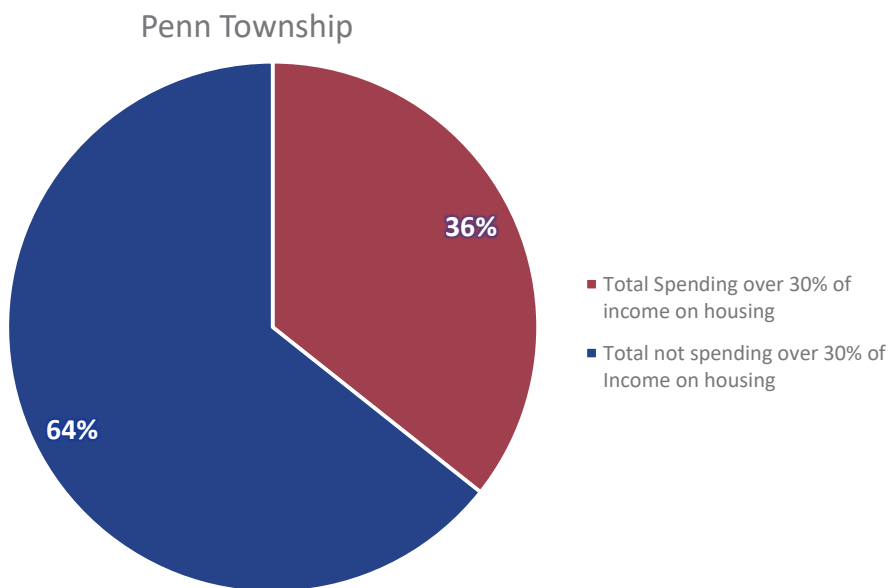


# Housing Affordability

## Homeowner Housing Affordability, Penn Township, 2020



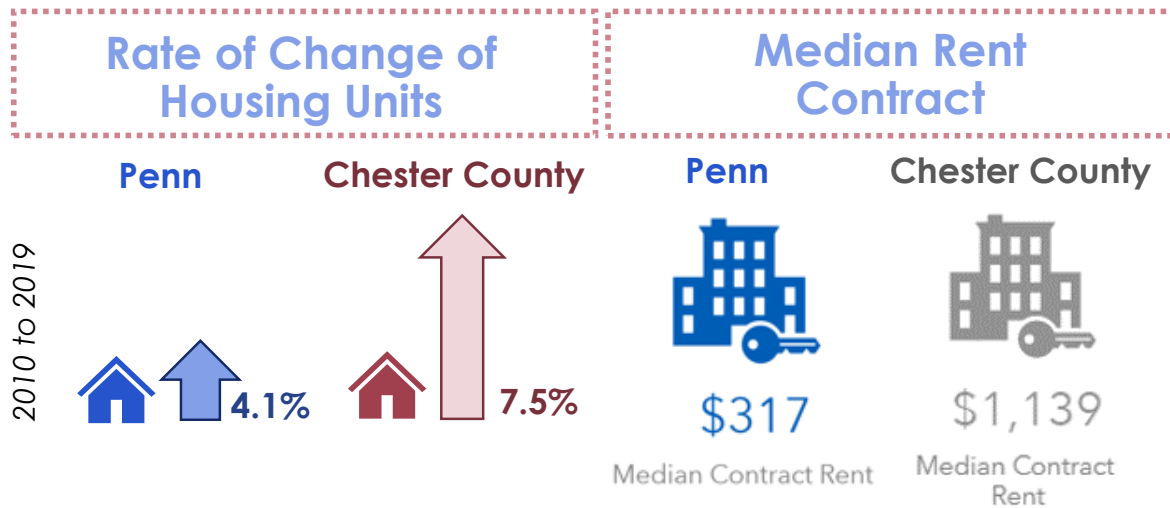
## Rental Housing Affordability, Penn Township, 2020



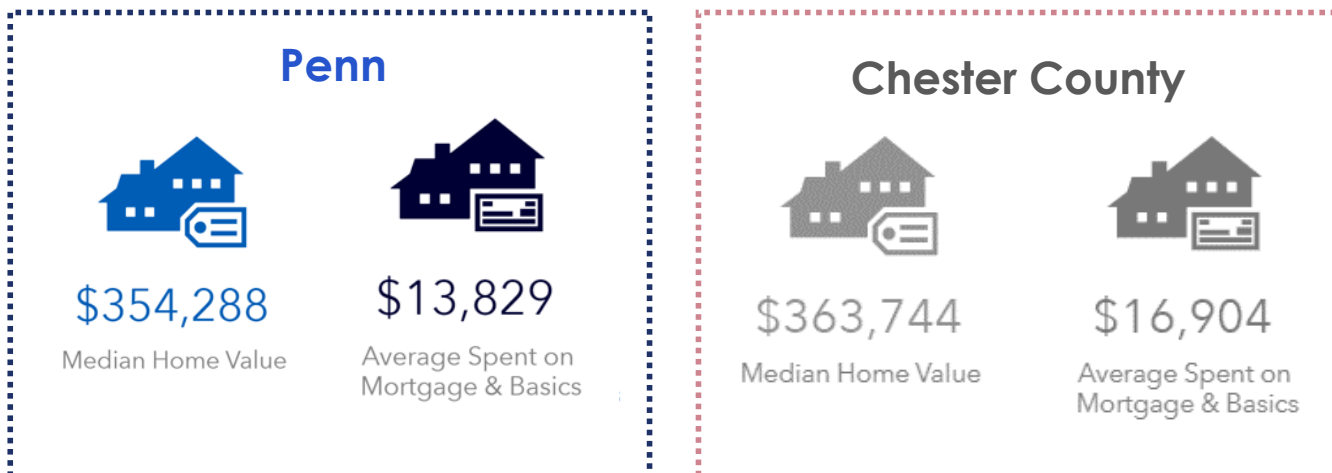


# Housing

Penn Township saw an increase of **231 total housing units** between **2010 and 2021**. In 2020, there were 2,391 housing units in the Township.



## Median Value of Owner-Occupied Housing, 2020

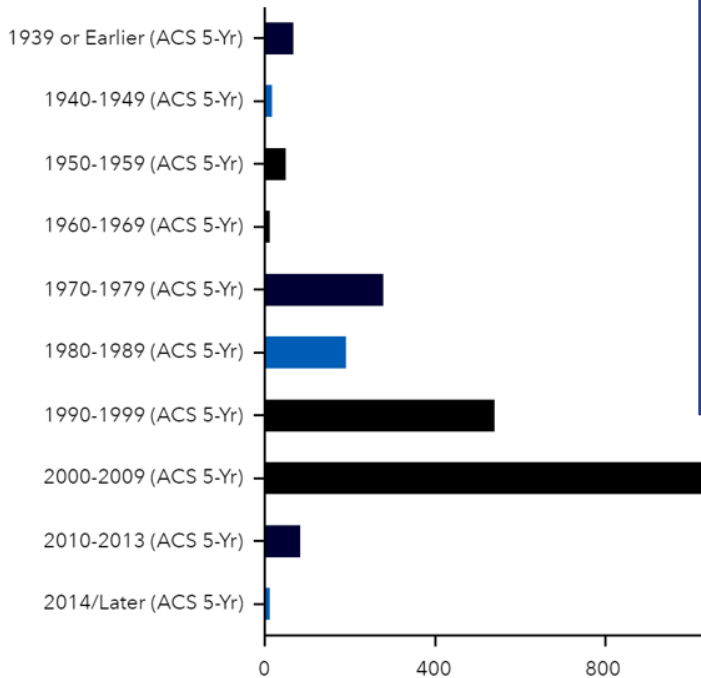




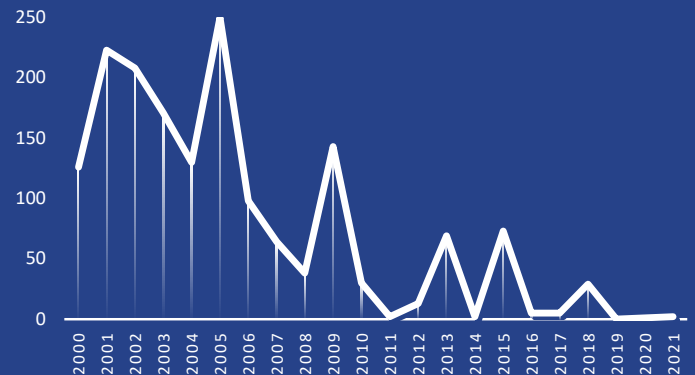
# Housing

## Age of Housing Stock 2014-2018

### 2014-2018 Year Structure Built (ACS)



### NEW HOUSING UNITS



*The median house age in Penn Township is 2000 with a large portion of the structures built between 2000-2009.*



### MEDIAN HOUSE AGE



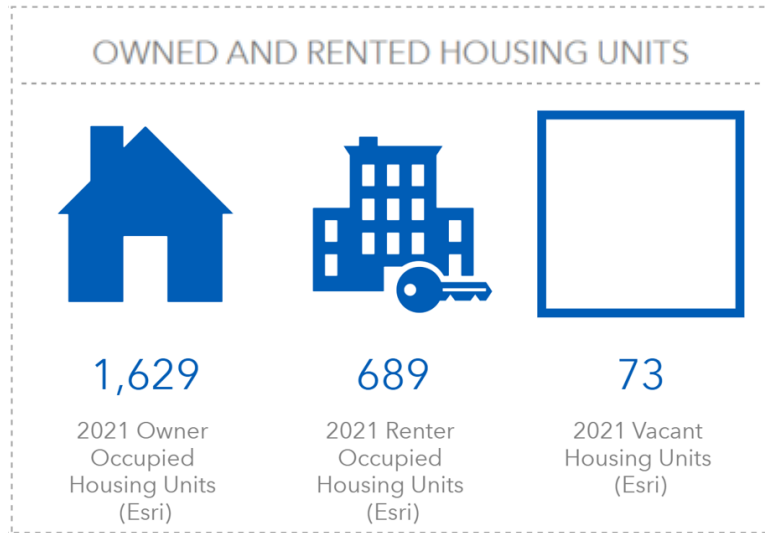
2000

2019 Median Year Structure Built (Total Housing Units)  
(ACS 5-Yr)

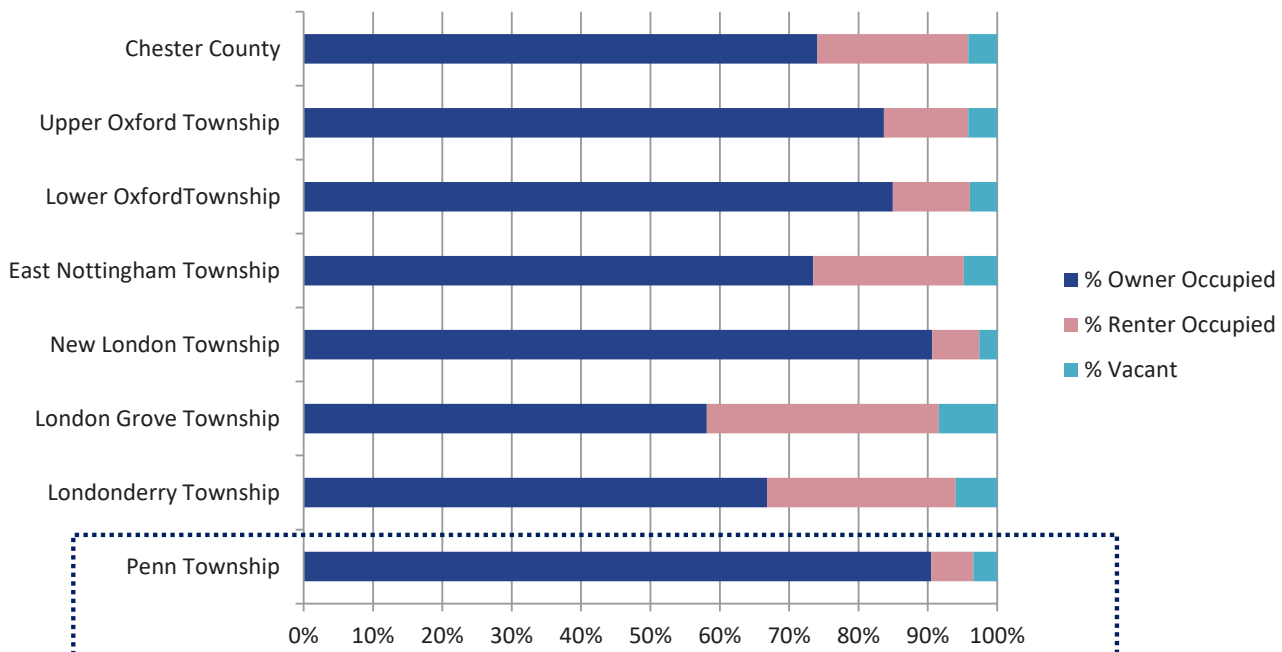


# Housing

## Housing Unit Characteristics, 2020



## Housing Unit Characteristics v. Surrounding Municipalities, 2020



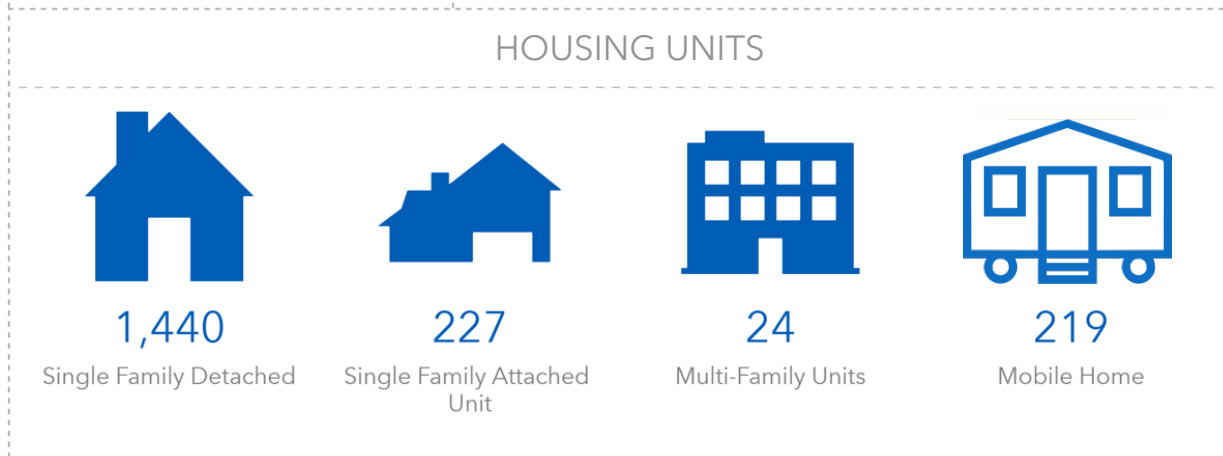
*Penn Township has slightly more owner-occupied housing units compared to neighboring townships and Chester County as a whole.*





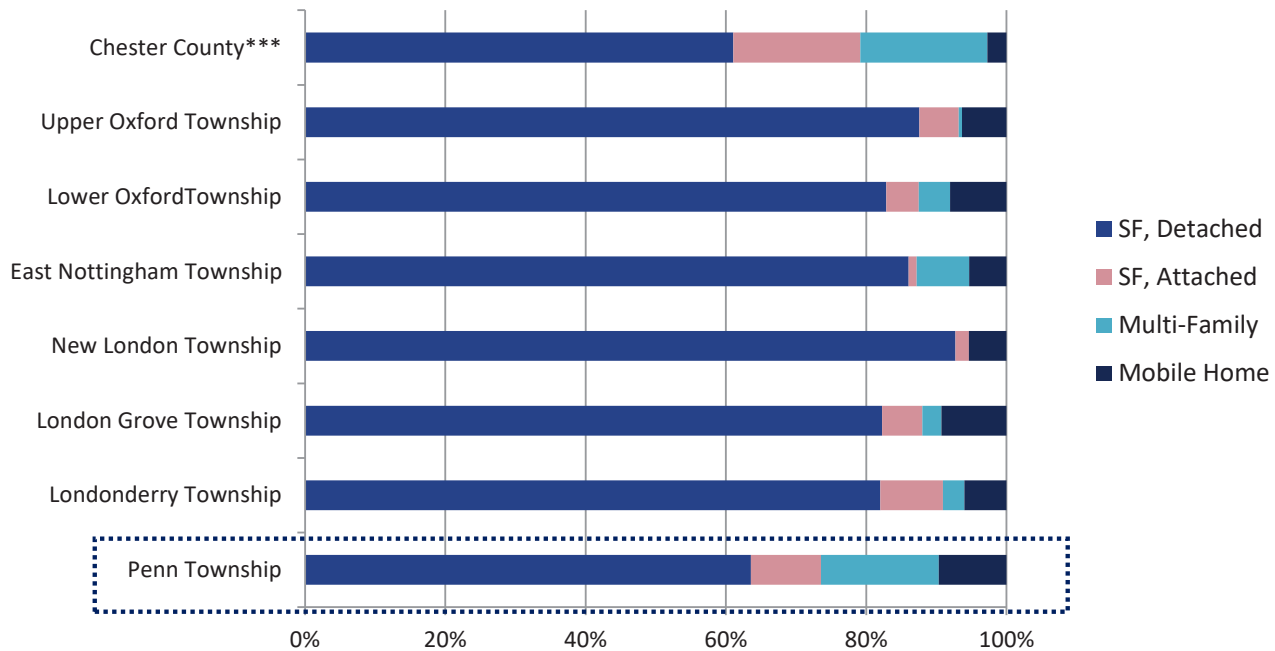
# Housing

## Housing Unit, 2021



## Housing Stock Diversity, 2020

Housing Stock Diversity, Penn Township, Surrounding Municipalities, and Chester County



# Written Summary of Graphic Data

Penn Township's population increased by about 316 people from 2010 to 2020 and is estimated by DVRPC to increase by another 1,301 people by 2030. Population projections for Penn Township estimate continued growth over the next 20 years with an additional 2,378 people projected to come to the township.

A large portion of the township's population is comprised of residents who are retirement age and older (55+). Compared with Chester County as a whole, Penn Township has slightly fewer children and teenagers.

Household sizes in Penn Township are smaller than the surrounding communities and Chester County. There are more family households in Penn Township when compared with households comprised of nonfamily members. Of those nonfamily households, about 93% were comprised of individuals living alone, which contributes to the lower average household sizes.

Housing in Penn Township is more affordable when compared to Chester County and most of the housing is owner occupied. The housing stock is also slightly more diverse than the surrounding communities with more single family attached and multifamily dwellings.

Educational attainment rates in Penn Township are comparable to Chester County, however there are slightly more people without high school diplomas.

Much like the surrounding municipalities and Chester County as a whole, a large portion of Penn residents work in education/ health or social services fields, followed by professional/ scientific and management. Arts/ entertainment/ recreation/ accommodation and food service is third highest industry of residents in Penn.

The median household income in Penn Township is lower than Chester County, however the per capita income is consistent with Chester County. This discrepancy may be explained by the larger percentage of single person households in the borough.

# Data Sources

*Data sources used in this report include the following:*

1. *ESRI Community Analyst\**
2. *US Census and American Community Survey*
3. *Great Valley School District Enrollment Statistics*
4. *Delaware Valley Regional Planning Commission (DVRPC), 2021 Population Projections*
5. *Brandywine Conservancy GIS, 2020*

*\*ESRI, the leader of Geographic information system (GIS) software and has developed a tool that combines GIS capabilities with Demographic information called Community Analyst. This tool uses US Census data layered with American Community Survey information as well as private demographic sources to provide more up to date demographic estimates for a location.*





## Penn Township Community Climate Profile

Brandywine Conservancy, January 2023

# Introduction

According to 2017's Climate Science Special Report, **"sixteen of the warmest years on record for the globe occurred in the last 17 years (1998 was the exception)."** The historic scientific evidence clearly shows a change in climate for the Greater Philadelphia Region with a shift to concentrated extreme heat waves as well as heavy rain and snow events. While many might not consider climate change a "municipal issue," municipalities bear the burden of needing to manage the impacts of flooding from heavy rainfall, clearing heavy snowfall, and dealing with extreme heat. Broadly, the Greater Philadelphia Region will see an increase in sea level, warmer conditions, more intense precipitation events, and longer periods of drought. It is difficult to respond to these slow, incremental changes in climate, but municipalities that plan considering future climate conditions will be better prepared to safely serve their community.

This report includes a high-level overview of the ways that Penn Township is already experiencing the impacts of climate change but is not a fully exhaustive report. This report intends to inform the Comprehensive Plan Update process by providing data points of historical conditions and modeled future conditions. These climate conditions should be considered for future planning of municipal actions. The Delaware Valley Regional Planning Commission (DVRPC) prepared a guide for municipalities entitled "Municipal Management in a Changing Climate" which advises that to prepare for climate change, municipalities need to adjust in the following ways:

- "Prepare municipal facilities for a changing climate, including both buildings and recreation facilities
- Maintain and upgrade stormwater systems to handle more intense rainfall
- Modify delivery of municipal services (e.g., refuse collection times) appropriately
- Assure employee contracts are suitable for conditions
- Maintain and expand tree cover with species appropriate for a changing climate
- Assure cooling centers are available for residents
- Update regulations to account for climate change"



# Introduction

**While weather and climate can often be thought of interchangeably, differentiating between the two concepts is important to better understanding and preparing for climate change.**

“**Weather** is the state of the atmosphere at any given time and place. Most of the weather that affects people, agriculture, and ecosystems takes place in the lower layer of the atmosphere. Familiar aspects of weather include temperature, precipitation, clouds, and wind that people experience throughout the course of a day. Severe weather conditions include hurricanes, tornadoes, blizzards, and droughts.

**Climate** is the long-term average of the weather in a given place. While the weather can change in minutes or hours, a change in climate is something that develops over longer periods of decades to centuries. Climate is defined not only by average temperature and precipitation but also by the type, frequency, duration, and intensity of weather events such as heat waves, cold spells, storms, floods, and droughts.

The concepts of climate and weather are often confused, so it may be helpful to think about the difference between weather and climate with an analogy: weather influences what clothes you wear on a given day, while the climate where you live influences the entire wardrobe you buy.”

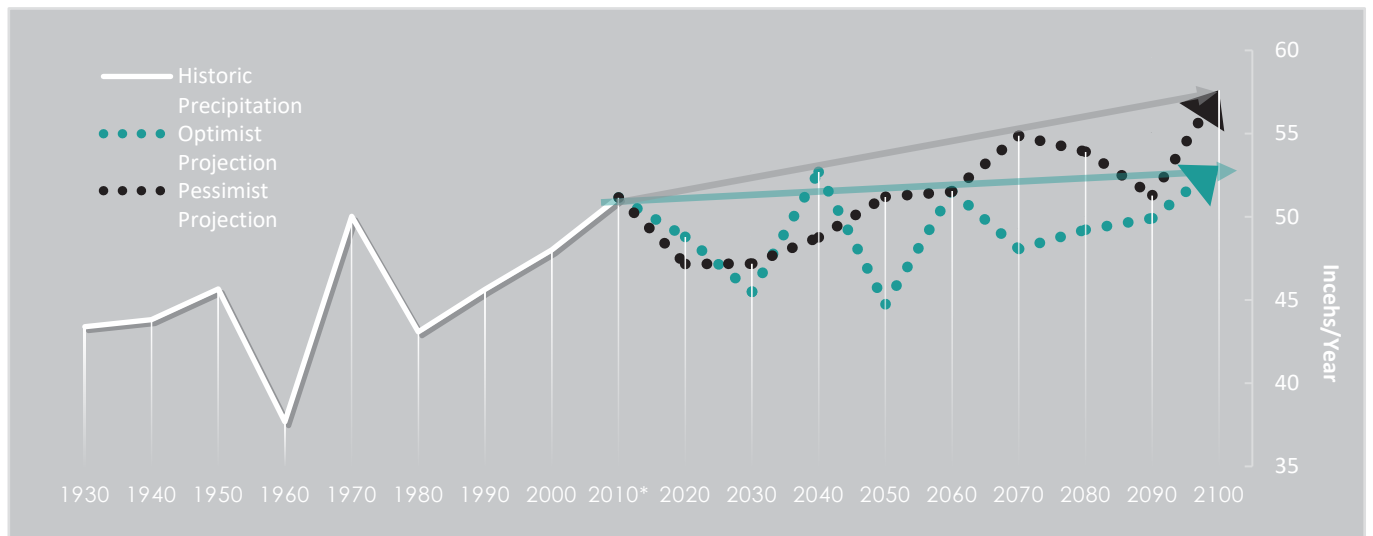
Source: EPA, <https://www.epa.gov/climate-indicators/weather-climate>



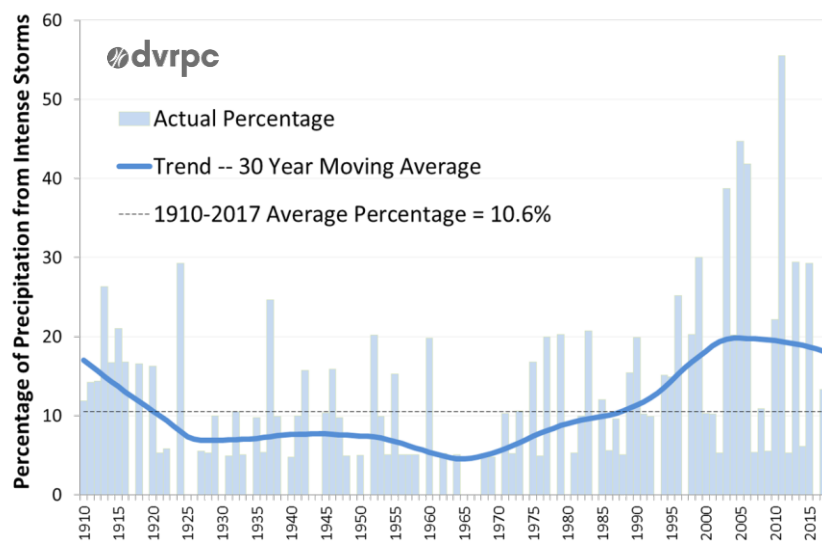
## Precipitation

The following illustrates precipitation data, both measured and projected, for Penn Township. From 1970-1980, the Township experienced about 50.04 inches per year (in/yr) of precipitation, on average. From 2010-2020 the Township experienced 51.16 in/yr, on average. In an optimist scenario, projections show the Township experiencing 53.07 in/yr from 2090-2100. In a pessimist scenario, projections show 57.61 in/yr from 2090-2100.

### Average Precipitation



### Intense Storms and Precipitation



Source: Source: DVRPC chart using data accessed 24 May 2018 from [www.ncdc.noaa.gov/cag/](http://www.ncdc.noaa.gov/cag/).

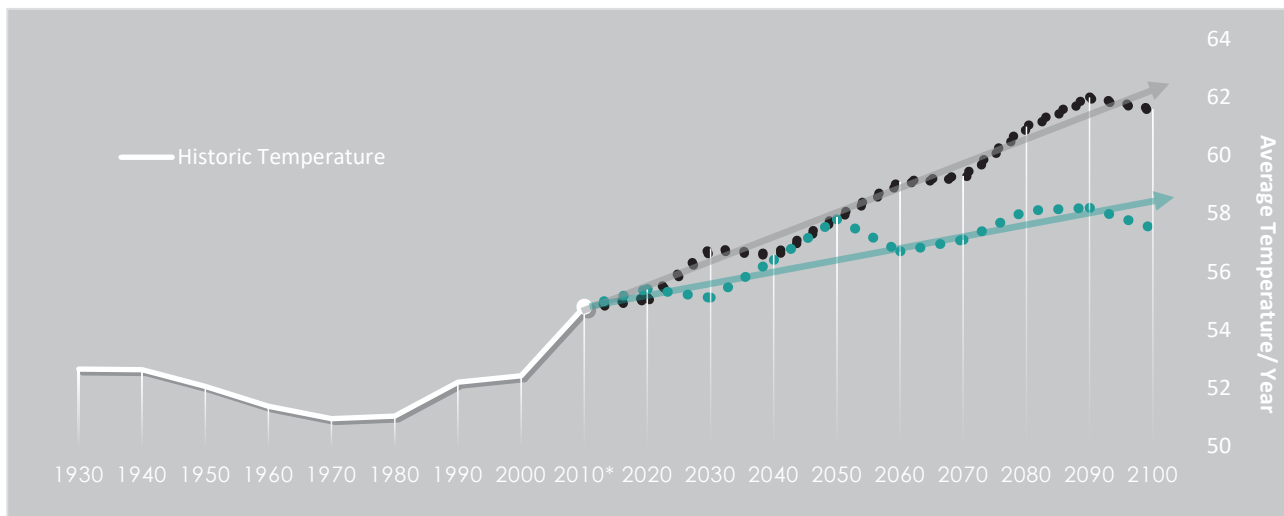
Data Sources: Historic precipitation from NOAA's national climate data center, DEVAULT 1 W, PHOENIXVILLE 1 E & WEST CHESTER 2 NW weather stations. Projected precipitation data from National Center for Atmospheric Research (NCAR) Community Climate System Model (CCSM) projections compiled using the iTree tool developed by USDA Forest Service, Davey Tree Expert Co., National Arbor Day Foundation, Society of Municipal Arborists, International Society of Arboriculture and Casey Trees. Intense Storms and Precipitation graph from DVRPC.



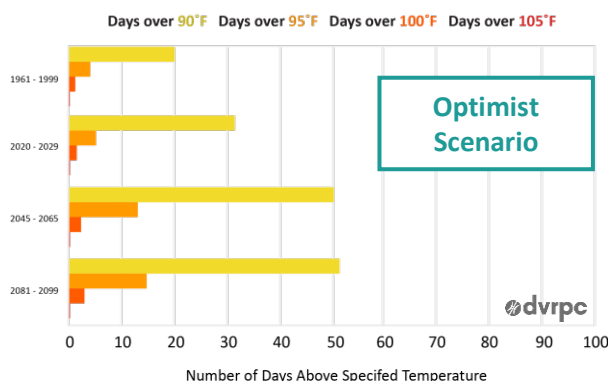
## Temperature

The following illustrates temperature data, both measured and projected, for Penn Township. From 1970-1980, the Township experienced a temperature of 52.56°F on average, annually. From 2010-2020 the Township experienced temperatures of 53.37°F on average. In an optimist scenario, projections show the Township experiencing average temperatures of 57.80°F from 2090-2100. In a pessimist scenario, projections show average temperatures of 61.8°F from 2090-2100.

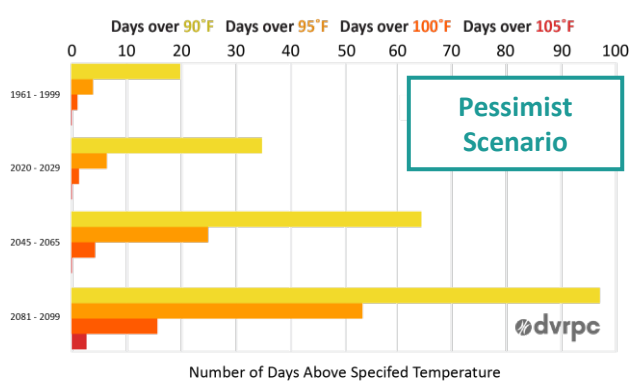
### Average Temperature



### Days Over Specified Temperatures



Source: DVRPC chart using data provided by ICF.



Source: DVRPC chart using data provided by ICF.

Data Sources: Historic temperature from NOAA's national climate data center, Coatesville 1 SW & 2 W weather station. Projected temperature data from National Center for Atmospheric Research (NCAR) Community Climate System Model (CCSM) projections compiled using the iTree tool developed by USDA Forest Service, Davey Tree Expert Co., National Arbor Day Foundation, Society of Municipal Arborists, International Society of Arboriculture and Casey Trees. Days over specified temperatures graphs from DVRPC.

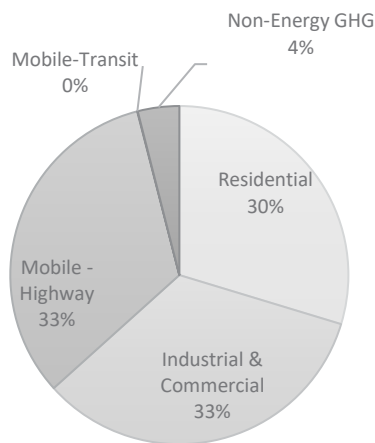


## Emissions

The following information illustrates greenhouse gas emissions (GHG) within Penn Township, according to the 2015 Energy and Emissions Profile for Penn, developed by the Delaware Valley Regional Planning Commission (DVRPC). Overall emissions are illustrated as well as emissions within the Township attributed to different sectors.

## Township Greenhouse Gas Emissions

### Overall



### Total Emissions

**53,309**  
**MTCO<sub>2</sub>e**

| Sector                | Emissions (MTCO <sub>2</sub> e) |
|-----------------------|---------------------------------|
| Residential           | 15,733                          |
| Industrial Commercial | 18,123                          |
| Mobile- Highway       | 17,352                          |
| Mobile- Transit       | 27                              |
| Non- Energy GHG       | 2,074                           |

### Equivalent to



**Greenhouse gas emissions from**  
**11,486**  
passenger vehicles driven for 1 year

**CO<sub>2</sub> Emissions from**  
**6,715**  
homes' energy use for a year



**Greenhouse gas emissions avoided by**  
**14.5**  
wind turbines running for a year

**Carbon sequestered by**  
**63,088**  
Acres of U.S. forests in one year



## Carbon Sequestration



Absorbing and storing atmospheric carbon dioxide is called “carbon sequestration.” According to the University of California, Davis, “Biological carbon sequestration is the storage of carbon dioxide in vegetation such as grasslands or forests, as well as in soils and oceans.”

Data Sources: GHG emission data from Delaware Valley Regional Planning Commission (DVRPC) [Energy and Emissions Profile for Penn Township, Chester County, PA \(dvrpc.org\)](#). Emission equivalencies from the EPA's Greenhouse Gas Equivalencies Calculator [Greenhouse Gas Equivalencies Calculator | US EPA](#)



## Air Quality

Climate change can impact air quality and air quality can also impact climate change. Pollutants such as cars and trucks (mobile sources) and power plants and factories (non-mobile sources) impact air quality. According to the CDC, higher temperatures may increase allergens and air pollutants. Higher temperatures will also increase ground level ozone. Air quality metrics are complicated and interrelated; the infographics below seek to give a summary of the interrelationships.

### Air Quality Impacts Related to Increased Temperatures



#### Particulate Matter

Airborne particles such as **smoke, dust, dirt, soot, and salt**. The sources of these particles are numerous—including vehicles, factories, fires, and any other natural or human activity resulting in the addition of particulates into the air.

#### Air Pollution

#### Ground Level Ozone

Ground level ozone is not directly emitted into the air, but forms when **nitrogen oxides (NOx)** emissions react with other **volatile organic compounds (VOCs)** in the presence of heat and sunlight.

Emissions from industrial facilities and electric utilities, motor vehicle exhaust, and chemical solvents are some of the major sources of NOx and VOCs.



[weather.gov/airquality](https://weather.gov/airquality)

### Health Impacts + Air Quality



#### Increased Allergen Levels

*More*

- Cases of allergies
- Asthma episodes

#### Increased Ground-Level Ozone *More*

- Respiratory illnesses
- Premature deaths

# Data Sources

Data sources used in this profile include the following:

1. Wuebbles, D.J., et al., 2017: Executive summary. In: Climate Science Special Report: Fourth National Climate Assessment, Volume I (“CSSR”) [Wuebbles, D.J., et al.(eds.)]. U.S. Global Change Research Program, Washington, DC, USA, p. 13, doi:10.7930/J0DJ5CTG.
2. Delaware Valley Regional Planning Commission’s (DVRPC) “Municipal Management in a Changing Climate” Municipal Implementation Tool #31  
<https://www.dvrpc.org/Reports/MIT031.pdf>
3. US EPA’s Climate Indicators Page <https://www.epa.gov/climate-indicators/weather-climate>
4. University of California, Davis <https://climatechange.ucdavis.edu/science/carbon-sequestration/biological/>
5. Pennsylvania Climate Impacts Assessment, 2021  
<https://www.dep.pa.gov/Citizens/climate/Pages/impacts.aspx>
6. i-Tree Landscape v4.3.1 (n.d.). Retrieved May, 2021  
from <https://landscape.itreetools.org/>
7. National Centers for Environmental Information: National Oceanic and Atmospheric Administration retrieved from <https://www.ncdc.noaa.gov/cdo-web/search>
8. DVRPC Energy and Emissions Profile for Penn township, Chester County, PA  
<https://www.dvrpc.org/webmaps/MunicipalEnergy/mcdDetail.aspx?mcdcode=4202920864>.
9. Climate Nexus <https://climatenexus.org/climate-change-issues/>
10. Center for Disease Control (CDC) Climate and Health fact sheet:  
[https://www.cdc.gov/climateandhealth/pubs/AIR-QUALITY-Final\\_508.pdf](https://www.cdc.gov/climateandhealth/pubs/AIR-QUALITY-Final_508.pdf)
11. US EPA’s Ozone Pollution Page <https://www.epa.gov/ozone-pollution-and-your-patients-health/course-outline-and-key-points-ozone#health%20effects>
12. PA DEP’s Air Quality Partnerships Page  
<https://www.ahs.dep.pa.gov/AQPartnersHTML/health.htm>





# INVENTORY: NATURAL RESOURCES

APPENDIX E-1

# Penn Township

## Natural Resources Inventory

### Introduction

This document provides background information and an inventory of Penn Township's natural resources. Natural resources are diverse components that exist in limited quantities in nature and are essential to the survival of all living organisms and humans. Unfortunately, some of these resources are at significant risk of depletion, and their complex characteristics significantly impact the community's planning. Many of these resources are dynamic, and human goals and interests can influence how they can change. For example, water and biological resources, such as water quality and habitat diversity, can be renewed and restored over time. Those improvements will require the entire community's support and involvement. Penn Township adopted an Open Space, Recreation and Environmental Resources Plan in 1993 that included a detailed inventory of natural resources. Since then, the Township has focused on improving that inventory to ensure that every natural resource is evaluated and considered to create a solid basis for a coordinated and targeted course of action for resource protection.

This document presents a variety of maps depicting the various natural resources within the Township and provides a descriptive analysis of their extent, conditions, and importance to the Township. This inventory addresses each natural resource element in a separate section; however, some may appear on the same map due to their dynamic interrelation.

### Land Resources

This section described several vital attributes of Penn Township's land resources found on the accompanying Land Resources Maps. The extent and conditions of land resources reflect the community's landscape and are the basis for all other natural resources. Additionally, they have a direct impact on the suitability for development.

### Geology

Penn Township's gently rolling landscape can be attributed to its geological formation. The Township lies entirely within the Piedmont Province, a physiological province of the larger Appalachian division stretching from the Hudson River to Georgia, between the Atlantic Coastal Plain and the Blue Ridge, and consisting of the Gettysburg-Newark Lowlands, the Piedmont Uplands, and the Piedmont Lowlands. The entire Penn Township (and over 80 percent of Chester County) is in the Piedmont Uplands section, characterized by a broad, gently rolling landscape of low ridges and narrow valleys formed by the variable resistance to weathering and erosion of the underlying geology. Variations in geological formations created diverse topography, forest cover, fertile soils, and diverse habitat, outlined below. However, due to its ample characteristics, much of the Piedmont Uplands has been claimed for agricultural purposes or urban development.

The Land Resources Map depicts the variation of the geological formation of the Township. The Glenarm Wissahickon Formation (Oligoclase-Mica Schist) underlies the vast majority of Penn Township. This formation is characterized by forming hills of medium relief, and moderately steep but stable slopes and with relatively soft rock that is moderately resistant to weathering. Limited areas of Mafic Gneiss are on the eastern side of the Township. Mafic Gneiss is characterized by forming hills of medium to high relief with steep and stable slopes with a metamorphosed rock that is moderate to highly resistant to

weathering. A small area of Cockeysville Marble is on the northeastern boundary of the Township. Cockeysville Marble generally forms elongated valleys and is moderately resistant to weathering with joint and solution channels and sinkholes commonly present. Additionally, Radon-222 levels can be high in Cockeysville Marble.

Dikes are geologic bodies that cut discordantly into a more extensive geologic formation, a form of intrusion. In Penn Township, the dikes are of the Jurassic and lower Paleozoic periods and consist of diabase and pegmatite. The Land Resources Map also depicts dikes within the Township.

## **Slopes**

The land slope is a significant factor in determining sensitivity to land disturbance and suitability for development. Underlying geological formations and the weathering processes that cause soil formation determine the land's slope. Land slopes are generally characterized by a vegetative cover, shallow soils and adjacent to streams. When that vegetative cover is disturbed, slopes become highly vulnerable to erosion, contributing to accelerated stormwater runoff and flash flooding, further down-gradient erosion and sedimentation, and wetland and water degradation. Limiting development within moderate and steep slopes, maintaining, and restoring vegetative cover, provides a natural system of erosion protection and valuable wildlife habitat, as well as minimizing water pollution and flooding events.

The Land Resources Map shows Penn Township's Moderate (15-25 percent) and Steep (> 25 percent) slopes. They are limited in extent in Penn Township, with most of the Township consisting of moderate to rolling terrain. The steeper slopes are mainly located along the East Penn Railroad, along Route 1, along White Clay Creek tributaries to the east, and Big Elk Creek tributaries to the west. The acreage of Moderate slopes is 98 acres, and Steep slopes are 14 acres. The total acreage of all steep slopes is 112 acres, approximately 1.8 percent of the Township total.

Only several areas of moderate and steep slopes within the Township are covered by woodlands, which prevents soil erosion. The Township Zoning Ordinance currently regulates moderate and steep slopes. Limited and vegetative disturbance and grading are permitted on moderate slopes (not more than 30 percent), while disturbance is not permitted on steep slopes, except for streets, utilities, and timber harvesting.

## **Soils**

Soil characteristics are essential when determining the location and extent of land use activities, public infrastructure, and utilities. The soil type can also indicate the presence of other natural resources, further limiting the extent of those activities. Because many residents in Penn Township rely on on-lot sewage disposal systems, another important characteristic of soils is the suitability for such sewage facilities. Additionally, more and more stormwater management facilities are being constructed on-site to mitigate the cumulated effect of impervious coverage as the community continues to grow and develop. The thickness of the soil (its depth to the bedrock), its ability to support appropriate drainage to minimize erosion potential and the existence of slopes directly impact the extent of the limitations on those activities. When limitations to specific land use activities exist, it is vital to document and identify them as part of the detailed site investigation and address them with appropriate mitigation actions if

no alternatives exist. The soil's capacity to assimilate and mitigate wastewater disposal (on or off-site) is critical to the planning process and a prime determinant of directing all land uses.

Penn Township's soil includes highly productive prime agricultural soil and soils constrained by specific characteristics. Most of the Township, approximately 83 percent (5,105 acres), is underlain by agricultural soil that, for this Plan, includes Prime Farmland and Farmland of Statewide Importance. Prime Farmland is an area of soil with a combination of physical and chemical characteristics suitable for producing food, feed, forage, fiber, and oilseed crops. These characteristics include soil quality, length of the growing season, and moisture supply needed for the soil to produce sustained high yields of crops economically. Farmland of Statewide Importance generally includes areas of soil that nearly meet the requirements for Prime Farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods. Except for the stream valleys, most of Penn Township is considered Prime Farmland, a reflection of the soil quality and lack of slopes across much of the Township.

The qualities that make Penn Township's soils favorable for agricultural uses also make them suitable for development. The Agricultural Opportunities Map shows a significant portion of the soil areas within Penn Township designated as farmland has already been developed with intensive land use. Intensive land use includes residential, commercial, and industrial land development and associated facilities (parking, open space within subdivisions). Evaluating soils' characteristics and extent is critical when considering farmland and conservation opportunities.

Constrained soils include alluvial soils and hydric soils. Flooding water has eroded, transported, and deposited alluvial soil over time and thus, generally indicates a strong potential for flooding. Most areas of alluvial soil are narrow and found immediately adjacent to streams. The Water Resources Map depicts an extent of alluvial soils that closely correspond to the 100-year floodplain areas but extend beyond those within both watersheds. Within Penn Township, alluvial soils include Codorus silt loam (Co) and Hatboro silt loam (Ha). Floodplains and areas of alluvial soils should remain undeveloped to the greatest extent possible to minimize risk and preserve other functions these areas provide, including filtration for water quality and wildlife habitat.

Hydric soils are generally found within floodplain and wetland areas, characterized by high moisture and poor drainage. Their presence also indicates the potential wetland areas. Developing within areas of hydric soils creates multiple setbacks associated with such soils, including failed on-lot sewage facilities, flooded below-ground level house areas, poor foundation stability, disturbance of natural drainage and groundwater recharge areas, and the risk of surface and groundwater contamination. The Water Resources Map depicts the areas of the Township with hydric soil. They are primarily located along the streams within the Township and overlap with most of the mapped wetlands, although the hydric soils are more extensive than the existence of wetlands. Hydric soils in Penn Township include Hatboro silt loam and Baile silt loams. Glenville silt loams often have hydric inclusions within their boundaries. There are currently 553 acres of hydric soil in Penn Township, with 88 acres in protected lands.

#### Water Resources

This section describes several important attributes of Penn Township's water resources on the accompanying Water Resources Map. The use of water resources often faces competing interests. Both surface and groundwater supplies are used to meet domestic, agricultural, commercial, and industrial

needs. Streams are used to assimilate treated (and sometimes untreated) wastewater. At the same time, streams are critical in providing a habitat for wildlife and aquatic life whose survival depends on the quality of this resource. Additionally, streams can be used as a recreational resource when public access is available. Proper land use management that directly and indirectly impacts adjacent and downstream water resources is critical to restoring and protecting water quality to sustain all these uses.

Water resources are abundant in Penn Township as it lies across two well-known watersheds: White Clay Creek and Big Elk Creek, with a stream network of 32 miles in size. The White Clay Creek (Middle Branch and Western Branch) drains the eastern portion of the Township, while Big Elk Creek (Eastern Branch) drains the western portion. The White Clay Creek is a tributary of the Christina River, which drains into the Delaware River, while Big Elk Creek converges with Little Elk Creek to form Elk River, a tributary of the Chesapeake Bay. Because of much-needed water resource protection measures for the Chesapeake Bay due to excessive nutrients and sedimentation from upstream that impact water quality, there are important considerations to its tributaries overseen by federal and state agencies. Tributaries of both watersheds within Penn Township have critical designations – Wild and Scenic River status for White Clay Creek and High Quality for Big Elk Creek. The White Clay Creek watershed is also a significant public drinking water source in southern Chester County, including Penn Township, and northern New Castle County, Delaware.

## **Groundwater**

Groundwater is a limited water resource in underground streams and aquifers beneath the earth's surface. An aquifer is an underground area where groundwater is stored in voids within soil and rock and the cracks, fractures, and solution channels in bedrock. The geology and precipitation of an area largely determine the water-producing capability of an aquifer. Because many residents in Penn Township continue to depend on on-lot wells that draw from groundwater, the protection of this resource is critical. [Section on Community Facilities and Services will address water quantity and groundwater protection for on-lot wells.]

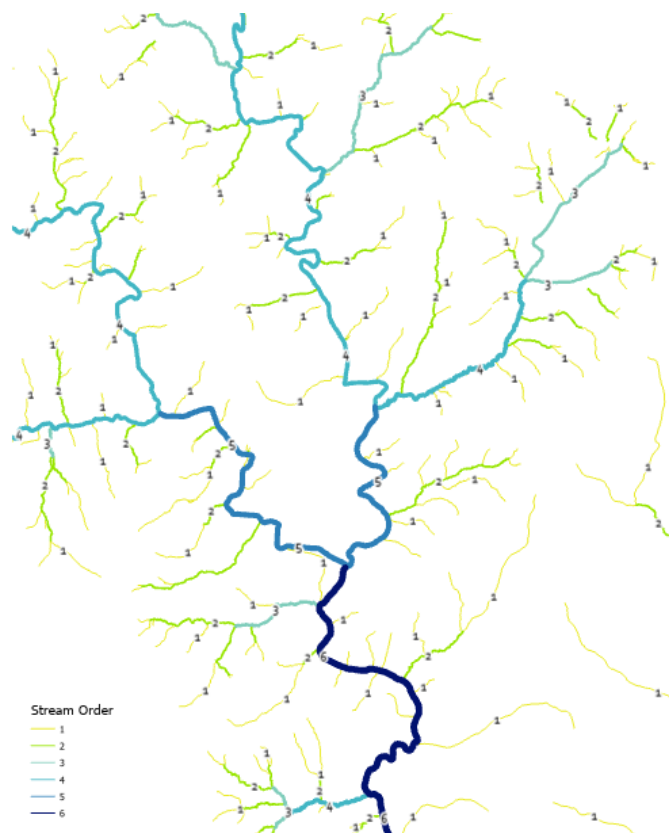
As noted previously, Penn Township's geology comprises of hardrock formations such as gneiss and schist that are rigid and quite dense; thus, their value for groundwater availability and recharge is less significant. Due to their limited water yields, groundwater wells' potential for development is limited, although they might still be suitable for residential use. Due to the carbonated nature of Cockeysville Marble and resulting solution channels and sinkholes, it is particularly critical to minimize potential contaminants in an area underlain by Cockeysville Marble, which exists in the northeastern corner of the Township above Tice Road.

## **Streams and Headwater Areas**

Stream order is used within a watershed to classify streams. First-order streams are the smallest and are called tributaries as no water flows into them. These waters eventually meet to form rivers, taking on the classification of the most significant contributing stream. Tributaries typically exist on steep slopes and maintain fast streamflow. These streams eventually meet other order waterways and slow down. First to third order streams are commonly referred to as headwater streams. Downstream from these waters are fourth to sixth order streams and can be described as medium streams. The sixth order



Figure 1 Stream Order



streams to twelfth order streams are the largest of these waters and are called rivers. Medium and Larger streams' slope rests at a lower grade, creating slower streamflow.

As shown on the Water Resources Map, Penn Township contains several first-order streams: tributaries of both the Middle and Western Branches of White Cray Creek and the Eastern Branch of Big Elk Creek. First-order streams are the smallest in size and extent. They have no tributaries, starting where channelized flow occurs due to stormwater runoff, melting, springs, or groundwater discharge. Headwater areas are those lands that drain directly into first-order streams, the minor tributaries of the larger stream system. Most of Penn Township (65 percent) is a headwaters area, due to the topography of the Township, with critical implications for water quality purposes both within the Township and downstream. They are essential from a planning perspective

because their watersheds often contain critical recharge areas that provide the primary means for groundwater that supplies local drinking water. Additionally, the watersheds of these first-order streams are highly sensitive to the introduction of impervious surfaces, improper grading, discharge of pollutants, or poor agricultural practices. The lack of vegetative cover only exacerbates those impacts. Therefore, it is important to maintain or restore wooded areas adjacent to headwater areas to properly control erosion and sedimentation, shade and water temperature regulation, and supply food and cover for wildlife.

### Statewide Existing Stream Use Designation

The Department of Environmental Protection (DEP) develops water quality standards for all surface waters of the state to safeguard Pennsylvania's streams, rivers, and lakes. These standards consist of both use designations and the criteria necessary to protect those uses. As part of the water quality standards program, DEP conducts stream use designation evaluations on streams or stream segments that are found to be missing from the water quality standards or on streams or segments DEP believes to be improperly classified. All commonwealth waters are protected for a designated aquatic life use as well as several water supply and recreational uses. The use designation shown in the water quality standards is the aquatic life use, which are Warm Water Fishes (WWF), Trout Stocking (TSF), Cold Water Fishes (CWF) and Migratory Fishes (MF). In addition, streams with excellent water quality may be designated as Special Protection Waters, which are High Quality Waters (HQ) or Exceptional Value Waters (EV). The water quality in an HQ stream can be lowered only if a discharge is the result of necessary social or economic development, the water quality criteria are met, and all existing uses of

the stream are protected. EV waters are to be protected at their existing quality; water quality shall not be lowered. To ensure protection of HQ and EV surface waters, the PADEP requires specific authorization for certain types of disturbance activities in or near these areas.

Big Elk Creek and its watershed, including tributaries within Penn Township, have been designated HQ/TSF, which calls for special water quality protection and are subject to additional requirements for potential stream discharges as permitted by the PADEP. White Clay Creek is identified as TSF which is also subject to stricter requirements to maintain its designated use.

### **National Wild and Scenic River Program**

The U.S. Congress established the Wild and Scenic River program in 1968 to encourage cooperation between government, non-government organizations, and the public to protect rivers in a way that is sensitive to the needs and concerns of local people. To meet the designation, a river or river segment must be in a free-flowing condition and have one or more outstandingly remarkable scenic, recreational, geologic, fish and wildlife, historical, cultural, or other similar values.

The process of designating White Clay Creek began in 1992 with the development of the Watershed Management Plan (amended Summer 2001) that made a case for the value of the watershed by identifying land and water resources issues, evaluating environmental and cultural resources, and developing a set of programs to guide the management of this critical resource. As a result, the White Clay Creek was designated a National Wild and Scenic River by an Act of Congress signed into law in October 2000. In 2014, nine additional stream miles were added to the original designation of 190, bringing the total miles protected under the Act to 199 miles, including all the tributaries within Penn Township.

The main benefits of such designation include recognition of the river and its special values, ongoing protection of the river and its rural character, supporting local tourism, and opportunities for the National Park Service (NPS) funding and assistance with implementation of the stewardship plan.

### **Impaired Streams**

The Pennsylvania Department of Environmental Protection (PADEP) routinely assesses the water quality of streams. The Water Resources Map (Appendix F) shows that many streams throughout Penn are listed as impaired, meaning they do not meet water quality standards for their designated uses due to various sources and causes. Impaired streams include unnamed tributaries of the East Branch Big Elk Creek along the western boundary of Penn Township, unnamed tributaries of the Middle Branch White Clay Creek across the eastern portion of the Township, and the West Branch White Clay Creek across the southern portion of Penn. In general, they are considered impaired due to agricultural activities, such as siltation and nutrients, habitat modification, urban runoff and storm sewer discharge, and mercury and pathogens in the water. The unnamed tributaries of East Branch Big Elk Creek are non-attaining for their HQ/TSF use designation due to negative impacts from grazing-related agricultural uses within the watershed, specifically organic enrichment, and low dissolved oxygen. The unnamed White Clay Creek tributaries within Penn Township are non-attaining for their aquatic life use designation due to impacts from agricultural uses within the watershed, nutrients, siltation, suspended solids and impacts from municipal point source nutrients or municipal waste-water treatment plants.

Figure 2 Streams Impairments within Penn Township (2023)

| Streams   | Sources/Causes of Impairments   | Use Designation                              |
|---|---|--|
| Unnamed tributaries of East Branch Big Elk Creek      | Agriculture – siltation, urban runoff/storm sewer, habitat modification – other habitat alterations | Aquatic life                                 |
| Unnamed Tributaries of Middle Branch White Clay Creek | Mercury, pathogens, agriculture – nutrients, suspended solids, municipal point sources – nutrients. | Recreational, fish consumption, aquatic life |
| Unnamed Tributaries of West Branch White Clay Creek   | Pathogens, agriculture – nutrients and siltation  | Recreational and aquatic life                |

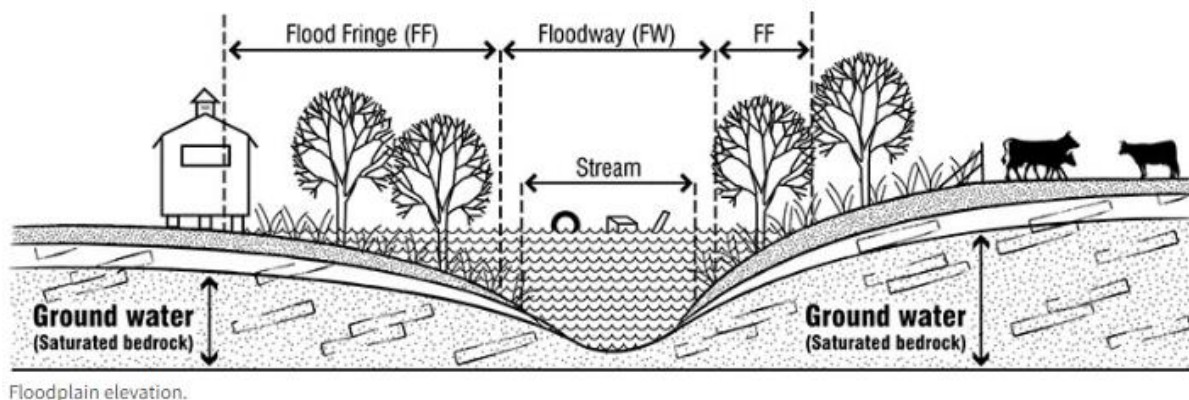
While communities within the Chesapeake Bay watershed, which includes the Big Elk Creek watershed, must submit a Watershed Implementation Plan (WIP) to meet permitted levels of Total Maximum Daily Load (TMDL). White Clay Creek watershed, as the Christina River subbasin, has been identified for reductions in nutrient or sediment loads from its stormwater discharges to meet quantitative targets established by the U.S. Environmental Protection Agency (EPA) and PA DEP. Therefore, in 2022 Penn Township has established a TMDL Plan for unnamed tributaries to the Middle Branch & West Branch of White Clay Creek in Christina River Basin and a Pollution Reduction Plan (PRP) for unnamed tributaries of East Branch Big Elk Creek in the Chesapeake Bay Basin.

### Floodplains

Floodplains, land areas susceptible to being inundated by floodwaters from any source resulting from a storm event occurring with a frequency of once every 100 years, are delineated by the Federal Emergency Management Agency (FEMA). Also designated by FEMA, regulatory floodways, which lie within floodplain boundaries, are stream channels and adjacent land areas that must be clear of buildings and structures to allow floodwater to pass during the flood event. Several areas of Penn Township are subject to periodic flooding with water rising over the stream banks or wet conditions and have been identified by FEMA as 100-year floodplains, as shown on the Water Resources Map. Within the Township, those areas are primarily along East Branch Big Elk Creek and its tributaries on the western side, along the tributaries of Middle Branch White Clay Creek on the eastern side, and the tributaries of West Branch White Clay Creek on the south. There is only one floodway area within Penn Township located along Middle Branch White Clay Creek nearby Tice Road in the northeastern portion of the Township.

During storm events, floodplain areas filter flood-carried sediments and water-borne pollutants, reducing floodwaters' velocity. When these areas are naturally vegetated, they also limit the potential for erosion and provide valuable wildlife habitat. Since land disturbance and the development of floodplains creates a high potential for threats to life, property, wildlife habitat, and water quality, protecting these areas is critical. Communities also started recognizing floodplains' potential value as greenway corridors and passive recreational areas.

Figure 3 Floodplain Diagram



## Wetlands

Wetlands and hydric soils are related to poor drainage and flood-prone areas. Wetlands are one of the world's most productive ecosystems. They are defined as areas where the soils are saturated for a significant part of the year, where plants typical of saturated soils occur, and where hydrological conditions provide evidence of surface ponding, flooding, or flow. Wetlands provide various benefits, including watershed management and a significant biological value. Wetlands benefit water quality by filtering nutrients and pollutants, minimizing the number of sediments, and providing important storage areas for surface and groundwater. Wetlands also provide diverse wildlife habitats.

Unfortunately, there is no comprehensive wetland inventory of wetlands due to its dynamic nature and correlation with other natural resources. The National Wetlands Inventory (NWI) and Wetlands Mapper interactive tool, managed by the U.S. Fish and Wildlife Service, delineates wetland areas using a biological definition of wetlands and the analysis of high-altitude imagery in conjunction with collateral data sources and fieldwork. However, site-specific wetland delineations are the only method to accurately determine the extent of wetlands. In Penn Township, as depicted on the Water Resources Map, wetlands are typically found along streams, where they are often narrow and linear in shape. There are currently 102 acres of wetlands in Penn Township, approximately 1.7 percent of the Township total.

The U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service and the DEP regulate wetlands. From a regulatory perspective, the presence of wetland areas is determined based on a site's soil, hydrology, and vegetation. No development activity is permitted within wetland areas without a permit. The permitting process requires significant coordination among various agencies that require a thorough investigation of alternatives and appropriate mitigation actions.

## Biotic Resources

This section provides information on biotic resources and critical habitat areas in Penn Township. Protection of biotic resources is critical, as they ensure a diverse community of species and habitats can continue to exist, despite development pressure and resulting habitat fragmentation. Undeveloped lands can be roughly classified into three categories: open fields, forests, and wetlands. To continue the

sustainability of a healthy and diverse landscape, it is especially critical to reserve sufficient areas of each of these habitats as interconnected habitat networks.

## **Woodlands**

Woodlands are highly significant for their environmental, social, and economic functions and values. Considering that Piedmont province was initially wooded before colonization and settlement, woodlands are this region's defining characteristic habitat type of this region. Woodlands provide protective ground and tree canopy cover, create stability for soils on steep slopes, and contribute to stream water quality. Woodlands are the best type of land cover or water management since the trees can absorb large amounts of water through their roots which are stored in the stem and leaves and released as evapotranspiration. Woodlands are especially valuable along the streams (as a riparian buffer) by reducing the amount and intensity of rainfall, providing shade, and reducing the impacts of temperature extremes. Woodlands serve as buffers from the cold northwesterly wind, visual infringements, and noise while providing scenic quality and improving land value. In some cases, a healthy forest ecosystem is critical for the survival of certain species of forest plants and wildlife.

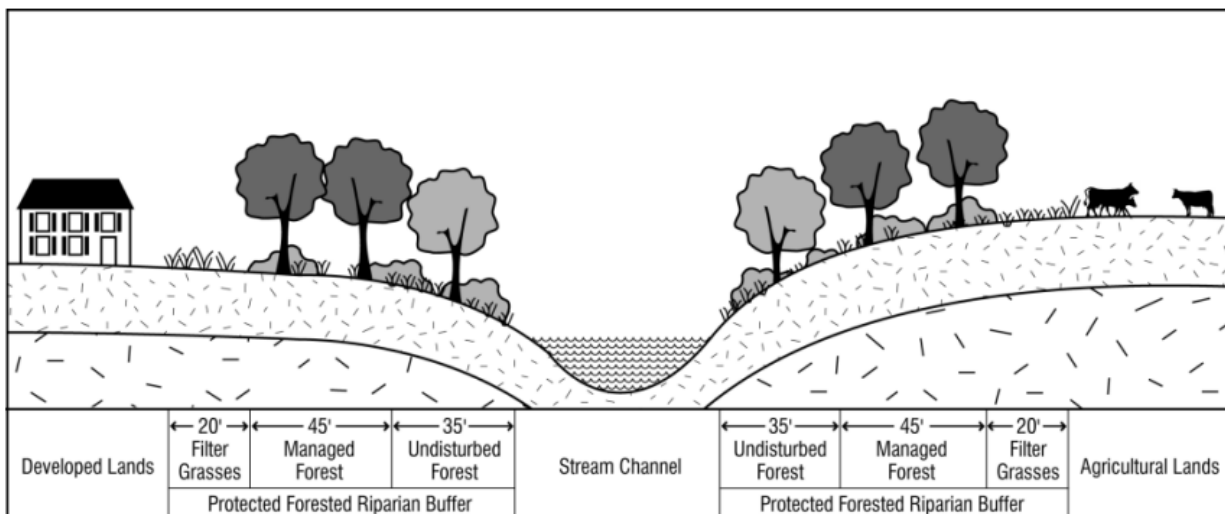
According to the Forest Service Forest Inventory Analysis (FIA) program, an entire Chester County, including Penn Township, is within a hot continental ecoregion where the following most important tree species are found across the landscape: sugar maple, red maple, white oak, chestnut oak, American elm and others, including ashe juniper (Forest Atlas of the U.S., USDA). Specific to Penn Township, the most prevalent forest-type groups are oak/hickory and maple/beech/birch, which include a variety of ash tree species.

Penn Township contains approximately 1,056 acres of woodlands, or 17% percent of the Township total. One hundred sixty-nine (169) acres of the Township's woodlands are located on protected lands. Woodlands exist primarily along the streams and are quite fragmented and scattered throughout the Township.

## **Riparian Woodlands**

Riparian areas are the lands adjacent to water bodies that serve as a transition between aquatic and terrestrial environments and directly affect or are affected by that body of water. A riparian area that consists of mature vegetation, preferably including forest cover, can create an effective buffer between upland land uses and the receiving water body. A forested riparian buffer can provide multiple functions, reducing the impact of upland sources of pollution by trapping, filtering, and converting sediments, nutrients, and other chemicals; and supplying food, cover, and thermal protection to fish and other wildlife. Buffers can also serve to slow stormwater runoff, improving flood control.

Figure 4 Riparian Buffer Diagram



Source: Chester County Water Resources Authority

Within Penn Township, the limited extent of woodlands indicates that riparian areas are not functioning as well as they could be. However, the limited areas of woodlands are typically clustered around streams within the White Clay Creek and Big Elk Creek watersheds. Many sections of streams lack forest cover within their riparian areas or have a limited width of forest cover extending from the streambanks.

Of Penn Township's 1,776 acres of land (28 percent of Penn Township's total) within 175 feet of a stream (the Township has adopted 175 feet within the zoning regulations), approximately 913 acres are wooded riparian buffers. Inner riparian woodlands, lands within 100 feet of a stream, comprise 420 acres, while outer riparian woodlands, and within 75 feet of inner riparian woodlands, comprise 493 acres. The Riparian Opportunities Map highlights those areas in the Township that are within 175 feet of a stream and are not currently wooded, a total of approximately 629 acres. These are opportunities for reforestation activities with agreement from private or public landowners. Of the 629 acres of woodland gaps, 164 acres are on lands under permanent protection. These lands offer exceptional opportunities for reforestation activities as several grant options exist for purchasing trees and tree planting supplies on permanently protected lands.

### Wildlife and Rare Species

Understanding the extent and composition of wildlife and rare species within the community is highly significant from the planning perspective to provide for environmentally sensitive decision-making while balancing economic growth and conservation of natural resources. There are two central natural heritage inventories: the Pennsylvania Natural Diversity Inventory (PNDI) by the Pennsylvania Natural Heritage Program, describing significant natural resources of the Commonwealth, and The Chester County Natural Heritage Inventory, which details resources by county.

The Pennsylvania Natural Heritage Program (PHNP) is a partnership between the Pennsylvania Department of Conservation and Natural Resources (DCNR), the Pennsylvania Fish and Boat Commission



(PFBC), the Pennsylvania Game Commission (PGC), and the Western Pennsylvania Conservancy (WPC) in cooperation with the U.S. Fish and Wildlife Service that provides information on the location and status of important ecological resources (plants, vertebrates, invertebrates, ecological communities and geologic features). In 2012, there were two PNDI sites of Statewide Significance identified within or near Penn Township:

- The Wickerton North Woods is in the southeast corner of Penn Township with a rare statewide plant along the middle branch of the White Clay Creek and a rare animal found in the wet meadows and marshlands adjacent to the White Clay Creek. This area is not within Penn Township and is designated as a Core Habitat area in the Chester County Natural Heritage Inventory due to riparian and wetland habitats supporting populations of several species of concern.
- The other site is to the east of Penn Township, near Tice Road in London Grove Township, with a plant rarely located anywhere else in the Commonwealth. This area is designated as Core Habitat in the Chester County Natural Heritage Inventory area due to forested wetlands supporting two plant species of concern: false hop sedge and stiff cowbane.

No PNDI-classified sites are rated as sites of Local Significance within Penn Township.

The Chester County Natural Heritage Inventory (update 2015) identifies Core Habitats and Supporting Landscapes, which are areas containing plant or animal species of concern at the state or federal level, exemplary natural communities, or exceptional native diversity. Core habitats delineate essential habitats that cannot absorb significant levels of activity without substantially impacting species of concern. Surrounding each core habitat are Supporting Landscapes, defined as areas surrounding or contiguous to core habitats that maintain vital ecological processes or secondary habitats for sensitive species that may accommodate some low-impact activities. Five areas within Penn Township are designated as Core Habitat areas:

1. Middle Branch White Clay Creek Wetlands along Middle Branch White Clay Creek at the northeastern corner of the Township are forested wetlands that support two plant species of concern, false hop sedge and stiff cowbane.
2. Grist Mill Woods along Big Elk Creek is an area of upland forest and forested wetlands along the East Branch of Big Elk Creek that support populations of 5 plant species of concern.
3. Hodgson Circle is an area of wet shrubland that provides habitat for a grass-leaved rush, an imperiled plant species in Pennsylvania.
4. Cox Farm along the West Branch of White Clay Creek at the southern end of the Township is designated as a wet meadow habitat that supports a population of downy lobelia, an endangered plant species in Pennsylvania.
5. Pennock Bridge Road along the West Branch of White Clay Creek at the southern end of the Township is an area of riparian forests and associated wetlands that support populations of several plants' species of concern and a sensitive species of concern.

### **Invasive Species**

Invasive species are organisms introduced into a specific geographic area where it becomes overpopulated, spreading throughout the area and harming native natural resources. In much of Chester

County, invasive species are present in woodlands and wetlands. Characteristics of invasive species include an ability to grow in many conditions, rapid growth rate, adaptability, high reproduction rate, ability to thrive in high nutrient conditions (i.e., excess fertilizers), lack of natural predators and pathogens, and a lack of control mechanisms in the local environment. Invasive species displace native vegetation, typically offer reduced food and cover benefits to native wildlife, reduce plant and wildlife diversity, and impede the ability of woodlands to regenerate. Within woodlands, riparian areas, meadows, hedgerows, and roadways, invasive species such as Norway Maple, Multiflora Rose, Autumn Olive, Oriental Bittersweet, Japanese Honeysuckle, Japanese Knotweed, and Mile-a-Minute Weed are overrunning the existing native species and becoming the dominant species in the area. Within wetlands, invasive species such as Common Reed, Purple Loosestrife, and Reed Canary Grass can dominate the landscape, impairing the wildlife and filtration functions of the wetland.

The most recent high-profile invasive for the area has been the Spotted Lanternfly, a planthopper discovered initially in southeastern Pennsylvania. It is native to China, India, Vietnam and has been introduced to Korea, where it has become a significant pest. This insect attacks many hosts, including grapes, apples, stone fruits, the tree of heaven; this has potential to greatly impact the grape, fruit tree, and logging industries. Early detection is vital for the protection of Pennsylvania businesses and agriculture. Penn State Extension has been proactively locating the species and educating the public on ways to eradicate it. The entire Chester County, including Penn Township, is identified as a quarantine area to stop the movement of the spotted lanternfly to new areas within or out of the current quarantine zone and to slow its spread within the quarantine.

Because Penn Township woodlands include a variety of ash tree species, it is important to consider the impacts of the most destructive forest invasive to enter North America that has left hundreds of millions of dead ash trees, emerald ash borer (EAB). Unlike elms, oaks, and maples, ash trees use a thin ring of conducting tissue to supply water from the roots to the entire tree. Emerald ash borer grubs will damage these functional water pipes as they chew beneath the bark inside trunks and branches. This causes the tree to dry quickly and the structural wood to become prone to cracking and breaking, which is often hidden from view by tree bark. Their branches can fall on people and property in snowstorms, with a light breeze, or even on a calm, clear day. Ash trees impacted by EAB can begin to decline even when trees are mostly green and have two-thirds of the canopy still intact. Heavy infestations can reduce the number of trees in as little as three years. The Pennsylvania Department of Agriculture has established a quarantine restricting the movement of ash nursery stock, green lumber, and other ash material. Chester County is not currently included in that quarantine. The movement of firewood of all types and species into the Commonwealth of Pennsylvania is also prohibited.

Pennsylvania's iMapInvasives, administered by the PHNP, is a program crucial to protecting rare, threatened, and endangered species in Pennsylvania. This interactive mapping provides information on invasive species that threaten the Commonwealth, including high-priority species and those species not yet found in Pennsylvania but which are expected to arrive. This key insight furthers collaboration with local entities and ensures that new invasive species findings are promptly directed to the appropriate individual or agency. Currently, there is no localized data available for Penn Township.

## Deer Population

The white-tailed deer population in Penn Township has been previously identified as a threat to biotic diversity. The increased deer population threatens woodlands due primarily to the growing browsing in forests for the young buds, seedlings, and shoots of native species. As a result, the forest is increasingly incapable of regenerating itself, and invasive species that thrive on disturbance are provided an opportunity to expand their range. Increasing development in the area fragments the deer's habitat with residential yards, roads, and agricultural operations, which increases the likelihood of human encounters with deer. These encounters are a public health and safety concern due to the risks of Lyme Disease and the potential of deer/vehicle collisions. The deer also impact the local agricultural operations, including the nurseries in the area, through crop browsing and the related time, money, and effort spent by agricultural operations to minimize their economic loss.

Hunting has traditionally been the primary method for controlling deer population numbers. The Pennsylvania Game Commission considers southeastern Pennsylvania a "Special Regulation Area," and increased deer permits are available. However, this program does not appear to have significantly impacted the deer population, which can partially be attributed to the limited areas available for hunting. The Pennsylvania Game Commission develops deer management goals and recommendations for each region defined as wildlife management units (WMU). According to the latest report (2021), within Penn Township, there is a stable deer population in a region, with Game Commission's recommendation to continue stabilizing that population at the lower level to see if forest habitat improves given the lower deer population. If the deer population is stable or increasing, the process continues to the next step. Recommendations for deer management also depend on the survey results that aim to evaluate attitudes from the public and hunters regarding the deer population in localized areas. Within the subject area of WCU, more than 25 percent of respondents from the public believe that the deer population is too high, while more than 25 percent of hunters believe that it is too low. The report also provides information on forest regeneration rates within each WMU. However, there is no sufficient data available for Chester County.

# INVENTORY: OPEN SPACE AND RECREATION

APPENDIX E-2

# Penn Township

## Open Space, Parks, and Recreation Inventory

### Introduction

This section provides information on the extent of available and protected open space, parks, and recreation resources within Penn Township. These resources provide significant environmental and tangible economic and quality of life benefits. Long recognized for encouraging the protection of all natural resources and preserving agricultural lands, the availability and accessibility of open spaces and parks are increasingly recognized for other community benefits. These include their value for recreation and corresponding impacts on mental and physical health and their value in creating a space for a community to gather and socialize.

### Open Space

There is no specific definition of open space, and depending on the context, it is essential to be clear about what type of open space is being referred to in the discussion of municipal and regional open space planning. For the purposes of this Plan, open space is any land not covered by impervious coverage, including buildings and structures. In its broader terms, open space provides abundant benefits, including environmental, economic, social, and many others. Economic benefits of open space include the maintenance of property values and the ability to attract both employers and employees. In Chester County, open space is linked to the vitality of the agricultural and equine industries. Tourism, such as taking a scenic drive, visiting historic sites and public parks, or bicycling, is another important element of the county economy that depends on open space. The location, extent, and linkage of open spaces with each other are important considerations when evaluating opportunities for preservation efforts.

### Protection Status

The last inventory of Penn Township's open space occurred in 2012 as a component of the previous Comprehensive Plan. For this Plan, open space is primarily discussed in terms of being protected or unprotected. Protected open space is defined as lands protected via agricultural easements, lands protected via conservation easements, land owned by Penn Township or other public entities, and land owned by Homeowners Associations (HOAs). Unprotected open space is defined as land areas that include extensive contiguous areas of open space within a specific tax parcel, but do not have any protections in place to be designated as protected and are generally open for development potential. Open Space Map depicts the categories of protected lands within Penn Township as of 2022. Tax parcels are the unit of measurement, with base data from 2021 derived from Chester County Geographic Information Services and land use data from 2015 derived from DVRPC.

**Figure #1.** Distribution of protected lands within Penn Township by type

| Open Space Protection Type                             | 2022           |              |
|--|----------------|--------------|
|  | Acres          | Percentage   |
| County agricultural easements                          | 729.6          | 12%          |
| Other protected lands (HOAs)                           | 249            | 4%           |
| Public land (federal, state, county, municipal, other) | 90             | 1%           |
| Conservation easements                                 | 17             | 0.3%         |
| <b>Total Open Space (existing)</b>                     | <b>1,085.6</b> | <b>17.3%</b> |

### **Agricultural Easements**

There are 18 parcels in Penn Township protected by agricultural conservation easements. Only 5 of those comprise 4 working farms. These easements are administered by the Chester County Agricultural Lands Preservation Board (ALPB), which purchases development rights from farmers using state and County funding. Agricultural conservation easements provide tax benefits by lowering the taxes based on that value. The community benefits from agricultural preservation because land remains an open space in perpetuity. Most of the adjacent municipalities have many farms protected by agricultural conservation easements.

### **Homeowners Associations (HOAs) Open Space**

HOA open spaces are developed during the subdivision and land development process when a sizeable piece of land is dedicated to remaining open spaces, free of buildings and structures. In some communities, open spaces serve as locations for drip irrigation and other sewage treatment systems, stormwater management systems and/or recreation areas for subdivision residents. Penn Township has several HOAs, which collectively own approximately 249 acres of land. These HOA open spaces vary in size and are depicted on the Open Space Map. The majority of such dedicated open spaces are in the southern portion of the Township below Route 1.

### **Public Lands**

There are no federal or state-owned lands in Penn Township. Several parcels are owned and managed by the municipality. Two of them are used for recreational purposes. They are reviewed in more detail in the Parks and Recreation Section.

### **Conservation Easements**

One of the best ways (apart from a fee simple acquisition) to ensure that open land will not be developed is to protect it with a conservation easement. A conservation easement allows a property to remain under private ownership and control while limiting the uses to those specified in the easement, for example, land conservation, agriculture (as discussed above), or trails. Conservation easements are commonly used to preserve farmland and enable agricultural activities to continue. Because land under such an easement remains in private ownership, the cost of purchasing the conservation easement is less than the cost of purchasing the property outright. It spares the Township the need to manage the

property. As the Open Space Map shows, only one property in Penn Township is protected by a conservation easement located in the northwestern corner of the Township.

### **Preservation Opportunities**

The Land Protection Map also shows lands that are undeveloped and developed. Developed land includes areas taken by intensive lands uses, such as residential, commercial, industrial, and associated facilities.

As evident on the Protected Open Space Map, there are sizable clusters of undeveloped land in Penn Township north of Route 1 and along the Eastern Branch of Big Elk Creek. Considering that, the programs that fund the protection of open space generally focus on creating continuity of existing protected open space, the undeveloped parcels in the southeast quadrant of Penn Township would be less competitive. However, there is a high potential to create a large, contiguous cluster of agricultural open space north of Route 1. This cluster would link undeveloped Upper Oxford Township lands with those in London Grove Township. There are also land conservation opportunities along Big Elk Creek that, if linked, will support this critical natural resource, and provide a functioning wildlife corridor and recreational opportunities. There is also the potential for land conservation along Penn Township's southern border, in the areas adjacent to the West Branch White Clay Creek.

The Agricultural Security Area (ASA) Map depicts parcels of land currently enrolled in the ASA program. The property owner can request for the land to be enrolled in an ASA by the Township if they are used for farming activities and meet other specific criteria. The benefits of a designation are protections against nuisance lawsuits relating to odors or noises associated with regular farming activities. Although the ASA farmland is not protected from potential development, that designation typically indicates that a parcel is well suited for open space protection. In Penn Township, there are 1,995.3 acres of land within the ASA program, 32% percent of the total within the Township.

### **Greenways**

Linking protected open spaces to create contiguous land areas that support wildlife habitats and protect natural resources is one crucial open space planning initiative. That initiative resulted in the widely used term, "Greenway," a corridor of preserved land for environmental protection and/or recreational use. Greenways are relatively narrow and linear, largely following streams, ridges, or abandoned rail lines and at times linking specific destinations from protected open spaces and parks to historic downtowns. As a land use category, they are not necessarily related to designated open space but are defined by the presence of constraining natural resources such as wetlands, floodplains, riparian woodlands, and adjoining steep slopes concentrated in a linear corridor. Greenways are envisioned for conservation purposes, but due to their linear nature, they may be used for recreation where public access may be negotiated. A significant number of lands within greenways are privately owned. Designating a specific corridor as a greenway is meant to bring planning focus to those specific areas that primarily include critical natural resources that bring significant environmental and recreational value to the community and the region. Most of the natural resource areas that comprise greenways are regulated to constrain or reasonably limit development potential, regardless of ownership; however, there are many limitations to natural resource conservation provisions.



The 2012 Penn Township Comprehensive Plan has identified a potential recreational greenway in the southern portion below Route 1 to link the existing recreational areas. The enclosed map displayed the connection of the eastern end of this greenway with a network of proposed and constructed trails that extend to West Grove Borough and from there to the White Clay Creek State Preserve. However, as depicted on the Potential Greenways Map, since 2012, one of the largest parcels identified for the greenway had been developed for a new high school.

The component of the greenspace network has been envisioned for the western boundary of Penn Township along the East Branch of Big Elk Creek (as recreated on the Potential Greenways Map) in the DVRPC's regional planning document, Connections 2050 (2021). One hundred (100) corridors have been identified for the region. The greenspace network was defined as opportunity areas to protect unprotected land and natural resources and create a system of interconnected greenways. As depicted on the Potential Greenways Map, there is an opportunity to link already protected open space areas along the East Branch of the Big Elk Creek corridor with already existing linkages of clustered protected open space.

### Recreation

This section provides information on parks and recreational resources in Penn Township. Since the availability and close access to various recreation facilities have become highly desirable, it is important to review the existing recreation offerings to seek future recreational opportunities. Recreation can be generally defined as an activity that provides therapeutic restoration of one's mind or body. Apart from health benefits to individuals, recreation provides environmental, economic, and social benefits. Therefore, access to these activities has become a priority for regional municipalities. Recreation areas are any public- or privately-owned property used for indoor and/or outdoor recreation and include active or passive recreation facilities. These facilities range from nature preserves to sport fields, indoor pools, and gyms. Because of Penn Township's disproportionately sizeable population of 55 years and older, it is important to evaluate the need for specific active and passive recreation facilities, their location, and access during the planning process.

An initial inventory of recreation facilities was completed in the Penn Township Open Space, Recreation and Environmental Resources Plan (1993). Further it expanded to a Master Plan for the Penn Township Community Park (2001) and led to the 2012 Comprehensive Plan. During the evaluation process for the said master plan, it became evident that the site did not support the sponsored active recreational needs of the Township's residents. Therefore, one of the Plan's recommendations was to continue seeking opportunities for a site suitable for such needs. Completed in 2010 and revised a year later, the Active Recreation Park Master Site Plan identified design guidelines for a potential site. The 2012 Comprehensive Plan has included a comprehensive analysis of the Penn Township's existing recreation facilities, recreational opportunities in adjacent municipalities, and the comparison of the most current National Recreation and Park Association (NRPA) guidelines with the Chester County's Linking Landscapes (2002) for identifying recreational needs. The Plan also further emphasized the need for an active recreation park as the main priority to meet the demand of the growing population. Furthermore, the Township has relied on the Linking Landscapes to evaluate Penn Township's projected recreation needs. As a part of the 2012 Comprehensive Plan, the analysis has determined that Penn Township, which in 2002 had 9.9 acres of recreational parkland, would need an additional 23.7 acres by 2025. At

that time the proposed 95-acre park was supposed to fulfill that requirement. In its place, the newly acquired park of 43 acres is still achieving that goal.

## Township Parks

For this plan, a park is defined as any outdoor property with few, if any, structures that is: 1) owned in-fee or permanently eased for recreation by a government agency, 2) is open to the general public, 3) is specifically managed to provide public recreation, and 4) has public recreation as its primary use (Linking Landscapes: A Plan for the Protected Open Space Network in Chester County, PA (Chester County Planning Commission, 2002). Currently, Penn Township has two municipality-owned and managed recreational parks, with one still under development.

**Figure #2.** Penn Township’s parks facilities and amenities (2023).

| Features                      | Penn Township Community Park                             | Penn Township Active Sports Park<br><i>(still under development)</i>  |
|-------------------------------|--|---|
| Size                          | 10. 6 acres  | 43 acres  |
| Main feature                  | -----  | E. Kneale Dockstader<br>Environmental Education Center  |
| Active recreation facilities  | Playgrounds, courts, paths, gazebos, multi-purpose field | Multi-purpose fields, baseball fields, pickle ball courts, basketball/hockey courts, tot lot area, and perimeter trails |
| Passive recreation facilities | Fields, trails, Book Nook, Veteran’s Memorial            | Fields, trails, boardwalk   |
| Amenities                     | Parking, restrooms                                       | Parking, restrooms, maintenance building  |
| Level of maintenance          | High   | High  |
| Pedestrian access             | Low  | Low   |
| Biking access                 | Low  | Low   |

The Penn Township Community Park is adjacent to the Township Building on Lewis Road south of Baltimore Pike and within walking distance of several planned communities. A portion of the adjoining land that contains the Township building had also been developed into passive recreation uses with parking to support those uses. This park is designed to provide less organized activities and passive recreation, including walking, picnicking, reading, and volleyball. The park also includes the Veteran’s Memorial Garden.

The Penn Township Active Sports Park is located at the intersection of Route 1 and Route 796, adjacent to residential and commercial-zoned land uses. The Township purchased a commercially zoned site in 2016. The 43-acre parcel has been deed-restricted in perpetuity as open space to satisfy the funding

requirements of the acquisition grants. In 2020, the Township received the Department of Natural Resources and Conservation (DCNR) funds for further improvements. Once completed, the park will feature multi-purpose flat fields, volleyball courts, hard surface courts, gazebos, a playground, and trails. The most unique feature about the park is the recently opened E. Kneale Dockstader Environmental Education Center (October 2022) funded by a combination of Penn Township, Chester County Open Space, PA DCNR Land and Conservation Fund and Dockstader Foundation. The center was named for former Chairman of SECCRA and Dockstader Foundation, who created the plan that established the community landfill in London Grove Township in 1986. The Dockstader Foundation was established to promote educational, charitable, and scientific activities to enhance and optimize the natural environment in southern Chester County. The 42-acre environmental center with an outdoor classroom area includes nature and meadow trails, features an area for plantings and maintaining 100 native plant species of trees and shrubs that have been donated by local business.

Public recreational facilities are predominantly available for easy access for residents living south of Route 1. Chester County's Landscapes 3 (2018) has identified recreational facilities and a surrounding 1/2-mile service area, which is an area that could be targeted for new recreational facilities and amenities, as well as for improved local access to facilities (such as new sidewalks or trails). Three public recreational opportunities were identified within Penn Township, including two public parks described above and a portion of the New London Township Park located in New London Township. Within a 1.2-mile radius of those facilities, there are residential developments of Jenner's Pond, the Village of Rose View immediately to the Community Park, and Ovations at Elk View in the southern portion of the Township. Because the Active Sports Park is located outside the designated growth areas, it was not included in the Landscapes 3 recreational access analysis.

There are no existing or proposed recreational facilities in the eastern part of the Township and no other proposed recreational facilities north of Route 1.

### **Other Recreational Opportunities**

In Penn Township, there are three established recreation areas that are not owned or managed by the Township. One is the Jennersville YMCA located in the center of the Township within walking distance of adjacent planned residential developments. The YMCA facilities are only available to the members and their guests. The others are the Avon Grove School District Complex at the southwestern corner of the Township and the newly built Avon Grove High School southeast of the intersection of Route 1 and Route 796. Some school district facilities are available for public use on a limited basis.

Residents in Penn Township also have access to several municipality owned parks and State, County-owned facilities, and privately owned preserves with public access located within 10 miles (see Figure 3). Goddard Park in London Grove Township and Nichol Park in London Britain Township allows dogs, which are not permitted at the Penn Township Community Park.

**Figure 3.** Recreational facilities available to Penn Township residents (2023).

| Facility   | Acres | Amenities  |
|--|-------|--|
| <b>Public Recreation</b>                                 |       |  |
| Goddard Park, London Grove Township                      | 125   | 2. 5 miles of trails, playground, community garden, and dog area   |
| Nichol Park, London Britain Township                     | 18    | Trails, playground, courts, picnic pavilion, and multi-purpose fields  |
| White Clay Creek State Preserve, London Britain Township | 1,350 | 20 miles of multi-use trails, picnic areas, and historic buildings   |
| Wolf's Hollow County Park                                | 569   | 12 miles of nature and paved trails, nature play area, picnic area, and historic structures/ruin                       |
| Nottingham County Park                                   | 731   | Fitness trail, pavilions, and playgrounds  |
| Big Elk Creek State Park                                 | 1,712 | Multi-use trail  |
| Fair Hill State Natural Resource Management Area, MD     | 5,656 | 80 miles of multi-use trails, campsites, equestrian facilities, environmental education center, and historic sites     |
| Natural Lands' Peacedale Preserve                        | 222   | 4 miles of trails  |
| <b>Limited Public Access</b>                             |       |  |
| Jennersville YMCA  |       | Non-profit fitness center, with exercise equipment, indoor courts, pre-school facilities, and indoor and outdoor pools |
| Penn London Elementary School                            | 48. 6 | Public school campus with sports fields  |
| Avon Grove Intermediate School                           | 57. 6 | Public school campus with sports fields  |
| Avon Grove High School                                   | 67    | Public school campus with sports fields  |

### Passive Recreation Opportunities

It is also important to evaluate the availability of passive recreation opportunities within the Township. In general, recreation areas can include one or both active and passive recreation facilities. Passive recreation are those activities that do not require rigorous physical activity and have a low or no impact on the surrounding environment. Such activities may include walking, hiking, fishing, bird watching, picnicking, reading, and photography. Most passive recreation activities may not only be found in publicly accessible parks but also in protected open spaces, which have deed restrictions that prevent any development for active recreational purposes. They may include trails, public gardens or memorial

parks, open areas, picnic areas, and little libraries. They may have natural or scenic significance, containing a stream, woodlands, or historically or locally significant resources. Currently, Penn Township provides passive recreation activities in both of its parks. Only a few open space areas have not been developed as discussed in the Open Space section; thus, future passive recreational facilities in the Township will likely focus on locally significant natural landscapes, such as stream corridors within the Big Elk Creek and White Clay Creek watersheds.

### **Trails**

There are limited trail and trail connections between the existing parks and recreation facilities and adjacent residential developments in the Township. The Parks and Recreation Map shows the surface trail within the Community Park and a gravel trail within the parcel owned by Aqua, located south of Route 1. There are also sidewalks within planned developments with one connection to the Community Park. The Penn Township Active Sports Park will include walking trails once fully completed. No sidewalks or pedestrian connections currently exist to the Active Sports Park.

[The existing and conceptual pedestrian and biking connections will be addressed in more detail in the Multi-Modal inventory. ]

# INVENTORY: HOUSING

APPENDIX E-3

# Penn Township

## Housing Inventory

### Introduction

This document provides an overview of housing trends, which includes the number of units, household size, housing types, ownership, and cost, and serves as a supplement to the Assessment of Community Demographics (Appendix C). The Pennsylvania Municipalities Planning Code (MPC) sets forth each municipality's responsibilities in terms of housing, which requires these needs be addressed in the comprehensive plan and offers examples of strategies including conservation, rehabilitation of existing housing and facilitation of new construction based on projected needs. Although the MPC does not mandate housing needs for all incomes, it does reference the accommodation of *"new housing in different dwelling types and at appropriate densities for households of all income levels."*

### Existing Housing Trends

#### Number of Housing Units

Data presented in the Assessment of Community Demographics (Appendix C) shows that between 2010 and 2021, the number of housing units in Penn Township increased by 4.1 percent (231 total housing units), a rate almost two times lower than the rate of the County (7.5 percent). The neighboring communities saw a significant increase in the number of housing units since 2000, with Penn Township experiencing a 110 percent jump between 2000 and 2010, followed by a slowdown between 2010 and 2020. In 2020, there were 2,391 housing units in the Township. These numbers are consistent with the number of subdivision and land development reviews presented in the Existing Land Use Inventory and demographics data presented in the above-mentioned community demographics assessment.

Figure 1 Number of housing units change (2000-2020)

| Area            | 2000    | 2010    | 2020    | Change 2000-2010 |       | Change 2010-2020 |      |
|-----------------|---------|---------|---------|------------------|-------|------------------|------|
|                 |         |         |         | Number           | %     | Number           | %    |
| Penn            | 1,093   | 2,297   | 2,391   | 1,204            | 110.2 | 94               | 4.1  |
| Londonderry     | 539     | 789     | 888     | 250              | 46.4  | 99               | 12.5 |
| London Grove    | 1,698   | 2,404   | 2,717   | 706              | 41.6  | 313              | 13.0 |
| New London      | 1,390   | 1,788   | 1,902   | 398              | 28.6  | 114              | 6.4  |
| East Nottingham | 1,838   | 2,759   | 2,946   | 921              | 50.1  | 187              | 6.8  |
| Lower Oxford    | 1,018   | 1,154   | 1,237   | 136              | 13.4  | 83               | 7.2  |
| Upper Oxford    | 743     | 856     | 875     | 113              | 15.2  | 19               | 2.2  |
| Chester County  | 163,773 | 192,462 | 206,889 | 28,689           | 17.5  | 14,427           | 7.5  |



## Persons per Household

Data presented in the Assessment of Community Demographics (Appendix C) shows that the nationwide trend of decreasing numbers of persons per household is apparent in Penn Township. However, that trend is more prevalent in Penn Township as compared to Chester County as a whole. Figure 2 represents the average household size.

Figure 2 Average household size (2000-2020)

| Area           | Average Household Size |      |      |
|----------------|------------------------|------|------|
|                | 2000                   | 2010 | 2021 |
| Penn           | 2.65                   | 2.43 | 2.4  |
| Chester County | 2.65                   | 2.65 | 2.64 |

Multiple factors contribute to smaller households, including lower birth rates, people postponing marriage, and/or an increase in individuals living independently. In Penn Township, considering the number of assisted care facilities, age-restricted communities, and disproportionately high number of older residents as per completed demographics evaluation (Appendix C), it is not surprising to see a smaller average household size. Main planning implications for smaller households include an increased need for more housing units and infrastructure to accommodate the same population in a traditional suburban development pattern. However, the decreasing household size also may indicate a change in housing needs in terms of cost, size, and maintenance.

## Housing Types

Data presented in the Assessment of Community Demographics (Appendix C) shows that in Penn Township, in 2021, most of the housing stock consists of single-family detached units (1,440) followed by single-family attached units (227), mobile homes (219) and multi-family units (380).

Figure 3 Housing Units by Type change (2000, 2010, 2021)

| Housing Unit Type      | 2000 | 2010  | 2021  | 2010-2021 Change (%) |
|------------------------|------|-------|-------|----------------------|
| Single family detached | 699  | 1,310 | 1,440 | 10%                  |
| Single family attached | 151  | 229   | 227   | -1%                  |
| Multifamily            | 26   | 290   | 380   | 31%                  |
| Mobile Home            | 217  | 273   | 219   | -20%                 |

Figure 3 shows the number of housing units in Penn Township by type for 2000, 2010 and 2021. The significance of this data is found in the multifamily unit comparison. From 2000 to 2010, there was a significant increase in multi-family homes. This increase generally reflects the apartment units constructed at Jenner's Pond and the Luther House complex since 2000. Between 2010 and 2021, that trend continued with a steady increase of that type of unit, which is attributed to the construction of Jennersville Farm (former Rose View) age-restricted community. Single-family attached housing

experienced an increase from 2000 to 2010 but then a slight decrease from 2010 to the 2021 average. Single-family detached units have been, and remain, the predominant housing type in Penn Township.

Figure 4 Housing Units by Type for Penn Township and Chester County Comparison (2020)

|                | Single Family Detached | Single Family Attached | Multifamily | Mobile Home |
|----------------|------------------------|------------------------|-------------|-------------|
| Penn           | 64%                    | 10%                    | 17%         | 10%         |
| Chester County | 61%                    | 18%                    | 18%         | 3%          |

Compared to the County, the number of single-family detached units are slightly smaller, but the number of single-family detached units is somewhat less for the Township. However, the percentage of mobile homes is more than three times greater in the Township than in the County.

### Home Ownership

The percentage of residents who either rent or own their homes generally corresponds to the housing types available in a particular community. The higher the number of single-family detached homes, the higher the percentage of homeowners versus renters. Penn Township’s percentage of home ownership (90 percent) is significantly higher than its percentage of single-family homes (72 percent) (Appendix C). However, the number of units in mobile homes (10 percent), predominantly located in the Oxford Village Mobile Home Park, is almost the same as the actual homeownership figure. Penn Township has slightly more owner-occupied housing units than neighboring townships and Chester County (Appendix C).

### Housing Costs

Median housing values between 2000 and 2020 have been on a steady rise for both the County and the Township. The median housing values displayed in Figure 5 below in the Township (Appendix C) are slightly lower than that for the County. When it comes to median rent costs, in 2000, the Township was quite comparable to the countywide median. By 2020, while the County has experienced a steady increase in median rents, the Township has seen a price drop, especially between 2010 and 2020. Penn Township’s median rent is 74% lower than the County’s, attributed to the development of Luther House, built circa 2009, which is an income-restricted rental community for seniors.

Figure 5 Median Housing Value and Rent, 2000, 2010 and 2020

|                | Housing Value |           |           | Rent  |         |         | % Change 2000 to 2010 |      | % Change 2010 to 2020 |      |
|----------------|---------------|-----------|-----------|-------|---------|---------|-----------------------|------|-----------------------|------|
|                | 2000          | 2010      | 2020      | 2000  | 2010    | 2020    | Value                 | Rent | Value                 | Rent |
| Penn           | \$172,400     | \$294,000 | \$335,900 | \$877 | \$715   | \$309   | 70                    | 19   | 14                    | 57   |
| Chester County | \$182,500     | \$328,900 | \$369,500 | \$754 | \$1,042 | \$1,204 | 80                    | 38   | 12                    | 16   |

Figure 6 shows the median sale price of homes sold in Penn Township and the County between 2010 and 2021. As seen in the table, housing prices have increased significantly during that period in the

Township and at the County level, with median sales prices in the Township, on average, slightly more affordable than the County. By 2021, however, the median sales price in Penn Township was comparable to the countywide median.

*Figure 6 Median House Sales (2010-2021) (Chester County Planning Commission)*

| Year  | No. of Penn Sales | Penn Median Price | No. of County Sales | County Median Price |
|-------|-------------------|-------------------|---------------------|---------------------|
| 2010  | 49                | \$305,000         | 5,188               | \$295,000           |
| 2011  | 52                | \$312,500         | 4,952               | \$290,000           |
| 2012  | 60                | \$291,500         | 6,067               | \$282,500           |
| 2013  | 58                | \$263,000         | 6,967               | \$297,000           |
| 2014  | 48                | \$286,300         | 6,293               | \$315,000           |
| 2015  | 70                | \$309,500         | 6,772               | \$310,000           |
| 2016  | 65                | \$290,000         | 6,871               | \$316,500           |
| 2017  | 57                | \$330,000         | 7,080               | \$337,000           |
| 2018  | 81                | \$305,000         | 7,480               | \$340,000           |
| 2019  | 71                | \$330,000         | 7,337               | \$355,000           |
| 2020  | 66                | \$337,500         | 7,532               | \$375,064           |
| 2021  | 100               | \$424,950         | 9,049               | \$420,000           |
| TOTAL | 777               | \$309,500         | 81,588              | \$310,000           |

## Housing Cost Burden

Any household at every income level needs quality and affordable housing. One useful measure of the affordability of a community is the incidence of cost burden. Housing is generally considered affordable if the household spends 30 percent or less of its gross monthly income on housing costs. Any household paying more than 30 percent of its income on housing is considered cost-burdened and, therefore, at risk of experiencing a housing crisis. Based on the demographics assessment (Appendix C), in 2020, 25 percent of Chester County and Penn Township households are spending more than 30 percent of income on housing and thus are cost burdened. On average, renters typically experience a higher cost-burden than homeowners, apparent in Penn Township, with 36 percent of renters considered to be cost-burdened. However, for the entire County, that number is slightly higher at 45 percent. The combined cost burden rate for the Township is slightly lower than for the County. Both are significant and the Township should consider affordability relative to new development proposals moving forward.

## Age Restricted Housing

Penn Township is known for several age-restricted housing and assisted living facilities, all of which are in the northern part of the Township below Route 1. Considering the increase in older demographics as presented in the demographics assessment (Appendix C), there is a definite potential for more age-restricted developments. These developments include the following described in the table below.

Figure 7 Age Restricted Housing in Penn Township (2022)

| Name                                 | No. of Units | Type of Units                  | Date Built | Description                            | Amenities   |
|--------------------------------------|--------------|--------------------------------|------------|--|---|
| Villages at Penn Ridge               | 184          | Single family                  | 2000-2004  | Active adult community                 | Clubhouse, fitness center   |
| Ovations at Elk View                 | 283          | Primarily single family; twins | 2005-2012  | Active adult community                 | Clubhouse, pool, tennis, pickleball, bocce and shuffleboard courts        |
| Jenner's Pond                        | 254          | Cottages; apartments           |            | Independent, Assisted Living           | Walking trails, fitness, dog park, transportation, onsite health services |
| Luther House                         | 256          | Apartments                     | 2009       | Independent Living (income restricted) | Fitness, garden plots   |
| Jennersville Farm (former Rose View) | 100          | Twins and quads                | 2004-2014  | Active adult community                 | Clubhouse, walking trails   |
| Big Elk (still under development)    | 204          | Single family; twins           | 2022       | Active adult community                 | Clubhouse   |

The number and extent of age-restricted housing call for specific facilities and services while reducing the need for others. For example, it typically occurs at a relatively higher density than other housing types (such as single-family subdivisions) because there is less desire for extensive outdoor area maintenance. On the other hand, public facilities, including public water and sanitary sewer, must be equipped to handle higher population concentrations. In many cases, there is a desire for specified amenities and services to be located on the premises, including walking trails, dog parks, other recreation opportunities, transportation, and even medical services. Additionally, some forms of age-restricted housing, such as assisted living facilities, have a lower vehicle ownership rate, reflecting the decreased need and, in some cases, the ability to drive.

In general, age-restricted housing typically has a lower persons-per-household ratio than the average residence, which can alter the types of services needed for these populations. There might be an additional need for responsive emergency services and accessible and affordable health care services, as emergency calls and responses to age-restricted facilities tend to be higher. Ideally, healthcare providers, passive recreation areas, commercial and specified entertainment services should be more conveniently located to provide access for a population more limited in transportation options. Access to sidewalks and public transit options becomes more important for meeting daily needs. However, the age-restricted developments that offer a wide range of amenities and services to their residents on-site reduce the need to provide those services outside the premises.

### Housing Projections

Penn Township can expect an increase in the demand for new housing units over the next 20 years to accommodate the growing population. The housing projections are provided in Figure 10 for Penn Township and the surrounding municipalities in the Avon Grove School District. The total number of

housing units to accommodate the projected population for a specific area is calculated by dividing the population projections for the years 2030 and 2040 by the existing average household size. The approximate number of additional units needed by 2030 is calculated by subtracting the number of existing units (2021) from the total number of projected dwelling units for 2030. The approximate number of additional units needed by 2040 is calculated by subtracting the number of projected units for 2030 from the total number of projected dwelling units for 2040.

Figure 8. Formula to calculate total number of housing units to accommodate projected population.

$$\text{Total No. of Projected Dwelling Units} = \frac{\text{Projected Population for specific year} *}{\text{Average Household Size (2020)}}$$

Figure 9. Formula to calculate number of additional housing units to accommodate projected population.

$$\begin{aligned} & \text{No. of Additional Dwelling Units} \\ &= \text{No. of Projected Dwelling Units} - \text{No. of Existing/Projected Units} \end{aligned}$$

Figure 10. Housing Unit Projections for 2030 and 2040.

| Area              | Projected Population* |         | Average Household Size | No. of Housing Units per Projected Population* |         | No. of Total Units (2021) | App. No. of Additional Housing Units |     |                  |     |
|-------------------|-----------------------|---------|------------------------|--|---------|---------------------------|--------------------------------------|-----|------------------|-----|
|                   |                       |         |                        |  |         |                           | Change 2021-2030                     |     | Change 2030-2040 |     |
|                   | 2030                  | 2040    |                        | 2020   | 2030    |                           | 2040                                 | No. | %                | No. |
| Penn              | 6,349                 | 7,466   | 2.4                    | 2,645  | 2,888   | 2,387                     | 294                                  | 12% | 465              | 19% |
| Avondale          | 1,439                 | 1,503   | 3.41                   | 422  | 441     | 400                       | 49                                   | 12% | 19               | 5%  |
| Franklin          | 4,802                 | 5,304   | 2.93                   | 1,639  | 1,810   | 1,561                     | 126                                  | 8%  | 171              | 11% |
| London Britain    | 3,278                 | 3,379   | 2.80                   | 1,171  | 1,207   | 1,173                     | 35                                   | 3%  | 36               | 3%  |
| London Grove      | 9,628                 | 10,818  | 3.19                   | 3,018  | 3,391   | 3,934                     | 261                                  | 7%  | 373              | 9%  |
| New London        | 6,543                 | 7,381   | 3.19                   | 2,051  | 2,314   | 1,922                     | 230                                  | 12% | 263              | 14% |
| West Grove        | 2,951                 | 3,129   | 3.06                   | 964  | 1,023   | 941                       | 58                                   | 6%  | 58               | 6%  |
| Avon Grove Region | 34,990                | 38,980  | 2.88                   | 11,911   | 13,073  | 12,318                    | 1,052                                | 9%  | 1,385            | 11% |
| Chester County    | 599,932               | 645,562 | 2.64                   | 222,083  | 234,997 | 208,240                   | 19,654                               | 9%  | 12,913           | 6%  |

\* Population projections based on data produced by Delaware Valley Regional Planning Commission (DVRPC). These projections are based on 2015 Census estimates.

The Penn Township's increase in the number of additional housing units between 2021 and 2030 is projected to be 294, while the increase in housing units between 2030 and 2040 is projected to be 465 units. The total number of additional housing units to accommodate the projected growing population by 2040 is 759.

# INVENTORY: EXISTING LAND USE

APPENDIX E-4

# Penn Township

## Existing Land Use and Zoning Inventory

### Introduction

This document provides an overview of land use patterns and development trends in Penn Township. The existing land use discussed here in detail, coupled with the preferences of Township residents and officials and related policy for other Comprehensive Plan elements, is the basis for the future land use plan that provides the overall framework for guiding future land use and related policy decisions for the next twenty years.

The existing land use inventory includes the extent of developed and protected lands and analysis of remaining developable lands, as these are the areas where additional development could potentially occur and where land use policies and regulations will be of greatest importance in influencing the future character of the Township. This analysis serves as a foundation for the Land Use section of the Guiding Growth Chapter.

### Existing Land Use

This section described the existing land uses displayed on the accompanying Land Use Map. The development patterns reflect the community's planning policies and land use regulations. As shown on Map 14, Existing Land Use, predominant land uses in Penn Township is agricultural and residential.

This map is based on the existing tax assessment records of the Chester County Office of Tax Assessment, supplemented by aerial analysis and confirmation by the Comprehensive Plan update task force to confirm the correct classification of uses according to the current use of the property. The land use categories and their extent in 2022 are shown in Figure 1 below. The land use categories are based on categories developed and updated by the Chester County Planning Commission and are discussed below under each category. The predominant land uses in Penn Township are agriculture and residential, specifically single-family residential.

**Figure 1. Land Use Distribution 2022**

| Land Use Category         | Acres        | Percent of Total |
|---------------------------|--------------|------------------|
| Agriculture               | 2,524        | 40.9%            |
| Single Family Residential | 1,727.4      | 28%              |
| Institutional             | 561          | 9.1%             |
| Residential Open Space    | 320          | 5.2%             |
| Commercial Services       | 290          | 4.7%             |
| Vacant                    | 226          | 3.7%             |
| Utilities                 | 95.1         | 1.5%             |
| Mobile Home               | 88           | 1.4%             |
| Industrial                | 41           | 0.7%             |
| Multifamily Residential   | 10           | 0.2%             |
| Other/ ROW                | 293          | 5%               |
| <b>TOTAL ACRES</b>        | <b>6,175</b> |                  |

### Agricultural Uses

**2,524 acres, 40.9% of the total Penn Township area**

Agricultural land use is the largest land use in Penn Township and includes all lands devoted to crops, pastures, orchards, nurseries, mushroom farming, or other agricultural uses. Farmsteads and associated buildings are included in agricultural land use. Overall, agricultural activity in the area has been steadily declining because of increasing costs, competition, and the pressure of development.



In the 2012 Comprehensive Plan, just over half of the Township remained in agricultural use, with agricultural lands particularly dominant in the northern and southern portions; agricultural lands were more fragmented by development – residential, institutional, and commercial. Currently, less than a quarter of the Township remains in agricultural use.

Several agricultural properties (1,995 acres or 32 percent of the Township) are enrolled in Agricultural Security Areas or Acts 515 or 319 in the Township. Under the Agriculture Security Area program, farmers are protected from nuisance laws and other regulations that can hinder normal farming practices, but this program does not restrict the use of the land nor preclude subdivision. Acts 515 and 319 allow farms to be taxed according to their current use rather than potential market value, thus reducing the property tax burden for working farms, but do not preclude future development. Permanent agricultural easements do restrict future subdivision of the land.

In Penn Township, several properties are under permanent easement (see Protected Lands Map). One of these easements (covering 17 acres) is held by a private land trust, while the others (covering 729.6 acres within Penn Township) are protected through agricultural easements administered by the Chester County Agricultural Lands Preservation Board (ALPB). This creates a total of 746.6 acres of permanently protected lands currently in agricultural uses in Penn Township, representing 12 percent of all Township lands and 59 percent of all lands currently in agricultural uses. Clearly, there is significant potential for change in this land use, given the limited portion that is protected from future development.

## **Residential Uses**

1,727 acres, 28% of the total Penn Township area

Residential uses represent the second largest land use in Penn Township and include all lands developed with single-family detached dwellings and residential accessory uses, mobile homes, and multi-family dwellings (such as two-family dwellings, apartments, and townhouses).

Single-family development is the most prevalent residential dwelling type in Penn Township by land area (27.1 percent of all land area, or 1,670 acres). Single-family residential includes all detached units on separate lots, including townhomes but excludes all mobile homes within their own category. Single-family residential development can be concentrated along the collector and minor roadways, with several newer cluster design developments (including Ovations at Elk Creek, Elk Creek Farms, London Brook Estates, and Villages at Penn Ridge) in the southern portion of the Township. The newer cluster developments are characterized by a smaller lot size (less than half an acre) with surrounding open space and are served by public sewer. Lot sizes for single-family residences outside the cluster developments typically range between one to two acres, with a few sporadic larger lots, and are typically served by on-lot septic systems.

Multi-family residential includes two-family residential units, apartments, and group quarters. Two-family residential includes attached units on shared or divided lots, including paired patio homes and duplexes. Two-family dwellings are limited to a portion of Jenner's Pond, a portion of Ovations at Elk Creek, and a minimal number of scattered sites. In Penn Township, multifamily consists primarily of apartments and occupies 10 acres (0.2 percent of all land area). The apartments are located on a portion of Jenner's Pond, at the Luther House, and on a few smaller lots. A minimal number of units within Jennersville Farm (former Rose View) have been developed as quads, a form of multifamily housing.

Mobile homes occupy 88 acres (1.4 percent of all land area) and include the Oxford Village Mobile Home Park (224 lots that are typically all occupied) and scattered individual units throughout the Township.

### **Institutional**

561 acres, 9.1% of the total Penn Township area

Institutional uses include hospitals, municipal properties (including municipal parks), medical/assisted living facilities, educational facilities, churches, and cemeteries. All institutional uses are located below Route 1, with most institutional uses along Old Baltimore Pike and Route 796, and include Jennersville Regional Hospital, a portion of Jenner's Pond (the assisted living complex), the Jennersville YMCA, the Delaware County Technical College High School, and two Avon Grove School District complexes.

### **Residential Open Space**

320 acres, 4.2% of the total Penn Township area

The open space category represents specific deed-restricted lands dedicated for non-development open space as part of clustered residential developments. Deed-restricted open space is located primarily in the southwest portion of the Township, with a limited amount in the southeast portion (associated with the Villages at Penn Ridge).

### **Commercial Services**

290 acres, 4.7% of the total Penn Township area

Commercial Services include retail, wholesale, personal and professional services, hotels, and motels. Commercial land uses in Penn Township are focused around Jennersville, along W Baltimore Pike, which includes the Shoppes at Jenner's Village (with over 140,000 square feet of commercial space). Commercial uses are also scattered along Route 796 and around the village of Kelton.

### **Vacant**

226 acres, 3.7% of the total Penn Township area

The vacant land use category includes areas that are not agricultural, not developed, or areas cleared or unused and not tied to any other uses. Several parcels of various sizes are vacant and scattered throughout Penn Township. Some existing lots are awaiting development.

### **Utilities**

95 acres, 1.5% of the total Penn Township area

The utility category includes power generation substations, major transmission lines, communications towers, wastewater treatment plants and rail lines. In Penn Township, this category includes the active East Penn Railroad and several PECO properties.

### **Industrial**

41 acres, 0.7% of the total Penn Township area

Industrial uses include areas devoted to the fabrication and/or assembly of raw materials or components and the associated uses involved in developing and distributing these products.

Industrial uses in Penn Township are located along Old Baltimore Pike (off Commerce Boulevard and Federal Way) and Route 796 (off Briar Drive).

### Other/Right of Way (ROW)

293 acres, 5% of the total Penn Township area

Right of way and transportation includes areas deeded for or currently devoted to highway transportation.

### Land Development Trends

One way to evaluate the growth pressure is to review the number, type, and size of subdivisions and land developments proposed in Penn Township over the last ten years. Figure 2 summarizes the subdivision and land development applications received for review by the Chester County Planning Commission between 2010 and 2021. While not every submitted plan is approved or built if approved, these proposed plans provide insight into development trends in the Township during the last decade. Every two (2) years, there were subdivision and land development applications for single-family detached, attached, or multi-family residential uses; however, those are predominantly minor residential subdivisions of 2 lots. Jennersville Farm (former Rose View) is the only large residential subdivision built between 2010-2020. Once constructed, Jennersville Farm offered 100 age-restricted residential homes. During the same period, there was a steady string of agricultural, commercial, institutional, and industrial applications. Among those are the new school, mushroom facilities expansions, Dansko distribution center, and Jennersville medical building.

**Figure 2. Subdivision and Land Development Reviews (2010 – 2022)**

| Year         | Single Family Detached | Multi family | Total Units or Lots | Total Land area (acres) | Ag. Units or Lots | Commercial/ Industrial/ Institutional | Total Units or Lots | Total Land Area (acres) | Total Acreage  |
|--------------|------------------------|--------------|---------------------|-------------------------|-------------------|---------------------------------------|---------------------|-------------------------|----------------|
| 2010         | 3                      | 0            | 3                   | 184.88                  | 0                 | 5                                     | 5                   | 139.95                  | 324.83         |
| 2011         | 2                      | 0            | 2                   | 65.93                   | 0                 | 8                                     | 8                   | 82.45                   | 148.38         |
| 2012         | 0                      | 2            | 2                   | 7.30                    | 7                 | 0                                     | 7                   | 96.81                   | 104.11         |
| 2013         | 0                      | 69           | 69                  | 36.74                   | 0                 | 0                                     | 0                   | 0                       | 36.74          |
| 2014         | 2                      | 0            | 2                   | 40.66                   | 1                 | 6                                     | 7                   | 25.33                   | 65.99          |
| 2015         | 0                      | 0            | 0                   | 0                       | 5                 | 0                                     | 5                   | 270.92                  | 270.92         |
| 2016         | 0                      | 0            | 0                   | 0                       | 0                 | 1                                     | 1                   | 212.37                  | 212.37         |
| 2017         | 2                      | 0            | 2                   | 40.56                   | 3                 | 0                                     | 3                   | 68.07                   | 108.63         |
| 2018         | 0                      | 0            | 0                   | 0                       | 0                 | 4                                     | 4                   | 55.31                   | 55.31          |
| 2019         | 0                      | 0            | 0                   | 0                       | 0                 | 0                                     | 0                   | 0                       | 0              |
| 2020         | 2                      | 0            | 2                   | 14.72                   | 0                 | 1                                     | 1                   | 153.81                  | 168.53         |
| 2021         | 2                      | 0            | 2                   | 10.01                   | 0                 | 0                                     | 0                   | 0                       | 10.01          |
| <b>Total</b> | <b>13</b>              | <b>71</b>    | <b>84</b>           | <b>400.8</b>            | <b>16</b>         | <b>25</b>                             | <b>41</b>           | <b>1105.02</b>          | <b>1505.82</b> |

## Developable Lands

The extent of potentially developable land that remains in the Township is significant for planning purposes. By determining which lands are developable, it is possible to determine the amount, type, and location of future growth in the Township and where and how land preservation and other planning efforts should be focused. Adjustments to land use and zoning policies can be made based on this information.

The Protected and Unprotected Lands Map identifies undeveloped lands by first eliminating naturally constrained lands protected through easements, public, or conservation ownership or already developed. The remaining land includes those parcels that could potentially be developed in the future. Figure 3 provides a summary of the number of acres included in each of these four categories as well as the specific types of lands that comprise those categories.

**Figure 3. Constrained, Protected, Developed, and Developable Lands (2022)**

| Land Use Category                               | Lands Included In Category  | Acres in Category | Percent of Township |
|---|---|-------------------|---------------------|
| Natural Constraints on undeveloped lands        | Steep slopes (>15%), 100-year floodplain, wetlands, streams, ponds, riparian buffers (as per existing zoning regulations), hydric and alluvial soils. | 626               | 10%                 |
| Protected Lands (excluding natural constraints) | Parks, eased or partially eased parcels, HOA lands, other protected open space.   | 1,086             | 18%                 |
| Developed Lands                                 | Existing development, street rights-of-way, and approved subdivisions.  | 2,603             | 44%                 |
| Developable Lands                               | Remaining lands that are not constrained, protected, or already developed.  | 1,572             | 27%                 |

Based on the information in Figure 3, 28 percent of land in the Township is either protected or contains significant natural constraints and is, therefore, not available for development. Natural constraints are concentrated along the stream corridors in the White Clay Creek and Big Elk Creek watersheds and scattered throughout the Township. Protected lands include homeowners' association (HOA) open space, properties under permanent easements, and township parks. Most of the protected lands in the southern portion of the Township are HOA lands or township parkland, ensuring some level of public access. Almost all of the protected lands in the northern portion of the Township are through easements and a new municipal park. Approximately 44 percent of the land in the Township is already developed. Developable lands that are only at 27 percent are scattered around the Township and fragmented by existing development and constrained lands. Land use policies for these areas of potential development will influence future growth in the Township.

### Current Land Use Regulations

Penn Township's major land use regulations consist of a zoning ordinance (enacted 2019), subdivision and land development ordinance (amended 2010), floodplain management ordinance, and an Act 167/Municipal Separate Storm Sewer Systems (MS4) stormwater management ordinance. The Township

is using all these regulatory tools to implement the recommendations of its 2012 Comprehensive Plan. Of these ordinances, zoning has the greatest influence on land use. Therefore, the zoning was assessed to determine its effectiveness in helping to achieve the new goals of the Comprehensive Plan Update.

### Zoning Districts Summary

The Zoning Map included in Appendix ## depicts existing zoning in Penn Township as of 2022 using tax parcels as the unit of measurement. Base data from 2022 was derived from Chester County Geographic Information Services, while aerial data was derived from ESRI Nearmap (high-resolution aerial imagery and geospatial analysis tool). There are currently nine (9) base zoning districts in the Township. The summary of applicable to developable lands and considered for a residential build-out analysis zoning districts uses is presented below.

## Summary of the applicable uses of the Township's base zoning districts:

### **RA Residential Agricultural District**

This is the second largest by land area zoning district in the Township. Single-family, agricultural uses (non-intensive), clubs (limited to members and guests), recreational uses, government, woodlands, preserves, or other conservation uses, forestry/timber harvesting are allowed by right. Intensive agricultural uses, agricultural industries (cottage brewing, distilling, or winemaking), educational, historic resource conversions, bed and breakfasts and inns, religious, golf courses and public utility facilities are allowed via the conditional use process. The minimum lot size is two (2) acres with a maximum lot coverage of 15 percent.

### **RS Residential Suburban District**

This is the largest by land area zoning district in the Township. All uses are allowed in the Residential Agricultural district by right. All uses are allowed in the Residential Agricultural district via the conditional use process, except for intensive agriculture and agricultural industries. The minimum lot area is 1.25 acres, with a maximum lot coverage of 25 percent.

### **IR Institutional Residential District**

Agricultural (non-intensive), office uses, government, woodlands, preserves, or other conservation uses, forestry/timber harvesting are allowed by right. Retirement communities, continuing care communities and/or assisted living communities, medical, hospitals, ambulatory surgery centers, medical marijuana dispensaries, veterinary clinics, transitional housing facilities, religious, educational, museums, recreational, bed and breakfasts and inns, and public utilities are allowed via conditional use process. The minimum lot area is 1 acre with a maximum lot coverage of 60 percent and a minimum green area of 40 percent for uses permitted by right. The minimum lot area is 5 acres with a maximum lot coverage of 33 percent, a minimum green area of 40 percent, and a maximum density of 3.25 dwelling units per acre for uses permitted by the conditional use process, including age-restricted communities. There are additional regulations pertaining to age-restricted communities with the following permitted uses by right:

- Residential dwelling units are allowed to consist of a mix of at least three of the following dwelling unit types. All dwellings shall be owner-occupied, except that up to 35 percent of multi-family units are allowed to be renter-occupied.
  - Single-family detached
  - Multi-family
  - Two-family
- Assisted living facilities
- Continuing care communities
- Combination of retirement and/or assisted living uses is allowed but limited to 20 percent of the total square footage of all other structures on the tract.

Additionally, the minimum tract size for the continuing care and/or assisted living facility, proposed on a tract of less than 150 acres, is no less than 50 acres, with no less than 50 percent to be designated as a common green area, and no more than 35 percent of the area covered by impervious surfaces. For any retirement, continuing care and/or assisted living facility proposed on a tract of more than 150 acres, a mix of at least three (3) dwelling unit types is required.

#### **VC Village Commercial District**

There are three areas in the Township designated for this district. Single-family, retail and commercial services use (no drive-throughs), eating and drinking establishments, office uses (no drive thru), museums, libraries or other cultural uses, municipal community centers, government uses, woodlands, preserved or other conservation uses, and forestry/timber harvesting is allowed by right. Additional retail and commercial service uses of larger extent, brewpubs, daycare centers, health care service facilities, educational uses, recreational, funeral homes and/or crematories, and mixed uses are allowed via the conditional use process. The minimum lot area is 1 acre (with onsite sewer and water), 20,000 square feet (public sewer and onsite water) or 10,000 square feet (public sewer and water). The minimum lot coverage is 60 percent, with a minimum green area of 40 percent.

### **Summary of the applicable uses of the Township's overlay zoning districts:**

#### **Flood Hazard District**

The Flood Hazard District is established under the Penn Township Flood Plain Ordinance. This district applies to all land in Penn Township located within the flood hazard area, as shown on the most recent revision to the official Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency (FEMA). Residential and non-residential uses are allowed if the base flood elevation is not increased by more than one foot.

### **Steep Slopes Conservation District**

Disturbance to moderately steep slopes (land areas where the grade is 15 percent to 25 percent) is permitted with any development up to 30 percent. Disturbance to prohibitive steep slopes (land areas where the grade is 25 percent or greater) is limited to 15 percent and limited to specific activities, such as grading for the minimum portion of a street, accessway, or driveway necessary for access to a principal use and/or sewer, water, and other utility lines when it can be demonstrated that no other routing is feasible; and/or timber harvesting with no clear-cutting or grubbing of trees.

### **Historic District**

The Township has established the Historic Resource Atlas that depicts buildings, sites, or objects identified in the Township as historic resources. Historic resource standards apply to all historic resources identified on the historic resources' identification list, which is maintained by the Historical Commission and updated as needed to reflect any changes to the list, including changes in classification. The standards supersede the requirements of the zoning districts where resources are located.

### **Public Water Overlay District**

The Township has established the Public Overlay District, which includes specific geographic areas served by public water. Those areas are in the northern portion of the Township, below Route 1. They are predominantly located along Baltimore Pike and Newark Road. Any use located in this district may be permitted to use such water supply upon obtaining a water supply permit from the Township. Any individual principal use existing at the adoption of said overlay district may be permitted to use public water supply outside the overlay district. However, any other use outside the overlay district is only allowed via conditional use approval.

### **Zoning Residential Build-Out Analysis**

A zoning residential build-out analysis models the scenarios of the future development potential of the Township if all landowners pursue development of their properties as permitted by zoning. This build-out analysis was conducted for the Township in 2022 as a component of the Plan update. The build-out analysis considered the existing zoning of Penn Township and an inventory of potentially developable lands. Potentially developable lands were defined as those lands remaining after the following areas are excluded:

- Parcels under five acres in size
- Parcels that have been developed
- Parcels that are permanently protected (eased)
- Parcels that are commercially zoned
- Parcels viewed to have low development potential
- Constrained lands, including floodplains, floodways and water bodies, wetlands, and steep slopes
- Road rights-of-way and other infrastructure



The Residential Build-Out Analysis Map depicts the potential dwelling units per each developable parcel. The analysis results are summarized in the table below. There is a potential for additional 976 units, with most to be located in RA and RS zoning districts, the two largest by land area districts. The analysis does not include projected age-restricted units due to multiple variables to be considered in calculations. Thus, the total potential number of dwelling units represents the minimum dwelling units.

**Figure 4. Analysis Results - potential dwelling units per zoning district (2022)**

| Zoning District              | No. of Developable Parcels | Total Net Acres | Total Potential Units |
|------------------------------|----------------------------|-----------------|-----------------------|
| RA Residential Agricultural  | 41                         | 815             | 388                   |
| RS Residential Suburban      | 48                         | 539             | 421                   |
| IR Institutional Residential | 8                          | 146             | 141                   |
| VC Village Commercial        | 1                          | 33              | 26                    |
| <b>TOTAL</b>                 | <b>98</b>                  | <b>1533</b>     | <b>976</b>            |

# INVENTORY: COMMUNITY FACILITIES AND SERVICES

APPENDIX E-5

# Penn Township

## Community Facilities and Services Inventory

### Introduction

This document provides background information on community facilities and services available for Penn Township residents, including Township-operated, as well as those provided by other organizations to address needs within Penn Township. It summarizes an inventory of Township administration, sewage facilities, water supply, stormwater management, solid waste collection and disposal, emergency and community services, educational and health care institutions, and human services. This document also includes a Community Facilities and Service map that depicts the location and extent of those facilities within the Township.

### Township Administration

The Township government is established under the Pennsylvania Second Class Township Code. The Penn Township Board of Supervisors, which consists of five members, serves as the governing body with authority to hire township staff and appoint representatives to the various commissions and committees. The Director of Operations directs the day-to-day administration of the Township government, assisted by additional staff.

### Commissions and Committees

Many Penn Township residents are actively involved in community efforts, which allows the Township to use local knowledge, ensures that Penn Township is responsive to residents and businesses, and reduces administrative costs. The following is a list of currently active Township volunteer and citizen participation groups established by the Board of Supervisors with the number of members noted:

Community planning, subdivision and land development matters are first addressed by a five-member volunteer Planning Commission which forward their recommendations to the Board of Supervisors.

The Historical Commission reviews applications for potential demolition and/or any renovation, rehabilitation, or enlargement of historic resources and provides recommendations to the Board of Supervisors. It also manages and updates historic resources inventory and works on initiatives to support the preservation of local artifacts and encourage the preservation of historic resources long-term.

The Park and Recreation Committee is responsible for recreational programming and works with the Township on future recreation planning, parks maintenance and improvements.

Emergency Management Coordinator is appointed to assist the Township in quickly and efficiently mitigating emergency situations with minimal loss or risk to the property and residents through participation with the Avon Grove Regional Emergency Management (AGREM).

### Consultants

Penn Township utilizes professional consultants for a variety of purposes. For example, the Township contracts for the services of the township engineer. In addition, the Township and Zoning Hearing

Board, in compliance with the Municipalities Planning Code (MPC), Act 247, as amended, each retains a solicitor to provide legal counsel. The Township also hires consultants on an as needed basis to assist with planning and ordinance work and other planning initiatives.

### **Public Outreach**

Public outreach is essential to inform residents and business interests of Township activities, thereby providing them an opportunity to voice opinions, volunteer, and participate in the Township's future direction. Penn Township publishes a newsletter two times per year to inform residents on various programs and issues such as recycling and emergency management. Public information meetings are utilized to provide residents with an opportunity to offer input. The Township website provides contact information for Township officials and provides for the dissemination of information on activities and programs such as recycling, parks and recreation, land development, and emergency management. Public outreach connects residents and businesses to the township administration (such as staff, boards, and commissions) and is a critical function of effective governing.

### **Finance and Budgeting**

With the growth of the tax base in Penn Township in recent years, the Township has been able to keep up with expenditures without imposing tax increases. The Township is proactive in seeking out grants and has recently received grant funding to implement a master site plan for Active Sports Park and Environmental Education Center, which are currently under construction. The Township also participates in the Southern Chester County Co-op, an organization of municipalities that purchases materials for all members to take advantage of better pricing on materials such as road salt.

The Township has a capital improvements plan in place. Revenue streams for the Township include property taxes, real estate transfer taxes, earned income taxes, and additional sources such as cell tower rental, cable franchising, and fees associated with parks and recreation fees and code enforcement. Expenditures include staff salaries, consultant fees, fire and ambulance services, road and bridge construction and maintenance costs, park improvements and programming, and recreational facilities maintenance.

### **Sewage Facilities**

Sewage facilities in the Township consist of a mix of the systems described as follows.

#### **Public System**

South of Route 1 and west of Route 796 line and south of the railroad line that bisects the Township, the area is predominantly served by the public sewer system. Commercial and institutional facilities include the former site of Jennersville Regional Hospital and existing Shoppes of Jenner's Village and Southern Chester County YMCA. Residential communities served by the public system include age-restricted Luther House, Jenner's Pond, and Villages at Penn Ridge. A few properties south of the railroad line served by public sewer are Elk Creek Farms and Ovations at Elk View residential communities along Route 896 and the Chester County Technical College High School along Route 796.

Penn Township used to own, operate, and maintain a wastewater treatment plant with a capacity of 600,000 gallons of effluent per day and a collection and conveyance system with six (6) pump stations.

This mechanical treatment system included land-based reclamation provided by Rapid Infiltration Beds and beneficial reuse of treated effluent by the Conard-Pyle Company to irrigate its nursery. The infiltration beds are permitted at 40,000 gallons per day and the beneficial reuse at Conard-Pyle at 350,000 gallons per day. The ponds located northwest of the Route 796/Route 1 interchange are part of the Conard-Pyle Company system. In 2014, Aqua America purchased the Penn Township wastewater treatment system with plans to make improvements to upgrade the system and bring it into environmental regulatory compliance.

### **Individual On-lot Systems**

Township areas not served by public sewer have on-lot sewage disposal systems. North of Route 1, individual on-lot systems are the only sewage disposal. Individual on-lot systems also serve portions of the area south of Route 1. In the past, these systems relied on the diligence of property and business owners to clean and maintain them to minimize the impact on the environment and the health and safety of the Township's residents. Currently, stricter regulations concerning the design, construction, and maintenance of on-lot sewage disposal systems with more technologically advanced alternatives benefit property owners who prefer those to public sewers. The benefits include system longevity, less frequent maintenance and long-term cost savings, as well as less impact on natural resources and public health. There are limited areas where the existing on-lot systems continue experiencing failures, threatening water quality and public health. The village of Kelton is of concern due to small lot sizes and the Penn View Drive/Paschall Mill Road area is of concern due to inadequate soils.

To track and minimize the impacts of failed systems, in 2021, the Township established an ordinance governing municipal management of on-lot sewage disposal facilities. The program requires all homeowners with such systems to complete mandatory pump outs and inspections of pumped systems every three years and submit written reports completed by the maintenance contractor to the Township. The Sewage Enforcement Officer designated by the County assists the Township with the administration and enforcement of the said ordinance and works directly with property owners and Chester County Health Department to address malfunctions and failed systems.

### **Community Systems**

Currently, there is only one community system in Penn Township. Oxford Village Mobile Home Park is served by its own privately owned and operated community system, a stream discharge system to the East Branch of the Big Elk Creek. The capacity of this system is approximately 30,000 gallons per day and serves approximately 217 units.

### **Sewage Facilities Planning**

Sewage facilities planning in Pennsylvania is governed by the Act 537 Sewage Facilities Plan. A primary purpose of the plan is to determine how sewage facilities can best be provided to meet anticipated future land use needs. The plan can also be used to establish the most preferred methods of sewage treatment for new developments.

Penn Township's current Act 537 Plan (2013) calls for expanding the public sewer system to serve properties between Route 1 and the railroad line, particularly non-residential uses and residential uses

experiencing on-lot septic system failures. The Act 537 Plan also anticipates the need for the Oxford Village Mobile Home Park to be served by public sewer. If development of the Institutional Open Space District (located in the northeast portion of the Township) occurs, the Act 537 Plan notes a preference for a community system to serve the area. As indicated in the Act 537 plan, land-based alternatives are preferred to promote groundwater recharge and protect stream and groundwater quality.

The Act 537 plan promotes the continued use of on-lot septic systems north of Route 1 (except for the Open Space-Institutional Open Space District) and south of the railroad line with limited exceptions (primarily along Route 896 and Route 796, where public sewer is currently available). The extension of public sewer across Route 1 to the northern half of the Township is not desirable due to its implications for land use and the construction cost of crossing Route 1. Ensuring that sewage facilities planning is coordinated and consistent with local and regional planning policies is important in implementing future land use goals. In particular, the extension of public sewers into areas targeted for preservation should be avoided. The provision of larger public facilities should be considered where it is the most cost-effective approach to meeting sewage facility's needs, and only with coordination between all public bodies and decision-making authorities. It is consistent with long-range land use planning. Finally, groundwater recharge, rather than the export of water out of the area, and the correction of existing failing systems are primary concerns. This is especially critical with the designation of the Big Elk Creek watershed as a High-Quality watershed by PADEP.

In 2020, Act 537 – Special Study, was completed by Penn Township to upgrade the existing Jenner's Pond Pump Station No.2, which is located within the Jenner's Pond Retirement Community, to accommodate flow from Jenner's Pond Pump Station No.3, which will be eliminated. Penn Township is currently updating its Act 537 Plan to reflect the sale of the wastewater treatment facility to Aqua, implementing the on-lot sewage management ordinance and planning the Township's land development.

### Water Supply

Route 1 increasingly serves as a division for the Township regarding water sources. Most of the area south of Route 1 and west of Route 796 is served by public water, and portions of the area south of Route 1 and east of Route 796 are served by public water.

### Private Wells

The Oxford Village Mobile Home Park is served by multiple wells on-site. North of Route 1 and those limited areas south of Route 1 not served by public water, the water source is private wells. These private wells are owned and maintained by individual property owners. The Chester County Health Department permits and enforces new wells' water quality and quantity standards. However, individual wells are not subject to any monitoring requirements, and individual owners are responsible for monitoring their water quality. Daycare facilities and other transient community well systems must comply with state drinking water regulations.

### Public Water

The Chester Water Authority (CWA) provides most of the public water. The CWA is a municipal authority dating back over 150 years that draws from the Octoraro Creek Reservoir and Susquehanna River and transports this water through Chester County to the City of Chester, in Delaware County. The CWA

provides water service to more than 200,000 residents and businesses in southern Chester County, western Delaware County, including the City of Chester. There is additional capacity within the CWA system currently. The CWA system includes a water main that extends north of Route 1, along Route 796, but there are no connections within Penn Township north of Route 1.

In 2017, Aqua America, Inc. submitted an unsolicited purchase offer to the CWA pursuant to Pennsylvania Act 12 of 2016. The Authority has rejected the offer as not in the best interests of its present and future customers based on the completed analysis. The City of Chester has laid a claim to the CWA based on the early history of its incorporation to assist with that sale. The dispute has gone through court proceedings with the ruling that the City of Chester has the power to “obtain the assets” of the CWA. Based on that decision, the City of Chester moved forward with approving the purchase by Aqua. The CWA filed an appeal with a final decision now resting with the Pennsylvania Supreme Court on the future of the CWA and the potential sale of assets to Aqua.

### Stormwater Management

Stormwater - excessive runoff from rain events or snow melt - is a leading cause of water pollution. Degradation of surface and groundwater can occur because of stormwater runoff that carries oil, grease, pesticides, fertilizers, sediment, and trash picked up by the stormwater. Stormwater management, if done correctly, is the safe and effective collection, control, infiltration, and treatment of the stormwater that flows directly into streams after a rain event or snow melt, minimizes intermittent flooding, reduces erosion and sedimentation of streams, and reduces the contamination of groundwater, surface water, the natural ecosystem, and drinking water sources.

Stormwater management has become an increasingly complex and expensive responsibility of municipalities across Pennsylvania. In past decades, the attention focused on controlling the rate of stormwater runoff from developed (as opposed to undeveloped) lands. However, in the early 2000s, the U.S. Environmental Protection Agency (EPA) its increased focus on water quality and moved forward with requiring states to address the quantity and quality of stormwater runoff to minimize adverse impacts on natural resources, especially bodies of water. Three major pieces of legislation address stormwater management:

- Pennsylvania Stormwater Management Act (Act 167 of 1978)
- Pennsylvania Erosion and Sedimentation Control Act, Chapter 102
- National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Program

### Stormwater Management Ordinance

Act 167 assigns responsibility for addressing stormwater to the municipal level to control runoff and reduce soil erosion. Many stormwater management regulations throughout Chester County emphasize a more environmentally sensitive design that uses natural site features and characteristics rather than man-made structures. The Pennsylvania Handbook of Best Management Practices for Developing Areas (2006) remains the key reference guide for design techniques and includes a sample ordinance.

In 2022, Chester County adopted the resolution to amend its Act 167 Stormwater Management Plan, Watersheds (2022), to replace the 2013 model ordinance with the 2022 County-wide Stormwater



Management Model Ordinance. Update highlights include but are not limited to inserted language addressing green infrastructure and low-impact development, revisions to modified requirements for small projects, the addition of conservation design as a mandatory definition, revisions to the impervious surface definition, and revisions to the Simplified Approach Handbook. The adopted model ordinance had been submitted to the PADEP for the final review per Act 167 and had been revised to incorporate those comments. The County recommends municipalities, including Penn Township, update their ordinances to be consistent with the updated County-wide model.

Penn Township amended its stormwater management ordinance in 2013. These stormwater regulations are included within the Subdivision and Land Development Ordinance (SLDO). As part of that amendment, the Township has also developed a Stormwater Manual. The SLDO currently requires the planning and installation of erosion and stormwater management control devices and provides standards to limit site disturbance and development in areas of steep slopes and floodplains, as well as standards limiting the placement of impervious surfaces on development sites. Penn Township has also updated its model Stormwater Operations and Maintenance agreement in 2016 to ensure longevity and appropriate long-term maintenance of stormwater management facilities installed and owned by property owners. Said agreement also includes the establishment of financial security for five-year maintenance, including inspections and repairs necessary to maintain these facilities, as well as the establishment of an inspection escrow account for costs and expenses associated with inspections as required by the MS4 permit program (described below) every three years for a length of ten years.

### **Erosion and Sediment Control**

Chapter 102 establishes the basic planning and implementation requirements for any land-disturbing activity. It also establishes the threshold requirements for notifying the Pennsylvania Department of Environmental Protection (PADEP) of land-disturbing activity and in some cases, the permitting requirement through the Chester County Conservation District and PADEP. Erosion and sediment control provisions are included in the Penn Township SLDO (as amended in 2010) and the Stormwater Management Ordinance (amended in 2013). Any regulated activity within the Township requires an application for a permit to be reviewed and approved prior to construction. These requirements limit soil erosion associated with land development activities, manage existing vegetative cover, and prevent soil and other sedimentation from entering the surface water system.

### **NPDES MS4 Program**

MS4 refers to a separate storm sewer system, the responsibility of the Township, that is a collection of structures, such as basins, ditches, inlets and underground pipes, designed and installed to gather stormwater from build-up areas and discharge it, without treatment, into local streams and rivers. It is not connected to a sanitary sewer system. Based on population density, communities designated as “urbanized areas” by the U.S. Census are required to become part of the MS4 program, which PADEP administers in Pennsylvania to comply with federal mandates under the Clean Water Act. MS4 communities must get authorization from PADEP to legally discharge stormwater into local water bodies via NPDES permitting process that includes the development of a Stormwater Management Program.

Penn Township is part of an urbanized area and must comply with the program requirements. Penn Township has obtained the required MS4 permit and must implement several activities (Minimum Control Measures (MCMs)) under that permit, as follows:

1. Provide public education and outreach activities regarding stormwater.
2. Provide public participation and involvement opportunities regarding stormwater management program development and implementation.
3. Develop and implement a plan to detect and eliminate illicit discharges to the storm sewer system.
4. Develop, implement, and enforce an erosion and sediment control program for construction activities that disturb one or more acres of land.
5. Develop, implement, and enforce a program to address discharges of post-construction stormwater runoff from new development and redevelopment areas.
6. Develop and implement a program to prevent or reduce pollutant runoff from municipal operations.

Since 2010, Penn Township has undertaken activities as required by the MS4 permit, including identifying of all stormwater system inlets and outfalls, inspecting all outfalls, and requiring that new construction map all new inlets and outfalls. Public education has been undertaken using the Township website, newsletter, and kiosk at the park.

In 2022, Penn Township updated its Pollution Reduction Plan (PRP) for Unnamed Tributaries to East Branch Big Elk Creek in the Chesapeake Bay Basin and Total Maximum Daily Load (TMDL) Plan for Unnamed Tributaries to the Middle Branch and West Branch of White Clay Creek in the Christiana River Basin. TMDL is the maximum amount of a pollutant allowed to enter a water body so that the water body will meet and continue to meet water quality standards. A TMDL aims to determine a waterbody's pollutant loading capacity and allocate that load among the different pollutant sources so that appropriate control actions can be taken to achieve certain minimum water quality standards. Pennsylvania's DEP determines the TMDL for each water body and municipality. Penn Township TMDL Plan offers recommendations on how the Township can meet its WLA (waste load allocation) requirements within the 5-year permit period and identifies the primary sources of water quality impairment, consisting of sediment and nutrients due to urban stormwater and agricultural runoff. The Plan recommends a various project to meet the minimum required reductions, including converting four (4) existing swales into bioretention swales or of three (3) detention basins to extended detention basins, including rain gardens. Either the proposed option or a combination of options, once they are fully implemented, is estimated to exceed the required short-term load reduction obligation for this permit period.

### [Solid Waste Collection and Disposal](#)

#### **Solid Waste**

Penn Township is a member of the Southeastern Chester County Refuse Authority (SECCRA), comprised of the ten original members (including Penn Township) and 14 associate members. Original member municipalities participate in all services and set the policy and operational decisions for the Authority,

while associate members are extended to all services but do not participate in policy or operational decisions.

SECCRA operates a 300-acre community landfill in London Grove Township, of which 80 acres are in landfill operations, 60 acres are disposal area, and 95 acres are potential disposal area. The landfill has unique features, including no unlined portions, a full-service recycling program and no “out-of-region” or “out-of-state” waste. Additionally, the landfill incorporates environmental monitoring systems, such as groundwater, surface water and emissions monitoring.

SECCRA plans to continue service for the long term and anticipates that land currently owned can accommodate three expansions of the landfill and provide capacity for its member organizations until approximately 2051. The SECCRA facility does not accept waste from outside of its membership.

Of note is SECCRA’s energy generation through methane gas recovery, which creates a new revenue stream for SECCRA and captures a previously lost energy source. Solid waste hauling is handled by private refuse haulers that contract directly with residents for solid waste removal; Penn Township is not directly involved in transporting solid waste.

## **Recycling**

Act 101, the Pennsylvania Municipal Waste Planning, Recycling, and Reduction Act of 1998, required that any municipality with a density of 300 persons per square mile and a population of 5,000 or more provide for mandatory curbside recycling. Act 101 also mandated composting of yard waste and established the Recycling Fund, which provides grants to local governments to help implement recycling programs. Based on the 2020 U.S. Census data, Penn Township has exceeded both the density and population minimums and therefore, curbside recycling is mandatory.

Penn Township operates a 24/7 single-stream recycling center located at the Dansko’s site, LEED Gold Certified shoe production corporate headquarters and Distribution Center. Residents who do not have curbside recycling provided by private haulers are encouraged to take their recyclables to the Penn Township Recycling Center. The Township promotes recycling and composting through its website and newsletter.

In addition to handling the disposal of solid waste, SECCRA facilitates recycling by collecting recyclable materials at its site, including car batteries, appliances, electronics, and clothing, along with the more traditional paper, plastic, glass, and aluminum, for shipment to a materials recovery facility for further processing. By removing recyclables from the waste stream, SECCRA lengthens the lifespan of its landfill. In 2022, SECCRA received state funding for the installing and integrating a Materials Recovery Facility (MRF), a new recycling technology to process single-stream recyclables, into SECCRA’s waste and recycling services.

## **Emergency Services**

### **Regional State Police**

Penn Township relies on the Pennsylvania State Police for police protection. The regional State Police is based in the Avondale Barracks in London Grove Township, less than five miles from Jennersville. The

Avondale Barracks serves 21 townships and four boroughs in approximately 250 square miles. Police response times are adequate currently. To address potential issues with the increasing level of commercial development, Penn Township enacted an ordinance that requires dusk to dawn security for any operation open past midnight. There is an increasing problem with false alarms regarding both commercial and residential development.

### **Fire Protection**

Primary fire protection is provided by the West Grove Fire Company, which is a volunteer fire department that operates three stations: Station 22 – Main Station (West Grove Borough), Station 12 (Route 896/State Road in New London Township), and Station 32 (London Britain Township). Stations 22 and 12 provide support to Penn Township. The Company currently covers 96 square miles of first-due responsibility, including all West Grove Borough, Penn, London Grove and New London Townships, and a portion of Londonderry Township.

The West Grove Fire Company has responded to 2,565 fire calls in 2021. In 2022, there were already 793 incidents in Penn Township, with 697 being EMS and 96 fire related. Penn Township has the highest rate of EMS incidents within the response district in 2022.

The community and municipal contributions support the West Grove Fire Company financially. Primary backup coverage is provided by the Avondale Fire Department, located two miles east of West Grove's Station 22. The Chester Water Authority provides fire hydrants along the path of its 48-inch main transmission line and on all distribution lines. Hydrants in Penn are installed at the developer's cost, and developers are required to provide funds for five years of maintenance. Otherwise, water supplies for firefighting are provided by local streams and ponds or tanker trucks.

### **Ambulatory Services**

The West Grove Fire Company also provides basic life support ambulance service for its response district, including all of Penn Township. Ambulance units are maintained at all stations and staffed daily by career staff and volunteers. All ambulance unit responders are Pennsylvania-certified Emergency Medical Technicians (EMTs) that the Department of Health licenses. The Ambulance Division is supported financially by the community and municipal contributions, and patient revenues. The West Grove Fire Company has responded to 2,896 EMS related calls in 2021.

Advanced life support and paramedic services for Penn Township are provided by Southern Chester County Emergency Management Services, Inc. (SCCEMS), with stations located at the former Jennersville Hospital and the Avondale Fire Company. SCCEMS was established in 1983 to improve advanced life support response in southern Chester County and currently covers 17 municipalities, a total of 220 square miles with 24,000 households and businesses and approximately 75,000 residents. This EMS organization is supported financially by the community and municipal contributions, and patient revenues.

### **Emergency Management**

Outside of the traditional emergency response provided by police, fire, and ambulance providers, every municipality has a responsibility to its residents to prepare for various emergency situations. Emergency

management is the process of planning in advance for appropriate responses in the event of any natural or man-made hazard event, including flooding, earthquake, hurricane and tropical storms, winter storms, fires, cyberattacks or terror activity. The preparation of a Basic Emergency Operations Plan (EOP), and annual updates to that plan, is one step municipalities must take to identify potential hazards and plan an appropriate response.

Current Chester County Department of Emergency Services records indicate the most recent Penn Township EOP update was in May 2011. A critically important part of the EOP is an annual update to ensure that current Township elected officials and staff are accounted for within the plan and made aware of its existence and contents. Periodic training for any Township officials or staff assigned responsibilities within the EOP is required to ensure that they can work in a coordinated manner with other emergency management officials and agencies.

Chester County has updated its Hazard Mitigation Plan in 2021. Penn Township is in the process of officially accepting that Plan. The Township has appointed an Emergency Management Coordinator and has publicized the Special Needs Registry, a coordinated effort at the County level to better identify those who are most at risk during a disaster because they are unable to receive, understand, or act upon emergency protective orders. Anyone that might require extra help in an evacuation or other disaster situation is encouraged to register to aid emergency response and planning.

Penn Township is a member of Avon Grove Regional Emergency Management (AGREM), a nonprofit organization providing support to the boroughs of Avondale and West Grove and the townships of Franklin, London Britain, London Grove, New London, and Penn. The organization conducts training and readiness drills to prepare the organization, its members, and other emergency services organizations for response to unexpected events, including terrorism and natural disasters.

### Libraries

There are currently no public libraries located within Penn Township. There is a library at Penn London Elementary School for use by students. Lincoln University in Lower Oxford Township and the Avon Grove Library in the West Grove Borough municipal building are the nearest available libraries.

The Avon Grove Library is part of the Chester County Library System that provides open access to all residents of eight municipalities, including Penn Township. A total of 46,723 people entered the library in 2020, which was a 55% lower figure than the year before, which can be attributed to the pandemic. Funding for the Library comes primarily from the County and State, with additional support from local municipalities, including Penn Township, private donations and grants. Municipal funding is the largest source of funding for the library.

The Langston Hughes Memorial Library at Lincoln University, renovated in 2011, while not affiliated with the Chester County Library System, provides access to community residents to many of the services, including obtaining a library card, borrowing materials, and participating in library programs. Computer access and reference services are limited by priority to university students, and Interlibrary Loan services are not accessible to community (non-student) patrons. The library provides basic borrowing services, plus internet access. These services are currently provided free of charge.

## Post Offices

Multiple post office locations serve Penn Township. The Kelton Post Office is in Penn Township at 203 Corby Road. There are also post-office locations in Lincoln University and West Grove Borough, which can be reached by car from Jennersville in less than ten minutes. The Township has discussed with the U.S. Postal Service relocating the Kelton Post Office to a more central location within the Township in the past, but the Postal Service has not been supportive of the idea.

## Educational Institutions

### **Avon Grove School District**

Penn Township is in the Avon Grove School District (AGSD), which covers 67 square miles and includes New London, London Grove, London Britain, Franklin Townships, and the boroughs of Avondale and West Grove. Avon Grove School District (AGSD) is a K-12 public school system that currently serves approximately 5,000 students in four schools: Penn London Elementary School (K-2), Avon Grove Intermediate School (3-6), Fred S. Engle Middle School (7, 8), and Avon Grove High School (9-12). Each school serves certain grade levels, not geographic areas within the district.

The Avon Grove School District's enrollment grew consistently between 2005 and 2011 (see Appendix C Assessment of Community Demographics). Beginning with the school year 2010-2011, the student population began to decrease until 2015-2016, then continued to level off until 2020-2021, with a projected enrollment increase for the school year 2022-2023.

#### *Avon Grove High School (9-12)*

Constructed in 2022, Avon Grove High School is located on a 154-acre site in Penn Township.

The former high school, located in London Grove Township on a 67-acre site shared with the middle school, accommodated up to 1,750 students in 82 classrooms. Due to an increase in enrollment, the school also used several trailers as classrooms to accommodate students. With a newly constructed high school campus, the former school is being converted into a middle school, with renovations beginning in the Summer of 2022.

#### *Fred S. Engle Middle School (7,8)*

The mission of Engle Middle School is to ensure all students achieve their personal best and successfully complete the transition from intermediate school to high school. It houses forty classrooms with a design capacity of 950 students. The middle school employs about 90 faculty and staff members and serves about 850 students, representing 89 percent of capacity.

#### *Avon Grove Intermediate School (3-6)*

Each grade level in Avon Grove Intermediate School is housed in its wing with a total of 72 classrooms equipped with an interactive projector system, access to mobile computer labs, and access to common area computer stations that give students added technology resources. The total school's capacity is 1,827 students.

#### *Penn London Elementary School (K-2)*

Penn London Elementary School is situated on a 106-acre tract it shares with the administrative offices and the Avon Grove Intermediate School. This property is split by the Township boundary, with forty-two acres in Penn Township and the remaining sixty-four acres in New London Township. The school is designed for 1,216 students. In addition to the daily education needs, the Penn London Elementary School provides after-school programs for students, including sports, crafts, foreign languages, cooking and other activities. In addition, the school district provides space for Scout troop meetings, and childcare, before-school care and after-school care for the Southern Chester County YMCA.

### **Avon Grove Charter School**

The mission of Avon Grove Charter School is to inspire passion for lifelong learning one student at a time. It is a public, college preparatory charter school for grades K-12, primarily located in London Grove Township. The school has four divisions and an enrollment of 1,908 students in the 2022-2023 academic year. Four divisions are an early learning center (K-3) located in Kemblesville (Franklin Township), an elementary school (4-6), a middle school (7,8), and a high school (7-12). The school is also home to an innovative 23-acre Micro-Farm that allows students to explore a wide array of hands-on learning opportunities, including creating diverse wildlife habitat, increasing forest cover, planting hundreds of native trees, enhancing acres of meadows with native plants and grasses, building a greenhouse, and establishing a system of trails.

### **Chester County Technical College High School - Pennock's Bridge Campus**

The Chester County Technical College High School (TCHS) at Pennock's Bridge Campus is a hybrid school that is a collaborative effort of the Chester County Intermediate Unit (CCIU) and Delaware County Community College (DCCC). The 125,000-square-foot campus can serve up to 600 students with its half-day specialized curriculum, including career and technical programs for high school students, horticultural studies, childcare, culinary arts, automotive and engine technology, and home construction programs. Delaware County Community College offers associate degree programs to college students at the same location. The school offers dual enrollment classes for high school students, enabling a student to graduate from high school with up to 16 college credits.

## **Health Care**

### **Hospital and Medical Care**

Healthcare is a major component of the Penn Township economy, with significant population growth in recent years and various healthcare facilities available to residents of Penn Township and the surrounding areas. Currently, no major healthcare facility is located in Penn Township or the southern Chester County region. Former Jennersville Hospital, with campus located on Baltimore Pike, the only major regional hospital facility, which had been operating by Tower Health in the Township since ####, has closed on December 2021. This facility includes 59 licensed beds and provides medical and surgical care, intensive care, a coronary care unit, home health care services, and addiction recovery counseling and care. The hospital was also the location of the advanced life support ambulance service, Medic 94. Additionally, numerous medical offices providing various services are in the Jennersville area, many of which were affiliated with the hospital. In July 2022, ChristianaCare competed for its \$8 million purchase



of that former medical facility and has been working with community leaders and small groups to gain input into planning for what is now called the ChristianaCare West Grove Campus. The current plan is to take a phased approach to development at the campus by addressing emergency services in its first phase, with finalized plans to be shared with the community in fall 2022.

Currently, the largest operating medical facility in Penn Township is Penn Medicine Southern Chester County. The facility provides various services, including laboratory, radiology, and physical therapy – all services of Chester County Hospital.

### **Nursing Home Facilities**

Due in part to the increased residential development of retirement and active-adult communities, there has been a consistent growth in the number of facilities geared toward the residential and health needs of the senior citizen population. The residents of the retirement and active-adult communities will likely, over time, require higher levels of assistance and care. The Preston Residence at Jenner's Pond is the only facility in the Township that offers residential, skilled nursing care and provides thirty-eight (38) Medicare-licensed beds for skilled nursing services for short-term or long-term care.

Additional nursing home facilities are available in London Grove Township and the Borough of Oxford:

1. Chatham Acres in London Grove has facilities for the intermediate care of 121 persons, including physical and speech therapies and social services.
2. Oxford Community Health Center, located in Oxford Borough, is a not-for-profit organization that currently provides facilities for 137 skilled nursing care patients, speech, physical and occupational therapies and a social activities program.

### **Human Services**

According to Penn Township Assessment of Community Demographics found in Appendix ##, approximately 15.8 percent of Township residents live at or below the poverty level, which is higher than the countywide rate of 6.2 percent. These figures reflect a continuation of poverty across the county since 2000 and a significant increase in Penn Township since 2010. Penn's economic and development trends are likely the triggers of these changes. Residents at or below the poverty level may require, at one time or another, assistance with basic needs, including housing, clothing, utilities, and/or food assistance. Other low and moderate- income households above the poverty level may still be struggling to make ends meet. Chester County, however, is fortunate to have a network of non-profit human services providers committed to serving the needs of disadvantaged populations. Residents of Penn Township have access to numerous agencies and programs in the southern Chester County region, some of which are described below.

### **The Bridge Food Pantry and Clothing Closet**

Located on the property of the Avon Grove Church of the Nazarene, its mission is to collect donated items, including canned goods and clothes, and distribute them to those in need.

### **Chester County Family Service Center (Catholic Social Services)**

Located in the Borough of West Grove, the center provides counseling and case management services in addition to emergency food assistance, baby items, and home visits. The West Grove bi-lingual and bi-cultural staff works closely with other agencies in the community to advocate on behalf of clients. The center also maintains lists of housing and employment opportunities.

#### **Oxford Area Neighborhood Services Center (NSC)**

Located in Oxford Borough, it is a private non-profit agency whose mission is to empower people experiencing a crisis or sudden hardship by providing direct assistance and/or connecting them to available resources. The agency provides basic needs assistance, offers information and referral services, operates an emergency food cupboard and thrift store, and hosts several community agencies at its location, including the Domestic Violence Center of Chester County, Family Services of Chester County, Crime Victims Center of Chester County, Maternal and Health Consortium of Chester County, and Superior Workforce Solutions. Each month, on average, NSC provides food and other supplies to more than 1,500 clients.

#### **Oxford Area Senior Center (OASC)**

Located in Oxford Borough, its mission is to enhance the quality of life of senior citizens in Southern Chester County by Providing Programs and services that promote health, wellness, and fellowship. The center provides information and referral services, daily meals, exercise and computer classes, arts and crafts programs, day trips, teaches daily living skills and nutrition, and assists with health care issues.

#### **Kennett Area Senior Center**

The center is a non-profit organization serving Chester County residents aged 50 and up in Kennett Square Borough. The center provides educational and recreational programs, fitness and wellness, and services that focus on keeping our residents active, healthy, and involved.

#### **LCH Health and Community Services**

LCH Health and Community Services (previously known as La Comunidad Hispana) offers specialized and primary care to Kennett Square, West Grove, Oxford, and the surrounding communities of southern Chester County. Services and programs offer primary care and behavioral health services, dental care, and long-term support services for families that seek personal and financial stability through case management, legal consultations, and adult community education.

# INVENTORY: HISTORIC RESOURCES

APPENDIX E-6

# Penn Township

## Historic Resources Inventory

### Introduction

Penn Township possesses a rich history that is still seen on the landscape today. Historic resource protection is an important part of a municipality's planning efforts to help preserve a community's character and a sense of place. It also preserves a shared sense of cultural identity and connection to the past that is passed on from generation to generation. This document provides background information, inventory, and summary of Penn Township's historic resources and preservation efforts to date.

### Historic Background

Penn Township was historically land of the Lenni-Lenape, whose settlement ranged from Delaware to New York state in and around the Delaware Valley region. While Lenni-Lenape artifacts have been found in the township, no official settlements have ever been documented in the township. The first European settlement in the area dates to 1681 with a land grant from King Charles II to William Penn. The 18<sup>th</sup> century marked additional immigration to Penn Township from Scotland and Ireland. Penn Township was originally a part of Londonderry Township and established itself as a separate municipality in 1817. Penn Township was historically a rural community marked by three separate villages: Jennersville, Elkview, and Kelton. The development of these village centers were due to key transportation routes, including what is today's Route 1, Route 896, and Route 796. In addition, a rail line established by the Philadelphia and Baltimore Central Railroad Company ran passenger rail for nearly 80 years and freight even longer. These important transportation connections spurred Penn Township's rural development with the vast majority of the Township still agricultural in nature and was its primary economic driver.

Penn Township's most distinctive historic properties include the Red Rose Inn, now owned by the township, the Stively store, and several intact farms and farmsteads that reflect Penn Township's current and historic rural and agricultural history.

Penn Township's proximity to Routes 1, 896, and 796 have driven several residential and commercial developments in the recent past. These developments have changed Penn Township's historic landscape, but there are still opportunities to preserve the township's remaining historic structures while interpreting its history.

### Historic Resource Analysis

#### Historic Resource Overview

Historic resources are buildings, sites, districts, objects, or structures that are fifty (50) years or older. Not all historic resources are significant. Municipalities should assess their historic resources to determine their significance and whether protection measures are warranted, either nationally or locally.

## **National Register of Historic Places**

At the federal level, the National Register of Historic Places (National Register), administered by the National Park Service, houses the official list of nationally-recognized historic resources and districts. The National Register was authorized under the National Historic Preservation Act (NHPA) of 1966 and is part of a federal program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources. Historic resources must meet certain requirements to be eligible for the National Register. These considerations include age, integrity, and significance. To be considered eligible for the National Register, a historic resource must be 50 years of age and possess significance in American history, architecture, archaeology, engineering, and culture. These elements could be present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association. The National Register also has four criteria, in which the resource must meet at least one, as outlined as follows:

- a. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- b. That are associated with the lives of significant persons in or past; or
- c. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- d. That have yielded or may be likely to yield, information important in history or prehistory.

To list a property on the National Register, an application for eligibility is submitted to the Pennsylvania Historical and Museum Commission (PHMC). State historic preservation offices administer the National Register Program. Listing on the National Register does not give a historic resource protected status from demolition. Municipalities play the most integral role in ensuring historic resources are protected long-term. National Register listing or eligibility does provide an extra level of review through the federal Section 106 process for projects using federal funds that might adversely impact a significant historic resource. An eligible or listed historic resource on the National Register can also provide potential access to grants and tax credits, making listing a valuable incentive to protecting historic resources.

For more information on the National Register, please visit:

<https://www.nps.gov/subjects/nationalregister/index.htm>

## **Historic Resource Identification Efforts**

As noted in the last comprehensive plan, there have been several efforts to identify and protect historic resources in Penn Township. The largest effort was between 1979 and 1982 during the reconnaissance-level Chester County Historic Sites survey project. The survey uncovered 91 historic resources in the township. In 1988, the township updated its inventory with additional sites and removed any demolitions that had occurred. The 1993 Penn Township Open Space, Recreation, and Environmental Resources Plan noted 93 historic resources, a third of which were agricultural properties with high integrity.

In 2005, Penn Township made an effort to list the Jennersville Historic District on the National Register. The township worked with PHMC to submit materials for consideration of eligibility. PHMC ultimately decided that Jennersville was not eligible for the National Register, due to alterations and loss of integrity over the years.

In 2011, Penn Township worked with Chester County Planning Commission and the Chester County Historic Preservation Network on the Penn Township portion of the Chester County Historic Resource Atlas project. A total of 69 historic properties were identified as locally-significant through the effort. The identified properties were included in the 2012 Penn Township Comprehensive plan. The inventory, noted below, is the most recent survey effort to date.

*Figure 1 Historic Resource Inventory*

| UPI #      | ADDRESS                | YEAR CONSTRUCTED | HISTORIC RESOURCE CLASS |
|------------|------------------------|------------------|-------------------------|
| 58-4-8     | 220 N JENNERSVILLE RD  | 1950             | 2                       |
| 58-5-6.1   | 150 QUIMBY RD          | 1700             | 2                       |
| 58-6-4     | 739 STATE RD           | 1750             | 2                       |
| 58-3-29    | 2909 NEWARK RD         | 1860             | 2                       |
| 58-4-105.5 | 328 VALLEY RD          | 1765             | 2                       |
| 58-4-85    | 298 KELTON RD          | 1905             | 2                       |
| 58-4-13    | 354 N JENNERSVILLE RD  | 1700             | 2                       |
| 58-4-20.1  | 815 W BALTIMORE PK     | 1940             | 3                       |
| 58-4-35.1  | 190 WOODCREST RD       | 1817             | 2                       |
| 58-3-37.2  | 2930 NEWARK RD         | 1881             | 2                       |
| 58-2-26    | 485 EWING RD           | 1826             | 2                       |
| 58-1-4.1   | 721 EWING RD           | 1848             | 1                       |
| 58-4-47    | 201 PASCHALL MILL RD   | 1848             | 2                       |
| 58-4-9     | 220 N JENNERSVILLE RD  | 1800             | 2                       |
| 58-1-5     | 263 BAKER RD           | 1828             | 2                       |
| 58-3-38    | 2890 NEWARK RD         | 1880             | 2                       |
| 58-6-2     | 348 SUNNYSIDE RD       | 1750             | 2                       |
| 58-3-1     | 650 PUSEY MILL RD      | 1730             | 2                       |
| 58-1-12    | 731 EWING RD           | 1800             | 2                       |
| 58-2-20    | 132 PHILLIPS MILL RD   | 1840             | 2                       |
| 58-2-9.1   | 410 N JENNERSVILLE RD  | 1711             | 2                       |
| 58-5-8     | 335 S JENNERSVILLE RD  | 1883             | 2                       |
| 58-4-86    | 280 KELTON RD          | 1905             | 2                       |
| 58-4-3     | 812 W BALTIMORE PK     | 1930             | 2                       |
| 58-4-24    | 102 S JENNERSVILLE RD  | 1850             | 2                       |
| 58-4-61.3  | 128 SUNNYSIDE RD       | 1782             | 2                       |
| 58-4-58    | 647 W BALTIMORE PK     | 1918             | 2                       |
| 58-4-49.19 | 452 W BALTIMORE PK     | 1787             | 2                       |
| 58-4-150   | 276 PENNOCKS BRIDGE RD | 1750;1850        | 2                       |
| 58-2-13    | 452 N JENNERSVILLE RD  | 1761             | 2                       |

|            |                              |      |   |
|------------|------------------------------|------|---|
| 58-4-29    | 670 W BALTIMORE PK           | 1933 | 2 |
| 58-4-11    | 435 WOODVIEW RD              | 1883 | 2 |
| 58-4-1.1   | 804 W BALTIMORE PK           | 1828 | 2 |
| 58-6-1     | 283 PENNOCKS BRIDGE RD       | 1850 | 2 |
| 58-2-19.1C | 164 PHILLIPS MILL RD         | 1863 | 2 |
| 58-4-99.3  | 159 SUNNYSIDE RD             | 1800 | 2 |
| 58-4-56    | 699 W BALTIMORE PK           | 1820 | 2 |
| 58-4-14    | 462 WOODVIEW RD              | 1741 | 2 |
| 58-4-2     | 816 W BALTIMORE PK           | 1820 | 2 |
| 58-2-25    | 603 EWING RD                 | 1800 | 2 |
| 58-3-52    | 200 PENNOCKS BRIDGE RD APT 3 | 1860 | 2 |
| 58-4-15    | 424 WOODVIEW RD              | 1890 | 2 |
| 58-1-13.1  | 723 EWING RD                 | 1800 | 2 |
| 58-4-30    | 650 W BALTIMORE PK           | 1933 | 2 |
| 58-3-19.9A | 272 LEWIS RD                 | 1900 | 2 |
| 58-4-5     | 206 N JENNERSVILLE RD        | 1800 | 2 |
| 58-4-19    | 825 W BALTIMORE PK           | 1910 | 2 |
| 58-4-24.1  | 809 W BALTIMORE PK           | 1948 | 2 |
| 58-4-25.1  | 138 S JENNERSVILLE RD UNIT A | 1863 | 2 |
| 58-3-30    | 2901 NEWARK RD               | 1860 | 2 |
| 58-1-8.3   | 266 BAKER RD                 | 1711 | 2 |
| 58-4-132.1 | 697 STATE RD                 | 1873 | 2 |
| 58-3-49    | 304 S JENNERSVILLE RD        | 1908 | 2 |
| 58-4-20    | 820 W BALTIMORE PK           | 1910 | 2 |
| 58-2-18    | 105 PHILLIPS MILL RD         | 1826 | 2 |
| 58-1-6     | 230 BAKER RD                 | 1711 | 2 |
| 58-5-2     | 148 HUTCHINSON RD            | 1870 | 2 |
| 58-4-55    | 107 S JENNERSVILLE RD        | 1930 | 3 |
| 58-3-45    | 310 MCNEIL LA                | 1868 | 2 |
| 58-3-25    | 182 S JENNERSVILLE RD        | 1875 | 2 |
| 58-3-44    | 2884 NEWARK RD               | 1900 | 2 |
| 58-4-40.1  | 486 W BALTIMORE PK           | 1948 | 3 |
| 58-3-4.2   | 604 PUSEY MILL RD            | 1880 | 2 |
| 58-3-20.1  | 148 CORBY RD                 | 1800 | 2 |
| 58-4-4     | 808 W BALTIMORE PK           | 1820 | 2 |
| 58-4-128   | 328 SUNNYSIDE RD             | 1840 | 2 |
| 58-4-32    | 205 WOODCREST RD             | 1817 | 2 |
| 58-2-23    | 345 WOODCREST RD             | 1800 | 2 |
| 58-4-39.8  | 102 WOODCREST RD             | 1737 | 2 |



Figure 2 Historic Resources by Age

| HISTORIC RESOURCE ANALYSIS* |                  |                |
|-----------------------------|------------------|----------------|
| Time Period                 | No. of Resources | Percentage (%) |
| 1700-1750                   | 11               | 16%            |
| 1751-1800                   | 12               | 17%            |
| 1801-1850                   | 15               | 22%            |
| 1851-1900                   | 17               | 25%            |
| 1901-1950                   | 14               | 20%            |
| 1951-1973*                  | 0                | 0              |
| <b>TOTAL</b>                | <b>69</b>        | <b>100%</b>    |

\*1950-1973 has not been evaluated.

### Other Historic Preservation Efforts

Penn Township purchased the Red Rose Inn, an iconic township structure located at the intersection of Route 796 and West Baltimore Pike, in 2011. The purchase demonstrates the Township's commitment to preserving its history. The history of the Red Rose highlights the earliest history of the township all the way back to the original Penn land grant of 5,000 acres. Subsequent owners of parcels that were part of the original grant were obligated to pay an annual rent of one red rose. In 1749, Samuel Cross purchased a portion of the tract and built a log cabin. He was the first to operate an inn on the property. In 1797, George Clymer, signer of the Declaration of Independence and the US Constitution, purchased the property at auction. In 1807, the Red Rose Inn was constructed. John Dorat, a tavern owner and storekeeper, purchased the property in 1808 and in 1825, Dorat received his tavern license to operate the inn.

Over the years the Red Rose Inn has been called the Penn Cross Inn, the Jennersville Inn, and the Jennersville Hotel. The Conard Pyle Company, which operated a well-known nursery in Penn Township, also owned the property and made Red Rose Rent Day a popular annual tradition and event.

When Penn Township purchased the property in 2011, it had been vacant. The Board of Supervisors and the Historical Commission have been working to restore the building and transform the interior space into a museum dedicated to the township's history.

In addition to the work on the Red Rose Inn, the township also hosts an annual concert at Sunset Park, another significant historic site in the township. Sunset Park was a country music concert venue established by Roy Waltman in 1940. Sunset Park attracted some of America's largest country music stars including Loretta Lynn, Johnny Cash, Dolly Parton, Hank Williams and many more. It closed in 1995. PHMC recognized Sunset Park's role in Pennsylvania history through a historic marker placed on site in 2018. By continuing concerts at Sunset Park, the township is introducing Sunset Park's history and musical tradition to succeeding generations.

### **Historic Preservation Ordinance**

Penn Township's historic preservation ordinance was adopted in [year]. The ordinance identifies classes of historic resources in the township; addresses relocation, demolition, renovation, rehabilitation, and enlargements of historic structures; and additional options for reuse of historic resources. The current ordinance provides opportunities for the Historical Commission to review and comment on alterations to historic structures, as well as the right for the Board of Supervisors to request additional studies including financial analyses before a decision is made.

Pairing with protection measures, the ordinance also provides incentives for reusing historic resources in the township in order to ensure that historic resources can remain viable for landowners, whether it be for residential or commercial use. Additional uses for historic resources include but are not limited to Bed and Breakfast Inns, professional offices, day cares, and home to access density bonuses. This could allow for additional revenue that may be needed to preserve and steward the property long term.

With additional uses, the ordinance sets out design standards to ensure that reuse of historic resources as part of a development will protect the setting and integrity of the site as much as possible. This includes buffering/landscape, sensitive lighting, and compatible signage.

# INVENTORY: TRANSPORTATION

APPENDIX E-7

# Penn Township

## Transportation Inventory

### Introduction

The transportation network in Penn Township is most easily understood through its key roadway corridors. Route 796 spans the middle of the township in a north-south direction while Old Baltimore Pike and Route 1 bisect the township in an east-west direction. Route 1 and the interchange at 796 provides access to the regional highway system. There is an existing bus route along Old Baltimore Pike and a small sidewalk network mostly centered around the Village of Jennersville, which is where development in the township is at its most dense. Outside of Jennersville and the more developed areas, the township's transportation network is characterized by scenic, lower volume country roads.

### Transportation Features

The Township's existing transportation network is shown on Map 15 – Transportation Features and Roadway Classification Map and described further below.

#### Roadways

##### State-owned

PennDOT owns and maintains just over 11 miles of roads in the township, including Route 1, Old Baltimore Pike, Route 796, and Route 896. These roadways carry much of the township's traffic volumes and provide regional as well as local connections.

##### Township-owned

The township owns and maintains about 30 miles of roadway within its borders. The more heavily traveled township owned roadways include State Road, Ewing Road, Sunnyside Road, and Kelton Road.

#### Bridges

##### State-owned

Key state-owned bridges in Penn Township include Baltimore Pike over East Branch Big Elk Creek, Newark Road over East Branch Big Elk Creek and Ewing Road over East Branch Big Elk Creek as well as two additional Ewing Road bridges over White Clay Creek. The two Ewing Road over White Clay Creek bridges are scheduled to be replaced over the course of 2023 and 2024.

##### County-owned

Bridges owned and maintained by Chester County include two Pusey Mill Road bridges over East Branch Big Elk Creek and Elkview Road over Big Elk Creek.

##### Township-owned

Penn Township owns and maintains just one bridge, Sunnyside Road over East Penn Railway. It was reconstructed in 2012 and remains in good condition.

#### Traffic Signals

Penn Township owns and maintains traffic signals at seven intersections, primarily located along Old Baltimore Pike in the Village of Jennersville.

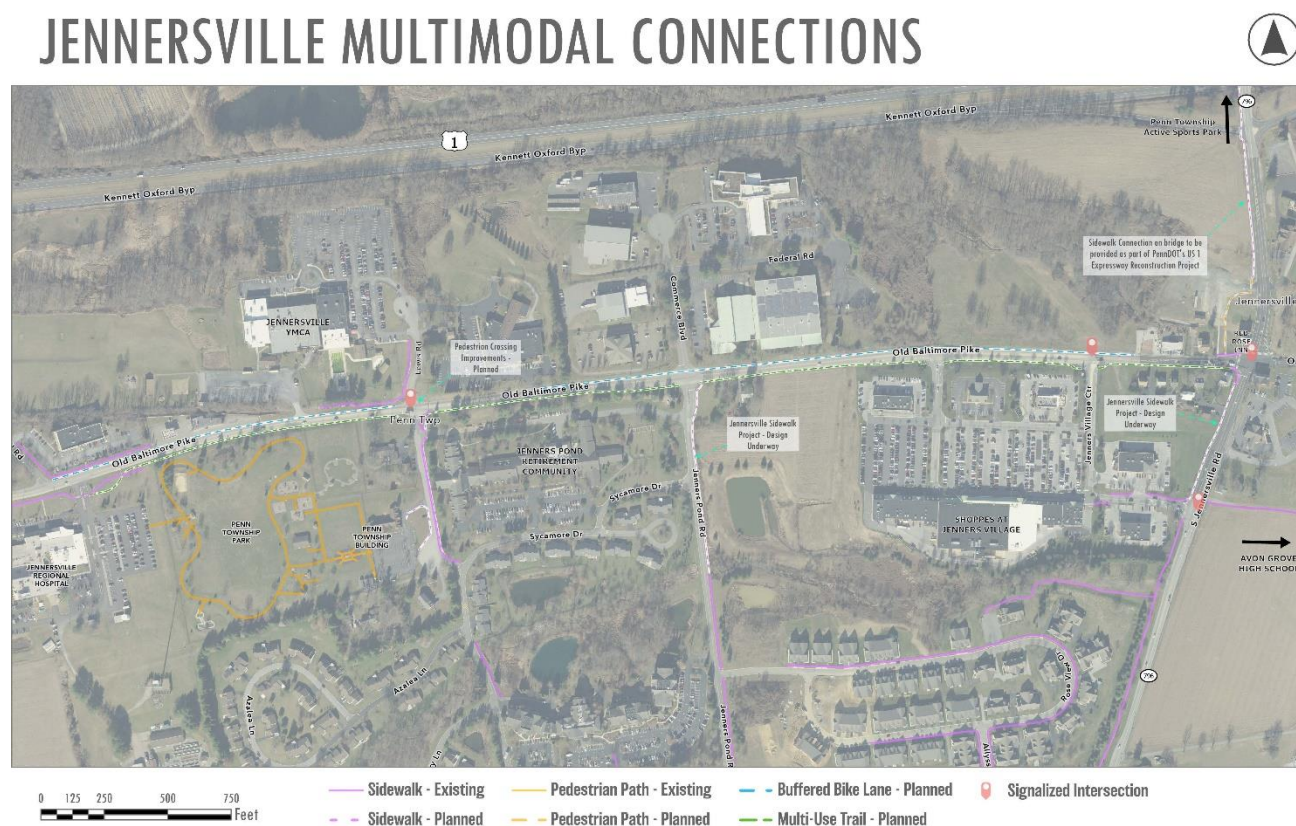
#### Pedestrian and Bicycle Facilities

Generally, pedestrian and bicycle facilities in Penn Township are limited to just a few locations. Sidewalks are present in some places along Old Baltimore Pike and along parts of intersecting streets such as Lewis Road, Pusey Mill Road, and Jenner's Pond Road. Sidewalk networks are also present within some of the township's residential developments. There are currently no on-road bicycle facilities, such as bicycle lanes, in Penn Township. However, groups of advanced cyclists will often use lower volume roads in the township and other parts of southern Chester County for recreational cycling. The only existing trail

network is within Penn Township Park.

To address these limitations, the township has progressed the planning and design of several pedestrian and bicycle improvement projects. The township completed the *Multimodal Connectivity Feasibility Study* in 2015, which was focused on pedestrian and bicycle improvements in the Village of Jennersville. Penn Township has since secured funding to implement several of the study's recommendations. A number of additional improvement projects have advanced through planning and conceptual design. These upcoming improvements are discussed in detail in the Key Element – Multimodal Transportation chapter.

Figure 1: Jennersville Multimodal Connections Overview Map



## Public Transportation

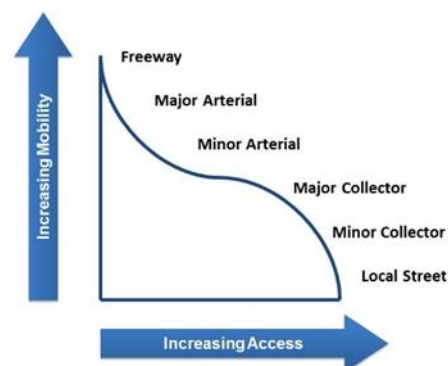
Penn Township is served by a bus route called SCCOOT, which is operated by the Transportation Management Association of Chester County (TMACC) with funding and support from the state, Chester County, Penn Township, and some of the other municipalities served by the route. The complete bus route provides weekday service from Oxford to West Chester. Through Penn Township, the route generally parallels Old Baltimore Pike, with deviations to specified locations upon rider request. There is a total of eight SCCOOT bus stops in the township.

In addition to the SCCOOT bus route, Penn Township residents are eligible to use Chesco Connect, a community transit service provided by Chester County. Residents can schedule door-to-door trips, which are completed on a small bus shared with other passengers. Fares are determined by the distance of the trip. Any resident of Chester County may use the service and some riders, including seniors, persons with disabilities, and medical assistance recipients, can travel at a reduced rate.

Finally, there are several privately operated shuttles that serve specific destinations or residents. For example, Jenner's Pond Retirement Community operates several shuttles for their retirement community campus and residents.

## Roadway Functional Classification

Functional classification refers to the categorization of roadways according to the function they serve. Different roadways serve varying traffic volumes, trip lengths, and accommodate different travel speeds. Functional classification can be used to establish roadway design guidelines, access management policies, and prioritize improvements. Function also reflects the relationship between access and mobility. Typically, the higher the roadway's capacity to facilitate traffic flow, the lower its ability to provide efficient access to adjacent properties, and vice versa.



PennDOT has a statewide roadway functional classification that is used to identify appropriate roadway design guidelines, as well as federal funding eligibility. Chester County Planning Commission also has roadway functional classification for the County that reflects local conditions and has been used to promote consistency across municipal borders. The table below presents Chester County's Road Functional Classification Variables and Criteria from the Multimodal Transportation Handbook (2016), which identifies key differences between the roadway classifications. Roadway functional classification is shown on Map 15.

Figure 2: Road Functional Classification – Variables and Criteria from Chester County Multimodal Transportation Handbook

| Variables                                | Expressway  | Major Arterial   | Minor Arterial   | Major Collector  | Minor Collector   | Local Distributor                                | Local  |
|--|---|--|--|--|---|--|--|
| Daily Traffic Volume Range (1)           | 15,000 to over 100,000 vehicles   | 10,000–60,000 vehicles                                     | 8,000–20,000 vehicles  | 4,000–10,000 vehicles  | 1,000–5,000 vehicles  | Less than 1,500 vehicles                         | Less than 1,000 vehicles                                   |
| Mobility                                 | Strict priority to moving vehicles                                      | Mobility more critical than property access                | Mobility more critical than property access                  | Even priority to mobility and access                                   | Even priority to mobility and access                                      | Access more important than mobility              | No priority to mobility                                    |
| Access                                   | Only at interchanges  | Strict median access control                               | Some control of property access                              | All roads and properties have access                                   | All roads and properties have access                                      | Priority is given to property access             | Priority is given to property access                       |
| Corridor Length                          | Over 15 miles   | Over 15 miles  | Over 10 miles  | 4–15 miles   | 2–10 miles  | Less than 4 miles                                | Less than 2 miles  |
| Connections (Relationship to LANDSCAPES) | Connects states, regions, counties, cities and landscapes urban centers | Connects regions, counties and multiple landscapes centers | Connects multiple landscapes centers some inter-county trips | Connects landscapes centers and villages, primarily intra-county trips | Connects villages and multiple neighborhoods primarily intra-county trips | Connects neighborhoods some intermunicipal trips | Links individual properties to distributors and collectors |
| Truck Traffic                            | Highest truck mobility  | High truck mobility  | High truck mobility  | Moderate truck mobility  | Moderate truck mobility   | Local delivery only                              | Local delivery only  |
| Basic Geometry and Design                | Wide lanes and shoulders; medians; more than 2 through lanes            | Wide lanes and shoulders; occasional median; turning lanes | Wide lanes and shoulders; no medians; turning lanes          | Two lanes; no medians; limited turning lanes                           | Two lanes; no medians; limited turning lanes                              | Narrow Lanes                                     | Narrow Lanes   |
| On-Street Parking                        | Prohibited  | Only in urban areas  | Only in urban areas  | Discouraged outside "centers"  | Discouraged outside "centers"   | Limited use outside "centers"                    | Appropriate on selected streets                            |
| Through Traffic (2)                      | Over 50%  | Over 50%   | Over 50%   | 25–50%   | 25–50%  | Less than 25%                                    | Less than 10%  |
| Vehicle Speed (Posted)                   | 55–65 mph<br>40 mph minimum   | 35–55 mph  | 35–55 mph  | 35–55 mph  | 35–55 mph   | Less than 45 mph                                 | Less than 35 mph   |
| Bicycle Pedestrian Access                | Only through separate facilities  | Specially designed facilities                              | Adjacent facilities and crossings                            | Adjacent facilities and crossings                                      | Adjacent facilities and crossings   | High priority to bike and pedestrian access      | High priority to bike and pedestrian access                |

(1) Wide range of traffic volumes accounts for differences between urban, suburban, and rural areas.

(2) Through traffic has no origin or destination in the immediate neighborhood, community, village or center.

Source: Adopted by Chester County Planning Commission, 2003

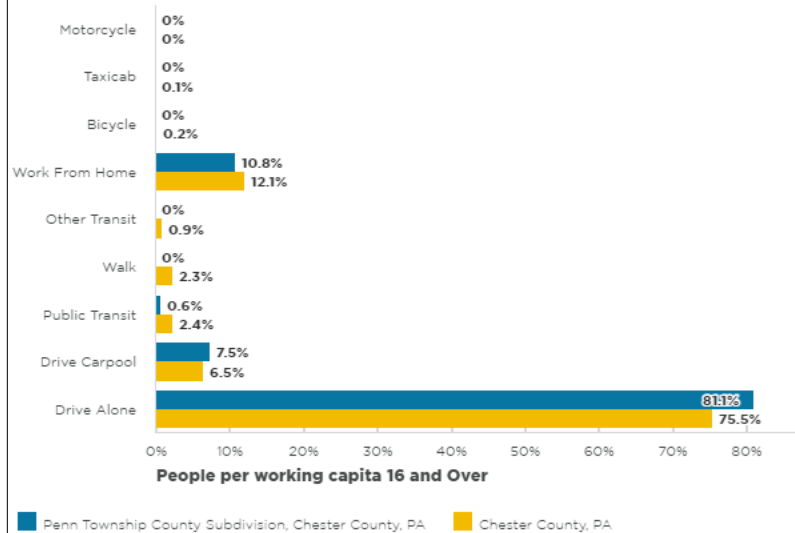


## Transportation Related Demographic Highlights

The graphs below highlight demographic data related to transportation and compares Penn Township to Chester County overall.

Figure 3: Transportation Related Demographic Charts and Data

### Commute Type by Percent of Residents Who Commute



Sources: US Census Bureau ACS 5-year 2016-2020

This chart only represents individuals who commute.

A similar percentage of residents of Penn Township work from home as in Chester County overall. A smaller percentage of Penn Township residents walk or take public transit compared to Chester County overall. The percentage of township residents that drive alone is greater than in Chester County overall.

### Commute Mean Travel Time

**29.1**  
Minutes

Penn Township County Subdivision, Chester County, PA

**28.5**  
Minutes

Chester County, PA

↓ 2.2%

Workers living in Penn Township have similar commute times compared to workers in Chester County overall.

\*% Diff. shows the percentage increase or decrease as compared to the original geography.

Sources: US Census Bureau ACS 5-year 2016-2020

### Percent of Income Spent on Transportation - Median Income Families

**23.6%**

Penn Township County Subdivision, Chester County, PA

**22.6%**

Chester County, PA

↓ 4.3%

### Percent of Income Spent on Transportation - Low Income Individuals

**65.1%**

Penn Township County Subdivision, Chester County, PA

**60.8%**

Chester County, PA

↓ 6.5%

Residents of Penn Township generally spend a slightly higher percentage of their income on transportation compared to Chester County residents overall.

\*% Diff. shows the percentage increase or decrease as compared to the original geography.

Sources: US HUD & DOT LAI V2.0 2012

## Recent Regional Transportation Related Plan Highlights

There have been several regional transportation plans that have included Penn Township. Listed below are key transportation related recommendations from these plans.

- **Transportation Priority Projects in Chester County (CCPC, 2023)**
  - Identified PA 896 Corridor Safety Improvements, which is in Final Design, as a priority project.
- **Southern Chester County Circuit Trail Feasibility Study (CCPC, 2021)**
  - Identified a potential alignment for a Circuit Trail through southern Chester County that would use a mix of on-road and off-road bicycle facilities. Through Penn Township, the plan calls for both a multi-use trail and buffered bicycle lanes along Baltimore Pike through Jennersville. The township has taken up the project's recommendations and is pursuing funding for these segments.
- **Complete Streets Policy (CCPC, 2021)**
  - Encourages stakeholders to consider all potential roadway users in the design of roadways. Municipalities also encouraged to implement their own Complete Street policies for township-owned roads.
- **Landscapes3, Chester County's Comprehensive Plan (CCPC, 2018)**
  - Goal: Advance efficient, reliable, and innovative transportation, utility, and communications infrastructure systems that responsibly serve thriving and growing communities.
  - Objectives
    - Meet travel needs and reduce congestion
    - Provide for the integrated development of transit-related, autonomous vehicle, automated traffic management
    - Provide universally accessible sidewalks, trails, and public transit connections
    - Safe, efficient, and competitive transport
- **Baltimore Pike for Everyone (CCPC, 2015)**
  - Recommends Complete Street strategies for Baltimore Pike from Kennett to Oxford. Concurs with the recommendations of the *Multimodal Connectivity Feasibility Study* to take steps to calm traffic, provide an on-road bicycle facilities, and develop multi-use walkways where possible. Also calls for amenity improvements for SCCOOT riders.
- **Road Safety Audit | PA 896 – Chester County (DVRPC, 2007)**
  - Documented safety issues and recommended strategies to improve overall safety on Route in Penn Township, Franklin Township, and New London Township.
- **Other Relevant Plans**
  - Chester County Freight Plan (CCPC, ongoing)
  - Housing and Transportation Options for Southern Chester County (CCPC, 2014)



## DVRPC Transportation Improvement Projects (TIP)

The Delaware Valley Regional Planning Commission (DVRPC) is the Metropolitan Planning Organization (MPO) for the nine-county Greater Philadelphia region, which includes Chester County and Penn Township. DVRPC is responsible for producing a Transportation Improvement Program (TIP). The TIP document contains a multimodal list of all projects in the region that intend to use federal funds (as well as any non-federally funded projects that are regionally significant) with estimated costs and schedules. There are two transportation improvement projects in Penn Township on the FY 2023 TIP. Design is underway for PennDOT's US 1 Expressway Reconstruction project, which includes reconstruction of the expressway and improvements at the interchanges between Route 896 and Route 41. The project also includes replacing the Route 796 bridge over the expressway and other improvements at the Route 796 interchange.

Figure 4: DVRPC FY 2023 Transportation Improvement Program (TIP) - Projects in Penn Township

| TIP Project ID | Project  |
|----------------|--|
| MPMS 14581     | US 1 Expressway Reconstruction: Route 896 to Route 41, including Route 796 interchange improvements      |
| MPMS 86302     | Ewing Road Bridge over White Clay Creek: Replacement of two separate bridges along Ewing Road/Route 3044 |

Figure 5: Conceptual plan for Jennersville Road (Route 796) Interchange Improvements from PennDOT presentation at TMACC's Route 1 Meeting in October 2022



## 2023 Chester County Transportation Improvement Inventory (TII)

Chester County's Transportation Improvement Inventory (TII) is a comprehensive record of known transportation needs and projects within the county. It is updated biennially and contains projects that have been recommended to the county Planning Commission by municipalities and stakeholders over time. Projects on this list do not necessarily have funding or plans for implementation. Listed below are 2023 TII projects in Penn Township.

*Figure 6: Chester County Transportation Improvement Inventory (TII) - Projects in Penn Township*

| TII ID | Project   | Project Type                          |
|--------|---|---------------------------------------|
| MCF 7  | US 1: PA 896 to School House Road                     | Reconstruction / Interchanges         |
| MCF 9  | PA 896: Hess Mill Road to Chambers Rock Road          | Safety Improvements                   |
| FRR 1  | Octoraro Rail Line Rehabilitation                     | Track & Tie Replacement / Bridges     |
| BP 13  | Southern Chester County Circuit Trail: Baltimore Pike | Bikeway                               |
| BP 36  | Jennersville Village Multi-Modal Improvements         | Walkways, Bike Lanes, Traffic Calming |
| SB 19  | Ewing Road Over White Clay Creek                      | Replace or Rehab                      |
| RW 14  | PA 796: Old Baltimore Pike to Corby Road              | Widening / Add Turn Lanes             |
| INT 57 | PA 796 and Corby Road                                 | Safety Improvements                   |
| INT 62 | Baltimore Pike and Paschal Mill Road                  | Traffic Signal                        |
| INT 67 | PA 796 and Pennocks Bridge Road                       | Install Traffic Signal                |



# Map 1 Regional Location

Highland Township



West Fallowfield Township

West Marlborough Township

Londonderry Township

Upper Oxford Township

London Grove Township

New Garden Township

**Penn Township**

West Grove Borough

Avondale Borough

Lower Oxford Township

East Nottingham Township

New London Township

Elk Township

## Penn Township Comprehensive Plan Update 2024

0 0.5 1 1.5 2 Mile



**Data Source:** Base data from Chester County Geographic Information Services, 2022.

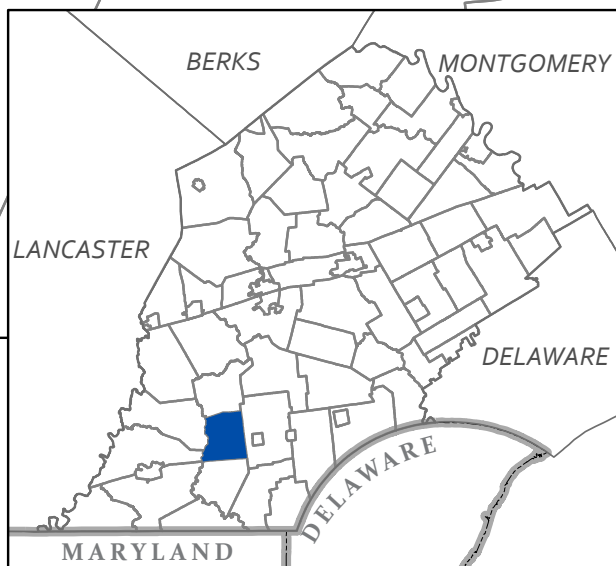
**Disclaimer:** This map is for planning purposes only and does not constitute a valid survey.

**Map created:** May 13, 2022  
**Last revised:**

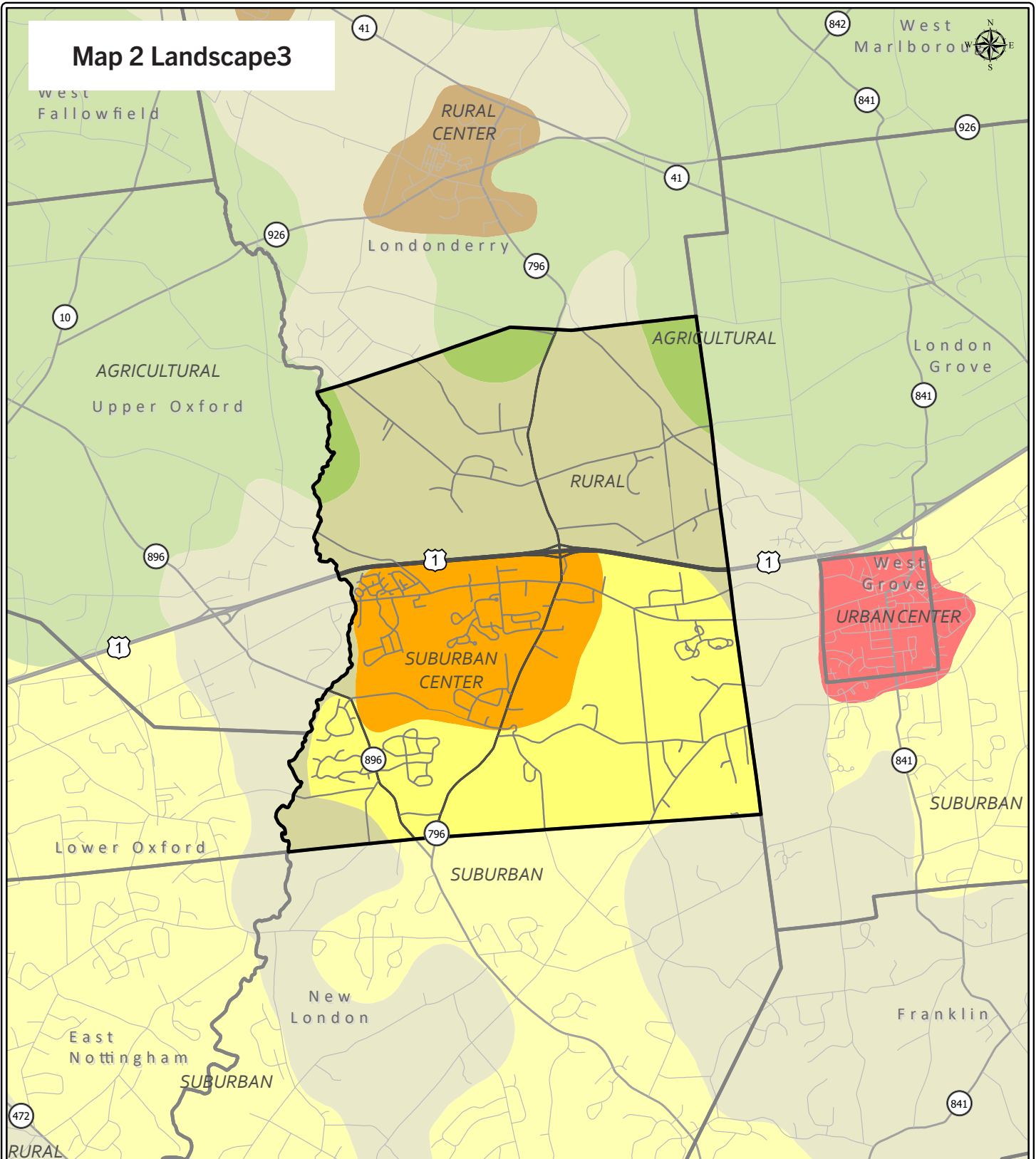


### Legend

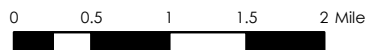
- Township boundary
- Adjacent municipalities
- State boundary



## Map 2 Landscape3



### Penn Township Comprehensive Plan Update 2024



**Data Source:** Base data from Chester County Geographic Information Services, 2022.

**Disclaimer:** This map is for planning purposes only and does not constitute a valid survey.

**Map created:** May 13, 2022  
**Last revised:**

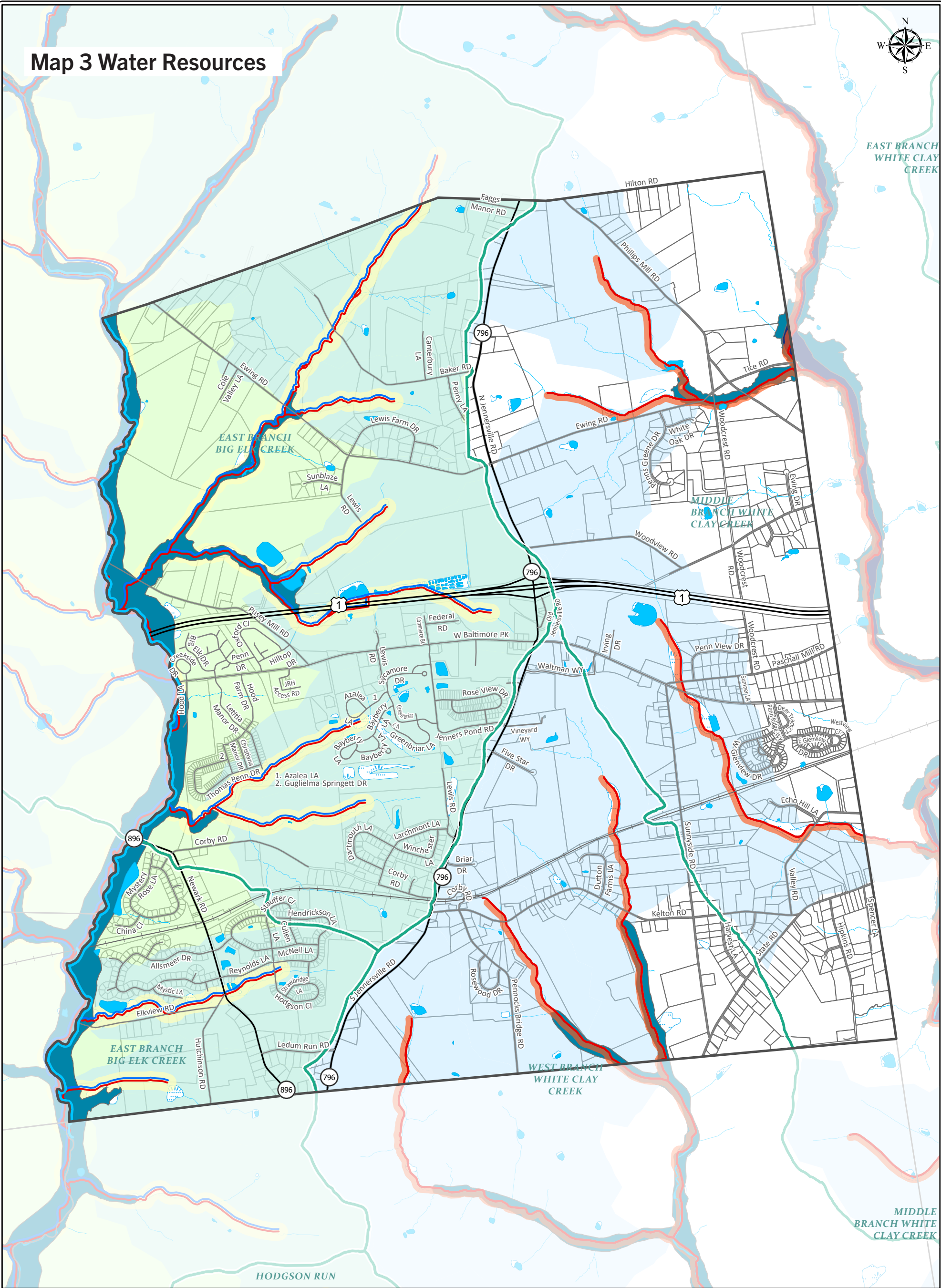



#### Legend

|                         |                 |              |
|-------------------------|-----------------|--------------|
| Township boundary       | State boundary  | Suburban     |
| Adjacent municipalities | Urban Center    | Agricultural |
| US/State Roads          | Suburban Center | Rural        |
| Local Roads             | Rural Center    |              |



Map 3 Water Resources







**Water Resources**  
Comprehensive Plan Update 2024

**Data Source:** Base data from Chester County Geographic Information Services, 2022.

**Disclaimer:** This map is for planning purposes only and does not constitute a valid survey.



0 800 2,000 2,000 3,000 4,000 Feet



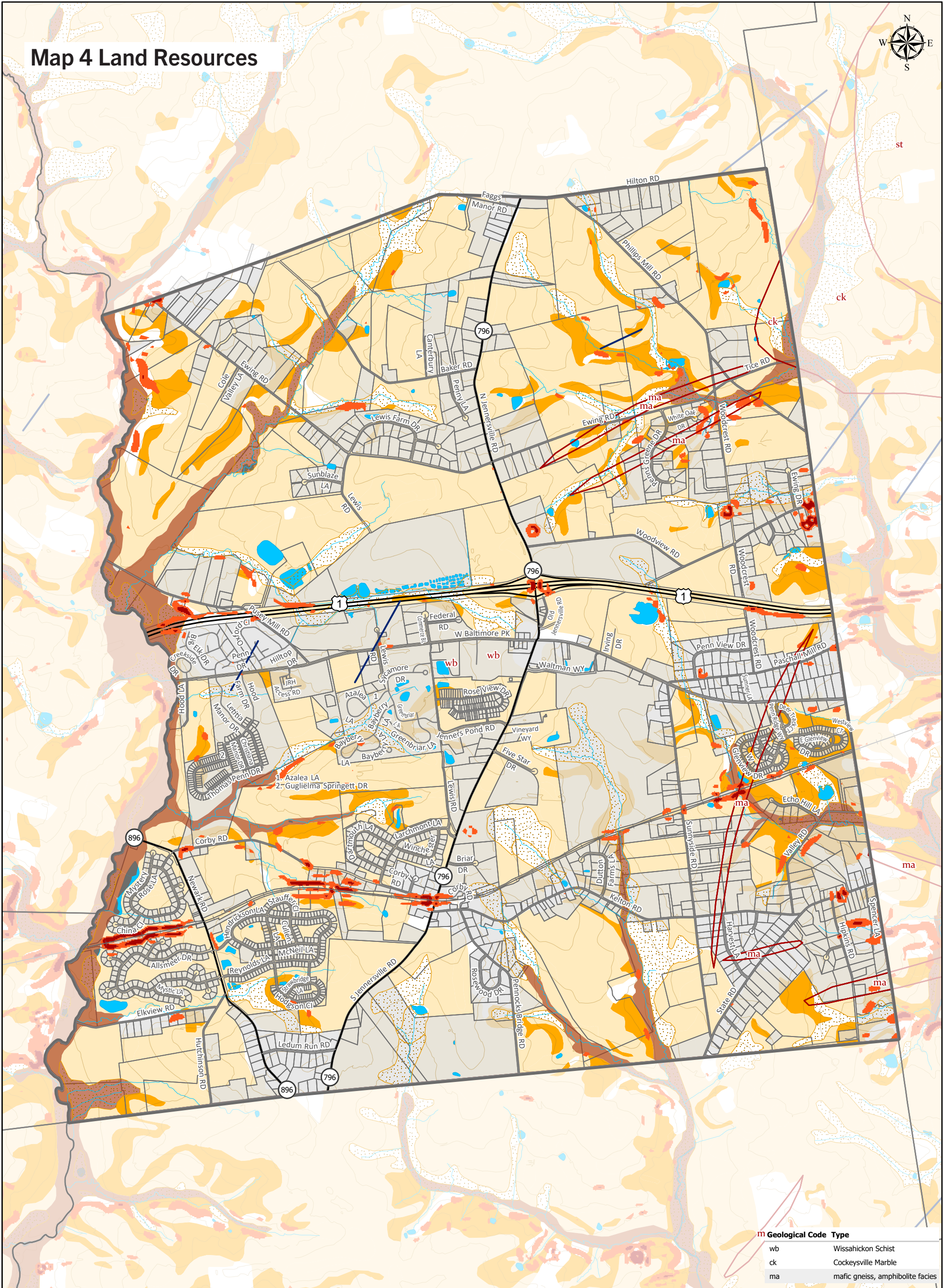
**Map created:** May 13, 2022  
**Last revised:** January 25, 2023

- Big Elk Creek Watershed (High Quality)
- White Clay Creek (Wild and Scenic River)
- Headwaters ~ 3,987 acres
- Watersheds
- Lakes, rivers, and streams
- Floodplains
- Floodway
- Attaining streams


- Impaired streams
- Wetlands
- Township boundary
- Adjacent municipalities
- Estimated tax parcels
- East Penn Railroad (freight)
- US/State Roads
- Local Roads



Map 4 Land Resources




| Geological Code Type |                                 |
|----------------------|---------------------------------|
| wb                   | Wissahickon Schist              |
| ck                   | Cockeysville Marble             |
| ma                   | mafic gneiss, amphibolite faces |



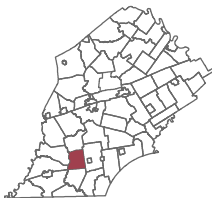
**Land Resources**  
Comprehensive Plan Update 2024

**Data Source:** Base data from Chester County Geographic Information Services, 2022.

**Disclaimer:** This map is for planning purposes only and does not constitute a valid survey.



0 800 2,000 2,000 3,000 4,000 Feet



**Map created:** May 13, 2022  
**Last revised:** January 25, 2023

- Geological Units
- 25ft Contours
- Dikes
- Prime farmland soils
- Farmland soils of statewide importance
- Intensive land use
- Hydric soils

- Moderate slopes (15%-25%)
- Steep slopes (>25%)
- Lakes, rivers, and streams
- Township boundary
- Adjacent municipalities
- East Penn railroad (freight)
- Estimated tax parcels



Map 5 Biotic Resources



**Data Source:** Base data from Chester County Geographic Information Services, 2022.

**Disclaimer:** This map is for planning purposes only and does not constitute a valid survey.



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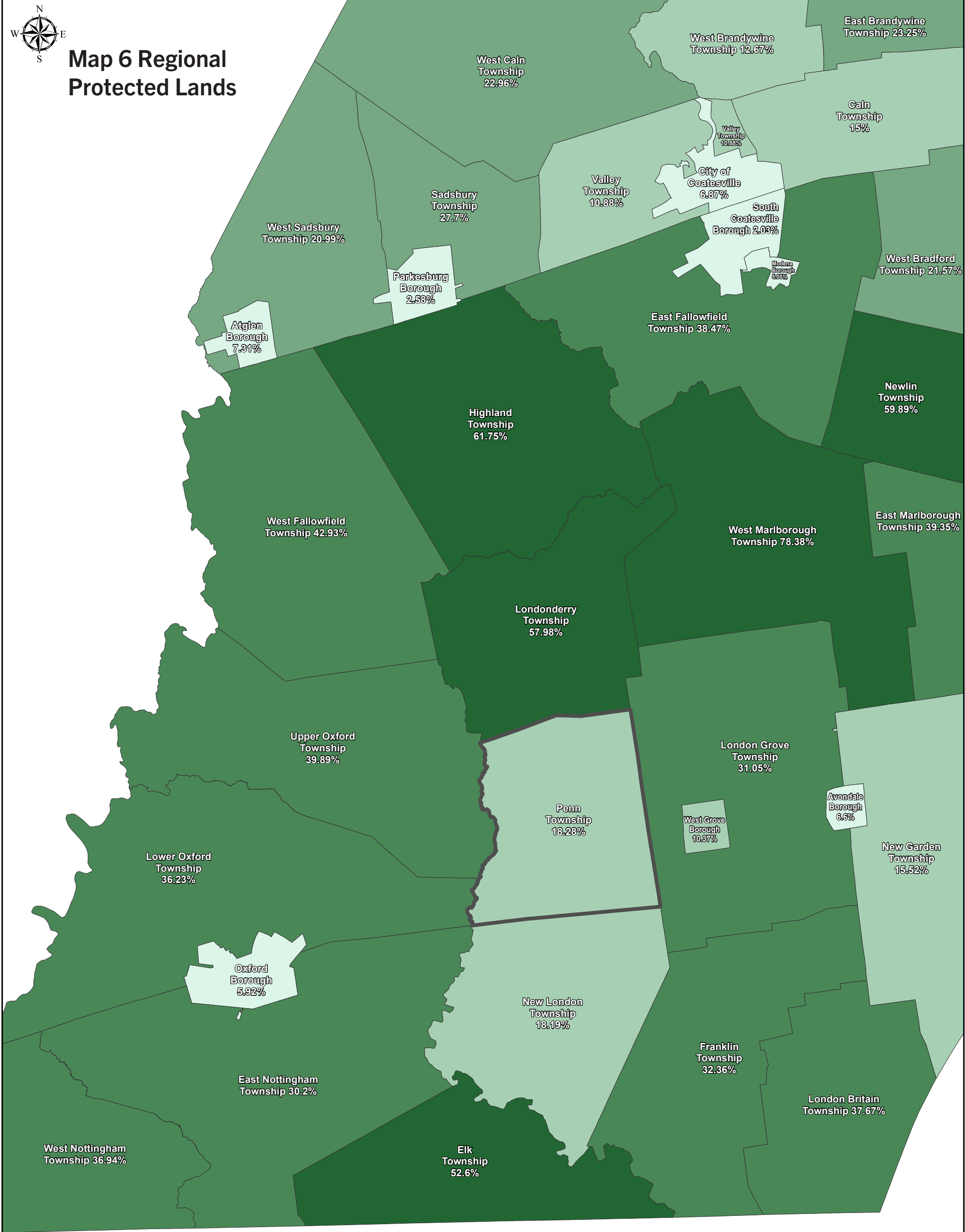
**Biotic Resources**  
Comprehensive Plan Update 2024




**Map created:** May 13, 2022  
**Last revised:** January 25, 2023

- |   |                              |
|---|------------------------------|
| Woodlands ~ 1,056 acres                         | Floodplains                  |
| Inner Riparian Woodlands ~ 420 acres (100 feet) | Lakes, rivers, and streams   |
| Outer Riparian Woodlands ~ 493 acres (+75 feet) | Township boundary            |
| Riparian Buffer Restoration Zone ~ 629 acres    | Estimated tax parcels        |
| Core Habitat: PA Natural Heritage Area          | East Penn railroad (freight) |
| Attaining streams                               | US/State Roads               |
| Impaired streams                                | Local Roads                  |









**Regional Protected Lands (2021)**  
Comprehensive Plan Update 2024

**Data Source:** Base data from Chester County Geographic Information Services, 2022.

**Disclaimer:** This map is for planning purposes only and does not constitute a valid survey.

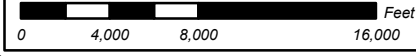


**Map created:** May 13, 2022  
**Last revised:** June 15, 2022

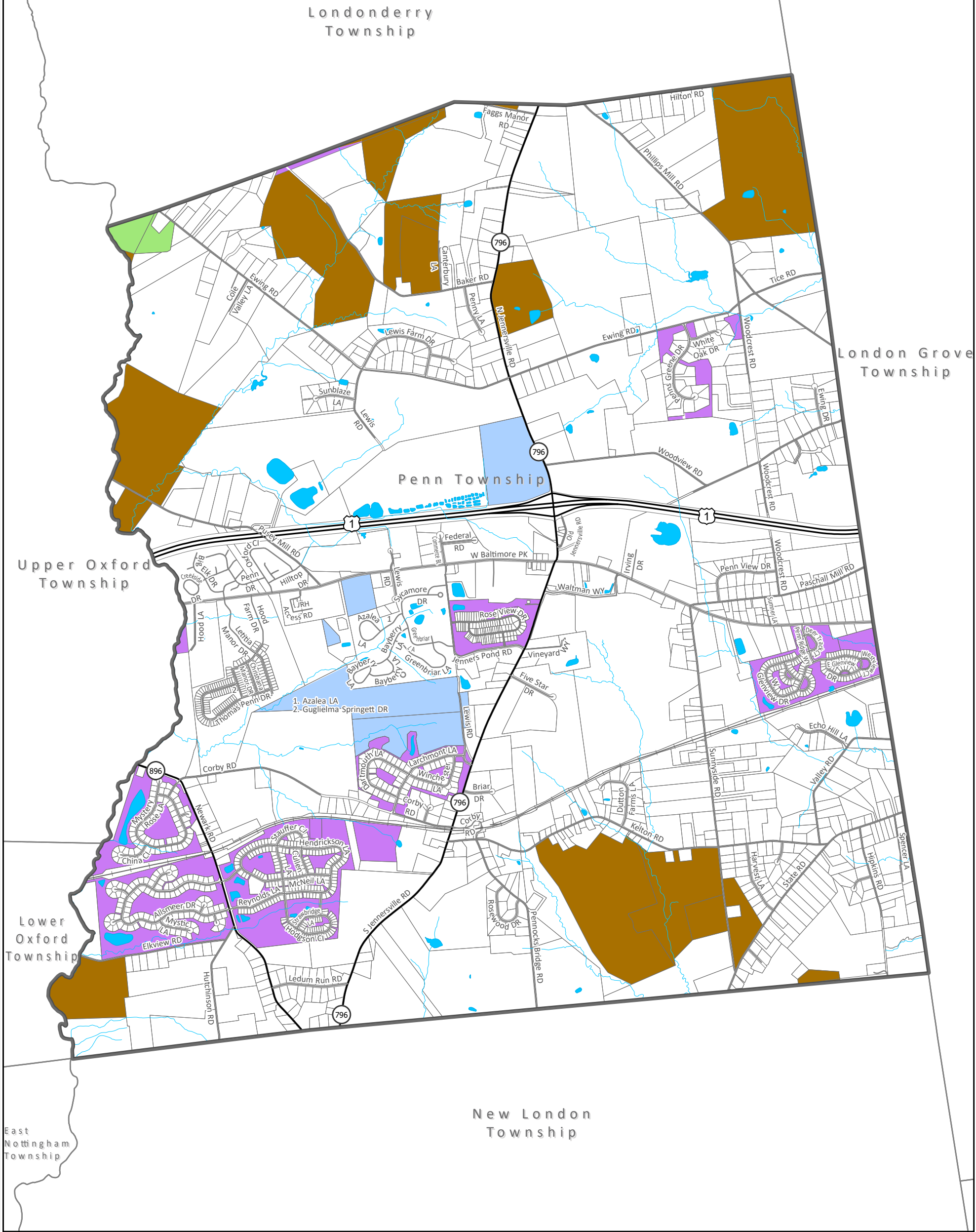
**Legend**

Percent of protected land

- <10%
- 10-20%
- 20-30%
- 30-50%
- >50%
- Township boundary



Map 7 Protected Lands



**Protected Lands**  
Comprehensive Plan Update 2024

**Map created:** May 13, 2022  
**Last revised:** January 25, 2023

**Protected lands (~ 1,085.7 acres)**

- Land trust lands (17 acres ~ 0.3% of twp.)
- County agricultural easements (729.6 acres ~ 12% of twp.)
- Public lands (federal, state, county, municipal) (90 acres ~ 1% of twp.)

**Other protected lands (249 acres ~ 4% of twp.)**

- Lakes, rivers, and streams
- Township boundary
- Adjacent municipalities
- Estimated tax parcels
- The East Penn Railroad (freight)
- US/State Roads
- Local Roads

**Data Source:** Base data from Chester County Geographic Information Services, 2022.

**Disclaimer:** This map is for planning purposes only and does not constitute a valid survey.

0 800 2,000 2,000 3,000 4,000 Feet



Map 8 Land Status



Londonderry  
Township

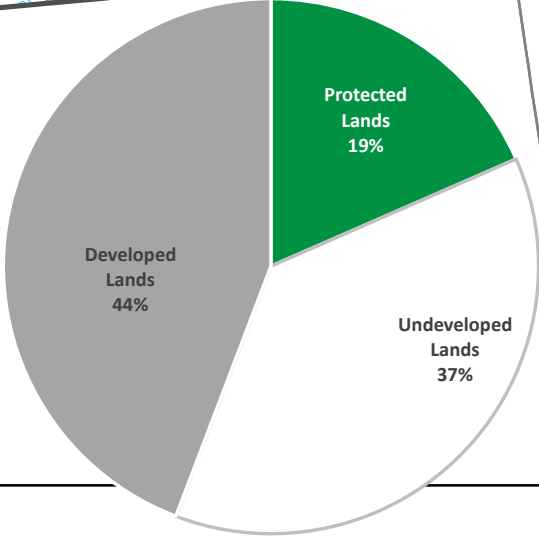
London Grove  
Township

Upper Oxford  
Township

Lower Oxford  
Township

East  
Nottingham  
Township

New London  
Township



**Data Source:** Base data from Chester County Geographic Information Services, 2022.

**Disclaimer:** This map is for planning purposes only and does not constitute a valid survey.



0 800 2,000 2,000 3,000 4,000 Feet

Land Protection Status  
Comprehensive Plan Update 2024



Map created: May 13, 2022  
Last revised: January 25, 2023

- |                                      |                                  |
|--------------------------------------|----------------------------------|
| Developed parcels (~2,603 acres)     | Adjacent municipalities          |
| Undeveloped parcels (~2,198.6 acres) | Estimated tax parcels            |
| Protected lands (~ 1,085.8 acres)    | US/State Roads                   |
| Lakes, rivers, and streams           | Local Roads                      |
| Township boundary                    | The East Penn Railroad (freight) |

Map 9 Agricultural Opportunities



Londonderry  
Township

London Grove  
Township

Upper Oxford  
Township

Lower Oxford  
Township

East  
Nottingham  
Township

New London  
Township



**Data Source:** Base data from Chester County Geographic Information Services, 2022.

**Disclaimer:** This map is for planning purposes only and does not constitute a valid survey.



0 800 2,000 2,000 3,000 4,000 Feet

Agricultural Preservation Opportunities  
Comprehensive Plan Update 2024



Map created: May 13, 2022  
Last revised: January 25, 2023

Legend

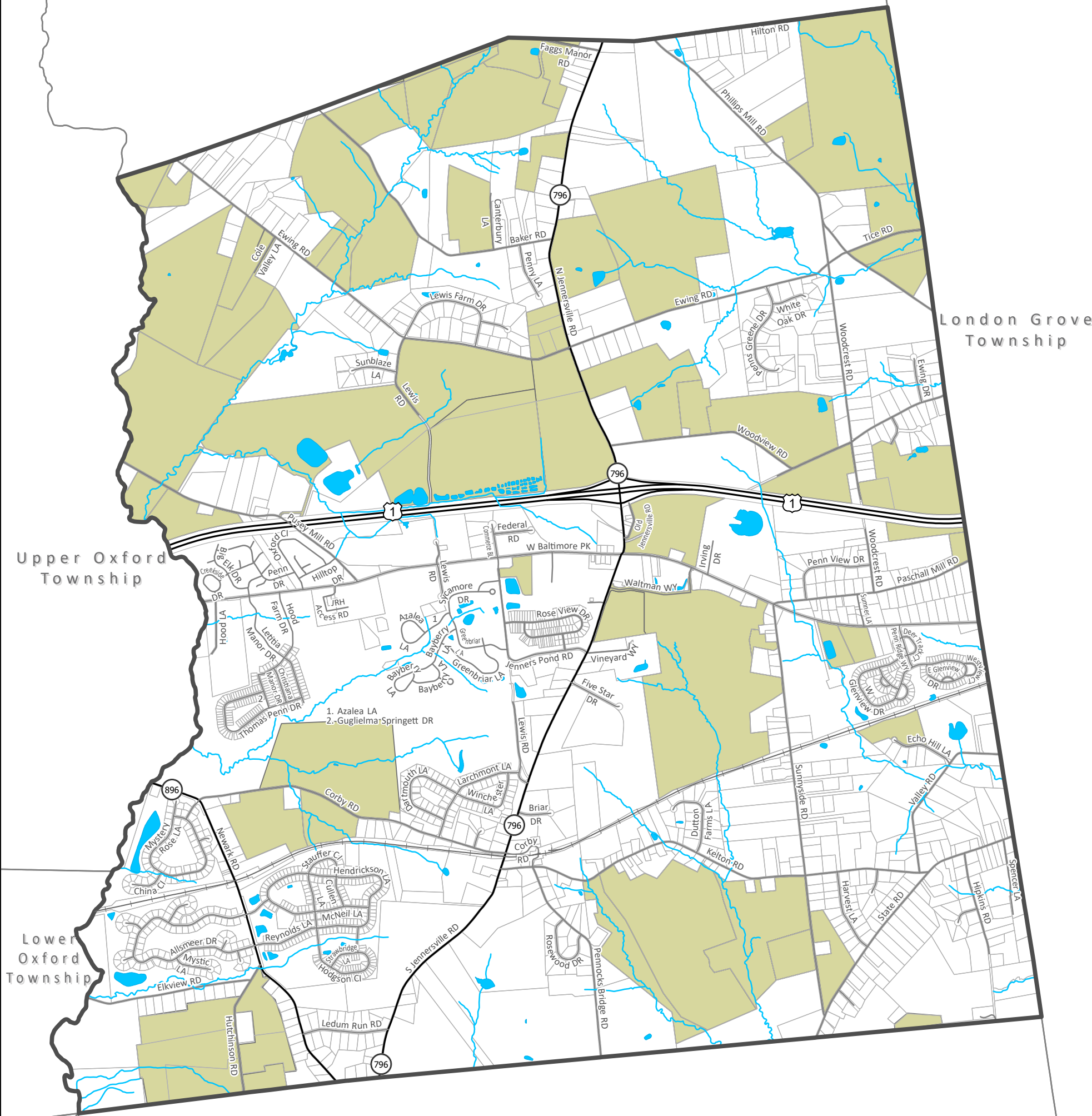
- Greater than 75% prime ~ 1,121.1 ac.
- Between 50 and 75% prime ~ 859.2 ac.
- Less than 50% prime
- Protected lands
- Lakes, rivers, and streams
- Township boundary
- Estimated tax parcels
- The East Penn Railroad (freight)
- US/State Roads
- Local Roads
- Adjacent municipalities



Map 10 Lands with Agricultural Security Area



Londonderry  
Township



**Data Source:** Base data from Chester County Geographic Information Services, 2022.

**Disclaimer:** This map is for planning purposes only and does not constitute a valid survey.



0 800 2,000 2,000 3,000 4,000 Feet

Lands within Agricultural Security Areas (ASAs)  
Comprehensive Plan Update 2024

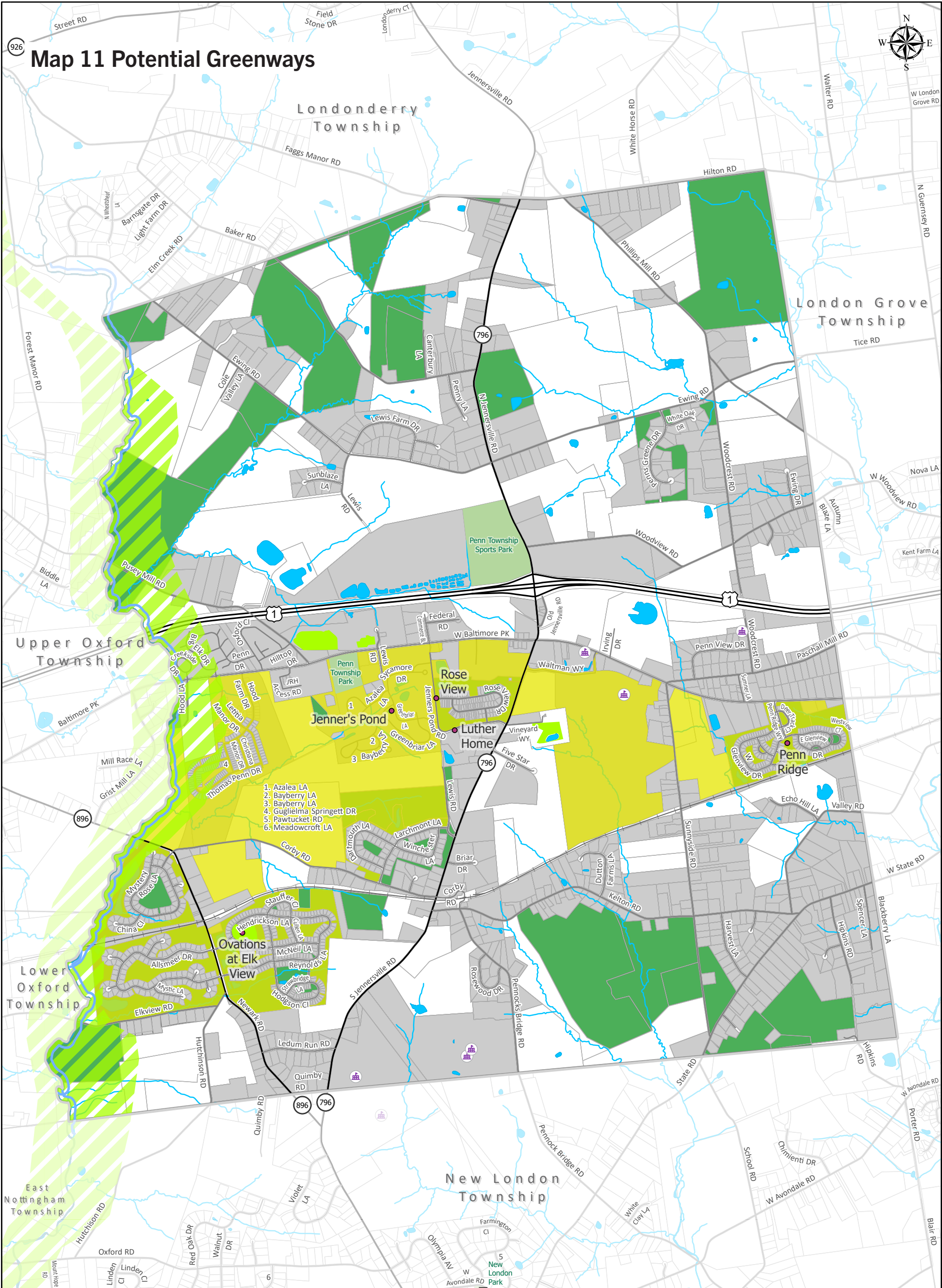


Map created: May 13, 2022  
Last revised: June 15, 2022

Legend

- Agricultural security areas (1,995.3 acres ~ 32% of twp.)
- Rivers, lakes and streams
- Township boundary
- Adjacent municipalities
- Estimated tax parcels
- US/State Roads
- Local Roads
- The East Penn Railroad (freight)





**Data Source:** Base data from Chester County Geographic Information Services, 2022.

**Disclaimer:** This map is for planning purposes only and does not constitute a valid survey.



0 800 2,000 2,000 3,000 4,000 Feet

**Potential Greenways**  
Comprehensive Plan Update 2024



**Map created:** May 13, 2022  
**Last revised:** June 15, 2022

- |  |                              |
|--|------------------------------|
| Conceptual Recreational Greenway (CPU, 2012) | Undeveloped parcels (2022)   |
| Greenspace Network (DVRPC, 2021)             | Lakes, rivers and streams    |
| Age Restricted Communities                   | Township boundary            |
| Schools                                      | Adjacent municipalities      |
| Municipal recreation                         | US/State Roads               |
| Private recreation                           | Local Roads                  |
| Protected lands                              | Estimated tax parcels        |
| Developed parcels                            | East Penn railroad (freight) |



Map 12 Parks and Recreation



Londonderry  
Township

London Grove  
Township

Upper Oxford  
Township

Lower  
Oxford  
Township

East  
Nottingham  
Township

New London  
Township



Parks and Recreation  
Comprehensive Plan Update 2024

**Data Source:** Base data from Chester County Geographic Information Services, 2022.

**Disclaimer:** This map is for planning purposes only and does not constitute a valid survey.



0 800 2,000 2,000 3,000 4,000 Feet



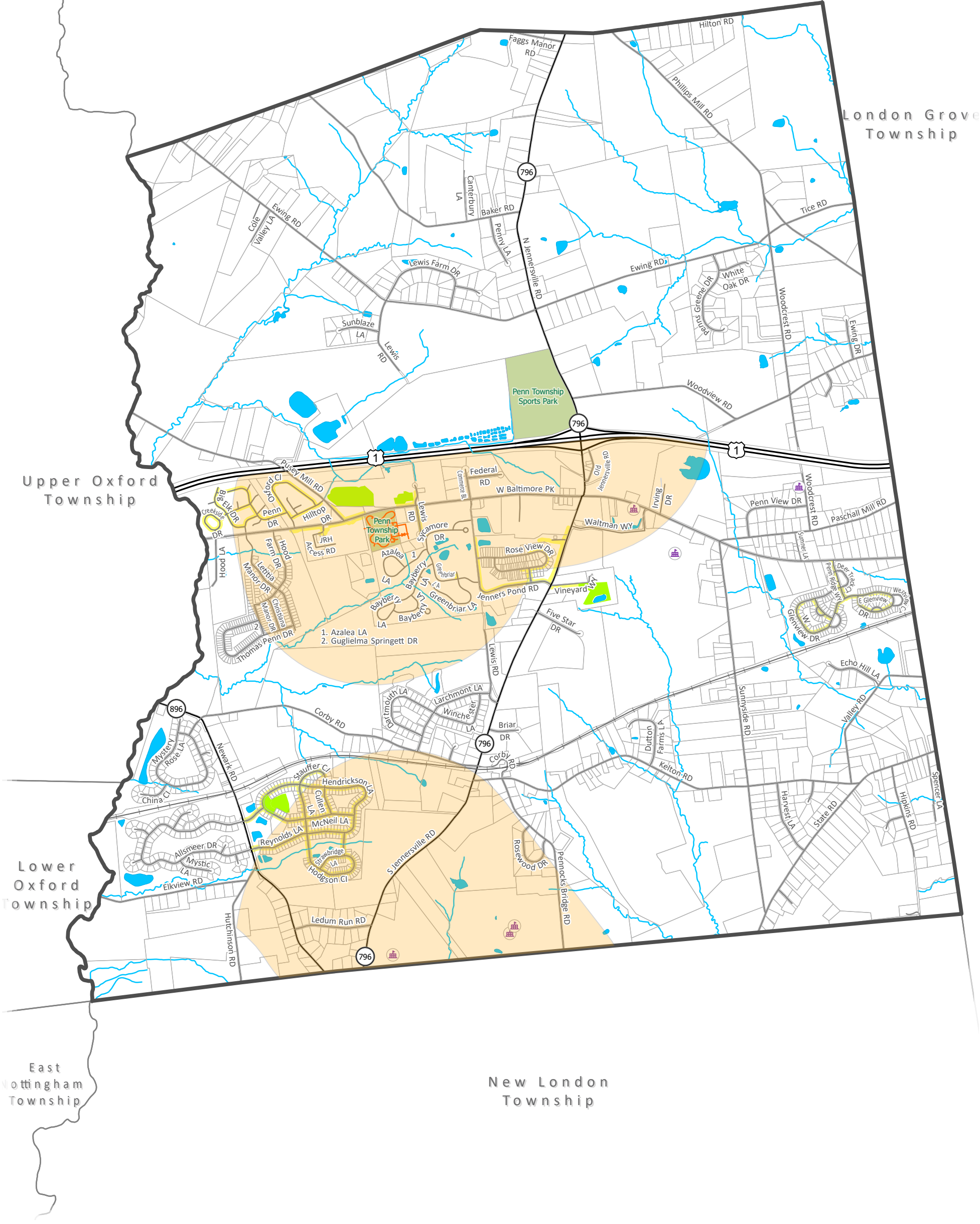
Map created: May 13, 2022  
Last revised: June 15, 2022

- Schools
- Existing surfaced trails
- Private recreation
- Sidewalks
- Lakes, rivers, and streams
- Township boundary
- Adjacent municipalities
- Estimated tax parcels
- US/State Roads
- Local Roads



Map 13 Parks and Recreation Opportunity

Londonderry  
Township



Parks and Recreation Opportunity (Landscape3)  
Comprehensive Plan Update 2024

**Data Source:** Base data from Chester County Geographic Information Services, 2022.

**Disclaimer:** This map is for planning purposes only and does not constitute a valid survey.



0 800 2,000 2,000 3,000 4,000 Feet



**Map created:** May 13, 2022  
**Last revised:** June 15, 2022

- Landscapes3 Growth Area located within 1/2 mile of a public recreation opportunity
- Schools
- Existing surfaced trails
- Private recreation
- Sidewalks
- Lakes, rivers, and streams
- Township boundary
- Adjacent municipalities
- Estimated tax parcels
- US/State Roads
- Local Roads

Map 14 Exisiting Land Use



Londonderry  
Township

London Grove  
Township

Upper Oxford  
Township

Lower  
Oxford  
Township

East  
Nottingham  
Township

New London  
Township



**Data Source:** Base data from Chester County Geographic Information Services, 2022.

**Disclaimer:** This map is for planning purposes only and does not constitute a valid survey.



0 800 2,000 2,000 3,000 4,000 Feet

Existing Land Use  
Comprehensive Plan Update 2024



Map created: May 13, 2022  
Last revised: June 15, 2022

Legend

- |  |  |                                  |
|--|--|----------------------------------|
| Commercial ~ 271.4 ac.   | Multi Family Residential ~ 10.43 ac.                           | Vacant land ~ 293.1 ac.          |
| Institutional (including schools, nursing/ medical facilities, churches) ~ 579.4 ac. | Mobile Home ~ 87.8 ac.   | Estimated tax parcels            |
| Agriculture (including mushroom and horticulture facilities) ~ 2,524 ac.             | Single Family Residential (including town homes) ~ 1,727.4 ac. | Township boundary                |
| Industrial ~ 41.3 ac.  | Residential open space ~ 320 ac.                               | Adjacent municipalities          |
|  | Utility ~ 95.1 ac.   | US/State Roads                   |
|  |  | Local Roads                      |
|  |  | The East Penn Railroad (freight) |



Map 15 Exisiting Zoning



Londonderry  
Township

London Grove  
Township

Upper Oxford  
Township

Lower Oxford  
Township

East Nottingham  
Township

New London  
Township



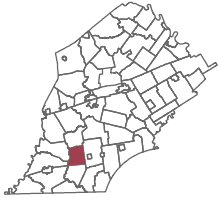
**Data Source:** Base data from Chester County Geographic Information Services, 2022.

**Disclaimer:** This map is for planning purposes only and does not constitute a valid survey.



0 800 2,000 2,000 3,000 4,000 Feet

Existing Zoning  
Comprehensive Plan Update 2024



Map created: May 13, 2022  
Last revised: June 15, 2022

Legend

Zoning

- C- Commercial
- IOS - Institutional Open Space
- IR- Institutional Residential
- LI - Limited Industrial
- MHP - Mobile Home Park
- RA - Residential Agricultural
- RHD - Residential High Density
- RS - Residential Suburban
- VC - Village Commercial

- Adjacent municipalities
- Estimated tax parcels
- US/State Roads
- Local Roads
- The East Penn Railroad (freight)
- Estimated tax parcels
- Lakes, streams and rivers
- Township boundary



Map 16 Future Land Use



Londonderry  
Township

London Grove  
Township

Upper Oxford  
Township

Lower Oxford  
Township

East Nottingham  
Township

New London  
Township



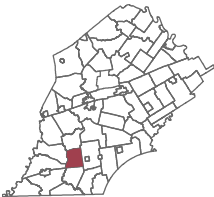
**Data Source:** Base data from Chester County Geographic Information Services, 2022.

**Disclaimer:** This map is for planning purposes only and does not constitute a valid survey.



0 800 2,000 2,000 3,000 4,000 Feet

Future Land Use  
Comprehensive Plan Update 2024



Map created: May 13, 2022  
Last revised: June 15, 2022

Legend

- Township boundary
- Adjacent municipalities
- Estimated tax parcels
- Roads
  - US/State Roads
  - Local Roads
  - The East Penn Railroad (freight)
  - Streams

- Lakes, streams and rivers
- Resource Protection Areas:
  - Rural
  - Sensitive Resource
- Growth Areas:
  - Suburban
  - Suburban Center
  - Town Center



Map 17 Community Facilities



Londonderry  
Township

London Grove  
Township

Upper Oxford  
Township

Lower Oxford  
Township

East  
Nottingham  
Township

New London  
Township



**Data Source:** Base data from Chester County Geographic Information Services, 2022.

**Disclaimer:** This map is for planning purposes only and does not constitute a valid survey.



0 800 2,000 2,000 3,000 4,000 Feet

Community Facilities and Services  
Comprehensive Plan Update 2024



Map created: September 29, 2022  
Last revised:

Legend



Hospitals



Post Office



Township Building



Environmental Education Center



Shopping Center



Recycling Center



YMCA



Schools



Overhead transmission lines



Water lines



Public water service areas

Sewer Service Areas\*

Public water- Aqua America

Oxford Village MHP

Municipal recreation

Lakes, streams and rivers

Township boundary

Adjacent municipalities

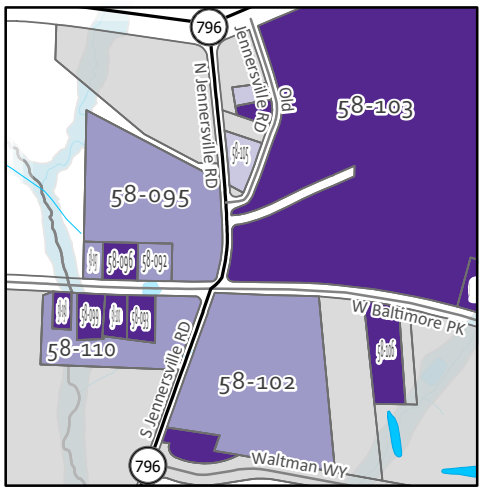
Estimated tax parcels

The East Penn Railroad (freight)

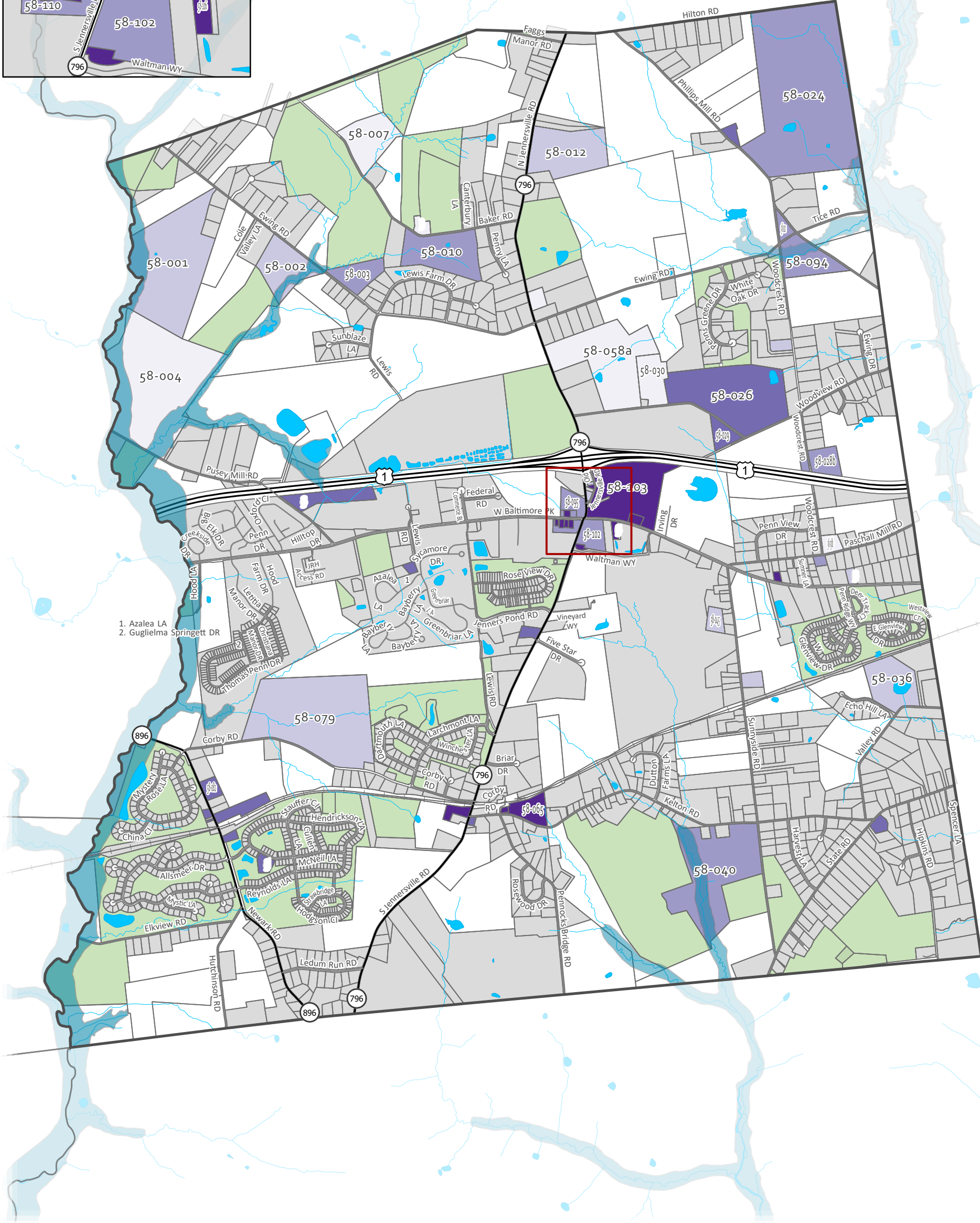
Roads

\*All other areas are served by On-Lot Sewage Disposal Systems (OLDS)





Map 18 Historic Resources



- 1. Azalea LA
- 2. Guglielma Springett DR



**Data Source:** Base data from Chester County Geographic Information Services, 2022.

**Disclaimer:** This map is for planning purposes only and does not constitute a valid survey.



Historic and Cultural Resources  
Comprehensive Plan Update 2024



Map created: May 13, 2022  
Last revised: January 25, 2023

Locally Significant Historic Resources


- (Circa Date)
- 1700 - 1750
  - 1751 - 1800
  - 1801 - 1850
  - 1851 - 1900
  - 1901 - 1950
  - Protected lands (~ 1,085.8 acres)

- Developed parcels (~2,603 acres)
- Lakes, rivers, and streams
- Floodplains
- Streams
- Township boundary
- Adjacent municipalities
- Estimated tax parcels
- East Penn Railroad (freight)
- US/State Roads
- Local Roads



Map 19 Scenic Resources







**Scenic Resources**  
Comprehensive Plan Update 2024
















**Data Source:** Base data from Chester County Geographic Information Services, 2022.

**Disclaimer:** This map is for planning purposes only and does not constitute a valid survey.



Map created: May 13, 2022  
Last revised: June 15, 2022



|  |  |
|--|--|
|  Scenic corridors (2012)                |  Lakes, rivers, and streams   |
|  Locally Significant Historic Resources |  Floodplains                  |
|  Scenic Vista Points (Comp Plan 2012)   |  Township boundary            |
|  Historic Village                       |  Adjacent municipalities      |
|  Developed parcels (~2,603 acres)       |  Estimated tax parcels        |
|  Protected lands (~ 1,085.8 acres)      |  US/State Roads               |
|  25ft Contours                          |  Local Roads                  |
|  |  East Penn Railroad (freight) |



Map 20 Transportation Features and Roadway Classificaation



Londonderry  
Township

London Grove  
Township

Upper Oxford  
Township

Lower Oxford  
Township

East Nottingham  
Township

New London  
Township



**Data Source:** Base data from Chester County Geographic Information Services, 2022.

**Disclaimer:** This map is for planning purposes only and does not constitute a valid survey.



0 800 2,000 2,000 3,000 4,000 Feet



Map created: May 13, 2022  
Last revised: June 15, 2022

Transportation Features and Roadway Classification Map  
Comprehensive Plan Update 2024

Legend

- |                                  |                             |                                   |
|----------------------------------|-----------------------------|-----------------------------------|
| Township boundary                | Expressway - PennDOT        | Sidewalks                         |
| Adjacent municipalities          | Major Arterial - PennDOT    | Bridge maintenance responsibility |
| Estimated tax parcels            | Major Collector - PennDOT   | PennDOT                           |
| Rivers, lakes and streams        | Local Distributor - PennDOT | Chester County                    |
| The East Penn Railroad (freight) | Major Collector             | Railroad                          |
| SCCOOT Bus Stops                 | Local Distributor           | Township                          |
| SCCOOT Bus Route                 | Minor Collector             |                                   |
| Existing surfaced trails         | Local Distributor           |                                   |
|                                  | Local                       |                                   |
|                                  | Local - Private             |                                   |



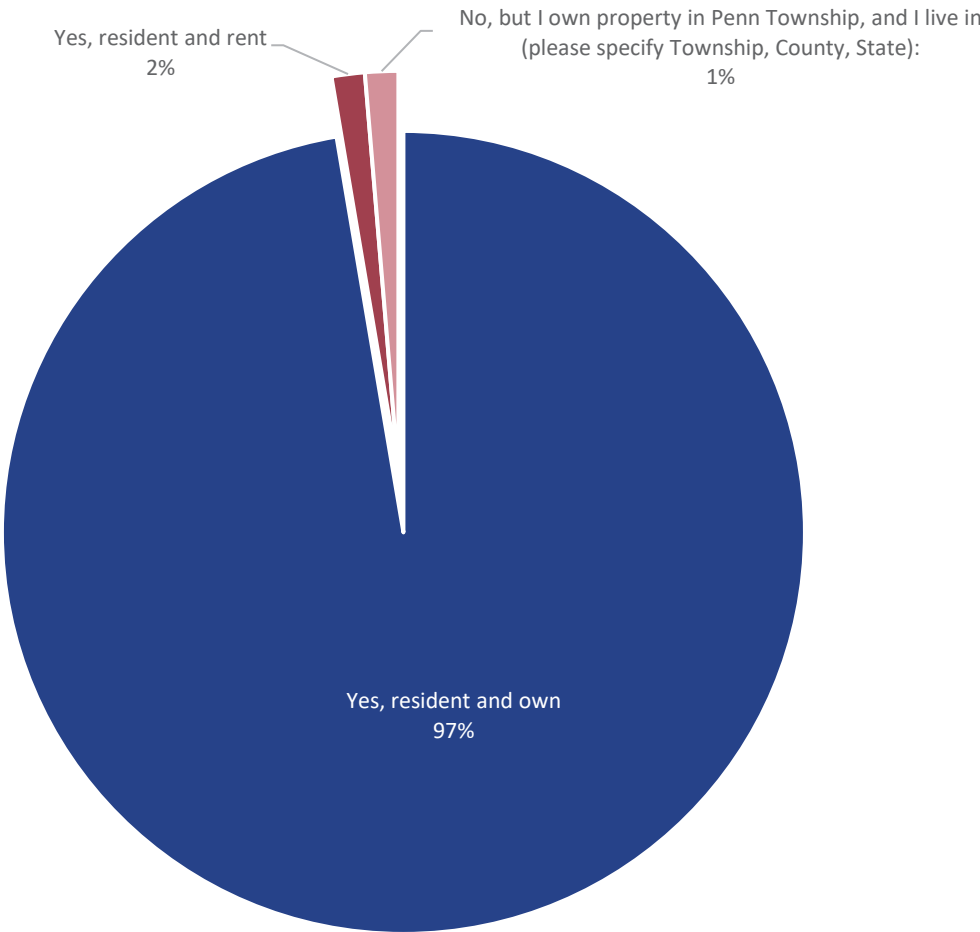


# PUBLIC PARTICIPATION: COMMUNITY SURVEY RESULTS

APPENDIX G-1

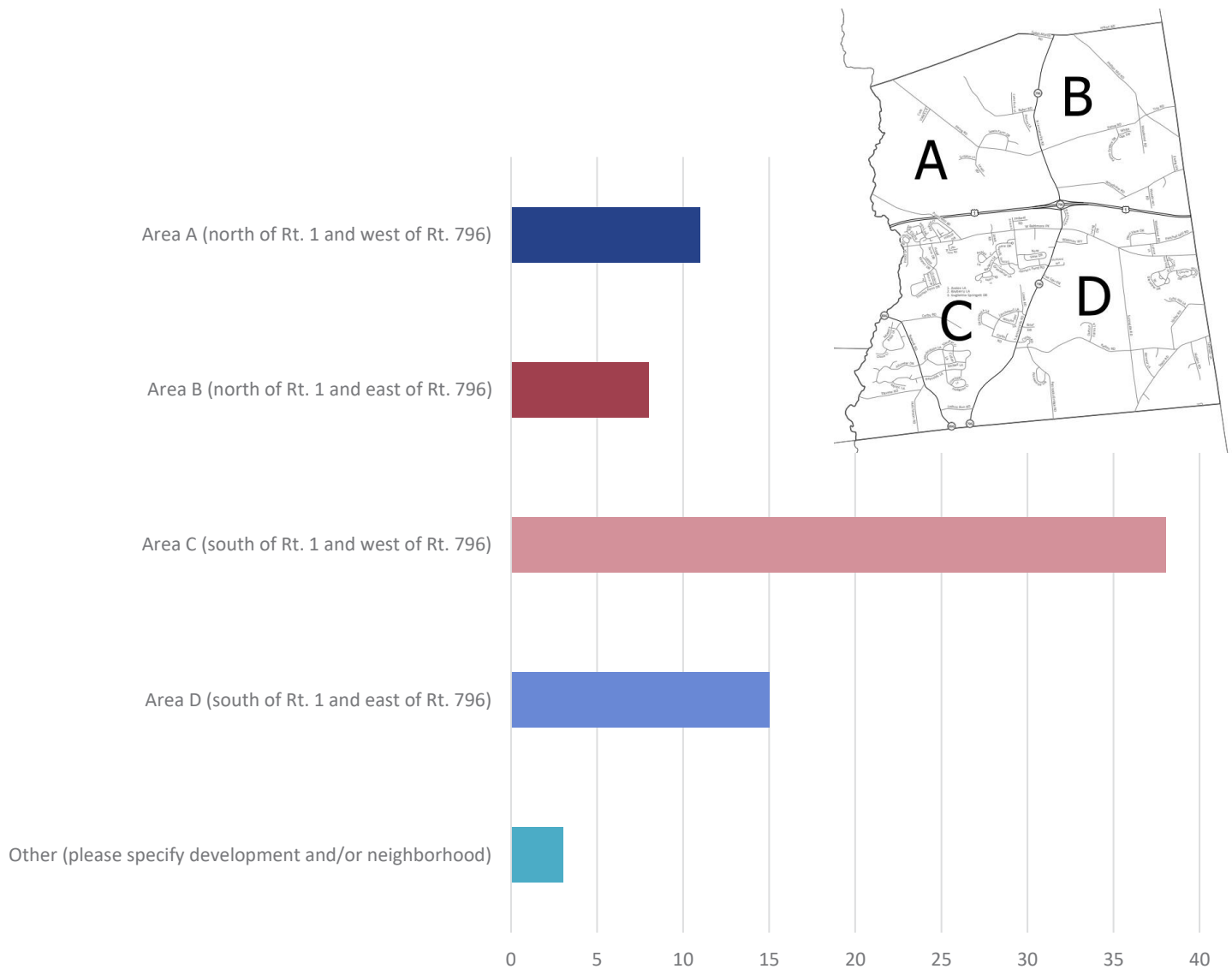


Are you a Township resident and/or own property in the Township?



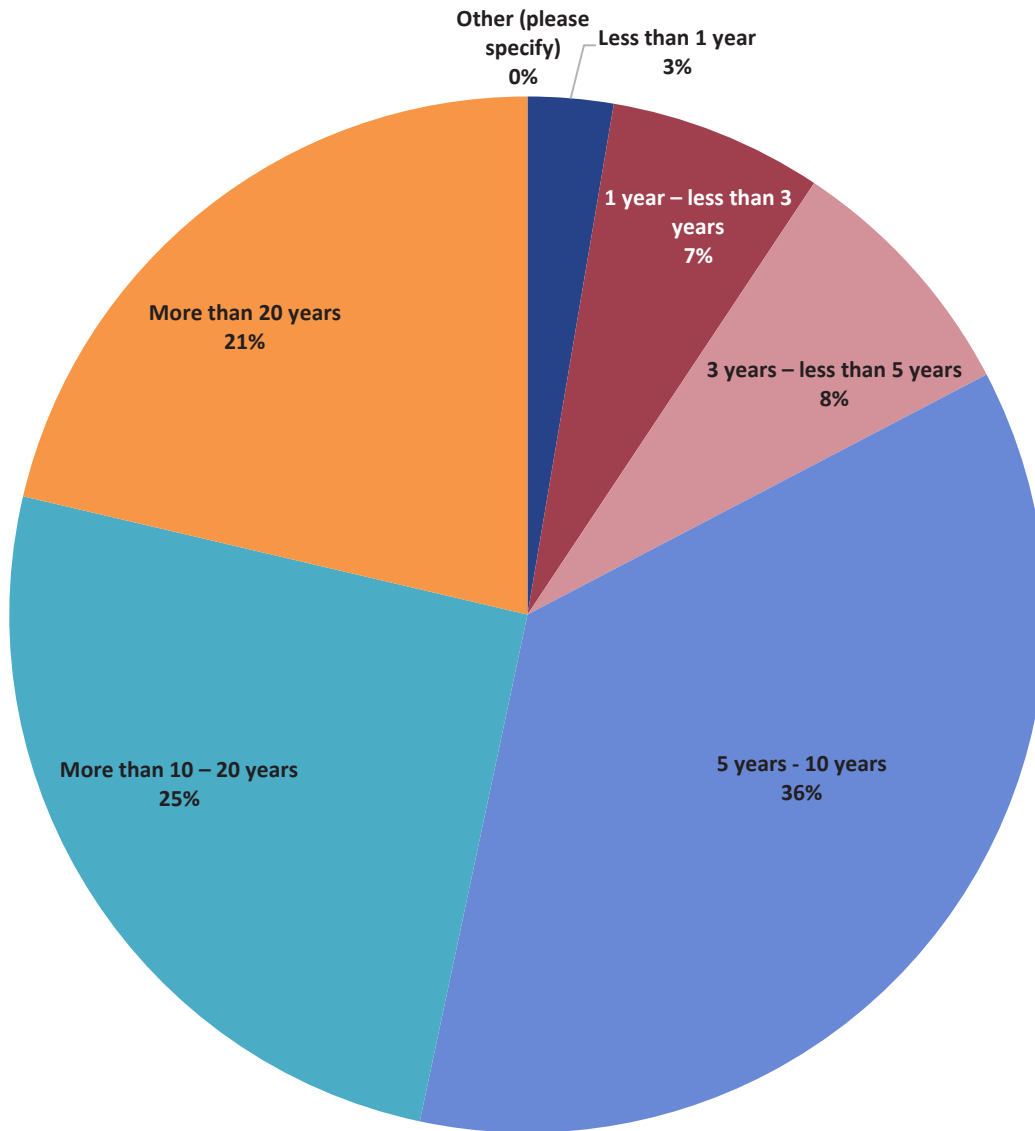
| ANSWER CHOICES   | RESPONSES |    |
|--|-----------|----|
| Yes, resident and own  | 97.33%    | 73 |
| Yes, resident and rent   | 1.33%     | 1  |
| No, but I own property in Penn Township, and I live in (please specify Township, County, State): | 1.33%     | 1  |
| TOTAL  | 75        |    |

In which general area of Penn Township do you live or own property?



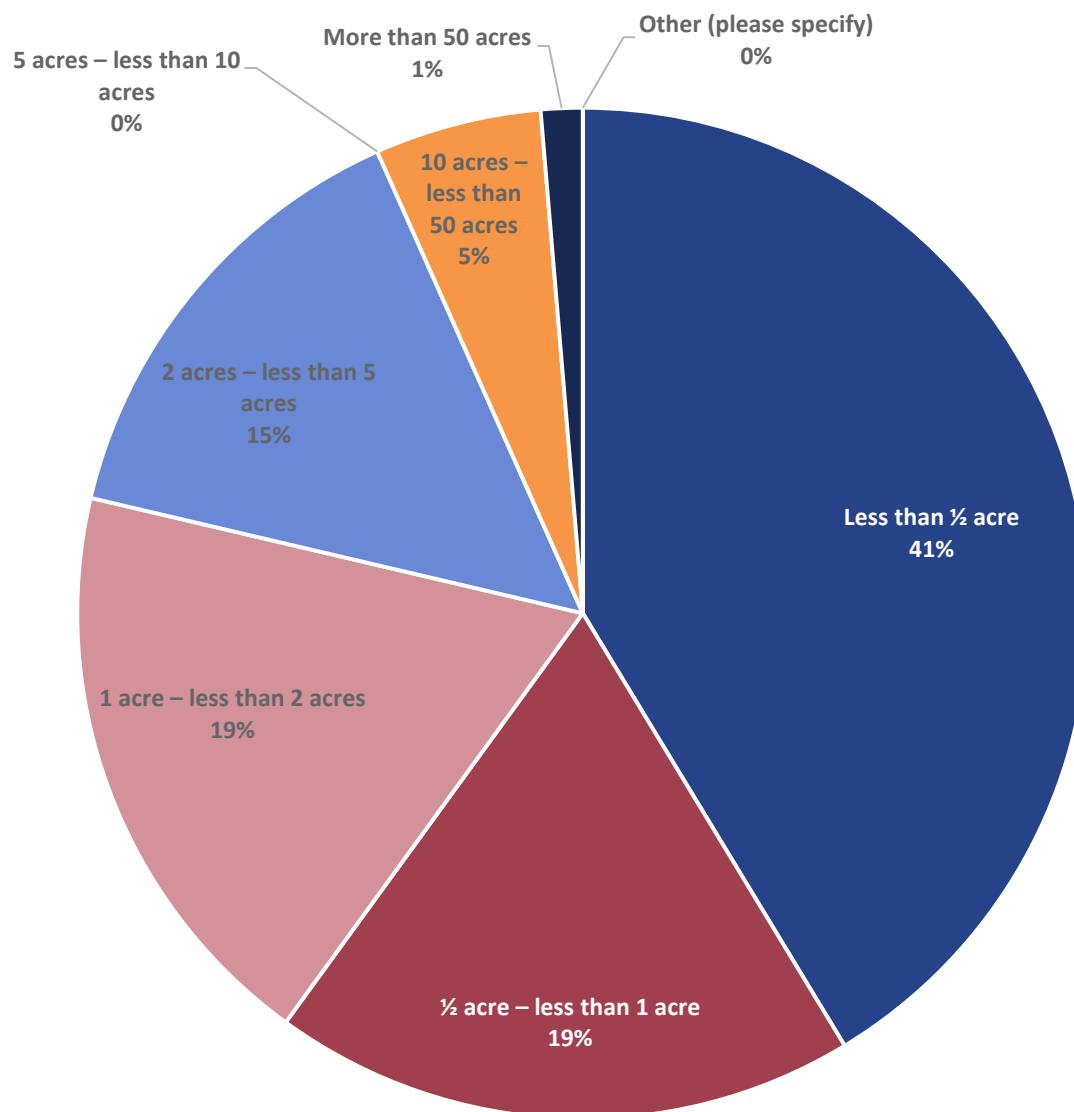
| ANSWER CHOICES   | RESPONSES |           |
|--|-----------|-----------|
| Area A (north of Rt. 1 and west of Rt. 796)            | 14.67%    | 11        |
| Area B (north of Rt. 1 and east of Rt. 796)            | 10.67%    | 8         |
| Area C (south of Rt. 1 and west of Rt. 796)            | 50.67%    | 38        |
| Area D (south of Rt. 1 and east of Rt. 796)            | 20.00%    | 15        |
| Other (please specify development and/or neighborhood) | 4.00%     | 3         |
| <b>TOTAL</b>   |           | <b>75</b> |

## How long have you lived/owned property in Penn Township?



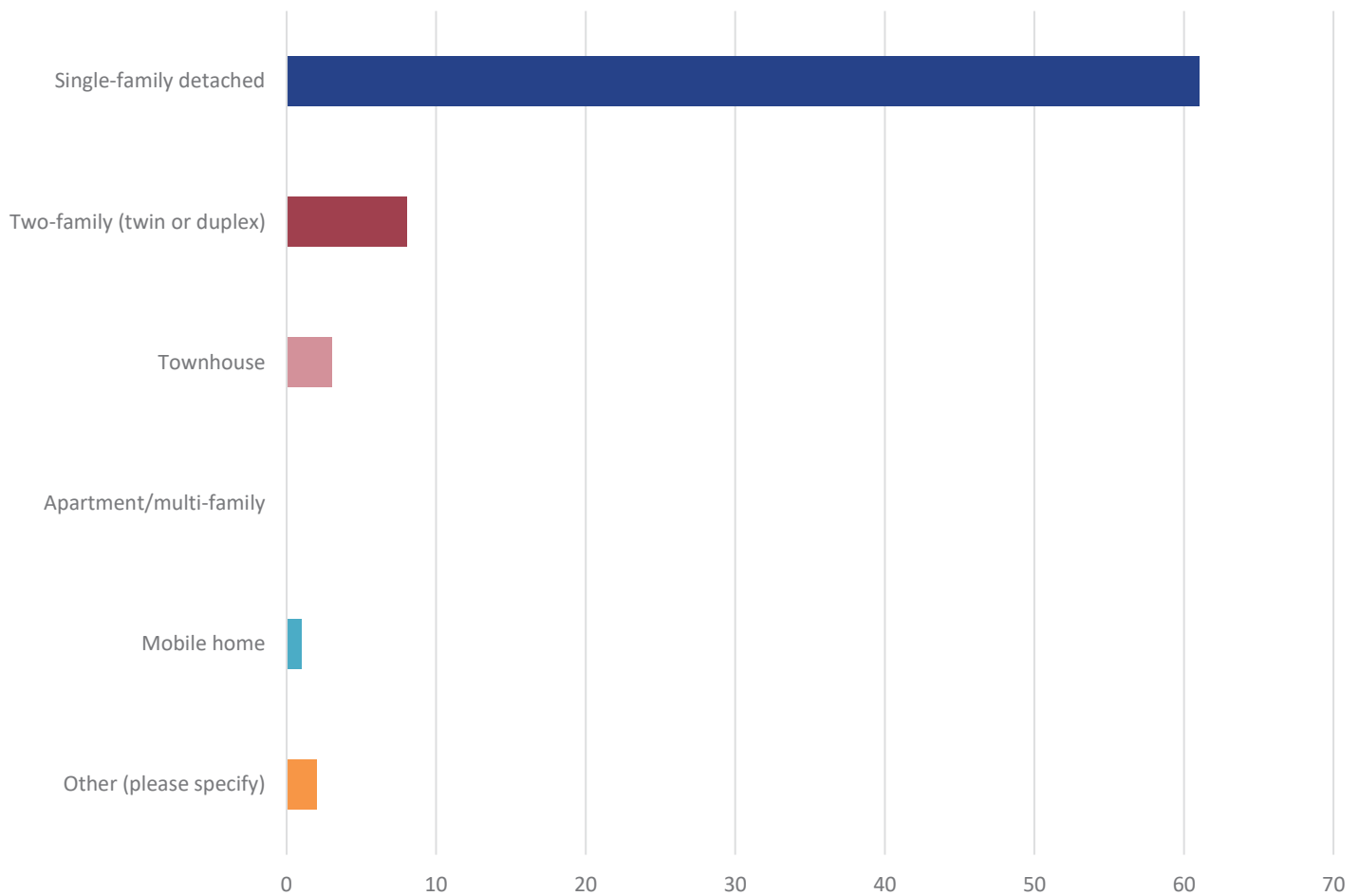
| ANSWER CHOICES              | RESPONSES |           |
|-----------------------------|-----------|-----------|
| Less than 1 year            | 2.67%     | 2         |
| 1 year – less than 3 years  | 6.67%     | 5         |
| 3 years – less than 5 years | 8.00%     | 6         |
| 5 years - 10 years          | 36.00%    | 27        |
| More than 10 – 20 years     | 25.33%    | 19        |
| More than 20 years          | 21.33%    | 16        |
| Other (please specify)      | 0.00%     | 0         |
| <b>TOTAL</b>                |           | <b>75</b> |

What is the approximate size of your property (if multiple, combined total) in Penn Township?



| ANSWER CHOICES                | RESPONSES |           |
|-------------------------------|-----------|-----------|
| Less than ½ acre              | 41.33%    | 31        |
| ½ acre – less than 1 acre     | 18.67%    | 14        |
| 1 acre – less than 2 acres    | 18.67%    | 14        |
| 2 acres – less than 5 acres   | 14.67%    | 11        |
| 5 acres – less than 10 acres  | 0.00%     | 0         |
| 10 acres – less than 50 acres | 5.33%     | 4         |
| More than 50 acres            | 1.33%     | 1         |
| Other (please specify)        | 0.00%     | 0         |
| <b>TOTAL</b>                  |           | <b>75</b> |

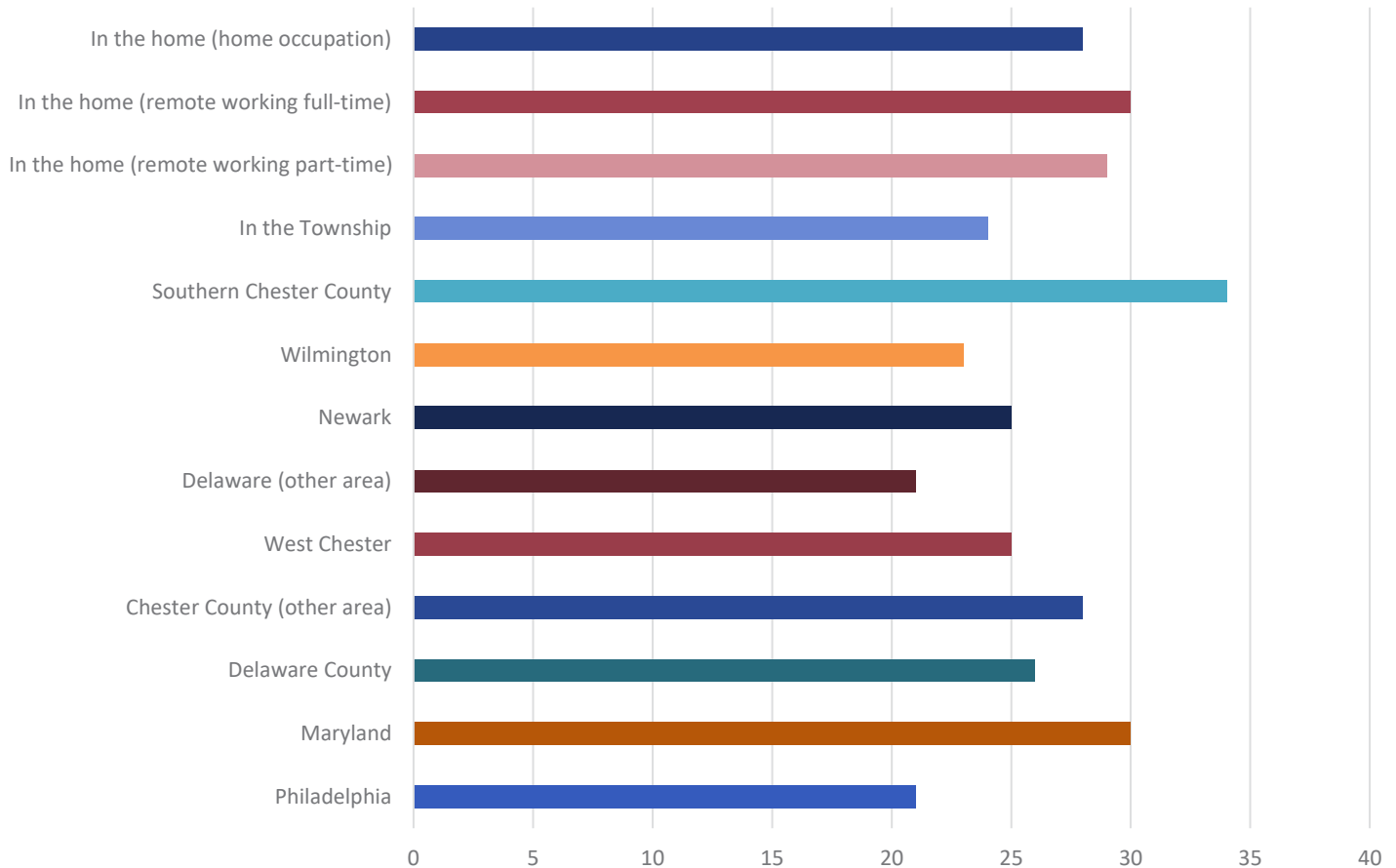
What type of dwelling do you live in (or own) in Penn Township? (check all that apply)



| ANSWER CHOICES               | RESPONSES |    |
|------------------------------|-----------|----|
| Single-family detached       | 81.33%    | 61 |
| Two-family (twin or duplex)  | 10.67%    | 8  |
| Townhouse                    | 4.00%     | 3  |
| Apartment/multi-family       | 0.00%     | 0  |
| Mobile home                  | 1.33%     | 1  |
| Other (please specify)       | 2.67%     | 2  |
| <b>Total Respondents: 75</b> |           |    |

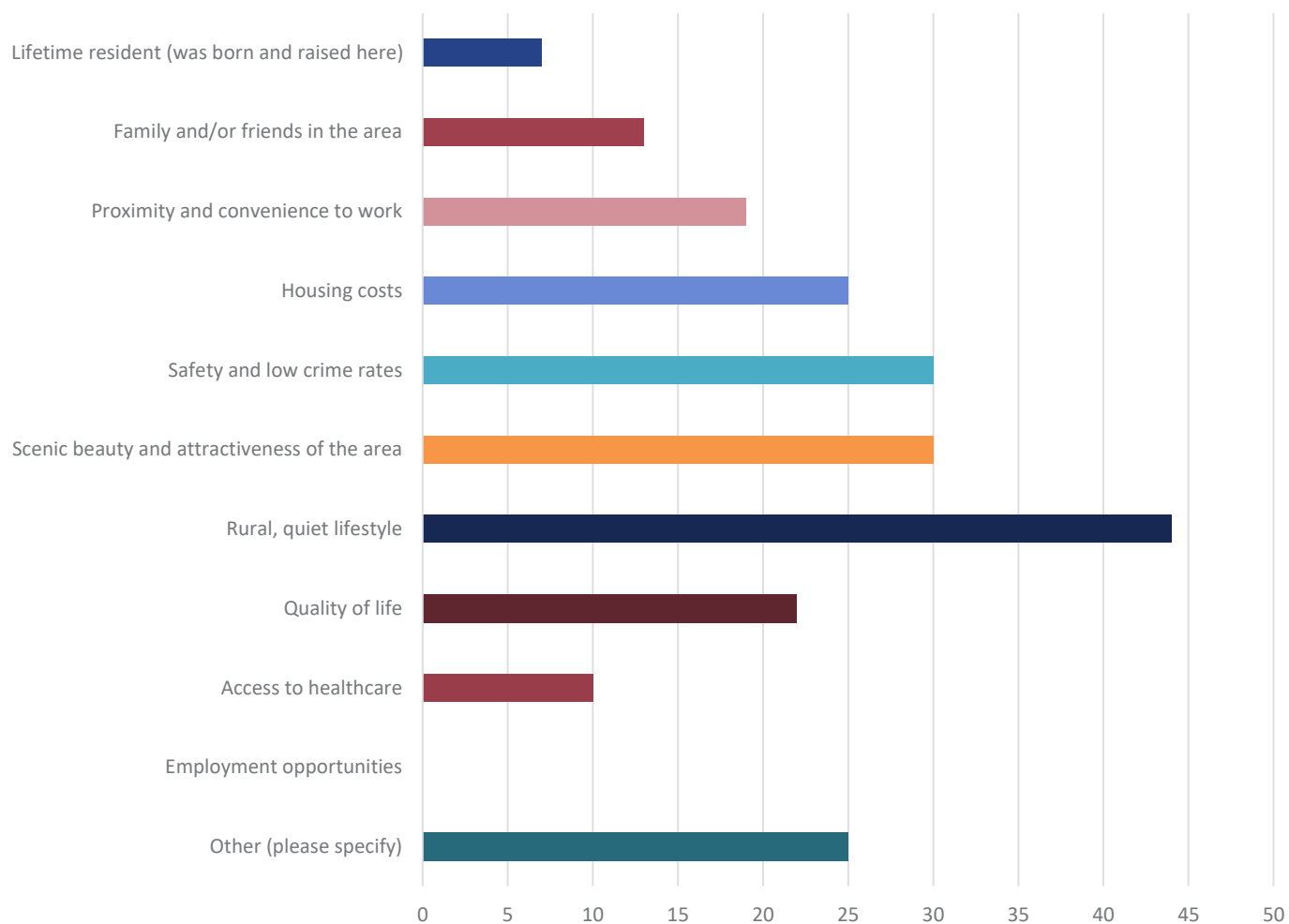


Please indicate the number of persons of your household who work in the following locations:



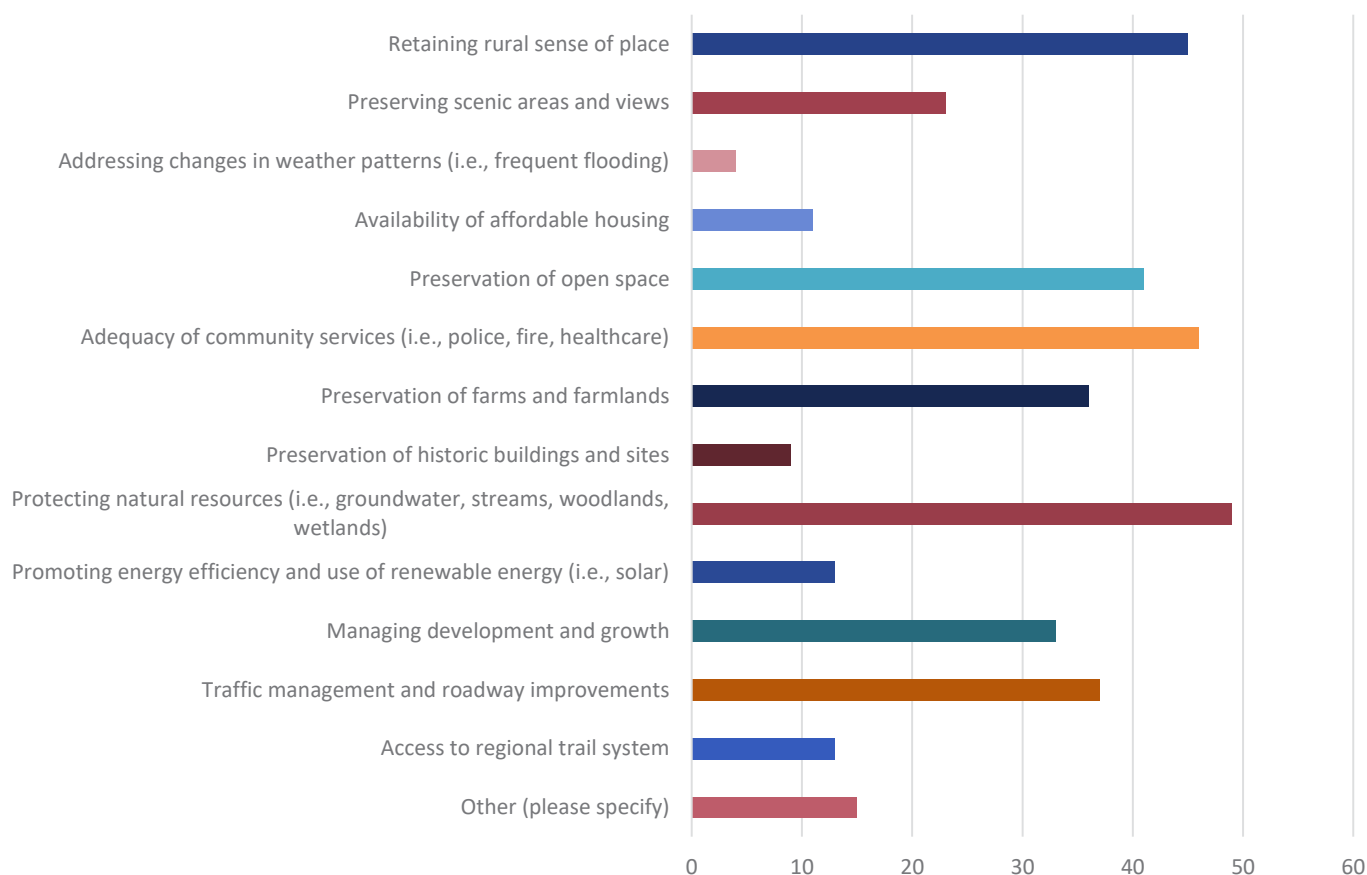
| Answer Choices                         | Responses |
|--|-----------|
| In the home (home occupation)          | 28        |
| In the home (remote working full-time) | 30        |
| In the home (remote working part-time) | 29        |
| In the Township                        | 24        |
| Southern Chester County                | 34        |
| Wilmington                             | 23        |
| Newark                                 | 25        |
| Delaware (other area)                  | 21        |
| West Chester                           | 25        |
| Chester County (other area)            | 28        |
| Delaware County                        | 26        |
| Maryland                               | 30        |
| Philadelphia                           | 21        |
| Answered 60                            |           |
| Skipped 15                             |           |

## What are the main 3 reasons you chose to live (own property) in Penn Township?



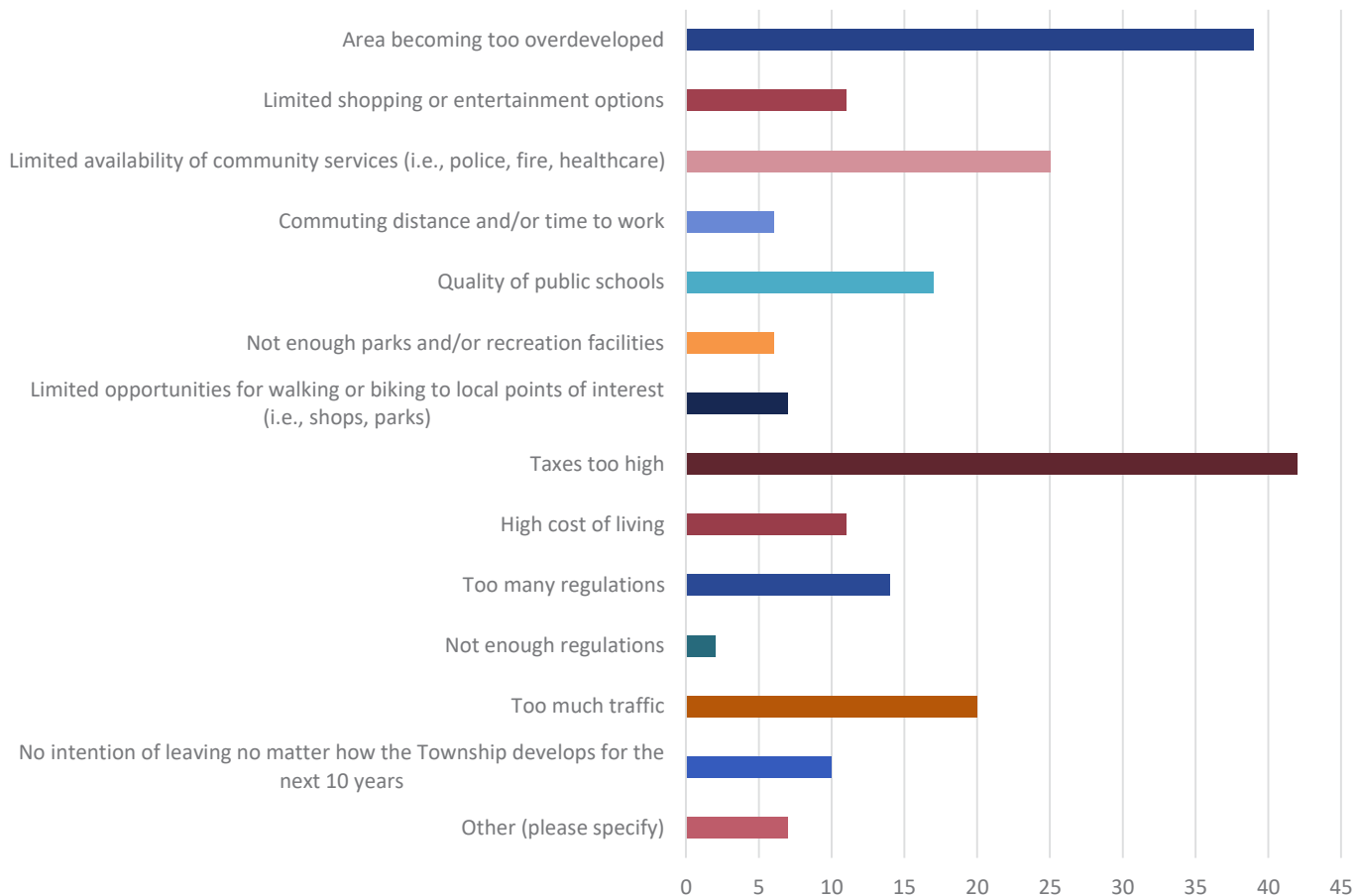
| ANSWER CHOICES                               | RESPONSES |    |
|--|-----------|----|
| Lifetime resident (was born and raised here) | 9.33%     | 7  |
| Family and/or friends in the area            | 17.33%    | 13 |
| Proximity and convenience to work            | 25.33%    | 19 |
| Housing costs                                | 33.33%    | 25 |
| Safety and low crime rates                   | 40.00%    | 30 |
| Scenic beauty and attractiveness of the area | 40.00%    | 30 |
| Rural, quiet lifestyle                       | 58.67%    | 44 |
| Quality of life                              | 29.33%    | 22 |
| Access to healthcare                         | 13.33%    | 10 |
| Employment opportunities                     | 0.00%     | 0  |
| Other (please specify)                       | 33.33%    | 25 |
| Total Respondents: 75                        |           |    |

## In your opinion, what are the 5 most important things to consider in planning for the Township's future?



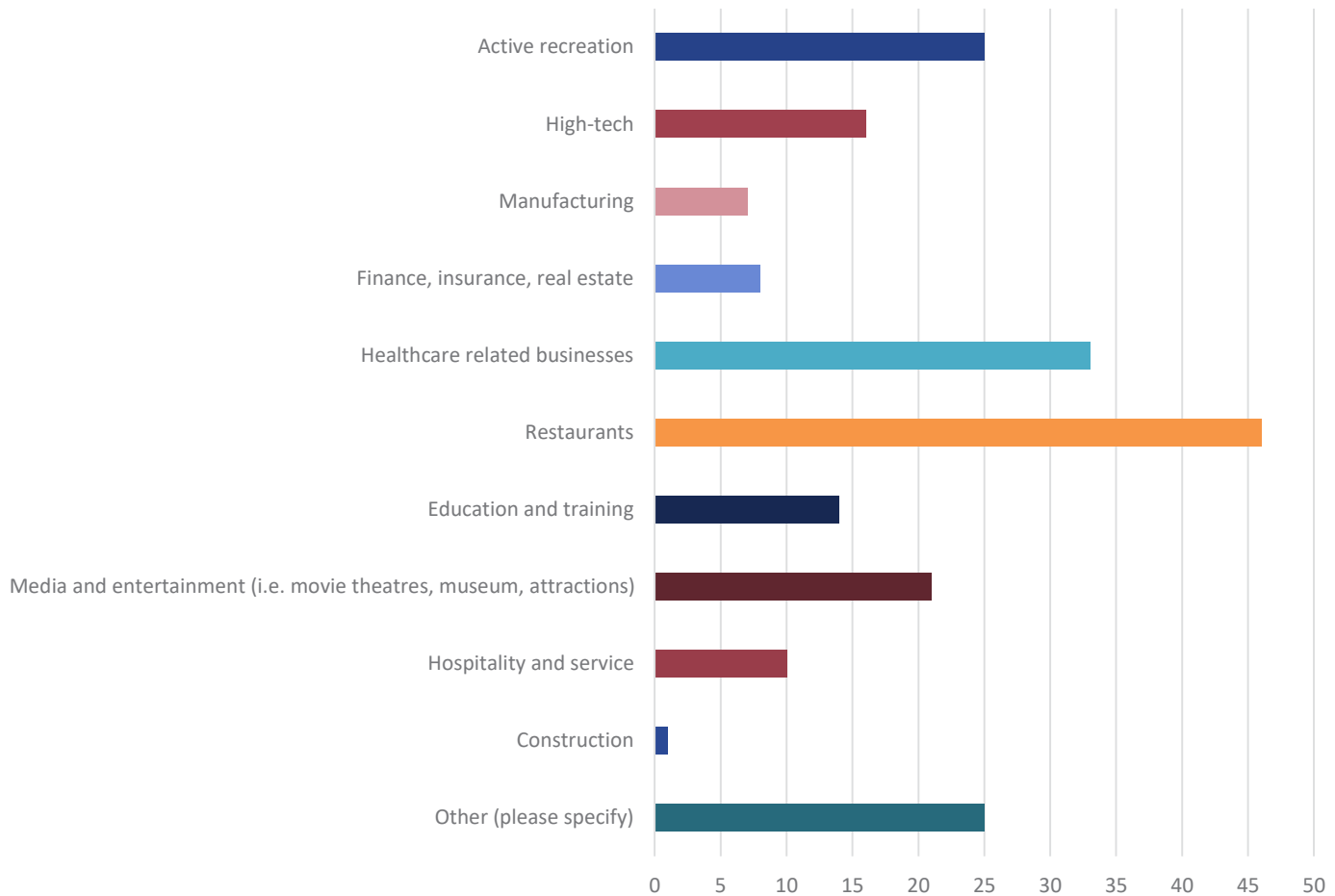
| ANSWER CHOICES   | RESPONSES |    |
|--|-----------|----|
| Retaining rural sense of place   | 60.00%    | 45 |
| Preserving scenic areas and views  | 30.67%    | 23 |
| Addressing changes in weather patterns (i.e., frequent flooding)               | 5.33%     | 4  |
| Availability of affordable housing   | 14.67%    | 11 |
| Preservation of open space   | 54.67%    | 41 |
| Adequacy of community services (i.e., police, fire, healthcare)                | 61.33%    | 46 |
| Preservation of farms and farmlands  | 48.00%    | 36 |
| Preservation of historic buildings and sites                                   | 12.00%    | 9  |
| Protecting natural resources (i.e., groundwater, streams, woodlands, wetlands) | 65.33%    | 49 |
| Promoting energy efficiency and use of renewable energy (i.e., solar)          | 17.33%    | 13 |
| Managing development and growth  | 44.00%    | 33 |
| Traffic management and roadway improvements                                    | 49.33%    | 37 |
| Access to regional trail system  | 17.33%    | 13 |
| Other (please specify)   | 20.00%    | 15 |
| Total Respondents: 75  |           |    |

What would cause you to leave/sell your property in Penn Township, other than a change in place of employment or other unexpected life circumstances? (check up to 3 responses)



| ANSWER CHOICES   | RESPONSES |
|--|-----------|
| Area becoming too overdeveloped  | 52.00% 39 |
| Limited shopping or entertainment options  | 14.67% 11 |
| Limited availability of community services (i.e., police, fire, healthcare)                  | 33.33% 25 |
| Commuting distance and/or time to work   | 8.00% 6   |
| Quality of public schools  | 22.67% 17 |
| Not enough parks and/or recreation facilities  | 8.00% 6   |
| Limited opportunities for walking or biking to local points of interest (i.e., shops, parks) | 9.33% 7   |
| Taxes too high   | 56.00% 42 |
| High cost of living  | 14.67% 11 |
| Too many regulations   | 18.67% 14 |
| Not enough regulations   | 2.67% 2   |
| Too much traffic   | 26.67% 20 |
| No intention of leaving no matter how the Township develops for the next 10 years            | 13.33% 10 |
| Other (please specify)   | 9.33% 7   |
| Total Respondents: 75  |           |

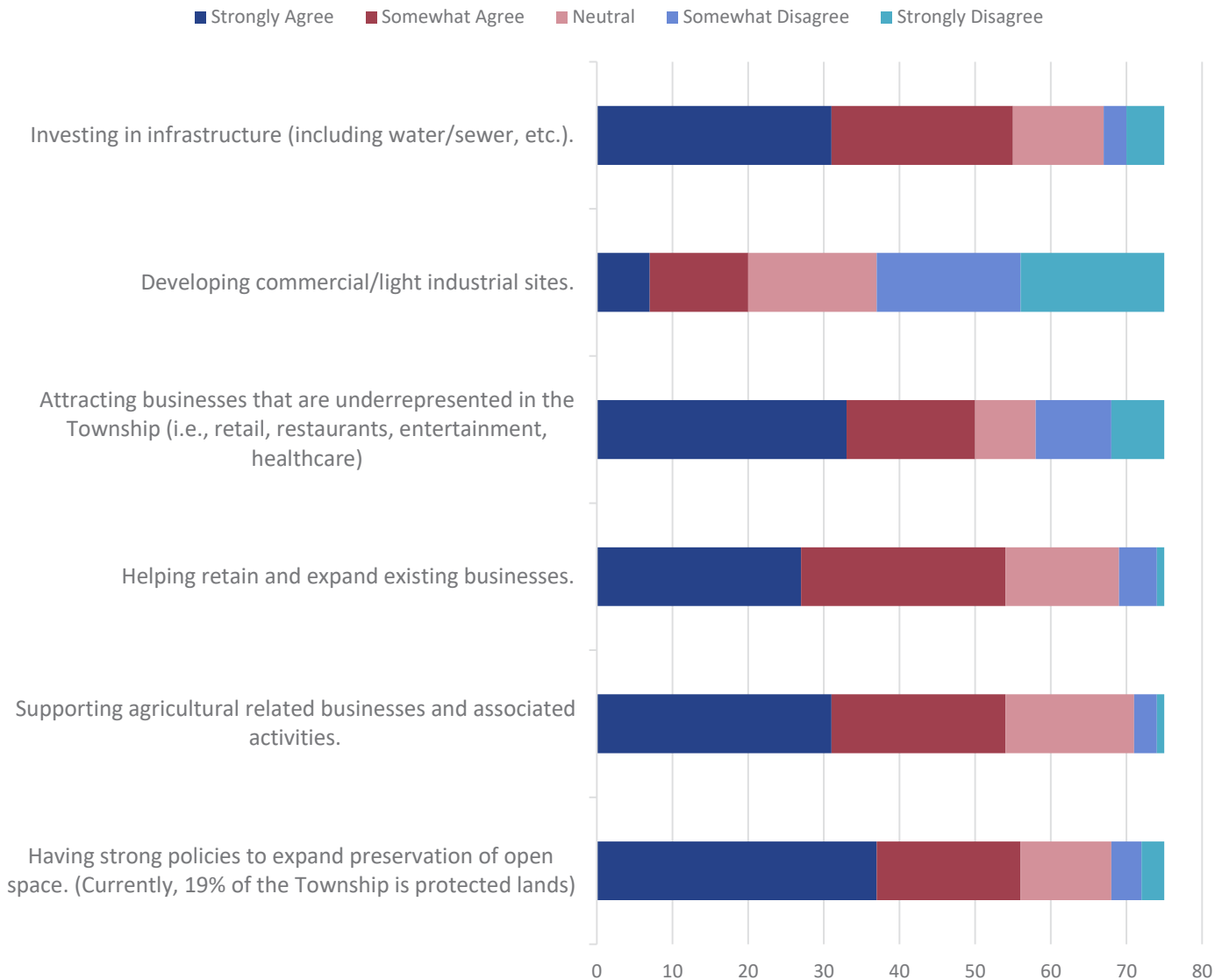
What type of businesses should we work to attract to Penn Township? (check all that apply)



| ANSWER CHOICES   | RESPONSES |    |
|--|-----------|----|
| Active recreation  | 33.33%    | 25 |
| High-tech  | 21.33%    | 16 |
| Manufacturing  | 9.33%     | 7  |
| Finance, insurance, real estate                                    | 10.67%    | 8  |
| Healthcare related businesses                                      | 44.00%    | 33 |
| Restaurants  | 61.33%    | 46 |
| Education and training   | 18.67%    | 14 |
| Media and entertainment (i.e. movie theatres, museum, attractions) | 28.00%    | 21 |
| Hospitality and service  | 13.33%    | 10 |
| Construction   | 1.33%     | 1  |
| Other (please specify)   | 33.33%    | 25 |
| Total Respondents: 75  |           |    |

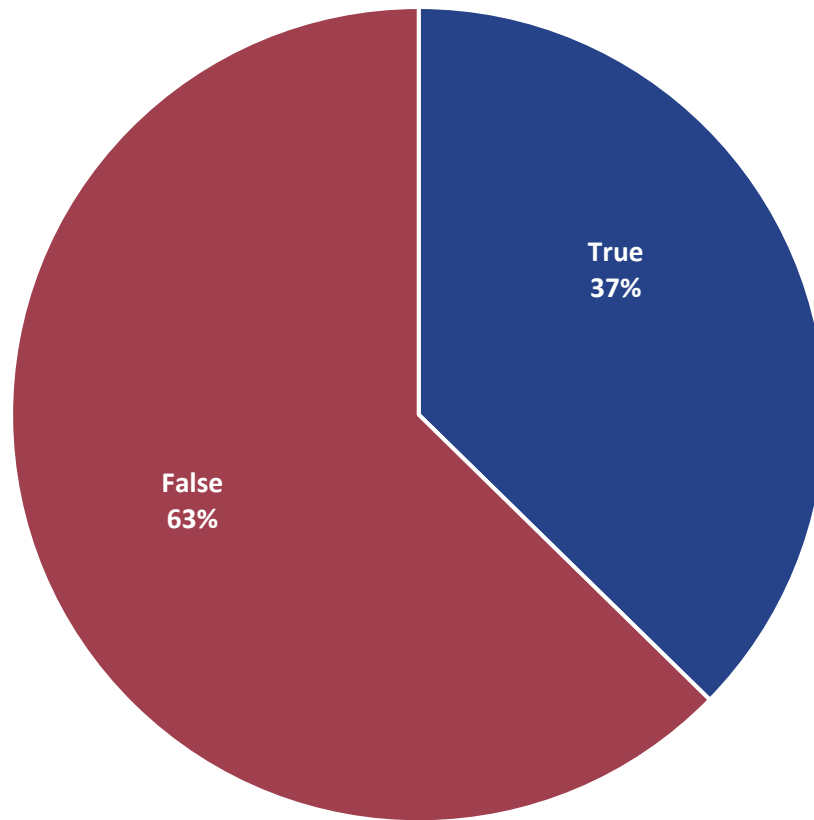


Please rate each statement below. "I would support the dedication of more resources to ..."



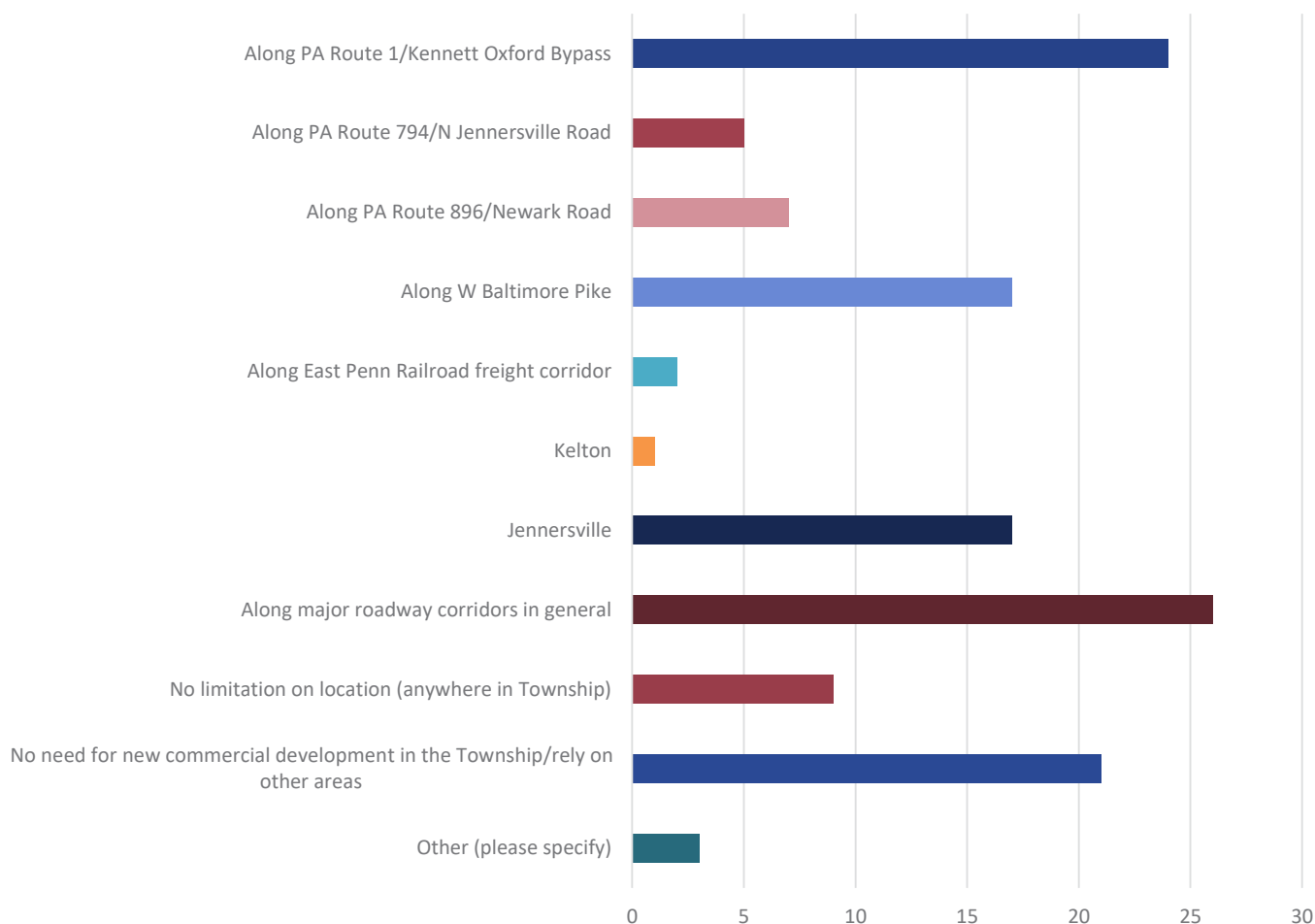
| Answer Choices   | Strongly Agree | Somewhat Agree | Neutral | Somewhat Disagree | Strongly Disagree | Total |
|--|----------------|----------------|---------|-------------------|-------------------|-------|
| Having strong policies to expand preservation of open space. (Currently, 19% of the Township is protected lands)       | 37             | 19             | 12      | 4                 | 3                 | 75    |
| Supporting agricultural related businesses and associated activities.  | 31             | 23             | 17      | 3                 | 1                 | 75    |
| Helping retain and expand existing businesses.   | 27             | 27             | 15      | 5                 | 1                 | 75    |
| Attracting businesses that are underrepresented in the Township (i.e., retail, restaurants, entertainment, healthcare) | 33             | 17             | 8       | 10                | 7                 | 75    |
| Developing commercial/light industrial sites.  | 7              | 13             | 17      | 19                | 19                | 75    |
| Investing in infrastructure (including water/sewer, etc.).   | 31             | 24             | 12      | 3                 | 5                 | 75    |

I believe that new developments pay for themselves by increasing property values, which pays for the need for more police, fire, administration, and code enforcement services.



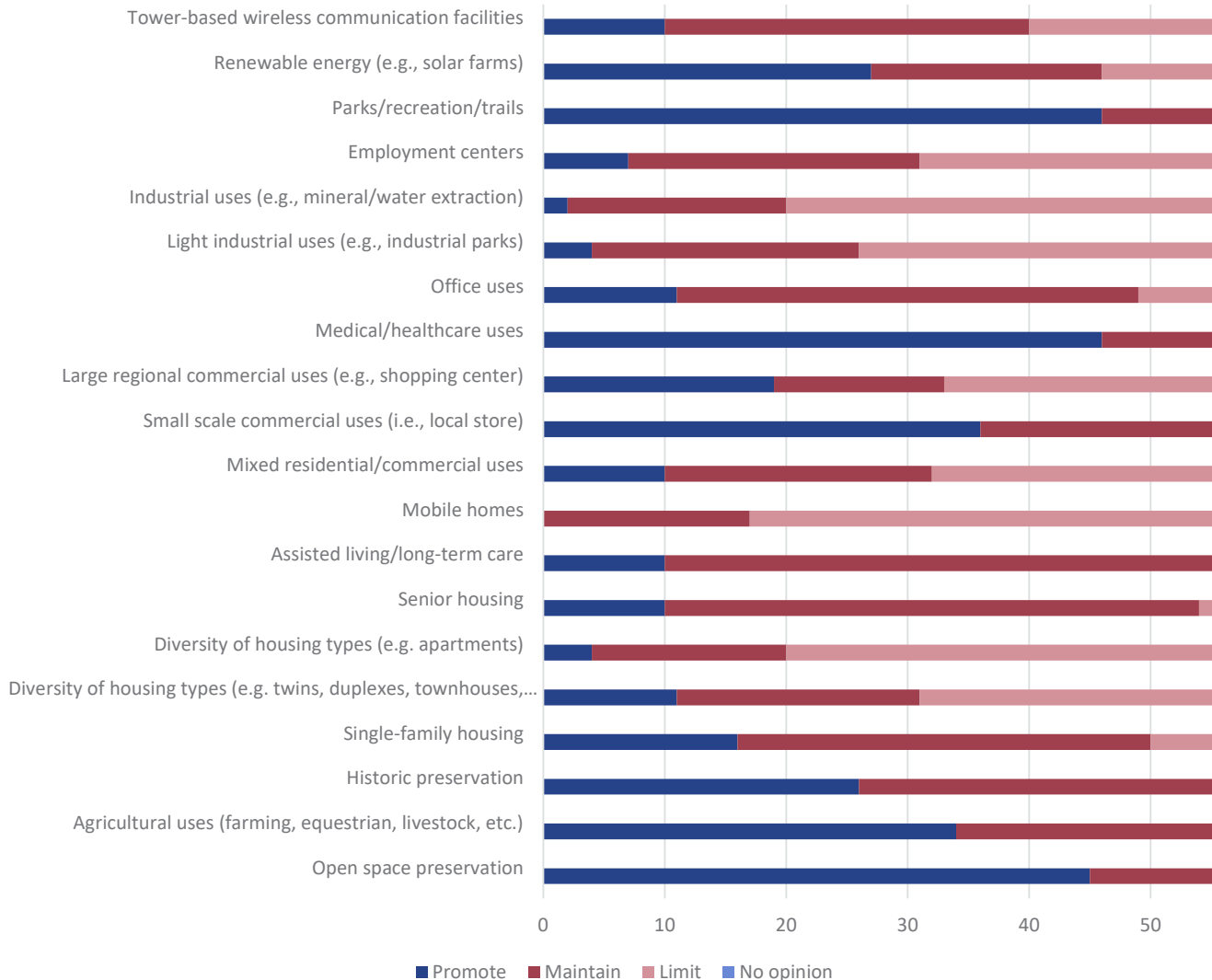
| ANSWER CHOICES | RESPONSES |    |
|----------------|-----------|----|
| True           | 37.33%    | 28 |
| False          | 62.67%    | 47 |
| TOTAL          |           | 75 |

Where is the best location for retail and commercial uses in Penn Township? (check all that apply)



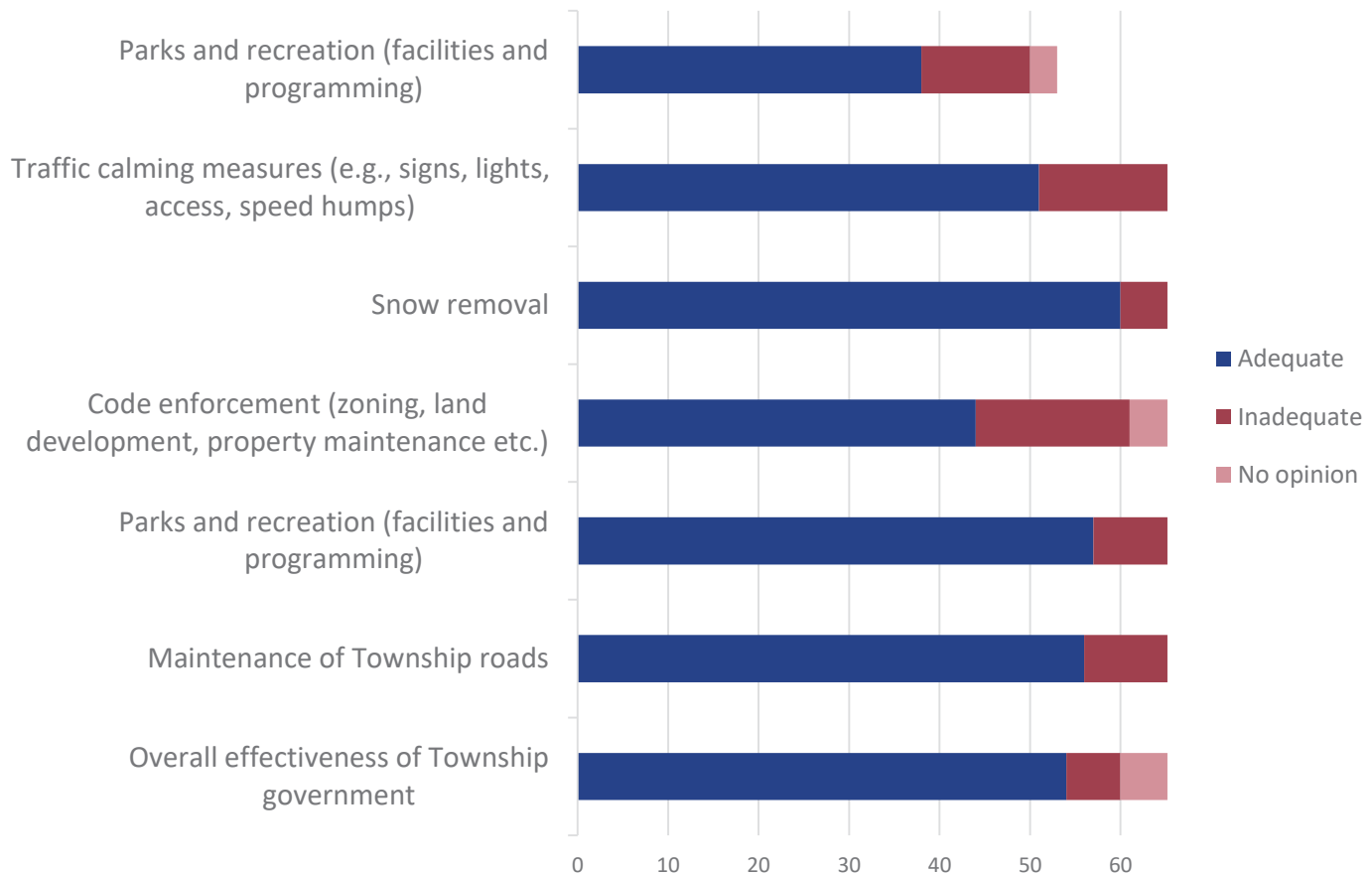
| ANSWER CHOICES   | RESPONSES |    |
|--|-----------|----|
| Along PA Route 1/Kennett Oxford Bypass                                     | 32.00%    | 24 |
| Along PA Route 794/N Jennersville Road                                     | 6.67%     | 5  |
| Along PA Route 896/Newark Road   | 9.33%     | 7  |
| Along W Baltimore Pike   | 22.67%    | 17 |
| Along East Penn Railroad freight corridor                                  | 2.67%     | 2  |
| Kelton   | 1.33%     | 1  |
| Jennersville   | 22.67%    | 17 |
| Along major roadway corridors in general                                   | 34.67%    | 26 |
| No limitation on location (anywhere in Township)                           | 12.00%    | 9  |
| No need for new commercial development in the Township/rely on other areas | 28.00%    | 21 |
| Other (please specify)   | 4.00%     | 3  |
| Total Respondents: 75  |           |    |

Please indicate your opinion about future Township policy for each of the land uses listed below (under PA law, the Township has the obligation to provide for all land uses). (check 1 response for each use)



| Answer Choices   | Promote | Maintain | Limit | No opinion |
|--|---------|----------|-------|------------|
| Open space preservation  | 45      | 26       | 1     | 3          |
| Agricultural uses (farming, equestrian, livestock, etc.)                     | 34      | 30       | 7     | 4          |
| Historic preservation  | 26      | 36       | 8     | 5          |
| Single-family housing  | 16      | 34       | 19    | 6          |
| Diversity of housing types (e.g. twins, duplexes, townhouses, village-style) | 11      | 20       | 36    | 8          |
| Diversity of housing types (e.g. apartments)                                 | 4       | 16       | 50    | 5          |
| Senior housing   | 10      | 44       | 18    | 3          |
| Assisted living/long-term care   | 10      | 47       | 14    | 4          |
| Mobile homes   | 0       | 17       | 52    | 6          |
| Mixed residential/commercial uses  | 10      | 22       | 36    | 7          |
| Small scale commercial uses (i.e., local store)                              | 36      | 23       | 15    | 1          |
| Large regional commercial uses (e.g., shopping center)                       | 19      | 14       | 41    | 1          |
| Medical/healthcare uses  | 46      | 25       | 3     | 1          |
| Office uses  | 11      | 38       | 19    | 7          |
| Light industrial uses (e.g., industrial parks)                               | 4       | 22       | 47    | 2          |
| Industrial uses (e.g., mineral/water extraction)                             | 2       | 18       | 51    | 4          |
| Employment centers   | 7       | 24       | 32    | 12         |
| Parks/recreation/trails  | 46      | 25       | 4     | 0          |
| Renewable energy (e.g., solar farms)   | 27      | 19       | 23    | 6          |
| Tower-based wireless communication facilities                                | 10      | 30       | 26    | 9          |

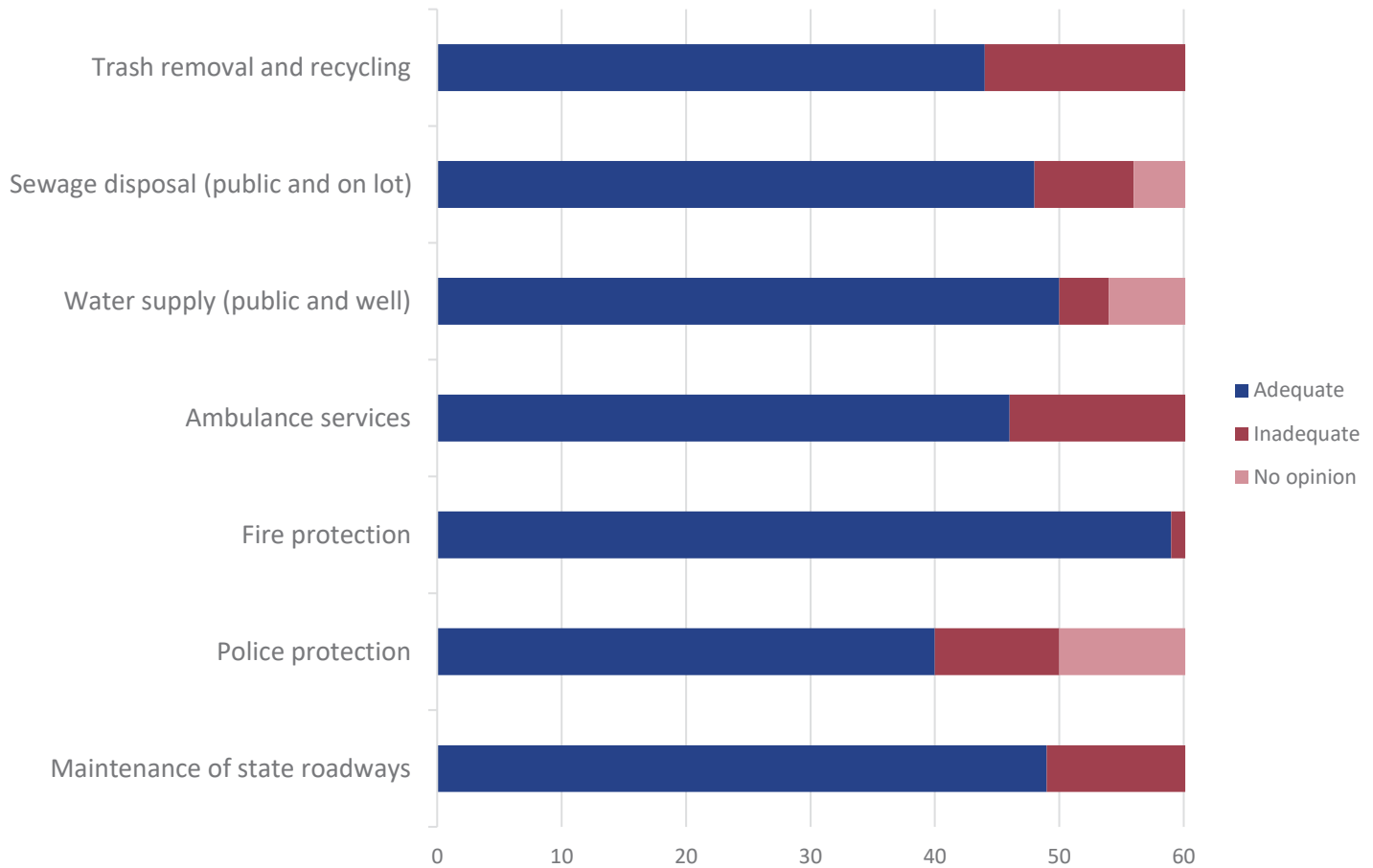
Please rate the following Township provided facilities and/or services in meeting the needs of Township residents.



|  | ADEQUATE     | INADEQUATE   | NO OPINION   | TOTAL | WEIGHTED AVERAGE |
|--|--------------|--------------|--------------|-------|------------------|
| Overall effectiveness of Township government                           | 72.00%<br>54 | 8.00%<br>6   | 20.00%<br>15 | 75    | 2.52             |
| Maintenance of Township roads  | 74.67%<br>56 | 20.00%<br>15 | 5.33%<br>4   | 75    | 2.69             |
| Parks and recreation (facilities and programming)                      | 76.00%<br>57 | 17.33%<br>13 | 6.67%<br>5   | 75    | 2.69             |
| Code enforcement (zoning, land development, property maintenance etc.) | 58.67%<br>44 | 22.67%<br>17 | 18.67%<br>14 | 75    | 2.40             |
| Snow removal   | 80.00%<br>60 | 13.33%<br>10 | 6.67%<br>5   | 75    | 2.73             |
| Traffic calming measures (e.g., signs, lights, access, speed humps)    | 68.00%<br>51 | 28.00%<br>21 | 4.00%<br>3   | 75    | 2.64             |
| Parks and recreation (facilities and programming)                      | 71.70%<br>38 | 22.64%<br>12 | 5.66%<br>3   | 53    | 2.66             |

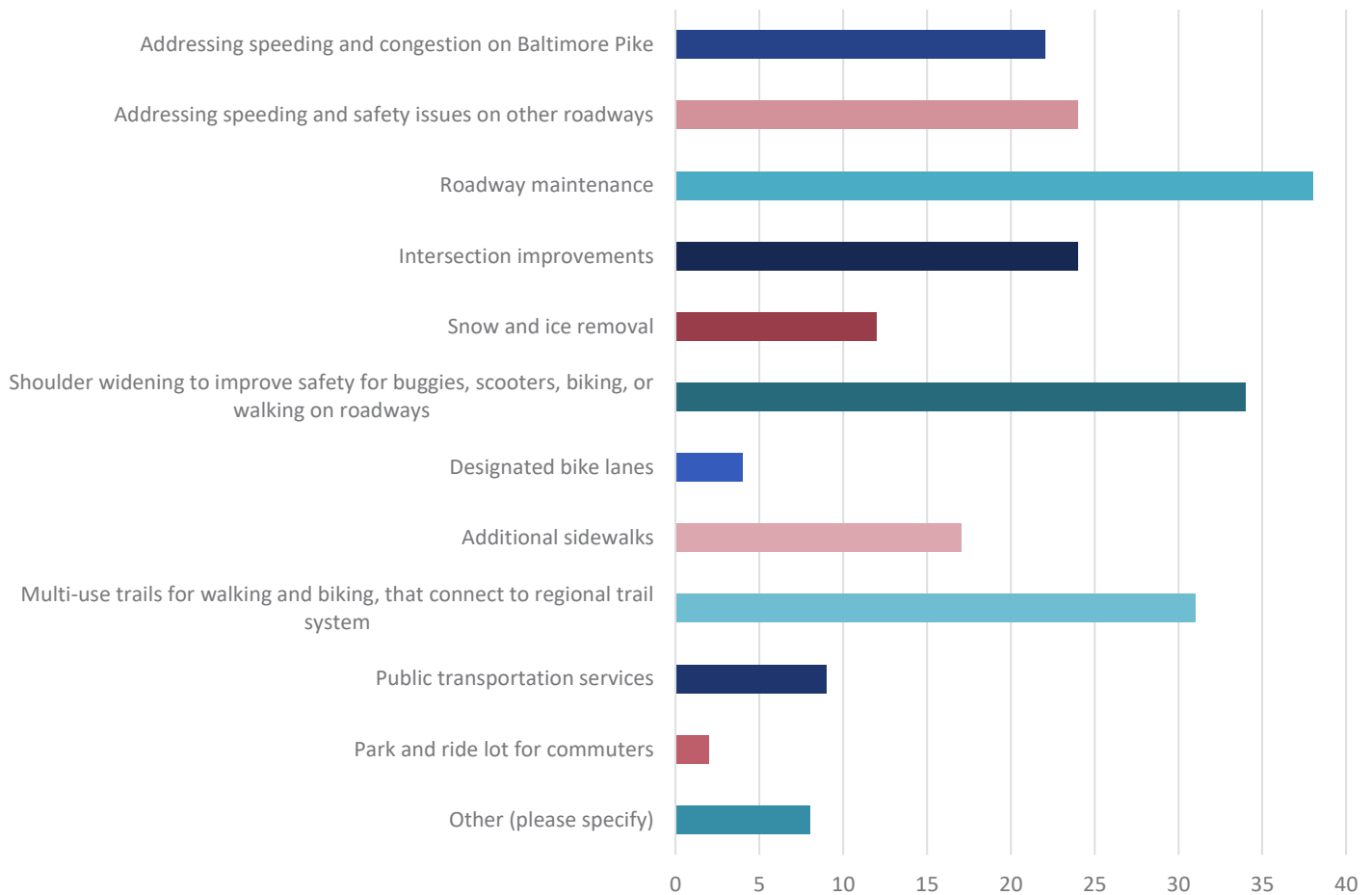


Please rate the following non-Township provided facilities and/or services in meeting the needs of Township residents.



|                                     | ADEQUATE     | INADEQUATE   | NO OPINION   | TOTAL | WEIGHTED AVERAGE |
|-------------------------------------|--------------|--------------|--------------|-------|------------------|
| Maintenance of state roadways       | 65.33%<br>49 | 33.33%<br>25 | 1.33%<br>1   | 75    | 2.64             |
| Police protection                   | 53.33%<br>40 | 13.33%<br>10 | 33.33%<br>25 | 75    | 2.20             |
| Fire protection                     | 78.67%<br>59 | 8.00%<br>6   | 13.33%<br>10 | 75    | 2.65             |
| Ambulance services                  | 61.33%<br>46 | 24.00%<br>18 | 14.67%<br>11 | 75    | 2.47             |
| Water supply (public and well)      | 66.67%<br>50 | 5.33%<br>4   | 28.00%<br>21 | 75    | 2.39             |
| Sewage disposal (public and on lot) | 64.00%<br>48 | 10.67%<br>8  | 25.33%<br>19 | 75    | 2.39             |
| Trash removal and recycling         | 58.67%<br>44 | 29.33%<br>22 | 12.00%<br>9  | 75    | 2.47             |

## Which top 3 priorities related to transportation should be addressed?



| ANSWER CHOICES  | RESPONSES |    |
|---|-----------|----|
| Addressing speeding and congestion on Baltimore Pike                                      | 29.33%    | 22 |
| Addressing speeding and safety issues on other roadways                                   | 32.00%    | 24 |
| Roadway maintenance   | 50.67%    | 38 |
| Intersection improvements   | 32.00%    | 24 |
| Snow and ice removal  | 16.00%    | 12 |
| Shoulder widening to improve safety for buggies, scooters, biking, or walking on roadways | 45.33%    | 34 |
| Designated bike lanes   | 5.33%     | 4  |
| Additional sidewalks  | 22.67%    | 17 |
| Multi-use trails for walking and biking, that connect to regional trail system            | 41.33%    | 31 |
| Public transportation services  | 12.00%    | 9  |
| Park and ride lot for commuters   | 2.67%     | 2  |
| Other (please specify)  | 10.67%    | 8  |
| Total Respondents: 75   |           |    |

Complete the following statement about what kind of community you hope the Township will be in the future: "In the future, Penn Township should seek to...":

preserve open space, farm lands and forested lands via dedicated revenue streams  
 to maintain the natural beauty and the space  
 have safe roads, low taxes and concentrated expansions  
 maintain the integrity of the rural community while providing a safe environment, good schools and high property values.  
 retain scenic beauty and rural character by not allowing sprawl development.  
 maintain the rural character by controlling residential and commercial development  
 Keep the rural feel of the area with no additional congestion  
 Enlarge tax base while limiting drain on community resources  
 Plan better for more traffic; traffic lights more friendly  
 Limit growth, prior planning for traffic increase and better traffic light response  
 not have more traffic  
 1.Lower school (property) taxes for residents.  
 2. Increase restaurants and commercial/light industrial tax base.  
 Encourage diversity of the population, keep a "rural" feel, limit shopping center sprawl, provide medical facilities.  
 stay countrified  
 Attract quality small businesses in manufacturing, commercial services, retail and restaurants. No new strip malls or warehouses or chain businesses.  
 Limit growth; discourage house development; keep beggars out of Giant parking lot.  
 Main the open space and farmlands and protect the wildlife and environment.  
 Preserve open space and limit more housing  
 Keep healthcare available; good police and fire department; have good farmland  
 Consider the long time residents and owners at the Township  
 Keep its current character and continue to make improvements to outdoor spaces. Keep families in.  
 Have more trails. Possibly add sidewalks to sunnyside now that the high school is there.  
 Provide more shopping/entertainment in already established areas (Jennersville) while maintaining rural chester county values elsewhere.  
 A great community with more stores/restaurants  
 minimize housing developments in order to decrease congestion and preserve rural life.  
 Make pedestrian access over route 1 from north 796  
 diverse and open to everyone.  
 Add sidewalks to connect housing to AGHS to Giant shopping center to Y to hospital. Sync the lights at shopping center; the light at CVS is NOT smart. Add entertainment businesses  
 Attracting younger families to maintain the quality schools and no more senior living.  
 Remain an agriculture rich community  
 Engage with businesses to develop an ideal space for young families to grow and play  
 Maintain its rural areas. Seek businesses that fit with goals.  
 Limit alcohol sales  
 Remain a rural, farm friendly area.  
 Improve the wellbeing of the community  
 more of the same. 2 acre lots or open space with higher density, well managed intersection flow at the high traffic areas, and preservation of farms.  
 Continue to be the family focused area we enjoy  
 Not lose its identity but allow for positive growth  
 Work towards less development housing and more protection on open land and agricultural elements. Let's stop jamming more people into the community that can't be sustained on road ways and in the schools. If we wanted city life we would move to a city.  
 be more pedestrian friendly. More sidewalks would be nice.

## CONTINUED

Complete the following statement about what kind of community you hope the Township will be in the future: "In the future, Penn Township should seek to...":

Promote healthy family life, value the residents and the land. Avoid over development.  
 maintain a rural setting community. People moved here to "get away" from traffic and congestions. Don't continue to overdevelop the community.  
 Have open space with managed home growth.  
 Preserve the peace and quite of a rural area  
 Maintain the rural lifestyle  
 Maintain open spaces and limit Too much growth  
 Improve the ability to have restaurant and additional shopping options  
 Promoting and improving local businesses, using the space that it has already to keep the rural charm that it has, and provide quality education so that students continue to improve our community  
 keep any major construction/building on the south side of the Rt 1 bypass.  
 Expand conveniences to residents (shopping, entertainment)  
 Provide adequate emergency healthcare, promote and maintain the beautiful open space and preserve the rich agricultural in the area that is necessary to live.  
 Create more shopping centers in the area. Stores like Target, Wegmans, Wawas, chipotle, Chick-fil-A should be around here but none to be found. Please encourage these business to open up around here as that will make the township much better!  
 Maintain the current culture, architecture, and community that is established now. Penn Township is unique in its farm and city living combination. Too much building could overdevelop the area, leaving no open space for beautiful scenery to exist. Allowing more homes to be built will created over population increasing congestion on roadway and taxing of Police/Fire/EMS. Created your own police force to reduce that, fund the fire department for better equipment and more staffing.  
 Develop more shops and stores for locals  
 provide an area that offers opportunity to retain youth while supporting an aging population.  
 be a community where people want to raise their kids, live, and retire.  
 Small town, rural.  
 Be a vibrant, growing, community  
 Strengthen it's resources and build a stronger community.  
 Be a location to attract high median income families that value quality of life, good school systems, and well maintained infrastructure.  
 be more open to wholistic development of the area.  
 be a place that people like to "come home to".  
 promote sustainable growth that protects the environment and well-being of its citizens.  
 Have more restaurants  
 Provide a transparent presence by the elected officials and manager. Email all residents that choose to sign-up with details about zoning changes, post detailed minutes, make everything accessible for residents easily on the website. Stop acting in a vacuum and that you really want our opinions.  
 GROW there is a board that does not want growth, BUT approved a new school being built, NEED NEW BLOOD in the township  
 Maintain its rural feel while providing ample services locally.  
 maintain what is currently being done and improve the access to health care/emergency services.



Please use the space below to offer concerns you have about planning priorities in the Township.

it seems there is a great potential for traffic jams at the new high school; keep the area of Earth beautiful in parks, open spaces

Although it would be convenient to have more entertainment options, overdevelopment is a concern.

1. too much residential and commercial developments
2. too many controlling things requiring permits
3. school tax too high for retirees and seniors who have never used schools

too much housing development; too much school spending

Cut back on development; control school spending

Less new homes; less school spending

1. Residential school taxes (property taxes) are far too high. Ways must be found to lower the tax rate: including increasing the commercial/industrial use tax base ratio of commercial/industrial to residential;
2. Because of increasing traffic volumes due to new homes and the increase expected due to the construction of the new high school, a traffic light must be installed at the dangerous intersection of Jenners Pond Rd and S Jennersville Rd (Rt. 796)

Noise and light pollution from sports park on 796 and Rt 7; trash and safety issues from sports park; increased traffic flow on 796 from/to sports park.

Seniors need sidewalks everywhere!

Speeding is rampant on many backroads like Baker, Ewing, Kelton - need more policing; New school traffic is a nightmare; current development plan for Penn Sports Park is not strong plan for developments and will not get used based on your current plan; stormwater pollution prevention use of rocks along roads is not an approved BMP in the PA stormwater manual by PADEP.

Too many developments; increasing crime; No big "box" stores (Walmart, Costco, etc.)

We need more options for dining and entertainment so we don't have to travel and give our money to other municipalities.

We need to ensure proper healthcare facilities and ambulance services.

Need sidewalks along Jennerspond Road; bicycle paths needed; 4 way stop sign needed at intersection of Jenners Pond and Rt. 796

Any zoning changes do not have a negative effect on current owners and property value

With increased traffic due to the high school, ensure the roads are safe for pedestrians.

None. As newbies to the area we have minimal complaints. Except the mushrooms stink. What can be done about that!?

1. cost of living
2. open space
3. congestion
4. too many stop lights

We need parks where dog owners are not banned from using the facilities, provide doggie bags and bins.

The planning around entrance and exit ways to new HS given how the Dunkin parking lot was set up doesn't seem to be convenient/smart/intuitive. Road planning seems to need more or different attention in and around intersection of Old Baltimore Pike and Dunkin and Rat 796 and shopping center. Thank goodness that intersection at 796 and Baltimore Pike has been addressed given the influx of cars with the HS

I think the township needs some fresh faces and term limits should be added to these positions.

I have seen the lack of planning and response to the new high school from our town government and it worries me on the townships ability to progress into the next chapter of our community.

Would like to see more businesses in the area. Have to travel for most shopping experiences.

Also have safety/security concerns with several of the parks. Hesitant to use them knowing there are routine break in Awareness of what's happening.



Please use the space below to offer concerns you have about planning priorities in the Township.

1. mushroom farms need to manage noise from heavy equipment. I don't want to hear reverse noises all day and night.
2. car muffler noise and motorcycle muffler noise. Get a noise ordinance and enforce it with dedicated PSP enforcing.
3. Fireworks. It's non stop all the time. Get some laws and enforce them.

I want to be able to bring my dogs to parks in the township

The new high school was not planned well. The roads are never taken care of well during winter months. Roads are not taken care of with general maintenance.

Over development

I have great concerns about the planned development of the new park. We need open space not ballfields. Build a soccer field and only soccer players use the park, etc. Use Goddard Park as a model. It is a fantastic park always crowded. It is a mix of paved and wooded trails. Not sure if lights are planned but that would lower nearby property values. Also seems like Township is constantly looking for ways to spend money. How about a tax refund to homeowners and businesses. Finally, hold Township meetings when people can actually attend say 7 or 7:30 not when people are just getting off of work.

Concerned about crowd drawing baseball fields and limits on individual small livestock in residential areas.

I love where we live and am very proud of our township!

I do not want to see commercial/ retail developments or high rise apartments and town houses. We left a highly congested unsafe area to raise our young family in an area full of pride in its community, quiet rural lifestyle. And to feel safe in an area in a community that cares about the elderly as well as children. I really hope this does not change. Penn township is a beautiful gem in Chester county and should stay that way for years to come. Hopefully long enough for our children and grand children to want to raise their families here.

Lived here 10 years and have barely seen any new shopping areas open up. Need to go to glen mills for shopping

No more developments. Utilize what's already here. Build that park that's been talked about since we moved here 18+ years ago

Trash service, overgrown shoulders, curve at Hutchinson road/896, restaurants and stores to keep money local and support property value/taxes

Outsourcing of utilities services to private companies is concerning. Low income housing should NOT be a priority.

NEED to STOP limiting growth in the township.

also this survey forces me to pick 5 things I only want 3 and the the others are NOT what I want???? this is how you slant the survey towards what the board wants

Traffic along Old Baltimore Pike at Rt 796 is already bad and now the new school will make it much worse. This intersection needs to be expanded to accommodate more traffic.

The closing of the hospital was a major blow. We still don't know what Christiana Care is going to do with the facility, but doubt it will be a hospital.

# PUBLIC PARTICIPATION: KEY STAKEHOLDER INTERVIEWS

APPENDIX G-2

# **Penn Township Comprehensive Plan Update**

## **Stakeholder Interview Questions**

**Date:** 9/28/22

**Stakeholder Name:** Joe Lubitsky, the Director of Administrative Services, Chester County Intermediate Unit

**Interviewer:** Mila Carter

### **1. How long have you lived and/or been professionally involved in Penn Township?**

Lived in the neighboring Township for a long time; had been involved with the Township in the planning of the Technical College High School Pennock's Bridge Campus since the beginning. His wife, Robin Lubitsky, used to serve on the PC as a chair.

### **2. What is your principal area of interest regarding Penn Township?**

Technical College Campus is a vocational school offering 17 various programs, built sometime in 2006-2007. The campus is unique, because it is a partnership between the Delaware County Community College and the Chester County Intermediate Unit as the Chester County doesn't have a community college. The DCCC uses the campus as its satellite location. Campus is widely utilized and very popular. The Township has always been very supportive in campus planning and assisted with the permitting process for its construction. There were other locations more suitable for new campus, including where the Avon Grove High School got recently built and Penn Medicine is located. However, at that time, there was a demand for residential development, therefore, those sites were potentially aimed for that and not available for the construction of the campus. Access to transportation, lack of noise from the roadways and partnership with the landowner were beneficial to finalize the site location.

### **3. What aspects of life or work in Penn Township do you feel positive about?**

Very happy with the Township BOS and the staff; always feel supported in all aspects.

The Township is very logical and pragmatic about its service to the community. There is a hands-on approach with willingness to understand the details and be supportive. Township is a good steward to needed improvements and all projects are done correctly and on time – from planning to transportation improvements. Understanding of the existing municipal constraints and successful mitigation of the impacts – from development and traffic and demand for housing.

### **4. What aspects of life or work in Penn Township do you feel negative about?**

Lack of hospital type care within the Township; Understanding that due to demographics trends with people working remotely and escaping the heavily urbanized areas, and interest rates, there will be a demand for more affordable higher density housing. Any doormat projects might come back into fruition due to economic changes as well, such as previously proposed big box retail stores.

Not having a local police department is a big concern due to long response times and the existence of the commercial core center. The options will be to establish its own police force or become a part of the regional police.

Diversity of housing would be better to offset the demand for housing and amount of available developable land; High density housing would be preferred in Jennersville Center with access to shops, transit, and park.

**5. What, from your perspective, is working in Penn Township?**

Items noted above. Overall, very happy with the Township and support regarding the campus.

**6. What would you like to change or see improved?**

Address potential issues with private wells and septic systems that might fail in the future; consider the expansion of public sewer into areas with septic systems for long-term improvements while ensuring cost effectiveness of the expansions.

Campus does not have a need for public transit service as students utilize school buses or drive themselves to classes. There is a potential of improving schedule and route for existing SCCOOT transit system to allow for more frequency and more destinations along Route 1 corridor.

**7. Do you have any other suggestions for the Comprehensive Plan Task Force to consider?**

I believe that the reason the Chester County is so unaffordable is the amount of already preserved open space which is quite enough. These lands are publicly funded lands, but they are not all accessible to the public. It has been difficult to find and retain people [employees], because they can't afford housing in this area. There is a need for affordable housing options. Maybe to relook into the Town Center Concept option with mixed use of high density residential and commercial in the center of Jennersville.

Not to extend development to northern portion of the Township due to costs (not open space or agricultural preservation); encourage development within already developed area but at higher density.

Attract hospitality services into the area; no hotels within the vicinity of the Township and people come to use the Sports Park and school events.

**8. Have you been actively involved in the Township's planning initiatives or any other efforts?**

Not really; participated during the Avon Grove High School construction with aiding the facilities department.

**9. Are you interested in being more involved in the Township's planning process?**

Only if necessarily.

# **Penn Township Comprehensive Plan Update**

## **Stakeholder Interview Questions**

**Date:** 09/28/22

**Stakeholder Name:** Tim Phelps, TMACC

**Interviewer:** Mila Carter

### **1. How long have you lived and/or been professionally involved in Penn Township?**

TMACC has been involved in various projects with the Township for at least 10 years now. Primarily with the SCCOOT public bus transit service that has been in service for the past 20 years and is currently managed by TMACC. Additionally, TMACC is always at the table with the Township for any multi-modal initiatives, including planning efforts and feasibility studies. Transit services are provided to seniors for free; considering the amount of senior population in the Township, it is challenging to fund the transit if there is not collected fees. In the past, the Township had contributed money to transit service to offset that cost/benefit gap.

### **2. What is your principal area of interest regarding Penn Township?**

Management of existing transit services and potential expansions; The route is based on ridership numbers and are collected for the entire route and not based on a particular bus stop. Transit and multi-modal connectivity are priority. Right places for trails and bus stops to increase pedestrian safety. Have done work with the Township in the past on the multi-modal feasibility study.

### **3. What aspects of life or work in Penn Township do you feel positive about?**

Investment in transportation is healthy in the Township.

### **4. What aspects of life or work in Penn Township do you feel negative about?**

There are a few retirement communities that have their own transportation services. TMACC has met with them in the past to assess the services and opportunities for transit services expansion. However, retirement communities employ private service company with a driver who is always at the location and takes residents on demand to wherever they need to go. In his opinion, the system is ineffective and costly, but there is no desire from the retirement communities to change that. TMACC has provided them with a recommendation to establish four routes with a fixed schedule. That has not been implemented.

Gaps in sidewalks and lack of crosswalks present challenges for the pedestrians who would likely use the public transit services but feel unsafe doing so.

### **5. What, from your perspective, is working in Penn Township?**

See responses to other questions.

**6. What would you like to change or see improved?**

Currently exploring potential for micro transit service with more frequent rides on smaller vehicles. It will be more efficient and allow for more flexibility in the fixed-route schedule.

Route 1 corridor had been designated as EV corridor – Township should consider how to encourage the use of EVs within the Township and create a supportive framework for those. There is a potential for EVs stations to be located within the Active Sports Park; a mixture of residential and commercial locations; commercial businesses with fleet services are more likely to benefit; Township’s fleet services – low hanging fruit; great locations are those where people spend a long amount of time, such as trail heads and parks. Shopping center locations (unless there is an entertainment business present) are less likely to be utilized for charging (not enough time).

Township to continue considering TDM (Transportation Demand Management) aspects in the planning process; TDM ordinance is a potential; Adopt the Complete Streets Policy; during any road improvements projects to consider all modes of transportation to accommodate for future improvements and closing of pedestrian gaps; address mobility opportunities at intersections.

**7. Do you have any other suggestions for the Comprehensive Plan Task Force to consider?**

Consider with any commercial land development of a new shopping center layout with more active lifestyle aspects.

**8. Have you been actively involved in the Township’s planning initiatives or any other efforts?**

Yes, in multiple initiatives on multi-modal.

**9. Are you interested in being more involved in the Township’s planning process?**

Yes, interested in continuing the collaboration and partnership with the Township. Would be interested in providing comments to draft Plan.

*Note: might provide ridership numbers for SCCOOT services.*



# **Penn Township Comprehensive Plan Update**

## **Stakeholder Interview Questions**

**Date:** 10/4/22

**Stakeholder Name:** Christopher Marchese, Ed. D., Superintendent, Avon Grove School District

**Interviewer:** Mila Carter

### **1. How long have you lived and/or been professionally involved in Penn Township?**

Have been serving as superintendent for 9 years; involvement in the construction of new Avon Grove High School in the Township with the Township through the permitting process and with the residents (specifically, age restricted communities) to gain support. Residents were provided with \$650 tax rebates.

### **2. What is your principal area of interest regarding Penn Township?**

Penn Township is forward thinking when it comes to businesses acquisition for local property taxes. There is a strong focus on the need of right amount of commercial development considering that the Township is primarily a bedroom community. Would like to see that focus to continue to support commercial and business development.

### **3. What aspects of life or work in Penn Township do you feel positive about?**

Efforts to effectively use open space for parks and recreation. There is a definite need for supporting youth sports and programming in the Township. The existence of hospital is a big plus for the community. Active Sports Park is a benefit not only for the residents but for neighboring communities.

### **4. What aspects of life or work in Penn Township do you feel negative about?**

Limited variety of retail and restaurant options. Residents seek opportunities outside the Township boundaries to Maryland and Delaware for those shopping needs. It would be great to have better variety of shopping and entertainment within the shopping center. There is a pending land development for adding commercial development across from Avon Grove High School.

### **5. What, from your perspective, is working in Penn Township?**

Stability in government and effective Township management are rock solid. There is a long-term service and dedication to Township residents which works.

### **6. What would you like to change or see improved?**

Improvements to how shopping centers are utilized (variety of options would be appreciated); installation of electric vehicle charging stations; public transit is challenging in rural/suburban areas like Penn Township – maybe working towards providing transit opportunities for the elderly from age restricted communities (like Jenner’s Pond) within the Township boundaries.

There is a good relationship between the school district and state police; with population growth and expansion of commercial areas and new high school, there might be a need for more hands on local or regional police. Opportunity to join other neighboring municipalities to explore local police options (i.e., Southern Chester County Police Force). Capacity of state police is quite limited. Residents expect high

quality service while maintaining low tax base. There must be a balance between the expected level of service and tax amounts.

Township shall be strategic in determining where to invest its money: safety and management of increased traffic to commercial areas and high school. It'll be beneficial to look past the services provided in the Township and plan for the next 10-20 years.

**7. Do you have any other suggestions for the Comprehensive Plan Task Force to consider?**

There might be plans in the future for more athletic fields in the Township. One of the suggestions is to ensure that there is a better and more streamlines process for land development applications that bring great benefits to the community. That establishes the long-term relationships with the Township and creates partnership and support.

**8. Have you been actively involved in the Township's planning initiatives or any other efforts?**

Construction of high school – permitting process and constructions. It had been unnecessarily challenging at times due to “small town politics”.

**9. Are you interested in being more involved in the Township's planning process?**

Yes, if there are opportunities for the school district to provide its feedback on various land development applications that might impact the district. Always welcome opportunities for collaboration with the Township and community for mutual benefits. Would welcome investments in recreation that can be utilized by the school district as well.

**Other Notes:**

- There is a property owner by Mark Campbell at the intersection of Baltimore Pike and Route 726 with the plans for future land development. *[I tried to do search in ChescoViews but couldn't find the property; it is probably under some sort of corporation name]*
- There are sidewalks connecting new high school to Jennersville shopping center that are heavily utilized by the students for social interaction and also for special education students and employment opportunities.
- The land for new school was bought in 2007.

# **Penn Township Comprehensive Plan Update**

## **Stakeholder Interview Questions**

**Date:** October 18, 2022  
**Stakeholder Name:** Neil Vaughn, West Grove Fire Co.  
**Interviewer:** Mila Carter

**1. How long have you lived and/or been professionally involved in Penn Township?**

Have been with the fire company since 2018; and current resident of Penn Township.

**2. What is your principal area of interest regarding Penn Township?**

Fire response and emergency services with Penn Township and surrounding area. There are currently 3 stations operating within the service area. Have vested interest as resident as well.

**3. What aspects of life or work in Penn Township do you feel positive about?**

Proud of continuing to provide service in this community while being able to respond to increase in population and growth. There has been a significant increase in call volumes since 2010, especially for Penn Township. In 2021, 2,896 EMS calls and 2,565 fire incidents in the entire service areas. Providing services is challenging, especially as far as funding is concerned. Area growth has led to a need for more facilities and plan for future improvements and apparatus replacement. West Grove station is in need of repairs and upkeep. It is challenging to find and keep volunteers. There is an intent to hire more full staff, but costs are a major setback. There might be opportunities for creative funding, including fire emergency services tax, more financial support from municipalities, billing for services and continued fundraising.

**4. What aspects of life or work in Penn Township do you feel negative about?**

There are factors to increased call volumes: more people equal more demand on service. During natural disaster events, increased call volume but typically only one event per year. In 2022, there is a significant increase of EMS and fire calls and longer transport times to hospital due to closure of Jennersville Regional Hospital. Longer transport times equal longer response times to incoming calls. Additionally, it takes time for community to respond to changes to medical service providers. Residents get used to and familiar with specific providers and would like to continue utilizing that service if possible. The change from Jennersville Hospital to Chester County Hospital had been a learning curve. Once there is new hospital, it will take time for residents to go back to using local services.

**5. What, from your perspective, is working in Penn Township?**

Effective management of growth; Township has good intentions, but continued development impacted the fire company and quality of services it provides. On a personal note, not supportive of

dedicating resources to a new Sports Park, would prefer to see more resources towards public safety instead. Response times with state police are not adequate. There is a benefit of having local police that can work more closely with the fire company.

**6. What would you like to change or see improved?**

Being a bit more progressive and involved with emergency services issues. The current BOS had been there for a long time, but the same issues are still unresolved which might be attributed to their reluctance to act. It would be great to prioritize public safety for a change.

**7. Do you have any other suggestions for the Comprehensive Plan Task Force to consider?**

To explore opportunities for sustainable funding for emergency services. Fire Company is in desperate need for building upgrades and worry that those costs are increasing is not addressed soon. Understanding that public safety is a huge line item in municipal budgets, but high demand come with high expectations for those services that will be difficult to provide with the same amount of funding. High priority upgrades are West Grove and New London stations. West Grove station is site constrained and there is a long-range planning process on shifting business operations that are located at that site elsewhere.

**8. Have you been actively involved in the Township's planning initiatives or any other efforts?**

Yes, on as needed basis to respond to emergency management situations and support grant funding applications for community improvements.

**9. Are you interested in being more involved in the Township's planning process?**

Would like to be included in the SLDO process to have opportunity to provide feedback on upcoming development and its impact on the service.

## **Penn Township Comprehensive Plan Update**

### **Stakeholder Interview Questions**

**Date:** October 4, 2022

**Stakeholder Name:** Cheryl Kuhn, IOM  
President & CEO: Southern Chester County Chamber of Commerce (SCCCC)

**Interviewer:** Tom Comitta and Erin Gross of TCA

**1. How long have you (lived and/or) been professionally involved in Penn Township?**

11 years

**2. What is your principal area of interest regarding Penn Township?**

Growing a strong relationship together with the Township, and providing assistance with whatever the Township may need.

**3. What aspects of life or work in Penn Township do you feel positive about?**

The Chamber could support relationships with Penn Township Elected Officials, Chester County, and the State, relative to legislation, funding and grants. They could also support relationships at the local level with business and institution contacts.

**4. What aspects of life or work in Penn Township do you feel negative about?**

Not currently having a strong relationship with Penn Township Officials, and believe that relationships outside of the Township need to grow.

**5. What, from your perspective, is working in Penn Township?**

Penn Township is a beautiful community, and one of the "best kept secrets" in Chester County. The SCCCC hosts an annual breakfast meeting with the 18 member municipalities and Penn Township has had good representation in the past.

**6. What would you like to change or see improved?**

The SCCCC and Penn Township need to better reach out to one other in order to create a relationship. A relationship is needed as a first step in order to better understand what needs to be changed/improved.

**7. Do you have any other suggestions for the Comprehensive Plan Task Force to consider?**

Penn Township needs to be more visible in southern Chester County; more approachable; more on social media, and more in a leadership role with the SCCCC. The positive changes in the Township need to be better promoted.

**8. Have you been actively involved in the Township's planning initiatives or any other efforts?**

The SCCCC could be more actively involved and do a better job reaching out to Penn Township.

**9. Are you interested in being more involved in the Township's planning process?**

Yes. The SCCCC had launched a "Rt 1 Economic Development initiative", and has a Mission Statement to share.

The SCCCC would like to know the answers to the following questions.

- A. What is Penn Township currently doing, and what are current initiatives?
- B. What are Penn Township's needs relative to the SCCCC?
- C. Could we schedule periodic meetings to discuss mutual goals?

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**10 . Other Suggestions:**

- A. Have Annual Summer Concerts
- B. Consider having a Brewfest twice a year
- C. Enhance the Penn Township website with information pertaining to community events



## **Penn Township Comprehensive Plan Update**

### **Stakeholder Interview Questions**

**Date:** October 3, 2022

**Stakeholder Name:** Kevin Lahn (Waters Retail Group)

**Interviewer:** Tom Comitta & Erin Gross of TCA

**1. How long have you (lived and/or) been professionally involved in Penn Township?**

25 years (in the context of The Shoppes at Jenners Village)

**2. What is your principal area of interest regarding Penn Township?**

The sustainability of the Shoppes at Jenners Village, with Giant as the anchor tenant, and numerous restaurants, shops, stores, and shopping and employment opportunities.

**3. What aspects of life or work in Penn Township do you feel positive about?**

The Waters Retail Group feel that they have a good working relationship with Penn Township.

**4. What aspects of life or work in Penn Township do you feel negative about?**

The downzoning of the tract of the Shoppes at Jenners Village. Instead of limiting their growth, the Waters Retail Group would like to have the support of Penn Township to enable them to grow and prosper.

**5. What, from your perspective, is working in Penn Township?**

The Shoppes at Jenners Village is a successful place, especially because of the nearby customers, the nearby High School, and Christiana Healthcare.

**6. What would you like to change or see improved?**

More flexible zoning to allow for the growth of retail, shopping, services, employment, etc. at The Shoppes at Jenners Village.

Also, to better enable Residential Housing in the Township in the form of smaller lot single-family homes, as well as more market rate multi-family housing.

**7. Do you have any other suggestions for the Comprehensive Plan Task Force to consider?**

The upcoming enhancement of the new park (the Penn Township Active Sports Park on 43 acres at the former Star Roses property).

Also, additional bicycle paths and connections to existing trails.

**8. Have you been actively involved in the Township's planning initiatives or any other efforts?**

No.

**9. Are you interested in being more involved in the Township's planning process?**

Yes, the Waters Retail Group would like to be kept up to date on the Comprehensive Planning process.

# Penn Township Comprehensive Plan Update

## Stakeholder Interview Questions

### Brandywine Red Clay Alliance (The Land Conservancy for Southern Chester County) Abbie Kessler

1. *What does your organization do currently that could impact what Penn Township does regarding open space, parks, recreation, trails, and/or bikeways?*  
We have not conducted any work directly in Penn Township and have nothing pending. Our education department works with various AGSD schools, usually on site or at our preserves, but additional open space options for programming could be beneficial if they have access to a variety of natural resources (pond, stream, wetland, woods, etc.).
2. *What plans do you have for future facilities and/or programming related to open space, parks, recreation, trails, and/or bikeways?*  
BRC works in cooperation with municipalities on the southern Chester County regional trail option with staff having sat on the County steering commission. Helping create a multimodal connection along the Route 1 corridor is a great opportunity for Penn Township.
3. *Are you aware of any planning efforts that will be underway in the near future related to open space, parks, recreation, trails, and/or bikeways?*  
We are most aware of the trail vision for the southern end and have no specific projects in the works.
4. *Where do you see opportunities to partner with Penn Township?*  
While Penn lies outside our core focus area, it does fall within our work area as we have holdings in the White Clay and Chesapeake Bay watersheds and will continue to work there as needed. With this said, BRC would be happy to assist with land protection needs or provide guidance, recommendations, or assistance related to stream restoration, water quality work, etc.
5. *What do you see as the highest priority conservation opportunities in the Township?*  
There is an abundant amount of unprotected farmland within Penn Township as well as possible woodland corridors that could be protected and connected for wildlife habitat. Penn has a great opportunity to expand their protected lands quickly with the right approach taken with landowners. Penn has some development pressure, but it hasn't quite reached the point in nearby townships to the north and a preemptive focus on protecting important working lands and natural resources would serve them well in the future.
6. *What do you see your organization's role as in the context of the implementation of Penn Township's Comp Plan?*  
If there is a focus on open space and natural resources, BRC would be happy to assist with those goals as needed and able.

# **Penn Township Comprehensive Plan Update**

## **Stakeholder Interview Questions**

**Date:** 11/11/22

**Stakeholder Name:** Marc Vettori, Marketing Director, Dansko Inc.

**Interviewer:** Mila Carter

**10. How long have you lived and/or been professionally involved in Penn Township?**

Worked at Dansko for 18 years; live in Maryland. Most employees live within 15-20 minutes of the facility, in Penn and neighboring Townships. Not too many long-distance commuters.

**11. What is your principal area of interest regarding Penn Township?**

To ensure that Dansko fits into the community and supports the local economy. There is a plan to grow into the existing footprint at some point in the future.

**12. What aspects of life or work in Penn Township do you feel positive about?**

Have nothing negative to say about the Township. The Township has always been supportive of the distribution center and activities it provides. The distribution center has existed since 2011. We are looking forward to ChristianaCare moving into the community. Police response times are adequate, and don't have any concerns over safety. Safety is the distribution center's number one priority. Having access to public transit had been a positive aspect for several employees who utilize it on a regular basis.

**13. What aspects of life or work in Penn Township do you feel negative about?**

Nothing negative but would like to point out that sidewalks and crosswalks would be great to walk more safely to the shopping center. Several concerns to mention are increased traffic due to the new school opening, and somewhat challenging access to the distribution center due to the lack of traffic light at the intersection, traffic light at Baltimore Pike.

**14. What, from your perspective, is working in Penn Township?**

Feel very positive about ongoing land development in the Township. Dansko highly supports preservation of open space.

**15. What would you like to change or see improved?**

Some walkability issues and traffic improvements; have an interest in gaining more information on what is happening in the Township.

**16. Do you have any other suggestions for the Comprehensive Plan Task Force to consider?**

No.

**17. Have you been actively involved in the Township's planning initiatives or any other efforts?**

As far as I know, we have not been involved in any planning initiatives.

**18. Are you interested in being more involved in the Township's planning process?**

It depends on the context. If the Township would like us to participate, we will be open to that.

**Notes:**

Dansko does not have any TDM aspects (i.e., ridesharing, shuttle services for employees, biking facilities) in place currently. There is enough existing parking at the facility. Dansko is only doing tours of their LEED facility per education-based requests, which are not open to the public. However, Dansko might consider conducting tours once per year or so for the Township residents if there is a strong desire for this

# PUBLIC PARTICIPATION: SUMMARY

APPENDIX G-3



# PUBLIC PARTICIPATION RESULTS

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*Mila Carter, Senior Planner*

*October 26, 2022*

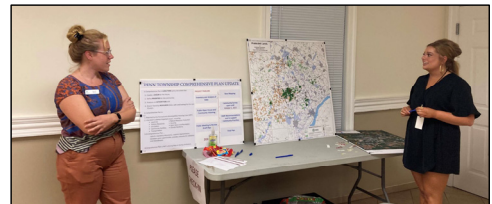


## Discussion Items

- **Community Values Survey** – launched August 31, 2022
  - Results Overview
- **Public Meeting #1**
- **Penn Township Fall Festival**
- **Stakeholder Interviews**

# Public Meeting

- September 21, 2022
- Township Building after the BOS meeting
  - Appr. 15-20 attendees
- Discussions:
  - Comprehensive Plan process
  - Riparian buffers
  - Protected lands maps
  - Opportunities for historic preservation
  - Transportation concerns
  - Future vision



## Penn Township Fall Festival

- October 15, 2022
- Penn Township Park
  - Number of visitors - 10,000  
*Halloween eggs were gone in one minute!*
  - Brandywine Conservancy and Museum of Art annual family membership raffle
  - Discussion on the Plan process and public participation
  - Distribution of surveys
    - Appr. 35 paper copies distributed

